



2024 Housing Affordability Analysis

Community Development Department

Village of Mount Pleasant

8811 Campus Drive, Mount Pleasant, WI 53406

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1 Acknowledgments

1.1 Village Board

- **David DeGroot**, President
- **David Karas**, Trustee No. 1
- **Andrew Docksey**, Trustee No. 2
- **Nancy Washburn**, Trustee No. 3

- **Denise Anastasio**, Trustee No. 4
- **Ram Bhatia**, Trustee No. 5
- **Jim Venturini**, Trustee No. 6

1.2 Village Administration

- **Tami Simons**, Administrator

1.3 Plan Commission

- **Davis Driver**, Chair
- **Joe Maier**, Vice-Chair
- **Nancy Washburn**, Trustee No. 3
- **Ram Bhatia**, Trustee No. 5
- **Frank Risler**, Commissioner
- **Thomas Van Beckum**, Commissioner
- **Tashe Bozinovski**, Commissioner

1.4 Village Staff

- **Samuel Schultz**, Community Development Director
- **Robin Palm**, Planner II

2 Background

The village prepared this report to satisfy the requirements as outlined in [Wis. Stats. § 66.10013](#).

3 Subdivision Plats, Certified Survey Maps, Condominium Plats, and Building Permit Applications

3.1 Subdivision Plats

Table 3-1

	Subdivision Plats	Number of Lots	Notes
	Settlement at Hoods Creek Addition 3	7	Final plat
	Christina East	10	Final plat
	Pike River Crossing	96	Final plat, updated from previous year
Total	3	17	Pike River Crossing Final Plat was not double-counted

3.2 Certified Survey Maps

Table 3-2

	Certified Survey Map Number or Address	Number of Lots	Notes
	Portico Drive	2	Contains multi-unit buildings
	Megan’s Way	2	Contains multi-unit buildings
	3574	1	Contains multi-unit buildings
	3567	2	
	3568	2	
	3573	2	
	Hansche Road	3	
	4607 Lathrop	4	

Total	8	18	
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3.3 Condominium Plats

	Condominium Plats	Number of Units	Notes
	Meachem Road Commercial	2	Commercial buildings
Total	1	21	

3.4 Building Permit Applications

Table 3-3

	Building Permit Applications	Building Permits 2023	Number of Units 2023
	Building Permits 1 & 2 Family	22	24
	Building Permits Multi-Family	9	180
Total		57	248

4 Undeveloped parcels in the municipality that are zoned for residential development

Table 4-1

Tax Key	Address	Acres	Zoning
151-03-22-01-001-000	5040 Northwestern Ave	0.27	RL-1
151-03-22-01-004-001	4942 Northwestern Ave	0.18	RL-1
151-03-22-01-016-000	Newman Rd	1.33	RL-1
151-03-22-01-030-000	Norman St	0.1	RL-1
151-03-22-01-036-000	Cynthia Ln	0.27	RL-1
151-03-22-01-039-010	Pastel Ln	0.37	RL-1
151-03-22-01-039-030	5529 Pastel Ln	0.37	RL-1
151-03-22-01-049-000	Newman Rd	1.72	RL-1
151-03-22-01-049-010	Newman Rd	1.99	RL-1
151-03-22-01-060-000	2429 N Emmertsen Rd	1.5	RL-1
151-03-22-01-062-000	Emmertsen Rd	4.55	RL-1
151-03-22-01-064-043	6048 Sandy Ln	1.08	RL-1
151-03-22-01-075-020	Sandy Ln	0.37	RL-1
151-03-22-01-077-104	5947 Carriage Hills Dr	0.3	RL-1
151-03-22-01-077-105	5939 Carriage Hills Dr	0.41	RL-1
151-03-22-01-077-114	6036 Carriage Hills Dr	0.3	RL-1
151-03-22-01-077-118	6142 Carriage Hills Dr	0.41	RL-1
151-03-22-01-077-119	6147 Carriage Hills Dr	0.46	RL-1
151-03-22-01-090-000	Carriage Hills Dr	0.51	RL-1
151-03-22-01-091-001	1925 Grand Prix Dr	0.11	RL-1
151-03-22-01-096-000	1913 N Newman Rd	6.28	RL-1
151-03-22-01-096-030	Dartmoor Dr	1.62	RL-1

Tax Key	Address	Acres	Zoning
151-03-22-01-100-020	Newman Rd	1.25	RL-1
151-03-22-01-115-000	2524 Ole Davidson Rd	0.57	RL-1
151-03-22-01-117-000	2500 Ole Davidson Rd	0.57	RL-1
151-03-22-01-128-000	2518 Green Haze Ave	0.03	RL-1
151-03-22-01-128-010	Green Haze Ave	0.6	RL-1
151-03-22-01-133-000	2425 Green Haze Ave	0.64	RL-1
151-03-22-01-138-000	2806 Green Haze Ave	0.7	RL-1
151-03-22-01-150-000	2805 Green Haze Ave	0.69	RL-1
151-03-22-01-153-000	2703 Green Haze Ave	0.69	RL-1
151-03-22-01-164-000	Ole Davidson Rd	0.61	RL-1
151-03-22-01-173-000	Shamrock Dr	0.56	RL-1
151-03-22-01-178-000	Northwestern Ave	0.21	RL-1
151-03-22-01-256-000	Deerfield Rd	2.2	RL-1
151-03-22-01-331-010	5625 Carriage Hills Dr	0.29	RL-1
151-03-22-01-643-000	Patriot Way	2.17	RL-1
151-03-22-01-644-000	Emmertsen Rd	3.59	RL-1
151-03-22-01-650-040	Flambeau Dr	0.07	RL-1
151-03-22-01-651-001	Newman Rd	0.31	RL-1
151-03-22-01-651-002	Newman Rd	0.25	RL-1
151-03-22-01-661-010	Embassy Dr	0.18	RL-1
151-03-22-01-665-001	Campfire Ln	0.05	RL-1
151-03-22-01-665-003	Coach House Ct	1.68	RL-1
151-03-22-01-665-310	Coach House Ct	0.32	RL-1
151-03-22-01-666-150	Greenway Ln	0.35	RL-1
151-03-22-01-999-000	Menomonee Ave	0.69	RL-1
151-03-22-02-016-003	Rosemary Dr	0.36	RL-1
151-03-22-02-016-020	Luba Ln	0.26	RL-1
151-03-22-02-016-080	Rosemary Ln	0.23	RL-1
151-03-22-02-016-140	6351 Rosemary Ln	0.37	RL-1
151-03-22-02-016-150	Rosemary Ln	0.29	RL-1
151-03-22-02-016-180	6319 Rosemary Ln	0.29	RL-1
151-03-22-02-018-080	Avalon Ct	0.29	RL-1
151-03-22-02-018-100	Avalon Ct	0.37	RL-1
151-03-22-02-018-240	Altamount Cir	0.48	RL-1
151-03-22-02-027-000	2215 Airline Rd	54.73	RL-1
151-03-22-02-028-000	1913 N Newman Rd	40.47	RL-1
151-03-22-02-028-002	Airline Rd	0.05	RL-1
151-03-22-02-028-003	Woodbridge Dr	0.05	RL-1
151-03-22-02-028-999	Heritage Ave	1.05	RL-1

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Tax Key	Address	Acres	Zoning
151-03-22-02-030-010	1600 Summerset Dr	4.05	RM-2
151-03-22-02-030-060	Parkstone Ter	0.21	RM-2
151-03-22-02-030-100	Parkside Ln	7.53	RM-2
151-03-22-02-030-111	Parkstone Ter	-	RM-2
151-03-22-02-030-112	Parkstone Ter	-	RM-2
151-03-22-02-030-113	Parkstone Ter	-	RM-2
151-03-22-02-030-114	Parkstone Ter	-	RM-2
151-03-22-02-030-121	Parkstone Ter	-	RM-2
151-03-22-02-030-122	Parkstone Ter	-	RM-2
151-03-22-02-030-123	Parkstone Ter	-	RM-2
151-03-22-02-030-124	Parkstone Ter	-	RM-2
151-03-22-02-030-131	7127 Parkstone Ter	-	RM-2
151-03-22-02-030-132	7127 Parkstone Ter	-	RM-2
151-03-22-02-030-133	7127 Parkstone Ter	-	RM-2
151-03-22-02-030-134	7127 Parkstone Ter	-	RM-2
151-03-22-02-030-141	7139 Parkstone Ter	-	RM-2
151-03-22-02-030-142	7139 Parkstone Ter	-	RM-2
151-03-22-02-030-143	7139 Parkstone Ter	-	RM-2
151-03-22-02-030-144	7139 Parkstone Ter	-	RM-2
151-03-22-02-030-191	1725 Parkstone Ter	-	RM-2
151-03-22-02-030-192	1725 Parkstone Ter	-	RM-2
151-03-22-02-030-193	1725 Parkstone Ter	-	RM-2
151-03-22-02-030-194	1725 Parkstone Ter	-	RM-2
151-03-22-02-039-000	1726 N Emmertsen Rd	0.57	RL-1
151-03-22-02-049-000	2100 N Emmertsen Rd	0.22	RL-1
151-03-22-02-059-000	Fenceline Rd	0.15	RL-1
151-03-22-02-101-001	Cedarhedge Dr	1.31	RL-1
151-03-22-02-104-001	Cedarhedge Dr	0.54	RL-1
151-03-22-02-104-002	Rolling Green Dr	5.88	RL-1
151-03-22-02-300-250	6544 Williamsburg Way	0.03	RL-1
151-03-22-02-300-780	Walter Raleigh Ln	0.02	RL-1
151-03-22-02-300-830	Williamsburg Way	0.01	RL-1
151-03-22-02-300-840	6509 Williamsburg Way	0.06	RL-1
151-03-22-02-300-870	6539 Williamsburg Way	0.15	RL-1
151-03-22-02-300-953	Taurus Dr	1.28	RL-1
151-03-22-02-300-956	Taurus Dr	1.54	RL-1
151-03-22-02-302-671	Lincrest Dr	0.45	RL-1
151-03-22-02-302-811	Penbrook Dr	0.62	RL-1
151-03-22-03-005-000	Gittings Rd	35.23	RL-1

Tax Key	Address	Acres	Zoning
151-03-22-03-005-007	Creek Vw Ln	1.37	RL-1
151-03-22-03-005-008	Creek Vw Ln	1.09	RL-1
151-03-22-03-005-750	2322 Kae Ct	0.37	RL-1
151-03-22-03-005-840	8402 Creek Vw Ln	0.35	RL-1
151-03-22-03-005-880	8346 Creek Vw Ln	0.34	RL-1
151-03-22-03-006-001	Settlement Tr	0.37	RL-1
151-03-22-03-006-002	Creek Vw Ln	4.57	RL-1
151-03-22-03-006-003	Creek Vw Ln	1.91	RL-1
151-03-22-03-006-004	Carlas Way	12.74	RL-1
151-03-22-03-006-005	Gittings Rd	1.83	RL-1
151-03-22-03-006-006	Carlas Way	3.02	RL-1
151-03-22-03-021-001	8115 Northwestern Ave	0.58	RL-1
151-03-22-03-021-031	Trudeau Trce	0.54	RL-1
151-03-22-03-021-032	Trudeau Trce	0.58	RL-1
151-03-22-03-021-033	Whitetail Dr	0.33	RL-1
151-03-22-03-026-000	8605 Northwestern Ave	0.38	RL-1
151-03-22-03-032-000	2928 Sharon Ln	0.53	RL-1
151-03-22-03-037-000	Northwestern Ave	10.46	RE
151-03-22-03-037-001	Bartels Dr	1.9	RL-1
151-03-22-03-037-002	Bartels Dr	2.9	RL-1
151-03-22-03-037-003	Bartels Dr	1.26	RL-1
151-03-22-03-037-230	Bartels Dr	0.28	RL-1
151-03-22-03-038-000	8829 Northwestern Ave	0.89	RL-1
151-03-22-03-045-000	Gittings Rd	3.01	RE
151-03-22-03-046-000	Gittings Rd	14.69	RE
151-03-22-03-050-145	Heinze Dr	2.96	RL-1
151-03-22-03-053-001	8139 Gittings Rd	4.56	RE
151-03-22-03-053-002	Gittings Rd	4.06	RE
151-03-22-03-053-003	Dora Ln	3.75	RE
151-03-22-03-053-004	Dora Ln	4.31	RE
151-03-22-03-054-020	Gittings Rd	1.55	RE
151-03-22-03-056-000	Gittings Rd	12.27	RE
151-03-22-03-100-126	Deer Creek Dr	35.23	RL-1
151-03-22-03-100-127	Deer Creek Dr	5.02	RL-1
151-03-22-03-100-128	Deer Creek Dr	1.72	RL-1
151-03-22-03-100-129	Deer Creek Dr	2.31	RL-1
151-03-22-04-011-000	2521 Fancher Rd	0.3	RL-1
151-03-22-04-013-000	Luanne Dr	3.18	RE
151-03-22-04-018-110	Luanne Dr	1.94	RL-1

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Tax Key	Address	Acres	Zoning
151-03-22-04-039-011	Cth H	0.2	RL-1
151-03-22-04-039-012	Cth H	0.2	RL-1
151-03-22-04-039-050	2747 Fancher Rd	0.4	RM-2
151-03-22-04-054-000	10328 Kraut Rd	0.95	RE
151-03-22-04-055-000	Kraut Rd	2.07	RE
151-03-22-04-077-010	Fancher Rd	0.46	RL-1
151-03-22-04-081-000	1722 Old Fancher Rd	0.1	RL-1
151-03-22-04-092-000	1826 Old Fancher Rd	1.2	RL-1
151-03-22-07-005-030	1312 Cth V	1.02	RL-1
151-03-22-08-003-020	10802 Spring St	0.72	RE
151-03-22-08-014-002	11035 Spring St	-	RE
151-03-22-09-003-611	Old Spring St	0.12	RL-1
151-03-22-09-003-621	Dahlia Ln	2.51	RL-1
151-03-22-09-003-631	90th St	5.32	RM-2
151-03-22-09-004-101	Portico Dr	0.79	RH-1
151-03-22-09-004-102	Megan's Way	3.47	RM-2
151-03-22-09-004-104	Megan's Way	20	RL-1
151-03-22-09-004-105	Megan's Way	0.74	RM-2
151-03-22-09-004-107	Megan's Way	0.18	RM-2
151-03-22-09-004-206	Trellis Ln	0.13	RM-2
151-03-22-09-017-000	Old Spring St	0.54	RL-1
151-03-22-09-026-001	Spring St	0.97	RL-1
151-03-22-09-026-002	Spring St	0.76	RL-1
151-03-22-09-028-030	Roundtable Dr	0.57	RL-1
151-03-22-09-032-000	10046 Camelot Dr	0.5	RL-1
151-03-22-09-034-020	10027 Camelot Dr	0.55	RL-1
151-03-22-09-036-000	10051 Camelot Dr	0.52	RL-1
151-03-22-09-038-000	1206 Lancelot Ln	0.49	RL-1
151-03-22-09-062-010	Fancher Rd	0.69	RL-1
151-03-22-09-066-020	Fancher Rd	0.7	RL-1
151-03-22-09-083-011	Fancher Rd	1.05	RL-1
151-03-22-09-083-020	325 S Fancher Rd	1.39	RL-1
151-03-22-09-090-000	Spring St	0.52	RL-1
151-03-22-09-093-020	Fancher Rd	0.49	RL-1
151-03-22-09-096-000	Cth H	1.58	RL-1
151-03-22-09-098-000	1200 Fancher Rd	0.57	RL-1
151-03-22-09-099-000	1200 Fancher Rd	1	RL-1
151-03-22-09-101-000	1217 Lancelot Ln	0.42	RL-1
151-03-22-09-104-000	1257 Lancelot Ln	0.6	RL-1

Tax Key	Address	Acres	Zoning
151-03-22-09-112-000	1224 Lancelot Ln	0.44	RL-1
151-03-22-10-001-220	7632 Old Spring St	0.51	RL-1
151-03-22-10-012-000	Clinton Ln	1.18	RE
151-03-22-10-019-000	Suzanne Ln	2.89	RL-1
151-03-22-10-021-100	Suzanne Ln	0.27	RL-1
151-03-22-10-021-200	Suzanne Ln	0.27	RL-1
151-03-22-10-021-300	Suzanne Ln	1.09	RL-1
151-03-22-10-033-020	Greshell Ln	1.25	RL-1
151-03-22-10-045-000	Stuart Rd	0.29	RL-1
151-03-22-10-052-000	Clinton Ln	0.87	RL-1
151-03-22-10-054-000	Stuart Rd	0.67	RE
151-03-22-10-092-000	Globe Heights Dr	4.05	RL-1
151-03-22-10-103-030	Stuart Rd	0.43	RE
151-03-22-10-105-000	Stuart Rd	2.23	RL-1
151-03-22-10-109-000	103 Stuart Rd	0.89	RL-1
151-03-22-10-111-000	Stuart Rd	0.97	RL-1
151-03-22-10-113-000	Stuart Rd	2.33	RL-1
151-03-22-10-260-000	Ramona Dr	0.17	RL-2
151-03-22-10-344-000	Stuart Rd	3.17	RL-2
151-03-22-10-362-000	7901 Daniel Ct	0.22	RL-2
151-03-22-10-371-000	Stuart Rd	0.01	RL-2
151-03-22-10-372-000	Daniel Ct	0.01	RL-2
151-03-22-10-404-420	90th St	1	RL-1
151-03-22-11-008-001	Sunnyslope Dr	1.04	RM-2
151-03-22-11-008-002	Sunnyslope Dr	0.77	RM-2
151-03-22-11-025-000	445 Stuart Rd	18.49	RL-1
151-03-22-11-026-000	Stuart Rd	17.31	RM-1
151-03-22-11-030-010	Emmertsen Rd	0.27	RL-1
151-03-22-11-033-000	232 S Emmertsen Rd	0.18	RL-1
151-03-22-11-071-000	1227 Summerset Dr	0.46	RL-1
151-03-22-11-100-000	229 S Summerset Dr	0.45	RL-1
151-03-22-11-139-000	1330 N Summerset Dr	0.18	RL-1
151-03-22-11-155-000	Timmer Ln	0.35	RL-1
151-03-22-11-156-000	Timmer Ln	0.35	RL-1
151-03-22-11-167-000	32 Wendi Ct	0.85	RL-1
151-03-22-11-174-000	Wendi Ct	1.68	RL-1
151-03-22-11-178-001	Kingsview Dr	0.58	RL-1
151-03-22-11-180-806	Greenhill Dr	0.47	RL-1
151-03-22-11-180-910	6536 Merganser Dr	0.23	RL-1

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Tax Key	Address	Acres	Zoning
151-03-22-11-180-912	6412 Merganser Dr	0.27	RL-1
151-03-22-11-180-933	6539 Kingsview Dr	0.26	RL-1
151-03-22-11-180-948	6359 Kingsview Dr	0.21	RL-1
151-03-22-11-180-962	6547 Dove Cir	0.28	RL-1
151-03-22-11-180-987	Greenhill Dr	0.25	RL-1
151-03-22-11-181-120	Pheasant Creek Tr	0.7	RL-1
151-03-22-11-182-002	Pheasant Creek Tr	0.45	RL-1
151-03-22-11-182-003	Pheasant Creek Tr	0.08	RL-1
151-03-22-11-182-004	Greenvalley Dr	0.1	RL-1
151-03-22-11-182-005	Greenvalley Dr	0.06	RL-1
151-03-22-11-182-006	Greenvalley Dr	0.98	RL-1
151-03-22-11-182-007	6310 Pheasant Creek Tr	4.45	RL-1
151-03-22-11-182-730	Lindsay Ln	0.42	RL-1
151-03-22-11-184-001	Sunnyslope Dr	0.46	RM-2
151-03-22-11-191-900	1208 Sunnyslope Dr Unit 208	-	RM-2
151-03-22-12-021-010	Newman Rd	36.9	RH-1
151-03-22-12-037-000	5012 Spring St	0.53	RL-1
151-03-22-12-040-000	Spring St	3.94	RM-1
151-03-22-12-054-002	1412 Windsor Way	2	RH-1
151-03-22-12-250-000	5801 Spring St	1	RL-1
151-03-22-12-271-000	45 S Emmertsen Rd	4.12	RL-1
151-03-22-12-274-020	Emmertsen Rd	3.42	RL-1
151-03-22-12-274-040	Emmertsen Rd	3.45	RL-1
151-03-22-12-278-000	102 S Emmertsen Rd	3.48	RL-1
151-03-22-12-282-000	102 S Emmertsen Rd	4	RL-1
151-03-22-12-285-020	Emmertsen Rd	4.17	RL-1
151-03-22-12-286-020	Emmertsen Rd	0.73	RL-1
151-03-22-12-286-021	Emmertsen Rd	0.2	RL-1
151-03-22-12-305-001	Cherry Hill Dr	0.5	RL-1
151-03-22-12-307-012	Newman Rd	0.6	RL-1
151-03-22-12-325-000	Green Bay Rd	0.55	RL-1
151-03-22-12-334-000	5133 Rosedale Ln	0.22	RL-1
151-03-22-12-335-000	5125 Rosedale Ln	0.19	RL-1
151-03-22-12-391-000	1125 N Green Bay Rd	0.12	RL-1
151-03-22-12-402-000	4724 Shirley Ave	0.22	RL-1
151-03-22-12-408-000	4723 Shirley Ave	0.32	RL-1
151-03-22-12-412-000	Shirley Ave	0.32	RL-1
151-03-22-12-413-000	Shirley Ave	0.32	RL-1
151-03-22-12-414-000	Shirley Ave	0.32	RL-1

Tax Key	Address	Acres	Zoning
151-03-22-12-415-000	Shirley Ave	0.32	RL-1
151-03-22-12-416-000	Shirley Ave	0.32	RL-1
151-03-22-12-417-000	Shirley Ave	0.32	RL-1
151-03-22-12-418-000	Green Bay Rd	0.23	RL-1
151-03-22-12-419-000	Green Bay Rd	0.25	RL-1
151-03-22-12-420-000	Green Bay Rd	0.28	RL-1
151-03-22-12-435-000	5321 Shirley Ave	1	RL-1
151-03-22-12-437-000	5227 Shirley Ave	0.9	RL-1
151-03-22-12-451-000	Newman Rd	0.89	RL-1
151-03-22-12-452-000	Newman Rd	1.02	RL-1
151-03-22-12-454-000	Spring St	2.63	RL-1
151-03-22-12-457-000	Spring St	2.33	RL-1
151-03-22-12-467-000	1221 Emmertsen Rd	0.66	RL-1
151-03-22-12-485-000	Sheffield Dr	1.95	RL-1
151-03-22-12-485-010	Sheffield Dr	1.38	RE
151-03-22-12-486-000	Sheffield Rd	2.28	RL-1
151-03-22-12-489-000	Sheffield Rd	3.75	RL-1
151-03-22-12-495-000	Newman Rd	0.76	RL-1
151-03-22-12-497-020	346 S Newman Rd	0.68	RE
151-03-22-12-500-000	346 S Newman Rd	0.61	RE
151-03-22-12-504-010	230 S Newman Rd	0.46	RL-1
151-03-22-12-538-002	Cherry Hill Dr	0.33	RL-1
151-03-22-12-538-003	Newman Rd	0.5	RL-1
151-03-22-12-544-000	Newman Rd	1.11	RL-1
151-03-22-12-552-000	437 S Green Bay Rd	0.32	RL-1
151-03-22-12-563-001	5030 Graceland Blvd	0.61	RM-2
151-03-22-12-629-000	5709 Freedy Ave	0.09	RL-1
151-03-22-13-028-000	Green Bay Rd	2	RL-1
151-03-22-13-039-000	801 S Newman Rd	0.44	RL-1
151-03-22-13-043-000	800 S Green Bay Rd	0.41	RL-1
151-03-22-13-083-004	Newman Rd	0.36	RL-1
151-03-22-13-083-006	Newman Rd	0.97	RL-1
151-03-22-13-085-001	Hunter Dr	0.77	RL-1
151-03-22-13-085-002	Emmertsen Rd	2.61	RL-1
151-03-22-13-085-170	605 Fox Run Ln	0.26	RL-1
151-03-22-13-103-020	5910 Washington Ave	4.5	RL-1
151-03-22-13-151-010	Green Bay Rd	0.89	RM-2
151-03-22-13-166-000	5708 16th St	0.4	RM-2
151-03-22-13-185-000	Sycamore Ave	0.07	RL-1

Tax Key	Address	Acres	Zoning
151-03-22-13-186-000	820 S Newman Rd	5	RL-1
151-03-22-13-187-000	820 S Newman Rd	3	RL-1
151-03-22-13-202-000	5717 16th St	0.17	RL-2
151-03-22-13-436-001	Kinzie Ave	0.02	RL-1
151-03-22-14-006-000	630 S Emmertsen Rd	1.39	RL-1
151-03-22-14-016-000	6307 Kinzie Ave	0.45	RL-1
151-03-22-14-029-001	Mariner Dr	0.04	RL-1
151-03-22-14-029-010	6342 Kinzie Ave	0.22	RL-1
151-03-22-14-029-040	6428 Kinzie Ave	0.22	RL-1
151-03-22-14-029-050	6436 Kinzie Ave	0.22	RL-1
151-03-22-14-029-060	6448 Kinzie Ave	0.21	RL-1
151-03-22-14-029-070	6337 Kinzie Ave	0.21	RL-1
151-03-22-14-029-080	6351 Kinzie Ave	0.24	RL-1
151-03-22-14-029-110	947 Langdon Ct	0.44	RL-1
151-03-22-14-037-000	6328 Washington Ave	1.5	RL-1
151-03-22-14-038-000	6402 Washington Ave	0.61	RL-1
151-03-22-14-042-001	6410 Washington Ave	0.49	RL-1
151-03-22-14-052-220	837 Boulder Trl	9.92	RM-1
151-03-22-14-053-021	835 Lannon Ter Unit 1203	-	RM-1
151-03-22-14-086-010	Sunnyslope Dr	4.18	RL-2
151-03-22-14-086-030	Sunnyslope Dr	0.79	RL-2
151-03-22-14-086-040	Sunnyslope Dr	18.19	RL-2
151-03-22-14-086-050	Glen Eagles Dr	0.33	RL-1
151-03-22-14-086-060	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-070	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-080	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-090	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-100	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-110	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-120	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-130	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-140	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-150	Glen Eagles Dr	0.3	RL-1
151-03-22-14-086-160	Glen Eagles Dr	0.32	RL-1
151-03-22-14-086-170	Glen Eagles Dr	0.39	RL-1
151-03-22-14-086-180	Glen Eagles Dr	0.51	RL-1
151-03-22-14-086-190	Glen Eagles Dr	0.62	RL-1
151-03-22-14-086-201	6688 Jacobsen Ln	-	RL-2
151-03-22-14-086-202	1380 Sunnyslope Dr	-	RL-2

Tax Key	Address	Acres	Zoning
151-03-22-14-086-203	1368 Sunnyslope Dr	-	RL-2
151-03-22-14-086-204	1356 Sunnyslope Dr	-	RL-2
151-03-22-14-086-205	1344 Sunnyslope Dr	-	RL-2
151-03-22-14-086-206	1332 Sunnyslope Dr	-	RL-2
151-03-22-14-086-207	1320 Sunnyslope Dr	-	RL-2
151-03-22-14-086-208	1308 Sunnyslope Dr	-	RL-2
151-03-22-14-086-219	6539 Casper Ct	0.07	RL-2
151-03-22-14-086-220	6541 Casper Ct	0.07	RL-2
151-03-22-14-086-221	6553 Casper Ct	0.07	RL-2
151-03-22-14-086-222	6555 Casper Ct	0.07	RL-2
151-03-22-14-086-223	6627 Casper Ct	0.07	RL-2
151-03-22-14-086-224	6629 Casper Ct	0.07	RL-2
151-03-22-14-086-225	6641 Casper Ct	0.07	RL-2
151-03-22-14-086-226	1357 Sunnyslope Dr	0.07	RL-2
151-03-22-14-086-227	1373 Sunnyslope Dr	0.07	RL-2
151-03-22-14-086-228	1381 Sunnyslope Dr	0.07	RL-2
151-03-22-14-098-000	Glen Eagles Dr	0.43	RL-1
151-03-22-14-113-000	6409 Washington Ave	0.84	RL-1
151-03-22-14-114-000	6401 Washington Ave	0.53	RL-1
151-03-22-14-117-020	Meadowlane Ave	0.43	RL-1
151-03-22-14-117-030	Meadowlane Ave	0.43	RL-1
151-03-22-14-122-000	Washington Ave	1.31	RL-1
151-03-22-14-138-000	1316 Meadowlane Ave	2.38	RL-1
151-03-22-14-139-000	1316 Meadowlane Ave	0.5	RL-1
151-03-22-14-150-030	1511 Meadowlane Ave	0.5	RL-1
151-03-22-14-158-000	1501 Meadowlane Ave	0.3	RL-1
151-03-22-14-159-000	1511 Meadowlane Ave	1	RL-1
151-03-22-14-167-000	1616 Meadowlane Ave	0.29	RL-1
151-03-22-14-229-005	1715 Stoddard Cir	0.24	RL-2
151-03-22-14-229-011	1635 Stoddard Ln	0.22	RL-2
151-03-22-14-252-000	1700 Warwick Way	0.18	RL-2
151-03-22-14-269-000	Wiese Ln	0.17	RL-2
151-03-22-14-290-010	Wiese Ln	0.18	RL-2
151-03-22-14-335-000	Margrave Ct	0.18	RL-2
151-03-22-14-357-000	Warwick Way	0.26	RL-2
151-03-22-14-380-039	Mariner Dr	0.02	RM-2
151-03-22-15-003-000	615 Stuart Rd	1	RL-1
151-03-22-15-005-000	625 Stuart Rd	0.8	RL-1
151-03-22-15-010-000	Stuart Rd	0.47	RL-1

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151-03-22-15-014-000	Stuart Rd	0.47	RL-1
151-03-22-15-018-000	Stuart Rd	0.47	RL-1
151-03-22-15-020-000	Stuart Rd	0.47	RL-1
151-03-22-15-022-000	Stuart Rd	0.47	RL-1
151-03-22-15-025-000	Stuart Rd	0.48	RL-1
151-03-22-15-034-040	1020 Stuart Rd	4.75	RL-1
151-03-22-15-087-000	8226 Slater Ave	1	RL-1
151-03-22-15-095-000	Slater Ave	0.97	RL-1
151-03-22-15-099-000	Slater Ave	1	RL-1
151-03-22-15-100-000	Slater Ave	1	RL-1
151-03-22-15-101-000	Slater Ave	1	RL-1
151-03-22-15-102-000	Slater Ave	1	RL-1
151-03-22-15-103-000	Slater Ave	1	RL-1
151-03-22-15-104-000	Slater Ave	1	RL-1
151-03-22-15-106-000	Slater Ave	1	RL-1
151-03-22-15-107-000	Slater Ave	1.52	RL-1
151-03-22-15-127-000	1441 Willow Rd	0.97	RL-1
151-03-22-15-130-000	Willow Rd	0.54	RL-1
151-03-22-15-132-000	Willow Rd	0.74	RL-1
151-03-22-15-134-000	Willow Rd	0.53	RL-1
151-03-22-15-137-000	Willow Rd	0.51	RL-1
151-03-22-15-139-000	1317 Willow Rd	1.27	RL-1
151-03-22-15-140-000	Willow Rd	1	RL-1
151-03-22-16-041-000	10530 Washington Ave	0.71	RL-1
151-03-22-16-130-110	9602 Washington Ave	3.4	RH-1
151-03-22-16-130-120	9502 Washington Ave	3.9	RH-1
151-03-22-17-038-000	10715 Washington Ave	0.41	RL-1
151-03-22-20-030-010	11326 Durand Ave	1.78	RM-1
151-03-22-22-004-000	1833 Willow Rd	0.85	RL-1
151-03-22-22-005-000	1843 Willow Rd	0.85	RL-1
151-03-22-22-040-000	2910 Cottage Dr	0.11	RL-1
151-03-22-22-063-000	Cottage Dr	0.23	RL-1
151-03-22-23-001-001	Meadowlane Ave	2.72	RL-1
151-03-22-23-049-000	6824 Durand Ave	0.43	RL-1
151-03-22-23-058-000	2737 Cozy Acres Rd	0.22	RL-1
151-03-22-23-062-000	6624 Durand Ave	0.83	RL-1
151-03-22-23-105-000	Roslyn Pl	1.75	RE
151-03-22-24-002-020	Castle Ct	0.73	RL-1
151-03-22-24-004-000	Green Bay Rd	0.89	RH-1

Tax Key	Address	Acres	Zoning
151-03-22-24-009-000	2039 S Green Bay Rd	1.44	RL-1
151-03-22-24-010-010	Green Bay Rd	2.41	RM-2
151-03-22-24-010-020	Lincoln Village Dr	8.34	RM-2
151-03-22-24-011-001	5810 Lincoln Village Dr	6.17	RM-2
151-03-22-24-013-000	1922 S Green Bay Rd	0.46	RL-1
151-03-22-24-014-000	1922 S Green Bay Rd	0.86	RL-1
151-03-22-24-046-000	Greenleaf Blvd	0.15	RL-1
151-03-22-24-048-000	Greenleaf Blvd	0.15	RL-1
151-03-22-24-053-000	6022 Sunset Blvd	0.07	RL-1
151-03-22-24-055-000	Sunset Blvd	0.17	RL-1
151-03-22-24-081-000	6117 Greenleaf Blvd	0.2	RL-1
151-03-22-24-082-000	6117 Greenleaf Blvd	0.2	RL-1
151-03-22-25-006-010	3224 Pritchard Dr	0.14	RL-1
151-03-22-25-006-020	3214 Pritchard Dr	0.07	RL-1
151-03-22-25-006-030	3204 Pritchard Dr	0.07	RL-1
151-03-22-25-006-050	Pritchard Dr	0.9	RL-1
151-03-22-25-006-071	3108 Pritchard Dr	0.45	RL-1
151-03-22-25-024-020	Maryland Ave	0.37	RL-1
151-03-22-25-026-000	Emstan Hills Rd	0.78	RL-1
151-03-22-25-026-010	Emstan Hills Rd	0.97	RL-1
151-03-22-25-027-001	5425 Wakefield Ave	0.1	RL-1
151-03-22-25-029-020	3420 Meachem Rd	0.43	RL-1
151-03-22-25-041-000	5817 Durand Ave	0.67	RL-1
151-03-22-25-041-002	5901 Durand Ave	0.15	RL-1
151-03-22-25-058-030	Winthrop Ave	0.43	RL-1
151-03-22-25-058-060	Winthrop Ave	0.44	RL-1
151-03-22-25-058-070	Winthrop Ave	0.44	RL-1
151-03-22-25-102-000	Taylor Ave	5.31	RE
151-03-22-25-103-001	Hillside Dr	1.43	RE
151-03-22-25-103-002	Short Valley Ln	1.72	RE
151-03-22-25-126-000	Lakeview Dr	0.54	RL-1
151-03-22-25-127-002	Lakeview Dr	1.02	RE
151-03-22-25-138-001	Southwood Dr	0.03	RL-1
151-03-22-25-147-000	4919 Taylor Ave	0.81	RL-1
151-03-22-25-161-008	4740 St Regis Dr	0.34	RL-1
151-03-22-25-177-000	Taylor Ave	0.26	RL-1
151-03-22-25-182-000	Taylor Ave	0.93	RL-1
151-03-22-25-220-000	4703 Durand Ave	0.21	RL-1
151-03-22-25-225-000	Meachem Rd	0.16	RL-1

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151-03-22-25-229-000	Meachem Rd	0.16	RL-1
151-03-22-25-230-000	Meachem Rd	0.08	RL-1
151-03-22-25-301-000	6015 Emstan Hills Rd	0.28	RL-1
151-03-22-25-373-000	4701 W Knollwood Dr	0.34	RL-1
151-03-22-25-403-000	5725 Weston Dr	0.3	RL-1
151-03-22-25-414-000	Weston Dr	0.3	RL-1
151-03-22-25-422-000	Tahoe Dr	0.17	RL-1
151-03-22-25-461-080	Trillium Ln	0.35	RL-1
151-03-22-25-472-001	Emstan Hills Rd	0.06	RL-1
151-03-22-25-483-000	5417 Wakefield Ave	0.22	RL-1
151-03-22-26-018-000	Green Bay Rd	0.64	RL-1
151-03-22-26-031-000	Durand Ave	0.89	RL-1
151-03-22-26-066-002	Green Bay Rd	3.05	RE
151-03-22-26-067-000	3236 S Green Bay Rd	0.56	RL-1
151-03-22-26-067-001	Green Bay Rd	0.91	RL-1
151-03-22-26-067-002	Green Bay Rd	1.1	RL-1
151-03-22-26-068-000	3326 S Green Bay Rd	0.49	RL-1
151-03-22-26-075-000	6404 Green Ridge Dr	0.92	RL-1
151-03-22-26-091-000	Green Ridge Dr	0.64	RL-1
151-03-22-26-092-000	Green Ridge Dr	1.79	RL-1
151-03-22-26-095-000	6812 Green Ridge Dr	1.22	RE
151-03-22-26-098-000	6211 Green Ridge Dr	0.46	RL-1
151-03-22-26-128-000	6716 South Dr	3.06	RE
151-03-22-26-134-000	3520 S Green Bay Rd	0.48	RL-1
151-03-22-26-136-000	3542 S Green Bay Rd	0.73	RL-1
151-03-22-26-151-000	6537 South Dr	0.92	RL-1
151-03-22-26-156-000	6711 South Dr	0.92	RL-1
151-03-22-26-157-000	6711 South Dr	0.92	RL-1
151-03-22-26-158-000	6711 South Dr	0.92	RL-1
151-03-22-26-159-000	6711 South Dr	0.92	RL-1
151-03-22-26-160-000	6711 South Dr	1.22	RL-1
151-03-22-26-197-000	Melody Ln	0.23	RL-1
151-03-22-26-198-000	Melody Ln	0.23	RL-1
151-03-22-26-202-000	Wander Ln	0.26	RL-1
151-03-22-26-206-000	Nobb Hill Dr	0.36	RL-1
151-03-22-26-213-000	Nobb Hill Dr	0.37	RL-1
151-03-22-26-215-000	3319 Nobb Hill Dr	0.26	RL-1
151-03-22-27-012-010	7930 Braun Rd	1.77	RE
151-03-22-34-006-010	8438 County Line Rd	1.42	RL-1

Tax Key	Address	Acres	Zoning
151-03-22-34-009-000	8424 County Line Rd	1.72	RL-1
151-03-22-34-010-000	8300 County Line Rd	1.92	RL-1
151-03-22-34-011-000	8416 County Line Rd	1.33	RL-1
151-03-22-35-006-021	4300 Yates Dr	22.34	RM-2
151-03-22-35-006-023	Yates Dr	9.49	RH-1
151-03-22-35-013-001	Taylor Ave	0.21	RL-1
151-03-22-35-016-000	6147 Taylor Ave	2	RE
151-03-22-35-027-000	6241 Taylor Ave	0.36	RL-1
151-03-22-35-029-000	6317 Taylor Ave	0.8	RL-1
151-03-22-35-032-001	Bankers Rd	0.97	RL-1
151-03-22-35-050-050	Vicksburg Dr	0.47	RE
151-03-22-35-050-110	Cth KR	1.7	RE
151-03-22-35-050-120	Cth KR	2.24	RE
151-03-22-35-050-130	Cth KR	2.36	RE
151-03-22-35-050-140	Cth KR	5.79	RE
151-03-22-35-050-200	Green Bay Rd	2.91	RE
151-03-22-35-052-001	7440 County Line Rd	1.09	RL-1
151-03-22-35-057-000	Lincolnshire Dr	0.38	RL-1
151-03-22-35-058-000	Lincolnshire Dr	0.51	RL-1
151-03-22-35-074-130	Hickorywood Ct	0.54	RE
151-03-22-35-074-140	Hickorywood Ct	0.61	RE
151-03-22-35-074-270	Vicksburg Dr	0.6	RE
151-03-22-35-074-320	Autumnwood Ct	0.92	RE
151-03-22-36-010-000	5317 Chicory Rd	0.39	RL-1
151-03-22-36-041-001	Little Timber Dr	0.03	RL-1
151-03-22-36-088-000	Old Green Bay Rd	1.82	RL-1
151-03-22-36-090-000	5928 Taylor Ave	0.52	RL-1
151-03-22-36-093-010	Taylor Ave	0.88	RL-1
151-03-22-36-097-001	6147 Taylor Ave	1.29	RL-1
151-03-22-36-099-000	Old Green Bay Rd	1.12	RL-1
151-03-22-36-107-000	Cth KR	17.07	RH-1
151-03-22-36-114-000	5129 Wood Rd	1.36	RE
151-03-22-36-119-000	County Line Rd	1	RL-1
151-03-22-36-131-080	4846 Copper Leaf Blvd	0.41	RL-1
151-03-22-36-131-120	4952 Copper Leaf Blvd	0.35	RL-1
151-03-22-36-131-130	5008 Copper Leaf Blvd	0.37	RL-1
151-03-22-36-131-150	5017 Copper Leaf Blvd	0.69	RL-1
151-03-22-36-140-000	4732 Forest Ln	0.69	RL-1
151-03-22-36-183-038	Palisades Ct	0.33	RL-1

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151-03-22-36-183-051	4622 Wood Rd	0.34	RL-1
151-03-22-36-183-061	Little Timber Dr	0.32	RL-1
151-03-22-36-183-069	Wood Rd	0.32	RL-1
151-03-22-36-183-071	Long Wood Dr	0.29	RL-1
151-03-22-36-208-010	Taylor Ave	0.01	RL-1
151-03-22-36-253-000	4220 Wilderness Dr	0	RL-1
151-03-22-36-520-060	Meachem Rd	0.4	RL-1
151-03-22-36-520-070	Meachem Rd	0.4	RL-1
151-03-22-36-520-080	Meachem Rd	0.4	RL-1
151-03-23-05-009-000	2808 Rapids Dr	0.2	RL-1
151-03-23-05-010-000	2810 Eaton Ln	0.5	RL-1
151-03-23-05-012-000	Eaton Ln	0.1	RL-1
151-03-23-05-024-000	2504 Eaton Ln	0.25	RL-1
151-03-23-05-029-000	2416 Zady Ln	0.1	RL-1
151-03-23-05-030-000	2426 Zady Ln	0.1	RL-1
151-03-23-05-034-010	Eaton Ln	0.15	RL-1
151-03-23-06-010-000	2500 Rivershore Dr	1.97	RE
151-03-23-06-029-000	Northwestern Ave	0.69	RL-1
151-03-23-06-044-000	3930 Northwestern Ave	2.29	RE
151-03-23-06-048-000	3930 Northwestern Ave	2.5	RE
151-03-23-06-050-000	Miller Ln	0.27	RL-1
151-03-23-06-055-020	4112 Miller Ln	0.23	RL-1
151-03-23-06-078-500	4340 Cedar Ridge Ln	-	RM-1
151-03-23-06-080-000	2200 N Green Bay Rd	0.55	RM-1
151-03-23-06-086-000	3909 Green Bay Rd	9.13	RM-1
151-03-23-06-089-001	2015 Ole Davidson Rd	1.93	RL-1
151-03-23-06-098-000	1906 N Green Bay Rd	0.39	RL-1
151-03-23-06-103-020	Green Bay Rd	0.52	RL-1
151-03-23-06-105-000	1607 N Green Bay Rd	0.41	RL-1
151-03-23-06-139-000	2022 N Green Bay Rd	0.37	RL-1
151-03-23-06-147-000	1927 N Green Bay Rd	0.39	RL-1
151-03-23-06-162-000	Green Bay Rd	0.39	RL-1
151-03-23-06-167-000	1735 N Green Bay Rd	0.36	RL-1
151-03-23-06-207-000	Hanlon Dr	0.49	RL-1
151-03-23-06-268-000	Rivershore Dr	0.26	RE
151-03-23-07-006-000	1432 Valley View Dr	0.66	RE
151-03-23-07-063-000	Spring St	6.03	RE
151-03-23-07-065-000	1540 Crabapple Dr	0.22	RL-1
151-03-23-07-066-000	1535 Crabapple Dr	0.24	RL-1

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151-03-23-07-067-000	1529 Crabapple Dr	0.14	RL-1
151-03-23-07-068-000	1521 Crabapple Dr	0.14	RL-1
151-03-23-07-069-000	1513 Crabapple Dr	0.14	RL-1
151-03-23-07-070-000	1505 Crabapple Dr	0.16	RL-1
151-03-23-07-071-000	1143 N Osborne Blvd	0.39	RL-1
151-03-23-07-072-000	1437 Hickory Way	0.15	RL-1
151-03-23-07-074-000	1415 Hickory Way	0.14	RL-1
151-03-23-07-075-000	1401 Hickory Way	0.25	RL-1
151-03-23-07-076-000	1159 N Osborne Blvd	0.43	RL-1
151-03-23-07-077-000	1445 Hickory Way	0.18	RL-1
151-03-23-07-078-000	1455 Hickory Way	0.16	RL-1
151-03-23-07-079-000	1411 Hickory Way	0.14	RL-1
151-03-23-07-080-000	1155 N Osborne Blvd	0.54	RL-1
151-03-23-07-081-000	1137 N Osborne Blvd	0.37	RL-1
151-03-23-07-082-000	1401 Hickory Way	0.3	RL-1
151-03-23-07-103-000	1219 E Colonial Dr	0.19	RL-1
151-03-23-07-141-000	Valley View Dr	0.97	RE
151-03-23-07-142-000	Valley View Dr	1.03	RE
151-03-23-07-151-000	Old Green Bay Rd	0.26	RE
151-03-23-07-176-000	1415 Meadowbrook Blvd	0.15	RL-1
151-03-23-07-179-000	1501 Meadowbrook Blvd	0.15	RL-1
151-03-23-07-183-000	1507 Meadowbrook Blvd	0.15	RL-1
151-03-23-07-187-000	4214 Spring St	0.44	RL-1
151-03-23-07-199-000	4406 Spring St	0.35	RL-1
151-03-23-07-206-000	Indiana St	0.16	RL-1
151-03-23-07-211-000	1201 N Indiana St	0.12	RL-1
151-03-23-07-213-000	1141 N Indiana St	0.12	RL-1
151-03-23-07-216-000	Indiana St	0.12	RL-1
151-03-23-07-226-000	248 Wilnette Springs Dr	0.16	RL-1
151-03-23-07-241-000	229 Wilnette Springs Dr	0.2	RL-1
151-03-23-07-260-000	311 S Indiana St	0.95	RL-1
151-03-23-07-276-000	4319 Ridgeway Ave	0.12	RL-1
151-03-23-21-020-000	2101 Mead St	0.1	RL-2
151-03-23-21-021-000	2105 Mead St	0.1	RL-2
151-03-23-21-022-000	2111 Mead St	0.1	RL-2
151-03-23-21-023-000	2115 Mead St	0.1	RL-2
151-03-23-21-032-000	2100 Mead St	0.1	RL-2
151-03-23-21-041-000	2118 Mead St	0.1	RL-2
151-03-23-21-043-000	2119 Racine St	0.1	RL-2

2024 HOUSING AFFORDABILITY ANALYSIS

Tax Key	Address	Acres	Zoning
151-03-23-21-053-000	2142 Mead St	0.1	RL-2
151-03-23-21-055-000	2146 Mead St	0.1	RL-2
151-03-23-21-057-000	2100 Racine St	0.11	RL-2
151-03-23-21-059-000	2100 Racine St	0.11	RL-2
151-03-23-21-060-000	2100 Racine St	0.11	RL-2
151-03-23-21-061-000	1221 21st St	0.1	RL-2
151-03-23-21-063-000	2118 Racine St	0.1	RL-2
151-03-23-21-066-000	2100 Racine St	0.1	RL-2
151-03-23-21-070-000	2130 Racine St	0.62	RL-2
151-03-23-21-081-000	2205 Clark St	0.1	RL-2
151-03-23-21-084-000	2211 Clark St	0.1	RL-2
151-03-23-21-089-000	2221 Clark St	0.1	RL-2
151-03-23-21-091-000	2230 Racine St	0.1	RL-2
151-03-23-21-095-000	2236 Racine St	0.09	RL-2
151-03-23-21-100-000	2243 Clark St	0.1	RL-2
151-03-23-21-103-000	Racine St	0.1	RL-2
151-03-23-21-104-000	2209 Racine St	0.1	RL-2
151-03-23-21-106-000	2210 Mead St	0.1	RL-2
151-03-23-21-111-000	2221 Racine St	0.1	RL-2
151-03-23-21-129-000	2211 Mead St	0.1	RL-2
151-03-23-21-130-000	2215 Mead St	0.1	RL-2
151-03-23-21-132-000	2223 Mead St	0.1	RL-2
151-03-23-21-135-000	2237 Mead St	0.2	RL-2
151-03-23-21-137-000	2243 Mead St	0.1	RL-2
151-03-23-21-151-000	915 21st St	0.1	RL-2
151-03-23-21-173-000	2144 Howe St	0.1	RL-2
151-03-23-21-181-000	2228 Howe St	0.1	RL-2
151-03-23-21-189-000	2215 Howe St	0.1	RL-2
151-03-23-21-191-000	2219 Howe St	0.1	RL-2
151-03-23-21-192-000	2237 Howe St	0.1	RL-2
151-03-23-21-201-000	Howe St	0.1	RL-2
151-03-23-21-205-000	2324 Howe St	0.1	RL-2
151-03-23-28-007-000	3719 Sheridan Rd	0.61	RE
151-03-23-28-017-000	3212 Alvilda Ct	0.01	RL-2
151-03-23-28-031-000	3218 Alvilda Ct	0.05	RL-2
151-03-23-28-039-000	3214 Vera Ct	0.08	RL-2
151-03-23-28-040-000	3224 Vera Ct	0.06	RL-2
151-03-23-28-057-000	1225 Lawndale Ave	0.11	RL-2
151-03-23-28-061-000	1213 Lawndale Ave	0.11	RL-2

Tax Key	Address	Acres	Zoning
151-03-23-28-064-000	1201 Lawndale Ave	0.11	RL-2
151-03-23-28-065-000	1129 Lawndale Ave	0.11	RL-2
151-03-23-28-071-000	3205 Alvilda Ct	0.1	RL-2
151-03-23-28-076-000	3223 Alvilda Ct	0.1	RL-2
151-03-23-28-077-000	3223 Alvilda Ct	0.1	RL-2
151-03-23-28-079-000	1122 Lawndale Ave	0.09	RL-2
151-03-23-28-080-000	1122 Lawndale Ave	0.11	RL-2
151-03-23-28-081-000	1112 Lawndale Ave	0.12	RL-2
151-03-23-28-098-000	1200 Kenilworth Ave	0.11	RL-2
151-03-23-28-117-000	1224 Graceland Ave	0.17	RL-2
151-03-23-28-121-000	1218 Graceland Ave	0.11	RL-2
151-03-23-28-128-000	3507 Sheridan Rd	0.09	RL-2
151-03-23-28-135-000	1236 Rosalind Ave	0.11	RL-2
151-03-23-28-137-000	1236 Rosalind Ave	0.11	RL-2
151-03-23-28-139-000	1307 Rosalind Ave	0.11	RL-2
151-03-23-28-140-000	1307 Rosalind Ave	0.11	RL-2
151-03-23-28-156-000	1519 Rosalind Ave	0.09	RL-2
151-03-23-28-156-010	Rosalind Ave	0.03	RL-2
151-03-23-28-157-000	1519 Rosalind Ave	0.1	RL-2
151-03-23-28-161-000	1529 Rosalind Ave	0.1	RL-2
151-03-23-28-162-000	1529 Rosalind Ave	0.12	RL-2
151-03-23-28-181-000	3619 Sheridan Rd	0.12	RL-2
151-03-23-28-185-000	Bryn Mawr Ave	0.11	RL-2
151-03-23-28-186-000	Bryn Mawr Ave	0.11	RL-2
151-03-23-28-187-000	1316 Bryn Mawr Ave	0.11	RL-2
151-03-23-28-188-000	1316 Bryn Mawr Ave	0.11	RL-2
151-03-23-28-193-000	3712 Sheridan Rd	0.11	RL-2
151-03-23-28-197-000	1501 Bryn Mawr Ave	0.11	RL-2
151-03-23-28-199-000	1501 Bryn Mawr Ave	0.11	RL-2
151-03-23-28-206-000	1607 Bryn Mawr Ave	0.05	RL-2
151-03-23-28-207-000	1607 Bryn Mawr Ave	0.11	RL-2
151-03-23-28-209-000	1607 Bryn Mawr Ave	0.11	RL-2
151-03-23-28-210-000	1620 Enos Ave	0.07	RL-2
151-03-23-28-211-000	Sth 32	0	RL-2
151-03-23-28-212-000	Bryn Mawr Ave	0.02	RL-2
151-03-23-28-213-000	Rosalind Ave	0	RL-2
151-03-23-28-214-000	Rosalind Ave	0	RL-2
151-03-23-29-008-000	Chicory Rd	1.53	RL-1
151-03-23-29-010-000	3158 Spruce St	0.13	RL-1

Tax Key	Address	Acres	Zoning
151-03-23-29-011-000	3168 Spruce St	0.14	RL-1
151-03-23-29-012-000	3174 Spruce St	0.16	RL-1
151-03-23-29-013-000	3146 Spruce St	0.09	RL-1
151-03-23-29-014-000	Spruce St	0.09	RL-1
151-03-23-29-016-000	3228 Spruce St	0.12	RL-1
151-03-23-29-018-000	3132 Spruce St	0.09	RL-1
151-03-23-29-019-000	3126 Spruce St	0.09	RL-1
151-03-23-29-020-000	3120 Spruce St	0.09	RL-1
151-03-23-29-033-000	4185 Sheridan Rd	0.36	RL-1
151-03-23-29-053-000	3309 Kearney Ave	1.7	RM-1
151-03-23-29-062-000	1606 Enos Ave	0.09	RL-2
151-03-23-29-064-000	1606 Enos Ave	0.09	RL-2
151-03-23-29-067-000	1620 Enos Ave	0.03	RL-2
151-03-23-29-073-000	3804 Sheridan Rd	0.05	RL-2
151-03-23-29-076-000	1517 Enos Ave	0.09	RL-2
151-03-23-29-080-000	1526 Walter Ave	0.07	RL-2
151-03-23-29-085-000	1504 Walter Ave	0.09	RL-2
151-03-23-29-091-000	1619 Enos Ave	0.09	RL-2
151-03-23-29-093-000	1625 Enos Ave	0.06	RL-2
151-03-23-29-095-000	1625 Enos Ave	0.05	RL-2
151-03-23-29-096-000	1625 Enos Ave	0.09	RL-2
151-03-23-29-097-000	1625 Enos Ave	0.09	RL-2
151-03-23-29-098-000	1610 Walter Ave	0.09	RL-2
151-03-23-29-100-000	1610 Walter Ave	0.09	RL-2
151-03-23-29-110-000	1621 Walter Ave	0.05	RL-2
151-03-23-29-129-000	1529 Lakewood Ave	0.11	RL-2
151-03-23-29-136-000	1629 Lakewood Ave	0.11	RL-2
151-03-23-29-147-000	4005 Marion Ave	0.11	RL-2
151-03-23-29-163-000	1527 Richard Ave	0.11	RL-2
151-03-23-29-165-000	1507 Richard Ave	0.11	RL-2
151-03-23-29-169-000	3836 Sheridan Rd	0.12	RL-2
151-03-23-29-178-000	1606 Richard Ave	0.11	RL-2
151-03-23-29-183-000	Richard Ave	0.11	RL-2
151-03-23-29-197-000	Pratt Ave	0.11	RL-2
151-03-23-29-202-000	1600 Pratt Ave	0.11	RL-2
151-03-23-29-206-000	1615 Pratt Ave	0.11	RL-2
151-03-23-29-227-000	1719 Lakewood Ave	0.07	RL-2
151-03-23-29-233-000	1720 Lakewood Ave	0.02	RL-2
151-03-23-29-237-000	Lakewood Ave	0.11	RL-2

Tax Key	Address	Acres	Zoning
151-03-23-29-252-000	1636 Athaleen Ave	0.11	RL-2
151-03-23-29-259-000	1730 Athaleen Ave	0.09	RL-2
151-03-23-29-271-000	1734 Derby Ave	0.08	RL-2
151-03-23-29-272-000	1734 Derby Ave	0.11	RL-2
151-03-23-29-275-000	Derby Ave	0.11	RL-2
151-03-23-29-281-000	1605 Athaleen Ave	0.14	RL-2
151-03-23-29-288-000	1634 Derby Ave	0.11	RL-2
151-03-23-29-293-000	4105 Sheridan Rd	0.14	RE
151-03-23-29-295-000	4105 Sheridan Rd	0.13	RL-1
151-03-23-29-296-000	4105 Sheridan Rd	0.11	RL-1
151-03-23-29-301-000	1514 Derby Ave	0.06	RE
151-03-23-29-312-000	1725 Derby Ave	0.1	RL-2
151-03-23-29-329-000	1425 Larson St	0.15	RL-2
151-03-23-29-337-000	3218 Sheridan Rd	0.11	RL-2
151-03-23-29-360-000	3408 Sheridan Rd	0.07	RL-2
151-03-23-29-367-000	1513 Maryland Ave	0.09	RL-2
151-03-23-29-368-000	Maryland Ave	0.02	RL-2
151-03-23-29-379-000	1520 Rosalind Ave	0.11	RL-2
151-03-23-29-381-000	1519 Rosalind Ave	0.16	RL-2
151-03-23-29-387-000	1415 Maryland Ave	0.26	RL-2
151-03-23-29-409-000	1525 Plainfield Ave	0.12	RL-2
151-03-23-29-410-000	1525 Plainfield Ave	0.04	RL-2
151-03-23-29-413-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-414-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-415-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-419-000	2220 Winthrop Ave	0.12	RL-2
151-03-23-29-421-000	2220 Winthrop Ave	0.12	RL-2
151-03-23-29-425-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-426-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-428-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-429-000	3027 Kearney Ave	0.25	RH-1
151-03-23-29-430-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-431-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-432-000	3027 Kearney Ave	0.12	RH-1
151-03-23-29-443-000	3036 Coolidge Ave	0.12	RL-2
151-03-23-29-446-000	3042 Coolidge Ave	0.12	RL-2
151-03-23-29-448-000	Coolidge Ave	0.12	RL-2
151-03-23-29-449-000	Coolidge Ave	0.12	RL-2
151-03-23-29-453-000	3045 Hickory Grove Ave	0.06	RL-2

Tax Key	Address	Acres	Zoning
151-03-23-29-455-000	3029 Hickory Grove Ave	0.12	RL-2
151-03-23-29-457-000	3029 Hickory Grove Ave	0.12	RL-2
151-03-23-29-493-000	3024 Packard Ave	0.04	RL-2
151-03-23-29-494-000	3032 Packard Ave	0.09	RL-2
151-03-23-29-507-000	3039 Phillips Ave	0.12	RL-2
151-03-23-29-509-000	3031 Phillips Ave	0.12	RL-2
151-03-23-29-511-000	3019 Phillips Ave	0.12	RL-2
151-03-23-29-512-000	3019 Phillips Ave	0.12	RL-2
151-03-23-29-640-000	1925 Winthrop Ave	0.06	RL-2
151-03-23-29-642-000	3117 Coolidge Ave	0.12	RL-2
151-03-23-29-646-000	3125 Coolidge Ave	0.12	RL-2
151-03-23-29-652-000	3155 Coolidge Ave	0.25	RL-2
151-03-23-29-653-000	3200 Phillips Ave	0.12	RL-2
151-03-23-29-654-000	3200 Phillips Ave	0.22	RL-2
151-03-23-29-663-000	3101 Hickory Grove Ave	0.12	RL-2
151-03-23-29-665-000	3111 Hickory Grove Ave	0.12	RL-2
151-03-23-29-668-000	3121 Hickory Grove Ave	0.12	RL-2
151-03-23-29-671-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-673-000	3147 Hickory Grove Ave	0.12	RL-2
151-03-23-29-674-000	3165 Hickory Grove Ave	0.12	RL-2
151-03-23-29-675-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-676-000	3165 Hickory Grove Ave	0.12	RL-2
151-03-23-29-681-000	Coolidge Ave	0.12	RL-2
151-03-23-29-689-000	3120 Coolidge Ave	0.12	RL-2
151-03-23-29-694-000	2224 Delaware Ave	0.12	RL-2
151-03-23-29-699-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-701-000	3146 Hickory Grove Ave	0.12	RL-2
151-03-23-29-702-010	Hickory Grove Ave	0.12	RL-2
151-03-23-29-703-000	3122 Hickory Grove Ave	0.12	RL-2
151-03-23-29-704-000	3122 Hickory Grove Ave	0.12	RL-2
151-03-23-29-710-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-714-000	Kearney Ave	0.12	RL-2
151-03-23-29-716-000	Kearney Ave	0.12	RL-2
151-03-23-29-731-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-733-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-734-000	3218 Hickory Grove Ave	0.12	RL-2
151-03-23-29-737-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-738-000	Hickory Grove Ave	0.12	RL-2
151-03-23-29-742-000	3227 Hickory Grove Ave	0.12	RL-2

Tax Key	Address	Acres	Zoning
151-03-23-29-748-000	3255 Hickory Grove Ave	0.12	RL-2
151-03-23-29-761-000	3215 Coolidge Ave	0.12	RL-2
151-03-23-29-762-000	3215 Coolidge Ave	0.12	RL-2
151-03-23-29-772-000	3047 Hamlin St	0.12	RL-2
151-03-23-29-775-000	3051 Hamlin St	0.12	RL-2
151-03-23-29-790-000	3031 Gates St	0.12	RL-2
151-03-23-29-792-000	3028 Hamlin St	0.12	RL-2
151-03-23-29-794-000	3035 Gates St	0.12	RL-2
151-03-23-29-798-000	3059 Gates St	0.12	RL-2
151-03-23-29-801-000	3059 Gates St	0.12	RL-2
151-03-23-29-819-000	Gates St	0.12	RL-2
151-03-23-29-828-000	Carpenter Ave	0.12	RL-2
151-03-23-29-829-000	Carpenter Ave	0.12	RL-2
151-03-23-29-830-000	2516 Winthrop Ave	0.12	RL-2
151-03-23-29-831-000	2516 Winthrop Ave	0.12	RL-2
151-03-23-29-832-000	Winthrop Ave	0.12	RL-2
151-03-23-30-002-000	4321 Durand Ave	1.06	RM-1
151-03-23-30-042-010	Pleasant Ln	-	RM-1
151-03-23-30-042-021	Pleasant Ln	-	RM-1
151-03-23-30-042-570	Pleasant Ln	10.77	RM-1
151-03-23-30-058-000	Durand Ave	5.35	RL-1
151-03-23-30-070-000	3131 Meachem Rd	0.15	RL-1
151-03-23-30-071-000	3131 Meachem Rd	0.21	RL-1
151-03-23-30-150-000	Country Ln	5.63	RL-1
151-03-23-30-275-000	3415 Illinois St	0.22	RL-1
151-03-23-30-338-000	4101 Pennington Ln	0.39	RL-1
151-03-23-30-340-000	4110 Wood Ln	0.02	RL-1
151-03-23-30-343-000	4233 Pleasant Ln	0.02	RL-1
151-03-23-30-397-000	Standish Ln	0.42	RE
151-03-23-30-398-000	Warren Ct	0.02	RE
151-03-23-30-399-000	3601 S Elmwood Dr	0.13	RE
151-03-23-30-400-000	3200 Pleasant Ln	0.32	RE
151-03-23-30-402-000	3540 Warren Ct	0.02	RE
151-03-23-30-507-000	3200 Pleasant Ln	0.04	RE
151-03-23-31-001-010	Chicory Rd	11.77	RL-1
151-03-23-31-008-000	Lathrop Ave	1.38	RL-1
151-03-23-31-027-010	Pennington Ln	0.79	RL-1
151-03-23-31-027-020	Pennington Ln	2.39	RE
151-03-23-31-028-000	Lathrop Ave	16.87	RL-1

Tax Key	Address	Acres	Zoning
151-03-23-31-046-000	County Line Rd	3	RE
151-03-23-31-048-020	4182 County Line Rd	0.69	RL-1
151-03-23-31-049-205	Judith Ln	0.36	RL-1
151-03-23-31-049-206	Judith Ln	0.56	RL-1
151-03-23-31-052-360	Piper Ln	0.54	RL-1
151-03-23-31-052-370	5135 Piper Ln	0.46	RL-1
151-03-23-31-090-000	4221 Greenbriar Ln	0.36	RL-1
151-03-23-31-200-080	5157 Safe Harbor Ct	0.61	RL-1
151-03-23-31-200-083	5128 Safe Harbor Ct	0.63	RL-1
151-03-23-31-200-085	5140 Kings Way	0.56	RL-1
151-03-23-31-200-087	5212 Kings Way	0.42	RL-1
151-03-23-31-200-206	Safe Harbor Ct	2	RL-1
151-03-23-31-200-207	Kings Way	0.59	RL-1
151-03-23-31-278-000	Garden Dr	0.38	RL-1
151-03-23-31-279-001	Piper Ln	3.01	RL-1
151-03-23-32-010-000	Shorehaven Dr	0.4	RL-1
151-03-23-32-015-000	4343 Shorehaven Ln	0.86	RE
151-03-23-32-022-000	Sheridan Rd	0.16	RL-1
151-03-23-32-031-021	Shorehaven Dr	0.75	RE
151-03-23-32-035-000	4448 Sheridan Rd	0.28	RL-1
151-03-23-32-044-000	Sth 32	0	RL-1
151-03-23-32-054-000	Hansche Rd	1	RL-1
151-03-23-32-056-020	Hansche Rd	0.59	RL-1
151-03-23-32-056-030	Hansche Rd	0.25	RL-1
151-03-23-32-056-040	Hansche Rd	1.4	RM-1
151-03-23-32-069-000	County Line Rd	1.86	RL-1
151-03-23-32-072-010	County Line Rd	1.05	RL-1
151-03-23-32-075-000	5330 S Lakeshore Dr	0.47	RL-1
151-03-23-32-076-000	5306 S Lakeshore Dr	0.52	RL-1
151-03-23-32-078-000	Sth 32	0.82	RL-1
151-03-23-32-080-000	Sheridan Rd	1.06	RE
151-03-23-32-086-000	Sheridan Rd	0.33	RE
151-03-23-32-100-000	Sheridan Rd	0.36	RL-1
151-03-23-32-102-000	Lakeshore Dr	0.92	RE
151-03-23-32-107-000	5243 S Lakeshore Dr	0.37	RE
151-03-23-32-118-000	4605 Sheridan Rd	0.37	RL-1
151-03-23-32-122-000	Edgewater Dr	0.32	RE
151-03-23-32-124-000	Edgewater Dr	0.22	RE
151-03-23-32-128-001	Woodlake Ct	0.2	RE

Tax Key	Address	Acres	Zoning
151-03-23-32-128-020	Woodlake Ct	0.46	RE
151-03-23-32-128-030	4747 Woodlake Ct	0.4	RE
151-03-23-32-128-050	Woodlake Ct	0.49	RE
151-03-23-32-200-071	3012 Cornerstone Way	0.49	RL-1
151-03-23-32-200-107	5217 Cornerstone Way	0.38	RL-1
151-03-23-32-200-206	Cornerstone Way	5.04	RL-1
151-03-23-32-200-207	Kings Way	3.21	RL-1
	889	1,032.27	

5 Undeveloped parcels in the municipality suitable for, but not zoned for, residential development

Table 5-1

Tax Key	Address	Acres	Zoning	Roadway Access	Utility Access
151-03-22-01-042-000	Newman Rd	10.71	AG-1	YES	YES
151-03-22-02-002-020	2920 N Emmertsen Rd	6.40	AG-1	NO	NO
151-03-22-02-003-000	2818 N Emmertsen Rd	8.24	AG-1	YES	NO
151-03-22-02-006-000	2710 N Emmertsen Rd	6.89	AG-1	YES	NO
151-03-22-02-010-040	2632 N Emmertsen Rd	9.60	AG-1	YES	NO
151-03-22-02-021-000	2713 Airline Rd	29.83	AG-2	YES	NO
151-03-22-02-021-010	Airline Rd	23.00	AG-2	YES	YES
151-03-22-02-029-001	1637 Airline Rd	57.75	AG-2	YES	YES
151-03-22-03-008-000	7820 Gittings Rd	12.93	AG-1	YES	NO
151-03-22-03-021-034	Trudeau Trce	17.74	AG-1	YES	YES
151-03-22-03-040-000	8626 Gittings Rd	47.35	AG-2	YES	NO
151-03-22-03-042-000	8312 Gittings Rd	4.00	AG-1	YES	NO
151-03-22-03-043-010	8925 Gittings Rd	4.50	AG-1	YES	NO
151-03-22-03-047-020	8400 Gittings Rd	5.18	AG-1	YES	NO
151-03-22-03-048-000	8328 Gittings Rd	3.02	AG-1	YES	NO
151-03-22-03-049-000	8715 Gittings Rd	24.25	AG-2	YES	NO
151-03-22-03-049-001	Gittings Rd	17.34	AG-2	YES	NO
151-03-22-03-054-001	Gittings Rd	2.22	AG-1	NO	NO
151-03-22-03-055-000	1628 Airline Rd	15.82	AG-1	YES	NO
151-03-22-04-015-000	2733 Fancher Rd	5.79	AG-1	NO	NO
151-03-22-04-026-000	2227 Old Fancher Rd	47.32	AG-2	YES	NO
151-03-22-04-026-010	2235 N Fancher Rd	0.17	AG-2	YES	NO
151-03-22-04-048-010	Fancher Rd	4.69	AG-1	YES	YES
151-03-22-04-048-020	2222 Fancher Rd	4.00	AG-1	YES	NO
151-03-22-04-077-120	Cth H	10.87	AG-1	YES	YES
151-03-22-04-100-000	1441 Old Fancher Rd	1.00	AG-1	NO	NO
151-03-22-04-101-020	8953 Gittings Rd	4.86	AG-1	NO	NO
151-03-22-04-103-010	2037 Old Fancher Rd	3.90	AG-1	YES	NO
151-03-22-04-104-000	Gittings Rd	22.96	AG-2	YES	YES
151-03-22-04-123-000	9825 Kraut Rd	0.10	B-2	YES	YES
151-03-22-05-009-010	11530 Kraut Rd	60.08	AG-2	NO	NO

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151-03-22-05-009-020	11545 Kraut Rd	1.00	AG-1	YES	NO
151-03-22-05-018-000	11828 Kraut Rd	16.21	AG-2	YES	YES
151-03-22-05-019-000	11828 Kraut Rd	62.90	AG-1	NO	NO
151-03-22-05-020-000	Borgardt Rd	58.35	AG-2	YES	NO
151-03-22-05-021-020	Cth V	14.03	AG-2	YES	YES
151-03-22-05-021-040	1853 Cth V	4.00	AG-1	YES	YES
151-03-22-05-021-050	Cth V	24.52	AG-2	YES	YES
151-03-22-05-023-000	Borgardt Rd	59.91	AG-1	YES	NO
151-03-22-06-001-010	Cth V	10.75	AG-1	YES	YES
151-03-22-06-004-000	2700 Cth V	3.22	AG-1	YES	YES
151-03-22-06-005-000	2622 Cth V	5.78	AG-1	YES	YES
151-03-22-06-013-000	12401 Kraut Rd	24.46	AG-2	YES	YES
151-03-22-06-013-010	Cth V	45.50	AG-2	YES	YES
151-03-22-06-014-000	12606 Kraut Rd	79.03	AG-2	YES	NO
151-03-22-06-015-000	13201 W Kraut Rd	3.03	AG-1	YES	NO
151-03-22-06-017-000	Kraut Rd	47.00	AG-2	YES	NO
151-03-22-06-018-000	3047 USH 41	18.50	AG-1	NO	NO
151-03-22-06-020-000	USH 41	21.63	AG-1	YES	NO
151-03-22-06-023-000	12830 W Kraut Rd	55.95	AG-2	YES	NO
151-03-22-06-024-000	USH 41	1.36	AG-1	YES	NO
151-03-22-06-025-000	1711 USH 41	3.46	AG-1	YES	NO
151-03-22-06-026-000	1809 USH 41	4.46	AG-1	YES	NO
151-03-22-06-032-000	Kraut Rd	8.27	AG-1	YES	NO
151-03-22-06-033-020	Kraut Rd	0.50	AG-1	YES	NO
151-03-22-06-034-020	1640 Cth V	34.33	AG-2	YES	YES
151-03-22-07-001-010	Cth V	15.93	AG-1	YES	YES
151-03-22-07-004-000	1538 Cth V	2.25	AG-1	YES	YES
151-03-22-07-008-000	12506 Spring St	28.26	AG-2	YES	NO
151-03-22-07-009-000	Kraut Rd	79.25	AG-2	YES	NO
151-03-22-07-010-000	13201 W Kraut Rd	2.10	AG-1	NO	NO
151-03-22-07-011-000	USH 41	2.53	AG-1	YES	NO
151-03-22-07-012-000	USH 41	17.81	AG-1	YES	NO
151-03-22-07-012-001	13703 W Kraut Rd	10.76	AG-1	YES	NO
151-03-22-07-013-000	Spring St	30.00	AG-2	YES	NO
151-03-22-07-014-000	13312 Spring St	7.41	AG-1	YES	NO
151-03-22-07-015-000	Spring St	19.35	AG-1	YES	NO
151-03-22-07-017-000	Spring St	26.35	AG-2	YES	NO
151-03-22-07-018-000	Spring St	38.14	AG-2	YES	NO
151-03-22-07-019-000	13117 Spring St	21.06	AG-2	YES	NO
151-03-22-07-020-000	12719 Spring St	46.98	AG-2	YES	NO
151-03-22-07-021-021	210 Cth V	0.96	AG-2	YES	YES
151-03-22-07-021-023	Cth V	21.36	AG-2	YES	YES
151-03-22-07-024-020	432 Cth V	11.50	AG-1	YES	YES
151-03-22-07-026-000	Spring St	17.10	AG-1	YES	NO
151-03-22-08-001-000	10616 Spring St	15.50	AG-1	YES	NO
151-03-22-08-012-000	11241 Spring St	11.48	AG-1	YES	NO
151-03-22-08-015-000	11710 Spring St	17.21	AG-1	YES	NO
151-03-22-08-018-000	11607 Spring St	45.91	AG-2	YES	NO

151-03-22-08-025-000	Spring St	11.92	AG-1	YES	NO
151-03-22-08-027-000	11900 Spring St	38.50	AG-2	YES	NO
151-03-22-08-042-000	Cth V	72.16	AG-2	YES	YES
151-03-22-09-003-001	9140 Spring St	11.42	AG-1	YES	YES
151-03-22-09-004-001	Old Fancher Rd	9.85	AG-1	YES	NO
151-03-22-09-004-020	Old Fancher Rd	25.43	AG-2	NO	NO
151-03-22-09-011-001	2412 West Rd	7.56	AG-1	NO	NO
151-03-22-09-056-000	2412 West Rd	2.29	AG-1	NO	NO
151-03-22-09-058-000	10418 Spring St	27.20	AG-2	YES	NO
151-03-22-09-063-000	126 S Fancher Rd	8.12	AG-1	YES	YES
151-03-22-09-081-000	9437 Old Spring St	7.68	AG-1	YES	YES
151-03-22-09-087-000	119 S Fancher Rd	4.00	AG-1	YES	YES
151-03-22-09-092-000	Cth H	13.94	AG-1	YES	YES
151-03-22-09-094-000	Cth H	5.00	AG-1	YES	YES
151-03-22-10-001-000	Gittings Rd	27.01	AG-1	YES	YES
151-03-22-10-001-100	Airline Rd	3.77	AG-1	YES	YES
151-03-22-10-001-210	Airline Rd	7.89	AG-1	YES	YES
151-03-22-10-055-000	344 Stuart Rd	8.77	AG-1	YES	YES
151-03-22-10-064-001	Suzanne Ln	3.10	AG-1	NO	NO
151-03-22-10-065-000	Suzanne Ln	21.69	AG-2	YES	YES
151-03-22-10-101-000	445 Stuart Rd	1.92	AG-1	YES	YES
151-03-22-10-101-100	445 Stuart Rd	5.92	AG-1	NO	NO
151-03-22-10-102-010	513 Stuart Rd	7.24	AG-1	YES	YES
151-03-22-10-102-040	513 Stuart Rd S	6.37	AG-1	YES	YES
151-03-22-10-103-000	Stuart Rd	7.58	AG-1	YES	YES
151-03-22-10-106-000	Stuart Rd	7.59	AG-1	NO	NO
151-03-22-10-114-000	Daniel Ct	1.15	AG-1	YES	YES
151-03-22-11-001-010	Old Spring St	2.15	AG-1	YES	YES
151-03-22-11-006-001	Spring St	2.97	AG-1	YES	NO
151-03-22-11-006-003	Spring St	2.92	AG-1	YES	NO
151-03-22-11-009-000	Old Spring St	36.79	AG-2	YES	YES
151-03-22-11-018-040	Old Spring St	28.87	AG-2	YES	YES
151-03-22-11-027-000	Summerset Dr	20.00	AG-2	YES	YES
151-03-22-11-137-000	7015 Old Spring St	0.46	B-2	YES	YES
151-03-22-12-047-000	5407 Spring St	0.72	B-2	YES	YES
151-03-22-13-047-010	1001 S Newman Rd	0.23	B-3	YES	YES
151-03-22-13-084-001	Kinzie Ave	0.17	B-3	YES	YES
151-03-22-13-116-000	5502 Washington Ave	0.75	B-3	YES	YES
151-03-22-13-119-000	Washington Ave	0.08	B-3	YES	YES
151-03-22-13-120-000	5502 Washington Ave	0.52	B-3	YES	YES
151-03-22-13-141-000	1340 Green Bay Rd	0.25	B-3	YES	YES
151-03-22-13-154-010	5315 Washington Ave	1.24	B-3	YES	YES
151-03-22-13-168-100	Green Bay Rd	0.22	B-2	YES	YES
151-03-22-13-168-101	Horizon Blvd	0.27	B-2	YES	NO
151-03-22-13-168-103	Horizon Blvd	0.24	B-2	YES	NO
151-03-22-13-170-100	5335 Washington Ave	0.67	B-3	YES	YES
151-03-22-13-198-000	1440 S Green Bay Rd	0.30	B-2	YES	YES
151-03-22-13-199-000	1448 S Green Bay Rd	0.26	B-2	YES	YES
151-03-22-14-001-000	Emmertsen Rd	11.62	AG-1	NO	NO

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151-03-22-14-008-000	Haven Ave	6.13	AG-1	YES	YES
151-03-22-14-015-020	Emmertsen Rd	8.98	AG-1	YES	YES
151-03-22-14-036-002	Washington Ave	2.26	B-2	NO	NO
151-03-22-14-049-131	1120 S Sunnyslope Dr	1.05	B-3	YES	YES
151-03-22-14-050-000	Mariner Dr	16.15	AG-1	YES	YES
151-03-22-14-051-040	Mariner Dr	0.10	B-3	YES	YES
151-03-22-14-051-160	Mariner Dr	0.26	B-3	NO	NO
151-03-22-14-051-170	Prairie Dr	0.12	B-3	NO	YES
151-03-22-14-125-000	6335 Washington Ave	0.94	B-3	YES	YES
151-03-22-14-316-001	Warwick Way	0.44	B-3	YES	YES
151-03-22-15-001-012	Airline Rd	4.80	B-3	YES	YES
151-03-22-15-001-020	822 Airline Rd	4.58	B-3	YES	YES
151-03-22-15-001-030	Airline Rd	4.65	B-3	YES	YES
151-03-22-15-038-000	8004 Washington Ave	2.48	B-3	YES	YES
151-03-22-15-048-020	Washington Ave	1.81	B-3	YES	YES
151-03-22-15-048-040	Commerce Dr	0.21	B-3	YES	YES
151-03-22-15-048-070	Enterprise Dr	0.76	B-3	YES	YES
151-03-22-15-048-080	Enterprise Dr	0.72	B-3	YES	YES
151-03-22-15-048-090	Enterprise Dr	0.93	B-3	YES	YES
151-03-22-15-049-020	Fountain Hills Dr	0.07	B-3	YES	YES
151-03-22-15-060-000	1305 Willow Rd	1.98	AG-1	YES	YES
151-03-22-15-145-010	Airline Rd	1.90	B-3	YES	YES
151-03-22-15-145-020	Airline Rd	1.95	B-3	YES	YES
151-03-22-15-145-070	1100 S Airline Rd	2.02	B-3	YES	YES
151-03-22-15-145-080	Airline Rd	2.06	B-3	YES	YES
151-03-22-15-146-020	Fountain Hills Dr	1.50	B-3	YES	YES
151-03-22-15-146-030	Fountain Hills Dr	1.32	B-3	YES	YES
151-03-22-16-001-010	90th St	9.89	AG-1	YES	YES
151-03-22-16-003-020	Fancher Rd	6.92	AG-1	YES	YES
151-03-22-16-004-000	635 S Fancher Rd	4.99	AG-1	YES	NO
151-03-22-16-023-000	940 S Fancher Rd	1.00	AG-1	YES	NO
151-03-22-16-028-000	9988 Washington Ave	1.07	AG-1	NO	NO
151-03-22-16-036-022	Renaissance Blvd	0.35	B-3	NO	NO
151-03-22-17-017-000	Cth V	27.22	AG-2	NO	NO
151-03-22-17-022-000	1019 Cth V	4.30	AG-1	YES	YES
151-03-22-17-023-001	Cth V	17.48	AG-1	YES	YES
151-03-22-22-009-000	Willow Rd	1.20	M-2	YES	YES
151-03-22-22-034-000	Willow Rd	0.41	M-2	YES	YES
151-03-22-23-031-045	6215 Regency West Dr	3.94	B-3	YES	YES
151-03-22-25-048-000	Durand Ave	0.16	B-2	NO	NO
151-03-22-25-048-002	5817 Durand Ave	0.61	B-2	YES	YES
151-03-22-25-085-000	Green Bay Rd	1.18	AG-1	YES	YES
151-03-22-25-164-000	Meachem Rd	0.77	B-2	YES	YES
151-03-22-26-001-000	Cozy Acres Rd	12.74	AG-1	YES	YES
151-03-22-26-002-000	National Ave	4.20	AG-1	YES	YES
151-03-22-26-011-000	6223 Durand Ave	0.93	B-2	YES	YES
151-03-22-26-053-000	5714 Braun Rd	1.00	AG-2	YES	YES
151-03-22-26-059-000	7003 Braun Rd	36.04	AG-2	YES	YES

151-03-22-26-060-000	7222 Braun Rd	19.50	AG-2	YES	YES
151-03-22-26-062-020	Braun Rd	60.00	AG-2	YES	YES
151-03-22-26-066-200	Green Bay Rd	13.19	AG-1	YES	YES
151-03-22-26-066-230	Green Bay Rd	10.37	AG-1	YES	YES
151-03-22-27-012-001	Braun Rd	0.60	AG-1	NO	NO
151-03-22-27-013-000	7905 Braun Rd	72.55	AG-2	YES	YES
151-03-22-34-001-000	7905 Braun Rd	138.91	AG-2	YES	YES
151-03-22-34-003-000	4912 90th St	49.96	AG-2	YES	YES
151-03-22-34-004-000	4937 90th St	24.64	AG-1	YES	NO
151-03-22-34-004-010	4937 90th St	15.24	AG-1	YES	NO
151-03-22-34-004-020	90th St	17.38	AG-1	YES	NO
151-03-22-34-004-030	4713 90th St	28.36	AG-2	YES	NO
151-03-22-34-006-020	County Line Rd	47.00	AG-2	YES	NO
151-03-22-34-007-000	8404 County Line Rd	5.85	AG-2	NO	NO
151-03-22-34-012-000	8536 County Line Rd	8.52	AG-1	YES	NO
151-03-22-34-014-001	County Line Rd	2.28	AG-1	YES	NO
151-03-22-34-015-000	90th St	8.51	AG-1	YES	NO
151-03-22-34-016-000	8114 County Line Rd	54.86	AG-1	NO	NO
151-03-22-34-021-010	7500 County Line Rd	1.03	AG-1	NO	NO
151-03-22-35-007-000	6200 Taylor Ave	38.73	AG-2	YES	NO
151-03-22-35-015-000	6203 Taylor Ave	2.50	AG-1	NO	NO
151-03-22-35-033-001	Braun Rd	34.92	AG-2	YES	YES
151-03-22-35-035-020	Braun Rd	7.15	AG-1	YES	NO
151-03-22-35-041-000	7229 Braun Rd	18.90	AG-1	YES	YES
151-03-22-35-042-000	7229 Braun Rd	12.14	AG-1	NO	NO
151-03-22-35-044-070	Green Bay Rd	44.57	AG-2	YES	NO
151-03-22-35-044-080	Old Green Bay Rd	6.59	AG-1	YES	YES
151-03-22-35-044-090	Old Green Bay Rd	5.39	AG-1	YES	YES
151-03-22-35-044-100	Green Bay Rd	0.15	AG-1	YES	NO
151-03-22-35-046-000	4848 S Green Bay Rd	24.31	AG-1	YES	NO
151-03-22-35-047-000	7229 Braun Rd	5.00	AG-1	NO	NO
151-03-22-35-047-001	Green Bay Rd	10.00	AG-1	NO	NO
151-03-22-35-071-000	Old Green Bay Rd	8.14	AG-1	NO	NO
151-03-22-35-073-000	Green Bay Rd	0.00	AG-2	YES	NO
151-03-22-36-019-030	4601 Wood Rd	22.20	AG-2	YES	YES
151-03-22-36-071-000	5720 Taylor Ave	0.37	B-2	YES	NO
151-03-22-36-083-000	5720 Taylor Ave	2.21	B-2	YES	YES
151-03-22-36-096-000	6113 Taylor Ave	0.75	AG-1	YES	YES
151-03-22-36-098-000	Old Green Bay Rd	7.36	AG-1	NO	NO
151-03-22-36-106-020	5010 Wood Rd	1.17	AG-1	YES	NO
151-03-22-36-108-010	6020 County Line Rd	14.72	AG-1	YES	YES
151-03-22-36-109-000	6212 Lincolnshire Dr	10.00	AG-1	YES	YES
151-03-22-36-125-000	5129 Wood Rd	9.41	AG-1	YES	YES
151-03-22-36-126-000	5235 Wood Rd	5.90	AG-1	YES	YES
151-03-23-06-061-000	4526 Northwestern Ave	2.60	B-3	YES	NO
151-03-23-06-062-000	Northwestern Ave	0.87	B-3	YES	YES
151-03-23-06-084-000	3911 Northwestern Ave	0.23	B-1	YES	YES
151-03-23-07-166-000	4106 Spring St	0.19	B-1	YES	YES
151-03-23-21-008-000	Racine St	0.31	B-3	YES	YES

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151-03-23-21-008-001	2405 Racine St	0.25	B-3	YES	YES
151-03-23-21-010-000	Mead St	0.46	M-2	YES	YES
151-03-23-21-013-000	Racine St	0.26	M-2	YES	YES
151-03-23-21-016-000	2334 Mead St	0.36	M-2	YES	YES
151-03-23-21-149-000	2343 Mead St	0.03	B-1	YES	YES
151-03-23-29-041-000	Sth 32	0.28	M-2	YES	NO
151-03-23-29-151-000	1507 Richard Ave	0.13	B-1	YES	YES
151-03-23-29-461-000	1919 Durand Ave	0.13	B-3	YES	YES
151-03-23-29-462-000	1919 Durand Ave	0.12	B-3	YES	YES
151-03-23-29-467-000	3026 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-487-000	1803 Durand Ave	0.12	M-1	YES	YES
151-03-23-29-488-000	1803 Durand Ave	0.12	M-1	YES	YES
151-03-23-29-500-000	1802 Winthrop Ave	0.12	M-1	YES	YES
151-03-23-29-502-000	1802 Winthrop Ave	0.12	M-1	YES	YES
151-03-23-29-504-000	3055 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-505-000	3055 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-506-000	3055 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-515-000	1727 Durand Ave	0.13	M-1	YES	YES
151-03-23-29-516-000	Durand Ave	0.12	M-1	YES	YES
151-03-23-29-517-000	Durand Ave	0.12	M-1	YES	YES
151-03-23-29-518-000	1717 Durand Ave	0.12	M-1	YES	YES
151-03-23-29-520-000	1707 Durand Ave	0.12	M-1	YES	YES
151-03-23-29-521-000	Hamilton Ave	0.19	M-1	YES	YES
151-03-23-29-522-000	Hamilton Ave	0.19	M-1	YES	YES
151-03-23-29-523-000	Hamilton Ave	0.06	M-1	YES	YES
151-03-23-29-524-000	Hamilton Ave	0.19	M-1	YES	YES
151-03-23-29-525-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-526-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-527-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-528-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-529-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-530-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-532-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-533-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-534-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-535-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-536-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-537-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-538-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-539-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-540-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-541-000	3056 Hamilton Ave	0.12	M-1	YES	YES
151-03-23-29-542-000	3005 Packard Ave	0.12	M-1	YES	YES
151-03-23-29-543-000	3005 Packard Ave	0.12	M-1	YES	YES
151-03-23-29-545-000	1623 Durand Ave	0.13	M-1	YES	YES
151-03-23-29-547-000	1623 Durand Ave	0.03	M-1	YES	YES
151-03-23-29-549-000	3205 Sheridan Rd	0.12	M-1	YES	YES
151-03-23-29-550-000	3205 Sheridan Rd	0.05	M-1	YES	YES

151-03-23-29-551-000	3205 Sheridan Rd	0.05	M-1	YES	YES
151-03-23-29-552-000	3018 Capital Ave	0.04	M-1	YES	YES
151-03-23-29-554-000	3037 Capital Ave	0.03	M-2	YES	YES
151-03-23-29-555-000	3037 Capital Ave	0.05	M-2	YES	YES
151-03-23-29-556-000	Capital Ave	0.05	M-2	YES	YES
151-03-23-29-557-000	Capital Ave	0.05	M-2	YES	YES
151-03-23-29-558-000	Capitol Ave	0.09	M-2	YES	YES
151-03-23-29-559-000	Capitol Ave	0.10	M-2	YES	YES
151-03-23-29-560-000	Capital Ave	0.11	M-2	YES	YES
151-03-23-29-561-000	Capitol Ave	0.10	M-2	YES	YES
151-03-23-29-562-000	3056 Hamilton Ave	0.04	M-1	YES	YES
151-03-23-29-563-000	3056 Hamilton Ave	0.07	M-1	YES	YES
151-03-23-29-564-000	3056 Hamilton Ave	0.08	M-1	YES	YES
151-03-23-29-569-000	3035 Hamilton Ave	0.11	M-1	YES	YES
151-03-23-29-571-000	3025 Hamilton Ave	0.11	M-1	YES	YES
151-03-23-29-572-000	3025 Hamilton Ave	0.11	M-1	YES	YES
151-03-23-29-573-000	1623 Durand Ave	0.11	M-1	YES	YES
151-03-23-29-575-000	Durand Ave	0.00	M-1	YES	YES
151-03-23-29-577-000	1537 Durand Ave	0.09	M-1	YES	YES
151-03-23-29-579-000	1525 Durand Ave	0.34	M-1	YES	YES
151-03-23-29-618-000	Packard Ave	0.50	M-1	YES	YES
151-03-23-29-620-000	3110 S Memorial Dr	0.12	M-1	YES	YES
151-03-23-29-621-000	3110 S Memorial Dr	0.12	M-1	YES	YES
151-03-23-29-623-000	Winthrop Ave	0.02	M-1	YES	YES
151-03-23-29-624-000	Winthrop Ave	0.12	M-1	YES	YES
151-03-23-29-625-000	Winthrop Ave	0.11	M-1	YES	YES
151-03-23-29-628-000	1813 Winthrop Ave	0.12	M-1	YES	YES
151-03-23-29-629-000	3131 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-630-000	3131 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-631-000	3131 Phillips Ave	0.12	M-1	YES	YES
151-03-23-29-633-000	Packard Ave	0.75	M-1	YES	YES
151-03-23-29-763-000	2335 Durand Ave	1.29	B-3	YES	YES
151-03-23-29-777-000	3010 Hamlin St	0.10	B-2	YES	YES
151-03-23-29-779-000	3010 Hamlin St	0.12	B-2	YES	YES
151-03-23-29-807-000	Durand Ave	1.45	B-2	YES	YES
151-03-23-30-033-000	Meachem Rd	0.21	B-2	YES	YES
151-03-23-31-001-020	Chicory Rd	16.25	M-2	YES	YES
151-03-23-31-002-032	Lathrop Ave	38.02	AG-2	YES	YES
151-03-23-31-030-010	Lathrop Ave	1.00	AG-1	YES	YES
151-03-23-31-041-000	5123 Meachem Rd	8.20	AG-1	YES	NO
151-03-23-31-042-010	4510 County Line Rd	3.62	AG-1	YES	YES
151-03-23-31-044-000	County Line Rd	2.50	AG-1	YES	NO
151-03-23-31-047-000	County Line Rd	11.00	AG-1	YES	NO
151-03-23-31-057-000	Hansche Rd	13.83	AG-1	NO	NO
151-03-23-32-058-000	Hansche Rd	45.84	AG-2	YES	YES
151-03-23-32-058-022	Hansche Rd	2.14	AG-1	NO	NO
151-03-23-32-065-000	Crosswinds Dr	2.30	AG-1	YES	YES
151-03-23-32-068-000	Cornerstone Way	16.90	AG-1	NO	NO
151-03-23-32-069-003	Crosswinds Dr	3.00	AG-1	NO	NO

151-03-23-32-070-000	Cornerstone Way	4.50	AG-1	YES	YES
151-03-23-32-072-000	County Line Rd	2.72	AG-1	YES	YES
	324	3,304.39			

THE VILLAGE LISTS THE ZONING REQUIREMENTS FOR DEVELOPMENT OF EACH LISTED PARCEL IN CHAPTER 90 OF THE MOUNT PLEASANT CODE OF ORDINANCES.

6 Residential development regulations

6.1 Analysis

6.1.1 Construction and Development Regulations

The village staff received complaints about the costs of labor and materials. Labor prices are subject to market conditions and state and federal law, and the village cannot widely affect such prices. Similarly, material prices are subject to the same market forces, and the village is itself subject to cost increases for raw materials such as stone or asphalt. These costs continue to increase year-over-year for many types of construction materials. The village staff have also heard from developers that the increased borrowing costs have negatively affected the feasibility of some projects, and developers continue requesting tax incremental financing assistance on many projects.¹

Developers could realize some cost savings on public streets by reducing the cross-section of public streets, when proper. The village’s subdivision design standards include guidance on when such reductions may be proper. The current cross-section is 36 feet, which includes 32 feet of asphalt pavement and four feet of concrete curb tray. In this cross-section, the village typically distributes the traveling public 11 feet per lane and 7.5 feet per parking lane (some of which is curbing). Reducing the cross-section by two feet to 30 feet would allow for 10-foot lanes and reduce the cost of constructing a public street by the corresponding aggregate base and asphaltic concrete pavement. Per linear foot, this reduction would result in a cost savings of approximately 6%, using the prices of the 2020 village paving program.

6.1.2 Home Sizes

Per the 2020 report, the village supplied a significant amount of home size flexibility in its 2020 zoning code update. Developers may now vary the size and type of home and lot within the same zoning district, which may help developers use land efficiently, and slightly increase housing density without the added regulatory cost of a zoning map amendment application. This flexibility also supplies long-term market stability, as developers may plat several types and sizes of lots as market conditions change over time.

6.1.3 Fees and Dedication Requirements

A comprehensive discussion of village fees and dedication requirements lies within the 2024 Housing Fee Report.

6.1.4 Affordability Analysis

6.1.4.1 Racine County FY 2023 Yearly "Affordability" Levels ²				
AMI ³ Levels	Persons in Family			
	1	2	3	4
120% of AMI	\$ 76,800	\$ 87,840	\$ 98,760	\$ 109,680
100% of AMI	\$ 64,000	\$ 73,200	\$ 82,300	\$ 91,400
Low Income Limits (80% of AMI)	\$ 51,200	\$ 58,500	\$ 65,800	\$ 73,100
Multifamily Tax Subsidy Limits (60% of AMI)	\$ 38,400	\$ 43,920	\$ 49,380	\$ 54,840

¹ While this report’s data focuses on 2023, it was written in 2024, so the village staff acknowledged general trends that affect development over multiple years.

² (Department of Housing and Urban Development, 2024)

³ Area Median Income (“AMI”)

Very Low Income Limits (50% of AMI)	\$ 32,000	\$ 36,600	\$ 41,150	\$ 45,700
Extremely Low Income Limits (30% of AMI)	\$ 19,200	\$ 21,950	\$ 24,860	\$ 30,000

6.1.4.2 Racine County FYI 2023 Monthly "Affordability" Housing Budget (rent + utilities)				
AMI Levels	Persons in Family			
	1	2	3	4
120% of AMI	\$ 1,920	\$ 2,196	\$ 2,469	\$ 2,742
100% of AMI	\$ 1,600	\$ 1,830	\$ 2,058	\$ 2,285
Low Income Limits (80% of AMI)	\$ 1,280	\$ 1,463	\$ 1,645	\$ 1,828
Multifamily Tax Subsidy Limits (60% of AMI)	\$ 960	\$ 1,098	\$ 1,235	\$ 1,371
Very Low Income Limits (50% of AMI)	\$ 800	\$ 915	\$ 1,029	\$ 1,143
Extremely Low Income Limits (30% of AMI)	\$ 480	\$ 549	\$ 622	\$ 750

6.1.4.3 HUD-estimated affordable ownership price levels, Racine County FY 2023				
AMI Levels	Persons in Family			
	1	2	3	4
120% of AMI	\$ 258,048	\$ 295,142	\$ 331,834	\$ 368,525
Median Income limits (100% of AMI)	\$ 215,040	\$ 245,952	\$ 276,528	\$ 307,104
Low Income Limits (80% of AMI)	\$ 172,032	\$ 196,560	\$ 221,088	\$ 245,616
Multifamily Tax Subsidy Limits (60% of AMI)	\$ 129,024	\$ 147,571	\$ 165,917	\$ 184,262
Very Low Income Limits (50% of AMI)	\$ 107,520	\$ 122,976	\$ 138,264	\$ 153,552
Extremely Low Income Limits (30% of AMI)	\$ 64,512	\$ 73,752	\$ 83,530	\$ 100,800

6.1.4.4 Selected Housing Characteristics ACS 5-Year Estimates	2023		% Change	>Inflation
	Label	Estimate	%	Estimate
HOUSING OCCUPANCY				
Total housing units	12,061		1.2%	
Occupied housing units	11,560	95.8%	3.6%	
Vacant housing units	501	4.2%	-34.2%	
Homeowner vacancy rate	1.4%		133.3%	
Rental vacancy rate	1.6%		-78.1%	
UNITS IN STRUCTURE				
Total housing units	12,061		1.2%	
1-unit, detached	7,723	64.0%	4.4%	
1-unit, attached	933	7.7%	38.4%	
2 units	270	2.2%	-8.8%	
3 or 4 units	367	3.0%	-29.7%	
5 to 9 units	1,173	9.7%	-11.1%	
10 to 19 units	800	6.6%	-11.0%	
20 or more units	724	6.0%	-3.1%	
Mobile home	63	0.5%	34.0%	
Boat, RV, van, etc.	8	0.1%	-11.1%	

YEAR STRUCTURE BUILT			
Total housing units	12,061		1.2%
Built 2020 or later	139	1.2%	51.1%
Built 2010 to 2019	543	4.5%	327.6%
Built 2000 to 2009	2,107	17.5%	-15.1%
Built 1990 to 1999	1,935	16.0%	9.5%
Built 1980 to 1989	1,427	11.8%	-19.6%
Built 1970 to 1979	2,240	18.6%	5.5%
Built 1960 to 1969	1,529	12.7%	12.6%
Built 1950 to 1959	1,137	9.4%	2.5%
Built 1940 to 1949	286	2.4%	-33.5%
Built 1939 or earlier	718	6.0%	10.3%
ROOMS			
Total housing units	12,061		1.2%
1 room	43	0.4%	-67.4%
2 rooms	74	0.6%	-22.9%
3 rooms	637	5.3%	-8.6%
4 rooms	2,015	16.7%	-6.3%
5 rooms	2,470	20.5%	17.6%
6 rooms	2,377	19.7%	-8.2%
7 rooms	1,801	14.9%	8.7%
8 rooms	961	8.0%	-23.3%
9 rooms or more	1,683	14.0%	35.7%
Median rooms	5.80		0.0%
BEDROOMS			
Total housing units	12,061		1.2%
No bedroom	43	0.4%	-68.6%
1 bedroom	582	4.8%	-19.2%
2 bedrooms	3,650	30.3%	-1.4%
3 bedrooms	5,438	45.1%	7.5%
4 bedrooms	2,019	16.7%	1.3%
5 or more bedrooms	329	2.7%	8.6%
HOUSING TENURE			
Occupied housing units	11,560		3.6%
Owner-occupied	9,066	78.4%	6.2%
Renter-occupied	2,494	21.6%	-4.7%
Average household size of owner-occupied unit	2.39		-1.6%
Average household size of renter-occupied unit	2.29		4.6%
YEAR HOUSEHOLDER MOVED INTO UNIT			
Occupied housing units	11,560		3.6%
Moved in 2021 or later	1,105	9.6%	289.1%
Moved in 2018 to 2020	2,436	21.1%	140.9%

Moved in 2010 to 2017	3,390	29.3%	26.2%	
Moved in 2000 to 2009	2,420	20.9%	-34.9%	
Moved in 1990 to 1999	1,147	9.9%	-36.7%	
Moved in 1989 and earlier	1,062	9.2%	-35.4%	
VEHICLES AVAILABLE				
Occupied housing units	11,560		3.6%	
No vehicles available	633	5.5%	2.3%	
1 vehicle available	3,900	33.7%	7.7%	
2 vehicles available	4,871	42.1%	4.4%	
3 or more vehicles available	2,156	18.7%	-4.0%	
HOUSE HEATING FUEL				
Occupied housing units	11,560		3.6%	
Utility gas	8,349	72.2%	-2.2%	
Bottled, tank, or LP gas	239	2.1%	66.0%	
Electricity	2,742	23.7%	27.5%	
Fuel oil, kerosene, etc.	113	1.0%	-18.7%	
Coal or coke	-	0.0%	-	
Wood	84	0.7%	50.0%	
Solar energy	-	0.0%	-	
Other fuel	16	0.1%	-69.8%	
No fuel used	17	0.1%	-76.7%	
SELECTED CHARACTERISTICS				
Occupied housing units	11,560		3.6%	
Lacking complete plumbing facilities	19	0.2%	11.8%	
Lacking complete kitchen facilities	35	0.3%	-56.3%	
No telephone service available	32	0.3%	-79.4%	
OCCUPANTS PER ROOM				
Occupied housing units	11,560		3.6%	
1.00 or less	11,411	98.7%	4.1%	
1.01 to 1.50	97	0.8%	-45.2%	
1.51 or more	52	0.4%	225.0%	
VALUE				
Owner-occupied units	9,066		6.2%	
Less than \$50,000	126	1.4%	-51.4%	
\$50,000 to \$99,999	307	3.4%	-71.7%	
\$100,000 to \$149,999	823	9.1%	-42.7%	
\$150,000 to \$199,999	1,280	14.1%	-36.4%	
\$200,000 to \$299,999	2,842	31.3%	5.3%	
\$300,000 to \$499,999	2,926	32.3%	226.9%	
\$500,000 to \$999,999	718	7.9%	552.7%	
\$1,000,000 or more	44	0.5%	7.3%	
Median (dollars)	\$269,900		43.9%	18.3%

MORTGAGE STATUS			
Owner-occupied units	9,066		6.2%
Housing units with a mortgage	6,214	68.5%	15.8%
Housing units without a mortgage	2,852	31.5%	-10.0%
SELECTED MONTHLY OWNER COSTS (SMOC)			
Housing units with a mortgage	6,214		15.8%
Less than \$500	-	0.0%	-100.0%
\$500 to \$999	637	10.3%	-32.3%
\$1,000 to \$1,499	1,512	24.3%	-15.0%
\$1,500 to \$1,999	1,790	28.8%	25.8%
\$2,000 to \$2,499	1,153	18.6%	57.5%
\$2,500 to \$2,999	588	9.5%	110.0%
\$3,000 or more	534	8.6%	165.7%
Median (dollars)	\$1,773		19.2%
Housing units without a mortgage	2,852		-10.0%
Less than \$250	33	1.2%	43.5%
\$250 to \$399	98	3.4%	-61.0%
\$400 to \$599	541	19.0%	-55.9%
\$600 to \$799	1,258	44.1%	13.6%
\$800 to \$999	462	16.2%	14.6%
\$1,000 or more	460	16.1%	191.1%
Median (dollars)	\$706		15.5%
			-10.1%
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)			
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	6,205		15.8%
Less than 20.0 percent	3,146	50.7%	14.4%
20.0 to 24.9 percent	888	14.3%	18.1%
25.0 to 29.9 percent	582	9.4%	-7.0%
30.0 to 34.9 percent	497	8.0%	55.3%
35.0 percent or more	1,092	17.6%	20.0%
Not computed	9.00	0.1%	12.5%
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,848		-9.7%
Less than 10.0 percent	1,138	40.0%	1.5%
10.0 to 14.9 percent	860	30.2%	28.4%
15.0 to 19.9 percent	249	8.7%	-30.3%
20.0 to 24.9 percent	151	5.3%	-60.8%
25.0 to 29.9 percent	73	2.6%	-46.7%
30.0 to 34.9 percent	70	2.5%	-42.6%
35.0 percent or more	307	10.8%	-15.2%
Not computed	4.00		-73.3%
GROSS RENT			
Occupied units paying rent	2,374		-4.1%

Less than \$500	176	7.4%	-36.9%	
\$500 to \$999	862	36.3%	-41.1%	
\$1,000 to \$1,499	1,064	44.8%	102.7%	
\$1,500 to \$1,999	144	6.1%	11.6%	
\$2,000 to \$2,499	120	5.1%	126.4%	
\$2,500 to \$2,999	8	0.3%	-	
\$3,000 or more	-	0.0%	-100.0%	
Median (dollars)	\$1,023		21.2%	-4.4%
No rent paid	120		-15.5%	
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	2,265		-8.2%	
Less than 15.0 percent	622	27.5%	42.3%	
15.0 to 19.9 percent	392	17.3%	-13.1%	
20.0 to 24.9 percent	423	18.7%	35.1%	
25.0 to 29.9 percent	271	12.0%	-15.6%	
30.0 to 34.9 percent	82	3.6%	-64.0%	
35.0 percent or more	475	21.0%	-33.7%	
Not computed	229		50.7%	

6.1.4.5 Analysis

The highest number of rental units in the village cost between \$1,000 and \$1,500, which is affordable for a family of four making 80% or more of the AMI. For owner-occupied housing, the median home value is \$269,900. This value qualifies as affordable for four-person households at 100% or more of the AMI. The difference in renter and owner AMI comparative levels highlights how the median rental unit is generally more affordable than ownership. The historic rental vacancy rates in the village are greater than the historic homeowner vacancy rates, and this supply and demand imbalance for owner-occupied units likely contributes to the lower affordability of owner-occupied units.

As discussed in 2024 in a report delivered to Racine County and Racine County Economic Development Corporation, Tracy Cross & Associates found this lack of new construction at the high end of the market reduces housing filtering. In the long term, reducing housing filtering can put pressure on renters in the market when those who could afford more expensive rental housing out bid those who cannot afford more expensive rental housing. Therefore, producing more housing could free up more affordable housing for those who need it, slow the competition for affordable housing, and keep the existing affordable housing in place. With an aging housing stock, the village should explore options to ensure the older and more affordable stock is well kept. Dilapidated buildings that fall out of the housing stock may put other pressures on renters and owners already competing for limited housing.

The growth in the median home value has outpaced inflation by 18% between 2018 and 2024, again showing the rapid increase in owner-occupied prices. Rental costs, on the other hand, have decreased by 4% during the same period, further exemplifying the relative affordability of rental units within the village.

6.2 Meeting existing and forecasted housing demand

6.2.1 Village of Mount Pleasant Existing and Forecasted Housing Demand

“In 2010, there were 26,197 residents and 11,136 households in the Village. The Wisconsin Department of Administration’s population estimate for the Village in 2019 is 26,976 residents. Based on VISION 2050 population forecasts, which includes the Foxconn development, the plan forecasts 44,700 residents and 19,700 households in the Village of Mount Pleasant in the year 2050. The forecasted population of 44,700 residents is the amount upon which the needs analysis presented in this chapter is

based. Under the plan, the number of Village residents would increase by 18,503 people, or by 71 percent, and the number of households would increase by 8,564 households, or by 77 percent, between 2010 and 2050.”⁴

The 2023 American Community Survey 5-Year Estimates counted 12,061 housing units in the village. Thus, to meet the forecasted housing demand by 2050, the village must construct an added 7,639 housing units over the next 26 years. This equates to 283 housing units per year, every year, until 2050. Using the state average of 67.9% owner-occupied, 32.1% renter-occupied split, the village must construct 145 units of owner-occupied housing and 138 units of renter-occupied housing per year, every year, until 2050.

In 2023, the total market vacancy rate was 4.2%, which was stable from the previous year’s estimate of 4.1%. The owner-occupied vacancy rate was 1.4% and the estimated renter-occupied vacancy rate was 1.6%. Notably, the renter-occupied vacancy rate fell from a high of 9.2% in 2014, highlighting the continued absorption of rental units in the market over the last 10 years. A healthy vacancy rate for owner-occupied housing is approximately 2%, and a healthy vacancy rate for renter-occupied housing is approximately 5%. Considering the estimated 501 total vacant rental units in 2023, the village could have allowed an added 57 units of owner-occupied housing and could have let the market absorb 89 units of renter-occupied housing in 2023. Since 2010, the village has constructed enough renter-occupied housing to meet forecasted demand in three years. After considering these vacancy rates, the village is approximately 1,596 owner-occupied housing units and 1,883 renter-occupied housing units behind where it should be to meet 2050 forecasted housing demand.

6.2.2 Racine County Existing and Forecasted Housing Demand

To try and understand the role geographic location plays in forecasting housing demand, the village staff analyzed the same statistics at the county level using the housing element shown in **A COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035**. The 2023 American Community Survey 5-Year Estimates counted 84,558 housing units in the county. Thus, to meet the forecasted housing demand by 2035, the county must construct an additional 3,669 housing units over the next 11 years. This equates to 306 housing units per year, every year, until 2035. Using a 67.9% owner-occupied, 32.1% renter-occupied split, the county must convert 18 units of owner-occupied housing and construct 324 units of renter-occupied housing per year, every year, until 2035.

In 2023 the total market vacancy rate was 6.4%. The owner-occupied vacancy rate was 0.5%, the renter-occupied vacancy rate was 5.5%, and the rest is the estimated margin of error between the two. Considering the estimated 301 vacant owner-occupied housing units and 1,344 renter-occupied housing units, municipalities within the county could have allowed 902 more owner-occupied units, but had a slight over-supply of rental housing units. After considering these vacancy rates, the county is approximately 219 units behind forecasted 2035 owner-occupied demand, and 6,175 rental units behind of forecasted rental demand.

The significant difference between the village forecasted owner-occupied and rental-occupied demand shows a geographic mismatch in the location and demand for units. Specifically, the county numbers show greater need for renter-occupied units, while the village shows a need for both owner- and renter-occupied units. While the village staff do not have control over county or other municipalities’ decision making, the numbers show programs to encourage or incentivize more renter-occupied units, aid in moving to or commuting between different communities, or reduced construction of rental units in low-demand areas could help balance geographic mismatch of housing demand. County-wide, high ownership communities, mainly outside the city and west of the interstate, should focus on allowing more types of rental housing; while the City of Racine and near neighborhoods in Caledonia and Mount Pleasant should focus on owner-occupied units.

6.2.3 Forecasted Housing Demand Land Use

An increase in 7,639 households, at the minimum lot size of the RL-1 district (6,000 ft², or about a 55’ x 110’ lot), would require approximately 1,052 acres. If adjusted by an extra 15% to account for required roadway and stormwater facilities, the land needed for housing development totals 1,210 acres or 1.89 square miles. The village currently has 1,032 acres of land currently zoned for residential development. Therefore, the village will need to increase the density of housing allowed above

⁴ (Southeastern Wisconsin Regional Planning Commission, 2020)

RL-1 and zone more land for residential development. The village’s zoning code has five zoning districts denser than RL-1 for which developers may apply in proper areas. The RL, RM, and RH zoning districts all allow small-lot detached houses, two-unit houses, and twinhouses. The RM and RH zoning districts also allow townhouses, multi-unit buildings, cottage courts, and backyard cottages. Only backyard cottages have owner-occupancy requirements; however, the rest of the unit types could help alleviate the housing shortage by either owner-occupancy or renter-occupancy. The village’s Comprehensive Plan also has more lands planned for residential development⁵⁶.

6.3 Reducing the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent

The village will transition to a new, more integrated online permitting system in 2025, which includes digital uploads for supporting documents, GIS integration, and automated workflows. The village staff expect the reduction in paperwork should accelerate the process of completing complicated permitting workflows that require inter-departmental cooperation, such as subdivision plats. It should reduce the time needed for that work by about 20%. The portal also keeps applicants automatically updated with the workflow steps as they progress, which the village staff believe will help aid cooperation between applicants, the reviewing departments, and any public meeting requirements.

7 Figures

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8 Works Cited

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⁵ See **UNDEVELOPED PARCELS IN THE MUNICIPALITY SUITABLE FOR, BUT NOT ZONED FOR, RESIDENTIAL DEVELOPMENT**

⁶ The village owns a significant amount of land within Tax Incremental District No. 5; however, Wis. Stats. 66.1105(4)(gm)5 prevents the village from rezoning any of these lands to residential districts that do not also allow industrial uses.