



City of Menomonie
Housing Affordability Analysis

Covering Permit Year 2024

INTRODUCTION

The State of Wisconsin requires municipalities with a population of 10,000 or more to prepare a report of the municipality's implementation of their comprehensive plan housing element created under s. 66.1001. The municipality shall update the report annually, no later than January 31. The report shall contain all of the following:

1. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
2. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
3. A list and map of undeveloped parcels in the municipality that are zoned for residential development.
4. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
5. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision.
6. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 - a. Meet existing and forecasted housing demand.
 - b. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

A municipality shall post the report on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

PROCESS AND DATA SOURCES

This report was prepared by the City of Menomonie staff, with assistance by Cedar Corporation for the calendar year ending December 31, 2024. Staff used various sources while compiling this data, such as the City of Menomonie Zoning Code, Fee Schedule, and permits/development records from 2024. Staff also used some data from the 2016-2036 City of

Menomonie Comprehensive Plan and U.S. Census Bureau American Community Survey (ACS) 2019-2023. The City maintains a GIS database of land uses and the vacant parcel information was retrieved from the database.

This report has been posted to the City’s website <https://www.menomonie-wi.gov/> and the information will be shared with the City Plan Commission and Common Council. For record keeping purposes, projects that were approved in 2024 are included in this report.

AFFORDABILITY

Renter-Occupied

It is necessary to define “affordability” in order to further discuss the topic of affordability in Menomonie’s housing market. According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable when the housing costs (mortgage/rent, insurance, taxes, etc.) do not exceed 30 percent of a household’s income. Families who pay more than 30 percent of their income for housing are considered to be cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. The most recent data on housing and income is from the 2019-2023 U.S. Census Bureau American Community Survey (ACS).

Table 1 – Renter-Occupied Data

| Menomonie City, Wisconsin | | | Dunn County, Wisconsin | | |
|---------------------------|-------|-------|------------------------|-------|--------|
| | Units | % | | Units | % |
| Units paying rent | 3,667 | | Units paying rent | 5,506 | |
| Less than \$500 | 390 | 10.6% | Less than \$500 | 539 | 9.79% |
| \$500 to \$999 | 1,790 | 48.8% | \$500 to \$999 | 2,613 | 47.46% |
| \$1,000 to \$1,499 | 925 | 25.2% | \$1,000 to \$1,499 | 1,613 | 29.30% |
| \$1,500 to \$1,999 | 420 | 11.5% | \$1,500 to \$1,999 | 538 | 9.77% |
| \$2,000 to \$2,499 | 98 | 2.7% | \$2,000 to \$2,499 | 132 | 2.40% |
| \$2,500 to \$2,999 | 32 | 0.9% | \$2,500 to \$2,999 | 35 | 0.64% |
| \$3,000 or more | 12 | 0.3% | \$3,000 or more | 17 | 0.31% |
| No Rent Paid | 55 | | No Rent Paid | 309 | |
| Median Gross Rent | \$933 | | Median Gross Rent | \$942 | |

Source: 2019-2023 U.S. Census Bureau American Community Survey (ACS)

The median gross rent in the City of Menomonie is approximately \$933, which is lower than the median gross rent for Dunn County (\$942). Menomonie also has a lower median rent than the State (\$1,045). Approximately 59.4% of all renters pay less than \$1,000 for rent, which is 2.15% greater than Dunn County. The City’s median household income is approximately \$54,587; thus, housing is considered affordable if all housing costs are equal or less than \$1,365 each month if using the median household income as an example. In this case, a

median-priced rental unit is considered affordable to a median-income level household; please note that renters' insurance was not included in median gross rent figure. The 2019-2023 U.S. Census Bureau American Community Survey (ACS) estimates that approximately 41.34% of Menomonie renters pay 30 percent or more of their household incomes for housing. The percentage of renters paying more than 30% of their income for housing costs is greater than Dunn County (38.21%), but lower than the State of Wisconsin (42.17%).

Owner-Occupied

The median amount spent on housing costs for homeowners with a mortgage is approximately \$1,498, which is lower than Dunn County (\$1,547). Housing costs include mortgage payments, condominium and other fees, real estate taxes, and premiums for homeowners' insurance. The 2019-2023 U.S. Census Bureau American Community Survey (ACS) estimates approximately 17.36% of Menomonie's homeowners with a mortgage pay 30 percent or more of their household income for housing and a median household income of \$54,587 per year. Menomonie has a slightly lower percentage than Dunn County (23.12%) and Wisconsin (22.06%). The monthly income on \$54,587 is \$4,549 with 30% of that being \$1,365. In 2024, the median single-family home sold price was \$305,000 (MLS for City of Menomonie). In the past year, mortgage rates have bounced between 6.08%-7.22% for a 30-year fixed mortgage. A 30-year fixed mortgage at 6.65% interest with 20% down on the median single-family home sold in 2024 would have a monthly payment of \$1,566. That does not factor taxes, insurance, and other monthly home expenses. Therefore, the median sale price of a home in Menomonie would exceed 30% of the median household income and would not be considered affordable.

Table 2 – Owner-Occupied Data

| Menomonie City, Wisconsin | | | Dunn County, Wisconsin | | |
|---------------------------|---------|-------|------------------------|---------|-------|
| | Units | % | | Units | % |
| Owner w/Mortgage | 1,498 | | Owner w/Mortgage | 7,241 | |
| Less than \$500 | 0 | 0.0% | Less than \$500 | 44 | 0.6% |
| \$500 to \$999 | 213 | 14.2% | \$500 to \$999 | 952 | 13.1% |
| \$1,000 to \$1,499 | 631 | 42.1% | \$1,000 to \$1,499 | 2,383 | 32.9% |
| \$1,500 to \$1,999 | 421 | 28.1% | \$1,500 to \$1,999 | 2,087 | 28.8% |
| \$2,000 to \$2,499 | 190 | 12.7% | \$2,000 to \$2,499 | 1,023 | 14.1% |
| \$2,500 to \$2,999 | 22 | 1.5% | \$2,500 to \$2,999 | 393 | 5.4% |
| \$3,000 or more | 21 | 1.4% | \$3,000 or more | 359 | 5.0% |
| Median Housing Cost | \$1,498 | | Median Housing Cost | \$1,547 | |

Source: 2019-2023 U.S. Census Bureau American Community Survey (ACS)

Approved Residential Development Applications

Menomonie experienced a solid year for new residential construction in 2024. In total, 23 new

housing units were approved last year, consisting of 21 single-family units (including twin homes) and 2 duplex units.

The Building Inspections Department also approved 165 residential repair/addition/remodel permits. The repairing and remodeling of older housing units will likely be a top priority for the City in the next few years because there is a relatively large number of older residential structures that could be improved to provide better housing at more affordable prices.

Table 3 – Residential Development Building Permit Applications

| Building Permit Applications, 2024 | | | | | |
|------------------------------------|--------|-------|-------------|------------------|-------------------|
| Type | Number | Units | Fees | Fees per Project | Value of Projects |
| Building Permits (single family) | 21 | 21 | \$22,170.95 | \$1,055.76 | \$6,165,826.00 |
| Building Permits (duplex) | 1 | 2 | \$1,219.88 | \$1,219.88 | \$400,000.00 |
| Building Permits (multifamily) | 0 | 0 | \$0.00 | \$0.00 | \$0.00 |
| Building Permits (remodel) | 165 | - | \$9,900.00 | \$60.00 | \$2,850,512.62 |

Source: City of Menomonie Building Inspection Department

Proposed Residential Dwelling Units

In 2024, there were five (5) CSMs related to residential development. The approved Certified Survey Maps (CSM) created one (1) new lot, but most of the projects combined vacant lots with already developed lots. This resulted in a net loss of three (3) lots.

Table 4 – Proposed Residential Developments

| Land Division Applications, 2024 | | |
|----------------------------------|--------|----------|
| Type | Number | New Lots |
| Subdivision Plats - Preliminary | 0 | 0 |
| Subdivision Plats - Final | 0 | 0 |
| Certified Survey Maps | 5 | -3 |
| Condominium Plats | 0 | 0 |

Source: City of Menomonie Building Inspection Department

List and Map of Undeveloped Parcels Zoned for Residential Development

Appendix A shows a list of properties in the City of Menomonie that are zoned a residential classification and are vacant. The map included in Appendix A shows the locations of the

vacant residential property, as well as those properties that were developed in 2024. This includes subdivided and undeveloped properties. Most subdivided properties are served by municipal utilities.

List of Undeveloped Parcels Not Zoned for Residential Development

Appendix B shows a list of properties in the City of Menomonie that are vacant and not zoned for residential development, but have the potential to be residential. The list was developed by using the best available data to identify vacant parcels and using the zoning districts to identify parcels that are not zoned residential. No detailed site suitability analysis or environmental assessment was conducted to develop this list. This list includes subdivided and undeveloped properties. Most subdivided properties are served by municipal utilities.

Analysis of Residential Development Regulations and Financial Impact

New residential development is managed primarily through the zoning ordinance, subdivision ordinance, and building code and must follow erosion control and stormwater management requirements. There are relatively few regulations or requirements for new residential development in Menomonie on platted lots on residential zoning and where the use is a permitted use. For single- and two-family housing, the building plans can typically be approved administratively, unless a rezoning is required; it can typically take anywhere from 1-5 days for the City to approve and issue a building permit. The building inspector reviews the proposal to ensure that the type of housing is permitted in the specific zoning district, check the site plans for setbacks and other bulk density standards. This review can take anywhere between 1 to 3 days, depending on the complexity of the project and the availability of staff. The public works staff reviews the project for erosion control, stormwater requirements, driveway access, and any other approvals if needed. The inspection staff reviews the plans to ensure compliance with building codes and to ensure that state approval was granted, if needed.

Table 5 below lists the type of permits required and associated fees charged for construction a new residential unit.

Table 5 – Permits and Associated Fees

| Type of Permit | Fee |
|---|---|
| Building Permit - New One or Two-family dwelling | \$0.22 per sq. ft. floor & garage area |
| Plumbing Permit | \$110.00 per dwelling unit |
| Electrical Permit | \$110.00 per dwelling unit |
| HVAC Permit | \$110.00 per dwelling unit |
| Land Dedication or Fee in Lieu of Land Dedication | \$100.00 per dwelling unit, or minimum of 2 acres |
| Minor Land Division (CSM) | \$200 |
| Condominium Plat | \$200 |
| Major Subdivision Preliminary Plat | \$100.00 and \$5 per lot |
| Stormwater Management Fee | \$50.00 per acre, minimum \$350.00 |
| Erosion Control | \$175 |
| Residential Remodel | \$0.18 per sq. ft., min. \$35 |

Source: City of Menomonie Building Inspection Department

The approval process for a new subdivision can take at least 40-90 days, but often the process takes longer if changes are required after the preliminary plat. There are no design standards or guidelines applied to new single- or two-family housing developments, unless the development is located in a Planned Unit Development or a subdivision with covenants.

The fees collected (or estimated to be collected based on the Fee Schedule) for new one or two-family residential developments in 2024 are shown in Table 6. The analysis was done by taking the actual number of new one and two-family residential units that were approved and estimating that each unit was charged a standard permit for the following: plumbing, electrical, and HVAC. Actual numbers for erosion control permits are also displayed. Although the CSMs approved in 2024 were not all developed, the estimate used in the average lot cost calculation was based on the average cost of getting a new lot approved in 2024 (\$120 per lot).

Table 6 – 2024 Permits and Cost per Permit

| Permit | Units | Total Fees | Estimated Fee Per Project Average |
|--------------------------------|-------|-------------|-----------------------------------|
| New One or Two Family Dwelling | 23 | \$11,840.83 | \$514.82 |
| Plumbing Permit | 23 | \$2,530.00 | \$110.00 |
| Electrical Permit | 23 | \$2,530.00 | \$110.00 |
| HVAC Permit | 23 | \$2,530.00 | \$110.00 |
| Erosion Control | 22 | \$3,850.00 | \$175.00 |
| Stormwater Management Fee | 22 | \$7,700.00 | \$350.00 |
| Land Division (CSM)* | 5 | \$1,000.00 | \$200.00 |
| Land Dedication Requirement | 0 | \$0.00 | \$100.00 |
| Total | | \$31,980.83 | \$1,669.82 |

*Not part of the permit fees for new construction, but charged at the time of subdivision

Source: City of Menomonie Building Inspection Department

The estimated total cost of new one or two-family residential permits was \$31,980.83, with an average of \$1,669.82 per dwelling unit when factoring in all the other subcontracted permits, stormwater management, erosion control, and CSM review fees. The actual cost to develop could be higher or lower depending on how the lots were subdivided.

Forecasted Housing Demand

The Wisconsin Department of Administration (DOA) projects that the City will grow by 468 households from 2020 to 2040. Considering the household size is gradually shrinking, the minimal projected growth would indicate steady, and continued growth in population by 2040. These projections are based on data from the 2010 U.S. Census and will likely change once the DOA updates its projections with newer 2020 U.S. Census data. Updated population projections by the DOA based on the 2020 U.S. Census were made available in January of 2025, however, household projections were not and therefore, to maintain consistency, this report is using the 2010 U.S. Census information.

To keep up with the projected household growth, the number of new housing units needed by 2040 is approximately 468. The number of dwelling units approved since 2020 is as follows:

- 2020 – 31 new dwelling units
- 2021 – 25 new dwelling units
- 2022 – 22 new dwelling units
- 2023 – 191 new dwelling units
- 2024 – 23 new dwelling units

To meet the projection, the City would have to average adding just over 11 housing units per year. (468 units needed – 292 dwelling units provided = 176 units/16 yrs = 11 units per/yr)

Table 7 – Projected Housing Demand

| | 2010 | 2015 | 2020 Estimate | 2025 Projection | 2030 Projection | 2035 Projection | 2040 Projection |
|-----------------------|--------|--------|------------------|--------------------|--------------------|--------------------|--------------------|
| Households* | 5,743 | 6,112 | 6,290 | 6,467 | 6,604 | 6,688 | 6,758 |
| Population** | 16,264 | 16,640 | 16,840 | 17,050 | 17,120 | 17,070 | 17,050 |
| Persons Per Household | 2.83 | 2.72 | 2.68 | 2.64 | 2.59 | 2.55 | 2.52 |

Source: U.S. Census Bureau; Wisconsin Department of Administration

*DOA Household Projections

**DOA Population Projections

Table 8 shows the estimated lots based on residential zoning. Based on the projected demand of 11 homes per year, there appears to be enough total lots for the next 15-16 years, but that will depend on the type of housing that is developed as there are fewer multifamily lots available. Additionally, some of those lots are not currently for sale and some of the sites may be unbuildable. Vacant platted lots are based on the number of undeveloped lots, zoned residential, and lot size (less than 1-acre in area if zoned R-1 and R-4, less than 2-acres in area if zoned R-2, and less than 3-acres in area if zoned R-3). Un-Platted Vacant lots include all remaining vacant lots that fall within each zoning designation. Some of the Un-Platted lots may be part of a plat but were larger in area and could potentially be further platted in the future.

Table 8 – Estimated Lots by Zoning

| Zoning District | Vacant Platted Lots | Un-Platted Vacant Lots (Acres) |
|---|------------------------|-----------------------------------|
| R-1 Single Family Residential | 128 | 387 |
| R-2 Limited Multiple Residential | 29 | 37.17 |
| R-3 Multiple Residential | 14 | 7.18 |
| R-4 Limited Family Residential Twin Home District | 13 | 3.29 |

Source: Cedar Corporation

Analysis of Ways to Modify Regulations to Meet Housing Demand and Reduce Approval Process

The City of Menomonie's Zoning Districts provide a wide range of lot options for developers.

There are a number of ways the City can help reduce the cost and time necessary to approve and develop new residential subdivisions. These include but are not limited to:

- In 2024, the City of Menomonie reduced the street side yard setbacks from 25 feet to 10 feet in the R-1 Single Family Residential, R-2 Limited Multiple Residential, and R-3 Multiple Residential Districts as a way to increase density.
- In 2024, the City of Menomonie also updated the Housing Element of the Comprehensive Plan to update available programs and encourage cost reduction efforts for residential development.
- Reduce fees by 20%. Generally, municipalities do not break even on the services provided when reviewing and conducting inspections for building permits. Although lowering fees would reduce the cost to developers, this would actually have an impact to tax payers as the revenue would likely have to be made up in taxes.
- Increase density, allowing smaller lots to be developed, thereby reducing the cost of development per dwelling unit. This will likely be completed on a case by case basis through a PUD process. The PUD approval process can take significant time for approval and would likely add time, instead of reducing it for most residential development.
- Create a Developers Kit that provides all regulations, review requirements, fees and meeting schedules so a developer can prepare a complete set of plans for review.
- Establish a Development Review Team process for all major subdivision reviews where developers and staff meet to discuss all requirements, expectations, and timelines for approval.
- Create incentives to fast-track development, such as developments that include low to moderate-income housing.

Comprehensive Plan Implementation

The City's Housing Chapter of its Comprehensive Plan includes the following list of Goals, Objectives, Programs, Policies, and Actions

Goal 1: Ensure land is available for future housing needs.

Objective

1. Maintain steady and planned growth in the City of Menomonie.

Programs, Policies, and Actions

1. Use proposed land use map to guide residential growth.
2. Explore extra-territorial zoning with surrounding towns to avoid land use conflicts.
3. Consider implementation of the recommendations in the City of Menomonie Housing Needs Assessment, 2023.
4. Consider amendments to the Zoning and Subdivision Code that incorporate measures to reduce development costs.

5. Develop an Affordable Housing Program to utilize funds from the Tax Incremental Finance Affordable Housing Extensions.
6. Utilize programs listed in this chapter and others that may become available to reduce housing costs, when feasible.

Goal 2: Provide a balance between single family and multi-family housing.

Objectives

1. Increase owner-occupied home ownership.
2. Protect property values.

Programs, Policies, and Actions

1. Help residents locate housing programs and agencies that will help them achieve home ownership.
2. Encourage developers to provide a variety of housing sizes and styles to meet the needs of all residents.
3. Encourage R-1, R-2, and R-4 zoning over the full multiple-family zoning of R-3 because they are more compatible and are more easily intermixed.
4. Encourage the use of Traditional Neighborhood Development (TND) that is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles and includes a variety of housing types and land uses in a designated area.
5. Consider amendments to the Zoning Code to allow Accessory Dwelling Units (ADUs).

Goal 3: Address the aesthetics of new developments and housing.

Objective

1. Avoid residential development that uses repetitive styles and colors.

Programs, Policies, and Actions

1. Specify housing aesthetics in the developer's agreement.
2. Encourage the use of Traditional Neighborhood Development (TND) that is served by a network of paths, streets and lanes suitable for pedestrians as well as vehicles and includes a variety of housing types and land uses in a designated area.
3. Require developments to use a variety of building footprints, colors, windows, etc.
4. Discuss possible ordinances on property maintenance code.

Goal 4: Encourage infill development on vacant lots within the City Limits.

Objectives

1. Reduce urban sprawl.
2. Lower the cost of infrastructure expansion.

Programs, Policies, and Actions

1. Allow for the extension of utilities to the vacant lots within the City.

2. Review stormwater ordinance requirements for infill development.
3. Analyze the potential for incentives to lower costs for those building on infill lots.
4. Promote the housing program to assist lower income families to build.
5. Continue to update the City's Housing Affordability Analysis report as required by Wis. Stat. 66.10013 on an annual basis.

Goal 5: Support and encourage sustainable design of residential development including "Green Building."

Objectives

1. Reduce energy consumption.
2. Promote environmental sustainability and responsibility.

Programs, Policies, and Actions

1. Work with local contractors to construct a home that meets the Leadership in Energy and Environmental Design (LEED) Standards.
2. Encourage architects and developers to incorporate LEED Standards and promote "green buildings."
3. Review ordinances to identify opportunities to provide incentives for green building.
4. Develop standards and incentives for promoting greenspace and walkability in residential developments.

Housing Needs Assessment – City of Menomonie Implementation

In 2023, West Central Wisconsin Regional Planning Commission prepared a Housing Needs Assessment for the City of Menomonie. This document contains both recommended housing goals and potential housing strategies. A *Recommended Housing Action Plan* contained within the Assessment suggests the following steps for removing regulatory barriers and promoting development:

- Audit and revise zoning and subdivision ordinances to allow diverse housing types and to reduce barriers.
- Ensure sufficient land is zoned to accommodate residential development.
- Streamline the development process.
- Create a development guide.
- Establish a development review team process.
- Identify and promote land available for infill development.
- Identify opportunities to add value and residential density to existing developed parcels throughout the City.

Appendix A – List and Map of Undeveloped Parcels Zoned for Residential Development

| Map ID | Parcel ID | Status | Zone | Site Address |
|--------|------------------------|--------|---|------------------------|
| | 1 1725122713022100007 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 318 SISTERS CT |
| | 2 1725122713022100008 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 309 SISTERS CT |
| | 3 1725122713030060012 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 3503 INGALLS RD SW |
| | 4 1725122713030060013 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 926 WAGNER RD SW |
| | 5 1725122713030060017 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 903 WAGNER RD SW |
| | 6 1725122713030060019 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 927 WAGNER RD SW |
| | 7 1725122713031100015 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 8 1725122713031100016 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 9 1725122812303300023 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 10 1725122812312100001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 11 1725122812312100060 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 12 1725122812312200001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 13 1725122812312300004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 14 1725122812312400001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 15 1725122813114200001 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 16 1725122813114300013 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 17 1725122813114300029 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 18 1725122813114300030 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 19 1725122813114300031 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 20 1725122813130030002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2323 EAGLE RIDGE DR NE |
| | 21 1725122813130040002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 22 1725122813130040006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2514 EAGLE RIDGE DR NE |
| | 23 1725122813130040009 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2313 EAGLE RIDGE DR NE |
| | 24 1725122813130050004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2610 CEDAR FALLS RD NE |
| | 25 1725122813130060013 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2306 BUNDY LA NE |
| | 26 1725122813130060014 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2304 BUNDY LA NE |
| | 27 1725122813130060015 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2302 BUNDY LA NE |
| | 28 1725122813130070002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1932 PINE AVE E |
| | 29 1725122813130070003 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1938 PINE AVE E |
| | 30 1725122813130070004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1944 PINE AVE E |
| | 31 1725122813130070005 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2002 PINE AVE E |
| | 32 1725122813130070006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2008 PINE AVE E |
| | 33 1725122813130070007 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2014 PINE AVE E |
| | 34 1725122813130070008 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2020 PINE AVE E |
| | 35 1725122813130070010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 36 1725122813130080001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 37 1725122813130080003 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 38 1725122813130080017 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1920 PINE AVE E |
| | 39 1725122813130080018 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1926 PINE AVE E |
| | 40 1725122813132100023 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 41 1725122813132200001 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 42 1725122813132200016 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 43 1725122813132400004 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 2309 RIDGEWOOD ST |
| | 44 1725122813132400019 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 2302 RIDGEWOOD ST |
| | 45 1725122813133100009 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 46 1725122813141100002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 47 1725122813141200055 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 48 1725122813141300012 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 49 1725122813141300014 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 50 1725122813141300019 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 51 1725122813142100001 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 52 1725122813143100004 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 826 TAINTER ST NE |
| | 53 1725122813143400022 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| | 54 1725122813143400039 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 55 1725122813143400067 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1622 DOUGLAS ST NE |
| | 56 1725122813144200001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| | 57 1725122813144200017 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 856 21ST AVE N |

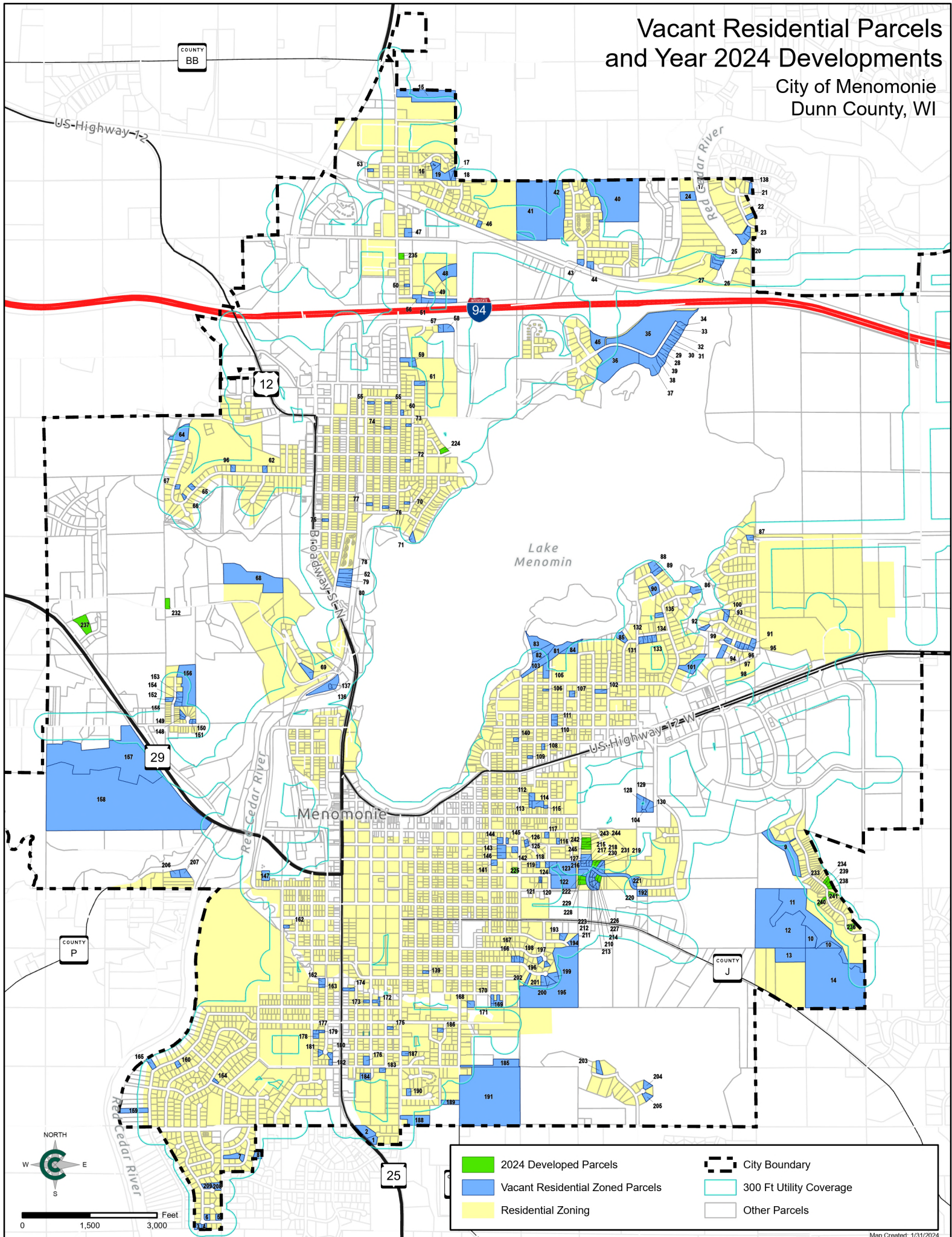
| | | | | |
|-----|---------------------|--------|---|---------------------------|
| 58 | 1725122813144200018 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 868 21ST AVE N |
| 59 | 1725122813144300004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 60 | 1725122813144300019 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 61 | 1725122813144300030 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1722 MATHEWS ST NE |
| 62 | 1725122813221100018 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 96 | 1725122813221100021 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 705 ELM AVE W |
| 64 | 1725122813221200010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1415 ELM AVE W |
| 65 | 1725122813221300006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1005 ELM AVE W |
| 66 | 1725122813221300009 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1029 ELM AVE W |
| 67 | 1725122813221300031 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 68 | 1725122813224100001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 931 MEADOW HILL DR NW |
| 69 | 1725122813230030005 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 70 | 1725122813230030038 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 71 | 1725122813230050001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 72 | 1725122813231200002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 73 | 1725122813231200024 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 74 | 1725122813232100010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 75 | 1725122813232300006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 76 | 1725122813232400073 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 77 | 1725122813232400084 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 78 | 1725122813233100002 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 832 TANTER ST NE |
| 79 | 1725122813233100003 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 818 TANTER ST NE |
| 80 | 1725122813233100004 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 812 TANTER ST NE |
| 81 | 1725122813240010002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 82 | 1725122813240010003 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 83 | 1725122813240010004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 84 | 1725122813240010006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 85 | 1725122813243400009 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 615 FAGSTAD ST NE |
| 86 | 1725122813244100002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 815 24TH ST N |
| 87 | 1725122813244100039 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 305 RED CEDAR ST NE |
| 88 | 1725122813244200007 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2119 POINT COMFORT RD NE |
| 89 | 1725122813244200008 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2125 POINT COMFORT RD NE |
| 90 | 1725122813244200012 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2218 POINT COMFORT RD NE |
| 91 | 1725122813244400004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 92 | 1725122813244400014 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 93 | 1725122813244400019 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2719 CHERRY BLOSSOM LA NE |
| 94 | 1725122813244400036 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2714 SHADY PINE LA NE |
| 95 | 1725122813244400037 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 96 | 1725122813244400038 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 97 | 1725122813244400039 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 98 | 1725122813244400040 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 99 | 1725122813244400041 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 100 | 1725122813244400059 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 101 | 1725122813251200009 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 102 | 1725122813252100010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 103 | 1725122813252200003 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 104 | 1725122813252200004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 105 | 1725122813252200005 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 106 | 1725122813252200021 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 107 | 1725122813252200036 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 108 | 1725122813252300007 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 109 | 1725122813252300028 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 110 | 1725122813252300050 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1503 1ST AVE E |
| 111 | 1725122813252300051 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 112 | 1725122813253200047 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 113 | 1725122813253200055 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 114 | 1725122813253200060 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 115 | 1725122813253200061 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |

| | | | | |
|-----|---------------------|--------|---|--------------------------|
| 116 | 1725122813253300012 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 117 | 1725122813253300014 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 118 | 1725122813253300016 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 119 | 1725122813253300018 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 120 | 1725122813253300027 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 121 | 1725122813253300028 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 122 | 1725122813253300036 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 123 | 1725122813253300038 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 124 | 1725122813253300039 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1512 10TH AVE E |
| 125 | 1725122813253300070 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 126 | 1725122813253300071 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 127 | 1725122813253400007 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 128 | 1725122813254200008 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 689 21ST ST S |
| 129 | 1725122813254200009 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 659 21ST ST S |
| 130 | 1725122813254200010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 639 21ST ST S |
| 131 | 1725122813254300004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 132 | 1725122813254300005 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 133 | 1725122813254300006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 134 | 1725122813254300007 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 135 | 1725122813254300012 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 717 24TH ST N |
| 136 | 1725122813260030009 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 137 | 1725122813260030010 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 138 | 1725122813260040002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 139 | 1725122813261300002 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 140 | 1725122813261400048 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 141 | 1725122813264400037 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 142 | 1725122813264400042 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 143 | 1725122813264400046 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 144 | 1725122813264400074 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 145 | 1725122813264400082 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 146 | 1725122813264400084 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 147 | 1725122813270010011 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 148 | 1725122813270040033 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | 113 FAIRVIEW CT |
| 149 | 1725122813270040034 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | 121 FAIRVIEW CT |
| 150 | 1725122813270040037 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | 1205 BRICKYARD RD |
| 151 | 1725122813270040038 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | 1213 BRICKYARD RD |
| 152 | 1725122813271200006 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 213 AMBER VIEW ST |
| 153 | 1725122813271200031 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 234 AMBER VIEW ST |
| 154 | 1725122813271200032 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 226 AMBER VIEW ST |
| 155 | 1725122813271200033 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 210 AMBER VIEW ST |
| 156 | 1725122813271200041 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 157 | 1725122813272400001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 158 | 1725122813273100001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 159 | 1725122813340010015 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 160 | 1725122813340020031 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 161 | 1725122813342200020 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | 1416 5TH ST W |
| 162 | 1725122813342300016 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 163 | 1725122813342300018 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 164 | 1725122813344300016 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 165 | 1725122813350020005 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1109 RIVER HEIGHTS RD SW |
| 166 | 1725122813351400022 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 167 | 1725122813351400023 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 168 | 1725122813351400074 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 169 | 1725122813351400079 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 170 | 1725122813351400081 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 171 | 1725122813351400082 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 172 | 1725122813352400037 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 173 | 1725122813352400045 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 1915 3RD ST E |

| | | | | |
|-----|---------------------|--------|---|-------------------------|
| 174 | 1725122813352400054 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 1818 S BROADWAY ST |
| 175 | 1725122813353100030 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 176 | 1725122813353100081 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 177 | 1725122813353200016 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2110 3RD ST W |
| 178 | 1725122813353200017 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2120 3RD ST W |
| 179 | 1725122813353200018 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 180 | 1725122813353200027 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2220 2ND ST W |
| 181 | 1725122813353200030 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 182 | 1725122813353200044 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 183 | 1725122813353400010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 342 24TH AVE E |
| 184 | 1725122813353400031 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2415 3RD ST E |
| 185 | 1725122813354100025 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 186 | 1725122813354200015 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 187 | 1725122813354200043 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 188 | 1725122813354300007 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 189 | 1725122813354300010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2621 9TH ST E |
| 190 | 1725122813354300026 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 505 OAKPARK CIR SE |
| 191 | 1725122813354400001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 2500 9TH ST E |
| 192 | 1725122813361200004 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 2127 DAIRYLAND RD SE |
| 193 | 1725122813362200024 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | 1509 15TH AVE E |
| 194 | 1725122813362200026 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | 1609 15TH AVE E |
| 195 | 1725122813362300001 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1900 13TH ST SE |
| 196 | 1725122813362300008 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1408 16TH AVE E |
| 197 | 1725122813362300010 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1620 15TH ST SE |
| 198 | 1725122813362300015 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1301 17TH AVE E |
| 199 | 1725122813362300023 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1804 17TH AVE E |
| 200 | 1725122813362300024 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1500 17TH AVE E |
| 201 | 1725122813362300025 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 1419 17TH AVE E |
| 202 | 1725122813362300032 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 203 | 1725122813363400015 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 204 | 1725122813364300002 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 205 | 1725122813364300004 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 206 | 1725122813270060034 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 1220 HOFLAND RD |
| 207 | 1725122813270060035 | Vacant | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT | 1102 PARADISE VALLEY RD |
| 208 | 1725122713030060029 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 903 JUNIPER CT SW |
| 209 | 1725122713030060031 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | 927 JUNIPER CT SW |
| 210 | 1725122813253400030 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 211 | 1725122813253400031 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 212 | 1725122813253400032 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 213 | 1725122813253400033 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 214 | 1725122813253400034 | Vacant | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT | N/A |
| 215 | 1725122813253400038 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 216 | 1725122813253400039 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 217 | 1725122813253400040 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 218 | 1725122813253400041 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 219 | 1725122813253400044 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 220 | 1725122813253400045 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 221 | 1725122813253400047 | Vacant | R-3 - MULTIPLE RESIDENTIAL DISTRICT | N/A |
| 222 | 1725122813253400048 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |
| 223 | 1725122813253400049 | Vacant | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT | N/A |

Vacant Residential Parcels and Year 2024 Developments

City of Menomonie
Dunn County, WI



Appendix B - List of Undeveloped Parcels Not Zoned for Residential Development

| Map ID | Parcel ID | Site Address | Deed Acres | Utility Access |
|--------|---------------------|--------------------|------------|----------------|
| 1 | 1725122812081300001 | | 35.93 | Yes |
| 2 | 1725122812081300002 | | 2.38 | No |
| 3 | 1725122812081400001 | | 35.06 | Yes |
| 4 | 1725122812084100001 | | 24.02 | Yes |
| 5 | 1725122812084200001 | 3301 59TH ST NE | 39.19 | Yes |
| 6 | 1725122812163200002 | | 5.17 | Yes |
| 7 | 1725122812163200004 | | 0.00 | Yes |
| 8 | 1725122812171100003 | | 0.05 | Yes |
| 9 | 1725122812171100004 | | 9.47 | Yes |
| 10 | 1725122812171100005 | | 9.75 | Yes |
| 11 | 1725122812171300005 | | 4.03 | Yes |
| 12 | 1725122812171300007 | | 5.00 | Yes |
| 13 | 1725122812171300008 | | 9.58 | Yes |
| 14 | 1725122812171300009 | 5500 PACKER DR NE | 0.80 | Yes |
| 15 | 1725122812171400003 | | 0.85 | Yes |
| 16 | 1725122812171400004 | | 3.49 | Yes |
| 17 | 1725122812172400008 | 5102 PACKER DR NE | 4.22 | Yes |
| 18 | 1725122812173100001 | | 29.87 | Yes |
| 19 | 1725122812173200001 | | 16.47 | Yes |
| 20 | 1725122812173300001 | | 6.50 | Yes |
| 21 | 1725122812173300015 | | 3.97 | Yes |
| 22 | 1725122812173300016 | 4815 FREITAG DR NE | 2.14 | Yes |
| 23 | 1725122812173400005 | | 2.00 | Yes |
| 24 | 1725122812173400010 | | 5.52 | Yes |
| 25 | 1725122812174200004 | | 5.00 | Yes |
| 26 | 1725122812174200005 | | 8.11 | Yes |
| 27 | 1725122812174300005 | | 1.09 | Yes |
| 28 | 1725122812174300010 | | 0.01 | Yes |
| 29 | 1725122812174400006 | 1805 PLAZA DR NE | 1.06 | Yes |
| 30 | 1725122812174400009 | | 0.01 | No |
| 31 | 1725122812174400015 | | 0.01 | Yes |
| 32 | 1725122812183100001 | | 5.80 | No |
| 33 | 1725122812183100003 | | 25.08 | No |
| 34 | 1725122812184100001 | | 22.65 | Yes |
| 35 | 1725122812184200007 | | 11.82 | Yes |
| 36 | 1725122812184400001 | | 39.98 | Yes |
| 37 | 1725122812191100001 | | 40.00 | Yes |
| 38 | 1725122812191300001 | | 39.85 | Yes |
| 39 | 1725122812191400001 | | 40.00 | Yes |
| 40 | 1725122812192400001 | | 40.00 | Yes |
| 41 | 1725122812194100002 | | 7.15 | Yes |
| 42 | 1725122812194200003 | | 18.10 | Yes |
| 43 | 1725122812194200004 | | 18.42 | Yes |

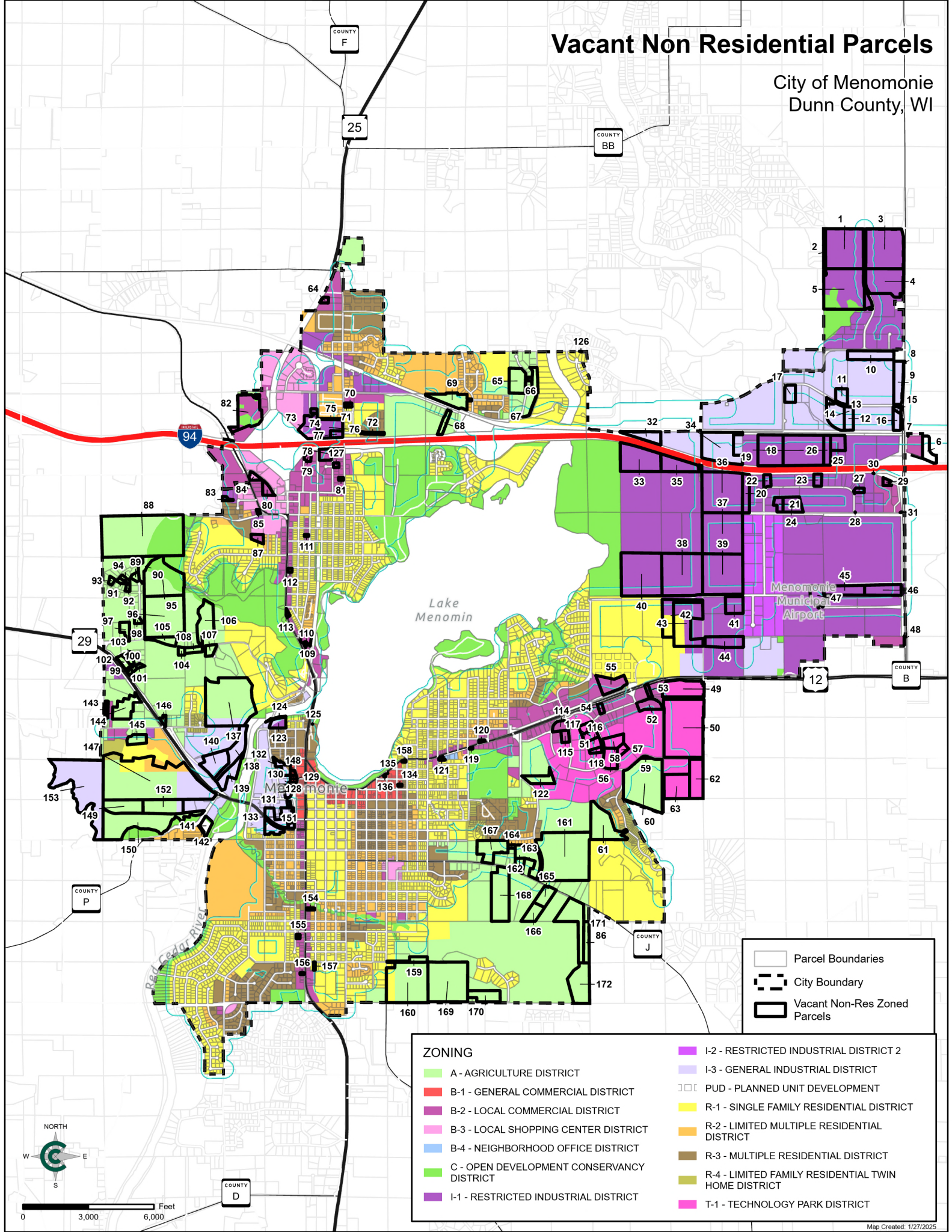
| Map ID | Parcel ID | Site Address | Deed Acres | Utility Access |
|--------|---------------------|------------------------|------------|----------------|
| 44 | 1725122812194400003 | | 10.18 | Yes |
| 45 | 1725122812201300001 | | 12.54 | No |
| 46 | 1725122812201400002 | | 6.06 | Yes |
| 47 | 1725122812202400002 | | 6.39 | Yes |
| 48 | 1725122812204400002 | | 0.08 | No |
| 49 | 1725122812301200004 | 3773 SCHNEIDER AVE SE | 15.87 | Yes |
| 50 | 1725122812301300006 | 200 LOOKOUT RD | 56.30 | Yes |
| 51 | 1725122812301400001 | | 0.00 | Yes |
| 52 | 1725122812302100005 | | 5.32 | Yes |
| 53 | 1725122812302100007 | | 1.00 | Yes |
| 54 | 1725122812302200008 | 3001 SCHNEIDER AVE SE | 1.14 | Yes |
| 55 | 1725122812302200019 | 2959 STOUT RD NE | 8.72 | Yes |
| 56 | 1725122812302300001 | | 6.88 | Yes |
| 57 | 1725122812302300002 | | 2.13 | No |
| 58 | 1725122812302300004 | | 5.10 | Yes |
| 59 | 1725122812302400005 | | 0.34 | Yes |
| 60 | 1725122812303100010 | | 41.74 | Yes |
| 61 | 1725122812303300022 | 3911 NICHOLAS DR | 18.76 | Yes |
| 62 | 1725122812304200009 | | 13.37 | Yes |
| 63 | 1725122812304200010 | | 15.30 | No |
| 64 | 1725122813113100006 | | 0.92 | No |
| 65 | 1725122813130050001 | | 13.17 | Yes |
| 66 | 1725122813130050014 | | 0.00 | No |
| 67 | 1725122813130060019 | | 0.27 | Yes |
| 68 | 1725122813132300002 | 1606 CEDAR FALLS RD NE | 3.15 | Yes |
| 69 | 1725122813132300010 | 1765 CEDAR FALLS RD NE | 9.80 | Yes |
| 70 | 1725122813141300003 | 2309 MATHEWS ST NE | 0.36 | Yes |
| 71 | 1725122813141300004 | 2310 WILSON ST NE | 0.37 | Yes |
| 72 | 1725122813141300010 | | 1.20 | Yes |
| 73 | 1725122813142400003 | 2253 HALVORSON ST | 7.54 | Yes |
| 74 | 1725122813142400004 | | 0.60 | Yes |
| 75 | 1725122813142400010 | | 0.59 | Yes |
| 76 | 1725122813142400012 | | 8.40 | Yes |
| 77 | 1725122813142400013 | 2121 WILSON ST | 2.00 | Yes |
| 78 | 1725122813143100005 | 2021 TALEN ST NE | 4.75 | Yes |
| 79 | 1725122813143100019 | 2080 STOUT ST | 1.17 | Yes |
| 80 | 1725122813143300033 | 328 OAK AVE W | 2.44 | Yes |
| 81 | 1725122813143400062 | 1819 WILSON ST NE | 0.33 | Yes |
| 82 | 1725122813151400001 | | 17.34 | Yes |
| 83 | 1725122813154400006 | | 0.68 | Yes |
| 84 | 1725122813154400025 | 442 OAK AVE W | 1.53 | Yes |
| 85 | 1725122813154400028 | 301 HELLER RD NW | 0.33 | Yes |
| 86 | 1725122813164100001 | | 4.84 | No |

| Map ID | Parcel ID | Site Address | Deed Acres | Utility Access |
|--------|---------------------|------------------------|------------|----------------|
| 87 | 1725122813221100001 | | 2.23 | Yes |
| 88 | 1725122813222100001 | | 80.00 | Yes |
| 89 | 1725122813222300016 | 1163 CANYON RD | 1.24 | No |
| 90 | 1725122813222300017 | 1140 CANYON RD | 4.39 | No |
| 91 | 1725122813222300040 | 1094 TIMBER PATH | 0.81 | No |
| 92 | 1725122813222300044 | 1815 BOULDER DR | 0.63 | No |
| 93 | 1725122813222300056 | 1071 TIMBER PATH | 0.85 | No |
| 94 | 1725122813222300063 | 1112 TIMBER PATH | 0.84 | No |
| 95 | 1725122813222400001 | | 29.00 | Yes |
| 96 | 1725122813223100002 | | 39.40 | No |
| 97 | 1725122813223200004 | 1831 MEADOW HILL DR NW | 0.00 | No |
| 98 | 1725122813223200007 | | 0.96 | No |
| 99 | 1725122813223300009 | | 0.00 | No |
| 100 | 1725122813223300010 | 1718 AUGUST LA NW | 0.00 | No |
| 101 | 1725122813223300011 | | 0.00 | No |
| 102 | 1725122813223300026 | 1723 AUGUST LA NW | 2.19 | No |
| 103 | 1725122813223300027 | 1717 AUGUST LA NW | 2.04 | No |
| 104 | 1725122813223400002 | | 1.00 | No |
| 105 | 1725122813223400005 | | 2.96 | No |
| 106 | 1725122813224200002 | | 8.23 | No |
| 107 | 1725122813224300002 | | 2.55 | No |
| 108 | 1725122813224300009 | 1230 MEADOW HILL DR NW | 2.00 | No |
| 109 | 1725122813230060008 | 802 TAINTER ST NE | 4.48 | Yes |
| 110 | 1725122813230060009 | | 0.22 | Yes |
| 111 | 1725122813232100111 | 1413 TAINTER ST NE | 0.00 | Yes |
| 112 | 1725122813232300055 | 1132 N BROADWAY ST | 0.40 | Yes |
| 113 | 1725122813233200011 | | 0.75 | Yes |
| 114 | 1725122813251400004 | 402 TECHNOLOGY DR W | 3.16 | Yes |
| 115 | 1725122813251400007 | | 0.00 | Yes |
| 116 | 1725122813252300091 | | 0.00 | Yes |
| 117 | 1725122813252300092 | | 0.00 | Yes |
| 118 | 1725122813252300097 | 419 TECHNOLOGY DR E | 1.28 | Yes |
| 119 | 1725122813252400009 | | 0.05 | Yes |
| 120 | 1725122813252400042 | 1801 STOUT RD SE | 0.00 | Yes |
| 121 | 1725122813253200039 | 1406 STOUT RD SE | 0.00 | Yes |
| 122 | 1725122813254200002 | | 5.00 | Yes |
| 123 | 1725122813260010001 | 403 1ST AVE W | 4.50 | Yes |
| 124 | 1725122813260010002 | | 0.00 | Yes |
| 125 | 1725122813260020009 | | 0.40 | Yes |
| 126 | 1725122813260040001 | | 0.00 | No |
| 127 | 1725122813263100061 | | 0.00 | Yes |
| 128 | 1725122813263200038 | 521 2ND ST W | 0.00 | Yes |
| 129 | 1725122813263200039 | 603 2ND ST W | 0.00 | Yes |

| Map ID | Parcel ID | Site Address | Deed Acres | Utility Access |
|--------|---------------------|--------------------------|------------|----------------|
| 130 | 1725122813263200040 | 611 2ND ST W | 0.08 | Yes |
| 131 | 1725122813263200042 | | 2.14 | Yes |
| 132 | 1725122813263200045 | | 0.01 | Yes |
| 133 | 1725122813263300027 | | 12.24 | Yes |
| 134 | 1725122813264100040 | 616 10TH ST E | 0.00 | Yes |
| 135 | 1725122813264100111 | | 0.00 | Yes |
| 136 | 1725122813264200036 | 515 9TH ST E | 0.00 | Yes |
| 137 | 1725122813270030001 | | 48.40 | Yes |
| 138 | 1725122813270040001 | | 18.34 | Yes |
| 139 | 1725122813270050002 | | 8.39 | Yes |
| 140 | 1725122813270050003 | | 11.40 | Yes |
| 141 | 1725122813270060011 | 1002 HOF LAND RD SW | 0.00 | No |
| 142 | 1725122813270060036 | | 0.22 | No |
| 143 | 1725122813272200005 | | 1.29 | No |
| 144 | 1725122813272200011 | 219 HUDSON RD NW | 10.01 | Yes |
| 145 | 1725122813272300003 | | 3.40 | Yes |
| 146 | 1725122813272400009 | 1416 BRICKYARD RD SW | 0.00 | Yes |
| 147 | 1725122813273100001 | | 95.27 | Yes |
| 148 | 1725122813273200001 | 511 2ND ST W | 0.00 | Yes |
| 149 | 1725122813273300001 | | 12.00 | No |
| 150 | 1725122813273300003 | 1602 GILBERT CREEK RD SW | 33.00 | No |
| 151 | 1725122813273300005 | | 0.66 | Yes |
| 152 | 1725122813273400005 | | 12.00 | No |
| 153 | 1725122813284100001 | | 55.50 | No |
| 154 | 1725122813352400054 | 1818 S BROADWAY ST | 0.00 | Yes |
| 155 | 1725122813353200003 | 2110 2ND ST W | 0.39 | Yes |
| 156 | 1725122813353300004 | 2503 S BROADWAY ST | 0.00 | Yes |
| 157 | 1725122813353400021 | | 0.33 | Yes |
| 158 | 1725122813354100003 | 403 11TH ST E | 0.00 | Yes |
| 159 | 1725122813354100025 | | 0.00 | Yes |
| 160 | 1725122813354400001 | 2500 9TH ST E | 39.00 | Yes |
| 161 | 1725122813361100001 | | 52.24 | Yes |
| 162 | 1725122813361200001 | 1305 21ST ST S | 12.24 | Yes |
| 163 | 1725122813361200002 | | 2.47 | Yes |
| 164 | 1725122813361200005 | | 0.70 | Yes |
| 165 | 1725122813361300003 | | 6.00 | Yes |
| 166 | 1725122813361300004 | | 6.00 | No |
| 167 | 1725122813362100012 | 1905 DAIRYLAND RD SE | 11.47 | Yes |
| 168 | 1725122813362400001 | | 22.45 | Yes |
| 169 | 1725122813363300002 | | 40.00 | No |
| 170 | 1725122813363400001 | | 0.00 | No |
| 171 | 1725122813364100001 | | 16.72 | No |
| 172 | 1725122813364400001 | | 17.26 | No |

Vacant Non Residential Parcels

City of Menomonee
Dunn County, WI



- Parcel Boundaries
- City Boundary
- Vacant Non-Res Zoned Parcels

| ZONING | |
|---|---|
| A - AGRICULTURE DISTRICT | I-2 - RESTRICTED INDUSTRIAL DISTRICT 2 |
| B-1 - GENERAL COMMERCIAL DISTRICT | I-3 - GENERAL INDUSTRIAL DISTRICT |
| B-2 - LOCAL COMMERCIAL DISTRICT | PUD - PLANNED UNIT DEVELOPMENT |
| B-3 - LOCAL SHOPPING CENTER DISTRICT | R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT |
| B-4 - NEIGHBORHOOD OFFICE DISTRICT | R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT |
| C - OPEN DEVELOPMENT CONSERVANCY DISTRICT | R-3 - MULTIPLE RESIDENTIAL DISTRICT |
| I-1 - RESTRICTED INDUSTRIAL DISTRICT | R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT |
| | T-1 - TECHNOLOGY PARK DISTRICT |

