



City of Menomonie
Housing Affordability Analysis

Covering Permit Year 2023

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, 2023. Staff used various sources while compiling this data, such as the City of Menomonie Zoning Code, Fee Schedule, and permits/development records from 2023. Staff also used some data from the 2016-2036 City of Menomonie

Comprehensive Plan and U.S. Census Bureau American Community Survey (ACS) 2018-2022. 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 2023 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 2018-2022 U.S. Census Bureau American Community Survey (ACS).

Table 1 – Renter-Occupied Data

Menomonie City, Wisconsin			Dunn County, Wisconsin		
	Units	%		Units	%
Units paying rent	3,650		Units paying rent	5,475	
Less than \$500	385	10.5%	Less than \$500	539	9.84%
\$500 to \$999	2,073	56.8%	\$500 to \$999	2,968	54.21%
\$1,000 to \$1,499	796	21.8%	\$1,000 to \$1,499	1,448	26.45%
\$1,500 to \$1,999	281	7.7%	\$1,500 to \$1,999	397	7.25%
\$2,000 to \$2,499	101	2.8%	\$2,000 to \$2,499	105	1.92%
\$2,500 to \$2,999	11	0.3%	\$2,500 to \$2,999	15	0.27%
\$3,000 or more	3	0.1%	\$3,000 or more	3	0.05%
No Rent Paid	100		No Rent Paid	334	
Median Gross Rent	\$899		Median Gross Rent	\$908	

Source: 2018-2022 U.S. Census Bureau American Community Survey (ACS)

The median gross rent in the City of Menomonie is approximately \$899, which is lower than the median gross rent for Dunn County (\$908). Menomonie also has a lower median rent than the State (\$992). Approximately 67% of all renters pay less than \$1,000 for rent, which is 3.25% greater than Dunn County. The City’s median household income is approximately \$51,250; thus, housing is considered affordable if all housing costs are equal or less than \$1,281 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 2018-2022 U.S. Census Bureau American Community Survey (ACS) estimates that approximately 45.04% 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 (40.71%) and the State of Wisconsin (43.11%).

Owner-Occupied

The median amount spent on housing costs for homeowners with a mortgage is approximately \$1,368, which is lower than Dunn County (\$1,485). Housing costs include mortgage payments, condominium and other fees, real estate taxes, and premiums for homeowners' insurance. The 2018-2022 U.S. Census Bureau American Community Survey (ACS) estimates approximately 23.34% of Menomonie's homeowners with a mortgage pay 30 percent or more of their household income for housing. Menomonie has a slightly lower percentage than Dunn County (23.39%), but a slightly higher percentage than Wisconsin (22.02%). In 2023, the median single-family home sold price was \$265,100. In the past year, mortgage rates have climbed to over 7% for a 30-year fixed mortgage. Rates have since dropped. A 30-year fixed mortgage at 6.7% interest with 20% down would have a monthly payment of \$1,369. 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	1,551		Owner w/Mortgage	7,373	
Less than \$500	0	0.0%	Less than \$500	37	0.5%
\$500 to \$999	285	18.4%	\$500 to \$999	1,093	14.8%
\$1,000 to \$1,499	655	42.2%	\$1,000 to \$1,499	2,640	35.8%
\$1,500 to \$1,999	415	26.8%	\$1,500 to \$1,999	1,971	26.7%
\$2,000 to \$2,499	107	6.9%	\$2,000 to \$2,499	945	12.8%
\$2,500 to \$2,999	39	2.5%	\$2,500 to \$2,999	381	5.2%
\$3,000 or more	50	3.2%	\$3,000 or more	306	4.2%
Median Housing Cost	\$1,368		Median Housing Cost	\$1,485	

Source: 2018-2022 U.S. Census Bureau American Community Survey (ACS)

Approved Residential Development Applications

Menomonie experienced a busy year for new residential construction in 2023. In total, 210 new housing units were approved last year, consisting of 19 single-family units and 191 multifamily units.

The Building Inspections Department also approved 141 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, 2023					
Type	Number	Units	Fees	Fees per Project	Value of Projects
Building Permits (single family)	19	19	\$17,245.89	\$907.68	\$5,014,496.54
Building Permits (duplex)	0	0	\$0.00	\$0.00	\$0.00
Building Permits (multifamily)	21	191	\$68,380.20	\$3,256.20	\$33,197,340.00
Building Permits (remodel)	141	-	\$8,460.00	\$60.00	\$2,675,425.49

Source: City of Menomonie Building Inspection Department

Proposed Residential Dwelling Units

In 2023, there were three (3) CSMs related to residential development. The approved Certified Survey Maps (CSM) created five (5) new lots. Although eight lots are included in the CSMs, they were split from three (3) existing parent parcels, for a net gain of five (5) lots.

Table 4 – Proposed Residential Developments

Land Division Applications, 2023		
Type	Number	New Lots
Subdivision Plats - Preliminary	0	0
Subdivision Plats - Final	0	0
Certified Survey Maps	3	5
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 2023. 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 2023 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 2023 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 2023 (\$120 per lot).

Table 6 – 2023 Permits and Cost per Permit

Permit	Units	Total Fees	Estimated Fee Per Project Average
New One- or Two-Family Dwelling	19	\$17,245.89	\$907.68
Plumbing Permit	19	\$2,090.00	\$110.00
Electrical Permit	19	\$2,090.00	\$110.00
HVAC Permit	19	\$2,090.00	\$110.00
Erosion Control	16	\$2,800.00	\$175.00
Land Division (CSM) – New Lots	5	\$600.00	\$120.00
Total		\$26,915.89	\$1,532.68

Source: City of Menomonie Building Inspection Department

The estimated total cost of new one or two-family residential permits was \$26,915.89, with an average of \$1,532.68 per dwelling unit when factoring in all the other subcontracted permits. 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.

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

To meet the projection, the City would have to average adding just over 11.7 housing units per year. (468 units needed – 269 dwelling units provided = 199 units/17 yrs = 11.7 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 11.7 homes per year, there appears to be enough total lots for the next 16-17 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. This is a change from how the lots were determined in previous reports and 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	134	387.03
R-2 Limited Multiple Residential	29	37.17
R-3 Multiple Residential	14	17.86
R-4 Limited Family Residential Twin Home District	17	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:

- 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.

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. Require 70% of dwelling units in new subdivisions to be single family/owner.
6. Review existing zoning map for rezoning of multiple family areas to single family areas when redevelopment occurs.

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.

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
	6 1725122713030060012	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	3503 INGALLS RD SW
	7 1725122713030060013	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	926 WAGNER RD SW
	9 1725122713030060017	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	903 WAGNER RD SW
	10 1725122713030060019	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	927 WAGNER RD SW
	15 1725122713031100015	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
	16 1725122713031100016	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
	18 1725122812303300023	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	22 1725122812312100001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	27 1725122812312100060	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	33 1725122812312200001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	36 1725122812312300004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	37 1725122812312400001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	38 1725122813114200001	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
	39 1725122813114300013	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	40 1725122813114300029	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	41 1725122813114300030	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	42 1725122813114300031	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	43 1725122813130030002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2323 EAGLE RIDGE DR NE
	44 1725122813130040002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	45 1725122813130040006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2514 EAGLE RIDGE DR NE
	46 1725122813130040009	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2313 EAGLE RIDGE DR NE
	47 1725122813130050004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2610 CEDAR FALLS RD NE
	49 1725122813130060013	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2306 BUNDY LA NE
	50 1725122813130060014	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2304 BUNDY LA NE
	51 1725122813130060015	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2302 BUNDY LA NE
	52 1725122813130070002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1932 PINE AVE E
	53 1725122813130070003	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1938 PINE AVE E
	54 1725122813130070004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1944 PINE AVE E
	55 1725122813130070005	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2002 PINE AVE E
	56 1725122813130070006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2008 PINE AVE E
	57 1725122813130070007	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2014 PINE AVE E
	58 1725122813130070008	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2020 PINE AVE E
	59 1725122813130070010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	60 1725122813130080001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	61 1725122813130080003	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	62 1725122813130080017	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1920 PINE AVE E
	63 1725122813130080018	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1926 PINE AVE E
	67 1725122813132100023	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	72 1725122813132200001	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	73 1725122813132200016	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	75 1725122813132400004	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	2309 RIDGEWOOD ST
	76 1725122813132400019	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	2302 RIDGEWOOD ST
	77 1725122813133100009	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	78 1725122813141100002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	79 1725122813141200055	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	80 1725122813141300012	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
	81 1725122813141300014	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
	82 1725122813141300019	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	83 1725122813142100001	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
	84 1725122813143100004	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	826 TAINTER ST NE
	85 1725122813143400022	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
	86 1725122813143400039	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	87 1725122813143400067	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1622 DOUGLAS ST NE
	88 1725122813144200001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	89 1725122813144200017	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	856 21ST AVE N
	90 1725122813144200018	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	868 21ST AVE N
	91 1725122813144300004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
	92 1725122813144300019	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A

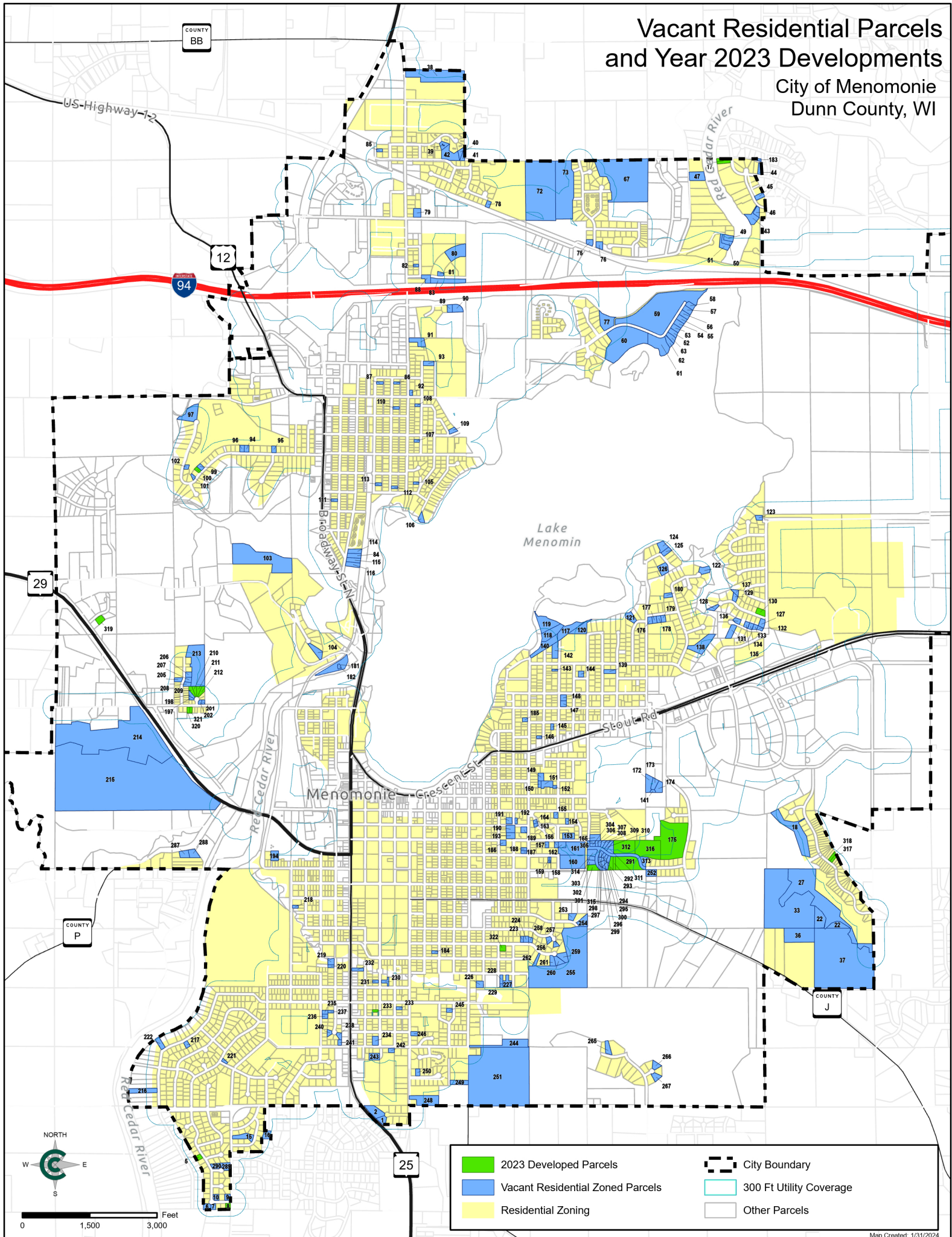
Map ID	Parcel ID	Status	Zone	Site Address
93	1725122813144300030	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1722 MATHEWS ST NE
94	1725122813221100005	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	629 ELM AVE W
95	1725122813221100018	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
96	1725122813221100021	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	705 ELM AVE W
97	1725122813221200010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1415 ELM AVE W
99	1725122813221300006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1005 ELM AVE W
101	1725122813221300009	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1029 ELM AVE W
102	1725122813221300031	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
103	1725122813224100001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	931 MEADOW HILL DR NW
104	1725122813230030005	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
105	1725122813230030038	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
106	1725122813230050001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
107	1725122813231200002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
108	1725122813231200024	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
109	1725122813231200069	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
110	1725122813232100010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
111	1725122813232300006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
112	1725122813232400073	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
113	1725122813232400084	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
114	1725122813233100002	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	832 TANTER ST NE
115	1725122813233100003	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	818 TANTER ST NE
116	1725122813233100004	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	812 TANTER ST NE
117	1725122813240010002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
118	1725122813240010003	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
119	1725122813240010004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
120	1725122813240010006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
121	1725122813243400009	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	615 FAGSTAD ST NE
122	1725122813244100002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	815 24TH ST N
123	1725122813244100039	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	305 RED CEDAR ST NE
124	1725122813244200007	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2119 POINT COMFORT RD NE
125	1725122813244200008	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2125 POINT COMFORT RD NE
126	1725122813244200012	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2218 POINT COMFORT RD NE
127	1725122813244400004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
128	1725122813244400014	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
129	1725122813244400019	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2719 CHERRY BLOSSOM LA NE
131	1725122813244400036	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2714 SHADY PINE LA NE
132	1725122813244400037	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
133	1725122813244400038	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
134	1725122813244400039	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
135	1725122813244400040	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
136	1725122813244400041	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
137	1725122813244400059	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
138	1725122813251200009	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
139	1725122813252100010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
140	1725122813252200003	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
141	1725122813252200004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
142	1725122813252200005	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
143	1725122813252200021	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
144	1725122813252200036	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
145	1725122813252300007	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
146	1725122813252300028	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
147	1725122813252300050	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1503 1ST AVE E
148	1725122813252300051	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
149	1725122813253200047	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
150	1725122813253200055	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
151	1725122813253200060	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
152	1725122813253200061	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
153	1725122813253300004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
154	1725122813253300012	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
155	1725122813253300014	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A

Map ID	Parcel ID	Status	Zone	Site Address
156	1725122813253300016	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
157	1725122813253300018	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
158	1725122813253300027	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
159	1725122813253300028	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
160	1725122813253300036	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
161	1725122813253300038	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
162	1725122813253300039	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1512 10TH AVE E
163	1725122813253300070	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
164	1725122813253300071	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
165	1725122813253400007	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
172	1725122813254200008	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	689 21ST ST S
173	1725122813254200009	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	659 21ST ST S
174	1725122813254200010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	639 21ST ST S
175	1725122813254300001	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
177	1725122813254300005	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
178	1725122813254300006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
179	1725122813254300007	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
180	1725122813254300012	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	717 24TH ST N
181	1725122813260030009	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
182	1725122813260030010	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
183	1725122813260040002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
184	1725122813261300002	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
185	1725122813261400048	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
186	1725122813264400037	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
187	1725122813264400039	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1021 13TH ST SE
188	1725122813264400040	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1017 13TH ST SE
189	1725122813264400042	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
190	1725122813264400046	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
191	1725122813264400074	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
192	1725122813264400082	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
193	1725122813264400084	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
194	1725122813270010011	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
197	1725122813270040033	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	113 FAIRVIEW CT
198	1725122813270040034	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	121 FAIRVIEW CT
201	1725122813270040037	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	1205 BRICKYARD RD
202	1725122813270040038	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	1213 BRICKYARD RD
205	1725122813271200006	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	213 AMBER VIEW ST
206	1725122813271200031	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	234 AMBER VIEW ST
207	1725122813271200032	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	226 AMBER VIEW ST
208	1725122813271200033	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	210 AMBER VIEW ST
213	1725122813271200041	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
214	1725122813272400001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
215	1725122813273100001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
216	1725122813340010015	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
217	1725122813340020031	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
218	1725122813342200020	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	1416 5TH ST W
219	1725122813342300016	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	N/A
220	1725122813342300018	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
221	1725122813344300016	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
222	1725122813350020005	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1109 RIVER HEIGHTS RD SW
223	1725122813351400022	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
224	1725122813351400023	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
226	1725122813351400074	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
227	1725122813351400079	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
228	1725122813351400081	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
229	1725122813351400082	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
230	1725122813352400037	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	N/A
231	1725122813352400045	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	1915 3RD ST E
232	1725122813352400054	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	1818 S BROADWAY ST
233	1725122813353100030	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A

Map ID	Parcel ID	Status	Zone	Site Address
234	1725122813353100081	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
235	1725122813353200016	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2110 3RD ST W
236	1725122813353200017	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2120 3RD ST W
237	1725122813353200018	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
238	1725122813353200027	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2220 2ND ST W
240	1725122813353200030	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
241	1725122813353200044	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
242	1725122813353400010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	342 24TH AVE E
243	1725122813353400031	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2415 3RD ST E
244	1725122813354100025	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
245	1725122813354200015	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
246	1725122813354200043	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
248	1725122813354300007	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
249	1725122813354300010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2621 9TH ST E
250	1725122813354300026	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	505 OAKPARK CIR SE
251	1725122813354400001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	2500 9TH ST E
252	1725122813361200004	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	2127 DAIRYLAND RD SE
253	1725122813362200024	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	1509 15TH AVE E
254	1725122813362200026	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	1609 15TH AVE E
255	1725122813362300001	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1900 13TH ST SE
256	1725122813362300008	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1408 16TH AVE E
257	1725122813362300010	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1620 15TH ST SE
258	1725122813362300015	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1301 17TH AVE E
259	1725122813362300023	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1804 17TH AVE E
260	1725122813362300024	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1500 17TH AVE E
261	1725122813362300025	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	1419 17TH AVE E
262	1725122813362300032	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
265	1725122813363400015	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
266	1725122813364300002	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
267	1725122813364300004	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	N/A
287	1725122813270060034	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	1220 HOFLAND RD
288	1725122813270060035	Vacant	R-2 - LIMITED MULTIPLE RESIDENTIAL DISTRICT	1102 PARADISE VALLEY RD
289	1725122713030060029	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	903 JUNIPER CT SW
290	1725122713030060031	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	927 JUNIPER CT SW
294	1725122813253400028	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
295	1725122813253400029	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
296	1725122813253400030	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
297	1725122813253400031	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
298	1725122813253400032	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	
299	1725122813253400033	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	
300	1725122813253400034	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	
302	1725122813253400036	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	
303	1725122813253400037	Vacant	R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT	
304	1725122813253400038	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
305	1725122813253400039	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
306	1725122813253400040	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
307	1725122813253400041	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
308	1725122813253400042	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
309	1725122813253400043	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
310	1725122813253400044	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
311	1725122813253400045	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
313	1725122813253400047	Vacant	R-3 - MULTIPLE RESIDENTIAL DISTRICT	
314	1725122813253400048	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	
315	1725122813253400049	Vacant	R-4 - LIMITED FAMILY RESIDENTIAL TWIN HOME DISTRICT	

Vacant Residential Parcels and Year 2023 Developments

City of Menomonee
Dunn County, WI



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

PARCELID	SITEADDRESS	VO Housing	Utility Access
1725122812303100003		true	true
1725122812303400003		true	true
1725122812304200009		true	true
1725122812304200010		true	true
1725122812081300001		true	
1725122812081400001		true	
1725122812084200001		true	
1725122812084300003		true	
1725122812084300004	3203 59TH ST NE	true	
1725122812171300006	5500 PACKER DR NE	true	
1725122812171300007		true	
1725122812172400008	5102 PACKER DR NE	true	
1725122812173100001		true	
1725122812173200001		true	
1725122812174200004		true	
1725122812174300005		true	
1725122812184100001		true	
1725122812184400001		true	
1725122812191100001		true	
1725122812191300001		true	
1725122812191400001		true	
1725122812192400001		true	
1725122812301200002		true	
1725122812301400001		true	
1725122812302100005		true	
1725122812302300002		true	
1725122812302300004		true	
1725122813132300002	1606 CEDAR FALLS RD NE	true	
1725122813132300010	1765 CEDAR FALLS RD NE	true	
1725122813141100004	925 CEDAR FALLS RD NE	true	
1725122813142400003	2233 WILSON ST NE	true	
1725122813142400004		true	
1725122813142400009		true	
1725122813143100005	2021 TALEN ST NE	true	
1725122813143300033	328 OAK AVE W	true	
1725122813151400001		true	
1725122813154400025	442 OAK AVE W	true	
1725122813154400028	301 HELLER RD NW	true	
1725122813164100001		true	true
1725122813221100001		true	
1725122813222300016	1163 CANYON RD	true	true
1725122813222300017	1140 CANYON RD	true	true
1725122813222400001		true	true
1725122813223400002		true	true
1725122813224200002		true	true
1725122813224300002		true	true
1725122813224300009		true	true
1725122813224400009	720 MEADOW HILL DR NW	true	true
1725122813224400010	646 MEADOW HILL DR NW	true	true
1725122813251400004	402 TECHNOLOGY DR W	true	
1725122813251400007		true	
1725122813252300091		true	
1725122813252300092		true	
1725122813252300097	419 TECHNOLOGY DR E	true	

PARCELID	SITEADDRESS	VO Housing	Utility Access
1725122813253200086		true	
1725122813254200002		true	
1725122813263100061		true	
1725122813263200038	521 2ND ST W	true	
1725122813263200039	603 2ND ST W	true	
1725122813263200040	611 2ND ST W	true	
1725122813263200045		true	
1725122813263200046	506 4TH ST W	true	
1725122813270030001		true	true
1725122813273100001		true	true
1725122813273200001	511 2ND ST W	true	
1725122813273300001		true	true
1725122813273400005		true	true
1725122813284100001		true	true
1725122813361100001		true	true
1725122813361200001	1305 21ST ST S	true	
1725122813361200002		true	
1725122813361300003		true	true
1725122813361300004		true	true
1725122813362100012	1905 DAIRYLAND RD SE	true	
1725122813362400001		true	true
1725122813363300002		true	true
1725122813363400001		true	true
1725122813363400004		true	true
1725122813364100001		true	true
1725122813364400001		true	true
1725122813132200016		true	
1725122813354100025		true	true
1725122812302300001		true	