



HOUSING AFFORDABILITY REPORT

Draft Completed September 2020

In conformance with Wisconsin Statutes §66.10013

**City of Franklin
Department of City Development
9229 W. Loomis Road
Franklin, WI 53132**

Purpose

Section 66.10013 of the Wisconsin Statutes requires all cities and villages with a population over 10,000 to “prepare a report of the municipality’s implementation of the housing element of the municipality’s comprehensive plan.” Since the Wisconsin Department of Administration estimates our 2020 population at 36,514, Franklin is required to comply with this provision.

Implementation of Franklin’s Comprehensive Master Plan Housing Element

Planning for the development and maintenance of high quality homes and neighborhoods is crucial for the future of Franklin. The housing element contained in the *City of Franklin 2025 Comprehensive Master Plan* contains three housing goals and fifteen recommendations to ensure high quality housing options will meet the needs of residents (and future residents) of all ages. Each of these housing recommendations are identified below (in ***bold italics***), with the ways the City implemented them in 2019.

It is recommended that the principles, goals, objectives and policies be reviewed annually and updated every five to ten years.

Staff has recommended moving forward with an update of the Comprehensive Master Plan in FY 2021/2022.

It is recommended that the City maintain the vacancy rates as contained within the Housing Objective of the 1992 City of Franklin Comprehensive Master Plan (between 4 and 6 percent for rental units and between 1 and 2 percent for homeowner units), to ensure an adequate supply of housing.

This is consistent with the provisions in similar communities nearby, including Menomonee Falls.

It is recommended that the City of Franklin periodically update and review the median monthly income data to ensure that the City continues to provide adequate housing for its residents.

The last such review occurred in 2018 with the “Housing Diversity in Franklin, Wisconsin – December 2018” report by BK Planning Strategies. The median household income in 2016 was listed at \$73,590, with the per capita median at \$36,659. Based on the data provided by the 2018 report, 80% of the median income should be able to support a mortgage of \$150,000. However, it should be noted that 80% of the median income in Franklin is still higher than the median household income for Milwaukee County as a whole.

It is recommended that the City continue its current educational and enforcement efforts in regard to public nuisances to ensure that the existing housing stock is properly maintained in a safe and aesthetic manner. It is also envisioned that through this approach, the City’s older housing stock will remain available as a housing choice for existing and future residents, within neighborhoods where such development is already present.

City staff have worked to ensure that housing stock is maintained properly across the City. However, many of the older housing units exist in locations where new development has triggered spot locations of demolitions and replacement with much larger units.

It is recommended that the City continue to utilize its existing single-family residential zoning and zoning districts as the predominant type of residential development within the City. This is graphically shown on the Future Land Use Map within Chapter 5 of this Comprehensive Master Plan Update.

This has been a consistent feature of the development program across the City. The City has maintained a largely single-family residential zoning baseline. There are twelve residential zoning districts, and nine of those are single family-only types of residential use. They vary in density from 0.453 units/acre up to 2.972 units/acre.

It is recommended that the City identify appropriate locations for particularly high quality single family residential and mixed-use developments (with residential components) to ensure an adequate amount of such housing for existing and future residents. It is further recommended that this analysis be undertaken at the same time as consideration of the inclusion of the conservation subdivision ordinance within the Unified Development Ordinance discussed in this chapter.

Currently, there are several locations for mixed-use and multi-use developments in the City that have been developed or are in progress as of the start of 2020. The conservation design option (also known as the open space subdivision option) is a special use in nine of the twelve residential zoning districts (excepting R-8, RC-1, and VR). The standards for each development vary by the district, but the minimum standards are as shown in Table 1, below.

Staff notes that even in the R-8 District, multi-family development is a special use, which requires a public hearing before the Plan Commission and approval of the Common Council. The same goes with the Open Space Subdivision options for the R-1 through R-7 districts. It is easier to process a standard development with the Natural Resource Protection Standards of the UDO than it is to undergo the process of creating a development that also would further require additional open space management with either dedications to the City, County, or other organization for long-term management (usually a Home Owners Association, or HOA).

Table 1 Open Space Subdivision Options in Residential Districts

	R-1 Option 1	R-1 Option 2	R-1 Option 3	R-2 Option 1	R-2 Option 2	R-2 Option 3	R-3 Option 1	R-3 Option 2
Minimum Open Space Ratio and Maximum Density								
Open Space Ratio	0.5	0.65	0.70	0.35	0.45	0.5	0.15	0.3
Gross Density (du/ac)	0.442	0.43	0.436	0.902	0.914	0.978	1.769	1.735
Net Density (du/ac)	0.898	1.394	1.718	1.394	1.718	2.081	2.081	2.48
Lot Dimensional Requirements								
Minimum Lot Area (sq.ft.)	40,000	25,000	20,000	25,000	20,000	16,000	16,000	13,000
Minimum Lot Width @ Setback Line (ft)	150	125	110	115/125 (corner)	100/110 (corner)	95/110 (corner)	95/110 (corner)	90/105 (corner)
Minimum Front Yard (ft)	60	50	45	50	45	40	40	35
Minimum Side Yard (ft)	20	15	10	15	10	10	10	10
Minimum Side Yard on Corner Lot (ft)	45	40	35	40	35	30	30	25
Minimum Rear Yard (ft)	30	30	30	30	30	30	30	30
Maximum Lot Coverage (ratio)	0.1	0.15	0.15	0.15	0.15	0.2	0.2	0.2
Minimum Total Living Area per Dwelling Unit (sq.ft)								
1-story 3 bedrooms	1600	1600	1600	2000	2000	2000	1700	1700
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+150	+150	+150	+150	+150	+150
1 -story if basement < 600 sq.ft. (+ sq.ft.)	+150	+150	+150	+250	+250	+250	+250	+250
Multi-story 3 bedrooms	1900, 1100 1 st floor	1900, 1100 1 st floor	1900, 1100 1 st floor	2300, 1100 1 st floor	2300, 1100 1 st floor	2300, 1100 1 st floor	2000, 1100 1 st floor	2000, 1100 1 st floor
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+100	+100	+100	+100	+100	+100	+100	+100
Multi-story basement < 600 sq.ft. (+ sq.ft)	+250	+250	+250	+250	+250	+250	+250	+250
Maximum building height (stories/ft)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30
	R-3E Option 1	R-3E Option 2	R-4 Option 1	R-4 Option 2	R-5 Option 1	R-5 Option 2	R-6 Option 1	R-7 Option 1
Minimum Open Space Ratio and Maximum Density								
Open Space Ratio	0.15	0.3	0.15	0.3	0.1	0.15	0.1	0.3
Gross Density (du/ac)	1.461	1.457	2.108	2.148	2.469	2.608	2.919	4.198
Net Density (du/ac)	1.718	2.081	2.48	3.068	2.603	3.608	3.243	4.64
Lot Dimensional Requirements								
Minimum Lot Area (sq.ft.)	20,000	16,000	13,000	10,000	12,000	10,000	10,000	15,000
Minimum Lot Width @ Setback Line (ft)	100/110 (corner)	95/110 (corner)	90/105 (corner)	85/100 (corner)	90/105 (corner)	85/105 (corner)	85/100 (corner)	115
Minimum Front Yard (ft)	45	40	35	30	30	30	30	40
Minimum Side Yard (ft)	10	10	10	10	10	10	10	10
Minimum Side Yard on Corner Lot (ft)	35	30	25	19	20	19	19	30
Minimum Rear Yard (ft)	30	30	30	30	30	30	30	30
Maximum Lot Coverage (ratio)	0.15	0.2	0.2	0.25	0.22	0.25	0.25	0.35
Minimum Total Living Area per Dwelling Unit (sq.ft)								
1-story 3 bedrooms	2000	2000	1600	1600	1500	1500	1250	1150
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+150	+150	+150	+150	+150	+150
1 -story if basement < 600 sq.ft. (+ sq.ft.)	+250	+250	+250	+250	+250	+250	+250	+250
Multi-story 3 bedrooms	2800, 1800 1 st floor	2800, 1800 1 st floor	1900, 1050 1 st floor	1900, 1050 1 st floor	1800, 1000 1 st floor	1800, 1000 1 st floor	1550, 950 1 st floor	1150
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+100	+100	+100	+100	+100	+100	+100	+250
Multi-story basement < 600 sq.ft. (+ sq.ft)	+250	+250	+250	+250	+250	+250	+250	+150
Maximum building height (stories/ft)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30

Source: City of Franklin Unified Development Ordinance

It is recommended that the City continue to review multi-family developments on a case-by-case basis, with particular emphasis upon neighborhood compatibility and high quality development.

All multi-family developments are reviewed through a special use public hearing and approval process. As such, they go through a tiered review process with the City Plan Commission and Common Council before they are approved to begin site work. Locations for appropriate multi-family development are

reviewed at the Council level. How this contributes to the provision of housing at an affordable rate is unclear.

It is recommended that the City continue to review senior housing on a case-by-case basis, with particular emphasis upon neighborhood compatibility and high quality development.

As with multi-family development, senior housing (particularly age-restricted and full-spectrum continuing care facilities) are reviewed through the special use public hearing and approval process.

It is recommended that the City continue its past practice of reviewing changes to, or proposals for, new community living arrangement projects, on a case-by-case basis within the context of the City's Comprehensive Master Plan and as allowed by state and federal regulations.

“New community living arrangements” depends on the definition and criteria. However, any changes that are outside the norm of single-family or duplex development are reviewed under either special use processes or via the Planned Development District approach, which is a rezoning application with approval of a specific plan through the Plan Commission and finally by the Common Council.

It is recommended that the City support local businesses' workforce housing programs in such manner as may be determined from time to time by the Common Council.

This recommendation has not been met to any degree. The recommendation is worded so vaguely it's impossible to know what is supposed to be done to implement it.

It is recommended that the Conservation Subdivision model ordinance be adopted as part of the Unified Development Ordinance, with such revisions as the Common Council may determine. It should be noted that additional changes to the Unified Development Ordinance, pertaining to the current Open Space Subdivision options within the residential zoning districts, be undertaken as necessary to ensure consistency between these portions of the ordinance and the proposed Conservation Subdivision ordinance.

The model ordinance as written is not a part of the Unified Development Ordinance. The model ordinance specifies certain minimum standards for the amount of open space that are not required in any district in the City, which standards were identified earlier in this report.

It is recommended that mixed-use zoning and design provisions be included within the Unified Development Ordinance as deemed appropriate by the Common Council.

There is a version of a mixed-use zoning district along South 27th Street. Otherwise, Planned Development Districts are the primary method for providing mixed-use development concepts.

It is recommended that infill housing shall be encouraged in areas surrounded by existing development and compatible uses consistent with the principles, goals, objectives and policies of this chapter and the Future Land Use Map in Chapter 5 of this Plan. Additionally, it is recommended that the City shall identify areas to be targeted for infill development and promote standards to assist in those areas being developed to fit in with the surrounding uses.

The development of infill lots remains an important piece of the City's development strategy. Whether or not the development of such lots is consistent to promote compatibility or a cleaner more unified vision for development is still in progress. The Unified Development Ordinance has been amended

repeatedly since the Comprehensive Master Plan was adopted in 2009, but there has not been an overhaul in the overall design ethic or a comprehensive change in how development is managed or implemented in the City.

It is recommended that the City educate developers and the public about the benefits of Universal Design to encourage the use of Universal Design. It is also recommended that establishment of separate Universal Design standards be considered as an option in the R-8 Multi-family Residential Zoning District as deemed appropriate by the Common Council. These standards would address whether the Universal Design features would be mandatory or optional and if greater densities would be permitted to offset any added costs.

The Housing Element of the *City of Franklin 2025 Comprehensive Master Plan* devotes one paragraph to a discussion of Universal Design. Universal Design is intended to provide for equal access and manageability for persons of all ages, sizes, and abilities. There is no documentation that Universal Design has ever been encouraged or implemented.

It is recommended that the City educate developers about the benefits of, and encourage developments to utilize, standards of the U.S. Green Building Council and promote Leadership in Energy and Environmental Design (LEED) certified developments.

There is no documentation that any of this has been done.

Specific Provisions of Section 66.10013 of the Wisconsin Statutes

Section 66.10013 not only requires the City of Franklin to prepare a report of the municipality's implementation of the Housing Element of the City's comprehensive plan, it specifically requires the report to contain five specific elements. These required elements and the City data are outlined below.

1. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

In 2019, the City approved 8 subdivision plats, 2 certified survey maps, and 453 building permits (across residential, commercial, and industrial sectors). Additionally, there was 1 condominium plat recorded in 2019.

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 City in the prior year.

In 2019, plans for 386 dwelling units were approved. These units consisted of:

- 187 new dwelling units platted as single family lots in the following subdivisions:
 - Ryanwood Manor Addition #1, 34 lots
 - Bear Development, 79 lots (residential portion)
 - Oak Ridge of Franklin, 24 lots
 - Pleasant View Estates, 26 lots
 - Oakes Estates, 16 lots
 - Faithway Reserve, 8 lots
- 2 new dwelling units were approved within 1 duplex for Nisenbaum
- 2 new dwelling units were platted in Certified Survey Maps

- 54 dwelling units were created in the following Condominium Plats:
 - Park Circle Condominiums/Glen at Park Circle Condominiums
- 48 dwelling units were approved in Woodland Edge at Franklin Independent Living Apartment units
- 93 new dwelling units were approved in multi-family units for the following:
 - Knollwood Legacy Apartments, 40 2-bedroom units
 - Ball Park Commons, Apartment Building B-5, 53 units

In 2019, the City approved building permits for 358 new dwelling units. These permits were comprised of:

- 53 building permits for single family homes, creating 53 new dwelling units
- 8 building permits for duplexes, created 16 dwelling units
- 8 building permits for apartment buildings, creating 289 dwelling units

3. *A list and map of undeveloped parcels in the municipality that are zoned for residential development.*

The City contains 215 parcels that are zoned for residential development and currently undeveloped (or underdeveloped relative to zoning classification). These properties total approximately 1,811.06 acres in area. It should be noted that these properties also likely contained significant environmental constraints, which typically fall into three categories: woodlands, wetlands, and floodplains. Franklin has significant areas of high water table soils and hydric inclusions, which also prevent or reduce the amount of development possible.

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.*

The City contains 7 parcels that are suitable for (classed for residential development in the *City of Franklin 2025 Comprehensive Master Plan*), but not zoned for, residential development. These 7 parcels identified in the following Table contain 54.86 acres.

5. *An analysis of the municipality’s residential development regulations, such as land use controls, site improvement requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. 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.***

The City of Franklin Unified Development Ordinance is designed to provide residential development options but is focused on the development of single-family residential units. It should be noted that

the requirements of Section 66.10013 of the Wisconsin Statutes are geared toward subdivisions rather than residential development overall. This demonstrates that the issue is not overall residential housing cost, just the cost to developers and limitations on profit-taking. Would that the real estate development profession promoted genuine concern for housing affordability, the target would be less about reduction of costs and more focused on the needs of society and communities with respect to human rights and human dignity.

Nevertheless, we present the following materials in response to the requirements of Wisconsin Statutes.

Existing Single-Family Housing Demand

The housing crisis and subsequent recession that began in late 2007 reduced the rate of home construction in Franklin for several years. From 2008 to 2011 single family home construction occurred at its slowest pace since 2000, and no additional single family lots were platted. However, over the last 20 years the City averaged 87.4 new single-family homes constructed per year. During the period from 2004-2019, the City, on average, platted 62.5 single family lots. It should be noted that the 16-year average of single family homes constructed is 66.5, which is still slightly more than were platted. This means the City is not quite keeping up with housing demand. Details regarding single family lots and construction are included in Table 2 below.

Table 2 Single Family Dwellings Platted or Constructed

	Single Family Lots Platted in Subdivisions	Single Family Lots Platted in Certified Survey Maps	Total Single Family Lots Platted	Single Family Homes Constructed
2000				193
2001				197
2002				145
2003				149
2004	182	13	195	220
2005	205	10	215	231
2006	125	12	137	138
2007	48	21	69	62
2008	24	11	35	36
2009	0	6	6	20
2010	0	4	4	24
2011	0	1	1	27
2012	0	1	1	52
2013	13	2	15	89
2014	7	6	13	33
2015	0	11	11	26
2016	0	1	1	23
2017	32	1	33	12
2018	73	1	74	18
2019	189	2	191	53
Total	898	103	1,001	1,748
Average	56.1 (16 yrs)	6.4 (16 yrs)	62.5 (16 yrs)	87.4 (20 yrs) 66.5 (16 yrs)

Source: City of Franklin Department of City Development

Averaging the last 20 years provides a picture over the longer term; but short-term data may be a better predictor for the upcoming year. When only the last three years are reviewed we find the City issued building permits for 83 homes. During this same time period 208 single family lots were platted in the City. In the short-term, the City is meeting the demand for single-family housing.

Overall Existing Housing Demand

When duplex and multifamily housing area added to the housing picture, we get a much better understanding of the total housing demand. Table 3 shows over the last 20 years the City has, on average, issued building permits for 153 dwelling units each year, while approving the creation of 246 dwelling units. These numbers demonstrate the City has met the demand for residential development over the last 20 years. However, when only the last three years are analyzed, we find the City issued u

Table 3 Overall Housing Platted/Approved and Constructed

	Single Family Lots Platted in Subdivisions	Single Family Lots Platted in CSMs	Total Single Family Lots Platted	Single Family Homes Constructed	Total Multi- Family Dwelling Units Approved	Total Multi- Family Dwelling Units Built	Total Dwelling Units Platted or Approved	Total Dwelling Units Constructed
2000				193		124		317
2001				197		113		310
2002				145		42		187
2003				149		64		213
2004	182	13	195	220	528	60	723	280
2005	205	10	215	231	0	12	215	243
2006	125	12	137	138	10	26	147	164
2007	48	21	69	62	44	20	113	82
2008	24	11	35	36	0	8	35	44
2009	0	6	6	20		1		21
2010	0	4	4	24		144		168
2011	0	1	1	27		64		91
2012	0	1	1	52		30		82
2013	13	2	15	89		50		139
2014	7	6	13	33		30		63
2015	0	11	11	26		28		54
2016	0	1	1	23		53		76
2017	32	1	33	12		6		18
2018	73	1	74	18		331		349
2019	189	2	191	53		305		358
Total	898	103	1,001	1,748	582	1,511	1,233	3,259
Average	56.1 (16 yrs)	6.4 (16 yrs)	62.5 (16 yrs)	87.4 (20 yrs)	116.4 (5 yrs)	75.5 (20 yrs)	246.6 (5 yrs)	162.9 (20 yrs)

Source: City of Franklin Department of City Development

Forecasted Housing Demand

Table 4 highlights household projections for Franklin. According to the Wisconsin Department of Administration (DOA), the City's household population is projected to be 36,514 in 2020. The DOA also projected 16,727 households by 2030 to accommodate the projected population of 39,131. In

order to provide mobility and replacement of obsolete units, a general recommendation is a 5% vacancy rate (at the minimum) be factored into the analysis and provision of future housing. With this in mind, the City would need to add 3,085 new households between 2010 and 2030.

Table 4
Forecast Number of Households and Housing Units 2010-2030

	2010	2015	2020	2025	2030	Change 2010-2030
Household Population	33,469 ¹	34,890 ²	36,514 ²	37,722 ²	39,131 ²	5,682
Number of Households	13,642	14,502	15,287	15,958	16,727	3,085
Number of New Households		860	1,645	2,316	3,085	3,085
Number of New Housing Units Needed		903	1,727	2,432	3,239	3,239

¹ United States Census Bureau

² Wisconsin Department of Administration Household Projections

³ Assumes five percent vacancy rate to maintain mobility and account for replacement units.

Table 3 shows the City issued permits for the construction of 3,259 dwelling units since 2010. This 20-year total if duplicated from 2010-2030 would be enough to accommodate the DOA population projection for the City out to 2030, but only barely. It should be noted that there were 1,398 dwelling units constructed from 2010-2019, which is less than half the projected number needed to meet the DOA population projection.

Analysis of Ability to Reduce Time and Upfront Cost for Residential Development

The actual time to develop a subdivision varies greatly based on a variety of reasons, including its size, necessary grading and site improvements, and the time of year the construction takes place. Since these issues are out of the control of the City, this analysis does not account for this time frame. Table 5 identifies the residential development regulations.

Table 5 Zoning District Requirements

	R-1	R-2	R-3	R-3E	R-4	R-5	R-6
Minimum Open Space Ratio and Maximum Density							
Open Space Ratio	0	0	0	0	0	0	0
Gross Density (du/ac)	0.435	0.898	1.718	1.394	2.081	2.48	2.972
Net Density (du/ac)	0.435	0.898	1.718	1.394	2.081	2.48	2.972
Lot Dimensional Requirements							
Minimum Lot Area (sq.ft.)	87,120	40,000	20,000	25,000	16,000	13,000	11,000
Minimum Lot Width @ Setback Line (ft)	200	150	100/110 (corner)	115/125 (corner)	95/110 (corner)	90/105 (corner)	90/100 (corner)
Minimum Front Yard (ft)	100	60	45	50	40	35	30
Minimum Side Yard (ft)	30	20	10	15	10	10	10
Minimum Side Yard on Corner Lot (ft)	75	45	35	40	30	25	19
Minimum Rear Yard (ft)	30	30	30	30	30	30	30
Maximum Lot Coverage (ratio)	0.075	0.1	0.15	0.15	0.2	0.2	0.25
Minimum Total Living Area per Dwelling Unit (sq.ft)							
1-story 3 bedrooms	1600	2000	1700	2000	1600	1500	1250
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+150	+150	+150	+150	+150
1 -story if basement < 600 sq.ft. (+ sq.ft.)	+150	+150	+250	+250	+250	+250	+250
Multi-story 3 bedrooms	1900, 1100 1 st floor	2300, 1100 1 st floor	2000, 1100 1 st floor	2800, 1800 1 st floor	1900, 1050 1 st floor	1800, 1000 1 st floor	1550, 950 1 st floor
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+100	+100	+100	+100	+100	+100	+100
Multi-story basement < 600 sq.ft. (+ sq.ft)	+250	+250	+250	+250	+250	+250	+250
Maximum building height (stories/ft)	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30	2.5/30
	R-7	R-8	R-8 MFR	RC-1	RC-1 2F	RC-1 MFR	VR
Minimum Open Space Ratio and Maximum Density							
Open Space Ratio	0	0	0.25/0.35	0.5	0.5	0.5	0
Gross Density (du/ac)	3.7	5	6.1/8	1.5	3	8	4.283
Net Density (du/ac)	3.7	5	8	n/a	n/a	n/a	4.283
Lot Dimensional Requirements							
Minimum Lot Area (sq.ft.)	18,000	6,000	43,560	10,000	15,000	43,560	7,200
Minimum Lot Width @ Setback Line (ft)	125	60/75 (corner)	150	60/75 (corner)	100	150	60/75 (corner)
Minimum Front Yard (ft)	40	25	30	25	40	30	25
Minimum Side Yard (ft)	13	5	20	5	10	20	5
Minimum Side Yard on Corner Lot (ft)	35	16	30	15	30	30	15
Minimum Rear Yard (ft)	30	25/10 (garage)	30	25/10 (garage)	30	30	25/10 (garage)
Maximum Lot Coverage (ratio)	0.30	0.35	n/a	n/a	n/a	n/a	0.48
Minimum Total Living Area per Dwelling Unit (sq.ft)							
1-story 3 bedrooms	1150	1250	750-900* (1 bedroom)	1250	n/a	n/a	1200
1-story > 3 bedrooms (+ sq.ft per bedroom)	+150	+150	+200	+150	n/a	n/a	+150
1 -story if basement < 600 sq.ft. (+ sq.ft.)	+250	+250		+250	n/a	n/a	+250
Multi-story 3 bedrooms	1150	1550, 950 1 st floor	750-900* (1 bedrm)	1550, 950 1 st floor	n/a	n/a	1500, 900 1 st floor
Multi-story > 3 bedrooms (+sq.ft. per bedroom)	+250	+100	+200	+100	n/a	n/a	+100
Multi-story basement < 600 sq.ft. (+ sq.ft)	+150	+250		+250	n/a	n/a	+250
Maximum building height (stories/ft)	2.5/30	2.5/30	3.0/45	2.5/30	2.5/30	4.0/60	2.0/30

*The unit size decreases with the number of units in a structure. 900 square feet minimum for 3-4 units, 850 for 5-8 units, 800 for 9-12 units, and 750 for 13 or more units per structure.

Source: City of Franklin Department of City Development

There are several ways in which development can be delayed, many times due to extenuating situations. The City has an aggressive natural resource protection policy, implemented through the Unified Development Ordinance. In addition, there are significant swaths of thus far undeveloped land that are constrained by protected natural resources, primarily wetlands, floodplains, and forested woodlands. There are critical reasons such features should retain these protections. First,

wetlands and flood-prone areas are a vital source for surface and ground water quality protections, as they filter pollutants and provide a stable system to retain ground water and promote recharge. Second, development in such areas creates long-term costs to the surrounding urban infrastructure as well as to the maintenance budgets for occupants of new structures built in these areas. Third, specifically for woodland areas, these locations provide habitat for native species as well as an instant aesthetic feature prized by local residents. Finally, development that interferes with natural resources does not tend to provide a responsible real return on investment (RROI) and therefore tends to require long-term subsidies from the City and other levels of government to maintain.

Subdivision Plat and Certified Survey Map Requirements

Review Procedures

Subdivision - \$5000 (Preliminary) and \$1000 (Final)

- Required for any division of land for residential development of more than four (4) parcels. Must comply with statutory and local regulations.
- Applicants must submit a completed application, preliminary plat, and fee of \$XXX to the Department of City Development for review. Staff reviews the submission to ensure completeness then forwards the application materials for review by other City departments (and either the Wisconsin DOT or Milwaukee County Highway Department if located on a state or county maintained highway).
- Applications are scheduled for review by the Plan Commission, which will issue a decision the night of review or hold the item pending additional information required.
- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be reviewed and approved by the City Attorney's Office.
- Once all required public improvements – sidewalks, roads, street lights, utilities, street trees, etc. – are installed and verified by the Engineering Department, the Applicant can submit a completed application, final plat, a fee of \$XXX for review and distribution by the staff. A Plan Commission is scheduled and the Plan Commission will issue a decision on the night of review or hold the item pending additional information required.
- Common Council review (final) will occur at the next available meeting (typically 1.5 weeks following Plan Commission review and recommendation). There is no additional fee for Common Council review.
- Normal State/County reviews, fees and approval requirements apply.
- Once the plat is recorded, building permit applications for individual lots may be submitted.
- Building permit applications are submitted to the Department of Inspection Services, and may take up to three (3) weeks for review by all departments before a permit may be issued.

Certified Survey Map (CSM) - \$1,500

- Required for any division of land up to four (4) lots in conformance with statutory and local requirements.

- Applicants must submit a completed Certified Survey Map application, and a fee of \$xxx for review by Department of City Development staff. The application materials are forwarded to other City departments for review and comment. The CSM is generally scheduled for Plan Commission review. Plan Commission will issue a decision the night of review or hold the item pending additional information required.
- A development agreement, if required, will be coordinated through the Engineering Department. The agreement and any escrow must be review and approved by the City Attorney's Office.
- Common Council review will occur at the next available meeting (typically 1.5 weeks following Plan Commission review and recommendation). There is no additional fee for Common Council review.
- Normal State/County reviews, fees and approval requirements apply.
- Once CSM is recorded, building permit applications for individual lots may be submitted.
- Building permit applications are submitted to the Department of Inspection Services, and may take up to three (3) weeks for review by all departments before a permit may be issued.

Planned Development - \$6,000 (plus \$3,500 for major amendments, and \$500 for minor amendments); note that Additional Site Plan would have a separate review fee (\$2,000 for properties larger than 1 acre, \$1,000 for properties less than 1 acre) and subdivision (see above fees)

- Required for any development of land at least XX acres in size that may include multiple housing types or multiple uses, or desires deviations from the strict application of the Unified Development Ordinance to achieve a specific development goal.
- PDD applications are treated as rezoning applications for purposes of review and approval, requiring Plan Commission and Common Council review and approval of the initial application and rezoning.
- Applicants must submit a completed application, site development design plan and preliminary civil drawings, narrative that specifies all the deviations/requested modifications/rezone requests, and a fee of \$XXXX for review by staff. Staff forwards the application materials to other City departments for review, and then following review, the application is placed on the next available Plan Commission agenda. Notice is sent to all landowners within 500 feet of the proposal site. Plan Commission will issue a recommendation the night of review, or hold the item pending additional information required.
- If recommended for approval, the Plan Commission will direct staff to draft Conditions and Restrictions for the PDD that will be reviewed at the next regularly scheduled Plan Commission meeting (typically 2 weeks later).
- Following review and recommendation of approval of the Conditions and Restrictions by the Plan Commission, staff will schedule the public hearing before the Common Council in accordance with statutory requirements.
 - Legal notice required to be submitted to newspaper the Wednesday before the first publication

- PDD applications require a Class 2 notice – two (2) consecutive publications, the last must be a minimum of seven (7) days before the public hearing.
- Notice sent to all landowners within 500 feet of the proposal site.
- Common Council review (final) will occur at the scheduled public hearing. There is no additional fee for Common Council review.
- Normal State/County reviews, fees and approval requirements apply.
- The next step depends on the complexity of the application: additional site plan review and approval by the Plan Commission (as needed), or platting approval as needed, or straight to building permit applications.
- Once the process is finalized, building permit applications may be submitted.
- Building permit applications are submitted to the Department of Inspection Services, and may take up to three (3) weeks for review by all departments before a permit may be issued. If required, approval by the State must occur prior to local review and issuance of building permits.

Development costs are dependent on the number of proposed lots, the proposed roadway configurations, and length, the number of dwelling units proposed, the presence of any environmental restrictions (e.g., wetlands, floodplains, etc.), availability and location of public utilities, and other considerations specific to the property or properties to be developed. Therefore, general fees have been provided within this report to assist with development estimates. Consider the following example:

Single Family Residential Subdivision on 20 acres

- No environmental restrictions
- Public Utilities available
- R-6 zoning (no rezoning required)
- No PDD requested
- 1. Preliminary Plat = \$5000 (requires one review by Plan Commission)
- 2. Final Plat = \$1000 (requires one review by Plan Commission after infrastructure installed and certified, followed by final approval by Common Council)
- 3. Min. Lot size = 11,000 square feet
- 4. Min. Lot width = 90 feet – 100 feet (corner lot)
- 5. Max. density = 2.972 dwelling units/net acre
- 6. Min. front/ROW/rear setback = 30 feet (19 feet on the corner side yard)
- 7. Min. side setback = 10 feet
- 8. Min. public street ROW = 60 feet
- 9. Min. residential street pavement width = 28 feet
- 10. Max. 800-foot cul-de-sac street
- 11. Sidewalks required on both sides of street
- 12. Curb and gutter required
- 13. Street trees = 1/40 linear feet
- 14. Impact fees = \$8,704/single family home
- 15. Stormwater fees = see fee schedule
- 16. Building permit fees = based on proposed home design; see fee schedule

In 2019, the City approved 8 total subdivisions, platting 187 single family lots. Using these numbers, the average subdivision would contain 23 lots (187/8). Although every development varies greatly in its scope, process and costs, the general level of development in Franklin is impacted by the cost of site design and impact fees, which are incurred to provide for additional services by the City to each new resident.

Section 66.10013 of the Wisconsin Statutes requires the City to identify ways in which the City can “modify its construction and development regulations, lot sizes, approval processes and related fees” to reduce the cost necessary to approve and develop a new residential subdivision by 20 percent.

The City is currently in the process of updating its needs assessment to address all impact fees. It is the hope that this updated need assessment will show that some of these costs are reduceable. The City also recently amended its impact fees to provide a 40% reduction in fees for multi-family developments that incorporate income-dependent units.

The City is also initiating the update process of the Unified Development Ordinance (UDO). The UDO contains a set of conflicting standards and approaches that result from multiple amendments, and over the years the approach to site development and design has not been reflected in the requirements included in the UDO. This tends to slow down innovation and reduce responsiveness of the City, particularly for non-residential development. However, with respect to housing, the City has been adapting itself to increased density and diversity in new housing types, and the update of the UDO should reflect this.

Conclusion

At the State level, the supply of new and affordable housing is not keeping up with the demand resulting in housing availability and affordability concerns throughout the state. This issue not only affects home buyers, but also affects the business community who need additional employees to grow their business.

Tom Larson, the Wisconsin Realtors Association (WRA) Senior Vice President of Legal and Public Affairs, stated: “For more than a decade, we have seen a decline in the volume of housing construction in the Badger State. While we have seen a dramatic jump in employment... without an adequate supply of workforce housing to meet the growing need, Wisconsin will not be able to attract workers necessary to help our economy prosper and will find itself at a competitive disadvantage.”

This thinking led to UW-Madison Urban Planning Professor Kurt Paulson to publish a report entitled *Falling Behind* showing a severe workforce housing shortage and highlighting the need for “bold” bipartisan action. In the 40-page report, Professor Paulson points out more than 30,000 single family permits were authorized in 2004, versus only 12,500 single family permits authorized in 2017.

The report’s findings and recommendations have been presented to the committees in the Assembly and Senate and are likely one of the reasons the State Statutes were amended to require this report. It should be noted according to Professor Paulson’s report, the three main causes for the workforce housing shortage are:

1. Not building enough homes
2. Construction costs
3. Outdated land regulations.

Addressing these three causes for the specific case of Franklin:

1. Franklin constructed more units than the demographic need for them in the larger regional area, albeit by a narrow margin.
2. Franklin has very little ability to control the construction costs for new housing, except with respect to impact fees, which the City sees as a critical element to provide for the additional public utilities, infrastructure and services needed to meet the needs of a growing population.
3. When discussing outdated land regulations, Professor Paulson’s report specifically mentions minimum lot sizes, prohibition of non-single-family housing, excessive parking requirements, requirements for high end building materials and long approval processes. The City can assist in this process through an overdue update of the UDO and addressing development diversity and flexibility through the regulatory process.

In a report to the City of Franklin entitled *Housing Diversity in Franklin, Wisconsin* (December 2018), the author noted that the most recent American Community Survey found that the City of Franklin has a much higher level of owner-occupied housing , median value of owner-occupied housing units, median household income and per capita income than is found for Milwaukee County at large and found in the City of Milwaukee. See the table below.

	City of Franklin	City of Milwaukee	Milwaukee County
Owner-Occupied Housing Rate	77.3%	41.7%	49.4%
Median Value of Owner Occupied Housing Units	\$224,800	\$115,500	\$150,000
Median Household Income (2016)	\$73,590	\$36,801	\$45,263
Per Capita Income past 12 months (2016)	\$36,659	\$20,630	\$25,881

Some of this is a reflection of relative distance. Franklin’s location on the southwest end of the County makes it an unlikely location for multi-family development that is intended for lower income families, simply because the transportation costs for home-to-work trips, as well as non-work-based trips, would defeat the purpose of such housing.

The report previously cited does provide the City with a series of recommendations to consider, including the following:

- **Review all development construction standards.** The city should review and consider altering development standards that can reduce cost to the developer, as well as reduce the City’s exposure to future operational maintenance of such infrastructure in the future. One such example is street width; a reduction of street width by as little as one foot can significantly reduce upfront costs, as well as long-term maintenance.
- **Comprehensive Master Plan.** The Comprehensive Master Plan currently only identifies two residential land use categories, Residential and Residential-Multi-Family. The Plan should be reviewed and revised to provide more specific guidance on the inclusion of types of housing

beyond single family and multi-family, and provide additional flexibility to permit those types of housing in what have been restricted single-family residential neighborhoods.

- **Zoning Standards.** The City should consider a review of all residential zoning district standards to provide incentives for developers to provide new reasonably priced housing. The City should further include flexibility to provide for other types of housing in single family neighborhoods, including modifications to existing dwelling units to provide for two-family, triplex, and quadriplex types of units, and/or modifications to enable in-law suites and other means to provide additional housing that is more affordable.
- **Development Flexibility.** Most of the residential zoning districts permit “open space” subdivision development with reduced lot sizes which require a public hearing and approval as a Special Use. Instead of requiring developers to go through this process, these types of developments should have design criteria up-front and allowed to be developed as a permitted use.
- **Multi-family Dwelling Unit Density.** The maximum dwelling unit density for multi-family developments is eight units per acre, and this is achieved through a Special Use approval process. This density is very low particularly for moderate to large developments of this type, and virtually guarantees that motor vehicles are the required mode of transportation for residents. The City needs to consider increasing the maximum multi-family density standard, with the caveat that such increases continue to prioritize environmental protections on the site level.
- **Impact Fees.** The cost of impact fees placed on each new residential unit is definitely an impeding factor toward providing housing affordability across all types of housing. The City already has provided a reduction for certain types of affordable housing, but additional criteria or flexible alternatives should be considered where housing is combined with additional industrial/business park development. Providing workforce housing opportunities will greatly assist attraction of quality industrial development to the City, and will have the corollary effect of reducing transportation costs for future employees as well as employers.
- **Public Education.** City officials must continually seek opportunities to educate residents of Franklin regarding the benefits of a well-balanced housing supply.

APPENDIX A – Undeveloped and Underdeveloped Residential-Zoned Properties

PARCEL_ID	ACREAGE	ADDRESS
740 0023 000	0.370000000000	6840 46TH ST
740 0186 000	1.310000000000	0 46TH ST
740 9982 004	10.970000000000	4500 XAVIER DR
741 0083 000	0.372787000000	6886 HARVARD DR
741 2001 000	0.482542000000	5191 PRINCETON PINES CT
745 8995 003	0.970000000000	0 RAWSON AVE
745 8995 004	0.960000000000	0 RAWSON AVE
745 8995 005	0.960000000000	0 RAWSON AVE
745 8999 006	0.920000000000	0 RAWSON
748 9993 003	2.530000000000	11230 RAWSON AVE
748 9997 007	1.010000000000	0 RAWSON AVE
748 9997 008	4.350000000000	0 RAWSON AVE
749 0078 002	0.573055000000	12219 OAKWOOD DR
749 9997 002	22.620000000000	0 WOODS RD
750 0017 000	0.799620000000	11950 ST MARTINS RD
750 9923 000	0.460000000000	0 NORTH CAPE RD
750 9963 000	2.820000000000	12381 ST MARTINS RD
750 9972 004	1.759963000000	12140 ST MARTINS RD
750 9975 000	1.150000000000	0 SCHERREI DR
751 0001 000	0.500000000000	7330 CIRCLE DR
751 0002 000	0.490000000000	7310 CIRCLE DR
751 0003 000	0.500000000000	7282 CIRCLE DR
751 0004 000	0.490000000000	7262 CIRCLE DR
751 0005 000	0.490000000000	7242 CIRCLE DR
751 0006 000	0.500000000000	7222 CIRCLE DR
751 0007 000	0.500000000000	7212 CIRCLE DR
751 9999 000	26.336460000000	0 MISSION HILLS DR
753 0004 000	1.900000000000	9700 WOELFEL RD
753 9994 010	0.990000000000	7345 92ND ST
754 0015 000	1.110000000000	7300 CAMBRIDGE DR
755 0198 000	6.010000000000	7730 TERRACE DR
755 9997 000	51.360000000000	8301 OLD LOOMIS RD
756 9993 012	10.810000000000	0 RAWSON AVE
756 9994 014	0.622359000000	7501 BRUNN DR
757 9985 000	0.720000000000	7270 HILLSIDE DR
757 9994 001	24.300000000000	0 68TH ST
758 9996 000	0.900000000000	7351 51ST ST
759 0024 003	0.452271000000	5000 MINNESOTA AVE
760 9979 000	0.440000000000	7221 35TH ST

760 9980 000	0.440000000000	7235 35TH ST
760 9996 010	2.430000000000	0 MARQUETTE AVE
761 9958 000	0.390000000000	2820 MINNESOTA AVE
761 9963 005	0.270000000000	0 MINNESOTA AVE
761 9994 005	1.054176000000	0E 31ST ST
761 9997 003	8.455613000000	0 35TH ST
786 9981 004	5.758133000000	7521 31ST ST
786 9987 000	2.920000000000	7631 31ST ST
786 9991 000	4.290000000000	3140 DREXEL AVE
786 9994 001	0.330000000000	7775 31ST ST
788 0053 000	0.958678000000	0 EVERGREEN DR
788 1047 000	0.772613000000	4816 EVERGREEN ST
788 1050 000	0.507421000000	4811 EVERGREEN ST
788 9981 003	27.008632000000	7501 49TH ST
790 9995 003	17.290000000000	0 68TH ST
791 9985 000	0.880000000000	0 76TH ST
791 9990 000	0.970000000000	7210 DREXEL AVE
792 0097 000	0.420000000000	7556 NOTTINGHAM WAY
792 0265 000	0.437943000000	7721 76TH ST
792 9988 001	4.750000000000	0 DREXEL AVE
793 9997 000	7.970000000000	8810 LOOMIS RD
794 0064 000	0.640000000000	7570 KENSINGTON WAY
794 0068 000	0.600000000000	7515 KENSINGTON WAY
796 0017 000	0.050000000000	0 FRANKLIN ST
796 0018 000	0.120000000000	0 FRANKLIN ST
796 0019 000	0.150000000000	0 FRANKLIN ST
796 0042 000	0.190000000000	
796 0059 000	0.080000000000	11460 SWISS ST
796 0072 000	0.230000000000	0 SWISS ST
796 0073 000	0.090000000000	0 SWISS ST
796 0074 000	0.080000000000	11460 SWISS ST
796 0075 000	0.160000000000	11460 SWISS ST
797 9946 000	18.350000000000	7543 NORTH CAPE RD
797 9947 000	1.970000000000	7577 NORTH CAPE RD
798 9990 007	23.180000000000	12245 FOREST HOME AVE
798 9995 004	29.224965000000	
799 0023 000	0.560000000000	11283 MAYERS DR
799 9992 000	0.460000000000	10941 ST MARTINS RD
801 9987 000	6.420000000000	0 LOVERS LANE RD
801 9989 002	3.650000000000	8230 100TH ST
801 9991 000	6.940000000000	0 LOVERS LANE RD

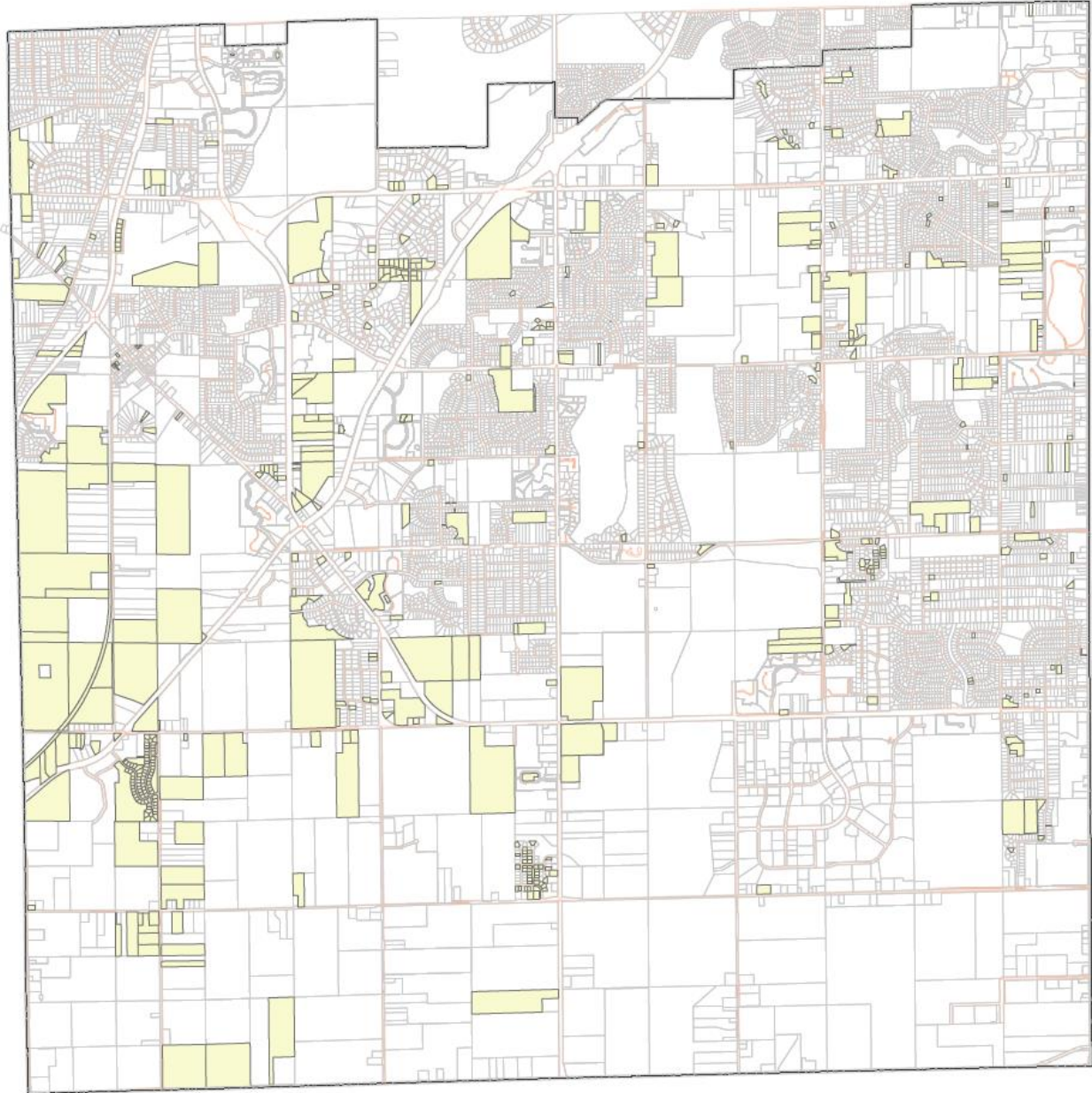
802 0045 003	0.99200000000	0 FOREST HILLS CIR
803 0088 000	0.48000000000	0 77TH ST
803 9987 008	24.28000000000	0 DREXEL AVE
806 0321 000	0.68448200000	7938 RIVER CT
806 9992 002	0.66722100000	
808 9985 002	0.47724600000	8025 35TH ST
808 9985 003	7.06230400000	
832 9898 002	2.47000000000	2855 FOREST HILL AVE
832 9901 002	2.48070800000	3023 FOREST HILL AVE
833 9988 001	18.03000000000	4034 PUETZ RD
833 9989 002	4.01000000000	4034 PUETZ RD
837 0236 000	0.70200000000	6810 WILD FLOWER CT
838 9003 000	7.51020700000	
839 9992 031	0.63234300000	8719 FOREST HILL AVE
839 9996 007	3.45000000000	0 LAKE POINTE DR
840 9977 001	0.17000000000	0 LOVERS LANE RD
840 9977 009	18.53000000000	0 LOVERS LANE RD
840 9982 003	2.92784300000	
840 9984 000	2.14000000000	0 100TH ST
841 0021 000	0.69000000000	0 100TH ST
842 9994 000	60.38000000000	0 116TH ST
842 9995 014	16.25000000000	0 116TH ST
843 9990 000	19.30000000000	8355 116TH ST
843 9991 001	82.50000000000	0 116TH ST
844 9994 000	11.54000000000	0 116TH ST
844 9995 001	63.75000000000	8705 116TH ST
844 9996 000	11.40000000000	8935 116TH ST
844 9998 000	10.05000000000	0 116TH ST
845 9998 000	20.65000000000	0 116TH ST
845 9999 000	49.19025800000	0 116TH ST
847 0106 000	5.36075100000	0 PRAIRIE GRASS WAY
847 9982 005	3.77000000000	9335 ELM CT
847 9992 005	1.05000000000	0 ST MARTINS RD
848 9984 011	0.45914600000	
851 9995 003	0.57000000000	0 68TH ST
853 0102 000	0.33466500000	8752 SHADY LEAF LN
853 0103 000	0.33057900000	8766 SHADY LEAF LN
853 0104 000	0.33057800000	8774 SHADY LEAF LN
853 0114 000	0.31128500000	4658 RUSTIC SUMMIT PASS
853 0116 000	0.32859700000	8829 SHADY LEAF LN
853 0117 000	0.32861500000	8813 SHADY LEAF LN

853 0118 000	0.32861500000	8797 SHADY LEAF LN
853 0120 000	0.32861600000	8769 SHADY LEAF LN
853 0121 000	0.32861500000	8755 SHADY LEAF LN
853 0139 000	0.33789500000	8837 47TH CT
853 0140 000	0.35090900000	8818 47TH CT
853 0163 000	0.88821600000	8825 47TH CT
853 9994 001	0.99976700000	0 51ST ST
853 9997 006	2.47511000000	0 49TH ST
853 9998 006	3.62000000000	0 51ST ST
853 9999 003	1.91000000000	0 HILLTOP LN
855 0109 000	1.31334400000	0 YORKSHIRE CIR
855 9910 002	0.71000000000	2816 FRANKLIN TER
855 9915 000	0.70000000000	3050 FRANKLIN TER
855 9949 003	0.69000000000	8940 29TH ST
879 0332 000	2.13000000000	9470 SOUTHWOOD CT
879 9941 004	0.80000000000	0 29TH ST
879 9943 002	0.36000000000	0 31ST ST
879 9974 002	0.30000000000	0 33RD ST
879 9975 004	0.29904700000	3129 CENTRAL AVE
881 0011 000	1.51000000000	9415 46TH ST
882 9979 000	8.80000000000	0 51ST ST
882 9981 000	9.18000000000	0 51ST ST
882 9991 000	0.91000000000	5422 RYAN RD
884 9997 000	40.84000000000	9410 76TH ST
885 9997 000	10.09000000000	8335 HILLTOP LN
885 9999 002	1.04000000000	0 76TH ST
886 9985 000	15.10000000000	8455 HILLTOP LN
886 9987 002	2.25031700000	
886 9990 000	17.40981500000	8851 ST MARTINS RD
886 9991 003	0.91622100000	9150 RYAN PL
886 9994 000	0.75000000000	8844 RYAN RD
887 0002 000	0.68000000000	9161 92ND ST
887 0003 000	0.69000000000	0 92ND ST
887 0018 000	0.61000000000	9322 WOODVIEW DR
887 0019 000	0.67000000000	9356 94TH ST
887 0069 000	0.56000000000	0 96TH ST
887 0082 000	0.85000000000	9405 96TH ST
887 9998 000	79.30802300000	0 RYAN RD
887 9999 000	1.49000000000	9660 RYAN RD
889 9990 000	49.02687500000	0 116TH ST
889 9992 000	10.19151200000	11223 LOOMIS RD

890 9990 000	44.330000000000	0 116TH ST
890 9991 001	78.100000000000	12200 RYAN RD
890 9999 000	23.546548000000	0 116TH ST
891 1087 000	22.156173000000	
891 9004 000	2.174898000000	
891 9005 000	1.430953000000	
891 9006 000	0.943077000000	
891 9993 000	8.576390000000	12000 LOOMIS RD
891 9997 000	3.540013000000	12204 LOOMIS RD
891 9998 002	5.713786000000	0 LOOMIS RD
891 9999 000	33.288659000000	0 LOOMIS CT
892 9989 002	0.460000000000	10925 RYAN RD
892 9997 001	0.621198000000	11533 RYAN RD
892 9998 000	20.100000000000	9720 112TH ST
893 9997 001	19.090000000000	10903 RYAN RD
893 9997 002	19.220000000000	
894 9001 000	2.013204000000	9645 RYAN RD
894 9002 000	2.041116000000	9533 RYAN RD
894 9003 000	32.066566000000	
894 9999 004	2.998651000000	9789 RYAN RD
896 9996 001	66.756505000000	0 RYAN RD
897 9996 000	26.680000000000	7521 RYAN RD
897 9997 000	9.850000000000	0 76TH ST
902 0075 000	0.480000000000	9660 35TH ST
928 1007 000	0.369535000000	3448 RED LEAF CT
928 1022 000	0.458072000000	10071 31ST ST
928 1057 000	1.365786000000	0 31ST ST
931 9997 013	2.530000000000	0 OAKWOOD RD
934 9992 006	0.998178000000	0 76TH RD
934 9992 007	1.013874000000	0 OAKWOOD RD
934 9992 008	0.971136000000	7800 OAKWOOD RD
936 9998 004	6.450000000000	0 OAKWOOD RD
938 9988 008	12.890000000000	0 112TH ST
938 9994 004	31.927656000000	0 112TH ST
938 9999 011	15.680000000000	0 112TH ST
938 9999 012	15.680000000000	0 112TH ST
939 9996 002	0.740000000000	0 OAKWOOD RD
941 9984 002	4.803456000000	
941 9986 000	9.820000000000	10476 112TH ST
941 9987 000	2.730000000000	11315 OAKWOOD RD
941 9988 000	1.250000000000	11331 OAKWOOD RD

941 9989 000	4.790000000000	11325 OAKWOOD RD
941 9990 000	4.870000000000	0 112TH ST
941 9991 000	4.870000000000	10473 112TH ST
941 9992 000	9.930000000000	0 OAKWOOD RD
941 9994 002	3.850000000000	11533 OAKWOOD RD
941 9997 000	4.890000000000	10530 112TH ST
984 9995 000	34.650000000000	0 76TH ST
987 9997 004	33.060000000000	10210 SOUTH COUNTY LINE RD
987 9999 000	39.050000000000	10420 SOUTH COUNTY LINE RD
988 9999 000	38.220000000000	0 SOUTH COUNTY LINE RD
	1.359096000000	
	1.090135000000	
Total Acreage	1811.05561700000	

APPENDIX B – Map of Undeveloped/Underdeveloped Residential-Zoned Properties

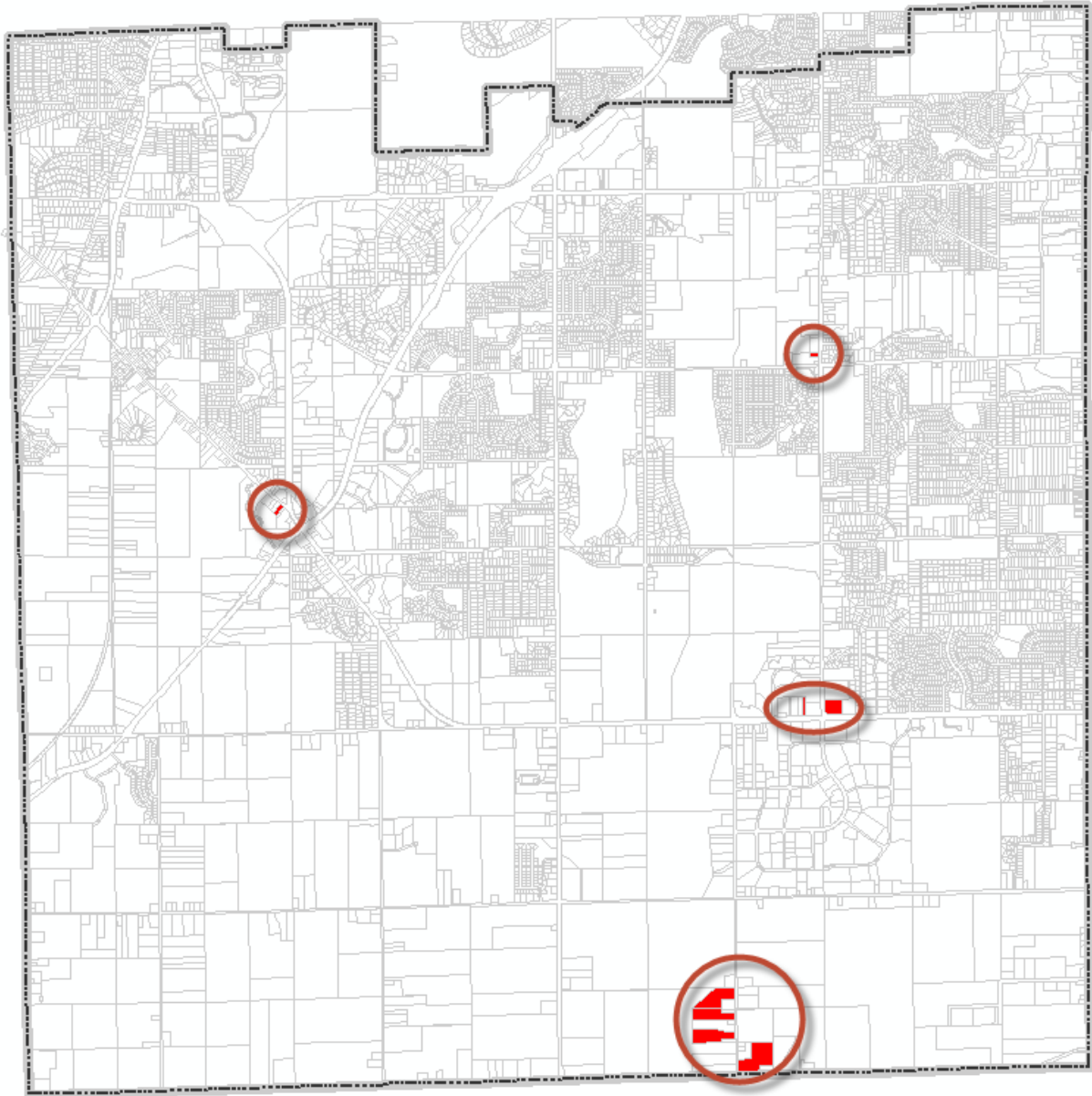


Note: this map has not been edited for this Report. There will be corrections to the map as further editions occur.

APPENDIX C – Undeveloped and Underdeveloped Non-Residentially Zoned Properties

PARCEL_ID	ACREAGE	ADDRESS
841 9991 000	0.91	10035 ST MARTINS RD
982 9992 002	10.70	10739 60TH ST
882 9996 001	1.43	5200 RYAN RD
982 9992 005	10.32	10903 60TH ST
881 9998 001	5.64	5012 RYAN RD
981 9995 002	16.59	0 SOUTH COUNTY LINE RD
982 9992 003	9.27	10849 60TH ST
Total Acres	54.86	

APPENDIX D – Map of Undeveloped and Underdeveloped Non-Residentially Zoned Properties



Note: The parcel in the upper right was edited out of the table as non-developable quarry property.