

HOUSING AFFORDABILITY REPORT

City of Marshfield

01/27/2020

Covering Permit Year 2019



Development Services Department

City of Marshfield | 207 W. 6th St., Marshfield, WI 54449

INTRODUCTION

The Wisconsin Legislature passed 2017 Wisconsin Act 243 to address housing affordability and any city or village with a population of 10,000 or more must prepare two reports by January 1, 2020. This annual report complies with the newly adopted Housing Affordability Report requirements contained in Section 66.10013 of Wisconsin Statutes, and is intended to document implementation of the housing element of the Comprehensive Plan. This report is to be updated annually by January 31st of each year.

The City's comprehensive plan was adopted in 2017 and thus, the implementation of the housing element is still in its early stages for the City of Marshfield. The City of Marshfield has also recently updated their housing study in 2019. The findings from these documents have helped the City formulate new policies, plans, and programs to ensure that the housing market is meeting the needs of current and prospective residents.

PROCESS AND DATA SOURCES

This report was prepared by the Development Services Department staff for the calendar year ending December 31, 2019. Staff used various sources while compiling this data, such as the City of Marshfield Zoning Code, 2019 adopted City of Marshfield Fee Schedule and permits/development records from 2019. Staff also used some data from the 2017-2037 City of Marshfield Comprehensive Plan, U.S. Census Bureau, and the 2019 Housing Study Update. The City staff 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 (<http://ci.marshfield.wi.us/>) and the information will be shared with the City Plan Commission and Common Council. For record keeping purposes, projects that were approved in 2019 are included in this report.

IMPLEMENTATION OF COMPREHENSIVE PLAN RECOMMENDATIONS

There are five recommended goals listed in the housing section of the 2017-2037 City of Marshfield Comprehensive Plan. Below are the recommended goals and the progress on those goals.

- ✓ Goal 4-1. Encourage neighborhood planning.
 - Since the adoption of the Comprehensive Plan there has not been any progress on this goal.
- ✓ Goal 4-2. Encourage home ownership.
 - City staff has continued to review their permitting process and have identified solutions to improve the workflow for plan review and approval. The department is expected to switch to permitting software in the next few years.
 - The City created the Housing Incentive Program in 2019 that helps assist developers with up-front costs on residential developments and will provide assistance with the engineering and planning of the new subdivisions.

- ✓ Goal 4-3. Provide desirable and attainable housing options for those that live and desire to live in Marshfield and ensure there is an adequate housing supply that meets the existing and forecasted demand.
 - Staff is currently working on proposing revisions to the zoning and subdivision code that can be used to encourage higher densities and allow for a mix of residential types in areas of anticipated growth.
- ✓ Goal 4-4. Identify strategies to maintain and improve the quality of the City's housing stock.
 - The City of Marshfield has an active Community Development Block Grant Revolving Loan Fund and the program is called the Housing Repair Program. This is a program for ensuring the community's ability to conserve, rehabilitate, and improve residential properties occupied by low-to-moderate (LMI) residents.
 - The funds may be used for the rehabilitation of owner- or renter-occupied housing units.
 - Staff will continue to look into other potential programs that could be created to help assist with maintaining the City's housing stock.
- ✓ Goal 4-5. Reduce or minimize the cost of new residential development.
 - In 2019, the City created the Housing Incentive Program that assists developers in providing infrastructure for new residential developments.
 - The City also updated their Housing Study in 2019 and will continue to review the recommendations made in both the Housing Study and the Comprehensive Plan.

AFFORDABILITY

In order to further discuss the topic of affordability in Marshfield's housing market, a definition of affordability must be determined. 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 2013-2017 U.S. Census Bureau American Community Survey (ACS).

The median gross rent in the City of Marshfield is approximately \$635, which is lower than the median gross rent for Wood County (\$675). Marshfield also has the lowest median rent compared to similar communities such as Wisconsin Rapids, Wausau, and Stevens Point and is much lower than the state median (\$813). Almost 87% of all renters pay less than \$1,000 for rent, which is consistent with Wood County as a whole. The city's median household income is approximately \$46,978; thus, housing would be considered affordable if all housing costs are equal or less than \$1,174.45 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 2013-2017 U.S. Census Bureau American Community Survey (ACS) estimates that approximately 37.3% of Marshfield 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 lower than both Wood County (43.1%) and the state of Wisconsin (45.7%).

TABLE 1: Housing Costs for Renters

Marshfield City, Wisconsin			Wood County, Wisconsin		
	Units	%		Units	%
Units paying rent	3,390	100%	Units paying rent	8,235	100%
Less than \$300	189	5.6%	Less than \$300	440	5.3%
\$300 to \$499	777	22.9%	\$300 to \$499	1,381	16.8%
\$500 to \$699	1,106	32.6%	\$500 to \$699	2,730	33.2%
\$700 to \$999	875	25.8%	\$700 to \$999	2,513	30.5%
\$1,000 to \$1,499	317	9.4%	\$1,000 to \$1,499	875	10.6%
\$1,500 to \$1,999	83	2.4%	\$1,500 to \$1,999	103	1.3%
\$2,000 or more	43	1.3%	\$2,000 or more	194	2.4%
Median Gross Rent	\$635		Median Gross Rent	\$675	

Source: 2013-2017 American Community Survey 5-Year Estimates

The median amount spent on housing costs for homeowners with a mortgage is approximately \$1,147, which is higher than Wood County (\$1,093). Housing costs include mortgage payments, condominium and other fees, real estate taxes, and premiums for home owners insurance. The 2013-2017 U.S. Census Bureau American Community Survey (ACS) estimates that approximately 20.7% of Marshfield homeowners with a mortgage pay 30 percent or more of their household income for housing. This is a slight increase compared to the 2009-2013 American Community Survey that reported that 19.2% of homeowners in Marshfield pay more than 30% of their income for housing. This percentage is similar to Wood County's (20.5%) but lower than Wisconsin's (25.6%). According to 2017 real estate sales data, the average single-family home sale price was \$137,537. In theory, a median income household could afford to purchase a median-price home with a 30-year fixed mortgage at 4.5% interest with only 5% down (\$946).

TABLE 2: Housing Costs for Owners with a Mortgage

Marshfield City, Wisconsin			Wood County, Wisconsin		
	Units	%		Units	%
Owner-Occupied Units	3,032	100%	Owner-Occupied Units	13,548	100%
Less than \$400	0	0.0%	Less than \$400	53	0.4%
\$400 to \$599	87	2.9%	\$400 to \$599	756	5.6%
\$600 to \$799	383	12.6%	\$600 to \$799	2,109	15.6%
\$800 to \$999	518	17.1%	\$800 to \$999	2,745	20.3%
\$1,000 to \$1,499	1,308	43.1%	\$1,000 to \$1,499	4,816	35.5%
\$1,500 to \$1,999	524	17.3%	\$1,500 to \$1,999	2,007	14.8%
\$2,000 to \$2,499	90	3.0%	\$2,000 to \$2,499	633	4.7%
\$2,500 or more	122	4.0%	\$2,500 or more	429	3.2%
Median Housing Cost	\$1,147		Median Housing Cost	\$1,093	

Source: 2013-2017 American Community Survey 5-Year Estimates

One important thing to note is that Marshfield is a relatively affordable city in terms of housing costs; however, the quality of housing is an issue in certain parts of the city. One of the housing type gaps mentioned in the 2019 Housing Study Update is the inadequate supply of acceptable rental units at the lower end of the market. Many survey respondents complained about the quality of rental units in the city. One of the suggestions in the housing study is to create an owner occupied housing rehab and redevelopment revolving loan fund that would help mitigate this issue. Rehabbing and repairing older houses can be a great way of providing non-subsidized affordable housing, also known as naturally occurring affordable housing (NOAH).

Over the past few years, the City has approved several multi-family development projects and approximately half of the approved buildings have been constructed or are still under construction. Since 2015, approximately 248 multi-family units were approved for construction. All apartments are market-rate apartments and should provide quality housing at relatively affordable prices.

2019 RESIDENTIAL PLATTING AND PERMIT ACTIVITY

Marshfield experienced a relatively good year for new residential construction in 2019. There were 14 new single-family homes and 6 new two-family homes approved for

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construction in 2019. In addition, 5 building permits (68 total units) were approved for new multi-family buildings. In total, 94 new housing units were approved in 2019 and the majority of those have been completed.

The Development Services Department also approved 261 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.

There were no preliminary or final plats reviewed in 2019. In 2019, 26 certified survey maps were approved and recorded and of those 26 approved, only 13 were intended for residential land uses. Only 4 residential lots were created from certified survey maps. Below is a breakdown of the permits approved in 2019:

TABLE 3: PERMITS APPROVED IN 2019

List of Permits/Fees	Number of Permits/Projects	Fees Collected	Fee per Project
New Residential Building Permit (Single-Family)	14	\$20,187.50	\$1,441.96
New Residential Building Permit (Two-Family)	6	\$7,418.10	\$1,236.35
New Residential Building Permit (Multi-Family)	5 (68 units)	\$10,651.92	\$2,130.38
Residential Addition or Remodel Fee	261	\$12,110.00	\$46.40
Parkland Dedication Fee	0	N/A	N/A
Sewer Connection Fee	20	\$2,000.00	\$100.00
CSM Fee (Residential)	13	\$1,040.00	\$80.00
Preliminary Plat Fee	0	N/A	N/A
Final Plat Fee	0	N/A	N/A

Source: Development Services Permit Database

Analysis of Financial Impact

New Single- and Two-Family Homes

New residential development is managed primarily through the zoning code, subdivision code, and building code and must follow erosion control and stormwater management requirements. There are relatively few regulations or requirements for new residential development in Marshfield on platted lots. 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 planning staff reviews the proposal to ensure that the type of housing is permitted in the specific zoning district and 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 engineering staff reviews the project for erosion control, stormwater requirements, 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. 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.

As of 2019, single-family homes are permitted by right in all residential districts, two mixed-use districts (NMU and UMU), and the Rural Holding District (RH-35). See Table 4 for zoning requirements for each district that permits single-family residences by right. Single-family homes are permitted by conditional use in the CMU and DMU zoning districts and can be allowed in a Planned Development or Campus Development district, if approved.

Marshfield's zoning code currently has three different types of two-family land uses: duplex, two flat, and twin house. According to Article III of the Zoning Code, "a duplex "consists of two separate residences, each having a private individual access, and no shared internal access. Duplexes are attached side-by-side units located on one lot, each with a ground floor and roof." A twin-house on the other hand, is essentially the same as a duplex; however, twin houses are located on separate lots. By contrast, a two flat consists of a single structure with two separate residences each having a private individual access and no shared internal access other than a common hallway. Two flats are attached units within a 2 story structure with one unit above the other. These land uses are not always permitted in the same districts. For example, a two flat is permitted by right in the SR-6 (Single-Family Residential) district, but a duplex and twin house are not. The Development Services Department has been working on rewriting some of the zoning code and one of the suggestions is to create one definition for duplex to reduce confusion and allow in the same districts. Essentially duplexes and two flats would be considered the same thing, but a twin house will still keep its definition since each unit would be located on a separate lot. This would be one possible change that can reduce the need for rezoning properties and should reduce confusion for builders and developers.

TABLE 4: Lot width and size requirements for single-family lots

Zoning District	Minimum Lot Area	Minimum Lot Width	Intended units per acre
RH-35 (Rural Holding)	40,000sf	200ft	1 per 35 acres
SR-2 (Single-Family)	14,000sf	80ft	2 per acre
SR-3 (Single-Family)	10,000sf	60ft	3 per acre
SR-4 (Single-Family)	8,700sf	60ft	4 per acre
SR-6 (Single-Family)	6,000sf	40ft	6 per acre
TR-6 (Two-Family)	6,000sf	60ft	6 per acre
MR-12 (Multi-Family)	6,000sf	100ft	12 per acre
MR-24 (Multi-Family)	6,000sf	120ft	24 per acre
MH-8 (Mobile Home)	6,000sf	60ft	8 per acre
NMU (Neighborhood Mixed Use)	6,000sf	40ft	N/A
UMU (Urban Mixed Use)	4,500sf	40ft	N/A

Source: City of Marshfield Zoning Code

If new properties are created, such as a new subdivision or splitting a property into 2 parcels intended for residential, then parkland dedication fees are required unless otherwise stated. For Single & Two-Family Homes, the parkland dedication fee is \$200 per dwelling unit. Other than parkland dedication fees, the City does not require additional impact fees for new developments. Typically, the only time additional fees are required, is when the particular project requires a conditional use permit, rezoning, code amendment, annexation, or variance. If a project is proposed to be a planned unit development or a new subdivision, then fees are required for subdivision review. Table 5 shows the fee amounts for various approvals.

As of December 31, 2019, the permit fee for a new 1-2 family home is \$.30 per square foot plus wastewater fee; this fee includes building, plumbing, HVAC, and electric. This cost covers the plan review and inspection. In addition, there is a \$100 wastewater fee for all property types.

TABLE 5: FEES

Approval Type	Cost
Residential New (1-2 Family)	\$0.30 per square foot (this fee includes plumbing, electrical, and HVAC)
Non Residential New (Multi-Family)	\$0.18 per square foot up to 10,000 square foot plus \$0.08 per square foot over 10,000 square feet
Residential Additions or Remodel	Additions: \$0.16 per square foot Remodels: All over \$1,000 or more.
Conditional Use Permit	\$250
Municipal Code Amendment	\$250
Rezoning/Map Amendment	\$250
Sanitary Sewer Connection Fee	\$ 100

New Water Service	\$30 up to 2 inch service pipe, plus \$2.00 for each additional inch over 2 inches
Annexation	Per City Policy (5 times existing tax, maximum of \$800 for vacant land)
Parkland Dedication Fee	\$150 – Multi-Family \$200 – Single & Two-Family
Planned Unit Development – GIP	\$300
Planned Unit Development – SIP	\$150
Preliminary Plat Review	\$300
Final Plat Review	\$150
CSM Review	\$80
Variance	\$250

Source: City of Marshfield Fee Schedule (2019)

NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENTS

The process for approving new multi-family residential projects depends on the specific project. Certain zoning districts permit multi-family developments by right, depending on the land use type and the number of units. There are two multi-family residential zoning districts (MR-12 & MR-24) and four mixed-use districts (NMU, CMU, UMU, & DMU) that allow multi-family residential developments in some capacity. Multi-family developments may also be permitted in the “PD” Planned Development and “CD” Campus Development zoning districts if approved for the specific project. Tables 6 and 7 show the number of units allowed by right or conditional use. Currently, there are 3 types of housing that are considered to be multi-family: apartment, multiplex, and townhouse. The Development Services Staff is considering combining the land uses to reduce confusion and make these developments easier and quicker to approve when located in appropriate zoning districts. For example, any residential development that has three or more units located on one property would be considered to be a multi-family land use. If an entire townhouse development is located on a single lot it is considered a multi-family land use; if each townhouse unit is located on a separate lot than the rest of the townhouse structure it is considered to be a townhouse land use and is technically a single-family attached housing type. In addition, staff will likely recommend increasing the number of multi-family units permitted by right in the multi-family residential districts (MR-12 & MR-24) from 3-4 units to 3-12 units. The criteria for what is considered to be a group development would also change to allow 12 units or less to be administratively approved. Projects that require a conditional use permit can take approximately 42-56 days for final approval and in most cases, a rezoning is likely required due to the fact that there are few vacant parcels currently zoned for MR-12 or MR-24. A rezoning request can take approximately 56-70 days which adds another two months to approval process. Building and zoning plans can be reviewed and approved, at a local staff level, within 5 days assuming no revisions are necessary. Permitting multi-family units (3-12 units) by right could speed up the process of approval by at least 88%. It is important to note that building plans that require state review will likely take longer but the City does not have control over this process.

There are some multi-family projects that require additional review by the Plan Commission and approval from the Council. Some examples include: rezoning a property (typically takes 8-10 weeks for final approval), receiving a conditional use permit (typically takes 6-8 weeks for final approval), or receiving approval for a group development (typically takes 6-8 weeks for final approval). Currently, a group development review may be required if there are 2 or more principal structures on the same lot

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or if there are greater than 9 residential units on the same lot. The criteria may be changing in the near future due to recommended zoning code changes. Additional exceptions or requests may be required depending on the individual project. The City also has a Planned Development (PD) zoning district that may allow for the possible relaxation of certain development standards pertaining to the underlying standard zoning district and the other requirements in the zoning code.

In addition, new multi-family developments may be required to dedicate parkland or provide a fee in lieu. Any new major subdivision or certified survey map that includes residential dwellings are required to follow the requirements listed in Article V, Chapter 19 (Subdivision Code) of the Municipal Code. If the request is part of a plat for a major subdivision, group or large development, planned development, or campus development, the request will need to be approved and recommended to the Plan Commission & Common Council by the Parks, Recreation, & Forestry Committee. If the request is for a certified survey map and has fewer than 8 dwelling units per lot and is not part of a group or large development, planned development, or campus development, the zoning administrator shall submit the request to the Parks and Recreation Director for review and approval. These reviews determine whether land shall be dedicated or if a fee in lieu is more appropriate. The parkland dedication fee is \$150 per dwelling unit for multi-family units.

TABLE 6: CURRENT ALLOWABLE UNITS PERMITTED BY RIGHT

Development Type	MR-12	MR-24	NMU
Townhouse	3-4	3-8	3-4
Apartment	3-4	3-8	3-4
Multiplex	3-4	3-8	3-4

Source: City of Marshfield Zoning Code

TABLE 7: CURRENT ALLOWABLE UNITS PERMITTED BY CONDITIONAL USE

Development Type	MR-12	MR-24	NMU	CMU	UMU	DMU
Townhouse	5-8	N/A	5-8	3-8	3-8	3-8
Apartment	5-12	9+	5-8	3-8	3-8	3-8
Multiplex	5-12	9+	5-8	3-24+	3-24+	3-24+

Source: City of Marshfield Zoning Code

ADDITIONAL REQUIREMENTS

Off-street parking is typically required for all new developments. Single- and two-family residences are required to have 2 off-street parking spaces provided and multi-family developments are required to have at least 1 off-street parking space provide. A space may be allowed in a garage as long as the garage meets the stall length and width requirements. For new subdivisions, the Subdivision Code provides requirements for new streets, sidewalks, curb and gutters, utilities etc. In terms of new subdivision construction, the cost per lot depends on the size of lots in the neighborhood and the numbers of lots served by the necessary infrastructure. The 2019 Housing Study Update reported that the cost per lineal foot of roadway plus stormwater, water and sewer improvements in the City of Marshfield is approximately \$430. Therefore, a typical 100-foot lot in the city costs approximately \$21,500 for the street and utilities if both sides of the street are developed. In 2019, the City of Marshfield created the Housing Incentive Program that assists developers with up-front infrastructure

costs as a way to try to encourage new subdivisions in the city. There are several subdivisions in the city that are platted, but the cost for installing the infrastructure appears to be holding back developers.

There are no established design guidelines or committees that review most housing projects. The Plan Commission and Common Council may recommend additional site design features such as underground parking, architectural elements, landscaping, and/or on-site recreational facilities when reviewing as a conditional use, group development, planned development, or otherwise stated in the Zoning Code.

RECOMMENDED CHANGES TO REGULATIONS

The City of Marshfield is currently working on proposing changes to the zoning code and some changes include lowering lot size and width requirements in certain districts, simplifying land uses, and allowing a wider variety of housing types in certain districts etc.

1. One of the simplest solutions to reduce the cost per lot for new residential subdivisions is to increase the allowable density and decrease the lot size requirements. These requirements ultimately escalate the cost per lot in new residential subdivisions. The City could allow for higher densities and these changes could significantly reduce the cost per lot. Table 8 below shows how reducing the minimum lot size in each district can reduce costs by at least 20%. Staff looked into the cost per square foot of land that was developed in 2018 and the average improved lot value was \$1.92/SF.

TABLE 8: LOT SIZE- COST REDUCTION

	Current Min. Lot Size	Est. Lot Value	Proposed Min. Lot Size	Proposed Est. Lot Value	Reduction in Cost (%)
SR-2	14,000	\$26,880	11,000	\$21,120	21.5%
SR-3	10,000	\$19,200	8,000	\$15,360	20%
SR-4	8,700	\$16,704	6,800	\$13,056	21.9%
SR-6	6,000	\$11,520	4,700	\$9,024	21.7%

Source: Development Services Staff (2018 Permit Records)

Reducing the lot width for each zoning district could also drastically reduce the infrastructure costs for newly developed subdivisions. Each lineal foot of roadway (with utilities) costs \$430 and simply reducing the required lot width can have a great impact.

TABLE 9: LOT WIDTH- COST REDUCTION

	Current Min. Lot Width	Estimated cost for infrastructure	Proposed Min. Lot Width	Proposed estimated cost for infrastructure	Reduction in Cost (%)
SR-2	80	\$34,400	60	\$25,800	25%
SR-3	60	\$25,800	48	\$20,640	20%
SR-4	60	\$25,800	48	\$20,640	20%
SR-6	40	\$17,200	32	13,760	20%

Source: Development Services Staff

This proposal has good intentions; however, reviewing data from previous years, most lots that have been developed are much larger than the minimum lot size or width in their respective zoning district and the desire for larger lot sizes appears to be more prevalent in the community.

2. Marshfield can accelerate the approval process time of multi-family development projects by up to 88% by simply permitting multi-family buildings or townhouses by right in multi-family residential districts (MR-12 & MR-24).

PROJECTED HOUSING DEMAND

The Wisconsin Department of Administration (DOA) projects that the City will only grow by an additional 33 new households from 2015 to 2040. Considering the household size is gradually shrinking, the minimal projected growth would indicate a stagnant or possibly a negative population growth by 2040. However, both the City of Marshfield and Wood County are projected to have continued growth until 2035. Marshfield is projected to add approximately 220 additional households by 2035. After that point, a sharp decline in households is projected for the five year period from 2035-2040.

In order to keep up with the projected household growth, the projected housing units needed by 2040 is approximately 154. This is assuming that the city would maintain an owner occupancy vacancy rate of 2%, rental vacancy rate of 6%, and lose approximately 50 housing units to removal. Based on data collected from 2010-2019, the average number of dwelling units that are approved for construction each year is 54. Assuming this trend continues, approximately 1,080 dwelling units would be added to the city’s housing stock by 2040. This average includes data from 2018, which could be considered to be an outlier because there were approximately 100 more dwelling units approved that year than any other year. The median number of dwelling units approved each year during the same time frame is 25. Assuming this trend continues, approximately 500 dwelling units would be added to the city’s housing stock. Both projections estimate that the City will provide more than enough housing units to meet the projected housing needs in 2040. Based upon the forecast and the number of housing units that were approved in 2018 and 2019, the city is on track to meet the existing and forecasted housing demand.

TABLE 10: HOUSING FORECAST

2040 Estimated Households	Estimated Vacant Housing Units	Anticipated Housing Units Removed or Lost	Total Housing Units Needed by 2040
8,920	713.60	50	9,683.60

2040 Estimated Housing Units Needed	9,683.60
2019 Estimated Existing Housing Units	9,530
2040 Projected Housing Units Needed	154

Source: Development Services Staff

AVAILABLE RESIDENTIAL PROPERTIES IN MARSHFIELD

This new report requires municipalities to create a list of all vacant parcels zoned residential and parcels that are not zoned for residential, but may be suitable for residential development. In addition, a map is required to show all of the vacant parcels zoned for residential.

VACANT LOTS ZONED RESIDENTIAL

There are approximately 410 vacant lots that are zoned residential and the majority of these lots are lacking street access and/or utilities. Table 12 identifies the vacant lots that are zoned residential and provides information on the acreage and if utilities are available. This includes all Single-Family Residential districts (SR-2, SR-3, SR-4, & SR-6), Two-Family Residential (TR-6), Mobile Home Residential (MH-8), Multi-Family Residential districts (MR-12 & MR-24), and Planned Development District (PD). Some residential developments are permitted in mixed-use districts; however, those districts are more intended for commercial development. Approximately 350 of these vacant lots are zoned for single- or two-family residential. There are approximately 367.42 acres of vacant land in the city that is zoned for residential use. The number of simply vacant lots zoned residential is high, but the number of lots that are shovel-ready is minimal. It is also important to note that these maps and lists simply show where there is vacant land zoned residential, and this does not necessarily mean that the property is for sale, meeting zoning requirements, or has access to necessary infrastructure.

POTENTIAL RESIDENTIAL PROPERTIES CURRENTLY ZONED FOR NON-RESIDENTIAL USES

There are several mixed-use districts in the city and these districts typically allow some sort of housing in the district. Most residential uses that are allowed are permitted by conditional use so there is typically a process to ensure that the new development is appropriate for its surroundings. The new State Statutes requires municipalities to list “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.” For this report, the majority of properties selected are zoned “RH-35” Rural Holding, “LI” Light Industrial and “GI” General Industrial. There are 39 parcels that are identified as being potentially developable for residential use but not currently zoned for residential. Table 13 identifies the properties and provides detail as to the current use of the property and whether or not the lot has access to street, water, and sewer. Approximately 23 of the parcels are currently used for agricultural purposes and zoned “RH-35”. A few properties are zoned for mixed use but have been vacant or do not currently appear to be suitable for residential development without redeveloping the property. Properties that were determined as suitable for residential development were located in close proximity to residential areas and were located in areas identified for residential or mixed-use districts in the future land use map. A few of these sites were identified as possible redevelopment areas in the Downtown Master Plan and/or the City of Marshfield 2017-2037 Comprehensive Plan.

There are many different factors that come into play when determining zoning requirements. In most cases, the properties mentioned will require to rezone their property or receive a conditional use. This depends on the housing type, the zoning district the property is located on, the size or number of units of the proposed development, and other factors. The residential zoning requirements for each district that is included in the list of potential developable lots is located in table 11 below. The list of undeveloped parcels, table 13, identifies the zoning requirements type (A-E) for each parcel.

TABLE 11: RESIDENTIAL ZONING REQUIRMENTS

Zoning Requirement Type	Residential Requirements in Zoning District
A- RH-35	Minimum Lot Area = 40,000 square feet Maximum Density = 1 dwelling unit per 35 acres Maximum Building Coverage of Lot = 30% Minimum Lot Width = 200 feet Minimum Front Setback = 30 feet Minimum Street Side Setback = 15 feet Minimum Side Setback = 10 feet Minimum Rear Setback = 30 feet Maximum Principal Building Height = 35 feet
B- CMU	Minimum Lot Area = 6,000 square feet for single family, two flats, and duplexes or 3,600 square feet per dwelling unit for all other dwelling unit types Maximum Building Coverage of Lot = 50% Minimum Lot Width = 100 feet per building Minimum Front Setback = 20 feet Minimum Street Side Setback = 15 feet Minimum Side Setback = 10 feet Minimum Rear Setback = 20 feet Maximum Principal Building Height = 35 feet Minimum Principal Building Separation = 16 feet
C- DMU	Minimum Lot Area (per building) = 3,000 square feet Maximum Building Coverage of Lot = 80% Minimum Lot Width = 20 feet Maximum Front and Street Side Setback = 0 feet Maximum Side Setback = 0 feet Minimum Rear Setback = 20 feet Minimum Principal Building Height = Two stories or 20 feet Maximum Principal Building Height = 100 feet Minimum Principal Building Separation = 0 feet
D- LI	No Residential Zoning Standards. Will need to rezone to residential or mixed-use zoning district depending on intended land use(s).
E- GI	No Residential Zoning Standards. Will need to rezone to residential or mixed-use zoning district depending on intended land use(s).

Source: City of Marshfield Zoning Code

CONCLUSION

In conclusion, Marshfield is fortunate to have relatively affordable housing available for various household income levels. The City will continue to focus its efforts on opening up new land for development at a lower cost and encouraging the rehab and repair of older housing stock. The city should be on track to meet the existing and forecasted housing demand without making changes to development regulations; however, City staff will likely be proposing changes to the zoning code that will attempt to create a more efficient and cost-effective process for new residential development. The City will continue to review and implement recommendations from the comprehensive plan and the latest housing study.

Vacant Land Zoned Residential

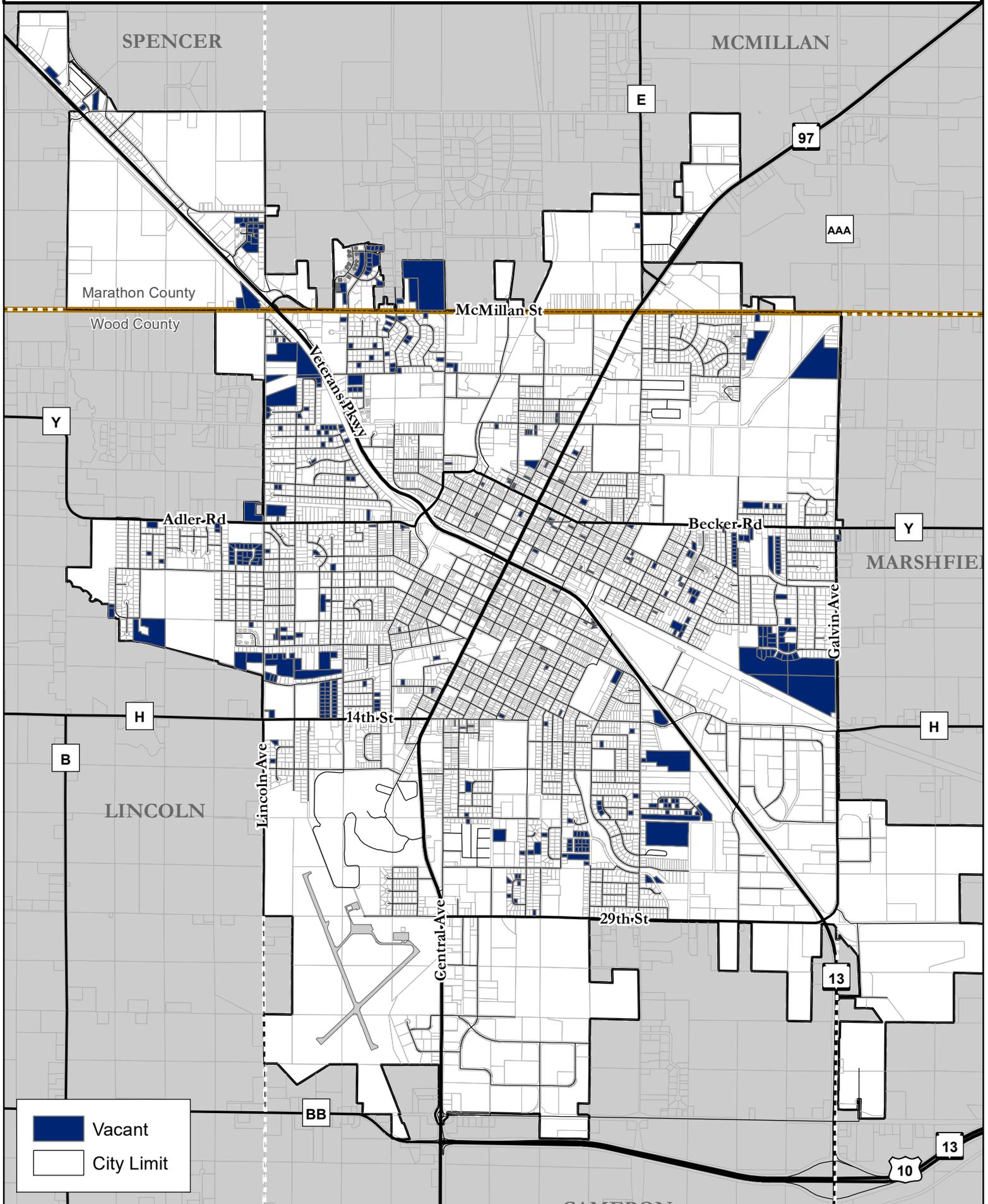


Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
250-2602-253-1004	Vacant	0.45	Yes	Yes	Yes	Yes	SR-4
250-2602-253-1014	Vacant	0.87	Yes	Yes	Yes	Yes	TR-6
250-2602-264-1018	Vacant	1.72	No	Yes	Yes	Yes	SR-4
250-2602-364-0070	Vacant	0.79	No	No	No	Yes	PD
250-2602-364-0071	Vacant	2.16	No	No	No	Yes	PD
250-2602-364-0081	Vacant	0.43	No	No	No	Yes	PD
250-2602-364-0082	Vacant	0.42	No	No	No	Yes	PD
250-2602-364-0083	Vacant	0.34	No	No	No	Yes	PD
250-2602-364-0084	Vacant	0.34	No	No	No	Yes	PD
250-2602-364-0085	Vacant	0.32	No	No	No	Yes	PD
250-2602-364-0086	Vacant	0.37	No	No	No	Yes	PD
250-2602-364-0087	Vacant	0.36	No	No	No	Yes	PD
250-2602-364-0088	Vacant	0.44	No	No	No	Yes	PD
250-2602-364-0089	Vacant	0.3	No	No	No	Yes	PD
250-2602-364-0090	Vacant	0.74	No	No	No	Yes	PD
250-2602-364-0091	Vacant	0.4	No	No	No	Yes	PD
250-2602-364-9955	Vacant	0.55	No	Yes	Yes	Yes	SR-2
250-2602-364-9956	Vacant	0.52	No	Yes	Yes	Yes	SR-2
250-2602-364-9987	Vacant	0.41	Yes	Yes	Yes	Yes	SR-2
250-2603-313-0003	Vacant	0.04	Yes	Yes	Yes	Yes	PD
250-2603-313-0004	Vacant	0.04	Yes	Yes	Yes	Yes	PD
250-2603-313-0005	Vacant	0.04	Yes	Yes	Yes	Yes	PD
250-2603-313-0009	Vacant	0.04	Yes	Yes	Yes	Yes	PD
250-2603-313-0010	Vacant	0.04	Yes	Yes	Yes	Yes	PD
250-2603-313-0011	Vacant	0.04	Yes	Yes	Yes	Yes	PD
250-2603-313-0013	Vacant	1.36	Yes	Yes	Yes	Yes	PD
250-2603-313-0991	Vacant	0.69	Yes	Yes	Yes	No	SR-2
250-2603-314-0008	Vacant	0.37	No	No	No	Yes	PD
250-2603-314-0009	Vacant	0.42	No	No	No	Yes	PD
250-2603-314-0010	Vacant	0.37	No	No	No	Yes	PD
250-2603-314-0011	Vacant	0.37	No	No	No	Yes	PD
250-2603-314-0012	Vacant	0.44	No	No	No	Yes	PD
250-2603-314-0019	Vacant	0.34	No	No	No	Yes	PD
250-2603-314-0020	Vacant	0.32	No	No	No	Yes	PD
250-2603-314-0021	Vacant	0.34	No	No	No	Yes	PD
250-2603-314-0022	Vacant	0.42	No	No	No	Yes	PD
250-2603-314-0027	Vacant	2.01	Yes	Yes	Yes	No	PD
250-2603-314-0034	Vacant	0.06	Yes	Yes	Yes	Yes	PD
250-2603-314-0035	Vacant	0.06	Yes	Yes	Yes	Yes	PD
250-2603-314-0036	Vacant	0.06	Yes	Yes	Yes	Yes	PD
250-2603-314-0037	Vacant	0.06	Yes	Yes	Yes	Yes	PD

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
250-2603-314-0040	Vacant	0.06	Yes	Yes	Yes	Yes	PD
250-2603-314-0041	Vacant	0.06	Yes	Yes	Yes	Yes	PD
250-2603-314-0042	Vacant	0.06	Yes	Yes	Yes	Yes	PD
250-2603-314-0043	Vacant	0.07	Yes	Yes	Yes	Yes	PD
250-2603-314-0046	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0047	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0048	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0049	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0050	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0051	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0054	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0055	Vacant	0.05	Yes	Yes	Yes	Yes	PD
250-2603-314-0056	Vacant	0.05	No	No	No	Yes	PD
250-2603-314-0057	Vacant	0.05	No	No	No	Yes	PD
250-2603-314-0066	Vacant	1.45	No	No	No	No	PD
250-2603-314-0068	Vacant	0.66	Yes	Yes	Yes	Yes	PD
250-2603-314-0938	Vacant	0.53	No	No	Yes	Yes	SR-2
250-2603-314-0954	Vacant	3.86	Yes	Yes	Yes	No	SR-2
250-2603-314-0976	Agricultural	24.98	Yes	Yes	Yes	No	SR-2
250-2603-324-9966	Vacant	0.41	Yes	Yes	Yes	Yes	SR-2
33-00069	Vacant	0.32	Yes	Yes	Yes	Yes	SR-6
33-00202B	Vacant	2.41	No	No	Yes	Yes	SR-4
33-00236A	Vacant	0.13	Yes	Yes	Yes	Yes	SR-6
33-00240	Vacant	0.14	Yes	Yes	Yes	Yes	SR-6
33-00259	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-00260	Vacant	0.16	Yes	Yes	Yes		SR-6
33-00356A	Vacant	0.14	Yes	No	Yes	Yes	SR-6
33-00424	Vacant	0.31	Yes	Yes	Yes	Yes	SR-6
33-00455	Vacant	0.19	Yes	Yes	Yes	Yes	SR-6
33-00461	Vacant	0.13	No	No	Yes	No	SR-6
33-00462	Vacant	0.07	Yes	Yes	Yes	Yes	SR-6
33-00509	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-00551	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-00621	Vacant	0.08	Yes	Yes	Yes	No	SR-6
33-00687	Vacant	0.11	Yes	Yes	Yes	Yes	SR-6
33-00838A	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-01175	Vacant	0.08	Yes	Yes	Yes	Yes	SR-6
33-01175A	Vacant	0.08	Yes	Yes	Yes	Yes	SR-6
33-01276	Vacant	0.14	Yes	Yes	Yes	Yes	SR-6
33-01362	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-01564	Vacant	0.18	Yes	Yes	Yes	Yes	SR-6

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-01576	Vacant	0.1	Yes	Yes	Yes	Yes	SR-6
33-01577	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-01791	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-02011	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-02015	Vacant	0.15	Yes	Yes	Yes	Yes	SR-6
33-02426	Vacant	0.2	Yes	Yes	Yes	Yes	SR-3
33-02481C	Vacant	1.61	Yes	Yes	Yes	Yes	TR-6
33-02482-1A	Vacant	0.32	No	No	No	Yes	SR-6
33-02482-1B	Vacant	0.39	No	No	No	Yes	SR-6
33-02482-1C	Vacant	0.39	Yes	Yes	Yes	Yes	SR-6
33-02512B	Vacant	0.35	Yes	Yes	Yes		SR-6
33-02519F	Vacant	0.25	Yes	Yes	Yes	Yes	SR-4
33-02520A	Vacant	0.18	Yes	Yes	Yes	Yes	SR-4
33-02523	Vacant	0.14	Yes	Yes	Yes	Yes	SR-4
33-02523C	Vacant	0.14	Yes	Yes	Yes	Yes	SR-4
33-02531	Vacant	0.63	No	No	No	Yes	SR-3
33-02536A	Vacant	0.29	Yes	Yes	Yes	Yes	SR-6
33-02545	Vacant	0.32	No	No	No	Yes	SR-4
33-02545G	Vacant	0.32	No	No	No	Yes	SR-4
33-02556A	Vacant	0.17	Yes	Yes	Yes	Yes	TR-6
33-02606B	Vacant	0.46	Yes	Yes	Yes	Yes	SR-2
33-02607J	Vacant	0.63	No	No	No	No	SR-3
33-02608	Vacant	3.28	No	No	No	No	SR-2
33-02612	Vacant	1.33	No	No	No	No	SR-2
33-02623D	Vacant	0.18	Yes	Yes	Yes	Yes	SR-4
33-02628	Vacant	0.06	Yes	Yes	Yes	No	SR-6
33-02678	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-02684	Vacant	0.16	Yes	Yes	Yes	Yes	SR-6
33-02725	Vacant	0.34	Yes	Yes	Yes	Yes	SR-3
33-02763	Vacant	0.3	Yes	Yes	Yes	Yes	SR-6
33-02871G	Vacant	0.21	Yes	Yes	Yes	Yes	SR-4
33-02909	Vacant	0.32	Yes	Yes	Yes	Yes	SR-6
33-02997H	Vacant	0.13	Yes	Yes	Yes	Yes	SR-6
33-03049	Vacant	0.14	Yes	Yes	Yes	Yes	SR-6
33-03069	Vacant	0.25	Yes	Yes	Yes	Yes	SR-6
33-03090	Vacant	0.18	Yes	Yes	Yes	Yes	SR-6
33-03106	Vacant	1.39	Yes	Yes	Yes	Yes	MR-24
33-03138	Vacant	0.54	No	No	No	No	SR-3
33-03185	Agricultural	19.12	No	No	Yes	No	MR-12
33-03187H	Vacant	0.56	Yes	Yes	Yes	Yes	SR-4
33-03187T	Vacant	6.28	Yes	Yes	Yes	No	TR-6

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-03224A	Vacant	0.5	Yes	Yes	Yes	Yes	SR-2
33-03224C	Vacant	0.53	Yes	Yes	Yes	Yes	SR-2
33-03245B	Vacant	0.28	Yes	Yes	Yes	Yes	SR-4
33-03262A	Vacant	0.39	Yes	Yes	Yes	Yes	SR-4
33-03287	Vacant	6.51	No	No	No	No	SR-3
33-03291B	Vacant	7.3	No	Yes	Yes	No	SR-3
33-03293	Agricultural	8.9	No	Yes	Yes	No	SR-3
33-03296	Vacant	1.18	Yes	Yes	Yes	No	SR-3
33-03298F	Agricultural	3.56	Yes	Yes	Yes	No	SR-3
33-03307B	Vacant	0.56	Yes	Yes	Yes	Yes	SR-4
33-03353I	Vacant	1.6	Yes	Yes	Yes	Yes	SR-2
33-03355	Vacant	0.42	Yes	Yes	Yes	Yes	SR-2
33-03359D	Vacant	0.71	No	No	No	No	SR-2
33-03359G	Agricultural	5.97	Yes	Yes	Yes	No	SR-2
33-03359GA	Agricultural	0.65	Yes	Yes	Yes	No	SR-2
33-03359GB	Agricultural	0.43	No	No	No	No	SR-2
33-03362B	Vacant	0.75	Yes	Yes	Yes	Yes	SR-4
33-03363	Vacant	5.22	Yes	Yes	Yes	No	SR-2
33-03364AA	Vacant	0.4	No	No	No	No	SR-3
33-03366	Vacant	0.39	Yes	Yes	Yes	Yes	TR-6
33-03366	Vacant	0.36	Yes	Yes	Yes	Yes	TR-6
33-03374	Vacant	0.23	Yes	Yes	Yes	Yes	SR-6
33-03402C	Vacant	2.76	No	No	No	Yes	TR-6
33-03403B	Vacant	0.62	Yes	Yes	Yes	Yes	TR-6
33-03404A	Vacant	0.78	Yes	Yes	Yes	Yes	TR-6
33-03404F	Vacant	0.46	Yes	Yes	No	Yes	TR-6
33-03408	Agricultural	13.06	No	No	Yes	No	SR-2
33-03409	Agricultural	15.36	Yes	No	No	No	SR-2
33-03410	Agricultural	6.44	Yes	No	No	No	SR-2
33-03412	Agricultural	23.12	No	No	Yes	No	SR-2
33-03413	Vacant	0.34	Yes	No	Yes	Yes	SR-3
33-03420	Vacant	11.99	No	No	No	No	SR-4
33-03420AB	Vacant	0.31	Yes	Yes	Yes	Yes	SR-4
33-03430	Vacant	1.23	No	Yes	No	Yes	SR-4
33-03437K	Vacant	0.33	No	No	No	Yes	SR-3
33-03455	Vacant	0.38	Yes	Yes	Yes	Yes	SR-3
33-03469E	Vacant	1.35	No	No	No	No	SR-4
33-03469K	Vacant	2.45	No	No	No	No	MR-24
33-03470L	Vacant	0.26	Yes	Yes	Yes	Yes	SR-3
33-03479C	Vacant	0.29	No	No	No	Yes	SR-3
33-03479D	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-03479F	Vacant	1.96	No	No	No	No	SR-3
33-03674	Vacant	0.28	Yes	Yes	Yes	Yes	SR-4
33-03746	Vacant	1.28	Yes	Yes	Yes	Yes	SR-4
33-03840	Vacant	0.2	Yes	Yes	Yes	Yes	SR-6
33-03843	Vacant	0.2	Yes	Yes	Yes	Yes	SR-6
33-03875	Vacant	0.2	Yes	Yes	Yes	Yes	SR-6
33-03880	Vacant	0.2	No	No	No	Yes	SR-6
33-03882	Vacant	0.2	No	No	No	Yes	SR-6
33-03883	Vacant	0.2	No	No	No	Yes	SR-6
33-03884	Vacant	0.2	No	No	No	Yes	SR-6
33-04042	Vacant	0.21	No	Yes	Yes	Yes	SR-4
33-04050	Vacant	0.2	No	Yes	Yes	Yes	SR-4
33-04053	Vacant	0.2	No	Yes	Yes	Yes	SR-4
33-04146	Vacant	0.41	Yes	Yes	Yes	Yes	SR-2
33-04154	Vacant	0.52	Yes	Yes	Yes	Yes	SR-2
33-04311	Vacant	0.09	Yes	Yes	Yes	Yes	SR-4
33-04343B	Vacant	0.88	Yes	Yes	Yes	Yes	SR-4
33-04344B	Vacant	1.09	No	No	Yes	Yes	SR-3
33-04346	Vacant	11.41	Yes	Yes	Yes	No	SR-3
33-04353	Vacant	0.44	Yes	Yes	Yes	Yes	SR-3
33-04507	Vacant	0.38	Yes	Yes	Yes	Yes	SR-3
33-04535	Vacant	0.39	No	No	No	Yes	SR-3
33-04541	Vacant	0.39	No	No	No	Yes	SR-3
33-04542	Vacant	0.26	No	No	No	Yes	SR-3
33-04543	Vacant	0.28	No	Yes	No	Yes	SR-3
33-04544	Vacant	0.28	No	No	No	Yes	SR-3
33-04545	Vacant	0.28	No	No	No	Yes	SR-3
33-04546	Vacant	0.28	No	No	No	Yes	SR-3
33-04547	Vacant	0.37	No	No	No	Yes	SR-3
33-04548	Vacant	0.28	No	No	No	Yes	SR-3
33-04549	Vacant	0.28	No	No	No	Yes	SR-3
33-04550	Vacant	0.28	No	No	No	Yes	SR-3
33-04551	Vacant	0.28	No	No	No	Yes	SR-3
33-04552	Vacant	0.37	No	No	No	Yes	SR-3
33-04636	Vacant	0.35	Yes	Yes	Yes	Yes	SR-3
33-04682	Vacant	0.38	Yes	Yes	Yes	Yes	SR-3
33-04716	Vacant	2.32	Yes	Yes	Yes	No	SR-2
33-04727	Vacant	0.28	Yes	Yes	Yes	Yes	TR-6
33-04728	Vacant	0.3	No	No	No	Yes	TR-6
33-04729	Vacant	0.3	No	No	No	Yes	TR-6
33-04730	Vacant	0.3	No	No	No	Yes	TR-6

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-04731	Vacant	0.3	No	No	No	Yes	TR-6
33-04732	Vacant	0.3	No	No	No	Yes	TR-6
33-04733	Vacant	0.3	No	No	No	Yes	TR-6
33-04734	Vacant	0.3	No	No	No	Yes	TR-6
33-04735	Vacant	0.3	No	No	No	Yes	TR-6
33-04736	Vacant	0.3	Yes	Yes	Yes	Yes	TR-6
33-04737	Vacant	0.45	Yes	Yes	Yes	Yes	TR-6
33-04738	Vacant	0.3	No	No	No	Yes	TR-6
33-04739	Vacant	0.3	No	No	No	Yes	TR-6
33-04740	Vacant	0.3	No	No	No	Yes	TR-6
33-04741	Vacant	0.3	No	No	No	Yes	TR-6
33-04742	Vacant	0.3	No	No	No	Yes	TR-6
33-04743	Vacant	0.3	No	No	No	Yes	TR-6
33-04744	Vacant	0.3	No	No	No	Yes	TR-6
33-04745	Vacant	0.3	Yes	Yes	Yes	Yes	TR-6
33-04746	Vacant	0.3	Yes	Yes	Yes	Yes	TR-6
33-04747	Vacant	0.3	No	No	No	Yes	TR-6
33-04748	Vacant	0.3	No	No	No	Yes	TR-6
33-04749	Vacant	0.3	No	No	No	Yes	TR-6
33-04750	Vacant	0.3	No	No	No	Yes	TR-6
33-04751	Vacant	0.3	No	No	No	Yes	TR-6
33-04752	Vacant	0.3	No	No	No	Yes	TR-6
33-04753	Vacant	0.3	No	No	No	Yes	TR-6
33-04754	Vacant	0.38	Yes	Yes	Yes	Yes	TR-6
33-04964	Vacant	0.44	Yes	Yes	Yes	Yes	SR-2
33-04966	Vacant	0.47	Yes	Yes	Yes	Yes	SR-2
33-04970	Vacant	0.45	Yes	Yes	Yes	Yes	SR-2
33-04975A	Vacant	0.21	No	No	No	Yes	SR-2
33-04994	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-04996	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-05011	Vacant	0.32	Yes	Yes	Yes	Yes	SR-3
33-05018	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-05039	Vacant	0.38	Yes	No	No	Yes	SR-2
33-05040	Vacant	0.38	No	No	No	Yes	SR-2
33-05041	Vacant	0.38	Yes	Yes	Yes	Yes	SR-2
33-05102	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-05106	Vacant	0.31	No	No	No	Yes	SR-3
33-05107	Vacant	0.31	No	No	No	Yes	SR-3
33-05108	Vacant	0.31	No	No	No	Yes	SR-3
33-05109	Vacant	0.3	No	No	No	Yes	SR-3
33-05120	Vacant	0.26	Yes	Yes	Yes	Yes	SR-3

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-05147	Vacant	0.28	Yes	Yes	No	Yes	SR-3
33-05148	Vacant	0.3	Yes	Yes	No	Yes	SR-3
33-05151	Vacant	0.3	Yes	Yes	Yes	Yes	SR-3
33-05200	Vacant	0.6	No	No	No	Yes	SR-2
33-05205	Vacant	0.87	Yes	Yes	Yes	Yes	SR-2
33-05266	Vacant	1.04	Yes	Yes	Yes	Yes	SR-3
33-05296	Vacant	0.33	No	No	No	Yes	TR-6
33-05297	Vacant	0.33	No	No	No	Yes	TR-6
33-05299	Vacant	0.33	No	No	No	Yes	TR-6
33-05305	Vacant	1.95	No	No	No		MR-12
33-05322	Vacant	0.29	Yes	Yes	Yes	Yes	TR-6
33-05323	Vacant	0.29	Yes	Yes	Yes	Yes	TR-6
33-05324	Vacant	0.29	Yes	Yes	Yes	Yes	TR-6
33-05325	Vacant	0.29	Yes	Yes	Yes	Yes	TR-6
33-05326	Vacant	0.29	Yes	Yes	Yes	Yes	TR-6
33-05327	Vacant	0.29	Yes	Yes	Yes	Yes	TR-6
33-05328	Vacant	0.29	Yes	Yes	No	Yes	TR-6
33-05329	Vacant	0.29	Yes	Yes	No	Yes	TR-6
33-05330	Vacant	0.29	Yes	Yes	No	Yes	TR-6
33-05379	Vacant	0.28	Yes	Yes	Yes	Yes	SR-3
33-05400	Vacant	0.49	No	No	No	Yes	SR-4
33-05409	Vacant	0.14	Yes	Yes	Yes	Yes	SR-2
33-05495	Vacant	0.37	Yes	Yes	Yes	Yes	SR-3
33-05496A	Vacant	0.37	Yes	Yes	Yes	Yes	SR-3
33-05685	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-05695	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-05720	Vacant	0.41	Yes	Yes	Yes	Yes	SR-3
33-05721	Vacant	0.38	Yes	Yes	Yes	Yes	SR-3
33-05766	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-05828	Vacant	0.32	No	No	No	Yes	SR-3
33-05829	Vacant	0.35	No	No	No	Yes	SR-3
33-05830A	Vacant	0.35	No	No	No	Yes	SR-3
33-05831	Vacant	0.4	Yes	Yes	Yes	Yes	SR-2
33-05844	Vacant	0.4	Yes	Yes	Yes	Yes	SR-2
33-05893	Vacant	0.39	No	No	No	Yes	SR-4
33-05894	Vacant	0.3	No	No	No	Yes	SR-4
33-05895	Vacant	0.3	No	No	No	Yes	SR-4
33-05896	Vacant	0.3	No	No	No	Yes	SR-4
33-05897	Vacant	0.3	No	No	No	Yes	SR-4
33-05898	Vacant	0.29	No	No	No	Yes	SR-4
33-05899	Vacant	0.29	No	No	No	Yes	SR-4

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-05900	Vacant	0.29	No	No	No	Yes	SR-4
33-05901	Vacant	0.29	No	No	No	Yes	SR-4
33-05902	Vacant	0.29	No	No	No	Yes	SR-4
33-06019	Vacant	0.38	Yes	Yes	Yes	Yes	SR-3
33-06020	Vacant	0.38	Yes	Yes	Yes	Yes	SR-3
33-06021	Vacant	0.37	Yes	Yes	Yes	Yes	SR-3
33-06057	Vacant	0.3	Yes	Yes	Yes	Yes	SR-3
33-06110	Vacant	0.38	Yes	Yes	Yes	Yes	SR-2
33-06120	Vacant	0.33	Yes	Yes	Yes	Yes	SR-2
33-06121	Vacant	0.43	Yes	Yes	Yes	Yes	SR-2
33-06128	Vacant	0.5	Yes	Yes	Yes	Yes	SR-2
33-06154	Vacant	0.33	Yes	Yes	Yes	Yes	SR-2
33-06160	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-06171	Vacant	0.33	Yes	Yes	Yes	Yes	SR-2
33-06182	Vacant	0.36	Yes	Yes	Yes	Yes	SR-2
33-06188	Vacant	0.32	Yes	Yes	Yes	Yes	SR-2
33-06265	Vacant	0.27	Yes	Yes	Yes	Yes	SR-3
33-06310	Vacant	0.34	Yes	Yes	Yes	Yes	SR-4
33-06450	Vacant	0.31	Yes	Yes	Yes	Yes	SR-3
33-06496	Vacant	0.52	Yes	Yes	Yes	Yes	SR-3
33-06497	Vacant	0.29	Yes	Yes	Yes	Yes	SR-3
33-06513	Vacant	0.33	Yes	Yes	Yes	Yes	SR-3
33-06514	Vacant	0.34	Yes	Yes	Yes	Yes	SR-3
33-06606	Vacant	0.33	Yes	Yes	Yes	Yes	SR-3
33-06625	Vacant	0.33	Yes	Yes	Yes	Yes	SR-3
33-06627	Vacant	0.35	Yes	Yes	Yes	Yes	TR-6
33-06656	Vacant	0.33	Yes	Yes	Yes	Yes	SR-2
33-06658	Vacant	0.39	Yes	Yes	Yes	Yes	SR-2
33-06660	Vacant	0.46	Yes	Yes	Yes	Yes	SR-2
33-06668	Vacant	0.76	Yes	Yes	Yes	Yes	SR-2
33-06669	Vacant	0.76	Yes	Yes	Yes	Yes	SR-2
33-06674	Vacant	0.65	Yes	Yes	Yes	Yes	SR-2
33-06737	Vacant	0.76	No	No	No	Yes	SR-2
33-06738	Vacant	0.76	No	No	No	Yes	SR-2
33-06739	Vacant	0.66	No	No	No	Yes	SR-2
33-06740	Vacant	0.65	No	No	No	Yes	SR-2
33-06741	Vacant	0.65	Yes	Yes	No	Yes	SR-2
33-06742	Vacant	0.52	Yes	Yes	Yes	Yes	SR-2
33-06744	Vacant	0.72	Yes	Yes	Yes	Yes	SR-2
33-06745	Vacant	0.54	Yes	Yes	No	Yes	SR-2
33-06746	Vacant	0.57	No	No	No	Yes	SR-2

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-06747	Vacant	1.33	No	No	No	Yes	SR-2
33-06748	Vacant	0.92	Yes	Yes	Yes	Yes	SR-2
33-06778	Vacant	0.59	Yes	Yes	No	Yes	SR-2
33-06779	Vacant	0.54	No	No	No	Yes	SR-2
33-06780	Vacant	0.56	No	No	No	Yes	SR-2
33-06781	Vacant	0.57	No	No	No	Yes	SR-2
33-06782	Vacant	0.51	No	No	No	Yes	SR-2
33-06783	Vacant	0.55	No	No	No	Yes	SR-2
33-06784	Vacant	0.76	No	No	No	Yes	SR-2
33-06785	Vacant	0.66	No	No	No	Yes	SR-2
33-06793	Vacant	0.45	Yes	Yes	Yes	Yes	SR-4
33-06914	Vacant	0.3	Yes	Yes	Yes	Yes	SR-3
33-06915	Vacant	0.3	Yes	Yes	Yes	Yes	SR-3
33-06955	Vacant	0.66	Yes	Yes	Yes	Yes	TR-6
33-06956	Vacant	0.44	Yes	Yes	Yes	Yes	TR-6
33-06957	Vacant	0.38	Yes	Yes	Yes	Yes	TR-6
33-06973	Agricultural	16.25	Yes	Yes	No	No	TR-6
33-07047	Vacant	0.42	No	Yes	No	Yes	SR-3
33-07048	Vacant	0.32	No	No	No	Yes	SR-3
33-07049	Vacant	0.32	No	No	No	Yes	SR-3
33-07050	Vacant	0.32	No	No	No	Yes	SR-3
33-07054	Vacant	0.34	Yes	Yes	Yes	Yes	SR-3
33-07063	Vacant	0.33	Yes	Yes	Yes	Yes	SR-3
33-07072	Vacant	2.53	Yes	Yes	No	No	TR-6
33-07072A	Vacant	3.29	Yes	Yes	Yes	No	TR-6
33-07110	Vacant	0.34	Yes	Yes	Yes	Yes	SR-4
33-07115	Vacant	0.45	Yes	Yes	Yes	Yes	SR-4
33-07141	Vacant	0.4	Yes	Yes	Yes	Yes	SR-2
33-07191	Vacant	4.28	Yes	Yes	Yes	No	SR-3
33-07200	Vacant	0.32	Yes	Yes	Yes	Yes	SR-2
33-07220	Agricultural	0.34	Yes	Yes	Yes	Yes	SR-3
33-07221	Agricultural	0.45	Yes	Yes	Yes	Yes	SR-3
33-07230	Agricultural	0.41	No	No	No	Yes	SR-3
33-07231	Agricultural	0.41	No	No	No	Yes	SR-3
33-07232	Agricultural	0.41	No	No	No	Yes	SR-3
33-07233	Agricultural	0.39	No	No	No	Yes	SR-3
33-07234	Agricultural	0.38	No	No	No	Yes	SR-3
33-07235	Agricultural	0.36	No	No	No	Yes	SR-3
33-07236	Agricultural	0.36	No	No	No	Yes	SR-3
33-07237	Agricultural	0.36	No	No	No	Yes	SR-3
33-07238	Agricultural	0.37	No	No	No	Yes	SR-3

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
33-07239	Agricultural	0.38	No	No	No	Yes	SR-3
33-07240	Agricultural	0.57	No	No	No	Yes	SR-3
33-07241	Agricultural	0.44	No	No	No	Yes	SR-3
33-07242	Agricultural	0.49	No	No	No	Yes	SR-3
33-07243	Agricultural	0.5	Yes	Yes	Yes	Yes	SR-3
33-07244	Agricultural	0.36	No	No	No	Yes	SR-3
33-07245	Agricultural	0.39	No	No	No	Yes	SR-3
33-07246	Agricultural	0.36	No	No	No	Yes	SR-3
33-07247	Agricultural	0.44	No	No	No	Yes	SR-3
33-07248	Agricultural	0.48	No	No	No	Yes	SR-3
33-07249	Agricultural	0.44	No	No	No	Yes	SR-3
33-07250	Agricultural	0.43	No	No	No	Yes	SR-3
33-07251	Agricultural	0.42	No	No	No	Yes	SR-3
33-07252	Agricultural	0.42	No	No	No	Yes	SR-3
33-07257	Vacant	0.25	Yes	Yes	Yes	Yes	SR-4
33-07264	Vacant	0.22	Yes	Yes	Yes	Yes	SR-4
33-07265	Vacant	0.21	Yes	Yes	Yes	Yes	SR-4
33-07266	Vacant	0.23	Yes	Yes	Yes	Yes	SR-4
33-07269	Vacant	0.32	Yes	Yes	Yes	Yes	SR-4
33-07273	Vacant	0.26	Yes	Yes	Yes	Yes	TR-6
33-07298	Vacant	0.15	Yes	Yes	Yes	Yes	SR-6
33-07300	Vacant	0.17	Yes	Yes	Yes	Yes	SR-6
33-07301	Vacant	0.17	Yes	Yes	Yes	Yes	SR-6
33-07312	Vacant	0.48	Yes	Yes	Yes	Yes	SR-4
33-07329	Vacant	0.31	Yes	Yes	Yes	Yes	SR-4
33-07330	Vacant	0.29	Yes	Yes	Yes	Yes	SR-4
33-07332	Vacant	0.29	Yes	Yes	Yes	Yes	SR-4
33-07333	Vacant	0.29	Yes	Yes	Yes	Yes	SR-4
33-07336	Vacant	0.29	Yes	Yes	Yes	Yes	SR-4
33-07338	Vacant	0.29	Yes	Yes	Yes	Yes	SR-4
33-07339	Vacant	0.29	Yes	Yes	Yes	Yes	SR-4
33-07347	Agricultural	0.3	Yes	Yes	Yes	Yes	SR-4
33-07352	Agricultural	0.3	Yes	Yes	Yes	Yes	SR-4
33-07353	Agricultural	0.31	Yes	Yes	Yes	Yes	SR-4
33-07355	Agricultural	4.65	Yes	Yes	Yes	No	SR-4
33-07355A	Agricultural	0.3	Yes	Yes	Yes	Yes	SR-4
33-07356	Vacant	2.19	Yes	Yes	Yes	No	SR-4
CONDO	Vacant	0.04	Yes	Yes	Yes	Yes	PD
CONDO	Vacant	0.04	Yes	Yes	Yes	Yes	PD
CONDO	Vacant	0.04	Yes	Yes	Yes	Yes	PD
CONDO	Vacant	0.04	Yes	Yes	Yes	Yes	PD

Table 12: Vacant Land - Residential Zoned

Parcel ID	Existing Land Use	Acres	Water Service	Sanitary Service	Street Access	Platted Lot	Zoning
CONDO	Vacant	0.04	Yes	Yes	Yes	Yes	PD
CONDO	Vacant	0.04	Yes	Yes	Yes	Yes	PD

Table 13: Vacant Land - Zoned Non-Residential

Current Zoning	Current Use	Parcel Number	Water Service	Sewer Service	Street Access	Zoning Requirement Type
GI	Industrial	33-03371	Yes	Yes	Yes	E
LI	Industrial	33-01939	Yes	Yes	Yes	D
GI	Industrial	33-01699A	Yes	Yes	Yes	E
GI	Industrial	33-00864	Yes	Yes	Yes	E
GI	Industrial	33-03394, 33-00133, & 33-03394A	Yes	Yes	Yes	E
LI	Industrial	33-03551	Yes	Yes	Yes	D
LI	Industrial	33-01916A	Yes	Yes	Yes	D
LI	Industrial	33-03388 & 33-03392 33-03548C, 33-03548CC, 33-	Yes	Yes	Yes	D
LI	Mixed-Use	03548CB, & 33-07378	Yes	Yes	Yes	D
CMU	Vacant	33-03377	Yes	Yes	Yes	B
DMU	Residential	33-01219 thru 33-01224	Yes	Yes	Yes	C
DMU	Parking Lot	33-01071A	Yes	Yes	Yes	C
CMU	Commercial	33-00139	Yes	Yes	Yes	B
CMU	Vacant	33-06798	Yes	Yes	Yes	B
RH-35	Agricultural	250-2602-363-9995	No	No	Yes	A
RH-35	Agricultural	33-03188	No	No	No	A
RH-35	Agricultural	33-03188A	No	No	Yes	A
RH-35	Agricultural	33-03193	No	Yes	No	A
RH-35	Agricultural	33-03198	No	No	Yes	A
RH-35	Agricultural	33-03198B	No	No	Yes	A
RH-35	Agricultural	33-03198C	No	No	No	A
RH-35	Agricultural	33-03200	No	No	No	A
RH-35	Agricultural	250-2603-324-9958	No	No	No	A
RH-35	Agricultural	250-2603-324-9949	No	No	No	A
RH-35	Agricultural	250-2603-324-9950	No	No	No	A
RH-35	Agricultural	250-2603-324-9947	Yes	Yes		A
RH-35	Agricultural	250-2602-264-1024	No	No	Yes	A
RH-35	Agricultural	250-2602-264-1023	No	No	No	A
RH-35	Agricultural	250-2602-264-1025	No	No	Yes	A
RH-35	Agricultural	250-2602-361-9999	No	No	Yes	A
RH-35	Agricultural	250-2602-361-9998	No	No	Yes	A
RH-35	Agricultural	250-2602-361-9974	No	No	Yes	A
RH-35	Vacant	250-2602-362-9986	Yes	Yes	Yes	A
RH-35	Vacant	250-2602-362-9985	Yes	Yes	Yes	A
RH-35	Agricultural	250-2602-363-9993	No	No	Yes	A
RH-35	Agricultural	250-2602-364-9972	No	No	Yes	A
RH-35	Agricultural	250-2602-363-9988	No	No	Yes	A
RH-35	Agricultural	250-2602-363-9986	No	No	Yes	A
RH-35	Agricultural	250-2602-363-9987	No	No	Yes	A