



2022 Housing Affordability Report

505 Third Street
Hudson, Wisconsin
www.hudsonwi.gov

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Executive Summary

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide and post a "Housing Affordability Report" by January 1, 2020. In October of 2019, the City of Hudson obtained an extension of 4-years from the Wisconsin Department of Administration to provide this document. This document was prepared to meet the requirements for Wis. Stats. 66. 10013 (Housing Affordability Report).

Statutory Requirements of a Housing Affordability Report

Requirements of this report include the following elements:

- (1)** *In this section, "municipality" means a city or village with a population of 10,000 or more.*
- (2)** *Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31st. The report shall contain all of the following:*
 - a.** *The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.*
 - b.** *The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.*
 - c.** *A list and map of undeveloped parcels in the municipality that are zoned for residential development.*
 - d.** *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.*
 - e.** *An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. 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:*
 - i.** *Meet existing and forecasted housing demand, and;*
 - ii.** *Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.*
- (3)** *A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."*

Disclaimer

This report was prepared in order to meet requirements enacted by 2017 WI Act 243 in Wis. Stat. 66.10013. The City of Hudson has made every effort to ensure the accuracy of the information provided in this document. It is not intended to cover all circumstances. All policy decisions will be made by the Common Council of the City of Hudson.

Comprehensive Plan Implementation

The City of Hudson Comprehensive Plan was last updated in December 2021 and included a housing analysis for the City. Providing affordable housing which meets the needs of current and future City residents is an important element in planning for the future. The goals, objectives, and policies for City of Hudson housing are listed as the following in our 2040 Comprehensive Plan:

Goal 1: Strengthen and support existing City of Hudson neighborhoods.

Objectives:

1. Maintain buffering (i.e. land uses, landscaping, berming) between residential and commercial/industrial land uses.
2. Protect neighborhoods from incompatible land uses through effective land use and design controls.
3. Improve transportation connections where warranted, including bicycle paths/routes and pedestrian facilities.
4. Encourage and support the maintenance and rehabilitation of older housing stock.

Policies:

1. Enforce site design controls (i.e. buffering, landscaping standards) through the City's development review process.
2. Ensure development review process considers long-rang transportation infrastructure needs and implements incremental solutions as sites are built out.
3. Promote housing programs that provide funding for maintenance and rehabilitation including the CDBG-Small Cities Housing Program and USDA-Rural Development programs.

Goal 2: Promote a balanced supply of housing types and prices throughout the City to meet the changing needs of Hudson's residents.

Objectives:

1. Support new residential development that is compatible with existing land uses.
2. Encourage the development of diverse and affordable housing for persons of all ages.
3. Accommodate senior and assisted living facilities in the City as Hudson's population ages.
4. Accommodate workforce housing so that residents can work and reside in close proximity.
5. Increase housing density in appropriate areas of the City to increase the housing supply and better match the demand for a variety of housing types.

Policies:

1. Encourage the private sector to provide affordable senior housing so that the long-term residents and retirees may continue to live in the City.
2. Promote housing programs that will provide financial assistance to Hudson residents who are paying more than 30% of their household income on monthly housing costs.
3. Inform residents about housing rental programs to accommodate the high percentage of renter-occupied housing in Hudson spending more than 30% of their household income on monthly housing costs, including the Housing Choice Voucher Program.
4. Educate residents of opportunities and programs that give low- to moderate-income families a chance at homeownership.
5. Work with property owners and developers to identify locations appropriate for new

subdivisions which will enhance the character of Hudson's existing land uses.

6. Provide flexible land use regulations in areas where increased densities are appropriate (sewered and urban areas) in order to accommodate project population growth and an aging population.
7. Provide options for developments with mixed housing units in order to avoid concentrating affordable units and senior living in limited areas.
8. Identify areas within the City where diverse housing options could be available to include single-family, two-family, and multi-family in order to accommodate an increased population with various projected jobs and wages.

Goal 3: Encourage residential development that will increase the City of Hudson's economic competitiveness by attracting new and retaining long-term residents.

Objectives:

1. Identify areas of the City that can support infill residential development.
2. Encourage a mix of multi-family developments that are affordable for a younger workforce and also provide the amenities and finishes desired by an aging population.
3. Locate future condominium and apartment development in proximity to new employment centers, amenities, and services.
4. Encourage increased density in specific zoning districts to allow for a greater supply of housing and housing types.

Policies:

1. Leverage Tax Increment Financing to incentive private development to produce condominiums and apartments that are both affordable and attractive to a younger workforce.
2. Ensure that higher-end multi-family developments are designed to help increase the access to amenities and services required by an aging population.
3. Reduce regulatory hurdles for mixed-use infill development that will attract new businesses and residents to Hudson.
4. Review zoning districts, especially downtown, for opportunities to increase allowable densities and provide incentives for mixed-use development.

The Comprehensive Plan attempts to analyze the cost of housing in the City of Hudson through monthly costs to both homeowners and renters. It also includes housing values of owner-occupied units from 2019. To transfer those costs into 2022 values, the City has included additional charts below based upon information acquired from the 2016-2020 American Community Survey 5-Year Estimates. Pages 42-48 of the Comprehensive Plan include charts with values from 2019.

Monthly Homeowner Costs - 2022

	City of Hudson		St Croix County, WI	
	#	%	#	%
Housing units with a mortgage	2,676	72.4%	19,831	100%
Less than \$500	0	0.0%	30	0.2%
\$500 to \$999	129	4.8%	1,530	7.7%
\$1,000 to \$1,499	907	33.9%	5,648	28.5%
\$1,500 to \$1,999	905	33.8%	6,121	30.9%
\$2,000 to \$2,499	427	16.0%	3,362	17.0%
\$2,500 to \$2,999	151	5.6%	1,426	7.2%
\$3,000 or more	157	5.9%	1,714	8.6%
Median (dollars)	\$1,666.00		\$1,706.00	

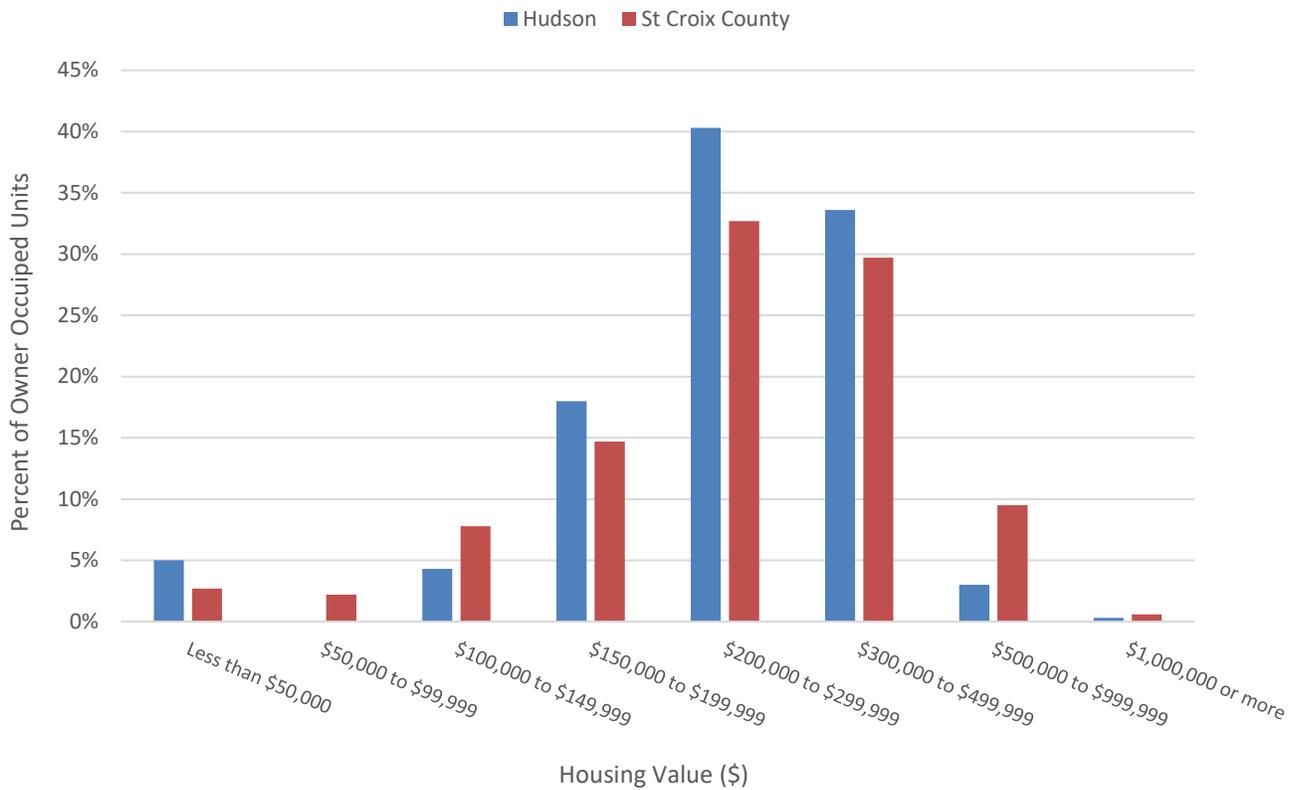
**Source: U.S. Census, American Community Survey 2020

Gross Rent Costs - 2022

	City of Hudson		St Croix County, WI	
	#	%	#	%
Occupied units paying rent	2,235	100%	7,606	100%
Less than \$500	70	3.1%	548	7.2%
\$500 to \$999	684	30.6%	3,061	40.2%
\$1,000 to \$1,499	780	34.9%	2,600	34.2%
\$1,500 to \$1,999	610	27.3%	1,243	16.3%
\$2,000 to \$2,499	34	1.5%	90	1.2%
\$2,500 to \$2,999	5	0.2%	12	0.2%
\$3,000 or more	52	2.3%	52	0.7%
Median (dollars)	\$1,267.00		\$1,036.00	
No rent paid	26		310	

**Source: U.S. Census, American Community Survey 2020

Housing Values of Owner Occupied Units in the City of Hudson & St. Croix County in 2022



**Data acquired from the U.S. Census Bureau's 2016-2020 American Community Survey 5-Year Estimates

One metric to determine whether a mortgage or rent is affordable, is from the U.S. Department of Housing and Urban Development (HUD), which recommends that housing costs (mortgage/rent, insurance, taxes, etc.) should not exceed thirty percent (30%) of a household's income. Homeowners or renters paying thirty percent (30%), or more are considered to be overextended and in danger of mortgage default or late rent payments if any interruptions to income or unforeseen expenses occur.

The 2016-2020 U.S. Census Bureau American Community Survey (ACS) estimates approximately 44.8% of City of Hudson renters are paying thirty percent or more of their household incomes for housing, compared to St. Croix County (37.9%) and the State of Wisconsin (43.2%), respectively. Additionally, the 2016-2020 ACS estimates approximately 28.6% of City of Hudson homeowners with a mortgage pay thirty percent or more of their household income toward the mortgage, which is marginally higher than St. Croix County (22.2%) and the State of Wisconsin (22.2%).

Since the adoption of the 2040 Comprehensive Plan in December 2021, the City has actively promoted the development of additional multi-family apartment options and senior housing options including:

- **Bella Rose Apartments** with 110 dwelling units at *690 Elizabeth Way*
- **Riverfront Square** with up to 5 dwelling units and 2 commercial suites at *22 Second Street*

Further multi-family developments are actively being pursued by developers through the City's plan review process and have not obtained approvals or building permits at this time.

2022 Residential Platting and Permit Activity

The City of Hudson is largely built out, except for some potential annexations to the City's east and south. Therefore, it is reliant upon small infill development, redevelopment, and remodeling for housing construction. This is evident in the 7 new single-family units permitted as compared to the construction of 175 new permitted multi-family dwelling units during 2022.

City of Hudson Community Development staff reviewed the 2021-2022 permit data provided through its records management system. In 2021, the City of Hudson permitted 57 new housing units, including 28 single-family residences, 10 duplex dwellings, and 19 apartment units. In 2022, the City of Hudson permitted 182 new housing units, including 7 single-family residences and 175 apartment units in two (2) multiple family dwelling buildings.

Considering the existing housing stock within City of Hudson, it is also important to note the 145 residential addition/remodeling permits for single family homes and 1 for multi-family unit dwellings issued in 2021, compared to 206 residential addition/remodeling permits for single family homes and 6 for multi-family unit dwellings in 2022. The City approved 4 Certified Survey Maps in 2021 and 3 Certified Survey Maps in 2022. One (1) new residential preliminary plat was approved in 2022, Park Place Village North with 49 single family residential parcels.

Housing Fees Collected for New Construction: 2021-2022

New Construction Housing Type	2021	2022
New One- and Two-Family Dwelling Units	38	7
Permit Inspection Fees:	\$89,704	\$16,355.50
New Multi-Family Dwelling Units	19	175
Permit Inspection Fees:	\$35,402	\$93,500.00
TOTAL NEW CONSTRUCTION UNITS APPROVED	57	182
TOTAL NEW CONSTRUCTION FEES	\$125,106.00	\$109,855.50
FEES PER UNIT (TOTAL FEES/TOTAL UNITS)	\$2,194.84	\$603.60
Notes:		

As noted in the table, the average fee per permitted residential unit as prescribed under state statute, is \$2,194.84 per unit in 2021 and \$603.60 per unit in 2022.

To place the City of Hudson fee per unit into perspective, according to the 2017-2021 American Community Survey from the U.S. Census Bureau, the median value of an owner-occupied home in the City of Hudson with a mortgage is approximately \$270,300. The commercial real estate site, Zillow, places the average City of Hudson home value at \$421,753 in January 2022. This is a \$46,908 increase in value since January 2021 (over a one-year period). For further perspective, the 2019 NAHB Construction Cost Survey¹ identifies national average soft costs as a percentage of overall home cost: Profit: 9.1%, Overhead and General Expenses 4.9%, Sales Commission: 3.7%, Financing Cost 1.7%, and Marketing Cost: 1.0%.

¹ "Ford, Carmel (January 2020) Cost of Constructing a Home: Special Study for NAHB Economics and Housing Policy Group. Retrieved from National Association of Homebuilders website: <https://www.nahb.org/-/media/8F04D7F6EAA34DBF8867D7C3385D2977.ashx>

List of Undeveloped Parcels

Zoned for Residential Development

The City of Hudson Community Development Department performed a Geographic Information System (GIS) analysis identifying all parcels with an improved value of \$0.00 and zoned a Residential District (AR, R-1, R-2, R-T, and RM-1 through RM-4). The analysis identified 41 parcels with a total of 49.125 acres of land that are considered “developable”. There were several remaining parcels of land considered “slivers” that are undevelopable as they do not have standard lot dimensions/access/etc.

Of the 41 developable parcels, the largest parcel encompasses 8.686 acres of residentially zoned vacant land in the City of Hudson. This large property is slated for future residential development, although it has come under scrutiny in recent years over density, environmental, and traffic concerns in the area.

The average size of the undeveloped residential lots in the City is 1.01 acres (excluding the aforementioned parcel), which is above the average parcel size of 0.45 acres in the City of Hudson. The City requires single-family and two-family parcels to provide 0.2 acres, or 9,000 square feet, so if individuals so desired – the bulk could be further subdivided to increase density and create additional parcels for development.

A map of the undeveloped residential parcels is included as Figure 1 and is included in Appendix A. A listing of the available undeveloped (developable) parcels zoned for residential use in the City of Hudson is found in Appendix B.

Zoned Non-Residential Land (but suitable for Residential Development)

The City of Hudson is actively promoting mixed uses, including higher density residential redevelopment within the downtown corridor and other portions of the City. The City’s new Zoning Code Rewrite will likely incorporate Planned Unit Developments, deviating from Hudson’s Planned Commercial, Industrial, and Residential Districts that encouraged larger developments to be one use rather than mixed.

Analysis of Residential Development Regulations

Land Use Controls

Residential development within the City of Hudson is managed primarily through Municipal Code and Building Codes. The City also has land dedication or fee in lieu of land dedication under Ch. 236, Wis. Stats.

As previously discussed, the City has relatively few areas for new, conventional subdivision development due to a lack of available vacant land adjacent to its boundaries. Newer subdivisions steadily come into the City through annexation petitions from nearby townships, Troy and Hudson. To facilitate cost-effective residential development and redevelopment city-wide, the City is undertaking a Zoning Code Rewrite, which includes its subdivision regulations, permitted uses, and dimensional regulations.

Site Improvement Requirements

The City of Hudson requires standard improvements for new subdivisions including paved streets, curb/gutter, public water and sewer, gas and electric, sidewalks (as applicable), streetlights, boulevard trees and stormwater management. One of the challenges for new subdivision in the City of Hudson is availability of land. Over the years, single family housing has occurred on the City of Hudson's periphery, thereby inhibiting further development. This has stagnated further housing stock from being developed and in turn has increased housing prices in the City of Hudson due to the "low-stock/high-demand" nature of our City's local economics. The City has improved and oversized its water and sewer infrastructure and stormwater ponding areas to accept new future, denser developments.

Permit Procedures

Any person applying for a residential building permit may download the permit from the City Building Inspection Department webpage and return the completed application with applicable fees and associated plans for review by the Inspection Department. Once issued by the City of Hudson, the permit applicant may request inspections by contacting the City Hall front desk and Inspection Department. The City continues to review the current application process in order to create a more streamlined process for ease of development purposes.

Analysis to Improve Construction and Development Practices in Hudson, WI

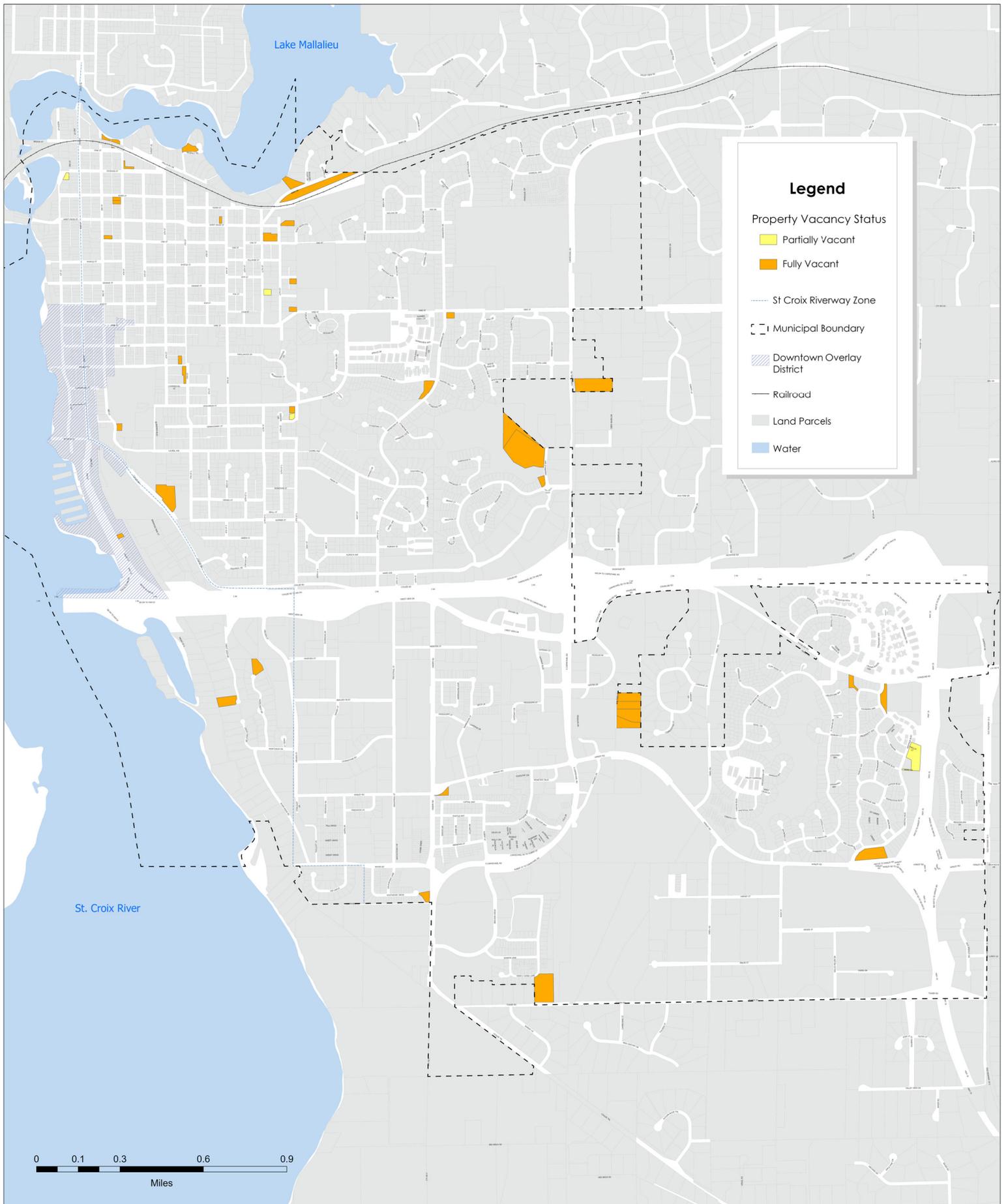
The City of Hudson and its staff recognize "time is money" for development and redevelopment activities in our community. To ensure maximum efficiency, the City follows all applicable statutory and municipal requirements for development activities, such as platting and rezoning. Further, the City follows all guidelines and application criteria for new residential dwellings with PermitWorks permitting software. In order to provide flexibility for the development community in terms of such standards as setbacks, height, density, and mix of uses, the City, through its Zoning Code Rewrite project, will allow the public to apply for Planned Unit Developments. The purpose of this reduction is the recognition that remaining land in Hudson is scarce and redevelopment is likely the main avenue for development. The Planned Unit Development process in general encourages cooperation with a developer and the City to establish unique requirements specific to a proposed development that would not be applied elsewhere.

The City is continually evaluating development requirements and processes to find efficiencies for the development community as well as City of Hudson staff and elected officials. The City has recently examined its procedural timeline to eliminate duplication of review processes and reduce the amount of time that processes such as downtown design reviews and rezonings take by eliminating unnecessary and redundant steps in committee review processes.

In order to reduce time and costs to approve and develop a new residential subdivision by twenty percent (20%), as envisioned by the state housing report requirement, this will require significant coordination among the City, development community, and market forces. However, as previously discussed, the City of Hudson is continually striving for efficiency in its review procedures and will continue these efforts moving forward.

APPENDICES ITEMS:

- 1) Map of Undeveloped Residential Parcels (2022)
- 2) Table of Undeveloped Residential Parcels (2022 with Zoning District, Address, and Acreage)



City Hall
 505 3rd Street
 Hudson WI 54016
 Print Date: 10/3/2023
 Map (c) City of Hudson
 Data (c) City of Hudson & St. Croix County

VACANT RESIDENTIAL-ZONED LOTS

OCTOBER 2023
 Hudson, Wisconsin



This data (i) is furnished "AS IS" with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal engineering or surveying purposes. The City of Hudson shall not be liable for any damage, injury or loss resulting from this data.

Parcel Label	Property Address	Acres	Year	GENERAL ZONING	SUB USE	VACANT?	NOTES:	NO IMPROVEMENTS
236-0100-00-100		0.238	2022	RESIDENTIAL	OPEN SPACE	YES	*city owned property	YES
236-0132-00-000	3RD ST	0.64	2022	RESIDENTIAL	OPEN SPACE	YES	*city owned property	YES
236-0387-00-002	1327 BOULDER POINT DR	1.085	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES	*driveway access for 1321 Boulder Point Dr	YES
236-0388-01-000	BAER DR	0.644	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES		YES
236-0443-00-000	739 11TH ST	0.224	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES		YES
236-0452-00-000	803 12TH ST	0.35	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	PARTIALLY	*part of neighboring home appears to lie inside this property; serves as backyard area for other home	YES
236-0455-01-000		0.273	2022	RESIDENTIAL	SCHOOL	YES		YES
236-0475-01-050	718 12TH ST	0.28	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES		YES
236-0491-00-001	1104 3RD ST	0.238	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES		YES
236-0495-00-000	1233 4TH ST	0.238	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-0496-00-000	1229 4TH ST	0.238	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-0557-00-000	1325 2ND ST	0.26	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	PARTIALLY	*contains part of a garage & yard area for main home	YES
236-0636-00-000	821 ST CROIX ST	0.152	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES	*serves as yard area for 825 St Croix St	YES
236-0702-00-000	7TH ST	0.385	2022	RESIDENTIAL	OPEN SPACE	YES	*developability questionable...owned by City	YES
236-0722-00-000		0.25	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-0838-03-000	5 PROEHL'S TRL	0.674	2022	RESIDENTIAL	PRIVATE BOAT LAUNCH	YES		YES
236-1059-01-000	1123 ST CROIX HTS	0.61	2022	RESIDENTIAL	MULTI-FAMILY	YES		YES
236-1086-00-000	501 FRONT ST	0.203	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES		YES
236-1293-02-025	COULEE RD	2.82	2022	RESIDENTIAL	MULTI-FAMILY	YES		YES
236-1364-00-000	1101 12TH ST	0.994	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	YES		YES
236-1500-00-001	100 3RD ST	0.585	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-1673-05-000	1215 CREST VIEW DR	1.43	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-1673-41-000	1106 HAZELCREST DR	1.06	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-1789-00-001	227 13TH ST	0.278	2022	RESIDENTIAL	ONE-FAMILY RESIDENTIAL	PARTIALLY	*contains backyard of 231 13th St	YES
236-1790-00-000	231 13TH ST	0.287	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-1975-05-000	HANLEY RD	1.12	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-2000-01-015	628 GRANDVIEW DR	0.383	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-1 zoning	YES
236-2001-02-020		2.879	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-1 zoning with underlying single family land use authorization	YES
236-2001-02-040		8.686	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-1 zoning with underlying single family land use authorization	YES
236-2001-05-000	HUNTER HILL RD	1.056	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-1 zoning	YES
236-2018-12-000	661 BAN TARA LN	1.6	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-2018-13-000	657 BAN TARA LN	1.5	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-2018-14-000	655 BAN TARA LN	2.23	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-2018-15-000	653 BAN TARA LN	1.51	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-2040-00-013	13 FOUNDERS GREEN	0.56	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-2 zoning	YES
236-2040-00-101	HERITAGE BLVD	1.08	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-2 zoning might not be developable	YES
236-2044-01-000	1 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-02-000	3 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-03-000	5 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-04-000	7 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-05-000	9 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-06-000	11 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-07-000	2 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-08-000	4 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-09-000	6 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-10-000	8 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-11-000	10 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-12-000	12 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-13-000	14 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2044-14-000	16 TRELIS CT	0	2022	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	PARTIALLY	*PRD-2 zoning PART OF LOT IS AVAILABLE FOR DEVELOPMENT	YES
236-2046-01-000		2.5	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-2 zoning	YES
236-2058-01-000	2401 HILLCREST DR	0.446	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-1 zoning	YES
236-2070-03-110	1620 SOUTHPOINT DR	0.614	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-2 zoning under multifamily	YES
236-2071-05-000	771 CARMICHAEL RD	4.08	2022	RESIDENTIAL	OPEN SPACE	YES		YES
236-2073-59-000		4.443	2022	RESIDENTIAL	OPEN SPACE	YES	*PRD-3 zoning	YES

	# OF LOTS	ACREAGE PER ZONING DISTRICT
TOTAL RESIDENTIAL	41	49.125
TOTAL COMMERCIAL	28	81.712
TOTAL INDUSTRIAL	13	41.801
TOTAL PUBLIC	13	7.258