

City of
VERONA
HOMETOWN U.S.A. *Wisconsin*

2019 Housing Affordability Analysis



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Contents

- I. Executive Summary..... 3
- II. Report Background and Requirements..... 5
- III. Existing Housing Stock..... 6
- IV. Forecasted Housing Demand 7
- V. Affordability 7
- VI. Analysis of Financial Impact 10
- VII. Summary Considerations 13
- VIII. Sources..... 14
- Appendix A – Charts..... 15
- Appendix B – Tables..... 19
- Appendix C – Maps 73
- Appendix D – Housing Fee Report 85
 - Executive Summary 88
 - FEE SCHEDULE 89
 - HOUSING FEES COLLECTED 2017-2018 94
 - Disclaimer 95
- Appendix E – Plumbing Plan Review Application..... 96
- Appendix F – Terms..... 103
- Appendix G - Methodology 106

I. Executive Summary

Housing demand is a function of income, employment and household growth, not just in Verona, but in the regional context as well due to employee commuting patterns. According to the “Dane County Housing Needs Assessment 2019 Update,” the number of dwelling units being added to the existing housing stock in Dane County has not kept up with household or job growth. “A shortage of new housing + increased construction costs + strong housing demand (increasing population, income, and jobs) has exacerbated an already expensive and unaffordable housing market in Dane County” (Paulsen, 2019, p. 4).

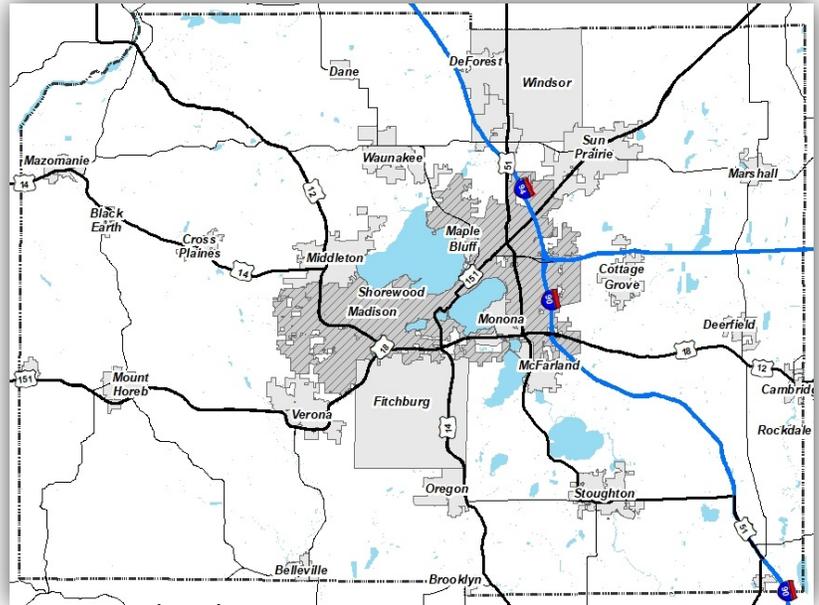


Image Above: Map of Dane County cities and villages, the major transportation networks that connects them and the water resources.

As the Madison Metropolitan area continues to grow, municipal policy leaders and stakeholders will need to consider how they will contribute to the balance of affordable housing for households below the area median income (AMI). The number of housing units needed by 2030 and the acres needed to support those housing units depends on the desired housing mix of the City. Additionally, the following are considerations for the zoning code rewrite and administrative suggestions to reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent as well as considerations to improve housing affordability in Verona:

1. Allow for more density in residential subdivisions with smaller lot sizes that still meet the setback requirements. The median sale price of Verona real estate isn't affordable for a median Verona household. Of the 3,303 single-family owner-occupied units in Verona, only 58% are affordable for households with incomes less than \$100,400 in Dane County.
2. Address common exemption requests and conditions that would be permitted for specific uses, thereby, reducing the likelihood of a project needing to go through the PUD process.
3. Create a residential zone that would allow smaller multi-family housing development (3-8 units) as permitted by right or allow in an existing zoning district. This would remove previously allocated time for a conditional use permit.
4. Clarify expectations within the zoning code and provide design guidelines that clearly articulate the desired materials, materials that may not be used, and recommended material ratios.
5. Incentivize workforce housing development by providing density bonuses for workforce housing projects. The type of dwelling units constructed over the next ten years and the extent to which

they are affordable to households at 30% of AMI in Verona will either exacerbate or reduce the “Housing Gap” in Dane County. Housing Tax Credit (HTC) developments must remain affordable for a 30-year period and must also meet one of two thresholds: at least 20% of all units in a development must be reserved for households at or below 50% of AMI, or at least 40% of all units must be reserved for households at or below 60% of AMI.¹

6. Provide standard specifications for utility and street construction, standard detail drawings, and bid items to allow for use by developers in preparation of their engineering drawings and construction manual. The use of these documents will reduce preparation and review time for any development project. A uniform and consistent set of standards within a community provides contractors the requirements, knowledge, and execution to perform the work in the most efficient manner to reduce costs.
7. The City of Verona also performs construction inspection in-house vs using a consultant (unless workloads requires to do so) reducing inspection costs. Currently the City of Verona evaluates street widths and right-of-way needs on an as needed basis for residential, collector, and arterial street cross sections by evaluating the traffic and multi-modal movements to reduce costs while taking neighborhood, pedestrian, and public safety into account.

¹ WHEDA. Housing Tax Credits. (n.d.) Retrieved from: <https://www.wheda.com/LIHTC/>

II. Report Background and Requirements

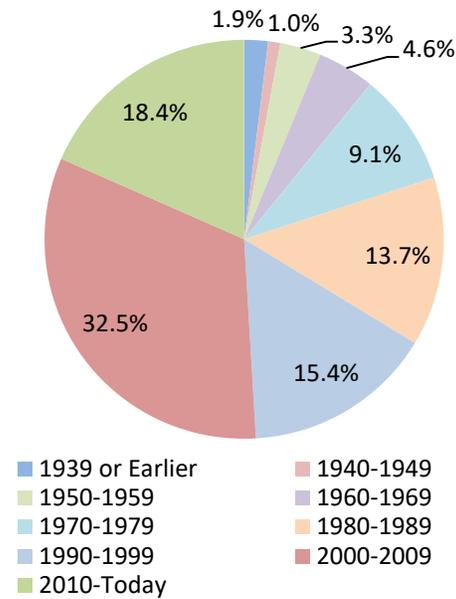
On April 4, 2018, the State of Wisconsin Legislature enacted [2017 Wisconsin Act 243](#), which requires cities and villages with populations of 10,000 or more to prepare and post the “Housing Affordability Report” by January 1, 2020 and prepare annual updates. The primary purpose of the Housing Affordability Report is to annually report on the city or village’s implementation of and possible improvements to the housing element in the comprehensive plan. Most importantly, it is intended to be reflective of the community’s ability to meet “existing and forecasted housing demand,” provide “a range of housing choices that meet the needs of persons of all income levels” and to provide corrections if deficiencies are identified. The following elements of the report are required by the statute:

- (a) The total number of certified survey maps and subdivision plats in 2018 is 16. The Building Inspection department approved a total of 598 permits in 2018 which includes new construction, additions, remodeling, HVAC replacements, fences, decks, etc.
- (b) In 2018, the City approved the CSM for a single-family residential infill dwelling unit and a subdivision plat for the second addition to Cathedral Point which created 21 residential lots. Building permits for 61 Single-family residential units were approved and site plans were approved for 143 multi-family units. Therefore, the total number of new residential dwelling units proposed in certified survey maps and building permits approved by the City of Verona in 2018 was 204.
- (c) Table 1 (Appendix B) lists unimproved parcels in the city that are zoned for residential development by right (57.20 acres) with maps in Appendix C (Maps 2 – 2e). Unimproved parcels are subdivided, residentially zoned real estate without a building permit to construct a dwelling unit. The properties that do not have an address in the table are on a corner lot where the location of the front door is yet to be determined. Whispering Coves (170 acres) was not included in this analysis as a final plat is not approved.
- (d) Table 2 (Appendix B) and Maps 1b, 1c, and 1d in Appendix C highlight potential redevelopment sites that would require rezoning for residential use including the planning area around Sugar Creek Elementary School and New Century Charter School, the Sugar Creek Commons mixed use development project and the pending Whispering Coves project.
- (e) An analysis of the municipality's residential development regulations and ways in which the municipality can reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent is provided in [Section VI](#) of this report.

III. Existing Housing Stock

For the purposes of consistency with the housing element of the Comprehensive Plan, the number of dwelling units per structure and household tenure using assessment and rental data were analyzed. Figure 1 (right) illustrates the percentage of the existing housing stock in the city of Verona as of December 31, 2018 by age. A little less than half (49%) of the existing housing stock in Verona was built before 2000 (Map 3, Appendix C). From 2000-2009, 1,702 units were constructed. From 2010-2018, 1,016 units were constructed, a decrease of 33% over the previous period most likely due to the Great Recession, changes in mortgage lending practices and economic recovery. In 2018, building permits for 61 single-family residential units were approved and site plans were approved for 143 multi-family units. Therefore, the total number of new residential dwelling units proposed in certified survey maps and building permits approved by the City of Verona in 2018 was 204.

Figure 1. Existing Housing Stock by Year Built



Source: Assessor Data. One multi-family structure is assumed to have been built in 1970 based on the age of similar adjacent structures built during that same period.

As of December 31, 2018, there were a total of 5,283 DUs in existence. As part of the analysis, owner occupancy was assumed if the property address and the billing address were the same from Access Dane data. Figure 2 below demonstrates the quantity and percentage of dwelling units by household tenure. Approximately 3,458 single-family DUs, 95.5% are owner-occupied and 4.5% are renter-occupied. Of the 1,825 DUs in buildings with four or more units, 27.7% are owner-occupied and 72.3% are renter-occupied. These unit counts do not include pending or approved residential projects that are not constructed. Neighboring communities owner-occupied housing ranges from 49%-57% and 45-51% renter-occupied (Chart 2, Appendix A).

Figure 2. Housing Mix by Household Tenure

	Single-family		Multi-family		Subtotal	
	Count	Percent	Count	Percent	Count	Percent
Owner-Occupied	3,303	62.5%	506	9.6%	3,809	72%
Renter-Occupied	155	2.9%	1,319	25%	1,474	28%
Total	3,458	65.5%	1,825	34.5%	5,283	100%

Source: Assessment data on single-family residential properties. Owner occupancy was assumed if the property address and the billing address were the same.

IV. Forecasted Housing Demand

An estimate of future households, assumptions of future vacancy rates, and an estimate of the number of future units likely to be lost or removed must be made in order to forecast future dwelling units needed. The Department of Administration Demographic Services Center (DSC) publishes estimates and future projections of the population for all Wisconsin towns, villages, and cities in five year increments. By using the 2010 Census data and five-year projections from the DSC, annual estimates of the number of households was able to be obtained.

As of December 31, 2018, the city of Verona had a mix of 66% single-family units and 34% multi-family. Table 3 (Appendix B) illustrates the housing unit demand under the various housing mix scenarios. For example, assuming the recommended owner occupancy vacancy rate of 1-2%, rental vacancy rate of 5-7% (Nelson, 2004), and that the City of Verona maintains its current housing mix, by 2030 there is an expected demand of 4,251 single-family DUs and 2,254 multi-family DUs for a total of 6,505 DUs (an additional 1,242 DUs). Table 4 (Appendix B) forecasts the total number of additional dwelling units needed by 2030 for Scenarios 1 (1,235) and 2 (1,254).

In order to estimate the total number of acres needed to meet the forecasted housing demand, a set of assumptions for land use planning were made in Table 5 (Appendix B) based on the maximum gross density of dwelling units per acre permitted in the current zoning code (2018). A summary is provided below in Figure 3.

Figure 3. Summary of Gross Acres Needed for Residential Housing Demand by Housing Mix

	Comprehensive Plan 80% Single-family 20% Multi-family	Scenario 1: 70% Single-family 30% Multi-family	Scenario 2: 60% Single-family 40% Multi-family
Future Dwelling Units Needed	1,197	1,215	1,234
Total Gross Acres Needed For Residential Land Demand	205.1	169.6	154.9

V. Affordability

Housing demand is a function of income, employment and household growth within the region due to employee commuting patterns. Housing affordability in Verona should not only look at whether housing is affordable for residents, but also if it is affordable to employees in the region.

HUD's glossary definition of affordable housing states that a housing unit is affordable if "the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities." While housing costs for renters include rent and utilities, housing costs for home owners includes principal, interest, taxes and insurance. This definition includes all income categories, however not all housing units are affordable for all income categories. As the existing housing stock ages, housing units tend to become more affordable for lower income categories.

Alternatively, when a Federal, State or local program reduces the rent/price, or is owned by a non-profit or government agency that housing has been subsidized. HUD sets income limits utilized in all federal, state, and local programs that determine tenant eligibility. Table 6 provides information on income limits for Madison, WI Metro Area. By looking at AMI and the rent limits set by the WHEDA, policy makers can evaluate the degree to which they are providing a “range of housing choices that meet the needs of persons of all income levels.” AMI limits are adjusted for family size, easily available online and are updated annually.

Renter-occupied Multi-family Housing



Above: Multi-family senior housing with mix of affordable and market rate rents. Source: City Staff.

Table 7 (Appendix B) contains the existing total number of multi-family residential units by unit size. It is important to note that as the number of bedrooms increase the range in unit square feet also increases. Table 8 contains the WHEDA estimates of rent limits by unit size for Dane County and illustrates the number of affordable units in Verona by unit size and income category for the 920 existing units that were analyzed (Appendix B). These are non-cumulative numbers which means that the units that are affordable for households at a lower percentage of AMI are also

affordable for households at a higher percentage of AMI, but are not counted twice. For example, the twelve units that are affordable for households at 30% of AMI are not included in the number of units affordable for households at 50% of AMI. Affordable units are units that are smaller in square feet, rent restricted, rent subsidized, or in older structures. Of the one bedroom units, twelve (12) at 30% of AMI and ten (10) at 50% of AMI are senior housing complexes that are in whole or in part Section 42 housing facilities built in 1991 and 2002.

Owner-occupied Single-family Housing

As previously discussed, there are approximately 3,303 owner-occupied single-family homes in the city of Verona, which include single-family detached, residential condos, garden style condos, duplexes, flats, and triplexes. To analyze how many of those dwelling units would have mortgages affordable at various income levels, we can multiply the income levels in Table 6 (Appendix B) by 3.36 to simulate an affordable home mortgage loan, like a Federal Housing Administration low down payment mortgage product. Table 9 (Appendix B) demonstrates an estimate of the affordable purchase price of a home using this method.

The median household income in the city of Verona is \$87,536 according to American Community Survey 5 Year Income estimates. An affordable home purchase price for a median income Verona household is \$294,121. According to a local residential real estate firm, the median home sale price in 2019 is estimated to be \$322,600. The median sale price of Verona real estate isn't affordable for a median Verona household. Based on the estimated fair market value of the 3,303 owner-occupied

single-family homes in Verona, only 40% of such units are affordable for median income households (Table 10, Appendix B).

Based on the assessed values of owner-occupied single-family homes, Chart 3 (Appendix A) illustrates the percent of properties that have an estimated fair market value that would be affordable for a four person family at each income level. For employees in the region with incomes less than 100% of AMI, 58% of the 3,303 units in Verona are affordable for a four person household and only 18.6% of such units are affordable for a single person (Chart 4, Appendix A). As an illustrative example, Table 11 (Appendix B) includes occupations at less than 100% of AMI in the Madison Metro Area (which includes Dane County). A firefighter and a teacher's combined median income would be 95.3% of AMI. If this hypothetical family had two children, only 58% of the homes in Verona have an estimated fair market value that would be affordable for them. If the firefighter or teacher were single, with no children, and were looking to own their own home, only 18.6% of the single-family homes in Verona have an estimated fair market value that would be affordable for them, assuming that those units are available.



Above: Single-family detached home for sale in Verona.
Source: Zillow.

Cost Burdened Households

Approximately 63% of households in Verona have incomes greater than 100% AMI. This is a much higher proportion of households with incomes above 100% AMI compared to similar communities in the Madison area, Dane County, Wisconsin and United States (Chart 5, Appendix A). Cost burdened households spend more than 30% of their household income on housing costs while extremely cost burdened households spend more than 50% of their household income on housing costs. Table 12 (Appendix B) quantifies the number of households by housing tenure that are cost burdened (spend more than 30% of their income on housing costs) and severely cost burdened (spend more than 50% of their income on housing costs).³ Chart 6 (Appendix A) compares the ratio of cost burden by housing tenure and income distributions of other comparable geographies. Of the 4,750 households in the most recent CHAS data (2011-2015), 23% of the households spend more than 30% of their household income on housing costs in Verona.

Assuming that all homeowners with incomes less than 30% AMI are seniors (Paulsen, 2019, p. 8), there are 95 senior households in Verona that are cost burdened, 40 of which are severely cost burdened (spending more than 50% of their income on housing costs). This number has grown by 33% over the previous time period (Table 13, Appendix B). The percentage of severely cost burdened homeowners in the 30% AMI income category has improved (Table 14, Appendix B,) because the number of total

³ The quantities are nested and the total number is the total number of all households in the corresponding income limit. For example, 190 are cost burdened of the 210 renter households at or below 30% of AMI. Of those 190 households, 175 are severely cost burdened.

households in this income category has grown since 2010 (Table 15, Appendix B,). Extremely cost burdened renters as a percentage of those in this income category has not improved. Households with incomes less than 50% AMI bear a higher portion of cost burden for both owners and renters. “It follows that such families have little extra income to invest in their property or save for emergencies. Cost burden among owners can lead to a deteriorating housing stock followed by lower property values. Cost-burdened renters may accept substandard housing conditions and thereby encourage the persistence of absentee ownership and property deterioration resulting in zoning and building code violations” (Jones, 2017, p. 2).

While Verona has a lower proportion of cost burdened households compared to similar communities in the Madison area, Dane County, Wisconsin and the United States, it has a higher proportion of households with incomes above 100% of AMI. It’s possible that housing costs limit a diversity of household incomes and that the City could improve its methods of “meeting the needs of persons of all income levels” which are discussed further in the recommendation section of this report.

VI. Analysis of Financial Impact

Land use controls, site improvement requirements, fees, and park land dedication requirements all affect the quantity of housing that is able to be built and the costs per unit. The following analysis identifies ways to “reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent” as required by Wisconsin Statute 66.10013(2)(e)2.

Land Use Controls

The number of housing units needed and the acres needed to support those housing units depends on the desired housing mix of the City. In 2009, the Comprehensive Plan Committee chose a housing mix of 80% single-family and 20% multi-family units. In 2012, however, the City approved the Residential Development Policy (Resolution No. R-12-029) which targets a ratio of 70-75% single-family housing to multi-family housing, with a limit of 50 multi-family units constructed per year. Exceptions to this policy include age-restricted housing, downtown development and mixed-use development. The Common Council may also deviate from this ratio based on the characteristics and location of individual projects. Verona’s current mix is 66% single-family and 34% multi-family. The total number of additional dwelling units needed to be constructed by 2030 is based on an estimate of future household growth, assumptions of future vacancy rates, an estimate of the number of future units likely to be lost or removed, and the desired mix of single-family and multi-family housing.

The differences in types of housing occupancy compared to neighboring jurisdictions, Dane County, Wisconsin, and the United States (Chart 2, Appendix A) may in part be due to land use restrictions on multi-family development. Under the current zoning code, multi-family housing development is not permitted as a use by right in any of the City’s zoning districts. For example, both the City of Middleton and the City of Fitchburg have higher density residential zoning districts that allow for structures with three to eight dwelling units as a permitted use. The City of Sun Prairie’s Urban Residential zone permits by right one residential building per lot if each residential building contains four or fewer dwelling units.

Multi-family developers as well as mixed-use developments must submit a conditional use permit (CUP) application, application fees and complete plans no less than 30 days prior to the following Plan Commission meeting. They must present the project to the Plan Commission for feedback, make any necessary adjustments and attend two public hearings by the Plan Commission and Common Council. This process is approximately 90-100 days. Building plans can be reviewed and approved within 14 days assuming that no revisions were necessary. If multi-family development were permitted in a zone as a use by right, they would save approximately 90 days over CUP process or an 84% reduction in the amount of time it takes to go through the development process.

If the developer is looking for any exemptions from the current zoning code (e.g. density and intensity requirements, bulk requirements, landscaping requirements, and parking and loading requirements) the development must go through the PUD four step process:

- Step 1 – Pre-Application Conference with City staff.
- Step 2 – Concept Plan submission to the Plan Commission and Common Council to review and provide feedback on the plans with no action.
- Step 3 – General Development Plan (GDP) submission to the Plan Commission with a public hearing. The Plan Commission makes a recommendation to the Common Council for the approval of any exemptions that were requested.
- Step 4 – Precise Implementation Plan (PIP) public hearing before the Plan Commission and final approval of all plans. The Plan Commission makes a recommendation to the Common Council approving the project. If the PIP is approved, the applicant can proceed to obtain building permits and start construction of the project.

To demonstrate how we can reduce the time necessary to approve new residential dwelling units⁴ staff looked at four multi-family housing projects proposed and/or constructed in 2017-2018. All four were PUD projects. The dates of plan submissions, when it went to the Plan Commission and Common Council were documented and calculated.

Steps 2-4 takes an average of 33 days per step from date of submission to Common Council meeting for City Staff to process. This does not include the time that the developer takes to react to feedback from the Plan Commission and Common Council. With rewriting the zoning code, the City has an opportunity to change land uses permitted by right and potentially address common conditions that would be permitted for specific uses. On average, the PUD approval process takes approximately 100 days. If projects were permitted under specific conditions and required a CUP, projects would potentially save 10 days or an 11% reduction in their development timeline.

Land use density regulations impact the cost per lot in a residential subdivision. Verona can reduce the costs necessary to develop a new residential subdivision in the municipality by allowing for more density in residential subdivisions significantly reducing the costs per lot. For example, land values for owner-occupied dwelling units built between 2014-2018 were extracted from assessment data. The average

⁴ Wisc. Stat. [§66.10013\(2\)\(e\)](#)

improved lot value is \$9/SF. Figure 5 below is a simple analysis that demonstrates the cost savings by lot size.

Figure 5. Cost Differences by Lot Size

Min. Lot Square Feet (SF)	Est. Lot Value	Percent Difference From 8,000 SF lot
8,000	\$72,000	
6,000	\$54,000	-25%
5,000	\$45,000	-38%
4,000	\$36,000	-50%

The current height restriction is 35 feet or three stories. Multi-family residential buildings with wood frame construction are limited to four stories by the International Building Code. Wood frame construction is a lower cost building material with minimal cost increase by adding an additional story. The zoning code rewrite should explore the idea of allowing taller buildings, or providing density bonuses for workforce housing projects, the costs per unit potentially decreases rent costs.

Site Improvement Requirements

The number of site plan revisions, as well as staff review time, may be reduced with a clear, concise and consolidated development guide. While the zoning code⁵ suggests brick, stone, or cementitious siding as high-quality materials to be used in substantial amounts, a list of materials that will not be permitted as well as a ratio of materials to surface area would provide more clarity. Revisions made to site plans and elevations increase development expenses significantly per revision; however it is not possible to discern the degree and extent to which these revisions are due to vague language or unclear expectations of the City.

The City of Verona performs construction inspection in-house vs using a consultant (unless workloads requires to do so) reducing inspection costs. Currently the City of Verona evaluates street widths and right-of-way needs on an as needed basis for residential, collector, and arterial street cross sections by evaluating the traffic and multi-modal movements to reduce costs while taking neighborhood, pedestrian, and public safety into account. Standard specifications for utility and street construction, standard detail drawings, and bid items to allow for use by developers in preparation of their engineering drawings and construction manual could be provided. The use of these documents will reduce preparation and review time for any development project. A uniform and consistent set of standards within a community provides contractors the requirements, knowledge, and execution to perform the work in the most efficient manner to reduce costs.

Fees and Land Dedication Requirements

Land development and residential remodeling have associated costs to receive the necessary approvals and contribute to the costs of City services such as parks, protective services and the public library. Appendix D contains the Housing Fee required by cities and villages with populations of 10,000 or more.

⁵ Sec. 13-1-86

By Statute, a list of fees must be posted by January 1, 2020. This report lists the amount of the following fees imposed on new residential construction, remodeling, and/or development:

- Building permit fee
- Impact fee
- Park fee
- Land dedication requirement
- Fee in lieu of land dedication
- Plat approval fee
- Storm water management fee
- Water or sewer hook-up fee

While these fees are re-evaluated each year, the majority of the fees have remained stagnant over the last couple of years. The City of Verona is about average in their fee rates compared to other municipalities in the region (Tables 16 - 21, Appendix B). The City is high is for some fees, but low for other fees. Some of the fees listed are set by other agencies in the region such as Madison Metropolitan Sewer District (MMSD). One unknown for a developer is the actual rate billed to the developer when the City Engineer reviews plans as this can become costly depending on the quality of the submitted plans. The City Engineer only bills their time that they actually worked on the project.

VII. Summary Considerations

The City of Verona is currently in the process of rewriting the existing zoning code. The rewrite provides an opportunity for the City to create an efficient and cost effective pathway for residential development and lower housing costs. The following are considerations for the zoning code rewrite and administrative suggestions to reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent as well as considerations to improve housing affordability in the city:

1. The median sale price of Verona real estate isn't affordable for a median Verona household. Of the 3,303 single-family owner-occupied units in Verona, only 58% are affordable for households with incomes less than \$100,400 in Dane County.
2. Address common exemption requests and conditions that would be permitted for specific uses, thereby, reducing the likelihood of a project needing to go through the PUD process.
3. Create a residential zone that would allow smaller multi-family housing development (3-8 units) as permitted by right or allow in an existing zoning district. This would remove previously allocated time for a conditional use permit.
4. Clarify expectations within the zoning code and provide design guidelines that clearly articulate the desired materials, materials that may not be used, and recommended material ratios.
5. Incentivize workforce housing development by providing density bonuses for workforce housing projects that utilize affordable housing programs provided by the Wisconsin Housing and Economic Development Authority (WHEDA). The type of dwelling units constructed over the next ten years and the extent to which they are affordable to households at 30% of AMI in Verona will either

exacerbate or reduce the “Housing Gap” in Dane County. Housing Tax Credit (HTC) developments must remain affordable for a 30-year period and must also meet one of two thresholds: at least 20% of all units in a development must be reserved for households at or below 50% of the area median income, or at least 40% of all units must be reserved for households at or below 60% of the area median income.⁶

6. Provide standard specifications for utility and street construction, standard detail drawings, and bid items to allow for use by developers in preparation of their engineering drawings and construction manual. The use of these documents will reduce preparation and review time for any development project. A uniform and consistent set of standards within a community provides contractors the requirements, knowledge, and execution to perform the work in the most efficient manner to reduce costs.
7. The City of Verona also performs construction inspection in-house vs using a consultant (unless workloads requires to do so) reducing inspection costs. Currently the City of Verona evaluates street widths and right-of-way needs on an as needed basis for residential, collector, and arterial street cross sections by evaluating the traffic and multi-modal movements to reduce costs while taking neighborhood, pedestrian, and public safety into account.

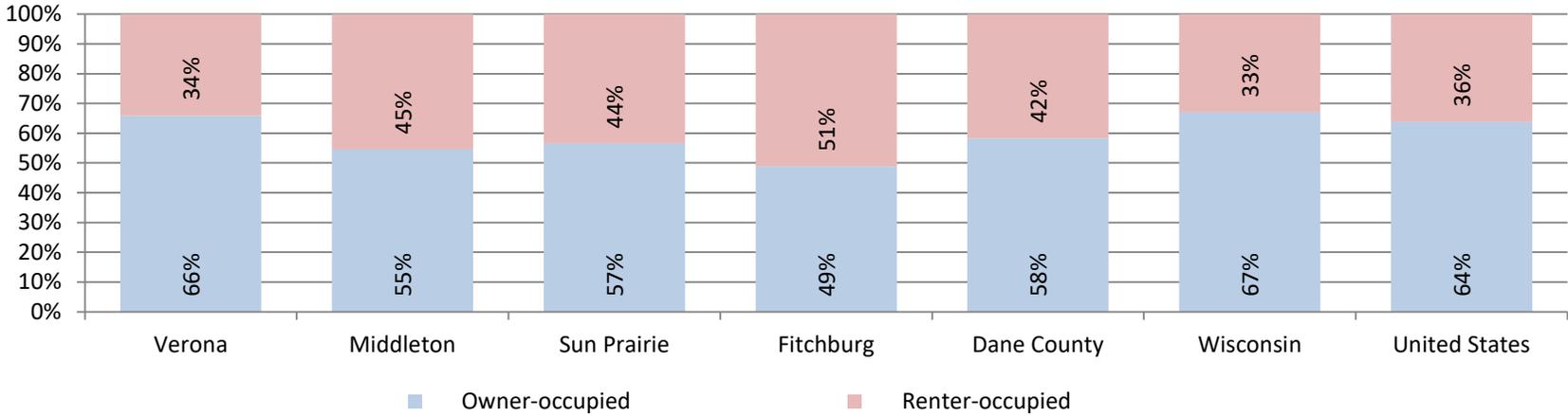
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⁶ WHEDA. Housing Tax Credits. (n.d.) Retrieved from: <https://www.wheda.com/LIHTC/>

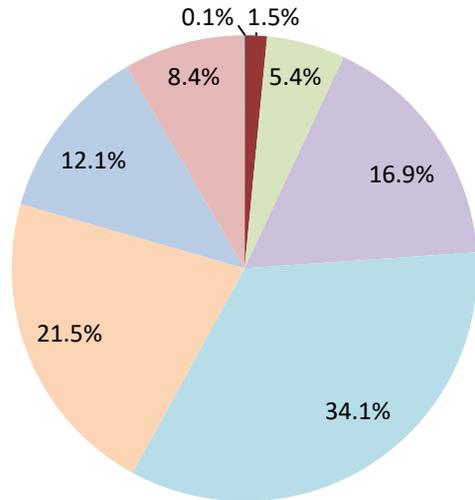
Appendix A - Charts

Chart 1. Comparable and Nested Geographical Comparison of Housing Tenure



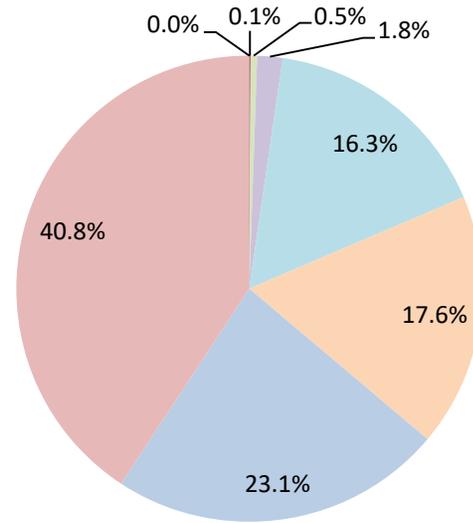
Source: 2013-2017 American Community Survey Selected Housing Characteristics 5-Year Estimates

Chart 2. Percentage of Single-Family, Owner-Occupied Dwelling Units Affordable for 4 Person Family



- Extremely Low Income Limits (<30% of AMI)*
- Very Low Income Limits (30%-50% of AMI)
- Multi-family tax subsidy limits (50%-60% of AMI)
- Low Income Limits (60%-80% of AMI)
- 80%-100% of AMI
- 100% - 120% of AMI
- 121% - 140% of AMI
- Greater than 141% of AMI

Chart 3. Percentage of Owner-Occupied Dwelling Units Affordable by Income Level for One Person



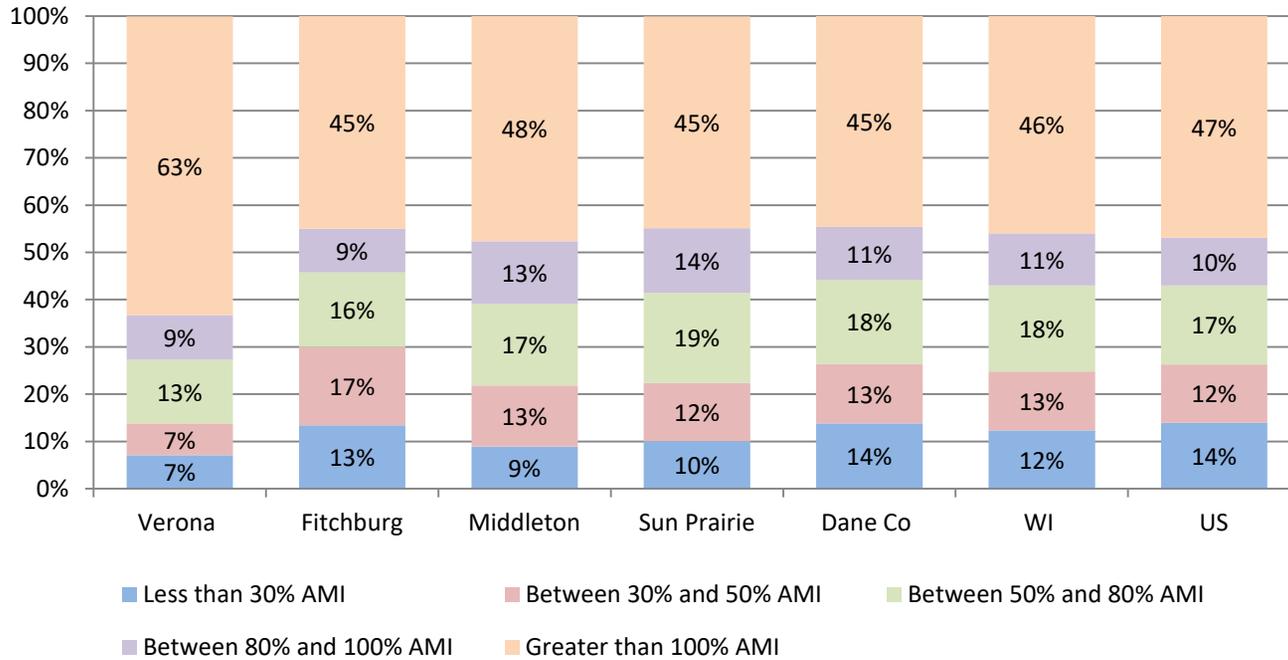
- Extremely Low Income Limits (<30% of AMI)*
- Very Low Income Limits (30%-50% of AMI)
- Multi-family tax subsidy limits (50%-60% of AMI)
- Low Income Limits (60%-80% of AMI)
- 80%-100% of AMI
- 100% - 120% of AMI
- 121% - 140% of AMI
- Greater than 141% of AMI

Notes: Owner occupancy was assumed if the property address and the billing address were the same. This does not include housing units that are renter-occupied, but it does include single-family attached owner-occupied units such as condos.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

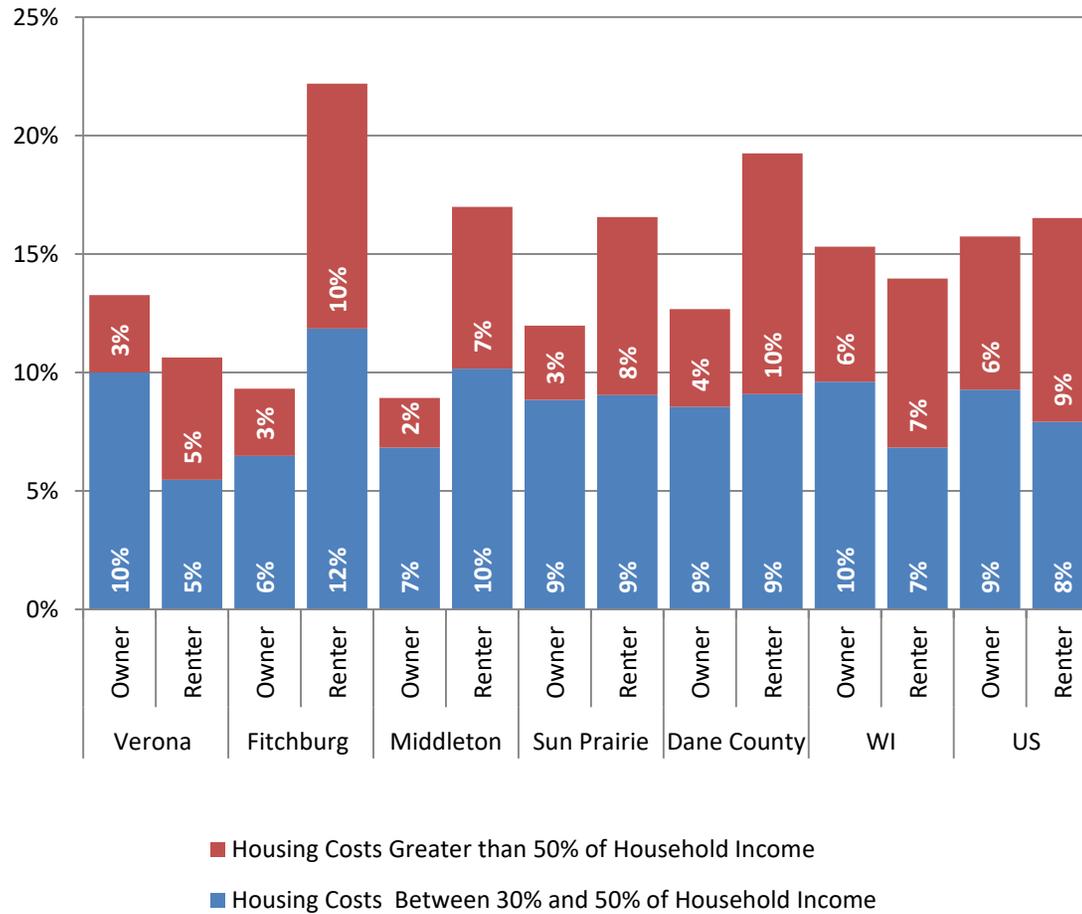
Sources: Estimated fair market value based on Assessor's report on non-commercial residential properties, HUD Income Limits and HUD Multi-family Tax Subsidy Income Limits (<https://www.huduser.gov/portal/datasets/mtsp.html>).

Chart 4. Geographic Comparison of Income Distribution



Source: HUD CHAS data for the 2011-2015 period https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Chart 5. Percent of Total Households Cost Burdened by Housing Tenure and Geography (%)



Source: HUD CHAS data for the 2011-2015 period
https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Appendix B – Tables

Table 1 List of Unimproved Residential Parcels with Final Plats as of 12/31/2018

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060809400012	H & H PROPERTIES I LLC	1226 ESKER DR	KETTLE CREEK NORTH LOT 1	0.390	16,988	\$27,600	\$70,769	702 N HIGH POINT RD	MADISON WI 53717
060809400122	H & H PROPERTIES I LLC	1230 ESKER DR	KETTLE CREEK NORTH LOT 2	0.393	17,119	\$27,700	\$70,483	702 N HIGH POINT RD	MADISON WI 53717
060809400232	H & H PROPERTIES I LLC	1232 ESKER DR	KETTLE CREEK NORTH LOT 3	0.400	17,424	\$27,800	\$69,500	702 N HIGH POINT RD	MADISON WI 53717
060809400342	H & H PROPERTIES I LLC	1238 ESKER DR	KETTLE CREEK NORTH LOT 4	0.436	18,992	\$28,700	\$65,826	702 N HIGH POINT RD	MADISON WI 53717
060809400452	H & H PROPERTIES I LLC	1244 ESKER DR	KETTLE CREEK NORTH LOT 5	0.460	20,038	\$29,300	\$63,696	702 N HIGH POINT RD	MADISON WI 53717
060809400562	H & H PROPERTIES I LLC	1248 ESKER DR	KETTLE CREEK NORTH LOT 6	0.352	15,333	\$26,700	\$75,852	702 N HIGH POINT RD	MADISON WI 53717
060809400672	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 7	0.326	14,201	\$26,100	\$80,061	702 N HIGH POINT RD	MADISON WI 53717
060809400782	H & H PROPERTIES I LLC	1258 TAMARACK WAY	KETTLE CREEK NORTH LOT 8	0.674	29,359	\$31,600	\$46,884	702 N HIGH POINT RD	MADISON WI 53717
060809400892	H & H PROPERTIES I LLC	1264 TAMARACK WAY	KETTLE CREEK NORTH LOT 9	0.519	22,608	\$29,900	\$57,611	702 N HIGH POINT RD	MADISON WI 53717
060809401002	H & H PROPERTIES I LLC	1270 TAMARACK WAY	KETTLE CREEK NORTH LOT 10	0.407	17,729	\$28,000	\$68,796	702 N HIGH POINT RD	MADISON WI 53717
060809401112	H & H PROPERTIES I LLC	1276 TAMARACK WAY	KETTLE CREEK NORTH LOT 11	0.291	12,676	\$25,200	\$86,598	702 N HIGH POINT RD	MADISON WI 53717
060809401222	H & H PROPERTIES I LLC	1282 TAMARACK WAY	KETTLE CREEK NORTH LOT 12	0.291	12,676	\$25,200	\$86,598	702 N HIGH POINT RD	MADISON WI 53717
060809401332	H & H PROPERTIES I LLC	1288 TAMARACK WAY	KETTLE CREEK NORTH LOT 13	0.291	12,676	\$25,200	\$86,598	702 N HIGH POINT RD	MADISON WI 53717
060809401442	H & H PROPERTIES I LLC	1294 TAMARACK WAY	KETTLE CREEK NORTH LOT 14	0.291	12,676	\$25,200	\$86,598	702 N HIGH POINT RD	MADISON WI 53717
060809401552	H & H PROPERTIES I LLC	1298 TAMARACK WAY	KETTLE CREEK NORTH LOT 15	0.297	12,937	\$25,400	\$85,522	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060809401662	H & H PROPERTIES I LLC	1217 ESKER DR	KETTLE CREEK NORTH LOT 16	0.234	10,193	\$23,900	\$102,137	702 N HIGH POINT RD	MADISON WI 53717
060809401772	H & H PROPERTIES I LLC	1223 ESKER DR	KETTLE CREEK NORTH LOT 17	0.237	10,324	\$23,900	\$100,844	702 N HIGH POINT RD	MADISON WI 53717
060809401882	H & H PROPERTIES I LLC	1229 ESKER DR	KETTLE CREEK NORTH LOT 18	0.238	10,367	\$23,900	\$100,420	702 N HIGH POINT RD	MADISON WI 53717
060809401992	H & H PROPERTIES I LLC	1235 ESKER DR	KETTLE CREEK NORTH LOT 19	0.369	16,074	\$27,100	\$73,442	702 N HIGH POINT RD	MADISON WI 53717
060809402102	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 20	0.268	11,674	\$24,700	\$92,164	702 N HIGH POINT RD	MADISON WI 53717
060809402212	H & H PROPERTIES I LLC	1240 TAMARACK WAY	KETTLE CREEK NORTH LOT 21	0.252	10,977	\$24,300	\$96,429	702 N HIGH POINT RD	MADISON WI 53717
060809402322	H & H PROPERTIES I LLC	1234 TAMARACK WAY	KETTLE CREEK NORTH LOT 22	0.241	10,498	\$24,000	\$99,585	702 N HIGH POINT RD	MADISON WI 53717
060809402432	H & H PROPERTIES I LLC	1228 TAMARACK WAY	KETTLE CREEK NORTH LOT 23	0.237	10,324	\$23,900	\$100,844	702 N HIGH POINT RD	MADISON WI 53717
060809402542	H & H PROPERTIES I LLC	1222 TAMARACK WAY	KETTLE CREEK NORTH LOT 24	0.237	10,324	\$23,900	\$100,844	702 N HIGH POINT RD	MADISON WI 53717
060809402652	H & H PROPERTIES I LLC	1216 TAMARACK WAY	KETTLE CREEK NORTH LOT 25	0.237	10,324	\$23,900	\$100,844	702 N HIGH POINT RD	MADISON WI 53717
060809402762	H & H PROPERTIES I LLC	1215 TAMARACK WAY	KETTLE CREEK NORTH LOT 26	0.266	11,587	\$24,600	\$92,481	702 N HIGH POINT RD	MADISON WI 53717
060809402872	H & H PROPERTIES I LLC	1221 TAMARACK WAY	KETTLE CREEK NORTH LOT 27	0.309	13,460	\$25,600	\$82,848	702 N HIGH POINT RD	MADISON WI 53717
060809402982	H & H PROPERTIES I LLC	1227 TAMARACK WAY	KETTLE CREEK NORTH LOT 28	0.349	15,202	\$26,600	\$76,218	702 N HIGH POINT RD	MADISON WI 53717
060809403312	H & H PROPERTIES I LLC	1245 TAMARACK WAY	KETTLE CREEK NORTH LOT 31	0.285	12,415	\$25,100	\$88,070	702 N HIGH POINT RD	MADISON WI 53717
060809403532	H & H PROPERTIES I LLC	1251 TAMARACK WAY	KETTLE CREEK NORTH LOT 33	0.273	11,892	\$24,800	\$90,842	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060809403642	H & H PROPERTIES I LLC	1255 TAMARACK WAY	KETTLE CREEK NORTH LOT 34	0.271	11,805	\$24,700	\$91,144	702 N HIGH POINT RD	MADISON WI 53717
060809403752	H & H PROPERTIES I LLC	1257 TAMARACK WAY	KETTLE CREEK NORTH LOT 35	0.268	11,674	\$24,700	\$92,164	702 N HIGH POINT RD	MADISON WI 53717
060809403862	H & H PROPERTIES I LLC	1269 TAMARACK WAY	KETTLE CREEK NORTH LOT 36	0.288	12,545	\$25,200	\$87,500	702 N HIGH POINT RD	MADISON WI 53717
060809403972	H & H PROPERTIES I LLC	1275 TAMARACK WAY	KETTLE CREEK NORTH LOT 37	0.284	12,371	\$25,100	\$88,380	702 N HIGH POINT RD	MADISON WI 53717
060809404082	H & H PROPERTIES I LLC	1281 TAMARACK WAY	KETTLE CREEK NORTH LOT 38	0.272	11,848	\$24,800	\$91,176	702 N HIGH POINT RD	MADISON WI 53717
060809404192	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 39	0.281	12,240	\$25,000	\$88,968	702 N HIGH POINT RD	MADISON WI 53717
060809404302	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 40	0.313	13,634	\$25,800	\$82,428	702 N HIGH POINT RD	MADISON WI 53717
060809404412	H & H PROPERTIES I LLC	1280 RETREAT CIR	KETTLE CREEK NORTH LOT 41	0.309	13,460	\$25,600	\$82,848	702 N HIGH POINT RD	MADISON WI 53717
060809404522	H & H PROPERTIES I LLC	1272 RETREAT CIR	KETTLE CREEK NORTH LOT 42	0.379	16,509	\$27,300	\$72,032	702 N HIGH POINT RD	MADISON WI 53717
060809404632	H & H PROPERTIES I LLC	1260 RETREAT CIR	KETTLE CREEK NORTH LOT 43	0.411	17,903	\$28,100	\$68,370	702 N HIGH POINT RD	MADISON WI 53717
060809404742	H & H PROPERTIES I LLC	1259 RETREAT CIR	KETTLE CREEK NORTH LOT 44	0.426	18,557	\$28,500	\$66,901	702 N HIGH POINT RD	MADISON WI 53717
060809404852	H & H PROPERTIES I LLC	1273 RETREAT CIR	KETTLE CREEK NORTH LOT 45	0.466	20,299	\$29,300	\$62,876	702 N HIGH POINT RD	MADISON WI 53717
060809404962	H & H PROPERTIES I LLC	1279 RETREAT CIR	KETTLE CREEK NORTH LOT 46	0.329	14,331	\$26,100	\$79,331	702 N HIGH POINT RD	MADISON WI 53717
060809405072	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 47	0.327	14,244	\$26,100	\$79,817	702 N HIGH POINT RD	MADISON WI 53717
060809405182	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 48	0.274	11,935	\$24,800	\$90,511	702 N HIGH POINT RD	MADISON WI 53717
060809405292	H & H PROPERTIES I LLC	1278 STANLEY WAY	KETTLE CREEK NORTH LOT 49	0.253	11,021	\$24,300	\$96,047	702 N HIGH POINT RD	MADISON WI 53717
060809405402	H & H PROPERTIES I LLC	1274 STANLEY WAY	KETTLE CREEK NORTH LOT 50	0.247	10,759	\$24,200	\$97,976	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060809405512	H & H PROPERTIES I LLC	1268 STANLEY WAY	KETTLE CREEK NORTH LOT 51	0.248	10,803	\$24,200	\$97,581	702 N HIGH POINT RD	MADISON WI 53717
060809405622	H & H PROPERTIES I LLC	1262 STANLEY WAY	KETTLE CREEK NORTH LOT 52	0.249	10,846	\$24,200	\$97,189	702 N HIGH POINT RD	MADISON WI 53717
060809405732	H & H PROPERTIES I LLC	1256 STANLEY WAY	KETTLE CREEK NORTH LOT 53	0.253	11,021	\$24,300	\$96,047	702 N HIGH POINT RD	MADISON WI 53717
060809405842	H & H PROPERTIES I LLC	835 MOCHA WAY	KETTLE CREEK NORTH LOT 54	0.350	15,246	\$26,600	\$76,000	702 N HIGH POINT RD	MADISON WI 53717
060809405952	H & H PROPERTIES I LLC	813 MOCHA WAY	KETTLE CREEK NORTH LOT 55	0.355	15,464	\$26,700	\$75,211	702 N HIGH POINT RD	MADISON WI 53717
060809406062	H & H PROPERTIES I LLC	789 MOCHA WAY	KETTLE CREEK NORTH LOT 56	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809406172	H & H PROPERTIES I LLC	763 MOCHA WAY	KETTLE CREEK NORTH LOT 57	0.245	10,672	\$24,100	\$98,367	702 N HIGH POINT RD	MADISON WI 53717
060809406282	H & H PROPERTIES I LLC	737 MOCHA WAY	KETTLE CREEK NORTH LOT 58	0.244	10,629	\$24,100	\$98,770	702 N HIGH POINT RD	MADISON WI 53717
060809406392	H & H PROPERTIES I LLC	725 MOCHA WAY	KETTLE CREEK NORTH LOT 59	0.292	12,720	\$25,300	\$86,644	702 N HIGH POINT RD	MADISON WI 53717
060809406612	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 61	0.232	10,106	\$23,800	\$102,586	702 N HIGH POINT RD	MADISON WI 53717
060809406722	H & H PROPERTIES I LLC	740 MOCHA WAY	KETTLE CREEK NORTH LOT 62	0.225	9,801	\$23,400	\$104,000	702 N HIGH POINT RD	MADISON WI 53717
060809406832	H & H PROPERTIES I LLC	762 MOCHA WAY	KETTLE CREEK NORTH LOT 63	0.224	9,757	\$23,300	\$104,018	702 N HIGH POINT RD	MADISON WI 53717
060809406942	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 64	0.228	9,932	\$23,600	\$103,509	702 N HIGH POINT RD	MADISON WI 53717
060809407052	H & H PROPERTIES I LLC	1271 STANLEY WAY	KETTLE CREEK NORTH LOT 65	0.218	9,496	\$22,800	\$104,587	702 N HIGH POINT RD	MADISON WI 53717
060809407162	H & H PROPERTIES I LLC	1277 STANLEY WAY	KETTLE CREEK NORTH LOT 66	0.216	9,409	\$22,700	\$105,093	702 N HIGH POINT RD	MADISON WI 53717
060809407272	H & H PROPERTIES I LLC	1281 STANLEY WAY	KETTLE CREEK NORTH LOT 67	0.216	9,409	\$22,700	\$105,093	702 N HIGH POINT RD	MADISON WI 53717
060809407382	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 68	0.238	10,367	\$24,000	\$100,840	702 N HIGH POINT RD	MADISON WI 53717
060809407492	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 69	0.243	10,585	\$24,100	\$99,177	702 N HIGH POINT RD	MADISON WI 53717
060809407602	H & H PROPERTIES I LLC	1280 HEMLOCK DR	KETTLE CREEK NORTH LOT 70	0.230	10,019	\$23,800	\$103,478	702 N HIGH POINT RD	MADISON WI 53717
060809407712	H & H PROPERTIES I LLC	1274 HEMLOCK DR	KETTLE CREEK NORTH LOT 71	0.230	10,019	\$23,800	\$103,478	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060809407822	H & H PROPERTIES I LLC	1266 HEMLOCK DR	KETTLE CREEK NORTH LOT 72	0.250	10,890	\$24,200	\$96,800	702 N HIGH POINT RD	MADISON WI 53717
060809407932	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 73	0.245	10,672	\$24,100	\$98,367	702 N HIGH POINT RD	MADISON WI 53717
060809408042	H & H PROPERTIES I LLC	964 BLUE ICE PASS	KETTLE CREEK NORTH LOT 74	0.235	10,237	\$23,900	\$101,702	702 N HIGH POINT RD	MADISON WI 53717
060809408152	H & H PROPERTIES I LLC	936 BLUE ICE PASS	KETTLE CREEK NORTH LOT 75	0.235	10,237	\$23,900	\$101,702	702 N HIGH POINT RD	MADISON WI 53717
060809408262	H & H PROPERTIES I LLC	902 BLUE ICE PASS	KETTLE CREEK NORTH LOT 76	0.235	10,237	\$23,900	\$101,702	702 N HIGH POINT RD	MADISON WI 53717
060809408372	H & H PROPERTIES I LLC	888 BLUE ICE PASS	KETTLE CREEK NORTH LOT 77	0.235	10,237	\$23,900	\$101,702	702 N HIGH POINT RD	MADISON WI 53717
060809408482	H & H PROPERTIES I LLC	862 BLUE ICE PASS	KETTLE CREEK NORTH LOT 78	0.235	10,237	\$23,900	\$101,702	702 N HIGH POINT RD	MADISON WI 53717
060809408592	H & H PROPERTIES I LLC	844 BLUE ICE PASS	KETTLE CREEK NORTH LOT 79	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809408702	H & H PROPERTIES I LLC	836 BLUE ICE PASS	KETTLE CREEK NORTH LOT 80	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809408812	H & H PROPERTIES I LLC	814 BLUE ICE PASS	KETTLE CREEK NORTH LOT 81	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809408922	H & H PROPERTIES I LLC	798 BLUE ICE PASS	KETTLE CREEK NORTH LOT 82	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809409032	H & H PROPERTIES I LLC	776 BLUE ICE PASS	KETTLE CREEK NORTH LOT 83	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809409142	H & H PROPERTIES I LLC	744 BLUE ICE PASS	KETTLE CREEK NORTH LOT 84	0.236	10,280	\$23,900	\$101,271	702 N HIGH POINT RD	MADISON WI 53717
060809409252	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 85	0.249	10,846	\$24,200	\$97,189	702 N HIGH POINT RD	MADISON WI 53717
060810320602	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 60	0.358	15,594	\$26,800	\$74,860	702 N HIGH POINT RD	MADISON WI 53717
060810320862	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 86	0.223	9,714	\$23,200	\$104,036	702 N HIGH POINT RD	MADISON WI 53717
060810320972	H & H PROPERTIES I LLC	654 BLUE ICE PASS	KETTLE CREEK NORTH LOT 87	0.214	9,322	\$22,500	\$105,140	702 N HIGH POINT RD	MADISON WI 53717
060810321082	H & H PROPERTIES I LLC	620 BLUE ICE PASS	KETTLE CREEK NORTH LOT 88	0.214	9,322	\$22,600	\$105,607	702 N HIGH POINT RD	MADISON WI 53717
060810321192	H & H PROPERTIES I LLC	592 BLUE ICE PASS	KETTLE CREEK NORTH LOT 89	0.215	9,365	\$22,600	\$105,116	702 N HIGH POINT RD	MADISON WI 53717
060810321302	H & H PROPERTIES I LLC	568 BLUE ICE PASS	KETTLE CREEK NORTH LOT 90	0.215	9,365	\$22,700	\$105,581	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060810321412	H & H PROPERTIES I LLC	534 BLUE ICE PASS	KETTLE CREEK NORTH LOT 91	0.216	9,409	\$22,700	\$105,093	702 N HIGH POINT RD	MADISON WI 53717
060810321522	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 92	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810321632	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 93	0.243	10,585	\$24,100	\$99,177	702 N HIGH POINT RD	MADISON WI 53717
060810321742	H & H PROPERTIES I LLC	470 BLUE ICE PASS	KETTLE CREEK NORTH LOT 94	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810321852	H & H PROPERTIES I LLC	462 BLUE ICE PASS	KETTLE CREEK NORTH LOT 95	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810321962	H & H PROPERTIES I LLC	456 BLUE ICE PASS	KETTLE CREEK NORTH LOT 96	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810322072	H & H PROPERTIES I LLC	448 BLUE ICE PASS	KETTLE CREEK NORTH LOT 97	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810322182	H & H PROPERTIES I LLC	430 BLUE ICE PASS	KETTLE CREEK NORTH LOT 98	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810322292	H & H PROPERTIES I LLC	422 BLUE ICE PASS	KETTLE CREEK NORTH LOT 99	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810322402	H & H PROPERTIES I LLC	416 BLUE ICE PASS	KETTLE CREEK NORTH LOT 100	0.231	10,062	\$23,800	\$103,030	702 N HIGH POINT RD	MADISON WI 53717
060810322512	H & H PROPERTIES I LLC	408 BLUE ICE PASS	KETTLE CREEK NORTH LOT 101	0.230	10,019	\$23,800	\$103,478	702 N HIGH POINT RD	MADISON WI 53717
060810322622	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 102	0.217	9,453	\$22,800	\$105,069	702 N HIGH POINT RD	MADISON WI 53717
060810322732	H & H PROPERTIES I LLC	653 BLUE ICE PASS	KETTLE CREEK NORTH LOT 103	0.201	8,756	\$21,600	\$107,463	702 N HIGH POINT RD	MADISON WI 53717
060810322842	H & H PROPERTIES I LLC	619 BLUE ICE PASS	KETTLE CREEK NORTH LOT 104	0.201	8,756	\$21,600	\$107,463	702 N HIGH POINT RD	MADISON WI 53717
060810322952	H & H PROPERTIES I LLC	591 BLUE ICE PASS	KETTLE CREEK NORTH LOT 105	0.201	8,756	\$21,600	\$107,463	702 N HIGH POINT RD	MADISON WI 53717
060810323062	H & H PROPERTIES I LLC	567 BLUE ICE PASS	KETTLE CREEK NORTH LOT 106	0.200	8,712	\$21,500	\$107,500	702 N HIGH POINT RD	MADISON WI 53717
060810323172	H & H PROPERTIES I LLC	533 BLUE ICE PASS	KETTLE CREEK NORTH LOT 107	0.200	8,712	\$21,500	\$107,500	702 N HIGH POINT RD	MADISON WI 53717
060810323282	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 108	0.219	9,540	\$23,000	\$105,023	702 N HIGH POINT RD	MADISON WI 53717
060810323392	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 109	0.245	10,672	\$24,100	\$98,367	702 N HIGH POINT RD	MADISON WI 53717
060810323502	H & H PROPERTIES I LLC	528 ROBIN HILL RD	KETTLE CREEK NORTH LOT 110	0.242	10,542	\$24,100	\$99,587	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060810323612	H & H PROPERTIES I LLC	542 ROBIN HILL RD	KETTLE CREEK NORTH LOT 111	0.243	10,585	\$24,100	\$99,177	702 N HIGH POINT RD	MADISON WI 53717
060810323722	H & H PROPERTIES I LLC	600 ROBIN HILL RD	KETTLE CREEK NORTH LOT 112	0.243	10,585	\$24,100	\$99,177	702 N HIGH POINT RD	MADISON WI 53717
060810323832	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 113	0.247	10,759	\$24,200	\$97,976	702 N HIGH POINT RD	MADISON WI 53717
060810323942	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 114	0.261	11,369	\$24,500	\$93,870	702 N HIGH POINT RD	MADISON WI 53717
060810324052	H & H PROPERTIES I LLC	1271 WINDRIFT WAY	KETTLE CREEK NORTH LOT 115	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810324162	H & H PROPERTIES I LLC	1273 WINDRIFT WAY	KETTLE CREEK NORTH LOT 116	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810324272	H & H PROPERTIES I LLC	1279 WINDRIFT WAY	KETTLE CREEK NORTH LOT 117	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810324382	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 118	0.203	8,843	\$21,700	\$106,897	702 N HIGH POINT RD	MADISON WI 53717
060810324492	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 119	0.201	8,756	\$21,600	\$107,463	702 N HIGH POINT RD	MADISON WI 53717
060810324602	H & H PROPERTIES I LLC	1280 HARVEY WAY	KETTLE CREEK NORTH LOT 120	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810324712	H & H PROPERTIES I LLC	1274 HARVEY WAY	KETTLE CREEK NORTH LOT 121	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810324822	H & H PROPERTIES I LLC	1268 HARVEY WAY	KETTLE CREEK NORTH LOT 122	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810324932	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 123	0.210	9,148	\$22,300	\$106,190	702 N HIGH POINT RD	MADISON WI 53717
060810325042	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 124	0.203	8,843	\$21,800	\$107,389	702 N HIGH POINT RD	MADISON WI 53717
060810325152	H & H PROPERTIES I LLC	1265 HARVEY WAY	KETTLE CREEK NORTH LOT 125	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810325262	H & H PROPERTIES I LLC	1275 HARVEY WAY	KETTLE CREEK NORTH LOT 126	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810325372	H & H PROPERTIES I LLC	1279 HARVEY WAY	KETTLE CREEK NORTH LOT 127	0.188	8,189	\$20,600	\$109,574	702 N HIGH POINT RD	MADISON WI 53717
060810325482	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 128	0.204	8,886	\$21,800	\$106,863	702 N HIGH POINT RD	MADISON WI 53717
060810325592	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 129	0.204	8,886	\$21,800	\$106,863	702 N HIGH POINT RD	MADISON WI 53717
060810325702	H & H PROPERTIES I LLC	1278 ZINGG DR	KETTLE CREEK NORTH LOT 130	0.189	8,233	\$20,700	\$109,524	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060810325812	H & H PROPERTIES I LLC	1272 ZINGG DR	KETTLE CREEK NORTH LOT 131	0.189	8,233	\$20,700	\$109,524	702 N HIGH POINT RD	MADISON WI 53717
060810325922	H & H PROPERTIES I LLC	1266 ZINGG DR	KETTLE CREEK NORTH LOT 132	0.189	8,233	\$20,700	\$109,524	702 N HIGH POINT RD	MADISON WI 53717
060810326032	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 133	0.206	8,973	\$21,900	\$106,311	702 N HIGH POINT RD	MADISON WI 53717
060810326142	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 134	0.264	11,500	\$24,600	\$93,182	702 N HIGH POINT RD	MADISON WI 53717
060810326252	H & H PROPERTIES I LLC	1277 ZINGG DR	KETTLE CREEK NORTH LOT 135	0.240	10,454	\$24,000	\$100,000	702 N HIGH POINT RD	MADISON WI 53717
060810326362	H & H PROPERTIES I LLC	1273 ZINGG DR	KETTLE CREEK NORTH LOT 136	0.240	10,454	\$24,000	\$100,000	702 N HIGH POINT RD	MADISON WI 53717
060810326472	H & H PROPERTIES I LLC	1263 ZINGG DR	KETTLE CREEK NORTH LOT 137	0.240	10,454	\$24,000	\$100,000	702 N HIGH POINT RD	MADISON WI 53717
060810326582	H & H PROPERTIES I LLC	1255 ZINGG DR	KETTLE CREEK NORTH LOT 138	0.240	10,454	\$24,000	\$100,000	702 N HIGH POINT RD	MADISON WI 53717
060810326692	H & H PROPERTIES I LLC	1253 ZINGG DR	KETTLE CREEK NORTH LOT 139	0.240	10,454	\$24,000	\$100,000	702 N HIGH POINT RD	MADISON WI 53717
060810326802	H & H PROPERTIES I LLC	1249 ZINGG DR	KETTLE CREEK NORTH LOT 140	0.240	10,454	\$24,000	\$100,000	702 N HIGH POINT RD	MADISON WI 53717
060810327132	H & H PROPERTIES I LLC	1237 ZINGG DR	KETTLE CREEK NORTH LOT 143	0.240	10,454	\$96,000	\$400,000	702 N HIGH POINT RD	MADISON WI 53717
060810327352	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 145	0.247	10,759	\$96,600	\$391,093	702 N HIGH POINT RD	MADISON WI 53717
060810327792	H & H PROPERTIES I LLC	484 SHANDY ST	KETTLE CREEK NORTH LOT 149	0.218	9,496	\$91,400	\$419,266	702 N HIGH POINT RD	MADISON WI 53717
060810328122	H & H PROPERTIES I LLC	532 SHANDY ST	KETTLE CREEK NORTH LOT 152	0.218	9,496	\$91,500	\$419,725	702 N HIGH POINT RD	MADISON WI 53717
060810328232	H & H PROPERTIES I LLC	566 SHANDY ST	KETTLE CREEK NORTH LOT 153	0.218	9,496	\$91,600	\$420,183	702 N HIGH POINT RD	MADISON WI 53717
060810328452	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 155	0.266	11,587	\$24,600	\$92,481	702 N HIGH POINT RD	MADISON WI 53717
060810328562	H & H PROPERTIES I LLC	599 ROBIN HILL RD	KETTLE CREEK NORTH LOT 156	0.218	9,496	\$22,900	\$105,046	702 N HIGH POINT RD	MADISON WI 53717
060810328672	H & H PROPERTIES I LLC	545 ROBIN HILL RD	KETTLE CREEK NORTH LOT 157	0.218	9,496	\$22,800	\$104,587	702 N HIGH POINT RD	MADISON WI 53717
060810328782	H & H PROPERTIES I LLC	531 ROBIN HILL RD	KETTLE CREEK NORTH LOT 158	0.218	9,496	\$22,800	\$104,587	702 N HIGH POINT RD	MADISON WI 53717
060810328892	H & H PROPERTIES I LLC	501 ROBIN HILL RD	KETTLE CREEK NORTH LOT 159	0.217	9,453	\$22,800	\$105,069	702 N HIGH POINT RD	MADISON WI 53717

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060810329002	H & H PROPERTIES I LLC	493 ROBIN HILL RD	KETTLE CREEK NORTH LOT 160	0.217	9,453	\$22,800	\$105,069	702 N HIGH POINT RD	MADISON WI 53717
060810329112	H & H PROPERTIES I LLC	475 ROBIN HILL RD	KETTLE CREEK NORTH LOT 161	0.230	10,019	\$23,800	\$103,478	702 N HIGH POINT RD	MADISON WI 53717
060810329222	H & H PROPERTIES I LLC	459 ROBIN HILL RD	KETTLE CREEK NORTH LOT 162	0.217	9,453	\$22,800	\$105,069	702 N HIGH POINT RD	MADISON WI 53717
060810329332	H & H PROPERTIES I LLC	451 ROBIN HILL RD	KETTLE CREEK NORTH LOT 163	0.248	10,803	\$24,200	\$97,581	702 N HIGH POINT RD	MADISON WI 53717
060810329442	H & H PROPERTIES I LLC	433 ROBIN HILL RD	KETTLE CREEK NORTH LOT 164	0.248	10,803	\$24,200	\$97,581	702 N HIGH POINT RD	MADISON WI 53717
060810329552	H & H PROPERTIES I LLC		KETTLE CREEK NORTH LOT 165	0.246	10,716	\$24,100	\$97,967	702 N HIGH POINT RD	MADISON WI 53717
060810330322	H & H PROPERTIES I LLC	447 SHANDY ST	KETTLE CREEK NORTH LOT 172	0.238	10,367	\$95,800	\$402,521	702 N HIGH POINT RD	MADISON WI 53717
060810487262	Current Owner	106 HARMONY DR	LOT 2 CSM 2121 CS8/336 DESCR AS PRTS LOTS 1 & 2 CSM 972 CS4/231&232 & SEC 10-6-8 PRT NW1/4SE1/4 .41 ACRE	0.420	18,295	\$0	\$0	102 HARMONY DR	VERONA WI 53593
060816203342	ACKER BUILDERS INC	952 POLLOW RD	CROSS POINT ESTATES LOT 4	0.229	9,975	\$115,400	\$503,930	331 E MAIN ST	WAUNAKEE WI 53597
060816203672	ACKER BUILDERS INC	953 POLLOW RD	CROSS POINT ESTATES LOT 7	0.253	11,021	\$118,300	\$467,589	331 E MAIN ST STE 104	WAUNAKEE WI 53597-1196
060816203782	ACKER BUILDERS INC	957 POLLOW RD	CROSS POINT ESTATES LOT 8	0.200	8,712	\$105,100	\$525,500	331 E MAIN ST	RANDOLPH WI 53597
060816203892	JTK INVESTMENTS LLC	961 POLLOW RD	CROSS POINT ESTATES LOT 9	0.265	11,543	\$119,600	\$451,321	7702 PAYVERY TRL	MIDDLETON WI 53562
060816204002	CROSS POINT ESTATES LLC	965 POLLOW RD	CROSS POINT ESTATES LOT 10	0.210	9,148	\$86,900	\$413,810	1910 HAWKS RIDGE DR	VERONA WI 53593
060816324272	DEAN THOMAS HOMES INC		MEISTER ADDITION TO WESTRIDGE ESTATES LOT 117	0.227	9,888	\$94,300	\$415,419	1233 W MILWAUKEE ST	STOUGHTON WI 53589

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060816324382	DEAN THOMAS HOMES LLC		MEISTER ADDITION TO WESTRIDGE ESTATES LOT 118	0.215	9,365	\$90,600	\$421,395	1233 W MILWAUKEE ST	STOUGHTON WI 53589
060823303032	MEADOWOOD INVESTMENTS LLC		HAWTHORNE HILLS LOT 63	0.375	16,335	\$108,900	\$290,400	1414 STEMP TERR	MADISON WI 53711
060823303142	MEADOWOOD INVESTMENTS LLC	741 GATSBY GLEN DR	HAWTHORNE HILLS LOT 64	0.318	13,852	\$103,500	\$325,472	1414 STEMP TERR	MADISON WI 53711
060823303252	MEADOWOOD INVESTMENTS LLC	731 GATSBY GLEN DR	HAWTHORNE HILLS LOT 65	0.318	13,852	\$103,500	\$325,472	1414 STEMP TERR	MADISON WI 53711
060823306012	NORTHPOINTE CONSTRUCTION INC	699 MOZART ST	HOMETOWN GROVE LOT 1	0.148	6,447	\$70,100	\$473,649	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823306232	NORTHPOINTE CONSTRUCTION INC	705 MOZART ST	HOMETOWN GROVE LOT 3	0.132	5,750	\$65,300	\$494,697	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823306342	NORTHPOINTE CONSTRUCTION INC	709 MOZART ST	HOMETOWN GROVE LOT 4	0.133	5,793	\$65,600	\$493,233	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823306452	NORTHPOINTE CONSTRUCTION INC	713 MOZART ST	HOMETOWN GROVE LOT 5	0.171	7,449	\$77,100	\$450,877	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823306562	NORTHPOINTE CONSTRUCTION INC	715 MOZART ST	HOMETOWN GROVE LOT 6	0.285	12,415	\$100,300	\$351,930	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823306672	NORTHPOINTE CONSTRUCTION INC	721 MOZART ST	HOMETOWN GROVE LOT 7	0.228	9,932	\$94,500	\$414,474	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823306892	NORTHPOINTE CONSTRUCTION INC	729 MOZART ST	HOMETOWN GROVE LOT 9	0.137	5,968	\$66,800	\$487,591	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307112	NORTHPOINTE CONSTRUCTION INC	737 MOZART ST	HOMETOWN GROVE LOT 11	0.139	6,055	\$67,400	\$484,892	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307262	NORTHPOINTE CONSTRUCTION INC	702 MOZART ST	HOMETOWN GROVE LOT 16	0.204	8,886	\$87,200	\$427,451	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307372	NORTHPOINTE CONSTRUCTION INC	704 MOZART ST	HOMETOWN GROVE LOT 17	0.213	9,278	\$89,900	\$422,066	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307592	NORTHPOINTE CONSTRUCTION INC	710 MOZART ST	HOMETOWN GROVE LOT 19	0.193	8,407	\$83,800	\$434,197	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307702	NORTHPOINTE CONSTRUCTION INC	722 MOZART ST	HOMETOWN GROVE LOT 20	0.138	6,011	\$67,100	\$486,232	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307812	NORTHPOINTE CONSTRUCTION INC	726 MOZART ST	HOMETOWN GROVE LOT 21	0.176	7,667	\$78,700	\$447,159	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823307922	NORTHPOINTE CONSTRUCTION INC	732 MOZART ST	HOMETOWN GROVE LOT 22	0.150	6,534	\$70,700	\$471,333	837 SHOOTING STAR CIR	DEFOREST WI 53532

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060823308032	NORTHPOINTE CONSTRUCTION INC	736 MOZART ST	HOMETOWN GROVE LOT 23	0.138	6,011	\$67,100	\$486,232	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823308142	NORTHPOINTE CONSTRUCTION INC		HOMETOWN GROVE LOT 24	0.211	9,191	\$89,300	\$423,223	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823308252	NORTHPOINTE CONSTRUCTION INC	735 SCHUBERT ST	HOMETOWN GROVE LOT 25	0.138	6,011	\$67,100	\$486,232	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823308362	NORTHPOINTE CONSTRUCTION INC	727 SCHUBERT ST	HOMETOWN GROVE LOT 26	0.150	6,534	\$70,700	\$471,333	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823308472	NORTHPOINTE CONSTRUCTION INC	723 SCHUBERT ST	HOMETOWN GROVE LOT 27	0.175	7,623	\$78,400	\$448,000	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823308802	NORTHPOINTE CONSTRUCTION INC	707 SCHUBERT ST	HOMETOWN GROVE LOT 30	0.143	6,229	\$68,600	\$479,720	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823365122	NORTHPOINTE CONSTRUCTION INC	741 MOZART ST	HOMETOWN GROVE LOT 12	0.140	6,098	\$67,700	\$483,571	837 SHOOTING STAR CIR	DEFOREST WI 53532
060823365232	NORTHPOINTE CONSTRUCTION INC	745 MOZART ST	HOMETOWN GROVE LOT 13	0.182	7,928	\$80,500	\$442,308	837 SHOOTING STAR CIR	DEFOREST WI 53532
060827100472	MREC VH CATHEDRAL POINT LLC	451 BLACKBURN BAY DR	CATHEDRAL POINT LOT 77	0.195	8,494	\$8,500	\$43,590	6801 SOUTH TOWNE DR	MADISON WI 53713
060827100942	MREC VH CATHEDRAL POINT LLC	452 BLACKBURN BAY DR	CATHEDRAL POINT LOT 84	0.191	8,320	\$8,300	\$43,455	6801 SOUTH TOWNE DR	MADISON WI 53713
060827101052	MREC VH CATHEDRAL POINT LLC	464 BLACKBURN BAY DR	CATHEDRAL POINT LOT 85	0.186	8,102	\$8,200	\$44,086	6801 SOUTH TOWNE DR	MADISON WI 53713
060827101382	MREC VH CATHEDRAL POINT LLC	475 E CHAPEL ROYAL DR	CATHEDRAL POINT LOT 88	0.149	6,490	\$7,100	\$47,651	6801 SOUTH TOWNE DR	MADISON WI 53713
060827101602	MREC VH CATHEDRAL POINT LLC	451 E CHAPEL ROYAL DR	CATHEDRAL POINT LOT 90	0.192	8,364	\$8,300	\$43,229	6801 SOUTH TOWNE DR	MADISON WI 53713
060827101712	MREC VH CATHEDRAL POINT LLC	439 E CHAPEL ROYAL DR	CATHEDRAL POINT LOT 91	0.190	8,276	\$8,300	\$43,684	6801 SOUTH TOWNE DR	MADISON WI 53713
060827101822	MREC VH CATHEDRAL POINT LLC	427 E CHAPEL ROYAL DR	CATHEDRAL POINT LOT 92	0.190	8,276	\$8,300	\$43,684	6801 SOUTH TOWNE DR	MADISON WI 53713
060827101932	MREC VH CATHEDRAL POINT LLC	415 E CHAPEL ROYAL DR	CATHEDRAL POINT LOT 93	0.184	8,015	\$8,100	\$44,022	6801 SOUTH TOWNE DR	MADISON WI 53713

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
060827102262	MREC VH CATHEDRAL POINT LLC	1121 SANTA MARIA PKWY	CATHEDRAL POINT LOT 96	0.174	7,579	\$100	\$575	6801 SOUTH TOWNE DR	MADISON WI 53713
060827102832	MREC VH CATHEDRAL POINT LLC	559 E CHAPEL ROYAL DR	CATHEDRAL POINT LOT 123	0.207	9,017	\$100	\$483	6801 SOUTH TOWNE DR	MADISON WI 53713
060827103082	MREC VH CATHEDRAL POINT LLC		CATHEDRAL POINT LOT 218	2.064	89,908	\$600	\$291	6801 SOUTH TOWNE DR	MADISON WI 53713
060827103752	MREC VH CATHEDRAL POINT LLC	440 E CHAPEL ROYAL DR	CATHEDRAL POINT OUTLOT 2	0.808	35,196	\$200	\$248	6801 SOUTH TOWNE DR	MADISON WI 53713
60827105082	VH CP II LLC	414 STEEPLE POINT WAY	SECOND ADDN TO CATHEDRAL POINT LOT 378	0.187	8,137	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105192	VH CP II LLC	426 STEEPLE POINT WAY	SECOND ADDN TO CATHEDRAL POINT LOT 379	0.234	10,180	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105302	VH CP II LLC	438 STEEPLE POINT WAY	SECOND ADDN TO CATHEDRAL POINT LOT 380	0.289	12,578	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105412	VH CP II LLC	435 STEEPLE POINT WAY	SECOND ADDN TO CATHEDRAL POINT LOT 381	0.279	12,154	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105522	VH CP II LLC	423 STEEPLE POINT WAY	SECOND ADDN TO CATHEDRAL POINT LOT 382	0.249	10,834	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105632	VH CP II LLC	411 STEEPLE POINT WAY	SECOND ADDN TO CATHEDRAL POINT LOT 383	0.188	8,196	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105742	VH CP II LLC	418 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 384	0.229	9,992	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105852	VH CP II LLC	430 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 385	0.176	7,681	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827105962	VH CP II LLC	442 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 386	0.175	7,611	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
60827106072	VH CP II LLC	454 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 387	0.209	9,084	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106182	VH CP II LLC	458 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 388	0.226	9,855	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106292	VH CP II LLC	464 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 389	0.300	13,064	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106402	VH CP II LLC	472 E CHAPEL ROYAL DR	SECOND ADDN TO CATHEDRAL POINT LOT 390	0.192	8,351	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106512	VH CP II LLC	1084 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 391	0.390	17,000	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106622	VH CP II LLC	1072 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 392	0.254	11,084	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106732	VH CP II LLC	1060 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 393	0.249	10,827	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106842	VH CP II LLC	1048 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 394	0.245	10,659	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827106952	VH CP II LLC	1049 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 395	0.185	8,042	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827107062	VH CP II LLC	1061 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 396 SUBJ TO ESMT DOC 5493868	0.227	9,871	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
60827107172	VH CP II LLC	1073 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 397 SUBJ TO ESMT DOC 5493868	0.318	13,834	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713

PARCEL NO.	Owner	Property Address	Legal Description	Assessed Acres	Square Feet	Assessed Land Value	Value per Acre	Billing Address	Billing City
60827107282	VH CP II LLC	1085 MAGIC MEADOW CT	SECOND ADDN TO CATHEDRAL POINT LOT 398 SUBJ TO ESMT DOC 5493868	0.321	13,987	\$0		6801 SOUTH TOWNE DR	MADISON WI 53713
060827128312	MREC VH CATHEDRAL POINT LLC	416 BLACKBURN BAY DR	CATHEDRAL POINT LOT 81	0.184	8,015	\$8,100	\$44,022	6801 SOUTH TOWNE DR	MADISON WI 53713
060827159602	MREC VH CATHEDRAL POINT LLC	348 BLACKBURN BAY DR	FIRST ADDITION TO CATHEDRAL POINT LOT 344	0.194	8,451	\$84,200	\$434,021	6801 SOUTH TOWNE DR	MADISON WI 53713
060827170672	MREC VH CATHEDRAL POINT LLC	363 BLACKBURN BAY DR	FIRST ADDITION TO CATHEDRAL POINT LOT 355	0.186	8,102	\$81,700	\$439,247	6801 SOUTH TOWNE DR	MADISON WI 53713
060827264522	MIDWEST HOMES INC	1352 HIDDEN VALLEY RD	SCENIC RIDGE LOT 82	0.269	11,718	\$110,700	\$411,524	925 WATSON AVE	MADISON WI 53713
Total Acres Unimproved				57.20					

Table 2. Parcels for Residential Redevelopment That Require Rezoning

PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060809180032		INTEGRA INVESTMENTS LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				33.226	\$119,400
060809181222	7191 COUNTY HIGHWAY PD	INTEGRA INVESTMENTS LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				1.648	\$195,700
060809181332	7153 COUNTY HIGHWAY PD	INTEGRA INVESTMENTS LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				0	\$0
060809190012		INTEGRA INVESTMENTS LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				40	\$15,300

DI = Ductile Iron
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 RCP = Reinforced Concrete Pipe

VC = Vitrified Clay

PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060809195012		NORTH NEIGHBORHOOD LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				40	\$18,100
060810290012		NORTH NEIGHBORHOOD LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				40	\$11,600
060810295022		MIDTHUN PROPERTY HWY M LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				33.347	\$92,500
060810297002		NORTH NEIGHBORHOOD LLC	Rural Agricultural	Neighborhood Residential, Community Residential, Urban Residential, Neighborhood Office				5.2	\$3,600
060815319302	108 N MAIN ST	STATE BANK OF CROSS PLAINS	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on east side	6-18" Main	1.772	\$2,707,700

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PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060815319427	114 N MAIN ST	PECHAN IRREV TR, KARI M	Neighborhood Commercial	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on east side	NA	0.432	\$195,700
060815319534	118 N MAIN ST	KURT R BLAKE	Neighborhood Commercial	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on east side	NA	0.409	\$259,300
060815319632	120 N MAIN ST	BLAKE IRREV TR, BRYAN K	Neighborhood Commercial	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on east side	NA	0.292	\$217,000
060815340699	410 W VERONA AVE	SMS MAIN STREET LLC	Urban Commercial	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	6" Clay lateral line, 8" Clay Main	NA	0.383	\$271,500
060815342017	500 W VERONA AVE	BETTY M PECHAN	Neighborhood Residential	Urban Residential or Neighborhood Office	Unknown	Unknown	24" RCP Main	0.316	\$261,400
060815343436	420 W VERONA AVE	SMS MAIN STREET LLC	Urban Commercial	Urban Residential or Neighborhood Office	10" DI Main	8" Clay Main	NA	0.742	\$288,900
060815343632	420 W VERONA AVE	OLD NATIONAL BANK	Urban Commercial	Urban Residential or Neighborhood Office	unknown lateral line, 6" CI Main on westside, 10" DI Main on south side	4" Clay lateral line, 8" Clay Main	NA	0.775	\$382,300
060815343838		SMS MAIN STREET LLC	Urban Commercial	Urban Residential or Neighborhood Office	10" DI Main	8" Clay Main	NA	0.085	\$0
060815350115	501 TOPP AVE	SUGAR CREEK COMMONS LLC	Urban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Line, 6" CI Main	6" VC lateral line, 8" Vitrified Main	24" RCP Main	0.402	\$261,500

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PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060815361372	114 S MAIN ST	MICHAEL S MUDLER & ALICE M MUDLER	Central Commercial	Urban Residential or Neighborhood Office	1" PVC lateral line, 6" CI Main on south side, 8" DI Main on east side	3- 6" Clay lateral lines, 10" curred in place Main	8-10" Main	0.621	\$983,800
060815361622	104 S MAIN ST	PARK CAPITAL HOLDINGS I LLC	Central Commercial	Urban Residential or Neighborhood Office	unknown lateral line, 10" DI Main on north side, 8" DI on east side	6" Clay lateral line, 10" Clay Main	12" Main	0.629	\$1,787,900
060815361742	108 PARK LN	VERONA AVENUE PROPERTIES LLC & FAHRNEY INVESTMENTS LLC	Central Commercial	Urban Residential or Neighborhood Office	6" DI lateral line, 8" DI on west side, 10" DI Main on north side	2- 6" PVC lateral lines, 8" Clay Main	Unknown Size	0.778	\$1,098,000
060815367269	420 CHURCH AVE	VERONA UNION FREE HIGH SCHOOL DIST	Neighborhood Residential	Urban Residential or Neighborhood Office	NA	NA	NA	0.15	\$0
060815367385	420 CHURCH AVE	VERONA HIGH SCHOOL	Neighborhood Residential	Urban Residential or Neighborhood Office	NA	NA	NA	1.05	\$0
060815367803	420 CHURCH AVE	VERONA GRADED SCHOOL	Neighborhood Residential	Urban Residential or Neighborhood Office	1.5" Copper Line, 10" DI Main	2- 6" VC lateral lines, 8" VC Main	NA	2.154	\$0
060815368115	403 W VERONA AVE	JEFFREY J KOBERLE	Urban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Line, 10" DI Main	6" VC lateral lines, 8" VC Main	NA	0.265	\$317,900
060815374957	420 CHURCH AVE	VERONA JOINT SCHOOL DIST #1	ROW	Urban Residential or Neighborhood Office	NA	NA	NA	0.137	\$0

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PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060815392008	507 W VERONA AVE	SUGAR CREEK COMMONS LLC	Urban Commercial	Urban Residential or Neighborhood Office	2-6" DI lateral line, 10" DI Main	6" VC lateral lines, 8" VC Main	24" RCP Main	3.101	\$698,500
060815392473	503 W VERONA AVE	SUGAR CREEK COMMONS LLC	Urban Commercial	Urban Residential or Neighborhood Office	6" DI lateral line, 10" DI Main	Unknown	NA	0.232	\$110,900
060815392535	501 W VERONA AVE	SUGAR CREEK COMMONS LLC	Urban Commercial	Urban Residential or Neighborhood Office	6" CI lateral line, 10" CI Main	2- 6" VC lateral lines, 8" VC Main	NA	0.353	\$163,800
060815392624	100 LEGION ST	SUGAR CREEK COMMONS LLC	Urban Commercial	Urban Residential or Neighborhood Office	NA	6" VC lateral lines, 8" VC Main	NA	0.83	\$208,500
060815393105	420 CHURCH AVE	VERONA UNION FREE HIGH SCHOOL DIST & SCHOOL DISTRICT #2	Neighborhood Residential	Urban Residential or Neighborhood Office	2" Copper lateral line, 8" DI Main	Unknown	NA	7.671	\$0
060815393758	411 W VERONA AVE	MARK R TUESCHER	Urban Commercial	Urban Residential or Neighborhood Office	1.5" Copper lateral line, 10" DI Main	6" VC lateral line, 8" Vitrified Main	NA	0.199	\$204,600
060815393954	409 W VERONA AVE	409 JMI LLC	Urban Commercial	Urban Residential or Neighborhood Office	1.5" Copper lateral line, 10" DI Main	6" VC lateral line, 8" Vitrified Main	NA	0.364	\$188,500
060815394051	407 W VERONA AVE	407 JMI LLC	Urban Commercial	Urban Residential or Neighborhood Office	1.5" Copper lateral line, 10" DI Main	6" VC lateral line, 8" Vitrified Main	NA	0.641	\$322,900
060815394159	420 CHURCH AVE	VERONA AREA SCHOOL DISTRICT	Urban Commercial	Urban Residential or Neighborhood Office	NA	NA	NA	0.025	\$0

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PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060815394300	420 CHURCH AVE	VERONA STATE GRADED SCHOOL DISTRICT 2	Neighborhood Residential	Urban Residential or Neighborhood Office	NA	NA	NA	0.203	\$0
060815426025	101 E HARRIET ST	VERONA, CITY OF	Public Institutional	Urban Residential or Neighborhood Office	1- 1" Copper lateral off a 10" DI Main on west side, 1- 1" copper off of a 8" CI Main on north side	lateral unknown, 8" PVC Main on west side, 8" curred in place Main on north side, 8" Clay Main on east side	6-12"	0.916	\$0
060815426427	129 N MAIN ST	127 MAIN VERONA LLC	Urban Commercial	Urban Residential or Neighborhood Office	1- 1" Copper lateral and 1 - 6" DI lateral, 10" DI Main	Unknown lateral size, 8" Clay Main on west side	NA	0.414	\$320,900
060815427292	127 N MAIN ST	127 MAIN VERONA LLC	Urban Commercial	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on west side	NA	0.424	\$238,800
060815427462	121 N MAIN ST	RONALD M SCHULTZ JR & JULIA M SCHULTZ	Urban Commercial	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on west side	NA	0.213	\$198,700
060815427686	115 N MAIN ST	DOROTHY A MARTY	Neighborhood Office	Urban Residential or Neighborhood Office	1" Copper Lateral line, 10" DI Main	Unknown lateral size, 8" Clay Main on west side	NA	0.212	\$205,600
060815429611	415 E VERONA AVE	EAST AVENUE PROPERTIES LLC	Suburban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	6" Clay lateral size, 8" curred in place Main	NA	0.545	\$277,200
060815429719	411 E VERONA AVE	EAST AVENUE PROPERTIES LLC	Suburban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	6" Clay lateral size, 8" curred in place Main	NA	0.355	\$196,400

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PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060815429826	409 E VERONA AVE	EAST AVENUE PROPERTIES LLC	Suburban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	6" Clay lateral size, 8" curred in place Main	NA	0.474	\$314,000
060815429933	407 E VERONA AVE	BRUCE L HUGHES & LINDA C HUGHES	Suburban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	8" PVC lateral size, 8" curred in place Main	NA	0.768	\$528,700
060815430136	303 E VERONA AVE	EAST AVENUE PROPERTIES LLC	Suburban Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	8" PVC lateral size, 8" curred in place Main	60" RCP	0.508	\$286,600
060815443800	105 E VERONA AVE	MICHAEL E JOHNSON	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown	36" RCP	0.015	\$29,500
060815443828	105 E VERONA AVE	MICHAEL E JOHNSON	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown	36" RCP	0.011	\$3,800
060815443846	105 E VERONA AVE	MICHAEL E JOHNSON	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown	36" RCP	0.017	\$6,100
060815443864	109 E VERONA AVE	107 E VERONA AVE LLC	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown	36" RCP	0.033	\$64,000
060815443882	109 E VERONA AVE	107 E VERONA AVE LLC	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown	36" RCP	0.006	\$2,200
060815443908	109 E VERONA AVE	107 E VERONA AVE LLC	Central Commercial	Urban Residential or Neighborhood Office	1.5" Copper Lateral line, 10" DI Main	Unknown	36" RCP	0.062	\$134,000

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PARCEL NO.	Property Address	Owner	Current Zoning Description	Required Zoning	Water	Sewer	Storm Water	Assessed Acres	Total Assessed Value
060815444112	111 E VERONA AVE	SARAH DREW PROPERTIES LLC	Central Commercial	Urban Residential or Neighborhood Office	10" DI Main on north side of property, 6" DI Main on east side of property	1-4" PVC lateral line, 1-4" VC lateral line, 10" PVC Main	36" RCP on north side of property, 12" RCP on east side of property	0.216	\$193,000
060815444569	108 S FRANKLIN ST	VERONA, CITY OF	Neighborhood Office	Urban Residential or Neighborhood Office	8" DI Main	4" PVC Lateral, 8" Clay Main on east side	NA	0.204	\$0
060815444676	102 E PARK LN	VERONA, CITY OF	Neighborhood Office	Urban Residential or Neighborhood Office	8" DI Main	4" PVC Lateral, 8" Clay Main on east side	NA	0.25	\$0
060815448298	301 E VERONA AVE	JERRY L PULDA	Suburban Commercial	Urban Residential or Neighborhood Office	1" Copper lateral line, 6" DI Main	4" PVC lateral line, 12" PVC Main	NA	0.28	\$193,900
060815449055	101 E VERONA AVE	KELLEY WILLIAMSON	Central Commercial	Urban Residential or Neighborhood Office	2-1.5" Copper lateral lines, 8" DI Main	2-6" VC lateral lines, 10" Lined Clay Main	12" on west side of property, 36" on north side of property	0.448	\$568,600
060816498852		509 WEST VERONA AVENUE LLC	Urban Commercial	Urban Residential or Neighborhood Office	NA	NA	24" RCP on east side of property	1.054	\$183,600
060816499008	509 W VERONA AVE	509 WEST VERONA AVENUE LLC	Urban Commercial	Urban Residential or Neighborhood Office	6" DI lateral line, 10" DI Main	6" VC lateral line, 8" VC Main	12" on north side of property	0.95	\$445,800

Total Acres 33.386

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Table 3. Forecasted Housing Demand

DOA Household Projections	Number of Households	Average Annual Household Growth Rate	Estimated Number of Households*	Comprehensive Plan DUs Needed		Scenario 1 DUs Needed		Scenario 2 DUs Needed		Current Mix DUs Needed	
				80% Single Family	20% Multi-family	70% Single Family	30% Multi-family	60% SF Single Family	40% Multi-family	66% SF Single Family	34% Multi-family
2015 DOA Projection	4,706		4,706	3,840	988	3,360	1,482	2,880	1,977	3,168	1,680
2016 Estimate		2.20%	4,810	3,925	1,010	3,434	1,515	2,944	2,020	3,238	1,717
2017 Estimate			4,916	4,011	1,032	3,510	1,549	3,009	2,065	3,309	1,755
2018 Estimate			5,024	4,100	1,055	3,587	1,583	3,075	2,110	3,382	1,794
2019 Estimate			5,135	4,190	1,078	3,666	1,618	3,143	2,157	3,457	1,833
2020 DOA Projection	5,248		5,249	4,283	1,102	3,748	1,653	3,212	2,205	3,534	1,874
2021 Estimate		1.94%	5,351	4,366	1,124	3,821	1,686	3,275	2,247	3,602	1,910
2022 Estimate			5,455	4,451	1,146	3,895	1,718	3,338	2,291	3,672	1,947
2023 Estimate			5,561	4,538	1,168	3,971	1,752	3,403	2,336	3,744	1,985
2024 Estimate			5,670	4,627	1,191	4,048	1,786	3,470	2,381	3,817	2,024
2025 DOA Projection	5,778	5,778	4,715	1,213	4,125	1,820	3,536	2,427	3,890	2,063	
2026 Estimate		1.73%	5,878	4,796	1,234	4,197	1,852	3,597	2,469	3,957	2,098
2027 Estimate			5,980	4,880	1,256	4,270	1,884	3,660	2,512	4,026	2,135
2028 Estimate			6,084	4,965	1,278	4,344	1,916	3,723	2,555	4,096	2,172
2029 Estimate			6,189	5,050	1,300	4,419	1,950	3,788	2,599	4,166	2,209
2030 DOA Projection	6,294		6,296	5,138	1,322	4,495	1,983	3,853	2,644	4,238	2,248

*Based on DOA Household Growth Rate and Projections

Estimated number of dwelling units needed is based off of the estimated number of households, the housing type mix, and assumes a 2% vacancy rate for single family DUs and 5% vacancy for multifamily DUs. See methodology section for further information regarding how these numbers were calculated.

Sources: Wisconsin Department of Administration Demographic Services Center. Retrieved from: https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Projections.aspx

Table 4. Forecasted Housing Need

	Comprehensive Plan 80% Single family 20% Multifamily			Scenario 1: 70% Single family 30% Multifamily			Scenario 2: 60% Single family 40% Multifamily			Current Mix: 66% Single family 34% Multifamily		
	Single Family	Multi-family	Subtotal	Single Family	Multi-family	Subtotal	Single Family	Multi-family	Subtotal	Single Family	Multi-family	Subtotal
Current Count	3,458	1,825	5,283	3,458	1,825	5,283	3,458	1,825	5,283	3,458	1,825	5,283
2030 Forecasted Demand	5,138	1,322	6,460	4,495	1,983	6,478	3,853	2,644	6,497	4,238	2,248	6,486
Est. Expected Loss		-20	-20		-20	-20		-20	-20		-20	-20
Dwelling Units Needed by 2030	-1,680	483	-1,197	-1,037	-178	-1,215	-395	-839	-1,234	-780	-443	-1,223

Notes: A negative number represents a shortfall and positive number represents a surplus. There is an estimated expected loss of 20 multifamily units related due to the Sugar Creek Commons redevelopment project which includes three multifamily apartment buildings.

Table 5. Residential Land Demand Forecast

	Comprehensive Plan 80% Single family 20% Multifamily		Scenario 1: 70% Single family 30% Multifamily		Scenario 2: 60% Single family 40% Multifamily	
Future Housing Units Needed	1,197		1,215		1,234	
Planned Allocation	Percent	Units Per Acre	Percent	Units Per Acre	Percent	Units Per Acre
Larger lot single family detached	30%	5	10%	5	10%	5
Smaller lot single family detached	30%	8	30%	8	30%	8
Single family attached housing (townhouses-quadplexes)	20%	8	30%	8	20%	8
Small multi-family (5-20 units per structure) garden apartment style, surface parking (Net 14 units per acre)	10%	14	10%	14	10%	14
Larger multi-family (20+ units per structure) structured parking (Net 50 units per acre)	10%	50	20%	50	30%	50
	100%		100%		100%	
Gross Acre Adjustment Factors for Planned Land Use Categories	Percentage		Percentage		Percentage	
Larger lot single family detached	25%		25%		25%	
Smaller lot single family detached	30%		30%		30%	
Single family attached housing (townhouses-quadplexes)	35%		35%		35%	
Small multi-family (5-20 units per structure) garden apartment style, surface parking (Net 14 units per acre)	35%		35%		35%	
Larger multi-family (20+ units per structure) structured parking (Net 50 units per acre)	40%		40%		40%	
Output: Gross Acres Needed	Acres		Acres		Acres	
Larger lot single family detached	89.78		30.38		30.85	
Smaller lot single family detached	59.23		59.23		60.16	
Single family attached housing (townhouses-quadplexes)	41.01		61.51		41.65	
Small multi-family (5-20 units per structure) garden apartment style, surface parking (Net 14 units per acre)	11.72		11.72		11.90	
Larger multi-family (20+ units per structure) structured parking (Net 50 units per acre)	3.40		6.80		10.37	
TOTAL GROSS ACRES NEEDED FOR RESIDENTIAL LAND DEMAND	205.13		169.64		154.92	

Table 6. Madison, WI Metro Area Income Limits

FY 2019 Income	Median Family	FY 2019 Income	% of AMI	Persons in Family							
				1	2	3	4	5	6	7	8
Madison, WI HUD Metro FMR Area	\$100,400	Extremely Low	30%*	\$21,100	\$24,100	\$27,100	\$30,100	\$32,550	\$34,950	\$39,010	\$43,430
		Very Low	50%	\$35,150	\$40,200	\$45,200	\$50,200	\$54,250	\$58,250	\$62,250	\$66,300
		Multi-family tax subsidy	60%	\$42,180	\$48,240	\$54,240	\$60,240	\$65,100	\$69,900	\$74,700	\$79,560
		Low	80%	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700
			100%	\$70,280	\$80,320	\$90,360	\$100,400	\$108,432	\$116,464	\$124,496	\$132,528

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 Fair Market Rent documentation system.

Sources: HUD Income Limits(<https://www.huduser.gov/portal/datasets/il.html>) and HUD Multifamily Tax Subsidy Income Limits (<https://www.huduser.gov/portal/datasets/mtsp.html>)

Table 7. Existing Multi-family Residential Properties in Verona, WI

	Total Units	Units Included in Data Analysis	Range of Avg SF	Range Effective Rent/SF ^c	Range Effective Rent/Unit	Total Number of Vacant Units	Avg. Vacancy Rate
Studio Apartments	166	166	526-613	\$1.49-\$1.73	\$885-\$949	4	1.5%
1 Bedroom^a	276	258	661-1,029	\$0.81-\$1.39	\$527-\$1,341	6	2.6%
2 Bedroom^b	496	459	907-1,535	\$0.72-\$1.29	\$770-\$1,822	18	4.1%
3 Bedroom	53	37	1,200-2,170	\$0.73-\$1.16	\$1,324-\$2,178	0	2.7%
Subtotal	991	920				32	3.5%
Total	1,319						

^a Rent restricted and rent subsidized units ranged from 661 - 750 SF and leased for \$0.81/SF to \$1.07/SF or \$527/unit to \$806/unit.

^b Rent restricted apartments were 925-1,012 SF, leased for \$0.75-\$0.99/SF or \$770-\$917 per unit. Of the 54 units that are in stock, only three are vacant.

^c There are 45 Rent restricted and rent subsidized 1BR and 2 BR units.

Notes: Data such as average SF, rent/SF, rent subsidies or rent restrictions, and vacancies were missing for 399 units.

Table 8. Estimated Quantity of Affordable Multi-family Units in Verona, WI

FY 2019 Income Limit Category	% of AMI	Efficiency		1-BR		2-BR		3-BR	
		Rental Rate	# of Units						
Extremely Low	30%*	\$527	0	\$565	12	\$678	0	\$783	0
Very Low	50%	\$878	0	\$941	83	\$1,130	112	\$1,305	0
Multi-family tax subsidy	60%	\$1,054	166	\$1,130	35	\$1,356	93	\$1,566	31
Low	80%	\$1,321	0	\$1,415	128	\$1,698	234	\$1,963	0

Sources: WHEDA Standard MTSP and 80% Rent and Income Limits (<https://www.wheda.com/multifamily-data-library/>); Data export of existing multifamily, commercially assessed, residential properties within the City of Verona boundaries from CoStar on June 6, 2019.

Table 9. FY 2019 Estimated Home Purchase Price based on HUD & WHEDA Income Limits for Madison, WI Metro Area

FY 2019 Income Limit Category	% of AMI	Persons in Family							
		1	2	3	4	5	6	7	8
Extremely Low	30%*	\$70,896	\$80,976	\$91,056	\$101,136	\$109,368	\$117,432	\$131,074	\$145,925
Very Low	50%	\$118,104	\$135,072	\$151,872	\$168,672	\$182,280	\$195,720	\$209,160	\$222,768
Multi-family tax subsidy limits	60%	\$141,725	\$162,086	\$182,246	\$202,406	\$218,736	\$234,864	\$250,992	\$267,322
Low	80%	\$177,576	\$202,944	\$228,312	\$253,680	\$274,008	\$294,336	\$314,664	\$334,992
	100%	\$236,141	\$269,875	\$303,610	\$337,344	\$364,332	\$391,319	\$418,307	\$445,294

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 Fair Market Rent documentation system.

Low income housing tax credits are reserved for households with incomes at or below 60% of AMI. While this chart is for owner-occupied single family housing, we are using the income level data to derive affordable loan values for this income bracket.

Sources: HUD Income Limits(<https://www.huduser.gov/portal/datasets/il.html>) and HUD Multifamily Tax Subsidy Income Limits (<https://www.huduser.gov/portal/datasets/mtsp.html>)

Table 10. Housing Affordability based on Median and Mean Household Income in Verona, WI

	Median income
Income in The Past 12 Months (In 2017 Inflation-Adjusted)	\$87,536
Affordable Home Purchase Price	\$294,121
Number of Single-Family Owner-Occupied DUs ≤ Affordable Home Purchase Price	1330
Percent of Single-Family Owner-Occupied DUs ≤ Affordable	40%

Sources: 2013-2017 American Community Survey 5-Year Income Estimates.

Table 11. Madison Metropolitan Statistical Area Occupational Employment Statistical Table of Occupations Less

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Accountants and Auditors	4,070	\$68,810.00	1	\$64,970.00	64.7%
Advertising Sales Agents	350	\$58,160.00	5	\$52,110.00	51.9%
Agricultural and Food Science Technicians	190	\$34,440.00	3	\$33,900.00	33.8%
Agricultural Equipment Operators	100	\$39,140.00	5	\$36,700.00	36.6%
Aircraft Mechanics and Service Technicians	130	\$52,630.00	5	\$53,430.00	53.2%
Amusement and Recreation Attendants	770	\$24,820.00	4	\$24,190.00	24.1%
Animal Scientists	-	\$72,450.00	5	\$65,760.00	65.5%
Appraisers and Assessors of Real Estate	80	\$55,000.00	17	\$57,250.00	57.0%
Arbitrators, Mediators, and Conciliators	-	\$52,480.00	4	\$46,440.00	46.3%
Architects, Except Landscape and Naval	290	\$80,150.00	2	\$78,840.00	78.5%
Architectural and Civil Drafters	360	\$54,150.00	3	\$53,210.00	53.0%
Archivists	50	\$47,870.00	3	\$48,380.00	48.2%
Art Directors	90	\$81,190.00	2	\$78,010.00	77.7%
Art, Drama, and Music Teachers, Postsecondary	160	\$72,300.00	4	\$71,780.00	71.5%
Artists and Related Workers, All Other	40	\$57,150.00	2	\$57,320.00	57.1%
Assemblers and fabricators, all other, including team assemblers	3,930	\$33,900.00	2	\$32,870.00	32.7%
Athletic Trainers	110	\$51,060.00	3	\$48,700.00	48.5%
Audio and Video Equipment Technicians	90	\$41,860.00	5	\$40,190.00	40.0%
Audio-Visual and Multimedia Collections Specialists	60	\$59,990.00	7	\$59,680.00	59.4%
Automotive and Watercraft Service Attendants	180	\$26,210.00	3	\$25,420.00	25.3%
Automotive Body and Related Repairers	390	\$56,290.00	13	\$47,440.00	47.3%
Automotive Service Technicians and Mechanics	1,190	\$42,810.00	3	\$39,300.00	39.1%
Bakers	330	\$30,660.00	4	\$28,980.00	28.9%
Bartenders	3,630	\$22,820.00	4	\$19,770.00	19.7%
Bill and Account Collectors	670	\$40,100.00	3	\$38,720.00	38.6%
Billing and Posting Clerks	670	\$41,100.00	2	\$40,840.00	40.7%
Biochemists and Biophysicists	230	\$79,650.00	2	\$75,810.00	75.5%
Biological Science Teachers, Postsecondary	430	\$97,420.00	2	\$90,740.00	90.4%
Biological Scientists, All Other	280	\$77,160.00	5	\$74,340.00	74.0%
Biological Technicians	560	\$50,810.00	4	\$48,240.00	48.0%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Biomedical Engineers	100	\$67,560.00	3	\$61,820.00	61.6%
Bookkeeping, Accounting, and Auditing Clerks	5,050	\$40,560.00	1	\$39,900.00	39.7%
Brickmasons and Blockmasons	200	\$57,620.00	4	\$55,660.00	55.4%
Broadcast Technicians	180	\$45,210.00	3	\$45,970.00	45.8%
Brokerage Clerks	120	\$54,690.00	3	\$53,900.00	53.7%
Budget Analysts	270	\$71,130.00	2	\$68,500.00	68.2%
Bus and Truck Mechanics and Diesel Engine Specialists	530	\$49,990.00	2	\$50,370.00	50.2%
Bus Drivers, School or Special Client	1,670	\$34,930.00	8	\$37,180.00	37.0%
Bus Drivers, Transit and Intercity	350	\$53,240.00	6	\$55,600.00	55.4%
Business Operations Specialists, All Other	3,420	\$67,090.00	2	\$62,940.00	62.7%
Butchers and Meat Cutters	160	\$38,820.00	3	\$38,100.00	37.9%
Buyers and Purchasing Agents	1,260	\$56,820.00	2	\$55,540.00	55.3%
Cabinetmakers and Bench Carpenters	260	\$38,810.00	3	\$37,950.00	37.8%
Cardiovascular Technologists and Technicians	160	\$72,230.00	3	\$71,050.00	70.8%
Career/Technical Education Teachers, Middle School	30	\$68,030.00	5	\$70,890.00	70.6%
Career/Technical Education Teachers, Secondary School	110	\$59,410.00	4	\$58,430.00	58.2%
Cargo and Freight Agents	70	\$47,740.00	4	\$47,740.00	47.5%
Carpenters	2,060	\$53,660.00	4	\$50,450.00	50.2%
Cartographers and Photogrammetrists	50	\$73,060.00	3	\$68,920.00	68.6%
Cashiers	7,980	\$22,910.00	2	\$22,180.00	22.1%
Cement Masons and Concrete Finishers	490	\$56,710.00	6	\$50,850.00	50.6%
Chefs and Head Cooks	370	\$45,430.00	10	\$38,790.00	38.6%
Chemical Engineers	110	\$95,230.00	5	\$89,660.00	89.3%
Chemical Equipment Operators and Tenders	-	\$45,070.00	3	\$44,990.00	44.8%
Chemical Plant and System Operators	100	\$42,360.00	6	\$38,600.00	38.4%
Chemical Technicians	370	\$45,830.00	3	\$43,100.00	42.9%
Chemistry Teachers, Postsecondary	120	\$103,630.00	4	\$94,120.00	93.7%
Chemists	650	\$69,920.00	3	\$66,440.00	66.2%
Child, Family, and School Social Workers	600	\$53,360.00	5	\$50,720.00	50.5%
Childcare Workers	780	\$26,490.00	5	\$24,480.00	24.4%
Chiropractors	150	\$80,210.00	19	\$63,140.00	62.9%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Civil Engineering Technicians	490	\$53,920.00	2	\$54,370.00	54.2%
Civil Engineers	1,730	\$82,360.00	2	\$77,980.00	77.7%
Claims Adjusters, Examiners, and Investigators	1,210	\$62,740.00	3	\$60,800.00	60.6%
Cleaners of Vehicles and Equipment	880	\$28,840.00	4	\$27,270.00	27.2%
Clergy	70	\$55,250.00	2	\$53,620.00	53.4%
Clinical Laboratory Technologists and Technicians	1,280	\$54,680.00	2	\$54,820.00	54.6%
Clinical, Counseling, and School Psychologists	610	\$82,080.00	5	\$75,640.00	75.3%
Coaches and Scouts	650	\$46,360.00	27	\$22,310.00	22.2%
Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	220	\$35,140.00	3	\$35,220.00	35.1%
Coin, Vending, and Amusement Machine Servicers and Repairers	80	\$42,140.00	13	\$38,820.00	38.7%
Combined Food Preparation and Serving Workers, Including Fast Food	8,400	\$21,550.00	2	\$19,960.00	19.9%
Commercial and Industrial Designers	90	\$57,280.00	4	\$56,460.00	56.2%
Commercial Pilots	-	\$69,900.00	7	\$63,680.00	63.4%
Communications Teachers, Postsecondary	60	\$85,800.00	2	\$80,050.00	79.7%
Community and Social Service Specialists, All Other	60	\$47,020.00	3	\$43,150.00	43.0%
Community Health Workers	50	\$39,990.00	4	\$38,280.00	38.1%
Compensation, Benefits, and Job Analysis Specialists	410	\$56,580.00	2	\$53,650.00	53.4%
Compliance Officers	910	\$63,520.00	3	\$59,830.00	59.6%
Computer and Information Research Scientists	190	\$71,720.00	3	\$66,330.00	66.1%
Computer Hardware Engineers	-	\$80,600.00	5	\$81,360.00	81.0%
Computer Network Support Specialists	960	\$75,950.00	2	\$74,990.00	74.7%
Computer Numerically Controlled Machine Tool Programmers, Metal and Plastic	50	\$54,650.00	2	\$53,780.00	53.6%
Computer Occupations, All Other	1,030	\$80,500.00	2	\$76,120.00	75.8%
Computer Operators	140	\$49,000.00	3	\$52,500.00	52.3%
Computer Programmers	-	\$77,140.00	2	\$76,260.00	76.0%
Computer Systems Analysts	4,260	\$91,140.00	5	\$81,180.00	80.9%
Computer User Support Specialists	2,760	\$57,730.00	3	\$55,180.00	55.0%
Computer, Automated Teller, and Office Machine Repairers	420	\$38,780.00	5	\$36,880.00	36.7%
Computer-Controlled Machine Tool Operators, Metal and Plastic	390	\$42,030.00	3	\$40,010.00	39.9%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Conservation Scientists	-	\$68,830.00	2	\$67,760.00	67.5%
Construction and Building Inspectors	130	\$62,030.00	3	\$60,330.00	60.1%
Construction and Extraction Occupations	14,030	\$55,210.00	2	\$52,110.00	51.9%
Construction Laborers	2,800	\$44,560.00	2	\$44,190.00	44.0%
Control and Valve Installers and Repairers, Except Mechanical Door	80	\$73,990.00	19	\$83,940.00	83.6%
Conveyor Operators and Tenders	50	\$42,340.00	10	\$45,880.00	45.7%
Cooks, Fast Food	740	\$24,980.00	5	\$25,200.00	25.1%
Cooks, Institution and Cafeteria	950	\$31,600.00	2	\$31,550.00	31.4%
Cooks, Restaurant	3,350	\$27,260.00	3	\$26,400.00	26.3%
Cooks, Short Order	350	\$25,980.00	4	\$26,230.00	26.1%
Correctional Officers and Jailers	570	\$42,160.00	2	\$42,040.00	41.9%
Cost Estimators	410	\$60,310.00	3	\$57,700.00	57.5%
Counselors, All Other	100	\$53,190.00	5	\$54,890.00	54.7%
Counter and Rental Clerks	1,230	\$29,950.00	6	\$24,680.00	24.6%
Counter Attendants, Cafeteria, Food Concession, and Coffee Shop	-	\$19,090.00	5	\$18,070.00	18.0%
Couriers and Messengers	310	\$24,760.00	8	\$22,470.00	22.4%
Court, Municipal, and License Clerks	140	\$49,360.00	3	\$53,430.00	53.2%
Credit Analysts	230	\$66,270.00	2	\$64,970.00	64.7%
Credit Authorizers, Checkers, and Clerks	200	\$44,950.00	2	\$44,020.00	43.8%
Credit Counselors	100	\$35,540.00	8	\$33,060.00	32.9%
Crossing Guards	110	\$33,950.00	5	\$33,440.00	33.3%
Crushing, Grinding, and Polishing Machine Setters, Operators, and Tenders	-	\$32,740.00	8	\$30,730.00	30.6%
Curators	70	\$52,230.00	3	\$52,670.00	52.5%
Customer Service Representatives	11,470	\$38,710.00	2	\$36,740.00	36.6%
Cutting and Slicing Machine Setters, Operators, and Tenders	130	\$39,400.00	3	\$38,290.00	38.1%
Cutting, Punching, and Press Machine Setters, Operators, and Tenders, Metal and Plastic	650	\$36,940.00	3	\$37,100.00	37.0%
Data Entry Keyers	390	\$34,740.00	2	\$35,290.00	35.1%
Database Administrators	580	\$82,180.00	3	\$81,820.00	81.5%
Demonstrators and Product Promoters	120	\$33,640.00	20	\$30,040.00	29.9%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Dental Assistants	680	\$40,950.00	3	\$40,520.00	40.4%
Dental Hygienists	690	\$66,440.00	3	\$67,640.00	67.4%
Dental Laboratory Technicians	-	\$41,930.00	9	\$38,060.00	37.9%
Detectives and Criminal Investigators	230	\$76,580.00	4	\$73,540.00	73.2%
Diagnostic Medical Sonographers	180	\$81,420.00	2	\$80,580.00	80.3%
Dietetic Technicians	30	\$35,380.00	6	\$31,600.00	31.5%
Dietitians and Nutritionists	250	\$60,690.00	2	\$58,160.00	57.9%
Dining Room and Cafeteria Attendants and Bartender Helpers	750	\$20,330.00	4	\$19,500.00	19.4%
Dishwashers	1,070	\$23,660.00	2	\$23,560.00	23.5%
Dispatchers, Except Police, Fire, and Ambulance	600	\$43,240.00	10	\$38,800.00	38.6%
Driver/Sales Workers	1,140	\$28,290.00	8	\$27,520.00	27.4%
Drywall and Ceiling Tile Installers	-	\$32,660.00	13	\$29,410.00	29.3%
Economists	90	\$66,670.00	4	\$62,560.00	62.3%
Editors	470	\$50,650.00	3	\$49,700.00	49.5%
Education Administrators, All Other	70	\$64,780.00	9	\$56,090.00	55.9%
Education Administrators, Preschool and Childcare Center/Program	170	\$51,550.00	11	\$42,150.00	42.0%
Education Teachers, Postsecondary	150	\$88,570.00	2	\$87,970.00	87.6%
Education, Training, and Library Occupations	26,730	\$57,080.00	9	\$48,220.00	48.0%
Education, Training, and Library Workers, All Other	180	\$52,240.00	2	\$51,600.00	51.4%
Educational, Guidance, School, and Vocational Counselors	610	\$56,160.00	5	\$51,780.00	51.6%
Electrical and Electronics Drafters	70	\$51,110.00	3	\$49,310.00	49.1%
Electrical and Electronics Engineering Technicians	180	\$65,990.00	4	\$63,320.00	63.1%
Electrical and Electronics Repairers, Commercial and Industrial Equipment	80	\$47,420.00	7	\$52,100.00	51.9%
Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	190	\$79,390.00	3	\$79,840.00	79.5%
Electrical Engineers	490	\$94,740.00	3	\$91,800.00	91.4%
Electrical Power-Line Installers and Repairers	300	\$67,530.00	7	\$68,040.00	67.8%
Electrical, electronic, and electromechanical assemblers, except coil winders, tapers, and finishers	1,260	\$38,450.00	2	\$36,470.00	36.3%
Electricians	1,460	\$59,450.00	4	\$60,430.00	60.2%
Electronics Engineers, Except Computer	-	\$98,640.00	4	\$82,900.00	82.6%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Elementary School Teachers, Except Special Education	3,280	\$57,870.00	4	\$56,030.00	55.8%
Eligibility Interviewers, Government Programs	-	\$49,580.00	4	\$51,440.00	51.2%
Emergency Medical Technicians and Paramedics	790	\$35,490.00	6	\$34,440.00	34.3%
Engine and Other Machine Assemblers	70	\$40,490.00	2	\$41,060.00	40.9%
Engineering Technicians, Except Drafters, All Other	180	\$63,360.00	8	\$64,320.00	64.1%
Engineers, All Other	280	\$87,910.00	7	\$78,730.00	78.4%
Environmental Engineering Technicians	30	\$61,190.00	3	\$59,630.00	59.4%
Environmental Engineers	190	\$90,350.00	7	\$80,500.00	80.2%
Environmental Science and Protection Technicians, Including Health	120	\$48,020.00	2	\$50,730.00	50.5%
Environmental Scientists and Specialists, Including Health	230	\$60,850.00	3	\$56,990.00	56.8%
Epidemiologists	90	\$78,960.00	2	\$71,840.00	71.6%
Excavating and Loading Machine and Dragline Operators	130	\$49,330.00	4	\$49,500.00	49.3%
Executive Secretaries and Executive Administrative Assistants	1,090	\$57,220.00	1	\$56,710.00	56.5%
Exercise Physiologists	40	\$57,530.00	2	\$57,580.00	57.4%
Extruding and Drawing Machine Setters, Operators, and Tenders, Metal and Plastic	100	\$39,480.00	2	\$38,720.00	38.6%
Extruding, Forming, Pressing, and Compacting Machine Setters, Operators, and Tenders	30	\$40,030.00	7	\$41,370.00	41.2%
Farm Equipment Mechanics and Service Technicians	240	\$45,100.00	3	\$45,150.00	45.0%
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	-	\$24,130.00	4	\$21,580.00	21.5%
Farmworkers, Farm, Ranch, and Aquacultural Animals	210	\$31,900.00	6	\$30,820.00	30.7%
File Clerks	190	\$35,570.00	3	\$35,470.00	35.3%
Film and Video Editors	40	\$59,220.00	6	\$56,140.00	55.9%
Financial Analysts	1,020	\$82,020.00	6	\$74,360.00	74.1%
Financial Clerks, All Other	30	\$50,260.00	10	\$45,320.00	45.1%
Financial Examiners	380	\$76,030.00	5	\$68,670.00	68.4%
Financial Specialists, All Other	300	\$65,320.00	4	\$60,900.00	60.7%
Firefighters	790	\$40,640.00	7	\$43,260.00	43.1%
First-Line Supervisors of Construction Trades and Extraction Workers	1,270	\$73,070.00	2	\$71,870.00	71.6%
First-Line Supervisors of Correctional Officers	80	\$66,860.00	3	\$65,480.00	65.2%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
First-Line Supervisors of Farming, Fishing, and Forestry Workers	90	\$54,950.00	4	\$56,580.00	56.4%
First-Line Supervisors of Fire Fighting and Prevention Workers	40	\$78,410.00	5	\$80,440.00	80.1%
First-Line Supervisors of Food Preparation and Serving Workers	2,400	\$34,940.00	3	\$31,080.00	31.0%
First-Line Supervisors of Housekeeping and Janitorial Workers	390	\$42,600.00	5	\$42,010.00	41.8%
First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping Workers	200	\$48,250.00	6	\$48,270.00	48.1%
First-Line Supervisors of Mechanics, Installers, and Repairers	1,130	\$72,510.00	2	\$71,000.00	70.7%
First-Line Supervisors of Non-Retail Sales Workers	970	\$98,070.00	4	\$86,840.00	86.5%
First-Line Supervisors of Office and Administrative Support Workers	3,590	\$59,620.00	1	\$57,280.00	57.1%
First-Line Supervisors of Personal Service Workers	730	\$39,250.00	3	\$38,130.00	38.0%
First-Line Supervisors of Police and Detectives	120	\$95,080.00	2	\$94,990.00	94.6%
First-Line Supervisors of Production and Operating Workers	2,040	\$59,620.00	1	\$57,470.00	57.2%
First-Line Supervisors of Protective Service Workers, All Other	130	\$50,850.00	6	\$47,920.00	47.7%
First-Line Supervisors of Retail Sales Workers	2,050	\$47,640.00	4	\$40,430.00	40.3%
First-line supervisors of transportation and material moving workers, except aircraft cargo handling	750	\$59,120.00	3	\$54,830.00	54.6%
Fitness Trainers and Aerobics Instructors	820	\$41,310.00	6	\$40,180.00	40.0%
Floral Designers	-	\$32,620.00	6	\$32,530.00	32.4%
Food and Tobacco Roasting, Baking, and Drying Machine Operators and Tenders	240	\$22,280.00	4	\$20,750.00	20.7%
Food Batchmakers	890	\$33,430.00	4	\$30,740.00	30.6%
Food Cooking Machine Operators and Tenders	120	\$32,480.00	5	\$33,330.00	33.2%
Food Preparation Workers	1,020	\$24,900.00	4	\$24,150.00	24.1%
Food Scientists and Technologists	80	\$59,560.00	3	\$57,160.00	56.9%
Food Servers, Nonrestaurant	400	\$21,930.00	4	\$20,520.00	20.4%
Food Service Managers	670	\$51,870.00	3	\$52,910.00	52.7%
Foreign Language and Literature Teachers, Postsecondary	110	\$78,770.00	2	\$78,400.00	78.1%
Forensic Science Technicians	50	\$48,970.00	3	\$48,560.00	48.4%
Forest and Conservation Technicians	150	\$30,260.00	2	\$28,510.00	28.4%
Foresters	70	\$53,370.00	3	\$53,810.00	53.6%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Fundraisers	330	\$55,120.00	2	\$54,070.00	53.9%
Furniture Finishers	70	\$34,980.00	7	\$33,300.00	33.2%
Glaziers	190	\$58,040.00	9	\$66,360.00	66.1%
Graphic Designers	940	\$51,430.00	2	\$50,250.00	50.0%
Grinding and Polishing Workers, Hand	250	\$33,040.00	5	\$31,250.00	31.1%
Grinding/Lapping/Polishing/Buffering Machine Tool Setters, Operators, and Tenders, Metal and Plastic	130	\$37,080.00	3	\$36,850.00	36.7%
Hairdressers, Hairstylists, and Cosmetologists	1,270	\$32,270.00	10	\$27,450.00	27.3%
Health and Safety Engineers, Except Mining Safety Engineers and Inspectors	130	\$70,770.00	3	\$69,360.00	69.1%
Health Diagnosing and Treating Practitioners, All Other	90	\$77,030.00	2	\$71,870.00	71.6%
Health Educators	240	\$61,590.00	4	\$63,330.00	63.1%
Health Specialties Teachers, Postsecondary	2,720	\$79,020.00	2	\$63,920.00	63.7%
Health Technologists and Technicians, All Other	700	\$48,510.00	3	\$46,710.00	46.5%
Healthcare Practitioners and Technical Workers, All Other	130	\$67,820.00	3	\$64,260.00	64.0%
Healthcare Social Workers	480	\$51,530.00	4	\$49,280.00	49.1%
Healthcare Support Occupations	9,030	\$35,600.00	2	\$34,910.00	34.8%
Healthcare Support Workers, All Other	260	\$39,880.00	4	\$39,150.00	39.0%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	760	\$55,050.00	2	\$53,560.00	53.3%
Heavy and Tractor-Trailer Truck Drivers	4,190	\$49,130.00	3	\$46,460.00	46.3%
Helpers--Carpenters	-	\$36,170.00	12	\$34,590.00	34.5%
Helpers--Electricians	120	\$35,620.00	3	\$34,390.00	34.3%
Helpers--Installation, Maintenance, and Repair Workers	120	\$31,870.00	7	\$33,190.00	33.1%
Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	150	\$35,200.00	6	\$33,660.00	33.5%
Helpers--Production Workers	270	\$32,250.00	4	\$30,820.00	30.7%
Highway Maintenance Workers	640	\$45,710.00	2	\$46,160.00	46.0%
History Teachers, Postsecondary	90	\$98,490.00	2	\$94,030.00	93.7%
Home Appliance Repairers	40	\$43,820.00	3	\$44,100.00	43.9%
Home Health Aides	650	\$27,870.00	4	\$30,100.00	30.0%
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	1,150	\$20,230.00	3	\$19,290.00	19.2%
Hotel, Motel, and Resort Desk Clerks	750	\$22,550.00	4	\$22,020.00	21.9%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Human Resources Assistants, Except Payroll and Timekeeping	440	\$45,250.00	4	\$44,330.00	44.2%
Human Resources Specialists	2,480	\$61,360.00	1	\$60,020.00	59.8%
Hydrologists	80	\$68,260.00	2	\$63,380.00	63.1%
Industrial Engineering Technicians	120	\$52,300.00	5	\$50,120.00	49.9%
Industrial Engineers	830	\$81,830.00	1	\$80,060.00	79.7%
Industrial Machinery Mechanics	620	\$54,660.00	2	\$53,600.00	53.4%
Industrial Truck and Tractor Operators	1,110	\$35,070.00	3	\$34,470.00	34.3%
Information and Record Clerks, All Other	420	\$34,700.00	8	\$37,220.00	37.1%
Information Security Analysts	320	\$83,330.00	2	\$82,070.00	81.7%
Inspectors, Testers, Sorters, Samplers, and Weighers	1,520	\$39,280.00	3	\$37,420.00	37.3%
Installation, Maintenance, and Repair Workers, All Other	260	\$34,600.00	11	\$28,550.00	28.4%
Instructional Coordinators	340	\$69,370.00	4	\$69,780.00	69.5%
Insulation Workers, Floor, Ceiling, and Wall	-	\$45,840.00	5	\$46,110.00	45.9%
Insurance Claims and Policy Processing Clerks	1,070	\$41,640.00	3	\$39,800.00	39.6%
Insurance Sales Agents	1,550	\$79,000.00	9	\$65,990.00	65.7%
Insurance Underwriters	400	\$72,790.00	3	\$67,910.00	67.6%
Interior Designers	240	\$46,930.00	5	\$44,320.00	44.1%
Interpreters and Translators	140	\$54,450.00	3	\$55,270.00	55.0%
Interviewers, Except Eligibility and Loan	150	\$38,710.00	10	\$40,140.00	40.0%
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	6,300	\$30,580.00	3	\$28,470.00	28.4%
Jewelers and Precious Stone and Metal Workers	40	\$37,960.00	5	\$37,720.00	37.6%
Kindergarten Teachers, Except Special Education	170	\$66,610.00	6	\$66,750.00	66.5%
Labor Relations Specialists	380	\$48,570.00	26	\$51,380.00	51.2%
Laborers and Freight, Stock, and Material Movers, Hand	5,530	\$33,650.00	2	\$32,900.00	32.8%
Landscape Architects	210	\$57,220.00	7	\$53,000.00	52.8%
Landscaping and Groundskeeping Workers	2,500	\$33,350.00	4	\$31,700.00	31.6%
Laundry and Dry-Cleaning Workers	530	\$28,440.00	5	\$26,610.00	26.5%
Legal Secretaries	250	\$49,460.00	6	\$49,090.00	48.9%
Legal Support Workers, All Other	80	\$52,910.00	2	\$41,370.00	41.2%
Librarians	380	\$63,290.00	2	\$61,860.00	61.6%
Library Assistants, Clerical	240	\$34,650.00	3	\$34,460.00	34.3%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Library Technicians	480	\$27,620.00	2	\$25,440.00	25.3%
Licensed Practical and Licensed Vocational Nurses	720	\$47,630.00	1	\$47,450.00	47.3%
Life, Physical, and Social Science Technicians, All Other	370	\$60,800.00	6	\$60,720.00	60.5%
Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	410	\$23,930.00	5	\$22,280.00	22.2%
Light Truck or Delivery Services Drivers	2,070	\$35,670.00	5	\$32,390.00	32.3%
Loan Interviewers and Clerks	520	\$40,730.00	2	\$39,940.00	39.8%
Loan Officers	810	\$85,170.00	6	\$74,930.00	74.6%
Locksmiths and Safe Repairers	-	\$39,310.00	6	\$39,170.00	39.0%
Logisticians	420	\$62,540.00	2	\$60,180.00	59.9%
Machinists	840	\$41,860.00	4	\$39,530.00	39.4%
Magnetic Resonance Imaging Technologists	-	\$68,650.00	3	\$68,440.00	68.2%
Maids and Housekeeping Cleaners	1,920	\$24,430.00	4	\$23,330.00	23.2%
Mail Clerks and Mail Machine Operators, Except Postal Service	190	\$34,940.00	3	\$34,820.00	34.7%
Maintenance and Repair Workers, General	3,990	\$42,830.00	1	\$41,540.00	41.4%
Maintenance Workers, Machinery	200	\$50,020.00	2	\$49,400.00	49.2%
Management Analysts	3,890	\$79,470.00	3	\$73,400.00	73.1%
Managers, All Other	1,930	\$91,030.00	2	\$86,210.00	85.9%
Market Research Analysts and Marketing Specialists	2,910	\$60,770.00	2	\$57,770.00	57.5%
Marriage and Family Therapists	-	\$56,090.00	21	\$52,910.00	52.7%
Massage Therapists	510	\$47,390.00	12	\$46,970.00	46.8%
Material Moving Workers, All Other	150	\$25,430.00	5	\$26,770.00	26.7%
Mathematical Science Teachers, Postsecondary	180	\$100,810.00	3	\$96,150.00	95.8%
Meat, Poultry, and Fish Cutters and Trimmers	-	\$26,290.00	3	\$24,540.00	24.4%
Mechanical Drafters	170	\$55,190.00	3	\$52,140.00	51.9%
Mechanical Engineering Technicians	190	\$51,580.00	3	\$51,040.00	50.8%
Mechanical Engineers	1,130	\$83,950.00	1	\$80,990.00	80.7%
Medical Appliance Technicians	30	\$46,590.00	6	\$44,230.00	44.1%
Medical Assistants	1,570	\$38,400.00	2	\$38,120.00	38.0%
Medical Equipment Preparers	170	\$38,280.00	2	\$37,550.00	37.4%
Medical Equipment Repairers	-	\$45,090.00	7	\$38,900.00	38.7%
Medical Records and Health Information Technicians	690	\$46,710.00	2	\$45,800.00	45.6%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Medical Scientists, Except Epidemiologists	970	\$73,680.00	5	\$64,710.00	64.5%
Medical Secretaries	890	\$38,020.00	3	\$37,430.00	37.3%
Medical Transcriptionists	170	\$37,820.00	9	\$40,450.00	40.3%
Meeting, Convention, and Event Planners	370	\$48,830.00	3	\$46,540.00	46.4%
Mental Health and Substance Abuse Social Workers	270	\$46,690.00	4	\$45,430.00	45.2%
Merchandise Displayers and Window Trimmers	240	\$33,400.00	7	\$29,790.00	29.7%
Microbiologists	150	\$59,550.00	5	\$57,050.00	56.8%
Middle School Teachers, Except Special and Career/Technical Education	790	\$62,670.00	7	\$60,810.00	60.6%
Mixing and Blending Machine Setters, Operators, and Tenders	740	\$38,810.00	4	\$37,070.00	36.9%
Mobile Heavy Equipment Mechanics, Except Engines	330	\$51,590.00	4	\$53,420.00	53.2%
Molders, Shapers, and Casters, Except Metal and Plastic	170	\$36,460.00	4	\$34,400.00	34.3%
Molding, Coremaking, and Casting Machine Setters, Operators, and Tenders, Metal and Plastic	870	\$38,110.00	3	\$36,360.00	36.2%
Morticians, Undertakers, and Funeral Directors	50	\$64,870.00	7	\$64,950.00	64.7%
Motor Vehicle Operators, All Other	60	\$42,340.00	13	\$48,700.00	48.5%
Motorcycle Mechanics	-	\$41,270.00	6	\$42,020.00	41.9%
Multimedia Artists and Animators	-	\$53,720.00	2	\$56,630.00	56.4%
Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	850	\$35,660.00	3	\$34,580.00	34.4%
Network and Computer Systems Administrators	1,400	\$82,840.00	2	\$82,610.00	82.3%
New Accounts Clerks	290	\$37,510.00	3	\$36,900.00	36.8%
Nonfarm Animal Caretakers	670	\$26,210.00	8	\$21,560.00	21.5%
Nuclear Medicine Technologists	50	\$91,230.00	3	\$91,720.00	91.4%
Nursing Assistants	3,740	\$32,830.00	2	\$32,530.00	32.4%
Nursing Instructors and Teachers, Postsecondary	100	\$93,810.00	5	\$91,360.00	91.0%
Occupational Health and Safety Specialists	190	\$70,430.00	3	\$68,720.00	68.4%
Occupational Health and Safety Technicians	50	\$54,190.00	5	\$53,530.00	53.3%
Occupational Therapists	440	\$74,260.00	3	\$75,820.00	75.5%
Occupational Therapy Assistants	240	\$40,630.00	6	\$38,160.00	38.0%
Office and Administrative Support Workers, All Other	640	\$33,330.00	5	\$29,790.00	29.7%
Office Clerks, General	9,010	\$37,050.00	1	\$35,680.00	35.5%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Operating Engineers and Other Construction Equipment Operators	860	\$66,420.00	2	\$69,720.00	69.4%
Operations Research Analysts	280	\$71,760.00	4	\$71,700.00	71.4%
Ophthalmic Medical Technicians	170	\$45,530.00	2	\$44,920.00	44.7%
Opticians, Dispensing	230	\$37,450.00	6	\$36,650.00	36.5%
Order Clerks	900	\$36,420.00	3	\$35,850.00	35.7%
Orderlies	60	\$32,560.00	14	\$34,790.00	34.7%
Outdoor Power Equipment and Other Small Engine Mechanics	-	\$35,540.00	9	\$34,430.00	34.3%
Packaging and Filling Machine Operators and Tenders	1,920	\$35,360.00	3	\$32,030.00	31.9%
Packers and Packagers, Hand	2,670	\$35,030.00	8	\$33,390.00	33.3%
Painters, Construction and Maintenance	510	\$48,120.00	10	\$48,410.00	48.2%
Painters, Transportation Equipment	-	\$38,350.00	12	\$34,190.00	34.1%
Paper Goods Machine Setters, Operators, and Tenders	140	\$35,280.00	9	\$32,340.00	32.2%
Paralegals and Legal Assistants	680	\$55,640.00	3	\$55,680.00	55.5%
Parking Lot Attendants	120	\$28,270.00	3	\$28,410.00	28.3%
Parts Salespersons	550	\$36,950.00	4	\$36,390.00	36.2%
Paving, Surfacing, and Tamping Equipment Operators	-	\$36,030.00	5	\$36,570.00	36.4%
Payroll and Timekeeping Clerks	360	\$50,560.00	6	\$45,110.00	44.9%
Personal Care Aides	5,210	\$26,130.00	2	\$25,850.00	25.7%
Personal Financial Advisors	530	\$113,130.00	15	\$87,230.00	86.9%
Pesticide Handlers, Sprayers, and Applicators, Vegetation	60	\$38,150.00	5	\$36,680.00	36.5%
Pharmacy Technicians	1,070	\$34,820.00	3	\$35,290.00	35.1%
Philosophy and Religion Teachers, Postsecondary	30	\$83,040.00	5	\$77,510.00	77.2%
Phlebotomists	430	\$35,630.00	2	\$35,980.00	35.8%
Photographers	170	\$38,460.00	19	\$26,210.00	26.1%
Photographic Process Workers and Processing Machine Operators	-	\$35,000.00	3	\$30,370.00	30.2%
Physical Therapist Aides	40	\$36,410.00	3	\$37,230.00	37.1%
Physical Therapist Assistants	150	\$48,580.00	2	\$49,420.00	49.2%
Physical Therapists	670	\$83,140.00	2	\$82,430.00	82.1%
Pipelayers	30	\$66,180.00	5	\$66,620.00	66.4%
Plumbers, Pipefitters, and Steamfitters	1,140	\$74,100.00	3	\$78,910.00	78.6%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Police and Sheriff's Patrol Officers	1,490	\$62,600.00	2	\$61,270.00	61.0%
Police, Fire, and Ambulance Dispatchers	190	\$49,870.00	3	\$50,690.00	50.5%
Postal Service Clerks	170	\$49,540.00	2	\$46,500.00	46.3%
Postal Service Mail Carriers	740	\$51,600.00	2	\$51,260.00	51.1%
Postal Service Mail Sorters, Processors, and Processing Machine Operators	230	\$54,620.00	4	\$60,090.00	59.9%
Postsecondary Teachers, All Other	1,040	\$84,710.00	5	\$90,740.00	90.4%
Pourers and Casters, Metal	90	\$37,960.00	5	\$38,180.00	38.0%
Power Plant Operators	140	\$68,850.00	3	\$71,500.00	71.2%
Precision Instrument and Equipment Repairers, All Other	-	\$56,130.00	5	\$57,360.00	57.1%
Prepress Technicians and Workers	70	\$45,140.00	10	\$44,950.00	44.8%
Preschool Teachers, Except Special Education	1,550	\$28,090.00	3	\$27,500.00	27.4%
Print Binding and Finishing Workers	280	\$34,790.00	6	\$32,340.00	32.2%
Printing Press Operators	950	\$38,880.00	2	\$38,280.00	38.1%
Probation Officers and Correctional Treatment Specialists	140	\$47,830.00	3	\$46,460.00	46.3%
Procurement Clerks	200	\$39,630.00	2	\$38,420.00	38.3%
Producers and Directors	260	\$57,180.00	9	\$51,940.00	51.7%
Production Workers, All Other	130	\$32,270.00	3	\$29,930.00	29.8%
Production, Planning, and Expediting Clerks	590	\$51,410.00	2	\$50,510.00	50.3%
Property, Real Estate, and Community Association Managers	320	\$63,300.00	4	\$59,910.00	59.7%
Protective Service Workers, All Other	210	\$40,510.00	5	\$38,550.00	38.4%
Psychiatric Technicians	-	\$36,020.00	6	\$36,240.00	36.1%
Psychologists, All Other	40	\$62,630.00	2	\$57,840.00	57.6%
Public Relations and Fundraising Managers	170	\$107,480.00	4	\$97,290.00	96.9%
Public Relations Specialists	1,220	\$72,730.00	7	\$62,420.00	62.2%
Purchasing Managers	120	\$101,580.00	3	\$95,690.00	95.3%
Radiation Therapists	140	\$76,400.00	2	\$74,550.00	74.3%
Radio and Television Announcers	90	\$34,680.00	12	\$29,920.00	29.8%
Radiologic Technologists	680	\$60,160.00	2	\$59,960.00	59.7%
Real Estate Sales Agents	440	\$51,820.00	18	\$35,380.00	35.2%
Receptionists and Information Clerks	3,110	\$31,430.00	2	\$31,950.00	31.8%
Recreation Workers	680	\$27,000.00	4	\$24,630.00	24.5%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Recreational Therapists	90	\$46,540.00	8	\$46,910.00	46.7%
Refuse and Recyclable Material Collectors	140	\$39,510.00	5	\$42,290.00	42.1%
Registered Nurses	8,150	\$79,810.00	2	\$77,660.00	77.4%
Rehabilitation Counselors	490	\$30,120.00	3	\$28,390.00	28.3%
Reporters and Correspondents	90	\$33,810.00	3	\$33,400.00	33.3%
Reservation and Transportation Ticket Agents and Travel Clerks	-	\$32,410.00	5	\$32,370.00	32.2%
Residential Advisors	150	\$28,990.00	5	\$28,910.00	28.8%
Respiratory Therapists	250	\$63,150.00	2	\$61,470.00	61.2%
Retail Salespersons	10,020	\$26,300.00	2	\$23,550.00	23.5%
Roofers	280	\$41,470.00	5	\$40,570.00	40.4%
Sales and Related Workers, All Other	560	\$47,080.00	14	\$44,670.00	44.5%
Sales Representatives, Services, All Other	2,100	\$56,230.00	5	\$51,430.00	51.2%
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	4,280	\$68,050.00	3	\$58,590.00	58.4%
Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	750	\$70,410.00	3	\$68,300.00	68.0%
Sawing Machine Setters, Operators, and Tenders, Wood	-	\$26,920.00	4	\$26,230.00	26.1%
Secondary School Teachers, Except Special and Career/Technical Education	2,420	\$56,740.00	2	\$55,330.00	55.1%
Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	3,750	\$38,710.00	2	\$37,960.00	37.8%
Securities, Commodities, and Financial Services Sales Agents	630	\$76,270.00	11	\$58,000.00	57.8%
Security and Fire Alarm Systems Installers	90	\$44,960.00	6	\$43,920.00	43.7%
Security Guards	1,450	\$31,640.00	4	\$30,170.00	30.0%
Self-Enrichment Education Teachers	1,190	\$43,870.00	7	\$40,190.00	40.0%
Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, Operators, and Tenders	110	\$45,590.00	4	\$46,180.00	46.0%
Septic Tank Servicers and Sewer Pipe Cleaners	-	\$49,070.00	9	\$53,580.00	53.4%
Sewing Machine Operators	440	\$27,440.00	3	\$27,460.00	27.4%
Sheet Metal Workers	600	\$50,450.00	4	\$41,960.00	41.8%
Shipping, Receiving, and Traffic Clerks	1,230	\$36,410.00	1	\$35,930.00	35.8%
Skincare Specialists	50	\$33,710.00	5	\$36,620.00	36.5%
Slaughters and Meat Packers	-	\$29,770.00	3	\$29,220.00	29.1%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Social and Community Service Managers	390	\$73,160.00	5	\$70,990.00	70.7%
Social and Human Service Assistants	1,650	\$36,250.00	6	\$31,370.00	31.2%
Social Science Research Assistants	-	\$49,140.00	3	\$44,080.00	43.9%
Social Workers, All Other	370	\$60,060.00	3	\$61,220.00	61.0%
Software Developers, Applications	7,650	\$87,330.00	2	\$86,080.00	85.7%
Software Developers, Systems Software	1,120	\$87,490.00	2	\$86,610.00	86.3%
Soil and Plant Scientists	200	\$65,120.00	2	\$62,000.00	61.8%
Special Education Teachers, All Other	50	\$76,950.00	5	\$79,360.00	79.0%
Special Education Teachers, Kindergarten and Elementary School	250	\$66,120.00	10	\$67,090.00	66.8%
Special Education Teachers, Middle School	80	\$64,330.00	6	\$63,130.00	62.9%
Special Education Teachers, Secondary School	-	\$52,860.00	3	\$52,380.00	52.2%
Speech-Language Pathologists	420	\$75,700.00	4	\$75,730.00	75.4%
Statisticians	260	\$85,400.00	4	\$78,780.00	78.5%
Stock Clerks and Order Fillers	4,150	\$27,450.00	3	\$25,270.00	25.2%
Structural Iron and Steel Workers	160	\$65,940.00	4	\$69,710.00	69.4%
Structural Metal Fabricators and Fitters	580	\$43,390.00	8	\$38,640.00	38.5%
Substance abuse, behavioral disorder, and mental health counselors	740	\$42,020.00	2	\$39,160.00	39.0%
Substitute Teachers	1,790	\$35,140.00	5	\$34,530.00	34.4%
Surgical Technologists	240	\$55,350.00	3	\$54,400.00	54.2%
Survey Researchers	70	\$49,120.00	16	\$46,950.00	46.8%
Surveying and Mapping Technicians	100	\$39,690.00	8	\$36,690.00	36.5%
Surveyors	150	\$68,370.00	4	\$69,530.00	69.3%
Switchboard Operators, Including Answering Service	120	\$30,600.00	3	\$30,070.00	30.0%
Tax Preparers	100	\$50,570.00	12	\$47,130.00	46.9%
Taxi Drivers and Chauffeurs	550	\$30,510.00	9	\$27,790.00	27.7%
Teacher Assistants	2,730	\$29,710.00	3	\$29,910.00	29.8%
Teachers and Instructors, All Other, Except Substitute Teachers	800	\$48,900.00	9	\$46,340.00	46.2%
Technical Writers	160	\$62,850.00	3	\$63,870.00	63.6%
Telecommunications Equipment Installers and Repairers, Except Line Installers	490	\$49,890.00	5	\$45,710.00	45.5%
Telecommunications Line Installers and Repairers	100	\$60,400.00	7	\$66,020.00	65.8%

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
Telemarketers	800	\$28,640.00	8	\$28,270.00	28.2%
Tellers	1,170	\$30,020.00	2	\$29,780.00	29.7%
Textile Cutting Machine Setters, Operators, and Tenders	30	\$26,830.00	6	\$24,780.00	24.7%
Therapists, All Other	-	\$45,630.00	5	\$45,200.00	45.0%
Tire Repairers and Changers	160	\$30,750.00	5	\$30,260.00	30.1%
Title Examiners, Abstractors, and Searchers	230	\$49,470.00	2	\$49,320.00	49.1%
Tool and Die Makers	200	\$50,170.00	6	\$50,330.00	50.1%
Tour and Travel Guides	170	\$23,420.00	3	\$23,030.00	22.9%
Training and Development Specialists	890	\$57,880.00	2	\$56,310.00	56.1%
Transportation Security Screeners	90	\$38,920.00	3	\$37,830.00	37.7%
Travel Agents	140	\$40,780.00	13	\$38,210.00	38.1%
Tree Trimmers and Pruners	40	\$33,030.00	13	\$31,940.00	31.8%
Umpires, Referees, and Other Sports Officials	70	\$38,170.00	4	\$36,960.00	36.8%
Urban and Regional Planners	80	\$69,800.00	2	\$68,590.00	68.3%
Ushers, Lobby Attendants, and Ticket Takers	320	\$22,650.00	6	\$20,990.00	20.9%
Veterinarians	310	\$100,570.00	18	\$80,250.00	79.9%
Veterinary Assistants and Laboratory Animal Caretakers	330	\$25,020.00	9	\$23,560.00	23.5%
Veterinary Technologists and Technicians	450	\$39,380.00	5	\$37,710.00	37.6%
Waiters and Waitresses	5,860	\$30,720.00	5	\$28,780.00	28.7%
Water and Wastewater Treatment Plant and System Operators	140	\$56,630.00	4	\$55,730.00	55.5%
Web Developers	850	\$52,260.00	5	\$51,350.00	51.1%
Weighers, Measurers, Checkers, and Samplers, Recordkeeping	-	\$34,540.00	4	\$34,050.00	33.9%
Welders, Cutters, Solderers, and Brazers	1,180	\$44,110.00	2	\$43,950.00	43.8%
Woodworking Machine Setters, Operators, and Tenders, Except Sawing	180	\$29,250.00	4	\$28,920.00	28.8%
Word Processors and Typists	290	\$45,680.00	3	\$45,800.00	45.6%
Writers and Authors	130	\$54,420.00	3	\$50,220.00	50.0%
Zoologists and Wildlife Biologists	90	\$53,530.00	3	\$52,670.00	52.5%

(1) Estimates for detailed occupations do not sum to the totals because the totals include occupations not shown separately. Estimates do not include self-employed v

(2) Annual wages have been calculated by multiplying the corresponding hourly wage by 2,080 hours.

(3) The relative standard error (RSE) is a measure of the reliability of a survey statistic. The smaller the relative standard error, the more precise the estimate.

(4) Wages for some occupations that do not generally work year-round, full time, are reported either as hourly wages or annual salaries depending on how they are ty

Occupation	Employment ⁽¹⁾	Annual mean wage ⁽²⁾	Wage percent relative standard error ⁽³⁾	Annual median wage ⁽²⁾	Percent of AMI
------------	---------------------------	---------------------------------	---	-----------------------------------	----------------

(5) This wage is equal to or greater than \$100.00 per hour or \$208,000 per year.

(8) Estimate not released.

Area:Madison, WI

Period:May 2018

Area Median Income (4 Person Household)

Table 12. Households by Income Category, Tenure and Cost Burden (2011-2015)

Income by Cost Burden	Owners			Renters		
	Cost burdened	Severely Cost Burdened	Total	Cost burdened	Severely Cost Burdened	Total
Less than 30% AMI	95	40	125	190	175	210
Between 30% and 50% AMI	10	10	110	185	70	210
Between 50% and 80% AMI	165	60	320	105	0	320
Between 80% and 100% AMI	85	15	195	25	0	255
Greater than 100% AMI	275	30	2380	0	0	620
Total	630	155	3130	505	245	1615

Source: HUD CHAS data for the 2011-2015 period https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Table 13. Number of Severely Cost Burdened Households by Income Category and Housing Tenure (2006-2015)

Income by Cost Burden	Owners			Renters		
	2006-2010	2011-2015	% Change	2006-2010	2011-2015	% Change
Less than 30% AMI	30	40	33%	135	175	30%
Between 30% and 50% AMI	50	10	-80%	75	70	-7%
Between 50% and 80% AMI	40	60	50%	10	0	-100%
Between 80% and 100% AMI	60	15	-75%	0	0	0%
Greater than 100% AMI	15	30	100%	10	0	-100%

Source: HUD CHAS data for 2006-2010 and 2011-2015 time periods https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Table 14. Percent of Severely Cost Burdened Households by Income Category and Housing Tenure

	Owners		Renters	
	Severely Cost Burdened		Severely Cost Burdened	
Income by Cost Burden	2006-2010	2011-2015	2006-2010	2011-2015
Less than 30% AMI	75%	32%	59%	76%
Between 30% and 50% AMI	53%	9%	33%	30%
Between 50% and 80% AMI	11%	19%	4%	0%
Between 80% and 100% AMI	20%	8%	0%	0%
Greater than 100% AMI	1%	1%	4%	0%

Source: HUD CHAS data for 2006-2010 and 2011-2015 time periods
https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Table 15. Percent of Severely Cost Burdened Households by Income Category and Housing Tenure

Income Category	2006-2010				2011-2015			
	Owners		Renters		Owners		Renters	
	Severely Cost Burdened	Total Households	Severely Cost Burdened	Total Households	Severely Cost Burdened	Total HHs	Severely Cost Burdened	Total Households
Less than 30% AMI	30	40	135	205	40	125	175	210
Between 30% and 50% AMI	50	95	75	225	10	110	70	210
Between 50% and 80% AMI	40	350	10	215	60	320	0	320
Between 80% and 100% AMI	60	305	0	90	15	195	0	255
Greater than 100% AMI	15	2095	10	295	30	2380	0	620

Source: HUD CHAS data for 2006-2010 and 2011-2015 time periods https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Table 16. Comparison of Zoning Fees Charged by Municipalities

ZONING APPROVALS			Zoning Permit	Site Plan Review	Minor Site Plan Review	Conditional Use Permit (CUP)	Shoreland-Wetland Zoning Permit	Shoreland Zoning Permit	Floodplain Zoning Permit	Rezoning/Map Amendment	Variance/Appeal to Board of Zoning Appeals
	DEFOREST	Single-Family Residential	\$50.00	\$250.00	\$90.00	\$300.00	\$150/\$175 for conditionally-permitted uses	\$100.00	\$125.00	\$350 (Village) / \$400 (ETZ area)	\$250.00
		Two-Family Residential									
		Multi-Family Residential									
		Commercial									
	VERONA	Single-Family Residential		\$300.00		\$300.00				\$300.00	\$300.00
		Two-Family Residential		\$300.00		\$300.00				\$300.00	\$300.00
		Multi-Family Residential		\$300.00		\$300.00				\$300.00	\$300.00
		Commercial		\$300.00		\$300.00				\$300.00	\$300.00
	WINDSOR	For New Construction Only	Single-Family Residential	\$50.00	\$100 + Escrow	\$100 + Escrow	\$100 + Escrow	Included with Zoning	Included with Zoning	Included with Zoning	\$100 + Escrow
Two-Family Residential			\$50.00	\$100 + Escrow	\$100 + Escrow	\$100 + Escrow	Included with Zoning	Included with Zoning	Included with Zoning	\$100 + Escrow	\$100 + Escrow
Multi-Family Residential			\$200 or .002/sqft	\$100 + Escrow	\$100 + Escrow	\$100 + Escrow	Included with Zoning	Included with Zoning	Included with Zoning	\$100 + Escrow	\$100 + Escrow
Commercial			\$200 or .002/sqft	\$100 + Escrow	\$100 + Escrow	\$100 + Escrow	Included with Zoning	Included with Zoning	Included with Zoning	\$100 + Escrow	\$100 + Escrow
WAUNAKEE	Single-Family Residential	\$50.00			\$350.00	value of land occupied in 75 ft buffer area				\$475.00	
	Two-Family Residential	\$50.00			\$350.00					\$475.00	
	Multi-Family Residential	\$50.00			\$350.00					\$475.00	
	Commercial	\$50.00			\$350.00					\$475.00	
OREGON	Single-Family Residential	\$0.03 sq ft all areas \$50 min	\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit		\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit				\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit	\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit	
	Two-Family Residential	\$0.03 sq ft all areas \$50 min									
	Multi-Family Residential										
	Commercial	\$0.03 sq ft all areas \$125 min									
MT. HOREB	Single-Family Residential				\$150.00				\$150.00	\$150.00	
	Two-Family Residential				\$150.00				\$150.00	\$150.00	
	Multi-Family Residential				\$150.00				\$150.00	\$150.00	
	Commercial				\$150.00				\$150.00	\$150.00	
STOUGHTON		Zoning Permit- New Structures and Additions	Plan Review (BUILDING PERMIT)- New Structures and Additions	Zoning Review- Sheds/Fencing/Pools /Accessory Structures	Conditional Use Permit (CUP)	Shoreland-Wetland Zoning Permit	Shoreland Zoning Permit	Floodplain Zoning Permit	Rezoning/Map Amendment	Variance/Appeal to Board of Zoning Appeals	
	Single-Family Residential	\$50.00	\$0.15 per sq ft; \$75 min	\$50.00	\$405 + \$40 recording fee	N/A	N/A	N/A	\$405.00	\$405.00	
	Two-Family Residential	\$50.00	\$0.15 per sq ft; \$75 min	\$50.00	\$405 + \$40 recording fee	N/A	N/A	N/A	\$405.00	\$405.00	
	Multi-Family Residential	\$455 new; \$325 addition	\$0.15 per sq ft; \$345 min	\$85.00	\$405 + \$40 recording fee	N/A	N/A	N/A	\$405.00	\$405.00	
	Commercial	\$455 new; \$325 addition	\$0.15 per sq ft; \$345 min	\$85.00	\$405 + \$40 recording fee	N/A	N/A	N/A	\$405.00	\$405.00	

NOTES: In 2019, the Village of Deforest contacted area municipalities to compare the fee amounts and structure with the fees Deforest charges.

Table 17. Comparison of Land Division Fees Charged by Municipalities

LAND DIVISIONS			Certified Survey Map (CSM)	Concept Plan Review	Preliminary Plat Review	Final Plat Review	Re-application for Expired CSM	
	DEFOREST	Single-Family	\$250 - up to 4 lots		\$150 - f or more lots	\$350 plus \$2 per lot	\$300.00	\$100.00
		Two-Family						
		Multi-Family						
		Commercial						
	VERONA	Single-Family	\$150 + \$100 per lot		\$300 + \$50 per lot	\$300 + \$25 per lot		
		Two-Family	\$150 + \$100 per lot		\$300 + \$50 per lot	\$300 + \$25 per lot		
		Multi-Family	\$150 + \$100 per lot		\$300 + \$50 per lot	\$300 + \$25 per lot		
		Commercial	\$150 + \$100 per lot		\$300 + \$50 per lot	\$300 + \$25 per lot		
	WINDSOR	Single-Family Residential	\$100 Application Fee, \$1,000 per lot Escrow		\$100 Application Fee, \$1,000 per lot Escrow, (\$10,000 Max)	\$100 Application Fee, \$1,000 per lot Escrow, (\$10,000 Max)	\$100 Application Fee, \$1,000 per lot Escrow, (\$10,000 Max)	\$100 Application Fee, \$1,000 per lot Escrow
Two-Family								
Multi-Family								
Commercial								
WAUNAKEE	Single-Family	\$100.00 + \$25 per lot			\$100.00 + \$50.00 per dwelling unit	\$100.00 + \$50.00 per dwelling unit		
	Two-Family				\$100.00 + \$50.00 per dwelling unit	\$100.00 + \$50.00 per dwelling unit		
	Multi-Family				\$100.00 + \$50.00 per dwelling unit	\$100.00 + \$50.00 per dwelling unit		
	Commercial							
OREGON	Single-Family Residential	\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit		\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit	\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit	\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit		
	Two-Family							
	Multi-Family							
	Commercial							
MT. HOREB	Single-Family	Contact Zoning Admin						
	Two-Family							
	Multi-Family							
	Commercial							
STOUGHTON	Single-Family Residential	\$160 + \$40	N/A	\$415 + \$40	\$250 + \$40	Processed as new CSM (see above)		
	Two-Family Residential	\$160 + \$80	N/A	\$415 + \$80	\$250 + \$80	Processed as new CSM (see above)		
	Multi-Family Residential	\$160 + \$40 per unit	N/A	\$415 + \$80 per unit	\$250 + \$40 per unit	Processed as new CSM (see above)		
	Commercial	\$160.00	N/A	\$415.00	\$250.00	Processed as new CSM (see above)		

NOTES: In 2019, the Village of Deforest contacted area municipalities to compare the fee amounts and structure with the fees Deforest charges.

Table 18. Comparison of Planned Unit Development Fees Charged by Municipalities

PLANNED UNIT DEVELOPMENTS (PUDs)			Preliminary Development Plan (PDP)	Final Planned Unit Development Review (FDP)	PDP Amendment	FDP Amendment	
	DEFOREST	Residential		\$1,500 + \$10 per unit	\$400.00	\$300.00	\$200.00
		Mixed Use		\$2,500 + \$10 per residential unit	\$400.00	\$300.00	\$200.00
		Non-Residential			\$400.00	\$300.00	\$200.00
	VERONA	Residential		\$300.00	\$300.00		
		Mixed Use		\$300.00	\$300.00		
		Non-Residential		\$300.00	\$300.00		
	WINDSOR	Residential		We don't have any at this time			
		Mixed Use					
		Non-Residential					
WAUNAKEE	Residential						
	Mixed Use						
	Non-Residential						
OREGON			\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit				
MT. HOREB							
STOUGHTON	Residential		\$405.00	\$405.00	N/A	N/A	
	Mixed Use		\$405.00	\$405.00	N/A	N/A	
	Non-Residential		\$405.00	\$405.00	N/A	N/A	

NOTES: In 2019, the Village of Deforest contacted area municipalities to compare the fee amounts and structure with the fees Deforest charges.

Table 19. Comparison of Miscellaneous Development Related Fees Charged by Municipalities

MISCELLANEOUS DEVELOPMENT RELATED FEES		Urban Service Area Amendment	MMSD Boundary Expansion	Annexation Petition	Right-of-Way Use Permit	Street/Right-of-Way Vacation
	DEFOREST	400	\$150.00	\$300.00	\$25.00	\$200.00
	VERONA	Balance due = actual cost incurred - \$3,500		\$300 + taxes		
	WINDSOR	Part of development escrow	Part of development escrow	Part of development escrow	\$250.00	
WAUNAKEE						
OREGON			\$1,150 (\$150 non-refundable fee + \$1,000 deposit) plus costs beyond deposit			
MT. HOREB						
STOUGHTON	Applicant pays all costs	N/A	Applicant pays all costs	Permitted through Public Works Dept.	Applicant pays all costs	
	Applicant pays all costs	N/A	Applicant pays all costs	Permitted through Public Works Dept.	Applicant pays all costs	
	Applicant pays all costs	N/A	Applicant pays all costs	Permitted through Public Works Dept.	Applicant pays all costs	
	Applicant pays all costs	N/A	Applicant pays all costs	Permitted through Public Works Dept.	Applicant pays all costs	

NOTES: In 2019, the Village of Deforest contacted area municipalities to compare the fee amounts and structure with the fees Deforest charges.

Table 20. Comparison of Sign Permit Fees Charged by Municipalities

SIGN PERMIT FEES		Permanent Signs	Temporary Signs/Banners	
	DEFOREST	\$50 + \$1 per sq ft of sign area	\$25.00	
	VERONA	\$30 + \$1 per square foot		
	WINDSOR	Zoning Permit Fee	NA	
WAUNAKEE	\$75 (electric not included)			
OREGON	20 sq ft or less \$25; over 20 sq ft \$25 + \$.50 per sq			
MT. HOREB	35			
STOUGHTON	75	-		
	75	-		
	75	-		
	75	-		

NOTES: In 2019, the Village of Deforest contacted area municipalities to compare the fee amounts and structure with the fees Deforest charges.

Table 21. Park Impact / Improvement Fees - 2019

City	Single Family	Multi Family	Sr. Housing Exceptions?
Cottage Grove	\$512.00 per unit	\$512.00 per unit	Fees collected in 2 parts - 1/2 at time of plat, 1/2 at building permit. Exceptions for Sr. Housing have been made on a case by case basis.
DeForest	\$1,739 per residential unit	\$1,308 per residential unit	Some exceptions have been made for assisted living.
Fitchburg	\$670 per dwelling unit	\$335 for two family, \$160 for multi-family (per dwelling unit)	No adjustment for Sr. Housing
Madison	\$1,677.62.00 per unit	\$1,139.02 per unit, \$2,210.71 Large Multit Family (4+ bdrms)	\$889.58 - age restricted by deed. \$636.83 - group living quarters
McFarland	\$731.47 per unit	\$443.93 per unit	No adjustment for Sr. Housing in the past - but may be negotiable now as a part of developer's agreement
Middleton - 2018	\$1,218.00 per unit	\$731.00 per unit	No adjustment for independent living - no fee for nursing home or assisted living.
Monona	\$1,181.00 per unit	\$1,181.00 per unit	No adjustment for Sr. Housing
Stoughton	\$1,195.92 per unit	\$896.92 for two bedrooms or more, \$597.95 for one bedroom or less	No adjustment for Sr. Housing
Sun Prairie - 2018	\$1,700.00 per unit (significant increase proposed for 2018)	\$1,700.00 per unit	reduced fee of \$660 applies to assisted living
Verona	\$300 per bedroom	\$300 per bedroom	Sr. housing units received reduced fees in the past - but this is no longer available.
Waunakee - 2018	\$2,351.48 per unit	\$1,599.01 per unit	\$783.82 for facilities that meet the "group quarters" definition'
Waunakee - 2019 Proposed	\$2,438.72 per unit	\$1,658.34 per unit	\$812.91 for facilities that meet the "group quarters" definition'

Notes: In 2019, the village of Cottage Grove collected park impact and improvement fee information from the surrounding communities. All rates are 2019 unless otherwise noted (4/10/2019).

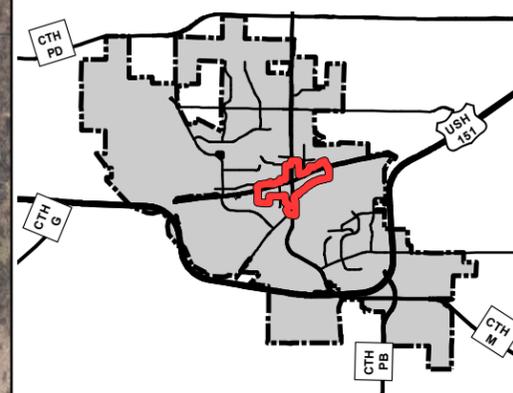
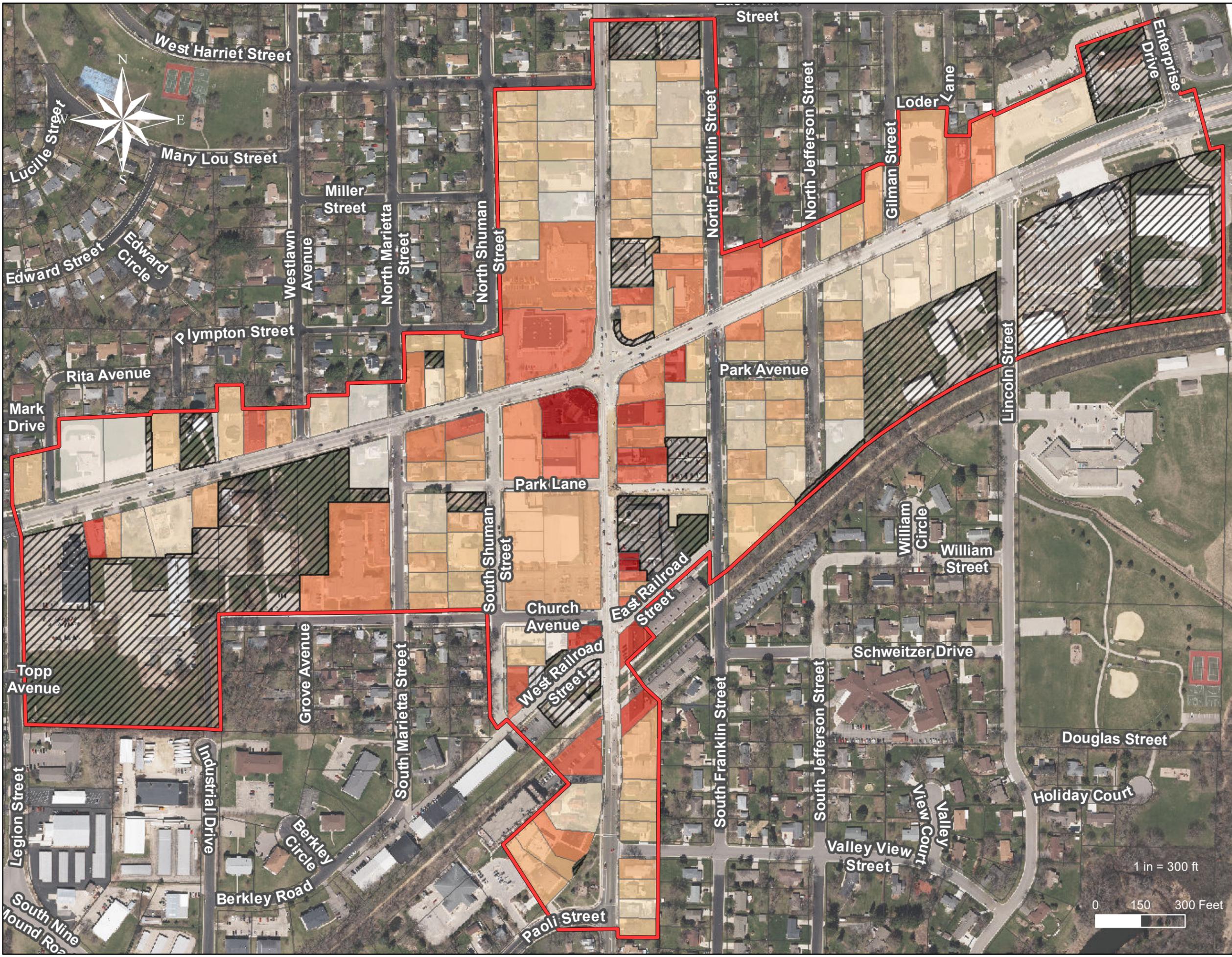
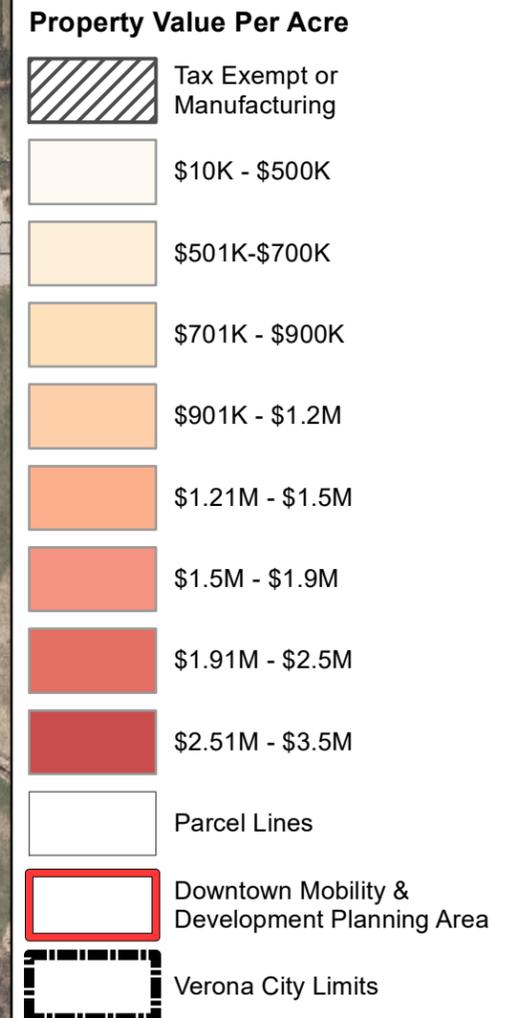
Appendix C – Maps

City of VERONA

Map 1a. Downtown Property Value per Acre

9/26/2019

M:\Projects\Economic Development\Housing\Residential Neighborhood Map.mxd



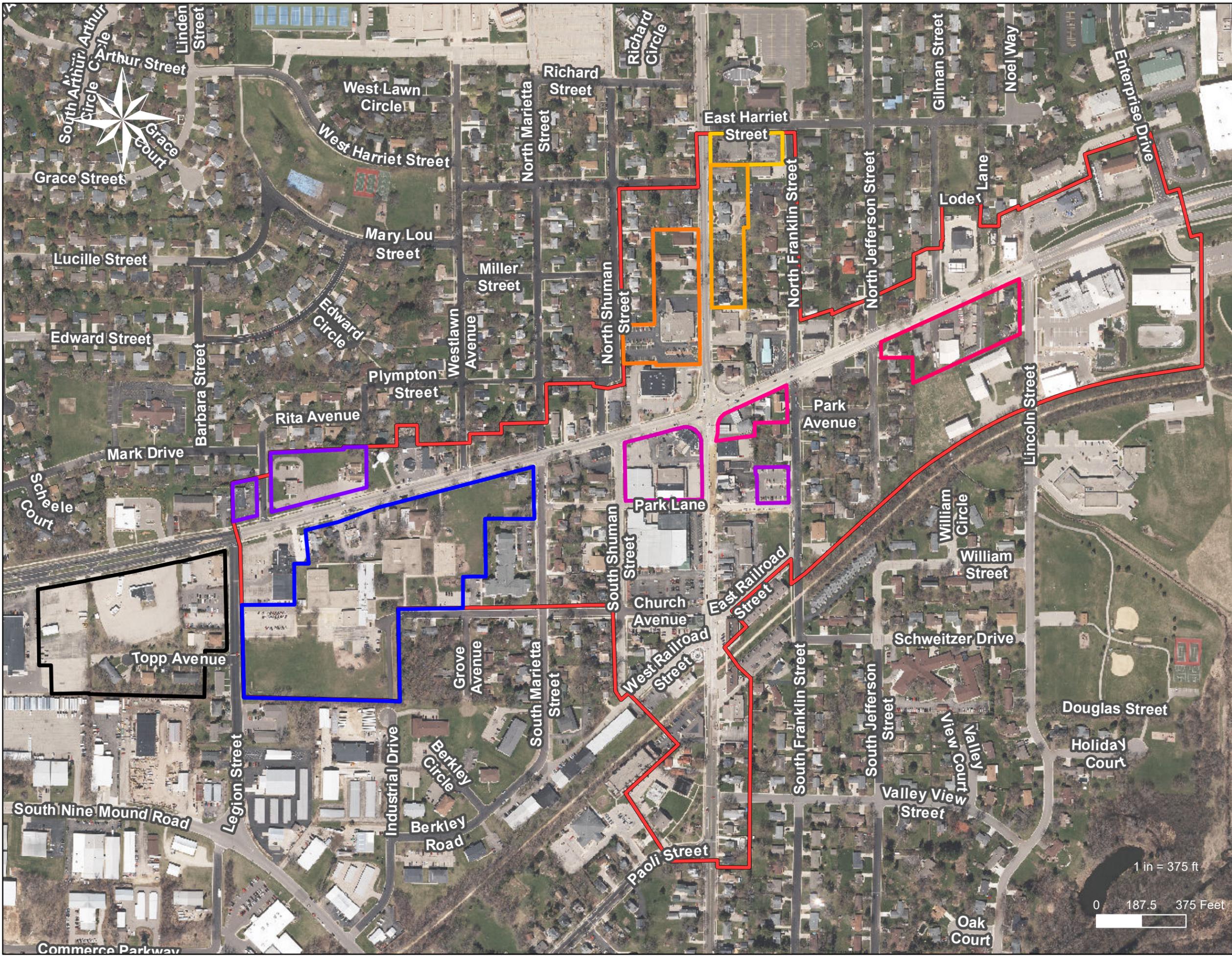
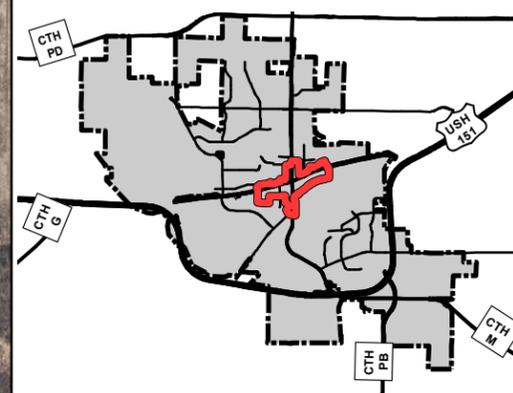
City of VERONA

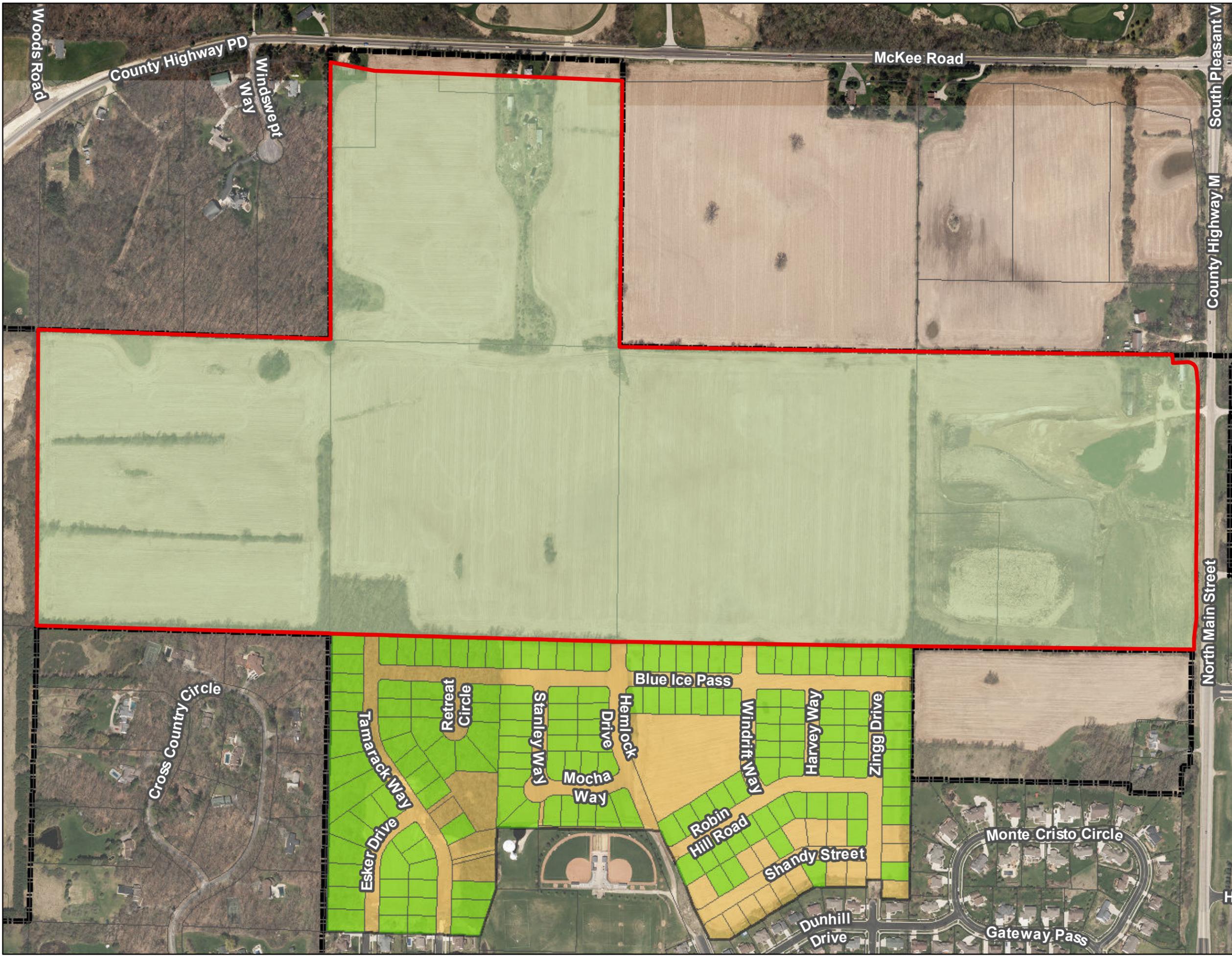
Map 1b. Potential Downtown Redevelopment Sites

9/26/2019

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- Potential Residential Redevelopment Sites**
-  City Property
 -  NE Main St.
 -  NW Main St.
 -  East Verona
 -  SE Main St.
 -  SW Main St.
 -  City Parking Lot
 -  West Verona
 -  CDS Planning
 -  Sugar Creek Commons
 -  Downtown Mobility & Development Planning Area
 -  Verona City Limits





City of VERONA

Map 1d. Whispering Coves

9/26/2019

M:\Projects\Economic Development\Housing\Residential Neighborhood Map.mxd

Potential Residential Redevelopment Sites

Whispering Coves

Parcels Needing Rezoning

Rural Agricultural

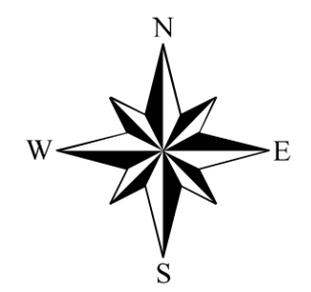
Neighborhood

Kettle Creek North

Residential Unimproved Parcels

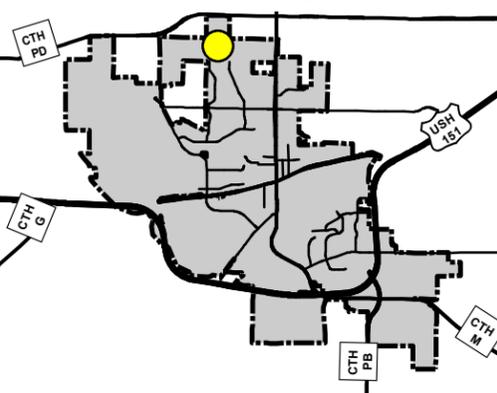
Parcel Lines

Verona City Limits



1 in = 400 ft

0 200 400 Feet



City of VERONA

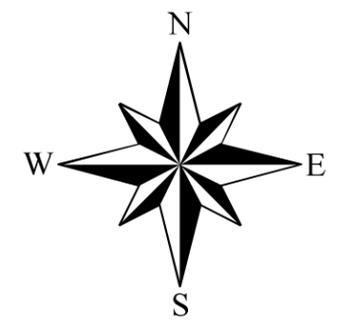
Map 2. Unimproved Residential Parcels

9/26/2019

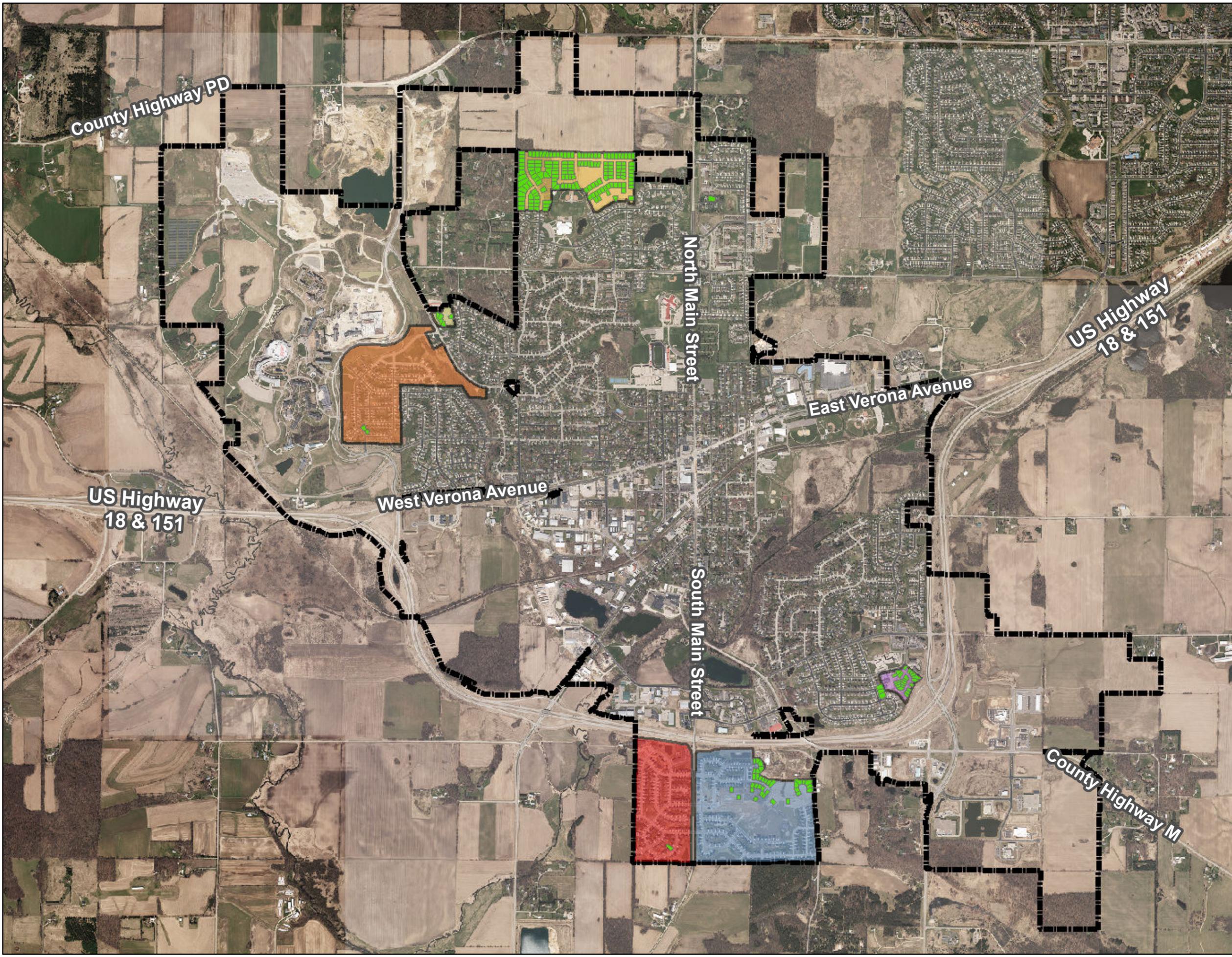
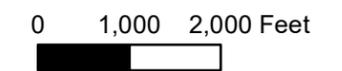
M:\Projects\Economic Development\Housing\Residential Neighborhood Map.mxd

Neighborhood

-  Hometown Grove
-  Cathedral Point
-  Cross Point Estates
-  Kettle Creek North
-  Meister Addition
-  Scenic Ridge
-  Residential Unimproved Parcels
-  Verona City Limits



1 in = 2,000 ft

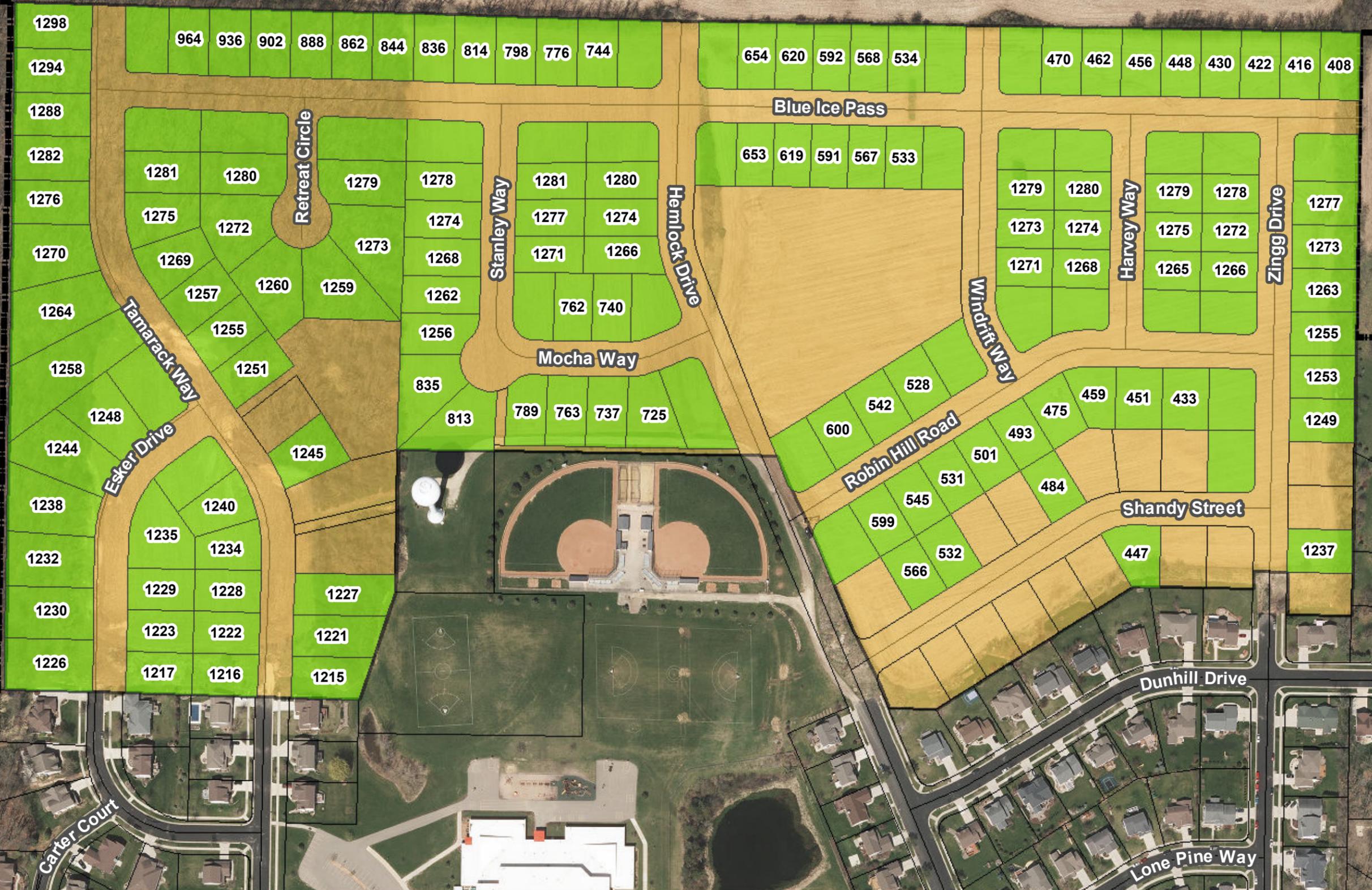


City of VERONA

Map 2a. Kettle Creek North

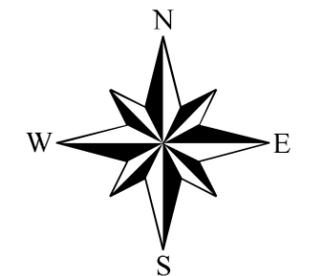
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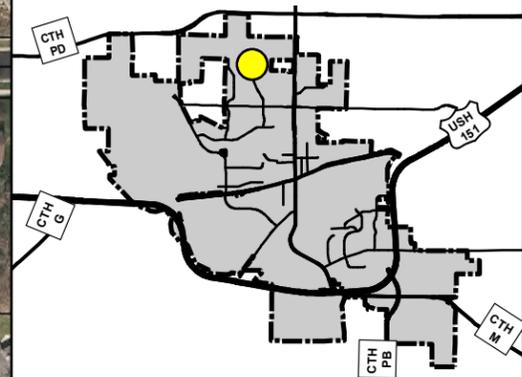
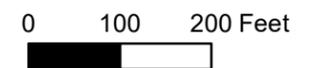


Neighborhood

- Kettle Creek North
- Residential Unimproved Parcels
- Parcel Lines
- Verona City Limits



1 in = 200 ft



City of VERONA

Map 2b. Meister Addition & Cross Point Estates

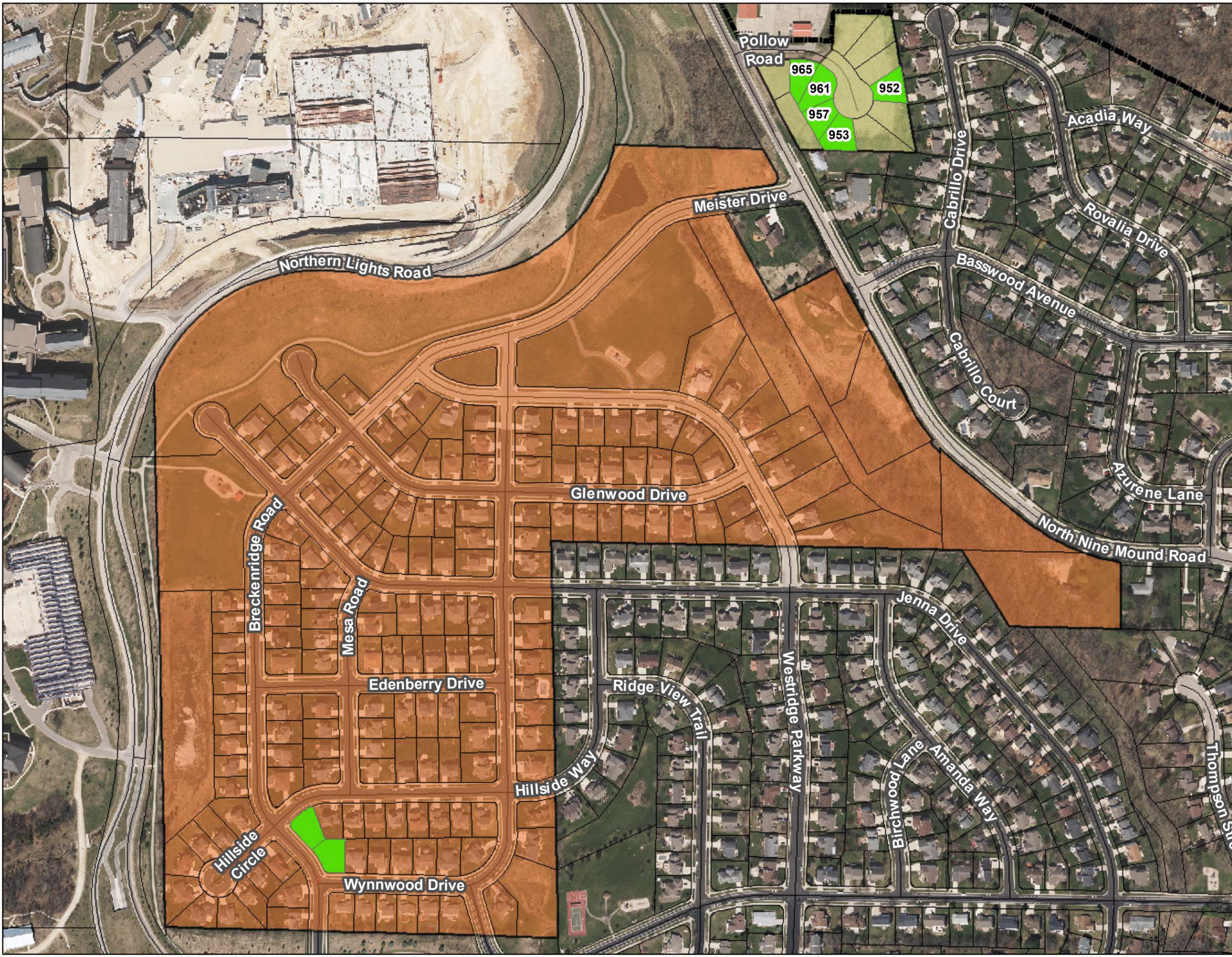
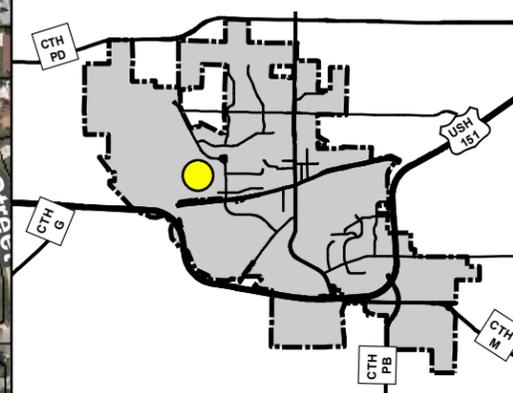
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- Neighborhood**
-  Cross Point Estates
 -  Meister Addition
 -  Residential Unimproved Parcels
 -  Parcel Lines
 -  Verona City Limits



1 in = 300 ft
 0 150 300 Feet



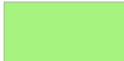
City of VERONA

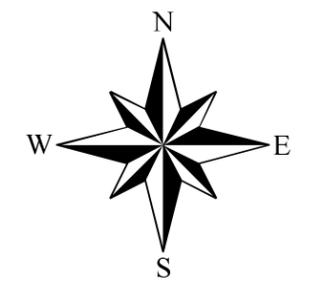
Map 2c. Hometown Grove

9/26/2019

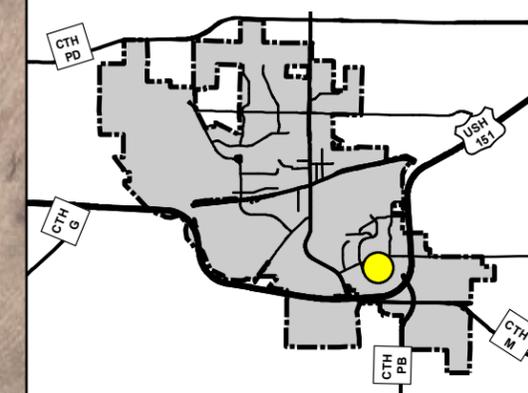
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Neighborhood

-  Hometown Grove
-  Residential Unimproved Parcels
-  Parcel Lines
-  Verona City Limits



1 in = 100 ft

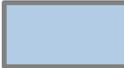


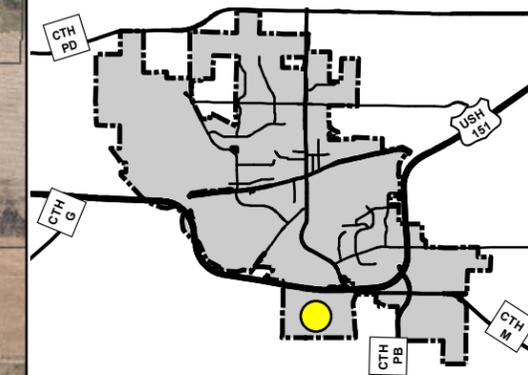
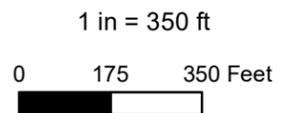
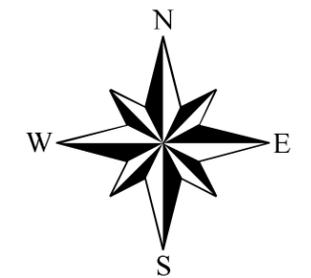
City of VERONA

Map 2d. Cathedral Point & Scenic Ridge

9/26/2019

M:\Projects\Economic Development\Housing\Residential Neighborhood Map.mxd

- Neighborhood**
-  Cathedral Point
 -  Scenic Ridge
 -  Residential Unimproved Parcels
 -  Parcel Lines
 -  Verona City Limits

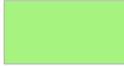


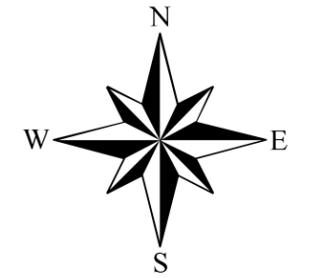
City of VERONA

Map 2e. Harmony Drive

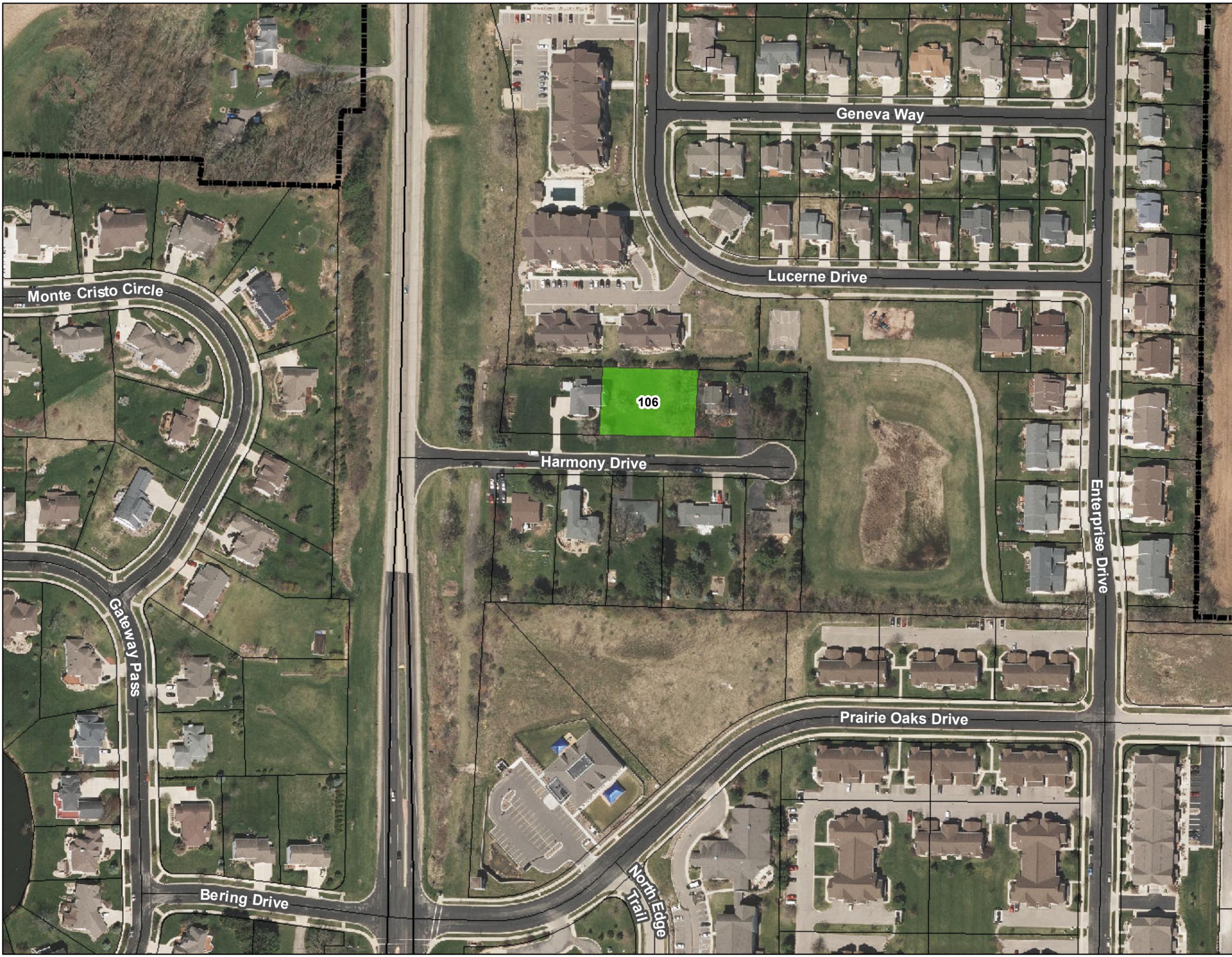
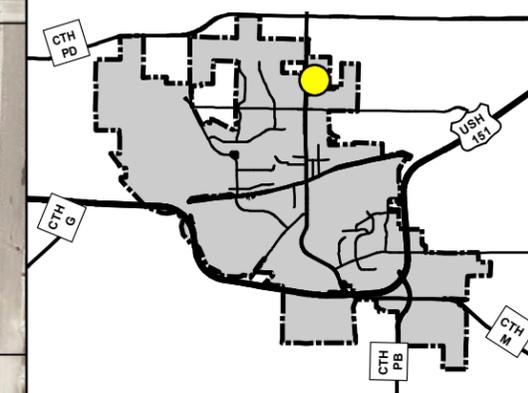
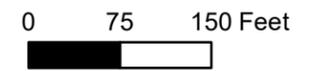
9/26/2019

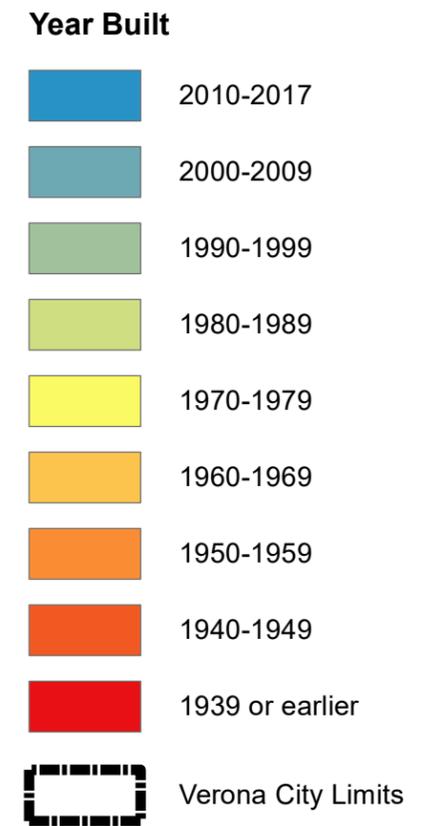
M:\Projects\Economic Development\Housing\Residential Neighborhood Map.mxd

-  Residential Unimproved Parcels
-  Parcel Lines
-  Verona City Limits

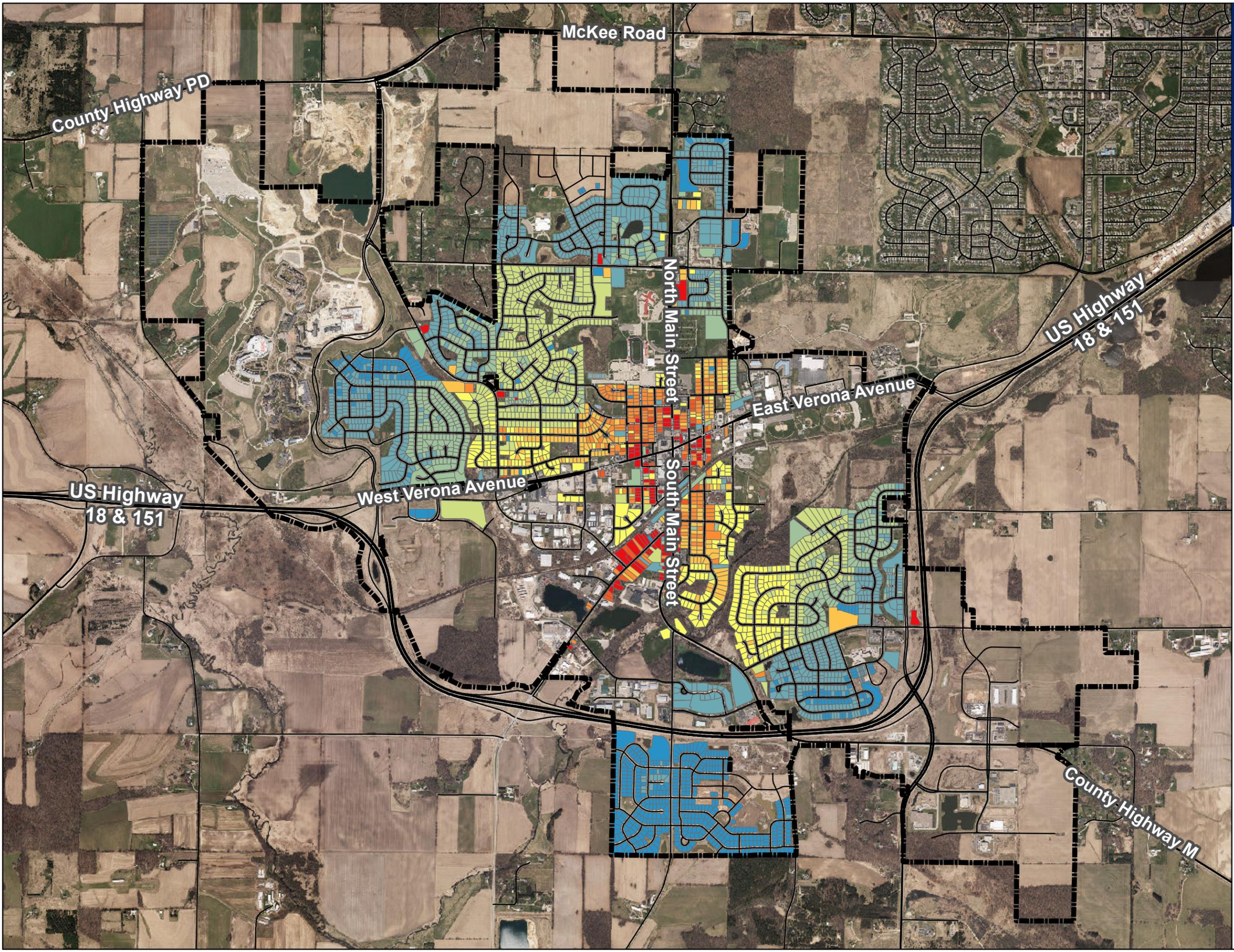
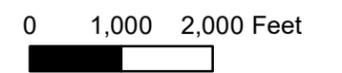


1 in = 150 ft





1 in = 2,000 ft



Appendix D – Housing Fee Report

City of
VERONA
HOMETOWN U.S.A. *Wisconsin*

2019 Housing Fee Report



Prepared By:
City of Verona, Economic Development
111 Lincoln St.
Verona, WI 53593

Contents

Executive Summary.....	88
FEE SCHEDULE.....	89
<i>Public Works</i>	89
<i>Planning and Development Fees</i>	89
<i>Building Plan Review and Inspection Fees</i>	90
New Construction/Addition/Alteration Building Groups.....	90
<i>Parkland Dedication & Development Fees</i>	93
HOUSING FEES COLLECTED 2017-2018.....	94
Residential Parkland Dedication	95

Executive Summary

On April 4, 2018, the State of Wisconsin Legislature enacted 2017 Wisconsin Act 243 requiring cities and villages with populations of 10,000 or more to prepare and post “New Housing Fee Report” by January 1, 2020. This report must list the amount of any of the following fees imposed on new residential construction, remodeling, or development:

- Building permit fee
- Impact fee
- Park fee
- Land dedication requirement
- Fee in lieu of land dedication
- Plat approval fee
- Storm water management fee
- Water or sewer hook-up fee

The sum of these fees in the prior year must then be divided by the number of units approved in the prior year. A copy of the “New Housing Fee Report” must be provided to each member of the governing body and be posted on City website. If this report is not posted on the City website, the fee cannot be charged.

A permit fee report from the Building Inspection Department was generated for 2018 and the previous calendar year. The Finance Department generated a report for Planning and Development fees that were collected during the same time period. A review of developer’s agreements and reports by the Parks Department provided the necessary park dedication requirements and fees in lieu of park dedication.

There is a significant difference in the total fees collected per unit between 2017 and 2018 largely due to the approval of Sugar Creek Commons (284 Units) and Lincoln Street Apartments (90 units) in late 2018 and early 2019. These developments have not submitted permit applications within the evaluation timeframe. Additionally, subdivision development agreements that collect utility impact fees in one year may not have pulled permits for dwelling units until the subsequent year.

The City of Verona has made every effort to insure the accuracy of the information provided in this document. Due to the possibility of errors or other aspects of electronic communication that is beyond the City's control, the City of Verona does not guarantee the accuracy of this document and is not liable for reliance on this information. This document was created as basic submittal guide under the Code in effect at the time of creation. It is not intended to cover all circumstances. Final determination of fees shall be calculated upon submittal. All fees are subject to change.

FEE SCHEDULE

All fees are collected with the issuance of the permit.

Public Works

These water and sewer connection fees are charged to the developer for the site, whereas, the water and sewer fees illustrated on page 92 are connection fees for each building.

	Cost ¹	Unit of Measurement	Notes
Water Facilities Impact Fee	\$938.00	Per Acre	§9-1-56
Sanitary Facilities Connection Fee	\$1,605.00	Per Acre	Ordinance 98-561 & Resolution 12-03-659
Madison Metro Sewer District (MMSD)	\$188.59*	Per 1000 SF	New development, Pumping Station 17 / Lower Badger Mill Creek Interceptor Service Area ²
MMSD	\$124.56*	Per 1000 SF	New development, Pumping Station 17 / Nine Springs Valley Interceptor Service Area
MMSD	\$42.30*	Per 1000 SF	New development, Treatment Plant Connection Fee
MMSD	\$42.30* - previously paid	Per 1000 SF	Re-development, Treatment Plant Connection Fee

*2019 cost, Fee is set and adjusted annually by MMSD is

¹ Fee subject to change

² Lower Badger Mill Creek Interceptor Service Area is all lands north of Edward Street and west of N. Nine Mound that could be developed. Actual location and fee shall be verified by applicant with Public Works staff.

Planning and Development Fees

Land Division	Cost
Certified Survey Maps	150 + \$100/lot
Preliminary Plat	\$300+\$50/lot
Final Plat	\$300+\$25/lot
Planned Development District	
Concept Plan	\$300
General Development Plan	\$300
Precise Implementation Plan	\$300
Zoning	
Conditional Use Permit	\$300
Site Plan Review	\$300
Zoning Map & Regulation Amendments	\$300
Variances/Appeals	\$300
Miscellaneous	
Annexation	\$300 + Taxes
Engineer per project	Actual Rate Billed to Developer
Attorney as needed	Actual Rate Billed to Developer

Building Plan Review and Inspection Fees

Flat Rate Project Permits	Cost	Per
(Projects which are <u>not</u> associated with New Construction/Addition/Remodel)		
Deck Permit	\$100.00	Unit
Roof Replacement Permit (One & Two Family)	\$50.00	
All Other Roof Replacement Permit	\$100.00	
Siding/Soffit/Fascia Permit	\$50.00	
Windows/Doors Permit	\$50.00	
Water Heater Permit	\$50.00	Unit
Water Treatment Device Permit	\$50.00	Unit
Residential Furnace Permit	\$50.00	Unit
Residential A/C Permit	\$50.00	Unit
If new installation, additional electric charge	\$50.00	
Above Ground Swimming Pool Permit (all inclusive)	\$100.00	
Below Ground Swimming Pool Permit (all inclusive)	\$150.00	
Fence Permit	\$50.00	
Residential Electrical Service Permit	\$50.00	
Moving of Building/Structures Permit	\$150.00	
Demolition Permit	\$150.00	Building
Sign Permit - base fee	\$50.00	
Plus \$1.00 per SF	\$1.00	SF
Minimum Permit Fee	\$50.00	
Special Inspections	\$50.00	Hour

New Construction/Addition/Alteration Building Groups

Group 1 - All residential buildings, single-family, two-family and multi-family dwellings, residential garages, storage sheds and decks. (This group does not include hotels, motels or institutional buildings).

Note: Certain projects within group 1 have set permit fees.

Group 2 - General and professional offices, barber shops, beauty parlors, bowling alleys, dry-cleaning establishments, clinics, natatoriums, shelters, hotels and motels, taverns, restaurants, cafeterias, retail establishments, commercial garages, service stations, churches, assembly halls, theaters, exhibition buildings, educational institutions, hospitals, nursing homes, places of detention, gymnasiums, arenas, laboratories, lodge halls, funeral homes, libraries, skating rinks, dance halls, and armories.

Group 3 - Warehouses, freight terminals, storage buildings, refrigeration storage, factories, machine shops, electric sub-stations, sewage treatment plants, heating plants, steam & electric generating plants, transformer vaults and other building not classified in Groups 1 or 2.

Please see Miscellaneous Permit Fees on page 93.

All areas*- Areas included for fee calculation purposes shall include all floor levels, basement, attached garages, decks, porches, and all spaces enclosed and under roof. All area shall be the area associated with the particular project.

New Construction, Alteration, Repair And Addition Permits	Cost	Per
Building Fees		
Building permit fees shall be the sum of:		
Base Fee -	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.08	SF
Group 2 (all areas*)	\$0.10	SF
Group 3 (all areas*)	\$0.08	SF
Group 3 (repair or alteration first 10,000 square feet of all areas*)	\$0.06	(first 10,000 SF of all areas*)
Sheds and garages 200 square feet or less are Base Fee only.		
Electrical Fees		
Electrical permit fees shall be the sum of:		
Base Fee	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.05	SF
Group 2 (all areas*)	\$0.06	SF
Group 3 (all areas*)	\$0.02	SF
Plumbing Fees		
Plumbing permit fees shall be the sum of:		
Base Fee	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.05	SF
Group 2 (all areas*)	\$0.06	SF
Group 3 (all areas*)	\$0.02	SF
Heating/Ventilating/Air Conditioning (HVAC) Fees		
HVAC permit fees shall be the sum of:		
Base Fee	\$50.00	
Fee Determined by Building Group and Size		
Group 1 (all areas*)	\$0.05	SF
Group 2 (all areas*)	\$0.06	SF
Group 3 (all areas*)	\$0.02	SF
Erosion Control Fees		
Group 1		
First four units	\$100.00	Unit
Every unit thereafter	\$50.00	Unit
Group 2 and 3	\$50.00	1,000 SF of all areas
Stormwater Permit –Based on size of the project. Review fees are billed back to the applicant.		
Minor Plan	\$25.00	(Unless connected with building plan, \$20.00)
Major Plan	\$50.00	

Early Start Permit	Cost	Per
Group 1	\$150.00	
Group 2 and 3	\$250.00	
Driveway Opening		
Group 1	\$50.00	
Group 2 and 3	\$100.00	
Wisconsin State Seal (1 and 2 family only)	\$35.00	
Street Tree Fee (New construction only)	\$325.00	Lot
Park Development Fee (New construction Group 1 only)	\$300.00	Bedroom
Library Impact Fee (New construction only)		
Single-family	\$540.00	Unit
Multi Family	\$371.00	Unit
Police Impact Fee (New construction only)		
Single-family Per Unit	\$413.00	
Multi Family Per Unit	\$368.00	
Non-Residential	\$1.4094	\$1,000.00 Total Project Cost or fraction thereof
Fire Impact Fee (New construction only)		
Single-family Per Unit	\$310.00	
Multi Family Per Unit	\$213.00	
Non-Residential	\$2.10	\$1,000.00 Total Project Cost or fraction thereof

Water Impact Fee/Sewer Connection Fees

(Per meter for all new connections to municipal water and/or sewer)

Water Meter Size	Water Impact Fee	Sewer Connection Fee
5/8" & 3/4 "	\$324	\$551
1"	\$810	\$1,377
1-1/2"	\$1,620	\$2,754
2"	\$2,592	\$4,407
3"	\$4,860	\$8,262
4" and greater	\$8,100	\$13,771

Commercial Plan Review Fees

The City of Verona has been authorized by the Wisconsin Department of Safety and Professional Services to perform plan review for building, HVAC, plumbing and fire protection system plans for projects of any size. Multi-family buildings with 3 or more units are considered commercial buildings and require commercial building plan review.

Fees for this plan review service are as follows:

Building and HVAC systems

Area (Square Feet)	Building Plans	HVAC Plans
Less than 2,500	\$260.00	\$160.00
2,501 - 5,000	\$330.00	\$220.00
5,001 - 10,000	\$550.00	\$260.00
10,001 - 20,000	\$750.00	\$400.00
20,001 - 30,000	\$1,100.00	\$540.00
30,001 - 40,000	\$1,500.00	\$830.00
40,001 - 50,000	\$2,000.00	\$1,100.00

Area (Square Feet)	Building Plans	HVAC Plans
50,001 - 75,000	\$2,700.00	\$1,500.00
75,001 - 100,000	\$3,400.00	\$2,100.00
100,001 - 200,000	\$5,600.00	\$2,700.00
200,001 - 300,000	\$9,900.00	\$6,300.00
300,001 - 400,000	\$15,000.00	\$9,200.00
400,001 - 500,000	\$18,500.00	\$12,000.00
Over 500,000	\$20,000.00	\$13,500.00

Plumbing plan review fees are calculated on the application form (Attachment E).

Fire protection systems (fee includes plan review and inspection)

Area (Square Feet)	Fire Alarm	Fire Suppression
Less than 2,500	\$130.00	\$130.00
2,501 - 5,000	\$160.00	\$160.00
5,001 - 10,000	\$315.00	\$315.00
10,001 - 20,000	\$620.00	\$620.00
20,001 - 30,000	\$925.00	\$925.00
30,001 - 40,000	\$1,240.00	\$1,240.00
40,001 - 50,000	\$1,555.00	\$1,555.00
50,001 - 75,000	\$1,880.00	\$1,880.00
75,001 - 100,000	\$2,210.00	\$2,210.00
100,001 - 200,000	\$2,580.00	\$2,580.00
200,001 - 300,000	\$3,030.00	\$3,030.00
300,001 - 400,000	\$3,480.00	\$3,480.00
400,001 - 500,000	\$3,930.00	\$3,930.00
Over 500,000	\$4,310.00	\$4,310.00

MISCELLANEOUS FEES

Failure to Obtain any Required Certificate of Occupancy Prior to Occupancy

Group 1	\$100	
Group 2 and 3	\$200	

Delinquent Permit Penalty - A penalty equal to the amount of the permit fee at the time of application shall be assessed whenever the required permit is not obtained prior to commencing work.

PERMIT INFORMATION

The current practice of the City of Verona Inspection Department is to issue one "Uniform Building and Trades" permit per project, of which will include any and all plan review, impact and/or permit fees due for that particular project. When the owner or person in charge of the project applies for a permit, they will be asked to provide all information related to that project, such as all contractors' information, project areas, costs, and any other pertinent information needed to calculate the appropriate fees at the time of submittal.

Parkland Dedication & Development Fees

Fee Type	Single-family and Duplex	Multi-family	Industrial and Commercial
Dedication Requirement (at platting)	1,800 square feet or \$2,450 per unit	1,250 square feet or \$1,700 per unit	4% of total lot area or \$1,000 per acre
Development Fee (at issuance of building permit)	\$300 per bedroom	\$300 per bedroom	n/a

HOUSING FEES COLLECTED 2017-2018

Category	Housing Type	2017	2018
New Construction	Building, Permit and Development Fees		
	NEW Single-family Dwelling Units	64	61
	Building Fees	\$115,280.93	\$104,012.40
	Impact Fees	\$105,820.00	\$92,889.00
	Park Fees	\$72,000.00	\$62,700.00
	Stormwater	-	-
	Water & Sewer	\$48,390.42	\$34,109.37
	<i>Subtotal</i>	<i>\$341,491.35</i>	<i>\$293,710.77</i>
	NEW Multi-family Dwelling Units	72*	374^
	Building Fees	\$35,658.40	\$150.00
	Impact Fees	\$37,488.22	\$0.00
	Park Fees	\$17,700.00	\$0.00
	Stormwater	\$100.00	\$0.00
	Water & Sewer	\$8,781.48	\$0.00
	<i>Subtotal</i>	<i>\$99,728.10</i>	<i>\$150.00</i>
	Planning & Development Fees		
	Cathedral Point	\$0.00	\$8,680.00
	Kettle Creek North	\$30,268.00	\$22,531.00
	Cross Point Estates	\$1,800.00	\$0.00
	Hometown Grove	\$300.00	\$6,676.80
	West End	\$250.00	\$0.00
	Lincoln St Apartments	\$600.00	\$900.00
	Sugar Creek Commons	\$600.00	\$1,900.00
	<i>Subtotal</i>	<i>\$33,818.00</i>	<i>\$40,687.80</i>
	Public Works Connection Fees		
	Cathedral Point	\$60,472.54	\$57,700.67
	Kettle Creek North	\$19,326.80	\$19,580.40
	Cross Point Estates	\$10,871.50	\$0.00
	Hometown Grove	\$0.00	\$45,500.00
	<i>Subtotal</i>	<i>\$90,670.84</i>	<i>\$122,781.07</i>
TOTAL NEW CONSTRUCTION UNITS APPROVED	136	435	
TOTAL NEW CONSTRUCTION FEES	\$565,708.29	\$457,329.64	
FEES PER UNIT	\$4,159.62	\$1,051.33	

Remodeling	Single-family Dwelling Units	442	413
	Remodeling	\$19,312.68	\$17,020.73
	Electrical, Plumbing, HVAC and Drainage Systems	\$9,862.40	\$8,125.00
	Garage, Driveway, and Outdoor Living Spaces	\$6,723.34	\$9,332.78
	Roofing, Siding, Windows & Doors	\$9,376.00	\$6,100.00
	Monument Signs	-	\$100.00
	<i>Subtotal</i>	<i>\$45,274.42</i>	<i>\$40,678.51</i>
	Multi-family Dwelling Units		
	Remodeling	\$1,537.96	\$150.00
	Electrical, Plumbing, HVAC and Drainage Systems	\$1,087.24	\$150.00
	Garage, Driveway, and Outdoor Living Spaces	\$0.00	\$0.00
	Roofing, Siding, Windows & Doors	\$100.00	\$400.00
	Monument Signs	\$174.00	\$62.00
	<i>Subtotal</i>	<i>\$2,899.20</i>	<i>\$762.00</i>
	TOTAL FEES COLLECTED/NUM. NEW CONSTRUCTION UNITS APPROVED		\$4,513.84

*Includes Steve Brown Apartment project for 29 apartment units, 8 Townhouses and 15,200 SF of commercial which has not moved forward and has changed to an all commercial development proposal.

^All fees are collected with the issuance of the permit. Includes Sugar Creek Commons (284 Units) and Lincoln Street Apartments (90 units), which were approved in 2018 and did not submit permit applications in 2018.

Residential Parkland Dedication

Neighborhood	Required Parkland Dedication Acres	Dedicated Acres	Fee In Lieu of Parkland Dedication
Cathedral Point	9.67	8.61	\$42,812.00
Scenic Ridge	7.23	2.11	\$206,707.00
Kettle Creek North		3.27	\$229,068.00
Cross Point Estates			\$2,695.00

Engineer and Attorney Fees

City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive invoices of payments due.

Disclaimer

The City of Verona has made every effort to insure the accuracy of the information provided in this document. This document was created as basic submittal guide under the Code in effect at the time of creation. It is not intended to cover all circumstances. Final determination of fees shall be calculated upon submittal.

Appendix E – Plumbing Plan Review Application



City of Verona

Application for General Plumbing Plan Review and Cross Connection Assembly Registration

-Complete all pages-

General Plumbing

NOTE: Personal information you provide may be used for secondary purposes [Privacy Law s. 15.04(1)(m), Stats.]

<p>1. Check our website at http://www.ci.verona.wi.us/137/Building-Inspection for the most current version of this form. You may monitor the status of your plan at: http://www.iworq.net/iworq/PermitWeb/permitWebSearch.asp?cityid=884&fid=600</p>	<p>Building Inspection Department 111 Lincoln Street Verona, WI 53593 Phone: (608) 848-9940 Fax: (608) 845-8613 Email: buildinginspector@ci.verona.wi.us</p>
---	--

2. Project Information – Fill in all known information

Project/Site Name: _____

Number & Street: _____

3. Mailing Information **After plans are reviewed please: (check all that apply)**

Call Customer 1 2 3 (Check one number)* Email Customer 1 2 3 (Check one)* Requesting party will pick up
* Refers to customer listed below

4. Complete the following customer information in the boxes below.

Designer Information (Customer 1) (Person who stamped the plan)	Contact Person or Other, Please Specify (Customer 3)
<p>_____ First Name Last Name Customer ID Number</p> <p>Company Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip + 4 (9 digits): _____</p> <p>Phone Number (Area Code): _____</p> <p>Email Address: _____</p> <p>Have you submitted plumbing plans to Industry Services in the last year? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>_____ First Name Last Name Customer ID Number</p> <p>Company Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip + 4 (9 digits): _____</p> <p>Phone Number (Area Code): _____</p> <p>Email Address: _____</p> <p>Make checks payable to: City of Verona and attach to the application and plans.</p>

Owner Information (Customer 2)	
<p>_____ First Name Last Name Customer ID Number</p> <p>Company Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip + 4 (9 digits): _____</p> <p>Phone Number (Area Code): _____</p> <p>Email Address: _____</p>	<p>Designer Signature: _____</p> <p style="text-align: right;">Total amount due (from page) \$ _____ Minimum Fee \$85.00</p>

SUBMIT ADDITIONAL PAGE 2 FOR EACH NON-IDENTICAL BUILDING OR TENANT SPACE

5. BUILDING SPECIFIC INFORMATION		
<input type="checkbox"/> New <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Revision to Previously Approved plan where approved construction has not been completed <input type="checkbox"/> Sovent/Provent, <input type="checkbox"/> 13D Multi-Purpose Piping <input type="checkbox"/> Siphonic roof drain systems <input type="checkbox"/> Structure is greater or equal to 5 stories in height <input type="checkbox"/> Project is Apartment/Condo only <input type="checkbox"/> Healthcare and Related Facility <input type="checkbox"/> Multiple identical buildings Number of <u>identical</u> buildings being submitted		
Indicate Building/Tenant Designation for Each Building and/or Tenant Space (Attach Additional Pages if Necessary)		
Building/Facility Name/Designation	Previous Tenant Name	Building/Facility Address
Item Description – Indicate items included with this submittal for this building.	Fee Computations (doubled for installation without approval) Check appropriate box and enter fee Calculate the fees separately for each building	Required Fee
Indicate here the total number of interior fixtures, including roof drains and hose bibs being submitted for this building:		TOTAL # _____
6. BUILDING SPECIFIC SANITARY:		
Select ONE of the following six options and enter the corresponding diameter or Drainage Fixture Units (DFU) and enter fee		
1. <input type="checkbox"/> Interior Sanitary Drain and Vent System and Exterior Sanitary Building Sewer	Diameter of sanitary building sewer(s) in inches _____ x \$50	
2. <input type="checkbox"/> Interior Sanitary Drain and Vent system only	Diameter of sanitary building sewer, in inches, required to serve the building. _____ x \$50	
3. <input type="checkbox"/> Exterior Sanitary Building Sewer(s) only	Diameter of sanitary building sewer(s) in inches _____ x \$30	
4. <input type="checkbox"/> Interior Sanitary Drain and Vent system within an addition or remodeled building	DFU's new, added or relocated See fee Table 1 on page 4 to convert DFU to a fee	
5. <input type="checkbox"/> Multiple exterior Sanitary Building Sewers serving the single building, and the interior Sanitary Drain and Vent system	DFU's new, added or relocated See fee Table 1 on page 4 to convert DFU to a fee	
6. <input type="checkbox"/> Interior Sanitary Drain and Vent System with multiple building drains exiting the building. No exterior sanitary sewers	DFU's new, added or relocated See fee Table 1 on page 4 to convert DFU to a fee	
7. BUILDING SPECIFIC WATER:		
Select ONE of the following six options and enter the corresponding diameter or Gallons Per Minute (GPM) and enter fee		
1. <input type="checkbox"/> Interior Water Distribution system and exterior Water Service	Diameter of exterior water service in inches, or if serving a combination domestic and fire sprinkler system, enter diameter of interior water distribution immediately after the meter or at the building control valve in inches _____ x \$50	
2. <input type="checkbox"/> Interior Water Distribution system, no exterior Water Service	Diameter of interior water distribution immediately after the meter or at the building control valve in inches _____ x \$50	
3. <input type="checkbox"/> Exterior Water Service(s), no interior Water Distribution system	Diameter of exterior water service in inches _____ x \$30	
4. <input type="checkbox"/> Interior Water Distribution system within an addition or remodeled building, no exterior Water Service	GPM added or relocated See fee Table 2 on page 4 to convert GPM to a fee	
5. <input type="checkbox"/> Multiple exterior Water Services serving the single building, and the interior Water Distribution system	GPM See fee Table 2 on page 4 to convert GPM to a fee	
6. <input type="checkbox"/> Interior Water Distribution system with multiple services exiting the building, no exterior Water Services.	GPM See fee Table 2 on page 4 to convert GPM to a fee	
8. Indicate the number of items below included with this submittal.		
Grease Interceptor	Number of Grease Interceptors _____ x \$85, no additional fee if submitted with Sanitary Drain & Vent	
Garage Catch Basin	Number of Garage Catch Basins _____ x \$85, no additional fee if submitted with Sanitary Drain & vent	
Oil Interceptor	Number of Oil Interceptors _____ x \$85, no additional fee if submitted with Sanitary Drain & vent	
Car Wash Interceptor	Number of Car Wash Interceptors _____ x \$85, no additional fee if submitted with Sanitary Drain & vent	
Sanitary Dump Station	Number of Sanitary Dump Stations _____ x \$85, no additional fee if submitted with Sanitary Drain & vent	
Mixed Wastewater Holding Devices	Number of Mixed Wastewater Holding Devices _____ x \$85, no additional fee if submitted with Sanitary Drain & vent	
Chemical System (No Eyewash or emergency showers)	Number of Chemical Systems _____ x \$85, no additional fee if submitted with Sanitary Drain & vent	
Cross Connection Control Assemblies in Health Care and Related Facilities	Number of Cross Connection Control Assemblies _____ x \$170	
Request to Register Cross Connection Control Assemblies in Non-Health Care Related Facilities	Number of Cross Connection Control Assemblies _____ x \$30	

	SPS 302.04(1). Requires a plan review fee to be charged at a rate of \$80 per hour for each water treatment/reuse system plan review		
Water Treatment System for compliance to 382.70*			
	*SPS 302.04(2) An assessment fee for an inspection to be charged at a rate of \$80 per hour		
Page Fee Subtotal _____			
Number of identical buildings X above Fee Subtotal (carry to bottom of Page 3) _____			
9. SITE SPECIFIC INFORMATION:			
Check and complete diameter information if included in this submittal	Fee Computation (doubled for installation without approval) (Check appropriate box and make fee computation.	Required Fee	
STORM – All storm piping is considered site specific.			
Indicate total number of exterior fixtures such as storm drain inlets submitted with this application _____ Check all that apply: <input type="checkbox"/> Interior storm drain system with a clearwater drain system (if submitting interior storm <u>only</u> , use the roof area to determine the drainage area for fees.) <input type="checkbox"/> Interior storm drain system without a Clearwater drain system (if submitted interior storm <u>only</u> , use the roof area to determine the drainage area for fees.) <input type="checkbox"/> Storm Building Sewer <input type="checkbox"/> Storm Private Interceptor Main Sewer <input type="checkbox"/> Storm water and/or clear water Subsurface Infiltration for Public Building submitted with or without a storm piping system Storm system Infiltration Volume (gal) _____ Select Madison, Waukesha or Hayward offices for plans with infiltration and other plumbing systems.	<u>Drainage area</u> served by the storm plumbing system is (check one and enter corresponding information) A. <input type="checkbox"/> Less than or equal to 1 acre drainage to the plumbing system with a single discharge point _____ diameter at discharge point in inches x \$15/inch B. <input type="checkbox"/> Less than or equal to 1 acre drainage to the plumbing system with multiple discharge points _____ Total GPM discharge. See Table 3 on next page to convert GPM to fee C. <input type="checkbox"/> Greater than 1 acre drainage to the plumbing system. Acres See Table 4 on next page to convert acres to a fee NOTE: Maintenance plan submittal required. • If this submittal is infiltration WITH storm, indicate \$200 in the fee column. • If submitting infiltration WITHOUT storm, calculate the corresponding fee		
<input type="checkbox"/> Clearwater drain system <u>without</u> an interior storm drain system	In A, B, or C above as if you were submitting those elements and enter here . Add \$200 and enter the total fee in the fee column. \$15/inch diameter of each Clearwater drain system inches _____ x \$15/inch		
SANITARY			
<input type="checkbox"/> Submittal of Sanitary Private Interceptor Main Sewer Indicates the number of independent connections to the municipal sewer or POWTS _____	Sum of largest PIMS diameters in inches _____ x \$30/inch Compute for each independent system and total)		
WATER			
<input type="checkbox"/> Private Water Main Indicate the number of independent connections to the municipal water main or well pressure tank _____	Sum of water main diameters in inches _____ x \$30/inch (Compute for each independent system and total)		
10. If the submittal is for a Mobile/Manufactured Home Community and/or Campground/Recreational Vehicle Park, indicate the number of sites and enter fee:			
Mobile/Manufactured Home Park and/or Campground/Recreational Vehicle Park	Required Fee	Mobile/Manufactured Home Park and/or Campground/Recreational Vehicle Park	Required Fee
<input type="checkbox"/> 1-25 Sites	\$300	<input type="checkbox"/> 51-125 Sites	\$400
<input type="checkbox"/> 26-50 Sites	\$350	<input type="checkbox"/> Greater than 125	\$500
Mobile/Manufactured Home Park and/or Campground/Recreational Vehicle Park submittal includes:			
<input type="checkbox"/> Sanitary Dump Station	<input type="checkbox"/> Exterior Water Service		
<input type="checkbox"/> Exterior Sanitary Sewer	<input type="checkbox"/> Private Water Main		
<input type="checkbox"/> Sanitary Private Interceptor Main Sewer			
11. OTHER FEES			
<input type="checkbox"/> Plan Approval Extension (1 year maximum)	\$120		
<input type="checkbox"/> Revision to previously approved plans (List Regulated Object Number(s) from the approval letter that are being revised) _____	\$85 Required – NOTE: Must be scheduled with office that previously reviewed the plans.		
Subtotal From Page 2 (include subtotals from additional Page 2s if used)			
Enter Total Fee Here and at Bottom of First Page			

Table 1

DRAINAGE FIXTURE UNIT (DFU) FEE TABLE		
DFU	Pipe Diameter	Fee (diameter X \$50)
1	1 1/4	\$50
2-3	1 1/2	\$65
4-6	2	\$75
7-20	3	\$150
21-160	4	\$200
161-360	5	\$250
361-620	6	\$300
621-1400	8	\$400
1401-2500	10	\$500
2501-3900	12	\$600

Table 3

STORM GALLONS PER MINUTE (GPM) FEE TABLES		
GPM	Diameter	Fee (diameter X \$15/inch)
1-50	3	\$45
51-115	4	\$60
116-195	5	\$75
196-320	6	\$90
321-700	8	\$120
701-1300	10	\$150
1301-2200	12	\$180
2201-4050	15	\$225
4051-6700	18	\$270
6701-9880	21	\$315
9881-14700	24	\$360

Table 2

<i>WATER DISTRIBUTION FEE TABLE</i>		
Table 302.64-2		
GPM		Fee
1	to 6	\$25.00
7	to 12	\$35.00
13	to 21	\$50.00
22	to 31	\$60.00
32	to 46	\$75.00
47	to 77	\$100.00
78	to 119	\$125.00
120	to 170	\$150.00
171	to 298	\$175.00

Table 4

STORM AREA FEE TABLE	
Acres (area drained to a plumbing system)	Fee
Greater than 1 to 5	\$350
Greater than 5 to 15	\$500
Greater than 15	\$600

43,560 sq ft = 1 acre

Do Not Submit This Page as Part of Schedule Request

13. CROSS CONNECTION CONTROL ASSEMBLY INFORMATION

Registering Cross Connection Control (CCC) Assemblies (except for health care and related facilities) and reporting test results can be done online for a reduced fee at <http://dsps.wi.gov/Online-Services/Industry-Services/Cross-Connection-Control-Assembly/>. All assemblies shown on plan must be registered with this submittal. If the assembly is already registered prior to review of the plans, indicate the Regulated Object number below.

Check if serving Healthcare and Related Facilities (see below for definition)

Water Supply Source: Check one Municipal Water System Other than municipal, non-community or private water system. See NR [811](#) and [812](#) for definitions.

REGULATED OBJECT #	Assembly Type*	Facility Name	Size	Mfg.	Assembly Model	Serial Number	Specific Location of Assembly	Assembly Is Serving
Indicate if known	RP	UW Human Services Buildings	3/4"	ACME	002M2QT	Indicate if known	Rm. 219, No. Wall	Boiler

*
PVB Pressure vacuum breaker assembly – ASSE 1020 + CAN/CSA B64.1.2
RP Reduced pressure principle backflow preventer – ASSE 1013 + CAN/CSA B64.4
RPD Reduced pressure detector fire protection backflow preventer assembly – ASSE 1047
SVB Spill resistant vacuum breaker – ASSE 1056 + CAN/CSA B64.1.3

“Health care and related facility” means a hospital, nursing home, community-based residential facility, county home, infirmary, inpatient mental health center, inpatient hospice, ambulatory surgery center, adult daycare center, end stage renal facility, facility for the developmentally disabled, institute for mental disease, urgent care center, clinic or medical office, child caring institution, or school of medicine, surgery or dentistry.

14. PLAN SUBMITTAL SHALL INCLUDE THE FOLLOWING IN ACCORD WITH CODE SECTION SPS 382.20.

Two complete sets of plumbing plans and specifications (including detailed information on types of materials and fixtures) (maximum of five). Make sure your submittal is complete! Incomplete submittals will result in delays or loss of appointment.

Plans shall include:

- Plot plan showing size and pitch of sanitary and/or storm sewer and water.
- Floor plan showing horizontal drains, water distribution lines, and all fixtures and equipment to be installed.
- 30/60° isometric diagrams of the drain, vent and water distribution systems. Indicate water supply and drainage fixture unit loads at each change in pipe diameter.
- Complete water calculations in accord with SPS 382.40 (7).
- Complete storm drain sizing calculations in accordance with SPS 382.36 (5).
- Remodeling or additions shall include existing loads.
- Water Quality Management Letter if required by SPS 382.20 (4) (b).
- For storm water plans, submit appropriate architectural roof drainage plans, site grade run off plans and contour lines showing what is drained to the plumbing system. Show all pipe sizes and discharge rates after every inlet.
- For infiltration systems, submit Soil and Site Evaluation Form SBD-10793.
- All plans must be properly signed per SPS 382.20 (4)(c). Plans involving more than one sheet must be **BOUND** into sets.
- For water re-use submittals include information requested in the product approval.
- Complete sizing calculations for all grease interceptors.

15. Other Potential Plan Submittals Required For A Project?

- Petition for Variance – Submit form SBD-9890-X
- Private sewage systems under SPS 381-385
- Buildings under SPS 361-366
- Elevators or Escalators under SPS 318
- Swimming Pools or other Aquatic Centers within a Commercial/Public Facility under chapter SPS 390
- Tank storage of 5,000 gallons or more of flammable or combustible liquids under SPS 310
- Fixtures which require water or waste connections may need product approval.
- There is no state electrical plan review
- UDC permit information and application packet available online at <http://dsps.wi.gov/Plan-Review/About-Plan-Review/Plan-Review-Forms/>

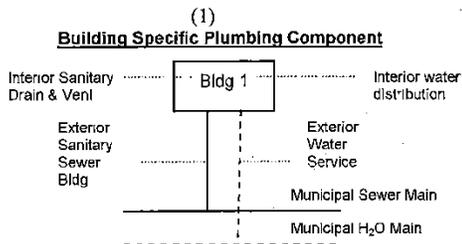
Contact the Industry Services Division for individual submittal requirements for all of the above.

For licensing of hotels, motels, restaurants, pools, campgrounds, and bed and breakfast establishments contact the DHS, Wisconsin Environmental Sanitation Section, 608-266-2835.

The Wisconsin Permit Center at 1-800-435-7287 may be able to help you with other state permit requirements.

**TYPICAL EXAMPLES OF BUILDING SPECIFIC/SITE SPECIFIC
INDICATED TASKS ARE FOR COMPLETING FORM PAGES AND WEB SCHEDULING**

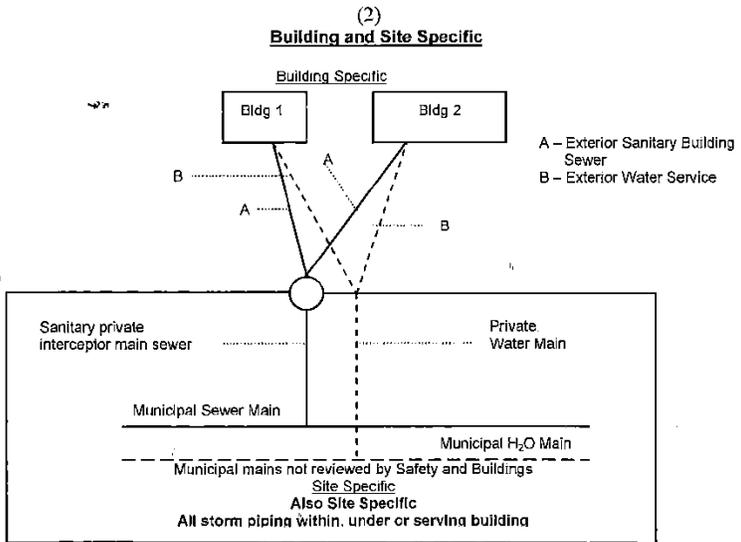
**TYPICAL EXAMPLES OF BUILDING SPECIFIC/SITE SPECIFIC
INDICATED TASKS ARE FOR COMPLETING FORM PAGES AND WEB SCHEDULING**



All are building specific (municipal mains not reviewed by Safety and Buildings)

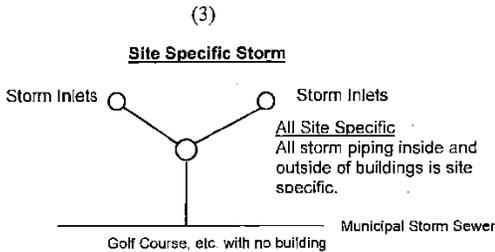
Web - 1 Building Specific Plumbing Component

This Form - Page 2 to be done 1 time



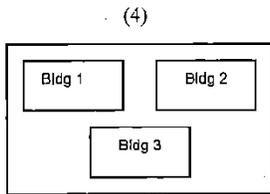
Web - 2 Building Specific Plumbing Components
1 Site Specific Plumbing Component

This Form - Page 2 to be done 2 times Page 3 to be done 1 time



Web - 0 Building Specific Plumbing Component
1 Site Specific Plumbing Component

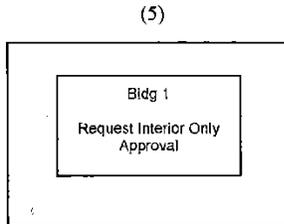
This Form - Page 3 to be done 1 time. Also, if cross connection assemblies, complete pages 2 and 5.



Request Interior and Exterior Approval

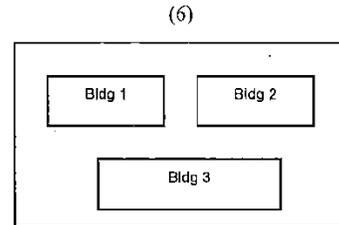
Web - 3 Identical Building Plumbing Components
1 Site Specific Plumbing Component

All storm is site specific
This Form - Page 2 to be done 1 time Page 3 to be done 1 time



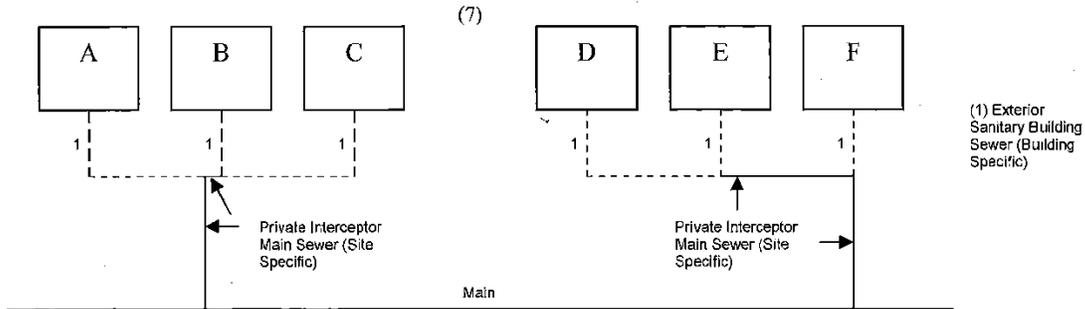
Web - 1 Building Specific Plumbing Component
0 Site Specific Plumbing Component

This Form - Page 2 to be done 1 time



Request Interior and Exterior Approval
Web - 2 Identical Building Specific Plumbing Components
1 Non-Identical Building Specific Plumbing Component
1 Site Specific Plumbing Component

This Form - Page 2 to be done 2 times Page 3 to be done 1 time



Web - 6 Identical Building Specific Plumbing Components
2 Site Specific Plumbing Components

This Form - Page 2 to be done once, Page 3 to be done once.

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Appendix F – Terms

Affordable Housing or Workforce Housing

A housing unit is affordable if “the occupant(s) is/are paying no more than thirty percent (30%) of his or her income for gross housing costs, including utilities.”⁷ While housing costs for renters include rent and utilities, housing costs for home owners includes principal, interest, taxes and insurance. There are two components to “affordable housing” - subsidized and naturally occurring affordable housing. Housing is subsidized when a Federal, State or local program reduces the rent/price, or owned by a non-profit or government agency. There are typically some restrictions on the eligibility of the tenant. “Naturally Occurring Affordable Housing” (NOAH) are older, smaller, or lower quality dwelling units that are affordable without subsidies.

Overall affordability looks at the overall housing stock within a municipality and whether the median household can afford a median-priced unit.⁸ For households whose income are at or below a certain percentage of Area Median Income (AMI), are there units available in the municipality at rental rates they can afford? For example, qualified Wisconsin Housing and Economic Development Authority (WHEDA) housing tax credit projects must provide at least 20% of all units at rent levels for tenants at or below 50% of Area Median Income (AMI) or 40% of all units for tenants at or below 60% of AMI.

Area Median Income (AMI)

The U.S. Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county.⁹ HUD also adjusts income limits to reflect the Federal Poverty Line (FPL) and the national median family income. When income limits exceed the national median income, limits are adjusted to the national level. If the income limit is less than the national poverty level, then the limit is adjusted up accordingly. Therefore, 80% of Area Median Income (AMI) isn't always exactly 80% and 30% of AMI isn't exactly 30%.

Attainable Housing

Non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the AMI.

Comprehensive Housing Affordability Strategy (CHAS) Data

The U.S. Department of Housing and Urban Development (HUD) tabulates that “demonstrate the extent of housing problems and housing needs, particularly for low income households.”¹⁰ This data set includes income distribution of households, housing problems, and number of cost burdened households by income distribution. The most recent CHAS data is from 2011-2015.

⁷ US Department of Housing and Urban Development. HUDUser Glossary. Retrieved from: https://archives.huduser.gov/portal/glossary/glossary_a.html

⁸ Ducker, Mangold, and Lynn. (2019) Attainable Housing: Challenges, Perceptions, and Solutions. RCL CO Real Estate Advisors. Retrieved from: <https://www.rclco.com/publication/attainable-housing-challenges-perceptions-and-solutions/>

⁹ US Department of Housing and Urban Development Office of Policy and Development. Retrieved from: <https://www.huduser.gov/portal/datasets/il.html>

¹⁰ US Department of Housing and Urban Development Office of Policy and Development. Retrieved from: https://www.huduser.gov/portal/datasets/cp.html#2006-2015_query

Costar

Costar Group is a commercial and industrial real estate research and data analytics firm which includes the following brands: Costar, LoopNet, Showcase, Belbex, Realla, CityFeet, ShopProperty, Apartments.com, Apartment Finder, ApartmentHomeLiving, BizBuySell, BizQuest, LandsofAmerica, and LandAndFarm.

Fair Market Rent

Fair Market Rent is determined by conducting a nationwide survey each year of the cost to rent privately owned, existing, decent, safe and sanitary rental housing of modest (non-luxury) nature with suitable amenities including utilities (except telephone).¹¹ Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the **HOME** rental assistance program.¹²

Household Tenure

Refers to the occupant's financial arrangement with the property, either owner-occupied (with or without a mortgage) or renter-occupied (occupant has limited use of the property for a fee).

U.S. Department of Housing and Urban Development (HUD)

In 1965, the U.S. Department of Housing and Urban Development (HUD) was created as a cabinet-level agency of the federal government to address fair and equal housing opportunities for everyone and supports home ownership by providing financial assistance such as Federal Housing Administration (FHA) insured mortgages. HUD's Office of Policy Development and Research (PD&R) "is responsible for maintaining current information on housing needs, market conditions, and existing programs, as well as conducting research on priority housing and community development issues. The Office provides reliable and objective data and analysis to help inform policy decisions."¹³

Median Family and Median Household Income

This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Since many households consist of only one person, average household income is usually less than average family income. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families including those with no income. The median income for individuals is based on individuals 15 years old and over with income. Median income for households, families, and individuals is computed on the basis of a standard distribution.¹⁴

Multi-family

¹¹ "What is Fair Market Rent?" (n.d.) Retrieved from: <https://www.rentdata.org/articles/what-is-fair-market-rent>

¹² US Department of Housing and Urban Development Office of Policy and Development. Retrieved from: https://archives.huduser.gov/portal/glossary/glossary_f.html

¹³ US Department of Housing and Urban Development Office of Policy and Development. Retrieved from: https://www.huduser.gov/portal/about/mission_and_background.html

¹⁴ Median Family Income. (n.d.) U.S. Census Bureau, American Community Survey (ACS) and Puerto Rico Community Survey (PRCS), 5-Year Estimates. Retrieved from: <https://www.census.gov/quickfacts/fact/note/US/INC110217>

Four or more attached dwelling units on a single parcel. The building code defines three or more units as multi-family, but four or more units on a single parcel are classified as commercial for assessment purposes as they are income producing properties.

Section 8

Section 8 refers to Section 8 of the Housing Act of 1937 and is now the federal government's housing choice voucher program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing. Participants find their own housing, provided that it meets the requirements of the program, and may include single-family homes, townhouses and apartments. Housing choices are not limited to units located in subsidized housing projects. The voucher program is administered locally by public housing agencies (PHAs). The PHA pays the landlord directly by the on behalf of the participating family the amount of the voucher. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home.

Section 42

Section 42 of the Internal Revenue Code governs the Housing Tax Credit (HTC) program established in 1986 to stimulate private investment in rehabilitating rental housing for low- to moderate-income families, seniors and people with special needs. The Wisconsin Housing and Economic Development Authority is the authority responsible for allocating and administering HTCs in Wisconsin. HTCs help the developer by off-setting their income tax liability. "The owner of a housing development uses the tax credits to generate an equity investment in the property. The equity investment reduces the amount of lending, and monthly debt service, needed to finance the development. Lower debt on the property allows the owner to charge lower monthly rents. . . . As a threshold for eligibility, HTC developments must remain affordable for a 30-year period. Developments must also meet one of two thresholds for occupancy. At least 20% of all units in a development must be reserved for households at or below 50% of the area median income, or at least 40% of all units must be reserved for households at or below 60% of the area median income."¹⁵

Single-family Attached

A dwelling which is joined to another dwelling at one or more sides by a party wall or walls. Duplexes may be on a single parcel or separate parcels with a zero lot line. This category also includes residential condo units which share walls, but have zero lot line parcels.

Single-family Detached

A dwelling which is entirely surrounded by open space on the same parcel.

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA is the State of Wisconsin's housing finance authority that issues financial assistance tools for affordable housing and economic development. Over the last 47 years, WHEDA has helped finance 73,000 affordable rental units and helped more than 122,000 families purchase a home. WHEDA administers the Internal Revenue Service (IRS) housing tax credit program for the State of Wisconsin. Housing that has received housing tax credits in the state of Wisconsin are required to be affordable for 30 years.

¹⁵ WHEDA. Housing Tax Credits. (n.d.) Retrieved from: <https://www.wheda.com/LIHTC/>

Appendix G - Methodology

Data Periods

The Department of Housing and Urban Development (HUD) sets income limits (AMI) that determine eligibility for assisted housing programs. The most recent income limit data is for Fiscal Year 2019.

On June 25, 2018, HUD released updated Comprehensive Housing Affordability Strategy data or "CHAS" data for the 2011-2015 timeframe. This data set identifies an estimated number of cost burdened households by income category and housing tenure. While there is a lag in the release of the data, this is the best data for this type of analysis.

The Bureau of Labor Statistics Occupational Employment Statistics Query System (OES) provides data on multiple occupations for one geographical area; one occupation for multiple geographical areas; multiple occupations for one industry; and one occupation for multiple industries. The geographical areas may be at the national, state or metropolitan/non-metropolitan area. The Madison Metropolitan Statistical Area includes the counties of Dane, Columbia, Green and Iowa. The most recent OES data was released in May 2018.

Redevelopment Sites

In 2013, the City hired MSA to draft the Downtown Mobility and Development Plan which was adopted in 2014. Reinvestment opportunities were evaluated based on the condition of the building and property value ratio. Since some of the sites identified as potential reinvestment opportunities in the plan have since undergone significant improvements, City staff used the planning area identified in the Plan and the assessed value per acre based on Access Dane's parcel information (Map 1a, Appendix C) to help identify potential redevelopment opportunities (Map 1b, Appendix C). Sites that are suitable for, but not zoned for, residential development in the downtown planning area are identified in Map 1c in Appendix C. The pending Whispering Coves project also requires rezoning for residential use (Map 1d, Appendix C).

On June 18, 2019, the City entered into an Outreach Services Agreement with Community Development Solutions (CDS), a design center in the school of architecture and urban planning at the University of Wisconsin-Milwaukee that assists communities and other groups in preliminary designs and planning, with the goal of providing direction for the City on a future Request For Proposals for the New Century Charter School, Sugar Creek Elementary School, and five properties that will not be in the City's possession – the former Michael's and Treads bar site, a hair salon, a print shop, and two houses. While there is no guarantee the entire site will be available, Michael's and the owner of the house at the corner of Verona and Marietta have indicated an interest in working with the City. The three design concepts that CDS presented to the Community Development Authority included various mixes of multi-family housing, commercial and/or mixed use buildings as well as public amenities.

Existing Housing Stock

Due to the nature of the development process and the financial commitments necessary to move a project forward, a dwelling unit for the purposes of this report exists if the permit for its construction has been received. Assessment and building permit data is as of December 31, 2018. While Lincoln Street Apartments (90 units) and Sugar Creek Commons (284 units) have been approved, they had not received construction permits by December 31, 2018.

In 2018, the City of Verona entered into a three year contract with Costar, a commercial and industrial real estate research and data analytics firm. Costar data sets change in real time, such as rental rates, however the housing stock itself (unit size, number of bedrooms, etc.) remains fairly static. Data on commercially assessed residential properties within the city limits was extracted on June 6, 2019 from Costar. Since no new multi-family units had been added since January 1st, it is reasonable to assume that the data extracted on June 6, 2019, is representative of the stock that existed as of December 31, 2018. This data does not include single-family homes, duplexes, triplexes, flats, or townhomes that may be available for lease. Data on unit size, number of bedrooms and rental rates were incomplete for 399 of the 1,319 multi-family renter-occupied dwelling units (DUs). Unit mix (studio, one bedroom, two bedroom, or three bedroom apartments) and/or rental information were not available for the following:

- | | | |
|-----------------------|--------------------------|----------------------|
| a. 100 PAOLI ST | u. 163 Paoli St | oo. 506 W Verona Ave |
| b. 101 Westridge Pkwy | v. 202 Meadowside Dr | pp. 508-510 Topp Ave |
| c. 102 PAOLI ST | w. 204 S SHUMAN ST | qq. 514 Topp Ave |
| d. 1021 Acker Ln | x. 204 W VERONA AVE | rr. 518 Topp Ave |
| e. 103 Faircrest | y. 205 INDUSTRIAL DR | ss. 536 MELODY LN |
| f. 104 Berkley Rd | z. 206 S Marietta St | tt. 715 ASPEN AVE |
| g. 104 Paoli St | aa. 204 S SHUMAN ST | uu. 731 ASPEN AVE |
| h. 1049 Enterprise Dr | bb. 241 MEADOWSIDE DR | vv. 747 ASPEN AVE |
| i. 1061-1081 Acker Ln | cc. 251 MEADOWSIDE DR | ww. 802 HEMLOCK DR |
| j. 113 Faircrest | dd. 260 Meadowside Dr | xx. 847 WALNUT ST |
| k. 113 PAOLI ST | ee. 261 MEADOWSIDE DR | yy. 852 HEMLOCK DR |
| l. 116 BERKLEY RD | ff. 270 Meadowside Dr | zz. 861 Kimball Ln |
| m. 117 BERKLEY RD | gg. 271 MEADOWSIDE DR | aaa. 864 HEMLOCK DR |
| n. 120 BERKLEY RD | hh. 280 Meadowside Dr | bbb. 871 Kimball Ln |
| o. 120 N MAIN ST | ii. 321 Meadowside Dr | ccc. 877 WALNUT ST |
| p. 121 BERKLEY RD | jj. 325 Prairie Way Blvd | ddd. 899 WALNUT ST |
| q. 125 BERKLEY RD | kk. 401 Prairie Way Blvd | eee. 913 WALNUT ST |
| r. 1307 N MAIN ST | ll. 401 S Marietta St | fff. 949 HEMLOCK DR |
| s. 142 Paoli St | mm. 451 S MAIN ST | |
| t. 154 W End Cir | nn. 471 PRAIRIE WAY BLVD | |

Some residential properties were removed or omitted from the assessment report due to a change in land use. If the billing address was different than the property address, it was assumed that these were renter-occupied units. Rental rates for these units were not included as they may not have a current listing or contact information.

Forecasted Housing Demand

The Department of Administration (DOA) Demographic Services Center provides household projections for Wisconsin municipalities at five year intervals. The average annual growth rate was calculated using the following formula:

$$\text{Compound Annual Growth Rate} = \left\{ \left[\frac{\text{End Value}}{\text{Beginning Value}} \right]^{(1/n-1)} - 1 \right\} * 100$$

n = number of years between End Value and Beginning Value

Using the compound growth rate and the DOA projections, an estimate of the number of households rounded to the nearest whole number could be arrived at using the following calculation:

$$\text{Estimated Number of Households} = \text{Previous value} * (1 + \text{Compound Annual Growth Rate})$$

In 2009, the Comprehensive Plan Committee considered a housing mix of 70% single-family and 30% multi-family, but chose a housing mix of 80% single-family and 20% multi-family units. The City's current mix is 66% single-family and 34% multi-family. Assuming the recommended owner occupancy vacancy rate of 1-2% and a rental vacancy rate of 5-7% (Nelson, 2004), the number of DUs needed by percentage of housing type (single-family or multi-family) is calculated in Table 1 (Appendix B) as follows:

$$\text{Est. DUs Needed} = \text{Estimated Number of Households by end of planning period} * \text{desired percentage of housing type} * (1 + \text{vacancy rate of housing type})$$

Example: If the City of Verona were to maintain its current housing mix of 66% single-family and 34% multi-family the number of DUs per type needed by 2020 is calculated as follows:

$$\text{Estimated Number of Single-family DUs Needed} = 5,249 * 0.66 * (1 + .02) = 3,534 \text{ (rounded to the nearest whole number)}$$

$$\text{Estimated Number of Multi-family DUs Needed} = 5,249 * 0.34 * (1 + .05) = 1,874 \text{ (rounded to the nearest whole number)}$$

Forecasted Land Demand

To forecast residential land use demand, the dwelling units needed to be built by the end of the planning period need to be allocated to the different planned land use categories (e.g. single-family small-lot, single-family larger lot, multi-family, etc.) and divided by the number of units allowed per acre to convert the units to acres. Additional land is needed for roads, storm water retention, parks, etc. Nelson's Planner's Estimating Guide (Nelson, 2004) recommends the following for gross land demand adjustments:

- Low density housing (less than 1 unit per acre): 10%-15%
- Detached housing: 25%
- Attached housing: 35%-40%

Multiply the acres needed for each land use category by 1 plus the gross land demand adjustment percentage. Finally, add all the land use categories together.

$$\text{Gross Acres Needed For Residential Land Demand} = \left\{ \frac{\text{Future Housing Units Needed} \times \text{Planned Allocation Percent}}{\text{Number of Units Allowed per Acre}} \right\} \times \text{1+ Gross Land Demand Adjustment Percentage}$$

Example:

$$\text{Gross Acres Needed For Larger Lot Single-family Detached Residential} = \left\{ \frac{1197 \times 30\%}{5} \right\} \times 1.25 = 89.775$$

Affordability

A report on residential properties (including garden style condos, duplexes, triplexes and flats), their characteristics, and assessed value was created from the City Assessor's database. Some residential properties were removed or omitted from the report due to a change in land use. If the billing address was different than the property address, it was assumed that these were renter-occupied units. Rental rates for these units were not included as they may not have a current listing. An estimate of fair market value can be calculated by dividing the total assessed value by the assessment ratio (84.72%).

Analysis of Financial Impact

Land Use Controls

To demonstrate how the City can “reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent,¹⁶” this report looked at four multi-family housing projects proposed and/or constructed in 2017-2018. All four requested exemptions from the current zoning code (e.g. density and intensity requirements, bulk requirements, landscaping requirements, and parking and loading requirements) and were Planned Unit Development (PUD) projects. The dates of plan submissions, when it went to the Plan Commission and Common Council were documented and calculated. It takes an average of 33 days per step for City Staff to process the submission of complete plans to Common Council meeting. This does not include the time that the developer takes to react to feedback from the Plan Commission and Common Council. On average, the PUD approval process takes approximately 100 days of staff time.

¹⁶ Wisc. Stat. [§66.10013\(2\)\(e\)](#)