

# 2021 Village of Suamico Housing Affordability Report

PREPARED BY THE BROWN COUNTY PLANNING COMMISSION  
ON BEHALF OF THE VILLAGE OF SUAMICO

JANUARY 21, 2022



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# Village of Suamico Housing Affordability Report

January 21, 2022

## Introduction

The Wis. Stats. 66.10013 (Housing affordability report) requires that a municipality with a population of 10,000 or more residents shall prepare, and annually update, a report of the municipality's implementation of the housing element of its comprehensive plan under s. 66.1001. This report has been updated to comply with these requirements.

## Comprehensive Plan Implementation

The Village of Suamico Comprehensive Plan was last updated in 2016 and included a detailed inventory and analysis of the existing and future housing trends for the village. Based upon the village's plan there is an increased need for residential growth within the village. With an increase in residential demand, there may be a need to increase residential density. Specific goals, objectives, and policies for housing within Suamico listed in the comprehensive plan include:

### Chapter 5 (Housing) Objectives:

- Promote reinvestment in the existing housing stock in order to maintain property values and strong neighborhoods.
- Promote an adequate supply and mix of housing types for individuals of different life stages, physical abilities, and income levels, while maintaining the village's rural and residential character.
- Encourage the development of residential facilities that help care for an aging population.
- Identify new residential areas in proximity to existing development to take advantage of the efficiencies associated with existing utilities and public services.
- Promote mixed-use residential development in appropriate locations.
- Encourage the development of conservation by design residential subdivisions in the more rural parts of the village.
- Identify and utilize non-profit, volunteer, and government programs to diversify and maintain the village's housing stock.

The comprehensive plan summarizes a few survey questions that were asked of the village residents. Overwhelmingly, residents were strongly in favor of maintaining/preserving "rural character". When asked what type of residential development residents would like within the village 88% of respondents said "homes", 46% said "condos", 44% said "duplexes", and 34 % said "apartments". The results of the survey indicate that the village will need to balance the desire of its residents to maintain the rural character of the community while encouraging and enabling residential growth to occur, suggesting that higher density residential development may be the answer to residents' requests while also possibly diversifying a largely monoculture single-family housing stock.

Currently, the housing stock in the Village of Suamico consists primarily (94.1%) of 1-unit structures (single family homes). The remaining 5.9% of the housing stock consists of 2-or-more-unit structures<sup>1</sup>. A

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<sup>1</sup> U.S. Census Bureau, 2015-2019 American Community Survey 5-year Estimates

byproduct of the lack of housing diversity is affordability. The U.S. Department of Housing and Urban Development (HUD) identifies households as “cost burdened” when the total housing expenses exceed 30 percent of their income. The village’s Comprehensive Plan notes that approximately 25 percent of Suamico households with a mortgage, spend 30 percent or more of their income on the mortgage<sup>2</sup>.

The 2015-2019 U.S. Census Bureau American Community Survey (ACS) estimates approximately 23.1 percent of Suamico renters are paying 30 percent or more of their household incomes for housing, which is somewhat less than Brown County (39.1 percent) and the State of Wisconsin (41.4 percent), respectively. (See Table 2)

**Table 1: Gross Rent 2015-2019**

	Suamico	Brown County
<b>Total:</b>	514	37011
<b>With cash rent:</b>	490	36195
<b>Less than \$100</b>	0	15
<b>\$100 to \$149</b>	0	41
<b>\$150 to \$199</b>	0	113
<b>\$200 to \$249</b>	0	344
<b>\$250 to \$299</b>	0	374
<b>\$300 to \$349</b>	0	450
<b>\$350 to \$399</b>	0	406
<b>\$400 to \$449</b>	0	547
<b>\$450 to \$499</b>	0	974
<b>\$500 to \$549</b>	0	1657
<b>\$550 to \$599</b>	0	1721
<b>\$600 to \$649</b>	0	2728
<b>\$650 to \$699</b>	43	3524
<b>\$700 to \$749</b>	0	2488
<b>\$750 to \$799</b>	0	3009
<b>\$800 to \$899</b>	89	6260
<b>\$900 to \$999</b>	25	3650
<b>\$1,000 to \$1,249</b>	114	5497
<b>\$1,250 to \$1,499</b>	203	1584
<b>\$1,500 to \$1,999</b>	16	519
<b>\$2,000 to \$2,499</b>	0	127
<b>\$2,500 to \$2,999</b>	0	45
<b>\$3,000 to \$3,499</b>	0	44
<b>\$3,500 or more</b>	0	78
<b>Median Gross Rent</b>	<b>\$1,193</b>	<b>\$795</b>

**Table 2: Occupied units paying rent (excluding units where Gross Rent as a Percent of Household Income (GRPI) cannot be computed)**

	Suamico		Brown County	
	Estimate	Percent	Estimate	Percent
<b>Total:</b>	514	100.0%	37,011	100.0%
<b>Less than 10.0 percent</b>	0	0.0%	1,572	4.2%
<b>10.0 to 14.9 percent</b>	108	21.0%	5,117	13.8%
<b>15.0 to 19.9 percent</b>	215	41.8%	5,909	16.0%
<b>20.0 to 24.9 percent</b>	37	7.2%	4,826	13.0%
<b>25.0 to 29.9 percent</b>	11	2.1%	3,618	9.8%
<b>30.0 to 34.9 percent</b>	54	10.5%	3,467	9.4%
<b>35.0 to 39.9 percent</b>	0	0.0%	1,791	4.8%
<b>40.0 to 49.9 percent</b>	0	0.0%	2,819	7.6%
<b>50.0 percent or more</b>	65	12.6%	6,405	17.3%
<b>Not computed</b>	24	4.7%	1,487	4.0%

Source (Both Tables): 2015-2019 U.S. Census Bureau American Community Survey

<sup>2</sup> Suamico Comprehensive Plan references 2007-2011 American Community Survey as the data source.

Like the rental statistics described above, approximately 13.5 percent of Suamico homeowners with a mortgage pay 30 percent or more of their household income toward the mortgage, which is slightly less than Brown County (18.4 percent) and the State of Wisconsin (22.8 percent), respectively. (See Table 3)

**Table 3: Housing units with a mortgage (excluding units where Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI) cannot be computed)**

	Brown County		Suamico	
	Est.	Percent	Est.	Percent
<b>Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)</b>	44,347	100.0%	2,961	100.0%
<b>Less than 20.0 percent</b>	25,178	56.8%	1,810	61.1%
<b>20.0 to 24.9 percent</b>	7,629	17.2%	593	20.0%
<b>25.0 to 29.9 percent</b>	3,398	7.7%	156	5.3%
<b>30.0 to 34.9 percent</b>	2,216	5.0%	102	3.4%
<b>35.0 percent or more</b>	5,926	13.4%	300	10.1%

Source: 2015-2019 U.S. Census Bureau American Community Survey

Since the adoption of the 2016 Comprehensive Plan, the village has actively promoted the development of additional multi-family residential options such as the Urban Edge Living Apartments development by Midwest Expansion, LLP. This development ultimately will include 222 multifamily units within a Mixed-Use Tax Increment District. Development incentives were provided by the village for the multifamily development at a rate of 80% of the tax increment revenue from the development to reimburse for property taxes.

## Residential Platting and Permit Activity

The Village of Suamico is the interface between urban and rural areas of the Green Bay Metropolitan Area. The village has land that is currently being used for agriculture that could possibly be developed. However, the Village of Suamico also has many natural resource features such as wetlands and waterways. These natural resource features cover or bisect much of the remaining vacant land in the village, making development either impossible due to local, state, and/or federal natural resource protections, or cost-prohibitive because of the site work involved just to prepare for development. The vacant land that is more likely to develop is located west of the I41/US 41 corridor.

Since 2016, most of the land division activity has been focused on smaller tracts of land where four or fewer lots are being created. No subdivision plats were approved for the village in 2021. In 2021 there were nine CSM's submitted to Brown County for review in the Village of Suamico. The following table provides a summary of the CSM's that were submitted.

**Table 4: Village of Suamico, CSM Summary for 2016-2021**

Year	CSM's	CSM's Recorded	New Lots Created	Condo Plats (for Residential Units)
2016	11	10	12	0
2017	13	6	10	0
2018	11	5	5	0
2019	10	5	5	5
2020	5	3	4	0
2021	9	7	15	2*
<b>Total</b>	<b>59</b>	<b>36</b>	<b>51</b>	<b>7</b>

Source: Brown County Planning and Land Services Department. Data for 2021 through 12/13/2021.

\*One condo plat was for a duplex, and the other is for 33 residential units, but not yet recorded at the time of this report.

Through December 14, 2021, the village issued 51 residential permits (single family, duplex, multifamily), compared to 35 in 2020. Renovations and rehabilitations are also important metrics to consider when addressing housing affordability. Renovating and/or repurposing older housing stock helps to keep dwelling units in good condition and maintain value. 2021 saw 36 remodel permits.

**Table 5: Village of Suamico, Residential Building Permits for 2016-2021**

Year	Residential Construction Permits	Renovation/Rehabilitation Permits	Housing Units Created
2016	49	42	12
2017	45	34	10
2018	34	44	5
2019	40	37	5
2020	35	28	4
2021	51	36	15
<b>Total</b>	<b>254</b>	<b>221</b>	<b>51</b>

Source: Village of Suamico.

A summary and analysis of the permits, fees, and average permit fee per unit charged by the Village of Suamico follows.

<b>Table 6: Village of Suamico 2021 Permit Fee</b>			
<b>Permit</b>	<b>Fee</b>	<b>Units</b>	<b>Total</b>
<b><i>New Residential Building Permit</i></b>			
0-1999 Sq Ft	\$550.00	0	\$0.00
2000-3999 Sq Ft	\$650.00	4	\$2,600.00
4000-5999 Sq Ft	\$750.00	30	\$22,500.00
6000-7999 Sq Ft	\$850.00	13	\$11,050.00
➤ 8000 Sq Ft	\$950.00	2	\$1,900.00
Residential Addition/Remodel Permit	\$75	36	\$2,700.00
<b><i>Accessory Structure (Decks, Garages, &amp; Sheds)</i></b>			
0-150 Sq Ft	\$35.00	8	\$280.00
150 Sq Ft to 600 Sq Ft	\$70.00	9	\$630.00
➤ 600 Sq Ft	\$0.10/Sq Ft plus \$30 zoning fee	19	\$4,392.00
Administrative Fee – Utility	\$200.00	0	\$0.00
Administrative Fee – General Fund	\$200.00	0	\$0.00
<b><i>Impact Fees</i></b>			
Wastewater - Velp	\$4,215.03	25	\$105,375.75
Wastewater - Belmont	\$1,258.79	0	\$0.00
Park Impact Fee	\$300.00	128	\$38,400.00
Water (3/4" Meter)	\$2,592.40	21	\$54,440.40
Erosion Control Permit	\$150.00	49	\$7,350.00
Erosion Control Compliance Deposit	\$500.00	49	\$24,500.00
State Seal Fee	\$35.00	49	\$1,715.00
Zoning	\$75.00	49	\$3,675.00
<b><i>Driveway Access</i></b>			
Urban	\$25.00	29	\$725.00
Rural	\$75.00	18	\$1,350.00
<b><i>Address</i></b>			
Sewered	\$25.00	29	\$725.00
Rural	\$50.00	20	\$1,000.00
CSM Fee	\$100.00/Lot	15	\$1,500.00
Preliminary Plat Fee	\$300.00	0	\$0.00
Final Plat Fee	\$200.00	0	\$0.00
<b><i>Land Use Permits</i></b>			
Residential Structure, SF or Duplex	\$50.00	8	\$400.00
Accessory Building or Addition	\$50.00	7	\$350.00
Residential Structures with more than 2 units	\$50.00	0	\$0.00
Each additional unit over 2	\$25.00	0	\$0.00
Filling, Grading, Excavating	\$25.00	1	\$25.00
<b><i>Land Use Permits in Floodplain</i></b>			
Residential Structure, SF or Duplex	\$125.00	1	\$125.00
Accessory Building or Addition			
No Human Habitation	\$50.00	0	\$0.00
Yes Human Habitation	\$125.00	0	\$0.00
Residential Structures with more than 2 units	\$125.00	0	\$0.00
Each additional unit over 2	\$30.00	0	\$0.00
Filling, Grading, Excavating	\$25.00	0	\$0.00
<b>Total 2021 Fees</b>			<b>\$287,708.15</b>

**Table 7: Village of Suamico 2021 Permit Fee Analysis**

<b>Total Fees (including addition/remodeling)</b>	\$287,708.15	
<b>2021 Units (new construction only)</b>		49
<b>2021 Fees Per Unit (new construction only)</b>	\$5,871.59	
<b>2021 Units (new construction and addition/remodeling)</b>		85
<b>2021 Fees Per Unit (including addition/remodel units)</b>	\$3,384.80	

Source: Village of Suamico

The average fee per permitted residential unit if not including the remodeling units (but including the remodeling fees) as prescribed under state statute, is \$5,871.59 per unit. The average fee per unit if including the remodeling fees and remodeled units is \$3,384.80 per unit.

To place the Suamico fee per unit in perspective, according to the 2015-2019 American Community Survey from the U.S. Census Bureau, the median value of an owner-occupied home in Suamico with a mortgage is approximately \$249,400. The commercial real estate site Zillow places the median Suamico home value in November 2021 at \$355,000, with an expected 14.3% increase in the one-year forecast<sup>3</sup>. Dividing the two fee-per-unit values by the high and low home values, results in a range of 0.95 percent to 2.3 percent in added home cost due to Suamico fees. Since the village did not change permit fees between 2020 and 2021, housing and construction price increases came from raw material cost increases<sup>4</sup>.

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<sup>3</sup> Zillow United States Home Values. <https://www.zillow.com/home-values/>.

<sup>4</sup> "Prices of Goods and Services Used in Residential Construction", David Logan. NAHB Economics and Housing Policy, National Association of Home Builders. <https://www.nahb.org/-/media/1346C8FA93D04E4E94529937FEFDD31E.ashx>.

## List of Undeveloped Parcels

### Zoned for Residential Development

The Brown County Land Information Office and Brown County Planning Commission staff performed a four step Geographic Information System (GIS) analysis. The first step of the analysis included a process in GIS whereby the village Zoning Map was overlaid on top of the Brown County Parcel Map to identify all parcels that are zoned RR: Rural Residence, RR W/PDD: Rural Residential with a PDD, Residential Sewer/PD: Residential Sewer with a Planned Development, or RS: Residential Sewer and that have an improved value of \$0. The analysis thereby determined the number of undeveloped parcels that are zoned for residential development. This analysis is depicted in Figure 1, and the parcels are listed in Appendix A.

#### Step 1 Analysis Results:

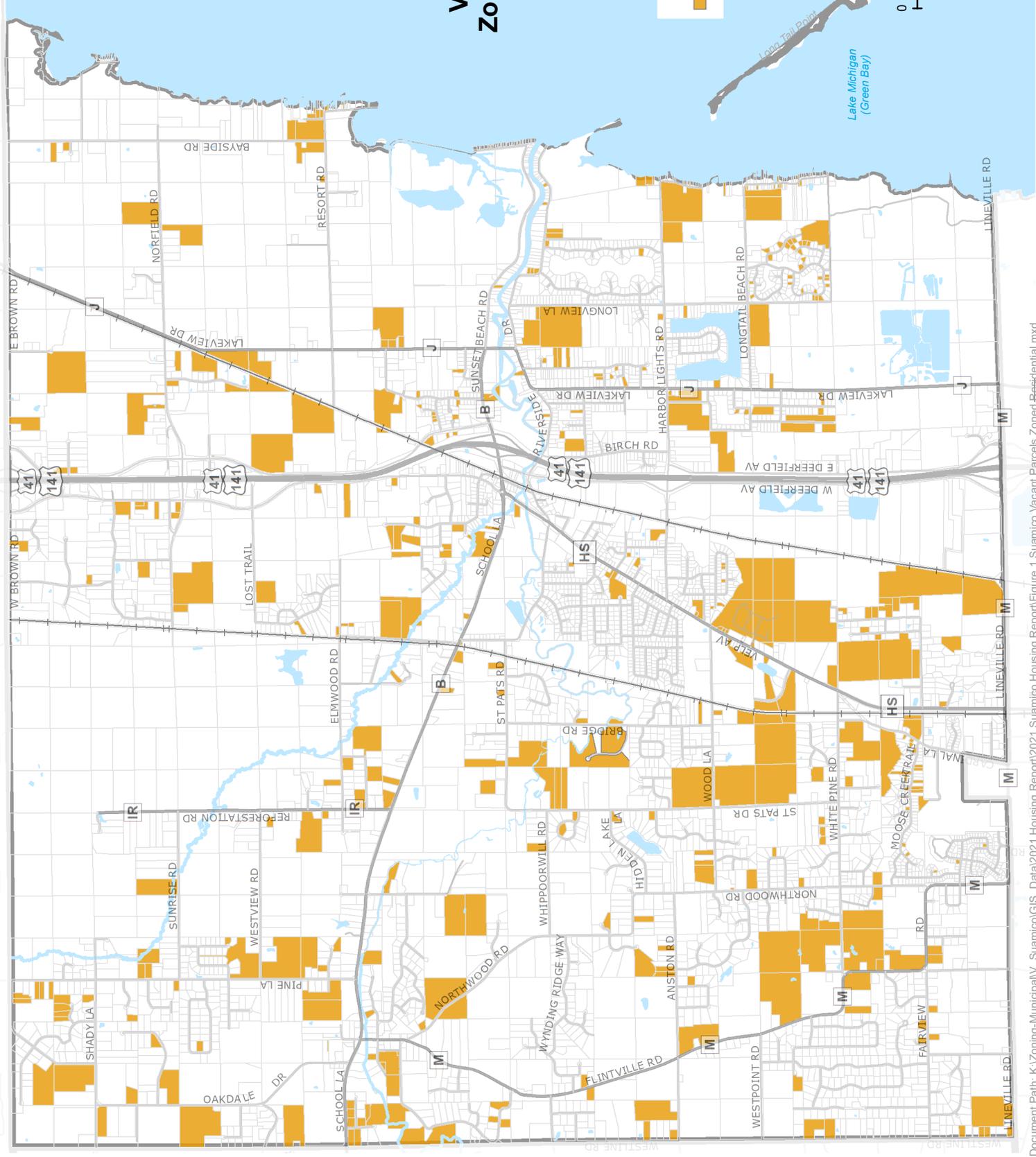
- Total parcels - 397 parcels
- Total acres - 2,388.02
- Mean Acres/Parcel – 6.02
- Median parcel – 1.608 acres

The second step of the analysis takes into consideration a major impediment facing developers in the Village of Suamico. The environmental features that were described in the previous section can create a few difficulties for developers due to associated regulations. Because the Village of Suamico is home to so many of these features, it was important that they are considered for this analysis. Using the 397 parcels identified through analysis step one, all known environmental features were added to the map to show what areas of the 397 parcels are available for development. Through this analysis, the total number of developable acres dropped from 2,388.02 acres to 2,061.79 acres. Approximately 13.7 percent of the total land area identified as vacant parcels that are zoned residential are undevelopable due to environmental limitations. This analysis is shown in Figure 2.

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# Figure 1 Vacant Parcels Zoned Residential

**Legend**  
Vacant Residential  
Parcel

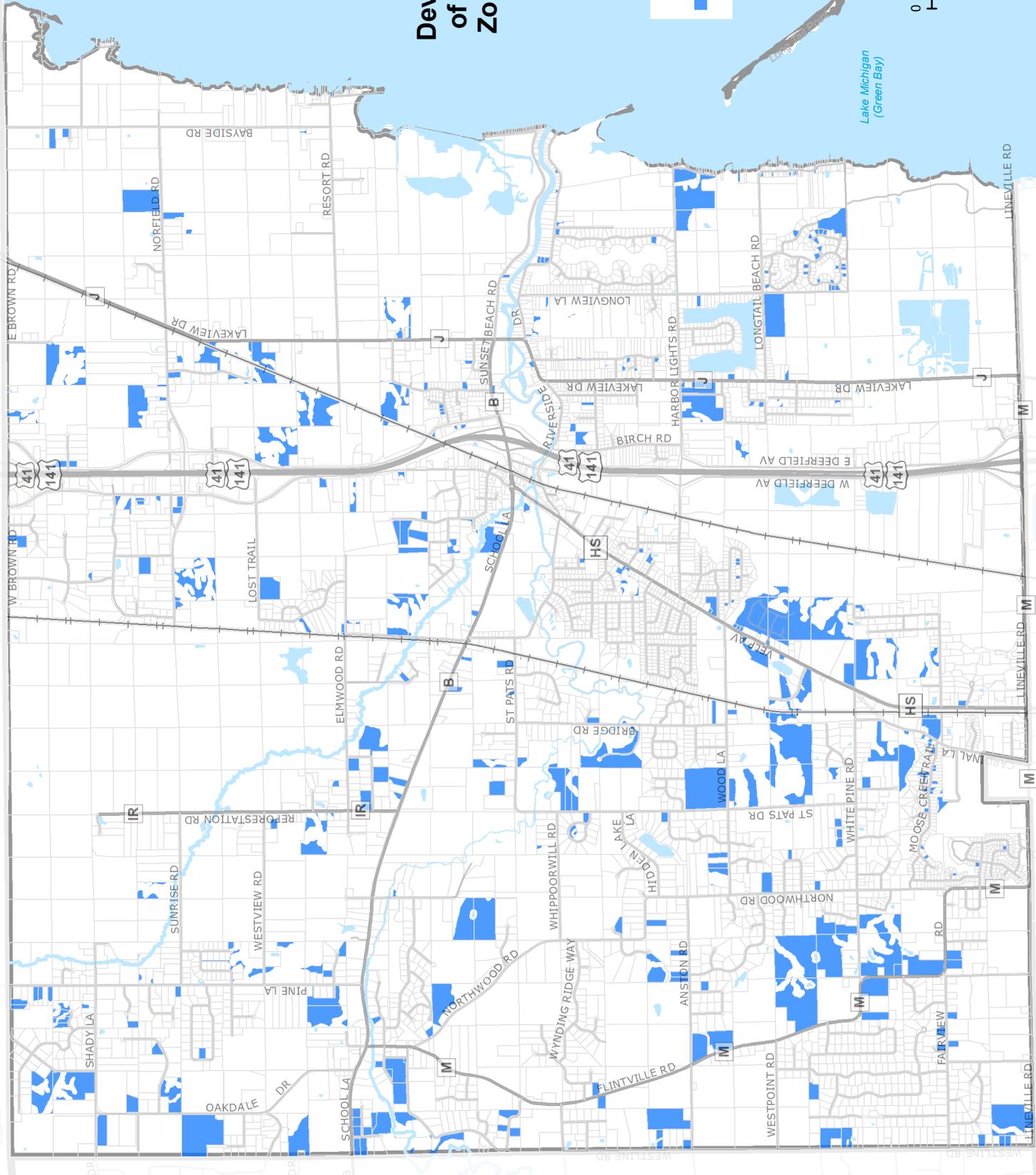


Village of  
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Wisconsin

# Figure 2 Developable Areas of Vacant Parcels Zoned Residential

**Legend**

- Vacant Parcels Zoned Residential Minus Natural Resource Areas



### Zoned for Other Use but suitable for residential development

Determining the exact location of future growth within any given community is difficult. However, through the comprehensive planning process, community officials and the public are given the opportunity to identify or designate where specific types of development should occur. The Village of Suamico has identified large areas for future residential growth, however, these areas face the same types of issues with the natural features thereby limiting where the growth can occur. For the third step of the analysis, a similar method was used to extract areas of the village that were identified for future residential growth that were not already zoned for residential uses. A total of 4,330.33 acres of land that are designated on the village's Future Land Use map for residential development. A map depicting this analysis is provided as Figure 3.

The fourth and final step of the analysis included removing the land with natural resource features from the future residential land use areas to determine how much land was available for development. Utilizing the areas extrapolated in step three, the environmental features used in step two were again used to determine what identified future growth areas were developable. This resulted in a total of 1,897 acres. Of the 4,330.33 acres identified in step three for future residential growth, slightly more than 56% of that land is undevelopable due to natural resource features. A map of depicting this analysis is provided as Figure 4.

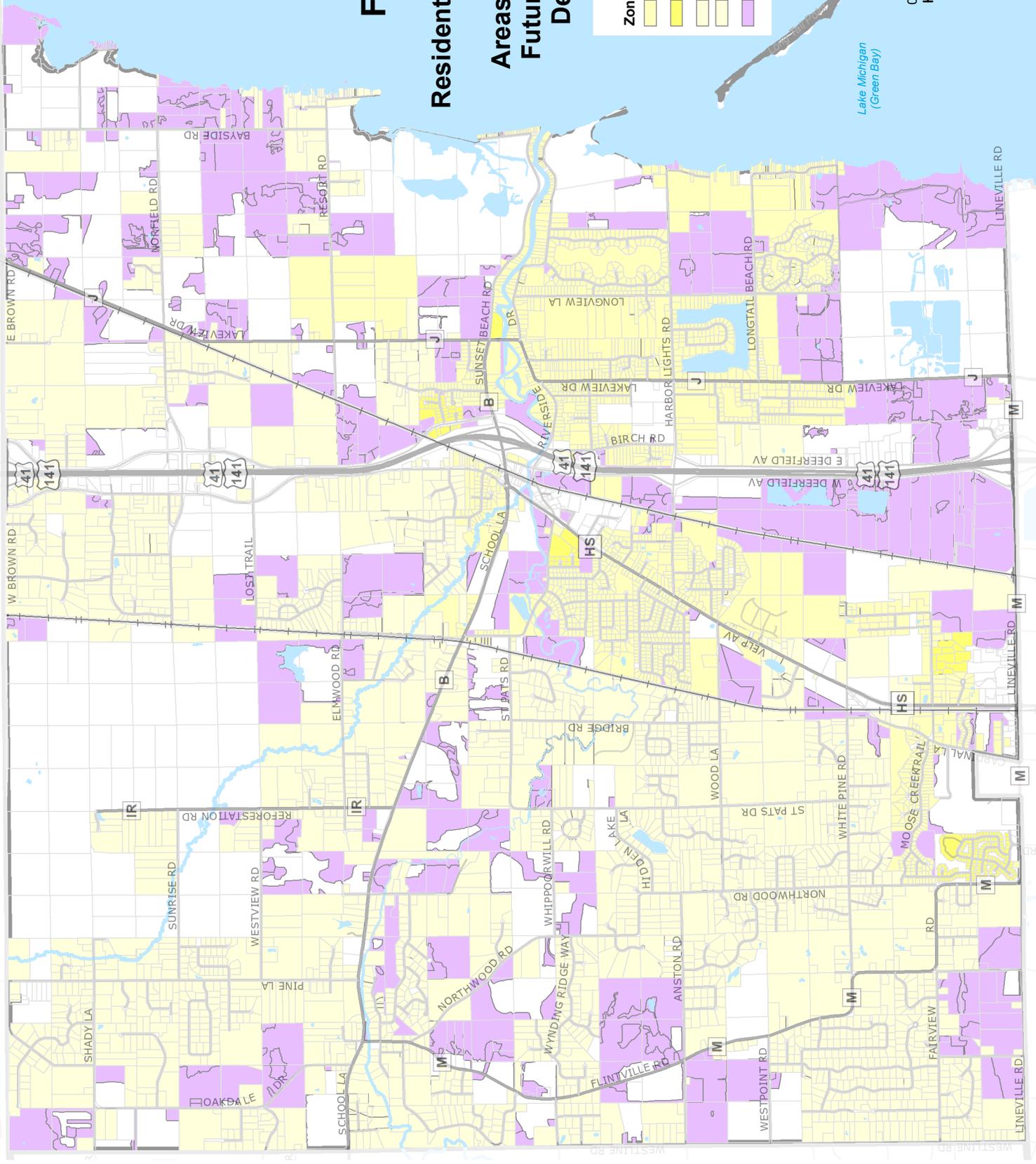
Figure 5 shows the vacant land that is not zoned for residential but would potentially be developable. This also includes areas inside and outside the Sewer Service Area (SSA) and types of services available. These areas would have to be rezoned to residential before permits were issued. The village has 432 acres of vacant non-residential-zoned land inside the SSA, and 7,710 acres of vacant non-residential-zoned land outside the SSA. The parcels are listed in Appendices B and C.

Village of  
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# Figure 3 Residential Zoned Parcels and Areas Identified For Future Residential Development

**Legend**

	RESIDENTIAL SEWER
	RESIDENTIAL SEWER/PD
	RURAL RES W/PDD
	RURAL RESIDENTIAL
	Future Land Use Map Residential Areas

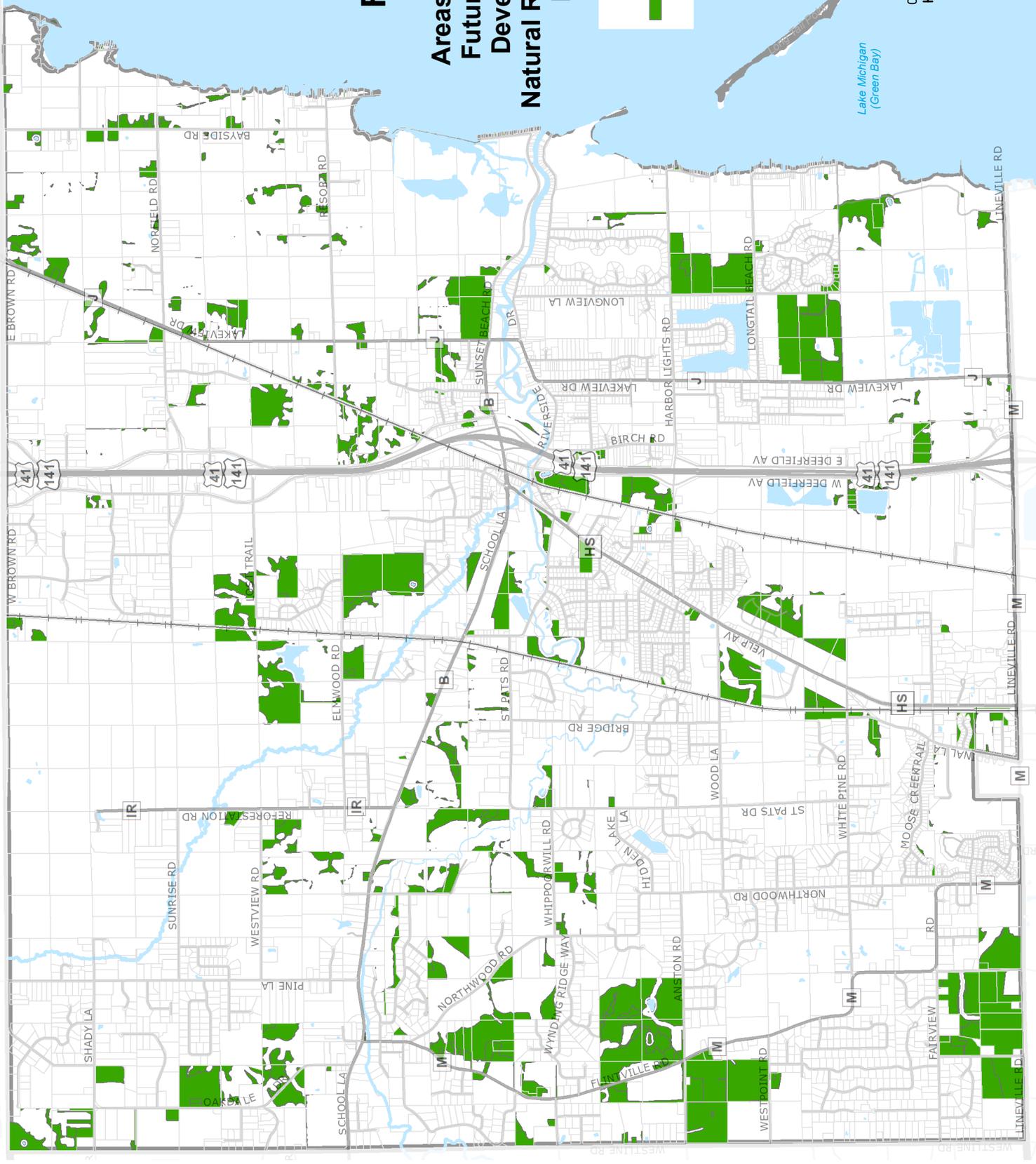


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# Figure 4 Areas Identified For Future Residential Development with Natural Resource Features Removed

**Legend**

- Future Residential Development Areas
- Minus Natural Resource Features

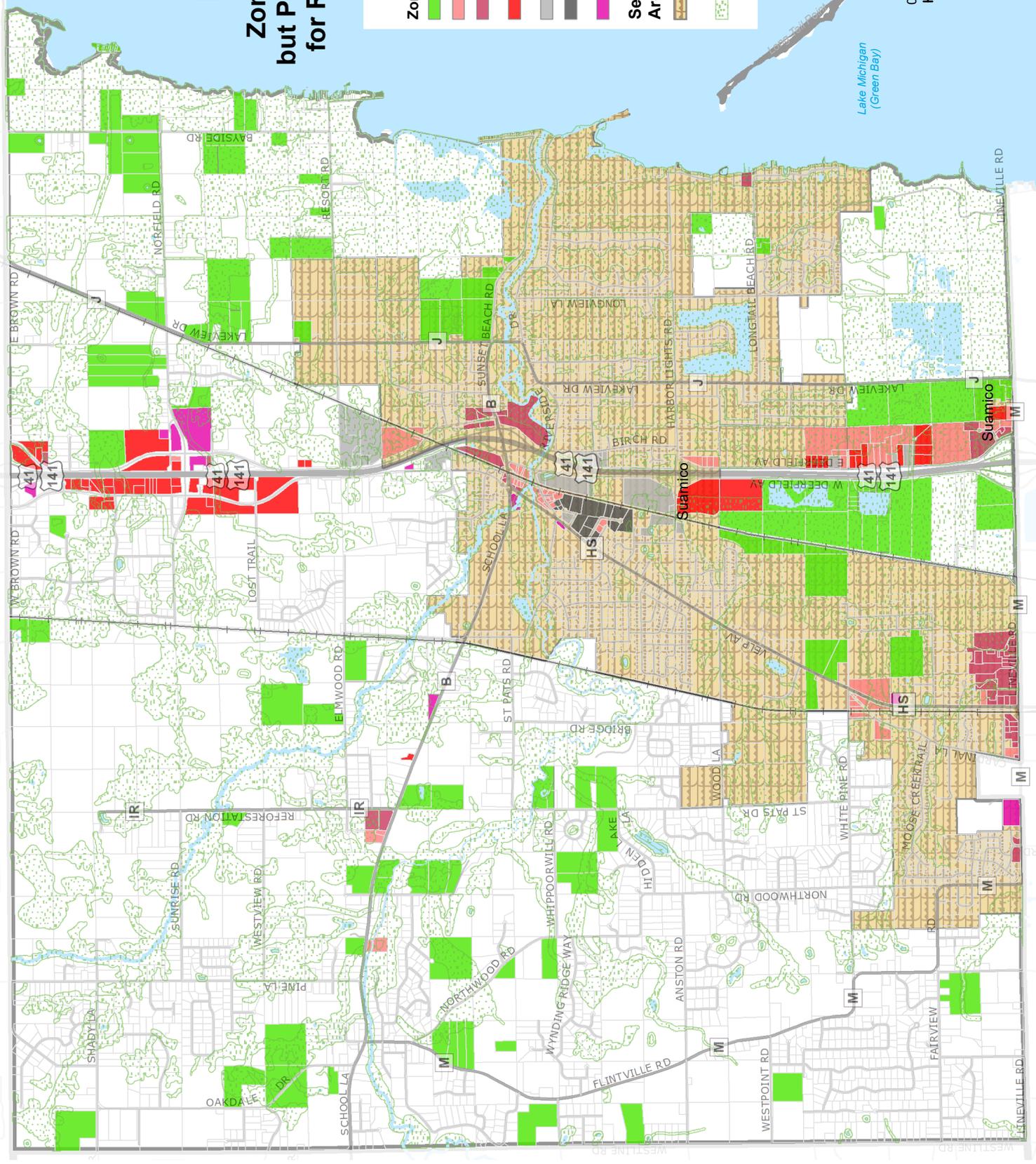


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**Figure 5**  
**Zoned Other Use**  
**but Possibly Suitable**  
**for Residential Use**

**Legend**

<b>Zoning</b>	 AGRICULTURE
	 BUSINESS
	 BUSINESS W/PDD
	 HIGHWAY BUSINESS
	 INDUSTRIAL 1
	 INDUSTRIAL 2
	 NEIGHBORHOOD BUSINESS
<b>Sewer Service Area</b>	 Suamico
	 Environmentally Sensitive Area (ESA)



# Analysis of Residential Development Regulations

## Land use controls

Residential development within the Village of Suamico is managed primarily through the following: zoning code, building code, subdivision ordinance, floodplain district, and shoreland and wetland code. The village is also subject to the 2040 Brown County Sewage Plan for areas of the community that are served by public sanitary sewer. This is because the Federal Clean Water Act and the State of Wisconsin (WDNR) determined that sewer service area planning was necessary for parts of Brown County to ensure the cost effective and environmentally sound development of sewerage systems thereby protecting communities from adverse water quality issues. The following is a brief analysis of each of the codes/ordinances listed and their potential impact on residential development in the village.

### *Zoning Code*

The Village of Suamico has two zoning categories where the primary use is residential. The RR-Rural Residential (no sewer) and the RS-Residential Sewered. The RR zoning district is designed to create larger (2 acres minimum) lots that retain the rural character that was identified as a community goal in the village's comprehensive plan. In addition to the two-acre lot size, the RR zoning district includes a minimum buildable area of ten thousand square feet, a minimum lot width of 200 feet and a 45-foot front yard setback to the primary structure.

The RS – Residential Sewered district is for detached single-family homes, neighborhoods, and duplex/two-family dwellings when approved by the Planning and Zoning Commission and Board during the platting process (or considered through a conditional use). Single-family home lots are to have a minimum width of 100 feet and duplex lots must have a minimum of 20,000 square feet and a minimum lot width of 140 feet. All lots within the RS zoning district must have a minimum of 3,000 square feet of buildable area. All lots must also maintain a 35-foot front yard setback. The code outlines minimum building sizes under both single family (1,200 square feet) and two-family (1,400 square feet, 700 square feet per unit). The RS zone also limits the number of duplex lots allowed to one duplex per 10 lots within any individual subdivision plat. The code also restricts the number of duplex structures at an intersection (two on an intersection containing four corner lots). This zoning category also includes zero-lot-line duplexes, four-plexes, and condominiums. These residential lot types shall have not less than 50 feet of frontage for each dwelling unit. Each lot must have a minimum of 7,000 square feet for each dwelling unit.

Some issues facing the village that could be addressed through changes to the zoning ordinance include a lack of housing types and the expansion of public utilities such as sanitary sewer. In areas that are served by, or that will be served by public sewer, the cost of development (street and utility improvements) for lots are typically 40,000-50,000 dollars per lot. Because utilities are on a price-per-linear-foot basis, minimum lot widths can become problematic when it both reduces the number of lots possible within a development, and it increases the cost per lot. Many of the more urban communities around the Green Bay Metropolitan Area have minimum lot widths of 80 feet or less if within a Planned Development District (PDD). Neither of the two zoning categories addressed in this section allow for any type of multi-family development unless it is through a conditional use permit.

### *Sewer Service Area (SSA) Planning*

The Village of Suamico has areas that are served by sanitary sewer and other areas that are not. The areas where sanitary sewer currently exists or can develop is identified within the 2040 Brown County Sewage Plan. Much of the land within the SSA is already developed and/or is undevelopable due to a natural resource feature (wetland or waterway). As land develops within the SSA, the village can incrementally grow the SSA to enable adjacent land to be served by sanitary sewer service. Any future expansion of the SSA must be contiguous and in conformance with the available acreage identified in the 2040 Brown County Sewage Plan. This is problematic for the village because most of the property adjacent to the existing SSA is developed and the existing developments utilize Private Onsite Waste Treatment Systems (POWTS) for their sanitary waste.

The Village Comprehensive Plan also notes a study that was completed in 2009 that indicated that operating revenues for the sanitary sewer system needed to increase by at least 23 percent (48% for water 11% for sewer) to cover existing and projected deficits in operating revenues. To help with this, it would be beneficial for the village to identify specific areas where higher density development could occur.

### *Tax Increment Finance (TIF) Districts*

The Village of Suamico has 3 TIF areas. TIF areas are important to a community as they allow for the community to incentivize development or redevelopment within a defined area. The village can use TIF monies to:

- acquire property, right-of-way, and easements.
- complete environmental audits and remediation.
- site preparation and grading.
- cover infrastructure/utility improvements.
- improve streetscapes.
- and offer cash grants.

The Village of Suamico TIF district maps can be found at the following web link:

[https://www.suamico.org/government/tif\\_information/index.php](https://www.suamico.org/government/tif_information/index.php)

### *Floodplain Zoning*

The state of Wisconsin set minimum regulatory standards for floodplain areas in Wisconsin through NR 116, Wis. Admin Code. The purpose of the regulations set forth in NR 116 is to regulate floodplain development to protect the life, health, and property. As previously mentioned, the Village of Suamico has large tracts of land that include wetlands, waterways, and coastal areas. All of which are areas prone to flooding throughout the year. The village provides floodplain mapping information to all residents that own property impacted by the FEMA flood maps. Development is regulated within these areas and for projects that fall under the village's adopted floodplain zoning ordinance, will be required to obtain a permit.

### *Shorelands and Wetlands*

In addition to floodplain zoning, the village also has adopted, pursuant to Wis. Stats. 59.69, 59.692, 59.694, and 281.31 and NR 115 Wis Adm. Code, Shoreland and Wetland regulations. The shoreland and wetland regulations attempt to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish, and aquatic life; control building sites,

placement of structures and land uses; and to preserve shore cover and natural beauty. The village adopted this into their code of ordinances on April 3 of 2006. Like the floodplain zoning described above, the shoreland and wetland regulations apply to any type of development activity or land disturbances within either 300 feet of a navigable waterway (river or stream) or 1000 feet of a navigable lake, pond, or flowage.

#### *Subdivision Code*

The Village of Suamico has an adopted subdivision ordinance (Chapter 17) that is largely based on regulations set forth under Wis. Stats. 236.45. The village and Brown County work cooperatively to review land divisions. Most communities in Brown County, Village of Suamico included, rely on the county planning staff as well as the county surveyor and property listing staff to conduct a thorough review to help with the enforcement of the water quality goals set forth in the 2040 Brown County Sewage Plan as well as expertise from the County Surveyor and property listing staff that improve the quality of the survey document. Better quality and identification of environmental restrictions helps to speed up the development process and reduces costs.

#### Fees and Land Dedication Requirements

The Village of Suamico maintains a parkland fee for new residential development. The parkland fee is to be used for *“the capital costs for the construction, expansion, and improvement of public facilities, to wit: parks, playgrounds and land for athletic fields, including the cost of legal, engineering, and design costs to serve growth in the village’s residential and business population...”*. The parkland fees were developed and implemented consistent with the requirements of Wis. Stats. Section 66.0617. The amount of parkland fees may be reduced based on the amount of land dedicated to the public for park purposes, if any. The residential parkland fee is assessed following approval of the final subdivision plat or certified survey map creating the new parcel of land.

#### Permit Procedures

Any person applying for a residential building permit may download the permit from the village website, fill it out, and submit it with all applicable fees to Suamico Building Inspection staff for review and inspection during construction.

## Housing Demand

Housing demand for the Village of Suamico has been calculated using data from the Wisconsin Department of Administration and US Census. The village would need an additional 1,829 homes to meet the 2040 household and population projections. With the current minimum residential lot size of 20,000 square feet, the village would need an additional 840 acres of residential land zoned RS-Residential Sewered.

**Table 8: Village of Suamico 2040 Population Projections**

	2010 Census	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection	Diff. 2020-2040
<b>Households</b>	4,092	4,936	5,458	5,979	6,428	6,765	1,829
<b>Household Population</b>	11,333	13,165	14,413	15,631	16,599	17,266	4,101
<b>Persons Per Household</b>	2.77	2.67	2.64	2.61	2.58	2.55	-0.12

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

## Development Time and Cost Reductions

The Village of Suamico staff recognize “time is money” when it comes to development and redevelopment activities. To ensure maximum efficiency, the village follows all applicable statutory requirements for development activities, such as platting and rezoning. To provide flexibility for the development community in terms of such standards as setbacks, height, density, and mix of uses, the village utilizes a Planned Development District (PDD) process to establish requirements specific to the proposed development. The village could use the following strategies to potentially reduce development time and costs.

- 1. Allow smaller-lot single-family housing options.** The village could look at reducing the minimum-required lot size and required minimum lot frontage (currently 100 feet). For example, a 400-foot-long street with the 80-foot minimum could yield five residential lots compared to only four with a 100-foot minimum width.
- 2. Evaluate allowing accessory dwelling units (ADUs) and “missing middle” housing types.** The village could also look at allowing ADUs in single-family residential areas as a by-right use. This would allow for a small unit, ranging from minimum of 400 square feet and maximum of 800 square feet, of additional housing. ADUs provide benefits like housing for an aging relative, student/first-renter housing, or additional income opportunities. While not a complete solution for all affordable housing needs, ADUs would add to the housing types allowed in the village. The implementation challenges would be creating the village’s regulatory structure for ADUs, (state law to date does not define or directly regulate these, leaving wide latitude for municipalities), and setting ownership requirements and short-term rentals (which generally do not help increase the affordable housing stock).

“Missing middle housing types are duplexes, 3- or 4- plexes, small garden apartments, courtyard apartments, and townhouses. These types provide infill development while still blending into the existing single-family housing types and would provide housing options beyond new

greenfield development that requires new water and sanitary hookups. Different housing types also help provide a greater range of housing options in every neighborhood for people at different life stages<sup>5</sup>.

3. **Review/Modify existing business practices\***. The village could review business practices to determine if there are places in the review process to reduce costs or times (\*where not statutorily mandated, or processes that are handled beyond the municipal level, e.g. some processes have required time frames, notices, and public hearings that cannot be modified by local government). The village could also post review times for different processes on its website. If staffing levels are already at their minimum, these savings may be harder to realize. Alternatively, greater staffing levels could potentially decrease review time, but will either come at a greater permit/review fees, or higher taxes.

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<sup>5</sup> Special Report – “Falling Behind”, Kurt Paulsen. Wisconsin Realtors Association.  
[https://www.wra.org/Legislative/Special\\_Reports/WRA\\_2019\\_Workforce\\_Housing\\_Report\\_Falling\\_Behind/](https://www.wra.org/Legislative/Special_Reports/WRA_2019_Workforce_Housing_Report_Falling_Behind/).

## Appendix A – Undeveloped Parcels Zoned for Residential Development

<b>PARCEL ID</b>	<b>SITE ADDRESS</b>	<b>DEEDED ACRES</b>
SU-653	0 ST PATS DR	36.12
SU-666-1	0 NORTHWOOD RD	0.15
SU-228-3	0 BAYSIDE RD	7.88
SU-2720	1073 CROWN POINTE CIR	0.37
SU-936-138	0 WYNDRUSH DR	0.72
SU-754	0 CARDINAL LN	6.37
SU-772-15	0 RAINBOW DR	1.92
SU-772-10	0 RAINBOW DR	1.89
SU-772-5	0 MOONLIGHT DR	1.26
SU-772-4	0 MOONLIGHT DR	0.90
SU-153-1	0 REFORESTATION RD	20.41
SU-934-152	0 SARAH CT	1.82
SU-2674	2695 MOOSE CREEK TRL	0.93
SU-2673	2681 MOOSE CREEK TRL	0.89
SU-2671	2655 MOOSE CREEK TRL	0.76
SU-2667	2603 MOOSE CREEK TRL	0.69
SU-2666	2587 MOOSE CREEK TRL	0.64
SU-2654	2520 MOOSE CREEK TRL	0.50
SU-2652	2140 SUMMER BREEZE CT	0.38
SU-2656	2129 CARDINAL LN	0.35
SU-2658	2145 CARDINAL LN	0.36
SU-2636	2140 LUCILLE CT	0.38
SU-2630	2125 LUCILLE CT	0.39
SU-753-1	0 CARDINAL LN	20.81
SU-2620	0 PIRATE COVE RD	2.33
SU-2601	2120 GREY WOLF CT	0.38
SU-312-5	0 ST PATS DR	4.99
SU-2577	2876 WHIPPOORWILL RD	4.08
SU-646-2	0 VELD AVE	6.70
SU-1003	0 LONGTAIL BEACH LN	0.20
SU-1004	2609 LONGTAIL BEACH LN	6.05
SU-165-4	0 ELMWOOD RD	2.55
SU-2444	2066 FESCUE WAY	0.34
SU-2440	2036 FESCUE WAY	0.34
SU-2439	2028 FESCUE WAY	0.34
SU-2390	2119 NORTH GATE RD	0.58
SU-2386	2128 NORTH GATE RD	0.32
SU-2514	3366 TARRAGON TRL	1.32
SU-2461	2907 MOOSE CREEK TRL	0.34
SU-2458	2881 MOOSE CREEK TRL	0.35
SU-171-9	0 NORFIELD RD	1.35

<b>SU-171-7</b>	1833 ATTERBERRY LN	1.31
<b>SU-348-4</b>	0 TARRAGON TRL	0.80
<b>SU-1056-3</b>	3500 TARRAGON TRL	1.38
<b>SU-614-9-1</b>	0 LAKEVIEW DR	0.52
<b>SU-91-8</b>	0 SUNRISE RD	7.26
<b>SU-103</b>	0 LOST CREEK LN	18.75
<b>SU-644-1</b>	0 WOOD LN	5.33
<b>SU-681-13</b>	2863 SOFTAIL CT	1.34
<b>SU-681-12</b>	2855 SOFTAIL CT	1.15
<b>SU-681-11</b>	2412 PIES LN	1.24
<b>SU-887-5</b>	0 HALEY CT	0.52
<b>SU-1068-1</b>	0 REFORESTATION RD	1.15
<b>SU-2192</b>	0 WESTVIEW RD	20.43
<b>SU-2162</b>	4302 FOREST RIDGE DR	0.93
<b>SU-2151</b>	3600 VETERANS AVE BLK	1.58
<b>SU-2146</b>	3597 VETERANS AVE	0.42
<b>SU-2144</b>	3581 VETERANS AVE	0.49
<b>SU-2141</b>	1471 ARCTIC CT	0.81
<b>SU-2123</b>	3682 NORDIC CT	0.40
<b>SU-2117</b>	1462 SNOW SHOE TRL	0.42
<b>SU-2116</b>	1466 SNOW SHOE TRL	0.35
<b>SU-2115</b>	1476 SNOW SHOE TRL	0.37
<b>SU-1048</b>	3700 ELMTREE RD BLK	8.93
<b>SU-353</b>	0 ELMTREE RD	6.43
<b>SU-1029-12</b>	0 S TIMBER TRL	0.83
<b>SU-497</b>	0 RIVERSIDE DR	10.08
<b>SU-697</b>	2600 FLINTVILLE RD	40.31
<b>SU-304-4-2</b>	3700 HALLERS CREEK RD BLK	1.58
<b>SU-744</b>	0 VELP AVE	1.12
<b>SU-1996</b>	1879 GOLDEN BELL DR	0.36
<b>SU-1965</b>	2941 TEA OLIVE CT	0.24
<b>SU-1957</b>	2001 PINK DOGWOOD WAY	0.39
<b>SU-752-11-1</b>	2200 JESSE LN BLK	2.00
<b>SU-459</b>	0 VELP AVE	7.77
<b>SU-459-1-1</b>	13000 VELP AVE BLK	1.10
<b>SU-18</b>	0 NORFIELD RD	19.24
<b>SU-107-2</b>	0 OAKDALE DR	4.43
<b>SU-909</b>	798 RIVERSIDE DR	0.33
<b>SU-179-1</b>	2100 LOST TRL BLK	10.01
<b>SU-607</b>	0 HARBOR LIGHTS RD	27.30
<b>SU-607-7</b>	0 CTH J	1.71
<b>SU-607-4</b>	0 HARBOR LIGHTS RD	0.39
<b>SU-268</b>	0 SUNSET BEACH RD	0.96

<b>SU-514-5</b>	1500 WOODSDALE AVE BLK	0.92
<b>SU-483-3</b>	0 RIVERSIDE DR	0.87
<b>SU-514-3</b>	0 RIVERSIDE DR	0.58
<b>SU-481-2-1</b>	0 RIVERSIDE DR	1.06
<b>SU-270-7</b>	1400 SUNSET BEACH RD BLK	2.40
<b>SU-443-6</b>	0 VELP AVE	0.00
<b>SU-481-4</b>	0 WOODSDALE AVE	5.82
<b>SU-900-9</b>	0 MAPLE GROVE	1.94
<b>SU-900-7</b>	0 MAPLE GROVE	1.93
<b>SU-900</b>	0 MAPLE GROVE	1.94
<b>SU-555-6</b>	3402 SUNSET BEACH LN	0.12
<b>SU-547-2</b>	798 HARBOR LIGHTS RD	2.33
<b>SU-548</b>	0 HARBOR LIGHTS RD RR	0.37
<b>SU-547-1</b>	0 HARBOR LIGHTS RD REAR	1.33
<b>SU-964-B-26</b>	0 LONGTAIL BEACH LN	0.26
<b>SU-982</b>	0 LONGTAIL BEACH LN	0.26
<b>SU-565</b>	0 LONGTAIL BEACH RD	0.66
<b>SU-560-7</b>	0 HARBOR LIGHTS LN	0.14
<b>SU-603-5</b>	2797 LONGVIEW LN	1.13
<b>SU-948</b>	0 COTTAGE ROW	0.29
<b>SU-938</b>	0 COTTAGE ROW	0.22
<b>SU-937</b>	3918 COTTAGE ROW	0.35
<b>SU-854</b>	0 BAYSIDE RD	12.56
<b>SU-845</b>	0 RESORT RD	0.40
<b>SU-842</b>	0 RESORT RD	0.83
<b>SU-853</b>	0 BAYSIDE RD	3.80
<b>SU-307-1</b>	0 SCHOOL LN	3.89
<b>SU-150-5</b>	2757 WESTVIEW RD BLK	1.51
<b>SU-182-1-1</b>	2206 ELMWOOD RD	0.63
<b>SU-182-1</b>	0 ELMWOOD RD	0.13
<b>SU-275-1</b>	13735 VELP AVE BLK	1.19
<b>SU-272-4</b>	13889 VELP AVE	5.25
<b>SU-1603</b>	0 IVES LN	1.23
<b>SU-290-4</b>	0 SCHOOL LN	1.27
<b>SU-935-31-8</b>	0 SHADY CREEK CIR	0.74
<b>SU-283-3</b>	0 SCHOOL LN	0.76
<b>SU-315-1</b>	0 SCHOOL LN	2.40
<b>SU-319-2</b>	0 ST PATS RD	2.48
<b>SU-1300</b>	0 BLACK POWDER RD	2.10
<b>SU-277-9</b>	3900 LARK RD RR	0.58
<b>SU-277-6</b>	0 LARK RD	0.58
<b>SU-290-7</b>	0 SHADY CREEK CIR	2.09
<b>SU-1301</b>	0 BLACK POWDER RD	1.34

<b>SU-187-6</b>	0 VELP AVE	1.50
<b>SU-305</b>	0 SANDY ACRE CT	16.31
<b>SU-305-7</b>	0 SANDY ACRE CT	3.14
<b>SU-306-6</b>	0 SANDY ACRE CT	3.16
<b>SU-306-2</b>	0 SANDY ACRE CT	1.57
<b>SU-306</b>	2609 SANDY ACRE CT	5.36
<b>SU-307-2</b>	0 SCHOOL LN	2.62
<b>SU-317</b>	2400 SCHOOL LN BLK	1.73
<b>SU-318-1</b>	2386 ST PATS RD	1.01
<b>SU-313-10</b>	2500 ST PATS RD BLK	7.29
<b>SU-335</b>	0 STREAM RD	19.99
<b>SU-332</b>	0 STREAM RD	19.99
<b>SU-934-211</b>	0 ELMTREE RD	3.03
<b>SU-934-209</b>	0 ELMTREE RD	1.45
<b>SU-359-1</b>	0 ELMTREE RD	0.00
<b>SU-1736</b>	0 NORTHWOOD RD	1.36
<b>SU-5-6</b>	0 SUNDEW CT	1.35
<b>SU-649</b>	0 WOOD LN	37.59
<b>SU-935-67</b>	0 ST PATS DR	1.40
<b>SU-935-61</b>	0 HIDDEN LAKE LN	1.53
<b>SU-779-1</b>	0 LINEVILLE RD	32.78
<b>SU-777</b>	0 LINEVILLE RD RR	48.93
<b>SU-773</b>	0 RAINBOW DR	7.01
<b>SU-773-1</b>	0 RAINBOW DR	2.12
<b>SU-773-2</b>	0 RAINBOW DR	2.24
<b>SU-647</b>	0 VELP AVE	0.53
<b>SU-624-6</b>	0 VELP AVE	0.34
<b>SU-624-7</b>	0 VELP AVE	3.27
<b>SU-662-1</b>	0 VELP AVE	5.01
<b>SU-657</b>	0 VELP AVE	1.02
<b>SU-743</b>	0 VELP AVE RR	37.34
<b>SU-652</b>	0 ROCKY WAY	38.81
<b>SU-644-6</b>	0 WOOD LN	1.02
<b>SU-650</b>	0 ST PATS DR	36.55
<b>SU-643-9</b>	0 WOOD LN	2.17
<b>SU-655-4</b>	0 MONTE CARLO CT	4.35
<b>SU-760-12</b>	0 VELP AVE	0.92
<b>SU-748</b>	0 VELP AVE	1.78
<b>SU-56-6</b>	0 VELP AVE	1.64
<b>SU-56-5</b>	0 VELP AVE	1.03
<b>SU-56-4</b>	0 VELP AVE	2.02
<b>SU-505</b>	0 LONGVIEW LN	39.16
<b>SU-1100-33</b>	0 WILDING WAY RR	3.97

<b>SU-1100-29</b>	0 WOODINGTON WAY	0.50
<b>SU-614-8</b>	0 WOODINGTON WAY	0.98
<b>SU-614</b>	0 WILDING WAY	17.29
<b>SU-615</b>	0 LONGVIEW LN	19.17
<b>SU-616-4</b>	2556 LAKEVIEW DR BLK	1.39
<b>SU-529</b>	1200 HARBOR LIGHTS RD BLK	0.81
<b>SU-96</b>	0 SUNRISE RD	15.40
<b>SU-52</b>	4521 HILLTOP DR	4.54
<b>SU-49-4</b>	0 MICHELLE DR	1.33
<b>SU-91</b>	0 PINE LN	2.49
<b>SU-91-9</b>	0 PINE LN	2.49
<b>SU-176-3</b>	2000 NORFIELD RD BLK	2.68
<b>SU-175</b>	0 NORFIELD RD	34.30
<b>SU-114-8</b>	0 PINE LN	1.47
<b>SU-147</b>	0 WESTVIEW RD	29.21
<b>SU-148</b>	0 PINE LN	14.21
<b>SU-148-8</b>	0 HIGH COUNTRY CT	1.38
<b>SU-136</b>	0 PINE LN	10.35
<b>SU-327</b>	3100 SCHOOL LN BLK	6.36
<b>SU-1029-23</b>	0 S TIMBER TRL	0.67
<b>SU-1029-35</b>	0 S TIMBER TRL	0.60
<b>SU-205</b>	0 VETERANS AVE RR	31.68
<b>SU-247-3</b>	0 N LAKEVIEW DR	1.36
<b>SU-247-4</b>	0 N LAKEVIEW DR	1.37
<b>SU-247-5</b>	0 N LAKEVIEW DR	1.50
<b>SU-253</b>	0 STH 41	18.85
<b>SU-247</b>	0 ORION LN	21.06
<b>SU-467</b>	0 HARBOR LIGHTS RD	2.94
<b>SU-202</b>	0 VETERANS AVE	34.28
<b>SU-207-3</b>	0 SANDY LN	8.55
<b>SU-191-3</b>	0 SANDY LN	1.57
<b>SU-190-2</b>	1353 NORFIELD RD RR	2.84
<b>SU-34-3</b>	1478 NORFIELD RD	20.68
<b>SU-417-1</b>	3000 BRIDGE RD BLK	1.48
<b>SU-1408</b>	0 SCENIC RIDGE CT	1.52
<b>SU-1594</b>	0 SIESTA LN	0.46
<b>SU-1650</b>	0 RIVER HILL CT	0.55
<b>SU-529-6</b>	0 HARBOR LIGHTS RD	0.40
<b>SU-1067-133</b>	0 MAPLE GROVE	0.40
<b>SU-1067-108</b>	0 WHIRTHINGTON CT	0.36
<b>SU-1067-103</b>	0 MAPLE GROVE	0.38
<b>SU-1067-113</b>	0 WHIRTHINGTON CT	0.95
<b>SU-964-D-108</b>	0 CARRIAGE DR	0.52

<b>SU-964-D-109</b>	0 CARRIAGE DR	0.79
<b>SU-751</b>	2153 CARDINAL LN BLK	23.91
<b>SU-934-163</b>	0 VETERANS AVE	1.17
<b>SU-53-2</b>	0 WILDWOOD DR	5.10
<b>SU-24</b>	0 SANDBURR TRL	37.85
<b>SU-228-1</b>	0 RESORT RD	0.84
<b>SU-1004-J-11</b>	0 RIVERSIDE DR	0.57
<b>SU-1004-J-13</b>	0 RIVERSIDE DR	0.51
<b>SU-1004-J-12</b>	0 RIVERSIDE DR	0.50
<b>SU-235-3</b>	1100 SUNSET BEACH RD BLK	0.70
<b>SU-1265</b>	3176 SEAFARER WAY	0.62
<b>SU-595</b>	0 HARBOR LIGHTS LN	9.37
<b>SU-568-2</b>	0 LONGTAIL BEACH RD	20.18
<b>SU-542-2</b>	0 RIVERSIDE DR	1.99
<b>SU-998</b>	2500 LONGTAIL BEACH LN BLK	0.21
<b>SU-989</b>	0 LONGTAIL BEACH LN	0.20
<b>SU-987</b>	0 LONGTAIL BEACH LN	0.20
<b>SU-986</b>	0 LONGTAIL BEACH LN	0.20
<b>SU-985</b>	0 LONGTAIL BEACH LN	0.14
<b>SU-985-1</b>	0 LONGTAIL BEACH LN	0.07
<b>SU-964-B-20</b>	0 LONGTAIL BEACH LN	0.14
<b>SU-964-B-19</b>	2400 LONGTAIL BEACH LN BLK	0.28
<b>SU-936-106</b>	0 HUNTINGTON WAY	0.34
<b>SU-936-131</b>	0 WYNDRUSH DR	0.68
<b>SU-936-135</b>	2556 WYNDRUSH DR	0.73
<b>SU-1324</b>	0 CROWN POINTE BLVD	0.65
<b>SU-1322</b>	0 CAMDEN CT	0.49
<b>SU-1461</b>	0 WYNDRUSH DR	0.67
<b>SU-1459</b>	0 WYNDRUSH DR	0.59
<b>SU-1460</b>	0 WYNDRUSH DR	0.66
<b>SU-715-7</b>	0 LINEVILLE RD	1.25
<b>SU-715</b>	3700 LINEVILLE RD BLK	26.16
<b>SU-695-2</b>	0 WESTLINE RD	7.29
<b>SU-730-2</b>	0 FLINTVILLE RD	14.11
<b>SU-728</b>	0 WHITE PINE RD	17.93
<b>SU-729</b>	0 WHITE PINE RD	34.94
<b>SU-728-1-A</b>	2200 CEDAR LN BLK	2.79
<b>SU-724-9</b>	0 NORTHWOOD RD	2.90
<b>SU-964-D-121</b>	0 FAIRVIEW RD	3.24
<b>SU-729-2</b>	0 PINECREST RD	2.01
<b>SU-901-229</b>	0 BROOK HILLS PL	2.38
<b>SU-901-203</b>	0 NORTHWOOD RD	2.90
<b>SU-1449</b>	0 WESTLINE RD	2.96

<b>SU-1453</b>	0 WESTLINE RD	1.79
<b>SU-378-1</b>	0 ANSTON RD	18.25
<b>SU-695-1</b>	0 WESTLINE RD	4.72
<b>SU-666-2</b>	0 NORTHWOOD RD	4.97
<b>SU-964-D-163</b>	0 BIG TIMBER CIR	0.92
<b>SU-679-1</b>	2400 NORTHWOOD RD BLK	1.22
<b>SU-676-4</b>	0 BREEZEWOOD LN	6.40
<b>SU-675-4</b>	0 WHITE PINE RD	28.29
<b>SU-674</b>	0 NORTHWOOD RD	39.61
<b>SU-703-3</b>	0 WHITE PINE RD	10.51
<b>SU-703-2</b>	0 WHITE PINE RD	4.65
<b>SU-934-253</b>	0 FAIRVIEW RD	1.22
<b>SU-934-255</b>	0 FAIRVIEW RD	1.68
<b>SU-717-3</b>	0 FAIRVIEW RD	1.51
<b>SU-715-6</b>	0 WESTLINE RD	1.37
<b>SU-715-3</b>	0 WESTLINE RD	1.37
<b>SU-714-1</b>	0 WESTLINE RD	1.82
<b>SU-682-8</b>	0 E KENLAR CIR	1.72
<b>SU-683</b>	0 FLINTVILLE RD	19.38
<b>SU-375-3</b>	0 CTH M	2.29
<b>SU-964</b>	0 COTTAGE ROW	0.15
<b>SU-852</b>	0 RESORT RD	0.67
<b>SU-851</b>	0 RESORT RD	0.82
<b>SU-5-3</b>	0 BAYSIDE RD	2.88
<b>SU-215-1</b>	0 NORFIELD RD	13.66
<b>SU-1581</b>	0 GOLDENEYE LN	0.47
<b>SU-1579</b>	0 GOLDENEYE LN	0.64
<b>SU-410</b>	3011 BRIDGE RD	45.82
<b>SU-106</b>	0 SHADY LN	24.03
<b>SU-111-1</b>	3355 CHEERY LN	1.81
<b>SU-113</b>	0 WILDERNESS TRL	2.45
<b>SU-110</b>	0 OAKDALE DR	14.41
<b>SU-121</b>	4200 OAKDALE DR BLK	33.66
<b>SU-964-F-11</b>	0 PINE FOREST DR	1.57
<b>SU-127-1</b>	0 PITTCO RD	19.10
<b>SU-135</b>	0 OAKDALE DR	0.30
<b>SU-137</b>	0 PINE LN	19.48
<b>SU-351-6</b>	0 ELMTREE RD	21.77
<b>SU-1395</b>	0 SHADY LN	2.08
<b>SU-1853</b>	2445 LOXLEY CT	0.53
<b>SU-1849</b>	2450 LOXLEY CT	0.57
<b>SU-1847</b>	2434 LOXLEY CT	0.48
<b>SU-1846</b>	2424 LOXLEY CT	0.50

<b>SU-1845</b>	2412 LOXLEY CT	0.44
<b>SU-1859</b>	1136 CROWN POINTE CIR	0.46
<b>SU-1861</b>	1120 CROWN POINTE CIR	0.36
<b>SU-602</b>	0 OAK RIDGE LN	13.43
<b>SU-463-33</b>	0 VULCAN CT	1.15
<b>SU-2640</b>	2624 MOOSE CREEK TRL	1.40
<b>SU-323-4</b>	0 STREAM RD	5.16
<b>SU-190</b>	0 CTH J	9.87
<b>SU-193-6</b>	0 SANDY LN	3.19
<b>SU-627-5</b>	12690 VELP AVE	0.32
<b>SU-627-6</b>	12756 VELP AVE	0.42
<b>SU-627-4</b>	12658 VELP AVE	0.32
<b>SU-560-2</b>	2700 HARBOR LIGHTS LN BLK	34.13
<b>SU-560-10</b>	0 HARBOR LIGHTS LN	0.20
<b>SU-1047</b>	3400 ELMTREE RD BLK	0.26
<b>SU-199-4</b>	0 GOLDEN ARROW RD	0.10
<b>SU-1004-S-9</b>	0 ST FRANCIS PARK DR	1.45
<b>SU-605-10</b>	0 LAKEVIEW DR	1.16
<b>SU-1708</b>	2931 SEAFARER WAY	0.93
<b>SU-361</b>	0 NORTHWOOD RD	37.97
<b>SU-375-15</b>	0 FLINTVILLE RD	1.97
<b>SU-609-2</b>	0 QUAIL LN	14.51
<b>SU-26-3-1</b>	0 E BROWN RD	8.03
<b>SU-934-271-8</b>	0 TRANSFER TRL	0.95
<b>SU-207-1</b>	0 CTH J	9.73
<b>SU-192</b>	0 CTH J	10.44
<b>SU-964-D-122</b>	0 FAIRVIEW RD	3.10
<b>SU-936-149</b>	0 HUNTINGTON WAY	0.39
<b>SU-542-3</b>	995 RIVERSIDE DR	1.73
<b>SU-750</b>	2310 SUNNY LN	5.29
<b>SU-773-17</b>	0 MOONLIGHT DR	31.48
<b>SU-502-5</b>	0 LONGVIEW LN	1.20
<b>SU-2800</b>	2860 STONE CREEK CIR	1.72
<b>SU-2797</b>	2895 STONE CREEK CIR	1.16
<b>SU-693-3</b>	3500 GRASSY PLAINS DR BLK	3.67
<b>SU-108-6</b>	0 SHADY LN	6.85
<b>SU-2813</b>	0 SUNNY LN	6.03
<b>SU-660</b>	0 VELP AVE	14.47
<b>SU-659</b>	0 VELP AVE	16.99
<b>SU-148-14</b>	0 HIGH COUNTRY CT	2.13
<b>SU-98-3</b>	4839 PINE LN	2.00
<b>SU-98-5</b>	4869 PINE LN	2.00
<b>SU-98-6</b>	4881 PINE LN	2.00

<b>SU-98-8</b>	4988 LOST CREEK LN	2.00
<b>SU-98-9</b>	4976 LOST CREEK LN	2.00
<b>SU-2818</b>	3238 ANSTON RD	2.00
<b>SU-2822</b>	3278 ANSTON RD	2.33
<b>SU-2823</b>	3784 ANSTON RD	2.46
<b>SU-405</b>	0 ST PATS RD	19.53
<b>SU-394-1</b>	0 N BROOK HILLS DR	10.69
<b>SU-772-19</b>	0 MULLIGAN WAY	1.00
<b>SU-633-2</b>	0 MULLIGAN WAY	37.16
<b>SU-676-6</b>	0 WHITE PINE RD	4.21
<b>SU-279</b>	0 LARK RD	17.95
<b>SU-279-2</b>	0 LARK RD	17.57
<b>SU-274-3</b>	0 IVES LN	4.88
<b>SU-274-2</b>	0 IVES LN	2.75
<b>SU-351-1</b>	0 ELMTREE RD	0.00
<b>SU-2832</b>	3820 TRAPPERS BEND CT	8.67
<b>SU-2838</b>	0 TRAPPERS BEND CT	1.84
<b>SU-2831</b>	3655 SAWMILL CT	1.57
<b>SU-2824</b>	3650 SAWMILL CT	1.60
<b>SU-2825</b>	3630 SAWMILL CT	1.61
<b>SU-2826</b>	3610 SAWMILL CT	1.61
<b>SU-2836</b>	3883 TRAPPERS BEND CT	2.65
<b>SU-2837</b>	3907 TRAPPERS BEND CT	2.40
<b>SU-407-2</b>	0 ST PATS DR	6.07
<b>SU-407</b>	0 ST PATS DR	10.00
<b>SU-407-1</b>	0 ST PATS DR	6.06
<b>SU-41-3</b>	0 W BROWN RD	3.66
<b>SU-101-5</b>	0 ELDERBERRY CT	1.94
<b>SU-101-6</b>	0 ELDERBERRY CT	2.84
<b>SU-101-7</b>	0 ELDERBERRY CT	3.54
<b>SU-101</b>	0 ELDERBERRY CT	1.69
<b>SU-540-6</b>	0 RIVERSIDE DR	0.37
<b>SU-718-6</b>	0 FAIRVIEW RD	1.50
<b>SU-290-9</b>	0 SCHOOL LN	9.28
<b>SU-2849</b>	1007 CROWN POINTE CIR	0.40
<b>SU-2853</b>	1047 CROWN POINTE CIR	0.37
<b>SU-2847</b>	1012 CROWN POINTE CIR	0.40
<b>SU-2839</b>	1050 CROWN POINTE CIR	0.40
<b>SU-2840</b>	1044 CROWN POINTE CIR	0.37
<b>SU-2841</b>	1040 CROWN POINTE CIR	0.52
<b>SU-2845</b>	1024 CROWN POINTE CIR	0.36
<b>SU-2848</b>	1006 CROWN POINTE CIR	0.36
<b>SU-314-1</b>	0 SCHOOL LN	0.18

<b>SU-665-5</b>	0 WOOD LN	8.12
<b>SU-665-10</b>	0 WOOD LN	2.29
<b>SU-665-8</b>	0 WOOD LN	2.29
<b>SU-274-6</b>	0 MUSKET DR	3.54
<b>SU-274-4</b>	0 MUSKET DR	3.77
<b>SU-410</b>	3011 BRIDGE RD	45.82
<b>SU-631</b>	0 VELP AVE	19.11
<b>SU-628</b>	0 FESCUE CT	15.25
<b>SU-629</b>	0 VELP AVE	19.25
<b>SU-630</b>	0 VELP AVE	21.24
<b>SU-632</b>	0 VELP AVE	21.25
<b>SU-627</b>	0 VELP AVE	24.92
<b>Total</b>		<b>2,388.02 Acres</b>

## Appendix B – Non-Residential-Zoned Vacant Parcels Inside the Sewer Service Area (SSA)

Parcel ID	Acreage	Water	Sanitary	Zoning
SU-1004-X-13	5.565	Municipal water	Sewer	AG-FP
SU-798	1.789	Municipal water	Sewer	AGRICULTURE
SU-1004-X-1	4.06	Municipal water	Sewer	AGRICULTURE
SU-1004-X-12	2.538	Municipal water	Sewer	AGRICULTURE
SU-1004-X-14	4.035	Municipal water	Sewer	BUSINESS
SU-1004-X-3	2.83	Municipal water	Sewer	BUSINESS
SU-434-2-1	0.253	Municipal water	Sewer	BUSINESS
SU-763-8-2	1.163	Municipal water	Sewer	BUSINESS
SU-758-10	0.629	Municipal water	Sewer	BUSINESS
SU-758-10-1	0.78	Municipal water	Sewer	BUSINESS
SU-2254	5.624	Municipal water	Sewer	BUSINESS
SU-2148	3.371	Municipal water	Sewer	BUSINESS
SU-2149	0.216	Municipal water	Sewer	BUSINESS
SU-2150	0.212	Municipal water	Sewer	BUSINESS
SU-2024	2.2	Municipal water	Sewer	BUSINESS
SU-297-1	0.376	Municipal water	Sewer	BUSINESS
SU-270-9	2.028	Municipal water	Sewer	BUSINESS
SU-477	1	Municipal water	Sewer	BUSINESS
SU-1004-X-15	3.312	Municipal water	Sewer	BUSINESS W/PDD
SU-1004-X-16-1	0.052	Municipal water	Sewer	BUSINESS W/PDD
SU-422-2	0.38	Municipal water	Sewer	BUSINESS W/PDD
SU-469-1	0	Municipal water	Sewer	BUSINESS W/PDD
SU-469-2	0.555	Municipal water	Sewer	BUSINESS W/PDD
SU-1026	0.164	Well	Sewer	BUSINESS W/PDD
SU-1027	0.167	Well	Sewer	BUSINESS W/PDD
SU-1028	0.151	None	Sewer	BUSINESS W/PDD
SU-539-1	0.06	Well	Sewer	BUSINESS W/PDD
SU-286-2	26.437	Municipal water	Sewer	BUSINESS W/PDD
SU-1815	0.931	Municipal water	Sewer	BUSINESS W/PDD
SU-779	19.172	Municipal water	Sewer	BUSINESS W/PDD
SU-737	84.114	Municipal water	Sewer	BUSINESS W/PDD
SU-756	13.31	Municipal water	Sewer	BUSINESS W/PDD
SU-796-3	2.4	Municipal water	Sewer	BUSINESS W/PDD
SU-796-4	4.32	Municipal water	Sewer	BUSINESS W/PDD
SU-934-91	1.63	Municipal water	Sewer	BUSINESS W/PDD
SU-934-93	1	Municipal water	Sewer	BUSINESS W/PDD
SU-934-94	3.17	Municipal water	Sewer	BUSINESS W/PDD
SU-270-10	1.071	Municipal water	Sewer	BUSINESS W/PDD
SU-270-2	2.666	Municipal water	Sewer	HIGHWAY BUSINESS

SU-264	29.4	None	Sewer	INDUSTRIAL 1
SU-1004-X-4	2.435	Municipal water	Sewer	INDUSTRIAL 2
SU-446	0.47	Municipal water	Sewer	INDUSTRIAL 2
SU-620-1	0.42	Municipal water	Sewer	INDUSTRIAL 2
SU-1378	0.667	Municipal water	Sewer	INDUSTRIAL 2
SU-1069-13	0.434	Municipal water	Sewer	INDUSTRIAL 2
SU-1069-12	0.578	Municipal water	Sewer	INDUSTRIAL 2
SU-530-2	2.8	Well	Sewer	INDUSTRIAL 2
SU-530-2-1	0.065	None	Sewer	INDUSTRIAL 2
SU-935-41-1	0.866	Municipal water	Sewer	INDUSTRIAL 2
SU-595-2	10	None	Sewer	INDUSTRIAL 2
SU-625-1	13.254	Municipal water	Sewer	NEIGHBOR BUS W/PDD
SU-1004-X-10	1.957	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-1004-X-9	0.506	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2761	2.15	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2760	1.72	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2766	0.24	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2767	13.77	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2765	7.65	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2778	1.21	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-763-2	1.389	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-797-3	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-1	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-542-1	36.472	Well	Sewer	PUBLIC LANDS & INSTI
SU-758-12	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-2774	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-796-2	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-758-7-1	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-524	9.655	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-523	10.002	Well	Sewer	PUBLIC LANDS & INSTI
SU-620-3	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-430-1	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-773-17	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
SU-525	0	Municipal water	Sewer	PUBLIC LANDS & INSTI
<b>Total Vacant Non-Residential-Zoned Land in the SSA</b>			<b>432.35 Acres</b>	

## Appendix C - Non-Residential-Zoned Vacant Parcels Outside the Sewer Service Area (SSA)

Parcel ID	Acres	Water Service	Sanitary Service	Zoning
SU-1004-X-6	0.964	Well	Septic	INDUSTRIAL 2
SU-104	40.21	None	None	AG-FP
SU-107	26.744	None	None	AG-FP
SU-108	11.582	None	None	AG-FP
SU-11	37.11	None	None	AG-FP
SU-1198	3.3	Municipal water	None	BUSINESS
SU-1199	3.29	Municipal water	None	BUSINESS
SU-12	37.137	None	None	AG-FP
SU-1200	5.513	Municipal water	None	BUSINESS
SU-1201	1.653	Municipal water	None	BUSINESS
SU-1204	1.653	Municipal water	None	HIGHWAY BUSINESS
SU-1205	1.653	Municipal water	None	HIGHWAY BUSINESS
SU-1207	2.81	Municipal water	None	HIGHWAY BUSINESS
SU-1209	8.156	None	None	BUSINESS
SU-128-1	49.021	None	None	AG-FP
SU-134	38.147	None	None	AGRICULTURE
SU-138	37.245	Well	Septic	PUBLIC LANDS & INSTI
SU-1381	0.53	None	None	PUBLIC LANDS & INSTI
SU-139	38.266	None	None	PUBLIC LANDS & INSTI
SU-14	8.128	None	None	AGRICULTURE
SU-140	38.319	None	None	PUBLIC LANDS & INSTI
SU-142	38.101	None	None	PUBLIC LANDS & INSTI
SU-145	38.191	None	None	PUBLIC LANDS & INSTI
SU-150	26.329	None	None	AG-FP
SU-151	33.308	Well	Septic	AG-FP
SU-152	38.909	Well	Septic	AG-FP
SU-155	38.258	None	None	PUBLIC LANDS & INSTI
SU-156	37.84	None	None	PUBLIC LANDS & INSTI
SU-157	38.125	None	None	PUBLIC LANDS & INSTI
SU-158	38.544	None	None	PUBLIC LANDS & INSTI
SU-159	38.819	None	None	PUBLIC LANDS & INSTI
SU-16	17.673	None	None	AG-FP

<b>SU-160</b>	37.867	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-161</b>	37.605	None	None	PUBLIC LANDS & INSTI
<b>SU-162</b>	38.806	None	None	PUBLIC LANDS & INSTI
<b>SU-167</b>	38.934	None	None	AG-FP
<b>SU-168</b>	38.72	None	None	AGRICULTURE
<b>SU-169</b>	19.034	None	None	AG-FP
<b>SU-17</b>	36.728	None	None	AG-FP
<b>SU-171</b>	12.635	None	None	HIGHWAY BUSINESS
<b>SU-171-5</b>	1.679	None	None	HIGHWAY BUSINESS
<b>SU-173</b>	39.14	Point well	None	AG-FP
<b>SU-177</b>	34.418	None	None	AG-FP
<b>SU-1773</b>	5.085	None	None	PUBLIC LANDS & INSTI
<b>SU-1775</b>	13.655	None	None	PUBLIC LANDS & INSTI
<b>SU-1776</b>	0.154	None	None	PUBLIC LANDS & INSTI
<b>SU-178</b>	38.843	None	None	AG-FP
<b>SU-179</b>	29.298	None	None	AG-FP
<b>SU-18-1</b>	16.433	None	None	AGRICULTURE
<b>SU-1837</b>	2.559	None	None	PUBLIC LANDS & INSTI
<b>SU-1838</b>	8.076	None	None	PUBLIC LANDS & INSTI
<b>SU-185</b>	40.016	None	None	AG-FP
<b>SU-186</b>	41.138	None	None	AG-FP
<b>SU-188</b>	12.12	None	None	
<b>SU-19</b>	16.793	None	None	AGRICULTURE
<b>SU-194-1</b>	16.536	None	None	AGRICULTURE
<b>SU-195-2</b>	10.12	None	None	AGRICULTURE
<b>SU-196</b>	11.109	None	None	AGRICULTURE
<b>SU-197-4</b>	1.048	None	None	BUSINESS
<b>SU-201</b>	40.365	None	None	AG-FP
<b>SU-2025</b>	6.399	None	None	PUBLIC LANDS & INSTI
<b>SU-2027</b>	1.135	None	None	PUBLIC LANDS & INSTI
<b>SU-2028</b>	1.889	None	None	PUBLIC LANDS & INSTI
<b>SU-2029</b>	0.062	None	None	PUBLIC LANDS & INSTI
<b>SU-2030</b>	9.459	None	None	PUBLIC LANDS & INSTI
<b>SU-2031</b>	0.872	None	None	PUBLIC LANDS & INSTI
<b>SU-203-1-1</b>	1.242	None	None	HIGHWAY BUSINESS
<b>SU-2032</b>	1.193	None	None	PUBLIC LANDS & INSTI
<b>SU-2033</b>	1.255	None	None	PUBLIC LANDS & INSTI
<b>SU-204</b>	5.312	None	None	AG-FP
<b>SU-206</b>	39.191	None	None	AG-FP
<b>SU-21</b>	6.74	None	None	
<b>SU-210</b>	13.09	None	None	
<b>SU-211</b>	37.843	None	None	AG-FP
<b>SU-212</b>	38.868	None	None	AG-FP

<b>SU-213</b>	39.709	None	None	AG-FP
<b>SU-216</b>	39.309	None	None	AG-FP
<b>SU-217</b>	40.192	None	None	AGRICULTURE
<b>SU-218</b>	40.197	None	None	AG-FP
<b>SU-219</b>	30.043	None	None	AG-FP
<b>SU-221</b>	40.057	None	None	AG-FP
<b>SU-224</b>	34.135	None	None	AG-FP
<b>SU-225</b>	39.707	None	None	AG-FP
<b>SU-226</b>	27.714	None	None	AG-FP
<b>SU-227</b>	5.297	None	None	AGRICULTURE
<b>SU-232</b>	19.62	None	Holding tank	PUBLIC LANDS & INSTI
<b>SU-233</b>	19.863	None	None	AGRICULTURE
<b>SU-234</b>	11.895	None	None	PUBLIC LANDS & INSTI
<b>SU-234-1</b>	3.03	None	None	PUBLIC LANDS & INSTI
<b>SU-236</b>	2.087	None	None	PUBLIC LANDS & INSTI
<b>SU-236-1</b>	35.224	None	None	PUBLIC LANDS & INSTI
<b>SU-236-2</b>	0.397	None	None	PUBLIC LANDS & INSTI
<b>SU-237-1</b>	20.366	None	None	PUBLIC LANDS & INSTI
<b>SU-238</b>	20	None	None	PUBLIC LANDS & INSTI
<b>SU-239</b>	20.216	None	None	PUBLIC LANDS & INSTI
<b>SU-240</b>	20.09	None	None	AG-FP
<b>SU-241</b>	60.139	None	None	PUBLIC LANDS & INSTI
<b>SU-242</b>	120	None	None	PUBLIC LANDS & INSTI
<b>SU-243</b>	119.6	None	None	PUBLIC LANDS & INSTI
<b>SU-248</b>	20.908	None	None	AG-FP
<b>SU-2493</b>	9.23	None	None	PUBLIC LANDS & INSTI
<b>SU-2494</b>	10.764	None	None	PUBLIC LANDS & INSTI
<b>SU-249-C</b>	8	None	None	INDUSTRIAL 1
<b>SU-252</b>	20.21	None	None	BUSINESS
<b>SU-252-4</b>	0.41	None	None	BUSINESS
<b>SU-2528</b>	7.076	None	None	PUBLIC LANDS & INSTI
<b>SU-258-1</b>	37.487	None	None	AGRICULTURE
<b>SU-265</b>	2.52	None	None	PUBLIC LANDS & INSTI
<b>SU-27</b>	7.911	None	None	HIGHWAY BUSINESS
<b>SU-271</b>	12.36	None	None	
<b>SU-27-1</b>	5.872	Well	Septic	HIGHWAY BUSINESS
<b>SU-273-1</b>	10.127	None	None	PUBLIC LANDS & INSTI
<b>SU-276</b>	37.077	None	None	AG-FP
<b>SU-2777</b>	3.865	None	None	BUSINESS W/PDD
<b>SU-2777-1</b>	2.097	None	None	BUSINESS W/PDD
<b>SU-280</b>	39.125	None	None	AG-FP
<b>SU-2814</b>	0.453	None	None	PUBLIC LANDS & INSTI

<b>SU-2815</b>	0.453	None	None	PUBLIC LANDS & INSTI
<b>SU-284</b>	1	None	None	PUBLIC LANDS & INSTI
<b>SU-299</b>	4.459	None	None	
<b>SU-300</b>	0.798	None	None	
<b>SU-310</b>	40.782	None	None	AG-FP
<b>SU-311</b>	14.596	None	None	AG-FP
<b>SU-311-2</b>	19.996	None	None	AGRICULTURE
<b>SU-318</b>	37.706	None	None	AG-FP
<b>SU-319</b>	25.763	None	None	AG-FP
<b>SU-32</b>	69.68	None	None	HIGHWAY BUSINESS
<b>SU-320</b>	11.33	None	None	
<b>SU-32-1</b>	1.997	None	None	NEIGHBORHOOD BUSINES
<b>SU-321-1-2</b>	6.192	Well	Septic	BUSINESS W/PDD
<b>SU-321-1-2-1</b>	5	Well	Septic	BUSINESS W/PDD
<b>SU-337</b>	39.406	None	None	AG-FP
<b>SU-338</b>	14.659	None	None	AGRICULTURE
<b>SU-340</b>	17.346	None	None	AG-FP
<b>SU-341</b>	39.348	None	None	AG-FP
<b>SU-35-1</b>	2.108	None	None	AG-FP
<b>SU-354</b>	3.9	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-36</b>	16.433	None	None	AGRICULTURE
<b>SU-36-1</b>	17.575	None	None	AGRICULTURE
<b>SU-36-2</b>	15.594	None	None	AGRICULTURE
<b>SU-364-1</b>	8.917	Well	Septic	AGRICULTURE
<b>SU-365-2</b>	5.01	None	None	AGRICULTURE
<b>SU-366</b>	38.541	None	None	AG-FP
<b>SU-367</b>	39.416	None	None	AG-FP
<b>SU-376-1</b>	18.655	None	None	AG-FP
<b>SU-379</b>	36.334	None	None	AG-FP
<b>SU-380</b>	38.84	None	None	AG-FP
<b>SU-381</b>	38.96	None	None	AG-FP
<b>SU-38-1</b>	14.613	None	None	AGRICULTURE
<b>SU-383</b>	38.009	None	None	AG-FP
<b>SU-385</b>	34.118	Well	Septic	AG-FP
<b>SU-388</b>	46.31	None	None	AG-FP
<b>SU-389</b>	4.807	None	None	AG-FP
<b>SU-39</b>	5.341	None	None	
<b>SU-394</b>	38.67	None	None	AG-FP
<b>SU-396-1</b>	19.422	None	None	AGRICULTURE
<b>SU-4</b>	36.808	None	None	AG-FP
<b>SU-404</b>	0.67	None	None	
<b>SU-40-5</b>	2.08	None	None	NEIGHBORHOOD BUSINES
<b>SU-408</b>	17.141	None	None	AGRICULTURE

<b>SU-418-1</b>	2.983	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-420</b>	13.12	None	None	
<b>SU-421-1</b>	0.453	None	None	PUBLIC LANDS & INSTI
<b>SU-421-2</b>	2.2	Well	Septic	INDUSTRIAL 1
<b>SU-432-A</b>	0.976	None	None	BUSINESS
<b>SU-433</b>	0.005	None	None	BUSINESS
<b>SU-43-3-1</b>	3.191	None	None	HIGHWAY BUSINESS
<b>SU-435</b>	1.481	None	None	PUBLIC LANDS & INSTI
<b>SU-443</b>	27.603	None	None	AG-FP
<b>SU-449</b>	8.864	None	None	AG-FP
<b>SU-450</b>	16.735	None	None	AG-FP
<b>SU-45-1</b>	10.9	None	None	AGRICULTURE
<b>SU-452</b>	8.335	None	None	AG-FP
<b>SU-454-7</b>	9.401	None	None	PUBLIC LANDS & INSTI
<b>SU-47</b>	19.793	None	None	PUBLIC LANDS & INSTI
<b>SU-470</b>	12.59	None	None	
<b>SU-480</b>	0.426	None	None	PUBLIC LANDS & INSTI
<b>SU-482-1</b>	3.137	None	None	PUBLIC LANDS & INSTI
<b>SU-51</b>	15.955	None	None	PUBLIC LANDS & INSTI
<b>SU-519-18</b>	15.274	None	None	PUBLIC LANDS & INSTI
<b>SU-522-1</b>	0.937	None	None	PUBLIC LANDS & INSTI
<b>SU-525-1</b>	17.129	None	None	PUBLIC LANDS & INSTI
<b>SU-530</b>	73.245	None	None	PUBLIC LANDS & INSTI
<b>SU-530-2-2</b>	0.07	Point well	None	PUBLIC LANDS & INSTI
<b>SU-53-3</b>	5.279	None	None	HIGHWAY BUSINESS
<b>SU-540</b>	89	None	None	PUBLIC LANDS & INSTI
<b>SU-540-2</b>	37.248	None	None	PUBLIC LANDS & INSTI
<b>SU-545</b>	6	None	None	PUBLIC LANDS & INSTI
<b>SU-545-2</b>	37.098	None	None	AG-FP
<b>SU-556</b>	0	None	None	PUBLIC LANDS & INSTI
<b>SU-558</b>	0.84	None	None	PUBLIC LANDS & INSTI
<b>SU-560-3</b>	0.22	None	None	PUBLIC LANDS & INSTI
<b>SU-56-12</b>	1.17	None	None	HIGHWAY BUSINESS
<b>SU-57</b>	11.827	None	None	
<b>SU-58</b>	38.164	None	None	PUBLIC LANDS & INSTI
<b>SU-59</b>	38.878	None	None	PUBLIC LANDS & INSTI
<b>SU-595-1</b>	10	None	None	AG-FP
<b>SU-595-3</b>	10	None	None	AGRICULTURE
<b>SU-596-1</b>	19.148	None	None	AG-FP
<b>SU-597</b>	32.099	None	None	AG-FP
<b>SU-597-1</b>	4.893	None	None	AG-FP
<b>SU-598</b>	37.405	None	None	PUBLIC LANDS & INSTI
<b>SU-60</b>	38.774	None	None	PUBLIC LANDS & INSTI

<b>SU-608-10</b>	1.503	Municipal water	Septic	BUSINESS
<b>SU-61</b>	19.492	None	None	PUBLIC LANDS & INSTI
<b>SU-613</b>	25.15	None	None	BUSINESS
<b>SU-613-3</b>	1.92	Well	Septic	BUSINESS
<b>SU-613-4</b>	1.9	Well	Septic	BUSINESS
<b>SU-615-1</b>	20.354	None	None	AG-FP
<b>SU-616-2</b>	16.936	None	None	AG-FP
<b>SU-617</b>	41.173	None	None	AG-FP
<b>SU-618</b>	38.979	None	None	AG-FP
<b>SU-619</b>	25.793	None	None	HIGHWAY BUSINESS
<b>SU-62</b>	19.413	None	None	PUBLIC LANDS & INSTI
<b>SU-621</b>	31.784	None	None	AGRICULTURE
<b>SU-622</b>	30.754	None	None	HIGHWAY BUSINESS
<b>SU-63</b>	39.563	None	None	PUBLIC LANDS & INSTI
<b>SU-634</b>	40.379	None	None	AGRICULTURE
<b>SU-635</b>	30.148	None	None	AGRICULTURE
<b>SU-636</b>	31.703	None	None	AGRICULTURE
<b>SU-636</b>	31.703	None	None	AGRICULTURE
<b>SU-637</b>	5.462	None	None	AGRICULTURE
<b>SU-638</b>	36.975	None	None	AGRICULTURE
<b>SU-64</b>	39.433	None	None	PUBLIC LANDS & INSTI
<b>SU-640</b>	12.09	None	None	
<b>SU-645</b>	20.811	None	None	ARGICULTURE
<b>SU-646-1</b>	24.387	None	None	ARGICULTURE
<b>SU-65</b>	39.512	None	None	PUBLIC LANDS & INSTI
<b>SU-66</b>	39.642	None	None	PUBLIC LANDS & INSTI
<b>SU-662</b>	19.417	None	None	AGRICULTURE
<b>SU-663</b>	12.24	None	None	
<b>SU-67</b>	20.811	None	None	PUBLIC LANDS & INSTI
<b>SU-670</b>	13.555	None	None	PUBLIC LANDS & INSTI
<b>SU-68</b>	20.733	None	None	PUBLIC LANDS & INSTI
<b>SU-683-3</b>	1.995	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-683-4</b>	1.813	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-684</b>	12.022	None	None	AG-FP
<b>SU-684-2</b>	19.5	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-685</b>	36.04	None	None	PUBLIC LANDS & INSTI
<b>SU-686</b>	37.654	None	None	AG-FP
<b>SU-687</b>	37.375	None	None	AG-FP
<b>SU-688</b>	37.611	None	None	AG-FP
<b>SU-689</b>	38.482	Well	Septic	AG-FP
<b>SU-69</b>	20.481	None	None	PUBLIC LANDS & INSTI
<b>SU-692</b>	28.146	Well	Septic	AG-FP

<b>SU-70</b>	20.288	None	None	PUBLIC LANDS & INSTI
<b>SU-71</b>	20.21	None	None	PUBLIC LANDS & INSTI
<b>SU-716-1</b>	36.083	None	None	AG-FP
<b>SU-718</b>	16.422	None	None	AG-FP
<b>SU-718-5</b>	11.353	None	None	AG-FP
<b>SU-72</b>	20.131	None	None	PUBLIC LANDS & INSTI
<b>SU-720</b>	19.588	None	None	AG-FP
<b>SU-721</b>	12.096	None	None	AG-FP
<b>SU-721-1</b>	16.929	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-722</b>	8.541	None	None	AG-FP
<b>SU-73</b>	20.655	None	None	PUBLIC LANDS & INSTI
<b>SU-735</b>	39.376	None	None	AG-FP
<b>SU-74</b>	20.576	None	None	PUBLIC LANDS & INSTI
<b>SU-741</b>	10.029	None	None	NEIGHBORHOOD BUSINES
<b>SU-745-1-1</b>	2.136	None	None	BUSINESS
<b>SU-745-2</b>	0.478	Municipal water	None	BUSINESS
<b>SU-746-1</b>	0.26	Municipal water	None	BUSINESS
<b>SU-75</b>	39.034	None	None	PUBLIC LANDS & INSTI
<b>SU-76</b>	39.817	None	None	PUBLIC LANDS & INSTI
<b>SU-764</b>	1.5	None	None	PUBLIC LANDS & INSTI
<b>SU-766</b>	12.12	None	None	
<b>SU-767</b>	10.02	None	None	AGRICULTURE
<b>SU-768</b>	45.079	None	None	AGRICULTURE
<b>SU-769-1</b>	35.862	None	None	AGRICULTURE
<b>SU-77</b>	39.484	None	None	PUBLIC LANDS & INSTI
<b>SU-770</b>	36.969	None	None	AGRICULTURE
<b>SU-774-1</b>	0.468	None	None	AGRICULTURE
<b>SU-776</b>	10.65	None	None	PUBLIC LANDS & INSTI
<b>SU-778</b>	35.944	None	None	PUBLIC LANDS & INSTI
<b>SU-78</b>	38.7	None	None	PUBLIC LANDS & INSTI
<b>SU-780</b>	36.512	Well	Septic	PUBLIC LANDS & INSTI
<b>SU-781</b>	46.57	None	None	PUBLIC LANDS & INSTI
<b>SU-781-1</b>	10.313	None	None	PUBLIC LANDS & INSTI
<b>SU-782</b>	11.33	None	None	PUBLIC LANDS & INSTI
<b>SU-782-1</b>	10.991	None	None	PUBLIC LANDS & INSTI
<b>SU-783</b>	20.71	None	None	AGRICULTURE
<b>SU-784</b>	17.73	None	None	AGRICULTURE
<b>SU-785</b>	12.32	None	None	
<b>SU-786</b>	42.248	None	None	PUBLIC LANDS & INSTI
<b>SU-787</b>	41.058	None	None	PUBLIC LANDS & INSTI
<b>SU-788</b>	40.419	Well	Septic	PUBLIC LANDS & INSTI

<b>SU-789</b>	41.597	None	None	PUBLIC LANDS & INSTI
<b>SU-79</b>	38.787	None	None	PUBLIC LANDS & INSTI
<b>SU-790-1</b>	32.97	None	None	AGRICULTURE
<b>SU-791</b>	20.985	None	None	BUSINESS
<b>SU-791-1</b>	1.583	None	None	HIGHWAY BUSINESS
<b>SU-791-2</b>	1.816	Municipal water	None	HIGHWAY BUSINESS
<b>SU-791-3</b>	1.745	Municipal water	None	HIGHWAY BUSINESS
<b>SU-791-4</b>	3.3	Municipal water	None	HIGHWAY BUSINESS
<b>SU-792-1</b>	4.25	Municipal water	Septic	HIGHWAY BUSINESS
<b>SU-792-2</b>	3.8	None	None	HIGHWAY BUSINESS
<b>SU-792-3</b>	5.04	None	None	HIGHWAY BUSINESS
<b>SU-792-4</b>	3.02	None	None	HIGHWAY BUSINESS
<b>SU-794</b>	39.953	None	None	AGRICULTURE
<b>SU-795</b>	32.576	Municipal water	None	BUSINESS
<b>SU-796-5</b>	5.59	Municipal water	None	BUSINESS W/PDD
<b>SU-797-1</b>	12.338	None	None	AGRICULTURE
<b>SU-80</b>	39.142	None	None	PUBLIC LANDS & INSTI
<b>SU-802</b>	41.168	None	None	PUBLIC LANDS & INSTI
<b>SU-803</b>	40.401	None	None	PUBLIC LANDS & INSTI
<b>SU-804</b>	35.508	None	None	PUBLIC LANDS & INSTI
<b>SU-805</b>	37.262	None	None	PUBLIC LANDS & INSTI
<b>SU-806</b>	75.1	None	None	AG-FP
<b>SU-809</b>	57.267	None	None	AG-FP
<b>SU-81</b>	39.081	None	None	PUBLIC LANDS & INSTI
<b>SU-811</b>	39.104	None	None	PUBLIC LANDS & INSTI
<b>SU-812</b>	39.341	None	None	PUBLIC LANDS & INSTI
<b>SU-813</b>	39.578	None	None	PUBLIC LANDS & INSTI
<b>SU-814</b>	37.096	None	None	PUBLIC LANDS & INSTI
<b>SU-815</b>	29.35	None	None	AG-FP
<b>SU-816-1</b>	12.54	None	None	PUBLIC LANDS & INSTI
<b>SU-818</b>	20	None	None	PUBLIC LANDS & INSTI
<b>SU-818-1</b>	20	None	None	PUBLIC LANDS & INSTI
<b>SU-818-2</b>	20	None	None	PUBLIC LANDS & INSTI
<b>SU-819</b>	34.25	None	None	PUBLIC LANDS & INSTI
<b>SU-82</b>	38.726	None	None	PUBLIC LANDS & INSTI
<b>SU-820-1</b>	0.38	None	None	AGRICULTURE
<b>SU-820-2</b>	0.4	None	None	AGRICULTURE
<b>SU-820-6</b>	0.4	None	None	AGRICULTURE

SU-820-7	0.4	None	None	AGRICULTURE
SU-820-8-1	0.17	None	None	AGRICULTURE
SU-821	35.5	None	None	PUBLIC LANDS & INSTI
SU-822	40	None	None	PUBLIC LANDS & INSTI
SU-823	20	None	None	PUBLIC LANDS & INSTI
SU-823-1	20	None	None	PUBLIC LANDS & INSTI
SU-824	20	None	None	PUBLIC LANDS & INSTI
SU-825	24.091	None	None	PUBLIC LANDS & INSTI
SU-826	5.579	None	None	AG-FP
SU-828	0.648	None	None	AG-FP
SU-83	40.082	None	None	PUBLIC LANDS & INSTI
SU-832	8.954	None	None	AGRICULTURE
SU-85	19.74	None	None	PUBLIC LANDS & INSTI
SU-855	13.725	None	None	AG-FP
SU-856	21.119	None	None	AG-FP
SU-856-1	5.273	None	None	AG-FP
SU-857	18.321	None	None	AG-FP
SU-859-1	4.001	None	None	AG-FP
SU-860	79.814	None	None	AGRICULTURE
SU-861	23.798	None	None	PUBLIC LANDS & INSTI
SU-864	26	None	None	PUBLIC LANDS & INSTI
SU-87	40.143	None	None	PUBLIC LANDS & INSTI
SU-88	20.422	None	None	PUBLIC LANDS & INSTI
SU-89	20.334	None	None	PUBLIC LANDS & INSTI
SU-9	23.348	None	None	AG-FP
SU-92	19.883	None	None	PUBLIC LANDS & INSTI
SU-93	19.795	None	None	PUBLIC LANDS & INSTI
SU-95	41.103	None	None	PUBLIC LANDS & INSTI
SU-964-A-13	0	None	None	BUSINESS W/PDD
SU-964-A-14	0	Well	Septic	BUSINESS W/PDD
SU-964-B-7	3.76	None	None	PUBLIC LANDS & INSTI
SU-964-B-8	17.458	None	None	PUBLIC LANDS & INSTI
<b>Total Vacant Non-Residential-Zoned Land Outside SSA</b>				<b>7,710 Acres</b>