

HOUSING AFFORDABILITY REPORT



Report Year 2020
Permit Year 2018

Prepared by:

This document was prepared by MSA Professional Services, Inc. with assistance from City Staff.

Project No.: 10616017



PURPOSE

When adopted, 2017 Wis. Act 243 created new reporting requirements for some communities relating to municipal housing stock. This Housing Affordability Report complies with all requirements contained in § 66.10013 of Wisconsin Statutes in analyzing housing development, impacts of regulation, and progress toward goals contained in the Housing Element of the City of Stevens Point's Comprehensive Plan.

CONTENTS

This report contains the following information:

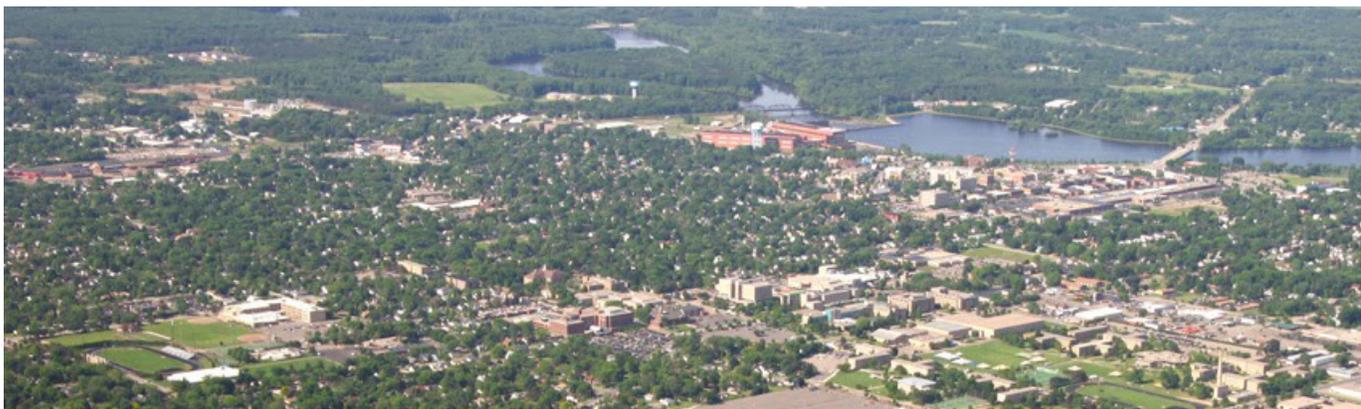
- An inventory of new residential lots created and units approved for construction
- A list and map of undeveloped parcels zoned for residential development
- A list of undeveloped parcels suitable for, but not zoned for, residential development
- An analysis of residential development regulations and their impact on the cost of new housing.

PROCESS AND DATA

Due to requirements of § 66.10013, this report was compiled utilizing 2018 platting, development, and permit data in order to meet the posting deadline of January 1, 2020. Many fees were adjusted mid-2018 when new fee schedules were adopted. Zoning, assessment, land dedication, and ordinance data are valid and current as of the posting of this report.

Permit and development records, fee schedule, and assessment were provided by City of Stevens Point staff. This report must be posted to the City's website on a dedicated webpage in accordance with State statute, and may be distributed to all members of the City Plan Commission and/or Council for transparency.

Sections of this plan detail projected impact on subdivision development based on the City's fee schedule. While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.



HOUSING DEMAND & AFFORDABILITY

Over the past 10 years, Portage County has shown consistent, steady growth. As the County seat, Stevens Point has not seen the same amount of growth over the prior decade, declining slightly in population. However, the housing stock in the City is generally affordable and maintained.

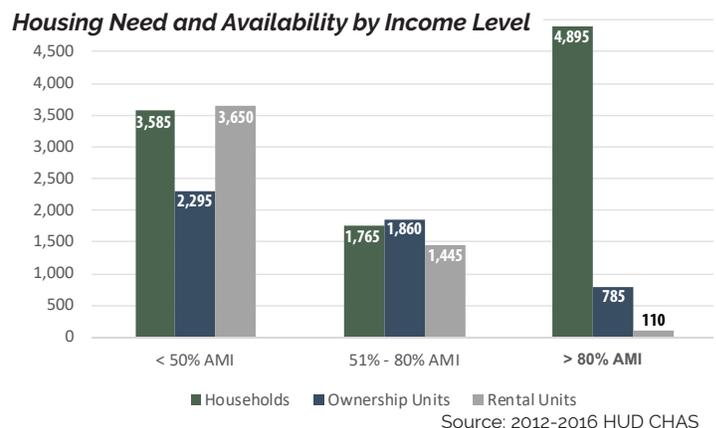
Stevens Point is a City of predominantly detached single-unit homes under owner-occupancy. Of all housing units in the City, 54% are detached single-unit structures, and 95% of all homeowners in the City live in single-unit homes (1 residential unit on 1 tax parcel). Likely due to the presence of student households, renter households comprise 51% of all City households, which per American Community Survey (ACS) 5-Year Estimates has remained relatively consistent over the past several years.

Projecting into the future, the most recent Department of Administration (DOA) estimates (2013) indicate that the population of Stevens Point will be 30,150 persons by the year 2040. Their estimates translate to an estimate of 12,369 households with an average household size of 2.13 persons per household. These estimates are not likely to be accurate, as the 2019 DOA estimate for the City is 1,671 individuals behind the original 2020 projection. Per annual yearly estimates, the City has decreased in population every year since 2013, averaging a net loss of approximately 110 persons (40-50 households) over the period.

The current average persons per household in the City is 2.23, and is impacted by student and age distribution of the City (19.1% of City population 25-39, 20.5% over the age of 55, 33.4% age 15-24). Decreasing numbers of persons per household are common in cities throughout the State, although the City's is projected to be less impacted in the future, as population demographics are not projected to change as heavily as in other areas of the State. By tenure, the current average household size for owner households is 2.46 compared to 2.01 for renters.

Extrapolating from recent growth trends, the City is currently in a population change scenario that does not require unit construction in order to facilitate for natural household growth. Rather, the City (as acknowledged in the Comprehensive Plan), has chosen to prioritize unit upkeep, maintenance, and affordability initiatives as improvements to their housing stock.

As identified within the Comprehensive Plan, housing affordability is a key issue within the community. The most recent data available from the US Department of Housing and Urban Development (2016) indicates that 34% of all households in the City are "cost burdened", paying more than 30% of income toward housing costs. This is a more acute problem among lower-income households, with cost burden identified as a housing issue for 77% of all households earning under 50% AMI (\$36,600 annually for a family of 4 in 2019).



The above chart identifies the difference between income and affordability in the City. While there is seemingly a surplus of available units with housing costs affordable to households under 50% AMI, households above 80% AMI are forced to rent and buy down within the market due to a lack of units affordable to that income range. While there are 895 units affordable to moderate-to high income households at an appropriate price, there are 4,895 households competing for those units. Conversely, this indicates relative affordability for many households in the City.

HOUSING GOALS IN THE COMPREHENSIVE PLAN

Overview

The most recent version of City of Stevens Point Comprehensive Plan is under development, but focuses on strengthen neighborhoods, improve housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. These broad goals are broken down into goals and policies relating to housing, which for the City include:

Goal 1 - Strengthen Neighborhoods

Policy 5 - Identify properties that have a blighting influence on neighboring properties.

Policy 6 - Create redevelopment programs that support reinvestment in existing properties.

Policy 7 - Create density goals and incentives, via zoning or other means, to promote infill development.

Policy 12 - Examine the different types of housing types that are currently available within the City to determine if they meet the desired housing types of future residents.

Policy 13 - Analyze regulatory barriers that prevent the desired housing types, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote the desired housing types.

Goal 2 - Improve the City's aesthetic image.

Policy 22 - Review and modify existing regulatory documents to ensure high-quality developments.

Policy 23 - Adopt a land development code that incorporates form-based code standards.

Goal 3 - Improve the City as a place to do business.

Policy 33 - Implement Future Land Use map and regulate land use according to the Future Land Use map and the goals, objectives, and policies in the Comprehensive Plan elements.

Policy 34 - Adopt a land development code that incorporates form-based code standards.

Goal 5 - Offer adequate supply of housing in the City.

Policy 42 - Implement the recommendations within the 2017 Housing Study.

Policy 43 - Analyze locations for the development of workforce housing in the city to create a balanced housing stock.

Policy 44 - Improve the dissemination of information electronically relating to workforce housing options.

Policy 45 - Pursue and apply for loans or grants to fund rehabilitation programs.

Policy 46 - Implement the recommendations within the 2017 Housing Study.

Policy 47 - Review and modify existing regulatory documents to remove barriers that prevent a diversity of housing types (i.e. tiny homes, mother in law sweets, transient rentals).

Policy 48 - Create redevelopment programs that support reinvestment in existing properties.

Policy 49 - Promote and incentivize the conversion of rooming houses, traditionally single family homes, back to owner occupied.

Goal 6 - Strengthen the City's financial stability.

Policy 56 - Eliminate minimum parking requirements.

HOUSING GOALS IN THE COMPREHENSIVE PLAN

Policy 57 - Increase density allowances for properties.

Policy 58 - Analyze regulatory barriers to mixed-use and infill development, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote mixed-use and infill development.

Policy 64 - Create reinvestment or grant programs for existing homes.

Policy 65 - Condemn and acquire dilapidated properties and lead in redevelopment efforts to improve neighborhoods where they exist.

Goal 11 - Manage growth.

Policy 101 - Study serviceability of infrastructure for contiguous growth and resilience of future growth areas.

Policy 102 - Adopt ordinances or policy that limits the use of cul-de-sacs, limits blocks length, and requires shared access or interconnections between properties.

Meeting Housing Goals

The most recent City of Stevens Point Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost of fees and infrastructure while improving services include encouraging infill development, revising regulation to allow higher-density housing types, and prioritizing redevelopment, mixed-used, and housing rehabilitation within the City.

There are policies within the plan that are aimed at marketing assistance programs to homeowners for rehabilitation, especially lower-income households, as well as directly analyzing locations for likely new workforce housing development. Importantly, the plan recognizes the necessary collaboration with partner and adjacent municipalities. Partnership is necessary to ensure flexibility in the ability to provide a range of housing choices and locations for residents of the region. In analyzing 2018 data it does not appear as if the construction of new housing has met goals for development in the Plan, though this should be tracked in future reports.

Much of the lack of greenfield development is partly due to development constraints that limit the City's possibilities for expansion, such as growth boundaries, utility expansion, and natural challenges such as prevalence of both wetland and bedrock in locations that would otherwise support development.

Policy 103 - Create targeted area master plans and corridor studies for key areas in the city.

Policy 104 - Analyze, document, and prioritize infill development opportunities.

Goal 13 - Communicate and collaborate with adjacent jurisdictions.

Policy 116 - Create an extraterritorial plan commission that acts on land use requests within the city's extraterritorial boundary area.

Policy 117 - Develop an annexation plan that incorporates infrastructure and service issues and costs, geographic features, environmental and other land use constraints, and market needs.

Policy 120 - Adopt a policy for notifying surrounding municipalities of projects or developments when adjacent.

Policy 121 - Create boundary agreements with adjacent municipalities regarding growth and uses.

RESIDENTIAL ACTIVITY

In 2018, the City approved the following plats, permits, and maps for residential development.

Residential Permits	
Subdivision Plats	1
Certified Survey Maps	1
Condo Plats	0
New Unit Building Permits	12*
Alteration Permits	865
Addition Permits	11

Residential Units Created through	
Subdivision Plats	20
Certified Survey Maps	2
Condo Plats	0
Single Family Permits	7
Two Family Permits	6
Multifamily Building Permits	0

* Two permits for footings and foundation are associated with these permits.

Permitting and Units Created

The permits issued and units created in 2018, displayed above, represent all residential activity in the City. Due to reporting requirements of the statute, some of these units are double-counted in the data collection process, or are not counted at all. For instance, there were 12 building permits issued in 2018, but only 7 homes for those 12 permits.

In terms of total residential activity, 2018 showed significantly more activity in alterations and additions than in the creation of new units of housing. This is consistent with known growth trends in the City of small but persistent year-to-year population decline. This is also consistent with the large number of homeowners to which homes are relatively within affordability limits. Owning homes affordable to these households allows reinvestment into additions and alterations of the housing stock of the City.

Additions and alterations represented 99% of all residential permits issued in the City over this timeframe.

Existing Structure Permits & Fees	
Residential Alteration	\$59,234.29
Residential Addition	\$1,129.20

TOTAL FEES COLLECTED

Fees Collected - 2018	Projects	Total Fees	Avg. Fee per Project	Avg. Project Cost
New Single Family Residential	7	\$9,297.75	\$1,328.25	\$259,334.29
New Duplex	3	\$5,213.50	\$1,737.83	\$266,166.67
New Multi-Family	0	-	-	-
Addition	11	\$1,129.20	\$102.65	\$16,172.03
Alteration	219	\$22,371.01	\$102.15	\$6,488.00
Demolition	15	\$865	\$57.67	\$2,442.00
New (Deck, Driveway, etc.)	125	\$8,911.57	\$71.29	\$6,301.01
Other (Siding w/ garage)	1	\$50.00	\$50.00	\$3,500.00
Renovation	7	\$751.77	\$107.40	\$5,587.43
Replacement	495	\$26,969.94	\$54.70	\$4,084.28
Unclassified	3	\$180	\$60.00	\$1,160.33

Totals for fee collection illustrate general breakdowns of fee by type for all residential and residential-related permits in 2018. These fees encompass many different types of additions and alterations. The majority of fees listed are for residential replacement, both of features and mechanicals. These are almost exclusively fees related to addition, maintenance, and upkeep of existing housing stock. Fees for mechanicals, etc. are lumped into "New Residential Single Family/Duplex/Multifamily" where applicable, although are separated in the current, updated fee schedule.

Of note in meeting affordability and upkeep/maintenance goals that improve the condition of existing housing stock, it is worth reiterating that 99% of all permits were issued for additions and alterations. Considering the general homeownership affordability in the City, as well as the number and percentage of improvement-related fees, owners appear to be spending significant amounts of capital in increasing the condition of homes.

For new construction, the average new home project cost for single-family residential in 2018 was nearly \$260,000 per unit. This indicates that while there is a small market for new construction, these homes are targeted to higher-income households. This is consistent with the known gap in housing availability, and higher-priced new construction lifts pressure and burden on lower-cost housing options for lower income households - especially under consideration of stagnant or slightly decreasing housing demand in the City.

At an average cost of \$259,334.29, the average household income required to be able to purchase the average new start home would be \$72,037 annually. This represents households that earn almost the exact median for a family of 4 for the region (\$73,200) and slightly above the median for the City itself (\$66,056).

FINANCIAL IMPACT OF FEES ON DEVELOPMENT

City fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single family units and 16 duplex units, all 3-bedroom units. Size of units is assumed to be 2,500 sqft. for single-family units and 1,500 sqft. for duplex units. On a per-unit basis, the average estimated City fee is \$1,515.96.

Fee	Amount	Unit	QTY	Total
Park Improvement Fees and Fee in Lieu of Land - Single family	\$300.00	dwelling unit	30	\$9,000.00
Park Improvement Fees and Fee in Lieu of Land - Duplex	\$250.00	dwelling unit	16	\$4,000.00
New Residential Building Plan Review (1 and 2 family)	\$0.02	SF (min \$40)	99,000	\$1,980.00
New Residential Electrical Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential HVAC Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential Plumbing Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential Zoning Review	\$0.02	SF (min \$40)	99,000	\$1,980.00
New Residential Building Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Electrical Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential HVAC Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Plumbing Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Zoning Inspection	\$0.06	SF (min \$200)	99,000	\$5,940.00
Wisconsin Uniform Building Permit Seal	\$43.00	building permit	38	\$1,634.00
Temporary Electric Permit	\$50.00	Each Structure	38	\$1,900.00
Preliminary Plat	\$300.00	application	1	\$300.00
Preliminary Plat	\$10.00	lot	37	\$370.00
Final Plat	\$50.00	application	1	\$50.00
TOTAL				\$1,515.74/unit
				\$69,724.00

ANALYSIS OF DEVELOPMENT REGULATIONS

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. Within a regional context, all fees charged are reasonably priced.

The City Plan Commission meets at least monthly to review and discuss development proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements, creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City. The ordinance is written to be transparent in intent and requirement, and largely achieves these goals.

There are sections and Districts within the current ordinance that are prohibitive to new housing construction, especially of specific unit types for infill and small-lot development. Both the Zoning and Subdivision ordinance are scheduled for revision to include permitted housing types including ADUs, tiny houses, cluster subdivisions, cottage clusters, etc. which are expected to increase diversity of development and redevelopment possibility.

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements in order for final subdivision plats and maps to be granted.

Costs of improvements and dedications are funded through unit sales and rent revenue, and are generally passed on to consumers which impacts affordability of development in the City. However, in 2018 the lack of new unit development is reflective of the need for rehabilitation and redevelopment across many districts.

There is potential that code adjustments and proactive communication with developers on

available land may lead to increased interest and intent in development/redevelopment opportunity, adding households and population.

Land Costs

Land costs are directly impacted by land use regulations, and are passed onto development through regulatory requirements of individual districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. However, considering new construction:

- The average value of parcels per acre in Stevens Point is \$85,124
- For land with no improvement value and a future land use of Residential, the average value per acre is \$50,410 (likely greenfield subdivision)
- R-LD zoning has a minimum lot size of 2 acres. To see cost savings of 20%, the minimum lot size could be reduced by 20% to 1.6 acres
 - This represents a change in greenfield lot value from \$100,820 to \$80,656 per single family home - a savings of \$20,164 that can be passed on directly to the purchaser.
- For the R-1 district, this would represent a minimum lot size reduction from 16,500 sqft. to 13,200 sqft. resulting in land value savings of \$3,818.94

Further savings can be passed on to consumers through reduction in minimum lot width - currently 130 feet in R-LD and 105 feet in R-1 Districts. For example, a reduction from 130 feet to 90 feet minimum width (a decrease of 31%) would decrease the corresponding costs of streets and utilities by a proportional amount, again as direct cost savings in sales to consumers.

All of Stevens Point's Zoning Districts allow some leeway for reduction in frontage or lot size minimums for new construction, but reduction in fees and costs is not likely in rehab projects.

UNDEVELOPED PARCELS PERMITTED FOR RESIDENTIAL USE

The following pages contain a list and map of parcels in the City are zoned for residential use but have not been improved:

Pin	Acre	Land	Imp.	Total	Address
281230803340207	0.03	700	0	700	0 FELTZ AVE STEVENS POINT WI 54481
281230803340208	0.01	300	0	300	0 FELTZ AVE STEVENS POINT WI 54481
281230803310709	0.30	27,400	0	27,400	0 OAK AVE STEVENS POINT WI 54481
281230805420407	0.16	13,900	0	13,900	1616 RIVER VIEW AVE STEVENS POINT WI 54481
281230805420408	0.16	13,800	0	13,800	0 WHITING AVE STEVENS POINT WI 54481
281230804300413	0.25	21,900	0	21,900	0 NEBEL ST STEVENS POINT WI 54481
281230805420402	0.24	20,600	0	20,600	0 COON AVE STEVENS POINT WI 54481
281230805420621	0.24	20,700	0	20,700	0 COON AVE STEVENS POINT WI 54481
281230804300314	0.25	21,900	0	21,900	0 MARTHA'S LN STEVENS POINT WI 54481
281230802300125	0.75	29,400	0	29,400	0 CLOVER CT STEVENS POINT WI 54481
281230805420808	0.32	7,200	0	7,200	0 WHITING AVE STEVENS POINT WI 54481
281230804300533	0.22	19,200	0	19,200	0 MARY ST STEVENS POINT WI 54481
281230805420707	0.16	13,800	0	13,800	0 COON AVE STEVENS POINT WI 54481
281230805420811	0.16	13,800	0	13,800	0 WHITING AVE STEVENS POINT WI 54481
281230805420708	0.16	13,800	0	13,800	0 ECHO DELLS AVE STEVENS POINT WI 54481
281230804300720	0.19	16,900	0	16,900	0 DALANEY ST STEVENS POINT WI 54481
281230805420702	0.16	13,800	0	13,800	
281230804400509	0.28	22,800	0	22,800	0 CHANNEL DR STEVENS POINT WI 54481
281230805420109	0.27	22,200	0	22,200	0 HOWARD AVE STEVENS POINT WI 54481
281230803200103	0.34	29,600	0	29,600	0 HEFFRON ST STEVENS POINT WI 54481
281230803130057	0.42	33,800	0	33,800	0 HEFFRON ST STEVENS POINT WI 54481
281230803130021	0.61	40,400	0	40,400	3000 PARKWAY DR STEVENS POINT WI 54481
281230803200110	0.91	86,800	0	86,800	0 ISLAND VIEW CT STEVENS POINT WI 54481
281230806100005	0.56	1,200	0	1,200	0 WEST RIVER DR STEVENS POINT WI 54481
281230804202211	0.38	13,400	0	13,400	0 MARY ST STEVENS POINT WI 54481
281230804202406	0.33	24,500	0	24,500	2827 MARTHA'S LN STEVENS POINT WI 54481
281230804202108	0.13	11,400	0	11,400	0 MICHIGAN AVE STEVENS POINT WI 54481
281230806100112	0.43	48,700	0	48,700	0 WEST RIVER DR STEVENS POINT WI 54481
281230804201116	0.15	13,000	0	13,000	0 CLEVELAND AVE STEVENS POINT WI 54481
281230804202125	0.16	10,200	0	10,200	0 MARY ST STEVENS POINT WI 54481
281230804202504	0.14	12,200	0	12,200	0 MINNESOTA AVE STEVENS POINT WI 54481
281230804202503	0.28	22,800	0	22,800	0 MINNESOTA AVE STEVENS POINT WI 54481
281230806100403	0.46	14,000	0	14,000	0 WEST MCDONALD DR STEVENS POINT WI 54481
281230806100511	0.39	17,100	0	17,100	0 WEST MCDONALD DR STEVENS POINT WI 54481
281230806100512	0.14	5,400	0	5,400	0 WEST BRENTWOOD DR STEVENS POINT WI 54481
281230806100517	0.46	10,400	0	10,400	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481
281230806100518	0.46	10,400	0	10,400	0 WEST MCDONALD DR STEVENS POINT WI 54481
281230806100519	0.46	10,400	0	10,400	0 WEST MCDONALD DR STEVENS POINT WI 54481
281230806100520	0.46	10,400	0	10,400	0 WEST MCDONALD DR STEVENS POINT WI 54481
281230806100521	0.46	10,400	0	10,400	0 WEST MCDONALD DR STEVENS POINT WI 54481
281230806100303	1.97	7,400	0	7,400	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481
281230806100603	0.38	11,600	0	11,600	0 WEST BRENTWOOD DR STEVENS POINT WI 54481
281230805100703	0.33	2,800	0	2,800	0 MASON ST STEVENS POINT WI 54481
281230806100602	0.32	14,000	0	14,000	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481
281230804200106	0.33	24,300	0	24,300	2600 MINNESOTA AVE STEVENS POINT WI 54481
281230806100306	1.61	23,200	0	23,200	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481
281230806100304	0.46	20,000	0	20,000	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481
281230806100101	1.47	104,000	0	104,000	0 WEST RIVER DR STEVENS POINT WI 54481
281230804200403	0.12	4,700	0	4,700	0 BLAINE ST STEVENS POINT WI 54481
281240832300907	0.17	7,200	0	7,200	0 TAMARAC ST STEVENS POINT WI 54481
281240831401424	0.22	12,900	0	12,900	0 WEST PLEASANT ST STEVENS POINT WI 54481
281240832402307	0.17	10,800	0	10,800	2157 PRAIRIE ST STEVENS POINT WI 54481
281240832403616	0.04	1,300	0	1,300	0 EAST AVE STEVENS POINT WI 54481
281240831401223	0.48	2,500	0	2,500	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401506	1.00	33,000	0	33,000	0 WEST PLEASANT ST STEVENS POINT WI 54481
281240831401226	0.46	2,400	0	2,400	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401222	0.44	2,300	0	2,300	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401221	0.43	2,200	0	2,200	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401220	0.32	1,700	0	1,700	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401219	0.35	1,800	0	1,800	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401212	0.51	2,600	0	2,600	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401213	0.47	2,500	0	2,500	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401214	0.45	2,400	0	2,400	0 WEST PLEASANT CT STEVENS POINT WI 54481

UNDEVELOPED PARCELS PERMITTED FOR RESIDENTIAL USE

Pin	Acre	Land	Imp.	Total	Address
281240831401218	0.65	3,000	0	3,000	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401217	0.42	2,200	0	2,200	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401215	0.48	2,500	0	2,500	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240833302102	0.20	17,500	0	17,500	0 DIXON ST STEVENS POINT WI 54481
281240831300504	0.44	4,700	0	4,700	0 WEST CLARK ST STEVENS POINT WI 54481
281240835300042	0.26	19,200	0	19,200	5225 CAROL'S LN STEVENS POINT WI 54481
281240835300043	0.26	19,200	0	19,200	5227 CAROL'S LN STEVENS POINT WI 54481
281240835300044	0.26	19,200	0	19,200	5301 CAROL'S LN STEVENS POINT WI 54481
281240835300045	0.26	19,200	0	19,200	5303 CAROL'S LN STEVENS POINT WI 54481
281240835300046	0.26	19,200	0	19,200	5309 CAROL'S LN STEVENS POINT WI 54481
281240835300047	0.26	19,200	0	19,200	5311 CAROL'S LN STEVENS POINT WI 54481
281240835300048	0.26	19,200	0	19,200	5317 CAROL'S LN STEVENS POINT WI 54481
281240835300049	0.26	19,200	0	19,200	5319 CAROL'S LN STEVENS POINT WI 54481
281240831300508	0.82	24,500	0	24,500	0 WEST CLARK ST STEVENS POINT WI 54481
281240833300907	0.15	14,900	0	14,900	0 McCULLOCH ST STEVENS POINT WI 54481
281240832300218	0.06	3,800	0	3,800	924 WISCONSIN ST STEVENS POINT WI 54481
281240835400511	0.78	50,400	0	50,400	0 ELMWOOD AVE STEVENS POINT WI 54482
281240831400407	0.25	13,400	0	13,400	0 WEST KARNER ST STEVENS POINT WI 54481
281240831400207	0.18	9,900	0	9,900	0 WEST PEARL ST STEVENS POINT WI 54481
281240831400424	0.15	6,400	0	6,400	0 WEST PEARL ST STEVENS POINT WI 54481
281240831400405	0.25	13,400	0	13,400	0 WEST KARNER ST STEVENS POINT WI 54481
281240831400206	0.18	9,800	0	9,800	0 WEST PEARL ST STEVENS POINT WI 54481
281240833300344	0.16	15,400	0	15,400	0 MILLER CT STEVENS POINT WI 54481
281240833400415	0.15	14,300	0	14,300	0 OAK ST STEVENS POINT WI 54481
281240831100505	0.60	2,400	0	2,400	0 COUNTY ROAD HH STEVENS POINT WI 54481
281240833400402	0.15	14,300	0	14,300	0 JEFFERSON ST STEVENS POINT WI 54481
281240833400307	0.15	14,300	0	14,300	0 JEFFERSON ST STEVENS POINT WI 54481
281240836320203	0.18	16,100	0	16,100	5601 JEFFERSON ST STEVENS POINT WI 54482
281240836320146	0.42	13,800	0	13,800	0 JEFFERSON ST STEVENS POINT WI 54482
281240831100307	0.16	8,900	0	8,900	0 WEST HARDING AVE STEVENS POINT WI 54481
281240831100306	0.16	8,900	0	8,900	549 WEST HARDING AVE STEVENS POINT WI 54481
281240833202226	0.03	1,200	0	1,200	0 MICHIGAN AVE STEVENS POINT WI 54481
281240831100705	0.17	6,300	0	6,300	0 WEST CORNELL AVE STEVENS POINT WI 54481
281240831101005	0.18	9,800	0	9,800	0 WEST PEARL ST STEVENS POINT WI 54481
281240831100817	0.16	8,700	0	8,700	0 WEST CORNELL AVE STEVENS POINT WI 54481
281240833100808	0.09	2,800	0	2,800	0 ELLIS ST STEVENS POINT WI 54481
281240831100910	0.16	6,400	0	6,400	0 WEST HARDING AVE STEVENS POINT WI 54481
281240831100802	0.16	8,700	0	8,700	0 WEST HARDING AVE STEVENS POINT WI 54481
281240833202901	0.10	5,900	0	5,900	0 MINNESOTA AVE STEVENS POINT WI 54481
281240831100158	0.38	15,700	0	15,700	640 WEST RIVER DR STEVENS POINT WI 54481
281240833100305	0.15	18,200	0	18,200	0 LINDBERGH AVE STEVENS POINT WI 54481
281240827300918	0.21	24,300	0	24,300	0 SUNSET BLVD STEVENS POINT WI 54481
281240829304407	0.15	13,200	0	13,200	0 FRANKLIN ST STEVENS POINT WI 54481
281240825340115	0.48	34,600	0	34,600	0 SANDPIPER DR STEVENS POINT WI 54482
281240829400818	0.13	11,300	0	11,300	0 PRENTICE ST STEVENS POINT WI 54481
281240827300805	0.24	25,700	0	25,700	0 SIMONIS ST STEVENS POINT WI 54481
281240829401040	0.20	17,400	0	17,400	0 PRENTICE ST STEVENS POINT WI 54481
281240830400921	0.07	2,700	0	2,700	0 FOURTH AVE STEVENS POINT WI 54481
281240830401915	0.14	12,200	0	12,200	0 FOURTH AVE STEVENS POINT WI 54481
281240830402504	0.05	1,600	0	1,600	0 FOURTH AVE STEVENS POINT WI 54481
281240827440007	1.55	34,000	0	34,000	0 HOFMEISTER DR STEVENS POINT WI 54481
281240828301206	0.12	4,100	0	4,100	0 ILLINOIS AVE STEVENS POINT WI 54481
281240829304810	0.03	700	0	700	0 FIFTH AVE STEVENS POINT WI 54481
281240829301913	0.15	13,100	0	13,100	0 FIFTH AVE STEVENS POINT WI 54481
281240828402113	0.23	21,600	0	21,600	3416 JORDAN LN STEVENS POINT WI 54481
281240828400607	0.19	22,800	0	22,800	0 LINDBERGH AVE STEVENS POINT WI 54481
281240827300424	0.26	26,400	0	26,400	0 SUNSET BLVD STEVENS POINT WI 54481
281240829303608	0.13	6,200	0	6,200	0 SECOND ST STEVENS POINT WI 54481
281240829400624	0.26	17,500	0	17,500	0 PRENTICE ST STEVENS POINT WI 54481
281240829300132	0.43	4,700	0	4,700	0 UNION ST STEVENS POINT WI 54481
281240827440005	1.33	21,600	0	21,600	0 BARBARA'S LN STEVENS POINT WI 54481
281240829300220	0.15	13,100	0	13,100	0 SIXTH AVE STEVENS POINT WI 54481

UNDEVELOPED PARCELS PERMITTED FOR RESIDENTIAL USE

Pin	Acre	Land	Imp.	Total	Address
281240830401511	0.09	1,900	0	1,900	0 WADLEIGH ST STEVENS POINT WI 54481
281240828401915	0.12	2,700	0	2,700	0 STANLEY ST STEVENS POINT WI 54481
281240830400203	0.17	5,400	0	5,400	0 WALKER ST STEVENS POINT WI 54481
281240830100249	0.38	1,000	0	1,000	0 MARIA DR STEVENS POINT WI 54481
281240830100243	0.46	19,300	0	19,300	0 FOREST N ST STEVENS POINT WI 54481
281240828100105	0.46	30,700	0	30,700	0 INDIANA N AVE STEVENS POINT WI 54481
281240829230024	0.50	2,700	0	2,700	0 SECOND N ST STEVENS POINT WI 54481
281240828100023	0.30	20,800	0	20,800	0 FOURTH AVE STEVENS POINT WI 54481
281240830100220	0.48	19,700	0	19,700	0 GEORGIA ST NORTH STEVENS POINT WI 54481
281240830100135	0.71	19,100	0	19,100	0 GEORGIA ST NORTH STEVENS POINT WI 54481
281240828100735	0.27	28,500	0	28,500	3024 MOSES XING STEVENS POINT WI 54481
281240829240028	0.29	3,900	0	3,900	0 SECOND N ST STEVENS POINT WI 54481
281240828100727	0.25	27,000	0	27,000	0 MOSES XING STEVENS POINT WI 54481
281240828100717	0.23	24,000	0	24,000	0 VINE ST STEVENS POINT WI 54481
281240828100716	0.29	29,700	0	29,700	0 VINE ST STEVENS POINT WI 54481
281240828100910	0.45	40,300	0	40,300	0 VINE ST STEVENS POINT WI 54481
281240830100238	0.49	19,900	0	19,900	0 GEORGIA ST NORTH STEVENS POINT WI 54481
281240828100005	0.29	20,500	0	20,500	0 FOURTH AVE STEVENS POINT WI 54481
281240828100906	0.65	46,800	0	46,800	VINE ST STEVENS POINT WI 54481
281240828100905	0.67	47,300	0	47,300	VINE ST STEVENS POINT WI 54481
281240828100702	0.63	37,100	0	37,100	0 INDIANA N AVE STEVENS POINT WI 54481
281240828100115	0.75	2,900	0	2,900	0 STANLEY ST STEVENS POINT WI 54481
281240828100408	0.35	19,000	0	19,000	
281240829220004	5.47	146,700	0	146,700	0 FREDERICK N ST STEVENS POINT WI 54481
281240829220033	0.28	15,400	0	15,400	0 WEST N ST STEVENS POINT WI 54481
281240829220032	0.28	15,400	0	15,400	424 WEST N ST STEVENS POINT WI 54481
281240829220030	0.28	15,400	0	15,400	0 NORTH POINT DR STEVENS POINT WI 54481
281240827200224	0.21	3,900	0	3,900	0 NORTH POINT DR STEVENS POINT WI 54481
281240820340043	0.27	31,400	0	31,400	0 SECOND N ST STEVENS POINT WI 54481
281240824330010	0.20	3,400	0	3,400	BRILOWSKI N RD STEVENS POINT WI 54482
281240820320013	0.43	18,600	0	18,600	0 SECOND N ST STEVENS POINT WI 54481
281240821200316	1.00	38,100	0	38,100	EAGLE SUMMIT STEVENS POINT WI 54482
281240821200347	1.04	46,200	0	46,200	1109 RESERVE ST NORTH STEVENS POINT WI 54482
281240821200124	1.04	38,500	0	38,500	0 FALCONS COVE STEVENS POINT WI 54482
281240821200123	1.18	40,100	0	40,100	0 FALCONS COVE STEVENS POINT WI 54482
281240821200401	1.27	26,200	0	26,200	2309 OSPREY RETREAT STEVENS POINT WI 54482
281240821200407	0.83	34,400	0	34,400	2408 OSPREY RETREAT STEVENS POINT WI 54482
281240821200410	1.53	43,800	0	43,800	2316 OSPREY RETREAT STEVENS POINT WI 54482
281240821200409	1.37	37,900	0	37,900	2324 OSPREY RETREAT STEVENS POINT WI 54482
281240814300112	1.61	31,800	0	31,800	0 SUNNY CREST DR STEVENS POINT WI 54482
281240814300210	1.71	40,400	0	40,400	0 HAMPTON RD STEVENS POINT WI 54482
281240814300212	1.72	40,500	0	40,500	0 SUNNY CREST DR STEVENS POINT WI 54482
281240814300106	1.70	40,300	0	40,300	0 SUNNY CREST DR STEVENS POINT WI 54482
281230803330120	1.41	92,000	0	92,000	0 BONNIE BAY RD STEVENS POINT WI 54481
281230803330123	0.12	1,300	0	1,300	0 BONNIE BAY RD STEVENS POINT WI 54481
281230803330105	1.35	41,600	0	41,600	0 BONNIE BAY RD STEVENS POINT WI 54481
281230802300704	0.54	27,100	0	27,100	0 CROCUS CT STEVENS POINT WI 54481
281230805420304	1.11	32,900	0	32,900	0 ECHO DELLS AVE STEVENS POINT WI 54481
281230805420523	0.28	22,400	0	22,400	0 COON AVE STEVENS POINT WI 54481
281230805420522	0.28	22,400	0	22,400	0 COON AVE STEVENS POINT WI 54481
281230805420620	0.48	26,700	0	26,700	0 WHITING AVE STEVENS POINT WI 54481
281230803320011	0.43	64,700	0	64,700	0 NEBEL ST STEVENS POINT WI 54481
281230802300604	0.46	25,300	0	25,300	0 HOOVER RD STEVENS POINT WI 54481
281230804300306	0.25	21,900	0	21,900	0 WELSBY AVE STEVENS POINT WI 54481
281230805420622	0.64	28,700	0	28,700	0 COON AVE STEVENS POINT WI 54481
281230803310503	0.30	27,300	0	27,300	0 FELTZ AVE STEVENS POINT WI 54481
281230802300610	0.17	6,600	0	6,600	0 TULIP LN STEVENS POINT WI 54481
281230803310509	0.42	33,900	0	33,900	0 OAK AVE STEVENS POINT WI 54481
281230803400124	0.92	45,400	0	45,400	0 HEFFRON ST STEVENS POINT WI 54481
281230804300701	0.19	12,400	0	12,400	0 HEFFRON ST STEVENS POINT WI 54481
281230804100536	0.26	22,000	0	22,000	0 HEFFRON ST STEVENS POINT WI 54481
281230803200126	0.73	43,100	0	43,100	0 FELTZ AVE STEVENS POINT WI 54481

UNDEVELOPED PARCELS PERMITTED FOR RESIDENTIAL USE

Pin	Acre	Land	Imp.	Total	Address
281230803230008	0.57	74,000	0	74,000	0 HEFFRON ST STEVENS POINT WI 54481
281230803140063	0.45	35,300	0	35,300	0 DUNEGAN DR STEVENS POINT WI 54481
281230803130024	0.48	37,100	0	37,100	0 PLEASANT VIEW DR STEVENS POINT WI 54481
281230803200105	0.79	41,400	0	41,400	0 OAK AVE STEVENS POINT WI 54481
281230803130014	0.51	38,400	0	38,400	4401 HERITAGE DR STEVENS POINT WI 54481
281230805101316	0.29	15,800	0	15,800	0 HENRIETTA ST STEVENS POINT WI 54481
281230805101317	0.42	17,900	0	17,900	0 HENRIETTA ST STEVENS POINT WI 54481
281230803140066	0.51	38,400	0	38,400	0 DUNEGAN DR STEVENS POINT WI 54481
281230804202004	0.13	10,900	0	10,900	0 RICE ST STEVENS POINT WI 54481
281230804100921	0.18	15,900	0	15,900	0 FRONTENAC AVE STEVENS POINT WI 54481
281230804202321	0.19	9,400	0	9,400	0 RICE ST STEVENS POINT WI 54481
281230805101216	1.02	6,600	0	6,600	0 WATER ST STEVENS POINT WI 54481
281230803220072	0.37	25,800	0	25,800	0 SUNSET BLVD STEVENS POINT WI 54481
281230804100803	0.65	31,600	0	31,600	0 SOO MARIE AVE STEVENS POINT WI 54481
281230805100714	0.33	2,100	0	2,100	0 PRAIRIE ST STEVENS POINT WI 54481
281230804200330	0.07	1,500	0	1,500	0 BUSH ST STEVENS POINT WI 54481
281230805200022	0.23	6,900	0	6,900	0 MASON ST STEVENS POINT WI 54481
281240831401103	6.73	71,300	0	71,300	0 WEST RIVER DR STEVENS POINT WI 54481
281240835401317	0.47	33,300	0	33,300	0 GLENWOOD AVE STEVENS POINT WI 54482
281240831401240	0.07	200	0	200	0 WEST ZINDA DR STEVENS POINT WI 54481
281240831401232	0.57	17,500	0	17,500	0 WEST ZINDA DR STEVENS POINT WI 54481
281240831401427	0.89	3,000	0	3,000	0 WEST PLEASANT ST STEVENS POINT WI 54481
281240831401225	1.06	4,000	0	4,000	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831300613	0.77	5,400	0	5,400	0 WEST SESAME ST STEVENS POINT WI 54481
281240832402508	0.19	17,000	0	17,000	2157 ELK ST STEVENS POINT WI 54481
281240831401211	1.04	4,000	0	4,000	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240831401241	10.84	64,400	0	64,400	WEST ZINDA DR STEVENS POINT WI 54481
281240831401216	0.34	1,800	0	1,800	0 WEST PLEASANT CT STEVENS POINT WI 54481
281240833302323	0.28	3,000	0	3,000	0 WELSBY AVE STEVENS POINT WI 54481
281240832300219	0.11	6,900	0	6,900	0 WATER ST STEVENS POINT WI 54481
281240833401138	0.20	17,400	0	17,400	0 CENTER ST STEVENS POINT WI 54481
281240836320105	3.00	102,900	0	102,900	0 SCHILLER DR STEVENS POINT WI 54482
281240833300103	0.14	14,100	0	14,100	0 JEFFERSON ST STEVENS POINT WI 54481
281240836320204	0.18	16,100	0	16,100	5603 JEFFERSON ST STEVENS POINT WI 54482
281240831100409	0.43	10,500	0	10,500	0 WEST WILSON AVE STEVENS POINT WI 54481
281240833101721	0.22	18,200	0	18,200	JEFFERSON ST STEVENS POINT WI 54481
281240831100724	0.21	11,600	0	11,600	0 WEST WILSON AVE STEVENS POINT WI 54481
281240833101924	0.24	2,600	0	2,600	0 ALGOMA ST STEVENS POINT WI 54481
281240833203011	0.19	2,300	0	2,300	2724 CLARK ST STEVENS POINT WI 54481
281240834200305	0.39	32,300	0	32,300	0 GREEN AVE STEVENS POINT WI 54481
281240831240022	5.13	42,500	0	42,500	542 WEST RIVER DR STEVENS POINT WI 54481
281240835120147	0.41	31,300	0	31,300	5416 WINDY DR STEVENS POINT WI 54482
281240829304413	0.26	17,600	0	17,600	917 UNION ST STEVENS POINT WI 54481
281240828301316	0.18	16,600	0	16,600	0 FOURTH AVE STEVENS POINT WI 54481
281240830400714	0.01	400	0	400	0 FIFTH AVE STEVENS POINT WI 54481
281240829304809	0.03	700	0	700	0 MEADOW ST STEVENS POINT WI 54481
281240829400627	1.31	30,600	0	30,600	0 PULASKI PL STEVENS POINT WI 54481
281240829304818	0.14	12,200	0	12,200	0 UNION ST STEVENS POINT WI 54481
281240827300423	0.24	25,500	0	25,500	332 SUNSET BLVD STEVENS POINT WI 54481
281240828400426	0.04	100	0	100	0 JORDAN LN STEVENS POINT WI 54481
281240829303711	0.15	13,100	0	13,100	0 MEADOW ST STEVENS POINT WI 54481
281240828402102	0.22	24,900	0	24,900	409 SAINT PAUL ST STEVENS POINT WI 54481
281240829303614	0.11	1,600	0	1,600	0 THIRD ST STEVENS POINT WI 54481
281240827300420	0.35	30,600	0	30,600	400 GREEN AVE STEVENS POINT WI 54481
281240828402103	0.22	24,900	0	24,900	401 SAINT PAUL ST STEVENS POINT WI 54481
281240827300507	7.02	113,500	0	113,500	0 WEIR BLVD STEVENS POINT WI 54481
281240829302214	0.23	16,600	0	16,600	0 FIRST ST STEVENS POINT WI 54481
281240829300340	1.39	23,600	0	23,600	0 SECOND ST STEVENS POINT WI 54481
281240830400207	0.15	4,400	0	4,400	0 WALKER ST STEVENS POINT WI 54481
281240827302104	0.01	200	0	200	0 EAST MARIA DR STEVENS POINT WI 54481
281240830100309	1.01	11,000	0	11,000	0 FOREST N ST STEVENS POINT WI 54481
281240828100731	0.29	29,800	0	29,800	0 MOSES XING STEVENS POINT WI 54481
281240828100726	0.32	31,800	0	31,800	0 MOSES XING STEVENS POINT WI 54481

UNDEVELOPED PARCELS PERMITTED FOR RESIDENTIAL USE

Pin	Acre	Land	Imp.	Total	Address
281240830100234	0.26	5,600	0	5,600	0 GEORGIA ST NORTH STEVENS POINT WI 54481
281240828100734	0.29	29,800	0	29,800	0 VINE ST STEVENS POINT WI 54481
281240828100732	0.28	29,200	0	29,200	0 VINE ST STEVENS POINT WI 54481
281240828100730	0.30	30,500	0	30,500	0 VINE ST STEVENS POINT WI 54481
281240828100909	0.47	41,600	0	41,600	VINE ST STEVENS POINT WI 54481
281240828100908	0.60	45,700	0	45,700	0 VINE ST STEVENS POINT WI 54481
281240830100237	0.46	19,300	0	19,300	0 FOREST N ST STEVENS POINT WI 54481
281240830100406	0.88	20,600	0	20,600	0 OLD WAUSAU RD STEVENS POINT WI 54481
281240828100409	0.38	19,800	0	19,800	0 INDIANA N AVE STEVENS POINT WI 54481
281240828100312	0.48	22,500	0	22,500	0 FOURTH AVE STEVENS POINT WI 54481
281240830100316	1.10	10,200	0	10,200	0 FOREST N ST STEVENS POINT WI 54481
281240830100202	4.69	49,300	0	49,300	0 GEORGIA ST NORTH STEVENS POINT WI 54481
281240829220047	1.95	12,700	0	12,700	0 NORTH POINT DR STEVENS POINT WI 54481
281240827200223	0.60	28,400	0	28,400	0 NORTH POINT DR STEVENS POINT WI 54481
281240820330013	0.27	15,100	0	15,100	0 SECOND N ST STEVENS POINT WI 54481
281240820330014	0.25	14,800	0	14,800	0 SECOND N ST STEVENS POINT WI 54481
281240820330007	1.90	8,900	0	8,900	0 NORTH POINT DR STEVENS POINT WI 54481
281240824330012	2.00	4,400	0	4,400	0 BRILOWSKI RD STEVENS POINT WI 54482
281240824330013	2.05	11,400	0	11,400	0 BRILOWSKI RD STEVENS POINT WI 54482
281240820340053	4.95	44,600	0	44,600	0 SECOND N ST STEVENS POINT WI 54481
281240820330023	11.85	34,500	0	34,500	0 SECOND N ST STEVENS POINT WI 54481
281240820340001	8.75	86,800	0	86,800	0 SECOND N ST STEVENS POINT WI 54481
281240824330007	8.54	10,200	0	10,200	0 BRILOWSKI N RD STEVENS POINT WI 54482
281240824330011	4.50	8,900	0	8,900	0 BRILOWSKI RD STEVENS POINT WI 54482
281240824330003	2.55	5,600	0	5,600	0 BRILOWSKI N RD STEVENS POINT WI 54482
281240820320008	7.01	54,600	0	54,600	0 SECOND N ST STEVENS POINT WI 54481
281240820320001	16.68	98,200	0	98,200	0 SECOND N ST STEVENS POINT WI 54481
281240821220006	10.75	87,700	0	87,700	0 RESERVE ST STEVENS POINT WI 54482
281240814300114	1.59	31,700	0	31,700	0 AIRPORT RD STEVENS POINT WI 54482
281240813320016	2.02	45,800	0	45,800	0 OXBOW RD STEVENS POINT WI 54482
281240814300211	1.72	40,500	0	40,500	0 SUNNY CREST DR STEVENS POINT WI 54482
281240814300204	1.70	40,300	0	40,300	0 TORUN RD STEVENS POINT WI 54482
281240828100519	0.67	29,100	0	29,100	0 VINE ST STEVENS POINT WI 54481
281230803200121	4.13	153,100	0	153,100	0 ISLAND VIEW CT STEVENS POINT WI 54481
281240830402428	0.07	6,100	0	6,100	
281240830402427	0.07	6,100	0	6,100	
281240830402426	0.07	6,100	0	6,100	
281240830402425	0.07	6,100	0	6,100	
281240830402424	0.07	6,100	0	6,100	
281240830402423	0.07	6,100	0	6,100	
281240830402422	0.07	6,100	0	6,100	
281240830402421	0.06	5,200	0	5,200	
281240830402420	0.06	5,200	0	5,200	
281240830402417	0.07	6,400	0	6,400	
281240830402416	0.07	6,300	0	6,300	
281240830402413	0.07	6,300	0	6,300	
281240830402412	0.07	6,300	0	6,300	
281240830402411	0.07	6,100	0	6,100	
281240830402410	0.07	6,100	0	6,100	
281240830100266	0.43	18,500	0	18,500	409 NORTH POINT DR STEVENS POINT WI 54481
281240830100265	0.42	18,500	0	18,500	
281240830402429	0.07	6,100	0	6,100	
281240827300508	0.23	600	0	600	0 WILSHIRE BLVD STEVENS POINT WI 54481

Map on following page.

Zoning Map of Unimproved Properties that Permit Residential Use

Stevens Point
Portage County, WI

 City of Stevens Point

Zoning

-  RLD (21)
-  R1 (43)
-  R2 (161)
-  R3 (77)
-  R4 (35)
-  R5 (8)
-  B1 (3)
-  B2 (1)
-  B3 (12)
-  B4 (33)
-  B5 (7)
-  PD (38)
-  Split Zoned (6)

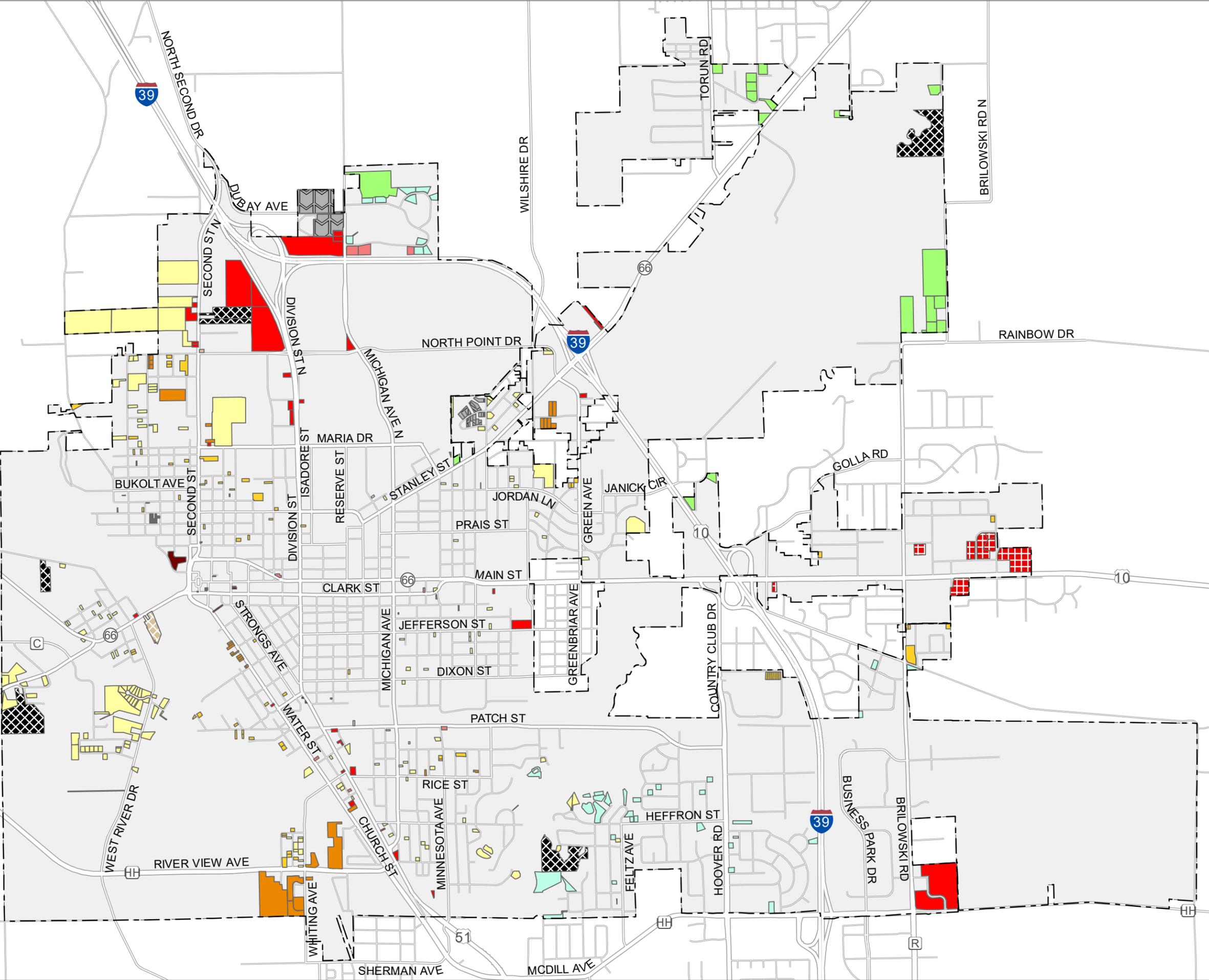
Data Sources:

Parcels: Portage County (2019)

Zoning: Stevens Point (Jan 8th, 2019)

Parcels only shown if zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5 and the improved parcel value is zero.

Print Date: 12/11/2019
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PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT

The following pages contain a list and map of parcels in the City currently zoned for other use but identified in the Comprehensive Plan as suitable for future residential development:

Pin	Acre	Land	Imp.	Total	Address
281230805420201	5.80	17,200	0	17,200	0 ECHO DELLS AVE STEVENS POINT WI 54481
281240831300607	2.00	2,200	0	2,200	0 WEST GATES DR STEVENS POINT WI 54481
281240831100139	0.12	700	0	700	0 WEST HARDING AVE STEVENS POINT WI 54481
281240831100136	0.12	700	0	700	0 WEST JACKSON ST STEVENS POINT WI 54481
281240831100135	0.12	700	0	700	0 WEST JACKSON ST STEVENS POINT WI 54481
281240831100138	0.12	700	0	700	0 WEST HARDING AVE STEVENS POINT WI 54481
281240831100137	0.12	700	0	700	0 WEST HARDING AVE STEVENS POINT WI 54481
281240833202916	0.05	1,200	0	1,200	0 CLARK ST STEVENS POINT WI 54481
020240827-15.04A	0.01	200	0	200	
281240827240320	0.09	100	0	100	0 EAST MARIA DR STEVENS POINT WI 54481
281240820340043	0.27	31,400	0	31,400	0 SECOND N ST STEVENS POINT WI 54481
281240820330017	2.88	4,600	0	4,600	0 NORTH POINT DR STEVENS POINT WI 54481
281240820330016	2.88	4,600	0	4,600	0 NORTH POINT DR STEVENS POINT WI 54481
281240820320013	0.43	18,600	0	18,600	0 SECOND N ST STEVENS POINT WI 54481
281230806400012	2.59	2,400	0	2,400	0 WEST RIVER DR STEVENS POINT WI 54481
281230806400004	4.92	6,700	0	6,700	0 WEST RIVER DR STEVENS POINT WI 54481
281240831400906	10.75	38,800	0	38,800	0 WEST ZINDA DR STEVENS POINT WI 54481
281240831100140	0.25	1,400	0	1,400	0 WEST HARDING AVE STEVENS POINT WI 54481
281240831100134	0.25	1,400	0	1,400	0 WEST HARDING AVE STEVENS POINT WI 54481
281240831100142	4.92	11,600	0	11,600	0 WEST PEARL ST STEVENS POINT WI 54481
281240820330013	0.27	15,100	0	15,100	0 SECOND N ST STEVENS POINT WI 54481
281240820330014	0.25	14,800	0	14,800	0 SECOND N ST STEVENS POINT WI 54481

Map on following page.

Not Zoned Residential, Future Land Use For Residential

Stevens Point
Portage County, WI

-  City of Stevens Point
- Future Land Use
-  Mixed Use (4)
-  Multiple Family (8)
-  Residential (22)

Data Sources:
 Parcels: Portage County (2019)
 Zoning: Stevens Point (Jan 8th, 2019)
 Future Land Use: Stevens Point (2018)

Parcels only shown if NOT zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5, the improved parcel value is zero and the future land use is classified as MixedUse, MobileHomePark, Multiple Family, or Residential.

