

# Housing Affordability Report For 2020

## Purpose of the Housing Affordability Report

This report is intended to address the requirements of Wisconsin Statute 66.10014 of the 2017 Wisconsin Act 243. The statute states that a report must be prepared describing implementation of the housing element of the City of Mequon Comprehensive Plan under s. 66.1001. As required by statute, this report will provide the following information:

The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in 2020:

1. Subdivision Plats – 3
2. Certified Survey Maps – 14
3. Condominium Plats – 0
4. Building Permit Applications – 841 (56 New Dwellings)

The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in 2020:

1. Total residential dwelling units - 47

A list and map of undeveloped parcels in the municipality that are zoned for residential development.

1. Parcel List – Exhibit A
2. Map – Exhibit B

A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property. No parcels in Mequon meet this requirement.

An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision.

The development process varies by type of zoning being required and the amount of public infrastructure involved. The following is list of all fees associated with a typical conservation subdivision.

1. Rezoning - \$1275
2. Preliminary Plat- \$857
3. Development Agreement - \$558
4. Final Plat - \$757
5. Engineering Review Fee \$600-1000 per lot
6. Impact Fee- \$900 per lot

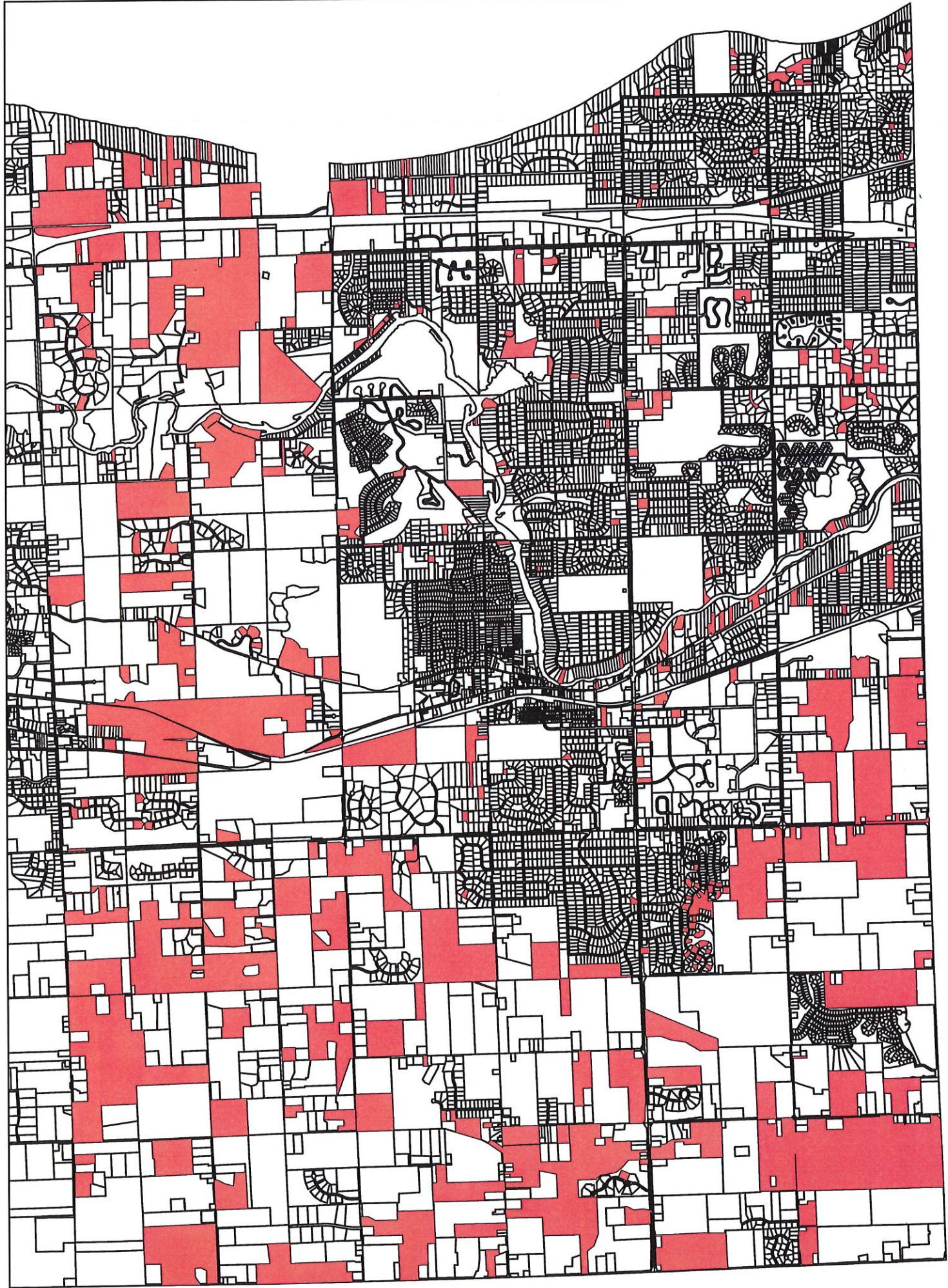
For a typical 20 lot development, fees will be approximately \$2000 per lot based on current fee schedule and estimated review time.

The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.
2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20%

Meeting new and forecasted demand. The city can meet existing and forecasted demand by ensuring adequate supply of residentially zoned land. A majority of the vacant land in the city is currently zoned for single family development. The Town Center zoning district which allows for the ability to development single family, two family and multiple family has land available for redevelopment. In addition, the East Growth area is in the process of rezoning a large portion of land that will allow for smaller lot single family development. If the city was interested in modifying its current regulations to allow for additional housing units at a smaller size, the expansion to the sewer service area should be considered.

Reducing the time or cost of development by 20 percent could be achieved by increasing staff and/or reducing fees by 20%. Since a majority of the cost is to cover staff time to review the project, this would shift the cost of development from the developer to the taxpayers of the community and is unlikely to occur.



Vacant Land Suitable for Residential Development

TaxKey	Street Address
150300202000	Oriole Ln
151140209000	9631 N Dalewood Ln
140181600900	Freistadt Rd
140011100600	Bonniwell Rd
150331103000	Juniper Cir
140341500700	County Line Rd
140091400100	Hawthorne Rd
140980129000	West Shoreland Dr
140040900400	Bonniwell Rd
140310100300	Granville Rd
141670009000	12900 N Highgate Ct
141670005000	12957 N Highgate Ct
141670006000	12985 N Highgate Ct
141670007000	12980 N Highgate Ct
141670008000	12938 N Highgate Ct
140270500700	Mequon Rd
140191500300	Mequon Rd
150060901500	2049 W Martin Way
140060900200	W Bonniwell Rd
140041400300	Bonniwell Rd
140210700400	Sunnyvale Rd
150800111000	Prairie View Ln
140021100000	Bonniwell Rd
140540301003	12221 N Briarhill Rd
140050200800	Pioneer Rd
140050100000	Pioneer Rd
140310100500	Donges Bay Rd
140041100900	Bonniwell Rd
150740112001	700 E Circle Rd
140091600500	Highland Rd
140131200500	Freistadt Rd
140081400100	Hawthorne Rd
140170400100	Highland Rd
140311300400	N Granville Rd
140300400400	Granville Rd
150050700100	14240 N Port Washington Rd
140171000300	Wild Rose Ct
150650506000	Wildwood Dr
140060100400	Pioneer Rd
140580634000	Austin Ave
140181101200	Wasaukee Rd
140020100200	Pioneer Rd
140311600900	Granville Rd
150180500100	Shoreland Dr
140320500401	Granville Rd
140330400200	Wauwatosa Rd
150311001600	Range Line Rd
140360400400	Range Line Rd
140020200400	4827 W Pioneer Rd
140500708000	Cedarburg Rd
150900702000	Ranch Rd
150900701000	Ranch Rd
151780001000	14355 N Saddlebrook Ln
140101500400	Cedarburg Rd
140180500500	Highland Rd
141780005000	11260 N Ashbury Woods Dr
140151500200	Freistadt Rd
141010000090	Ville Du Parc Dr
141580001000	7728 W Cheverny Dr
140041100400	Dellwood Dr
140501005000	Cedarburg Rd

140520108000	Highland Rd
140191400300	11222 W Mequon Rd
151780028000	14122 N Saddlebrook Cir
140361300600	Hidden Lake Rd
150310600600	10240 N Range Line Rd
150310601000	Range Line Rd
140501401001	10065 N River Rd
140200400200	Farmdale Rd
150061500600	Bonniwell Rd
150060100200	Pioneer Rd
150050600100	Pioneer Rd
140210700300	Sunnyvale Rd
140081000900	10545 W Hawthorne Rd
140500704004	10704 N Cedarburg Rd
150071400200	Oriole Ln
140041101000	8830 W Bonniwell Rd
140070700900	Linden Creek Ln
150500304000	Port Washington Rd
140021000400	Bonniwell Rd
150190400100	Port Washington Rd
150070100000	Port Washington Rd
150051100100	13700 N Port Washington Rd
150051500500	Birchwood Ln
151780011000	2348 W Saddlebrook Ln
140501105000	Meadow Ln
150300500300	11063 N Oriole Ln
141510007000	9859 N Range Line Rd
140501403001	10031 N River Rd
140161400600	Vega Ave
141670003000	12875 N Highgate Ct
141670010000	12854 N Highgate Ct
140130601500	3909 W Highland Rd
140031400200	Hillside Dr
140190500100	Freistadt Rd
140850302000	River Valley Dr
140690003000	La Porte Rd
140180700300	Wasaukee Rd
150540515000	San Marino Dr
140040300800	Thorngate Rd
140810205000	Highland Dr
150051501600	Bonniwell Rd
150061600600	Port Washington Rd
140061000600	Wasaukee Rd
140021500800	Bonniwell Rd
140050400300	Davis Rd
140160900200	Freistadt Rd
140241101200	Mequon Rd
140190201000	Freistadt Rd
140070700800	Linden Creek Ln
141510011001	9820 N Hilltop Ln
140151102600	12135 N Sunset Rd
150170900500	Lake Shore Dr
140181400600	Freistadt Rd
140250101000	Range Line Rd
150540203000	Monterey Ln
150170800900	Lake Shore Dr
140141303900	12251 N River Rd
150170500000	Highland Rd
140091600100	Wauwatosa Rd
141190020000	Ridgeway Ave
140151201200	12031 N Ridge Rd
140151500600	6506 W Freistadt Rd

150170801700	Lake Shore Dr
140210700100	Sunnyvale Rd
141610006000	13905 N Pine Bluff
140090100300	7785 W Bonniwell Rd
150070300000	Port Washington Rd
140311400200	11412 W County Line Rd
140311300100	N Granville Rd
140250200400	3319 W Mequon Rd
140010900100	3730 W Bonniwell Rd
140501305003	9796 N Arrowwood Rd
140250100400	2803 W Mequon Rd
150060401500	Port Washington Rd
150061200400	Bonniwell Rd
140310300400	Granville Rd
151610025000	10411 N Wood Crest Dr
140240501100	Riverland Rd
140190100100	10729 W Freistadt Rd
140850305000	River Valley Dr
140310100000	Granville Rd
140201000200	10430 W Vista View Cir
140250101300	11025 N Range Line Rd
140501416001	Riverside Rd
150311001500	Range Line Rd
140051400300	Pioneer Rd
150641213000	Maple Ln
140150200200	6529 W Highland Rd
150310702000	Range Line Rd
140350701300	10088 N Baehr Rd
151070110000	Donges Bay Rd
140190400200	Granville Rd
140301500200	Granville Rd
140310500500	Donges Bay Rd
150080800000	Lake Shore Dr
140040200500	Thorngate Rd
150070100100	Bonniwell Rd
140500704005	Cedarburg Rd
140830606000	Scenic Trl
151780022000	14127 N Bridal Path Ct
141800002000	13324 N Silver Fox Dr
150171200700	Lake Shore Dr
140181400200	Granville Rd
140120100300	W Shoreland Dr
140070200200	Bonniwell Rd
150830004000	Lakewood Dr
140080600000	Bonniwell Rd
140120100500	W Shoreland Dr
150311002100	9920 N Range Line Rd
140341500400	County Line Rd
140280600200	8813 W Mequon Rd
150060400400	Port Washington Rd
141660002000	14210 N Pine Bluff
150190400500	Port Washington Rd
140771805000	11311 N Bobolink Ln
140201200000	Mequon Rd
140730025000	Parkview Dr
150331101800	9610 N Juniper Cir
140230100400	11923 N River Rd
140170600000	Highland Rd
140091200300	8650 W Highland Rd
140320700400	Granville Rd
141180036000	4029 W Ravenna Ct
140211000000	Sunnyvale Rd

140061300200	Granville Rd
140291100100	Granville Rd
140850405001	River Valley Rd
140180900200	Freistadt Rd
140820427000	2800 W Riverland Dr
140090200500	Bonniwell Rd
150080800100	Northwood Ln
141610018000	13930 N Hawks Landing
150080700200	Port Washington Rd
140261000400	Baehr Rd
150061600200	Bonniwell Rd
140341100500	Wauwatosa Rd
150050700000	Port Washington Rd
141690028000	11553 N Creekside Ct
150900111000	Oriole Ln
150051401400	Lake Shore Dr
140501010003	10233 N Cedarburg Rd
150620007000	Pine Tree Cir
150080300200	Northwood Ln
140140400500	River Rd
140011200300	3612 W Bonniwell Rd
151120206000	Shady Ln
140041500500	Bonniwell Rd
150300302400	Oriole Ln
150620006000	Pine Tree Cir
150050500000	Pioneer Rd
140090500400	Bonniwell Rd
140630111001	Bonniwell Rd
140630109000	Bonniwell Rd
141580000003	Cheverny Dr
140120200000	Bonniwell Rd
150080200300	13511 N Lakewood Dr
141610007001	13965 N Pine Bluff
140040900200	Bonniwell Rd
141060001000	Hidden Lake Rd
151800010000	10218 N Wildwood Ct
151800013000	10272 N Wildwood Ct
151800009000	10200 N Wildwood Ct
151800007000	10221 N Wildwood Ct
151800014000	10298 N Wildwood Ct
151800015000	10320 N Wildwood Ct
151800001000	10375 N Wildwood Ct
140500511002	Cedarburg Rd
140680201000	4705 W Kathleen Ln
150070500000	Bonniwell Rd
140161000200	Freistadt Rd
140060200500	11195 W Pioneer Rd
140060200600	11133 W Pioneer Rd
140160900100	Cheverny Dr
140220500200	Freistadt Rd
140170800600	Farmdale Rd
140050900100	Bonniwell Rd
141550006000	13859 N Bonniwell Ct
140091200400	Highland Rd
140021300400	Bonniwell Rd
140020700100	Pioneer Rd
150910916000	Hickory Ln
140151200700	Ridge Rd
140690008000	La Porte Rd
140130601700	12645 N Rotary Park Ct
140130601600	12765 N Rotary Park Ct
140130601900	12654 N Rotary Park Ct

150830008000	13480 N Lakewood Dr
140050500400	Pioneer Rd
140250100100	Range Line Rd
140270102000	Industrial Rd
140300101100	Granville Rd
140201100200	Mequon Rd
140111100400	Highland Rd
150070900100	Oriole Ln
150071000000	Oriole Ln
150070900000	Oriole Ln
150071400300	Oriole Ln
140021100300	5610 W Bonniwell Rd
150300202200	Oriole Ln
140500713000	10512 N Cedarburg Rd
150170801200	Lake Shore Dr
140171101000	Heather Dr
140980142000	West Shoreland Dr
140270501400	6841 W Mequon Rd
150700028000	9707 N Old Barn Rd
150051500600	Birchwood Ln
140161100000	Freistadt Rd
140040300100	Thorngate Rd
140171100400	Freistadt Rd
140200900400	Farmdale Rd
140111100700	Green Bay Rd
141620008000	12940 N Birch Creek Rd
151560009000	2516 W Range Line Ter
150170301000	12360 N Lake Shore Dr
140500702000	Cedarburg Rd
140190200900	Freistadt Rd
140190300200	Freistadt Rd
150190500100	Woodside Ln
140091200100	8670 W Highland Rd
140630107000	Hillside Dr
140131002200	12216 N River Rd
140081300300	Hawthorne Rd
150071600000	1310 W Highland Rd
140191300400	Granville Rd
150171400200	12336 N Lake Shore Dr
140250400300	Range Line Rd
140290500200	9975 W Mequon Rd
140111100500	Green Bay Rd
140170400200	Highland Rd
150170801000	Lake Shore Dr
140300600600	Mequon Rd
141580007002	7739 W Cheverny Dr
140270201400	Mequon Rd
140011500500	Riverland Rd
151070111000	Donges Bay Rd
140500301001	Cedarburg Rd
141670011000	12818 N Highgate Ct
141660019000	14315 N Pine Bluff
140081600700	Highland Rd
140980131000	West Shoreland Dr
141800004000	13376 N Silver Fox Dr
150051501300	13600 N Lake Shore Dr
150060401100	Port Washington Rd
140321000001	Granville Rd
140121400600	13067 N West Shoreland Dr
140090300400	Hawthorne Rd
140980124000	West Shoreland Dr
140070700700	Highland Rd



150080800400	13218 N Lake Shore Dr
150061501200	Bonniwell Rd
150061501300	Bonniwell Rd
140500703001	10734 N Cedarburg Rd
151780027000	14052 N Saddlebrook Cir
151780026000	14137 N Saddlebrook Cir
140320400000	Swan Rd
140310600500	Wasaukee Rd
141670002000	12837 N Highgate Ct
140160100200	Wauwatosa Rd
150170801300	Lake Shore Dr
140500412000	11045 N Cedarburg Rd
140041000000	Bonniwell Rd
140351100800	County Line Rd
150280601000	Lake Shore Dr
140210700200	Sunnyvale Rd
140031400500	Cedarburg Rd
150170800800	Lake Shore Dr
150170800700	Lake Shore Dr
150950007000	14304 N Klug Ln
140301600500	10425 N Granville Rd
150291200300	Donges Bay Rd
141490010000	11223 N Westwood Cir
140850304000	River Valley Dr
140170200000	Farmdale Rd
150051502100	Lake Shore Dr
140500714000	Cedarburg Rd
150300202100	Oriole Ln
150990704000	East Shoreland Dr
140250100600	11005 N Range Line Rd
140500804000	River Rd
150740109001	570 E Circle Rd
140130800000	Ville Du Parc Dr
140090800400	Hawthorne Rd
151560006000	2400 W Range Line Ter
140850406002	River Valley Rd
140190800100	Freistadt Rd
141800005000	13400 N Silver Fox Dr
141800006000	13420 N Silver Fox Dr
140120300300	Bonniwell Rd
140240201300	Riverland Dr
140281601000	Wauwatosa Rd
140281400200	Wauwatosa Rd
151800017000	10360 N Wildwood Ct
151800016000	10340 N Wildwood Ct
140730004003	Parkview Dr
140331300000	9853 N Wauwatosa Rd
140351000500	Beahr Rd
140331100200	Swan Rd
140340500600	Wauwatosa Rd
140330100200	Donges Bay Rd
140330400300	Wauwatosa Rd
140340900000	Wauwatosa Rd
140091500400	Highland Rd
140290100200	Mequon Rd
150201601700	Shorecliff Ln
151000101002	12726 N East Shoreland Dr
140030500002	Pioneer Rd
140031300000	Cedarburg Rd
140031600100	Bonniwell Rd
140080100400	Bonniwell Rd
140080200700	Bonniwell Rd

140080400700	Bonniwell Rd
140520206000	Thomas Dr
150051000100	Port Washington Rd
151000604000	Indian Mound Rd
151000911000	Eleanor Pl
151000915000	Circle Dr
151000917000	Circle Dr
151000318000	Island Dr
151000316000	Island Dr
151000312000	Island Dr
151000310000	Island Dr
151000308000	Island Dr
151000307001	Island Dr
151000306001	Island Dr
151000304000	Island Dr
151000302000	Island Dr
151000301000	Island Dr
151000401000	Circle Dr
151000417000	Circle Dr
140101400700	Cedarburg Rd
140100100000	6333 W Bonniwell Rd
140130600000	River Rd
140251600001	Range Line Cir
150050200200	Lake Shore Dr
140030300700	Cedarburg Rd
140030300800	Cedarburg Rd
140040300001	Thorngate Rd
140081101000	10523 W Hawthorne Farms Ln
140081101400	12852 N Granville Rd
140090600000	8833 W Bonniwell Rd
140100600800	7552 W Red Cedar Ct
140270400700	Weston Dr
141900009000	Bonniwell Rd
141900010000	Bonniwell Rd
141900011000	Bonniwell Rd
141900000001	Wasaukee Rd
141690000019	Mequon Rd
141690000018	Mequon Rd
140350701100	10136 N Baehr Rd
140310300600	Granville Rd
140500513003	Cedarburg Rd
150311002300	Range Line Rd
140190901500	Wasaukee Rd
140191200100	Mequon Rd
140191200001	Mequon Rd
150641201001	Maple Ln
150051201700	588 W Bonniwell Rd
140280900300	Donges Bay Rd
140040600200	Davis Rd
140281601400	Donges Bay Rd
140281601300	7626 W Donges Bay Rd
141990015000	10941 N Spartan Cir
141990016000	10931 N Spartan Cir
141990010000	10891 N Highlander Ct
141990019000	8190 W Highlander Dr
142010065000	8231 W Highlander Dr
142010063000	8301 W Highlander Dr
142010041000	8310 W Highlander Dr
142010050000	10901 N Wildcat Way
142010059000	10880 N Wildcat Way
142010060000	10900 N Wildcat Way
142010062000	8409 W Highlander Dr

142010061000	10920 N Wildcat Way
142010042000	8380 W Highlander Dr
142010043000	8420 W Highlander Dr
142010000009	Highlander Dr
140030400100	Cedarburg Rd
140500202003	Mequon Rd
142040091000	9025 W Highlander Dr
142040085000	10835 N Tartan Ct
142040082000	10840 N Tartan Ct
142040081000	10860 N Tartan Ct
142040080000	10874 N Tartan Ct
142040078000	10900 N Tartan Ct
142040077000	10920 N Tartan Ct
142040094000	8640 W Highlander Dr
142040067000	10922 N Raider Ct
142040068000	10902 N Raider Ct
142040070000	10855 N Raider Ct
142040071000	10871 N Raider Ct
142040072000	10881 N Raider Ct
142040108000	8915 W Eagle Ct
142040105000	9015 W Eagle Ct
142040097000	8880 W Highlander Dr
142040075000	8751 W Highlander Dr
140501305008	9805 N Cedarburg Rd
140501305006	9809 N Cedarburg Rd
151860005000	2282 W Ranch Rd
151860006000	2218 W Ranch Rd
142050045000	10711 N Tree Sparrow Dr
142050044000	10733 N Tree Sparrow Dr
142050048000	10760 N Tree Sparrow Dr
142050040000	8305 W Mourning Dove Ct
142050041000	8265 W Mourning Dove Ct
142050035000	8160 W Mourning Dove Ln
142050037000	8240 W Mourning Dove Ct
142050036000	10815 N Tree Sparrow Dr
150050300900	14097 N Birchwood Ln
150050301000	14137 N Birchwood Ln
150050301100	14207 N Birchwood Ln
140070701000	Linden Creek Ln
140341600200	County Line Rd
140270102700	11050 N Weston Dr
140110900700	13090 N Green Bay Rd
150190401200	Port Washington Rd
140321000600	Granville Rd
140321000002	Granville Rd
140321600200	Swan Rd
140340100100	Baehr Rd
140340300800	Enterprise Dr
140340301000	Enterprise Dr
140341000001	Wauwatosa Rd