

# CITY OF JANESVILLE HOUSING AFFORDABILITY REPORT CY2020

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CITY OF JANESVILLE  
*Wisconsin's Park Place*

February 17, 2022

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## 1. Introduction

In 2018, the Wisconsin State Legislature approved Act 243 requiring municipalities in Wisconsin to complete a housing affordability report no later than January 1, 2020. The report must be updated annually by January 31<sup>st</sup>. The Wisconsin Department of Administration (DOA) requires a municipality with a population of 10,000 or more to complete this report. The City of Janesville’s 2020 population is 65,615, which requires a report to be completed for this municipality.

The following **report requirements** come from [Wis Stats. 66.10013](#) and sections and subsections of this report refer to this statute.

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. [66.1001](#). The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
  - (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
  - (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
  - (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
  - (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
  - (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
    - (i) Meet existing and forecasted housing demand.
    - (ii) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3) A municipality shall post the report under sub. [\(2\)](#) on the municipality's Internet site on a web page dedicated solely to the report and titled “Housing Affordability Analysis.”

## 2. Data Sources and Process

The Janesville Planning Division prepared this report for Calendar Year 2020 referencing the data on adopted Fee Schedules, permit/development records maintained by the City Planning and Building Divisions, adopted City of Janesville Ordinances and annual budgets, and review of planning and analysis documents listed below. For consistency, all projects are reported in the year in which they were permitted (2020), but do not necessarily correspond with the date of construction or project completion. State mandated information is current through CY2020, except for the listing of undeveloped parcels which is current through CY2021. This report also relies on the most recent available data from the U.S. Census Bureau including the American Community Survey (ACS), Longitudinal Employment Household Dynamics, 2020 Census, as well as housing sales data from Redfin.

### 3. Population and Housing Projections

The City of Janesville has experienced population and job growth since the great recession in 2008 and the closing of a GM manufacturing plant in 2009. In 2020, the population rose to 65,615 residents representing a 3.2% increase since 2010. In 2018, the number of jobs available in the Janesville was 33,739<sup>1</sup> and is projected to grow 3.3% by 2028 to 34,839 new jobs. The Janesville economy is in a strong position to experience growth in industries like healthcare (+10.8%), wholesale trade (+8.6%), transportation & warehousing (+12.7%), construction (+14.1%) and manufacturing (+2.2%)<sup>1</sup>.

By the year 2040, the Wisconsin Department of Administration projects a 9.6% change in population for the City of Janesville (Table 1). In 2020 the population was 65,615. This is projected to increase by 6,318 persons to 71,933 by 2040. Janesville is projected to add 316 new residents each year.

Table 1	2020	2025	2030	2035	2040	2020-2040 Change	2020-2040 Annual Change
<b>Population Projections<sup>2</sup></b>	65,615	67,948	70,087	71,399	71,933	6,318	+ 316

By the year 2040, the Wisconsin Department of Administration projects a 14.1% change in households for the City of Janesville (Table 2). In 2020, there are 27,170 households. This is projected to increase by 3,836 to 31,006 by 2040. Janesville is projected to add 192 new households each year.

Table 2	2020	2025	2030	2035	2040	2020-2040 Change	2020-2040 Annual Change
<b>Household Projections<sup>2</sup></b>	27,170	28,550	29,698	30,254	31,006	3,836	+ 192

By the year 2040, the Wisconsin Department of Administration projects a -3.7% change in average household size for the City of Janesville (Table 3). In 2020, the average household size was 2.41 people per household. This is projected to decrease by .09 people to 2.32 people per household by 2040.

Table 3	2020	2025	2030	2035	2040	2020-2040 % Change
<b>Household Size<sup>2</sup></b>	2.41	2.38	2.36	2.33	2.32	-3.7%

<sup>1</sup> Longitudinal Employment Household Dynamics (LEHD), U.S. Census Bureau, 2018; Wisconsin Department of Workforce Development – Data for Janesville was created by multiplying the projected employment for industries in the Southwest Workforce Development Area by Janesville’s 2018 industry employment numbers.

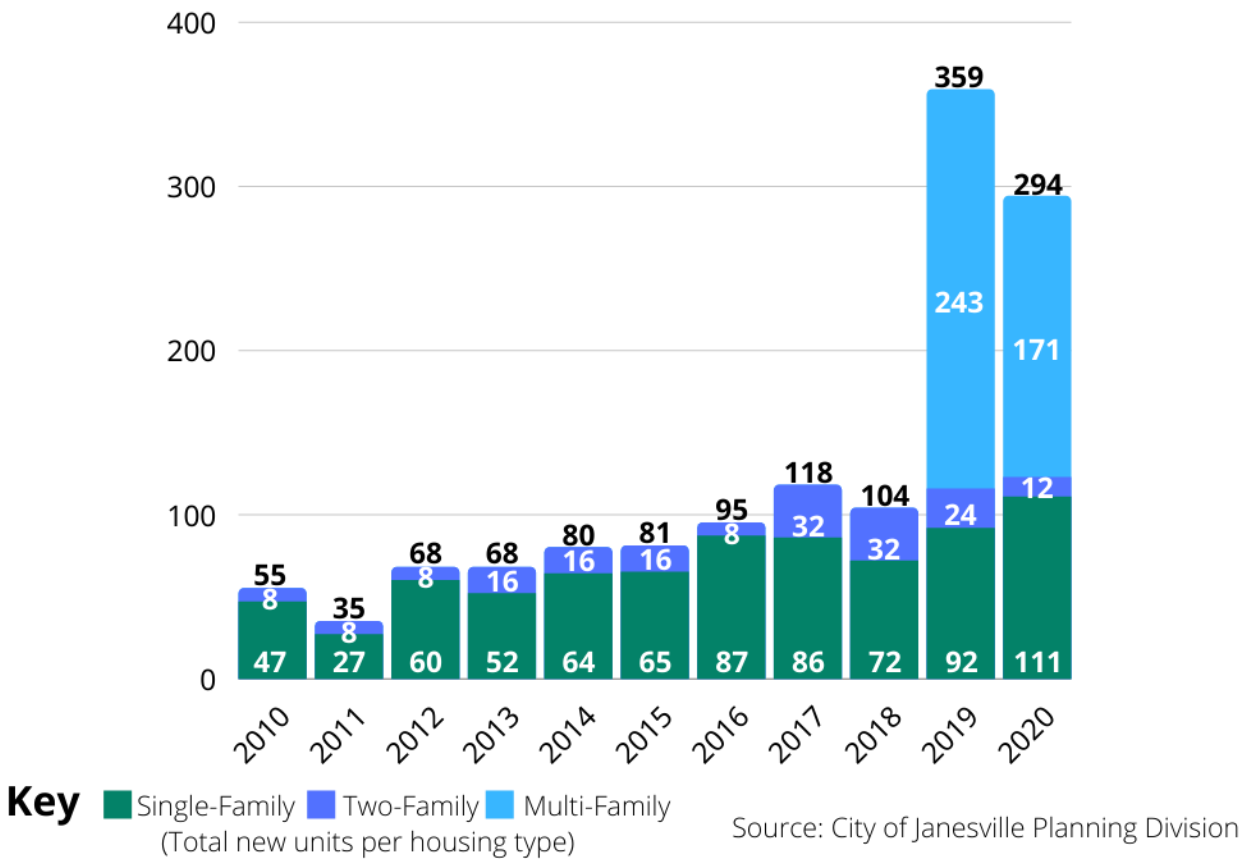
<sup>2</sup> U.S. 2020 Decennial Census, 2013 Wisconsin DOA Population & Household Projections

## 4. Janesville Housing Analysis

Since 2010, 1351 new housing units were built within the City of Janesville (Figure 1). 937 of those units were in single-family or two-family structures and 418 were in multi-family structures.

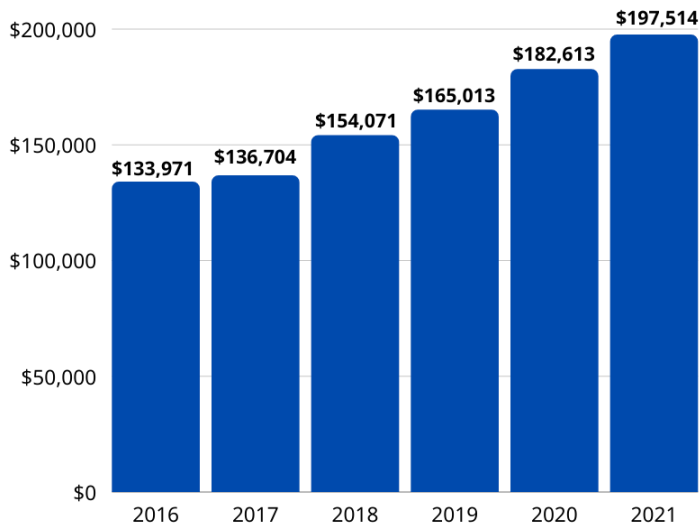
The average new units constructed between 2010-2015 was 64.5 units/year. Between 2016-2020 that number rose to 192.8 units/year, a 199% increase. Notable multi-family projects that are included in this figure include the River Flats Apartments in Downtown Janesville, The Glade Residences along E. Racine St., and Diamond Ridge Apartments on Janesville’s near north side.

### New Housing Unit Construction (Figure 1)



## Housing Sales in Janesville<sup>3</sup>

**Median Sale Price (Figure 2)**



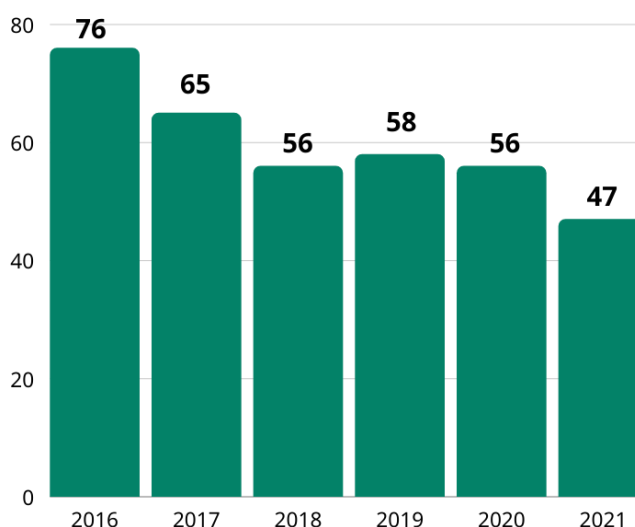
Yearly Average based on Median Sale Price for each month of year  
Source: [Redfin](#)

Construction of new single-family and two-family homes has remained relatively consistent since 2016 (Figure 1). Increased demand for homes available to purchase, along with moderate new home construction, has led to an increase in home sale prices since 2016. The median sale price for a single-family home in 2021 was \$197,514 (Figure 2), a 47.4% increase from 2016. The increase in demand has also led to a 38.2% decrease in the

amount of time between when a house is listed on the market and when an offer is accepted (Figure 3), down from 76 days in 2016 to 47 days in 2021.

The ACS estimates Janesville has ~130 single-family housing units that were vacant and available annually between 2015-2019. This corresponds to a homeowner vacancy rate of 0.4%. A 2019 *Analysis of Impediments to Fair Housing* in Rock County, Beloit, and Janesville indicate that a “healthy” homeowner vacancy rate is 2% or below, indicating Janesville is a desirable City for homeownership<sup>4</sup>.

**Average Days on Market (Figure 3)**



Days on Market is the time from when a property is listed until an offer is accepted Source: [Redfin](#)

<sup>3</sup> Redfin Data Center - <https://www.redfin.com/news/data-center/>

<sup>4</sup> City of Janesville Neighborhood and Community Services – Fair Housing Report <https://www.janesvillewi.gov/home/showpublisheddocument/9116/637121041610930000>

## Rental Housing

The City of Janesville has documented a mismatch between rental housing supply and demand in recent years. A June 2018 Housing Summit confirmed a need for more rental units in the face of a very low vacancy rate. No new multi-family housing units were constructed between 2010 and 2018 (Figure 1). In 2019 and 2020, 414 new multi-family housing units were constructed. Proposals for new multi-family units continue to be processed by the Planning Division.

The ACS estimates that ~224 rental units were vacant and available in the City annually between 2015-2019<sup>5</sup>. A 2019 *Analysis of Impediments to Fair Housing* in Rock County, Beloit, and Janesville indicate that a “healthy” rental vacancy rate is between 7% and 8%<sup>4</sup>. According to the City’s Economic Development office, the multi-family vacancy rate in Janesville was around 1% in 2021, indicating that demand for the available rental units is very high.

## Housing Affordability

Housing affordability is dependent on the cost of housing and household incomes in the region. The U.S. Department of Housing and Urban Development (HUD) recommends that total housing costs not exceed thirty percent of household income. Households paying over this thirty percent threshold on housing-related costs per month are considered to be “cost burdened.” Referencing the table below, the U.S. Census Bureau echoes the previously discussed trends in the shortage of affordable housing; in particular, nearly half of city renters (45.0%) are “cost-burdened.” Figure 7 illustrates that distribution of housing cost burdens among three types of housing occupants’ homeowners with a mortgage, homeowners without a mortgage, and renters.

**Table 4: Housing Costs and Cost-Burdened Households<sup>6</sup>**

City of Janesville	Homeowners With a mortgage	Percent Cost-Burdened	Homeowners With no Mortgage	Percent Cost-Burdened	Median Rent	Percent Cost-Burdened
	\$1,221	21.6%	\$510	12.9%	\$858	45.0%

Fair Market Rent<sup>7</sup> for 2021 (FMR) in the Janesville-Beloit Metropolitan Statistical Area is \$656/month for a 1-bedroom unit, \$864/month for a 2-bedroom unit, and \$1151/month for a 3-bedroom unit. The FMR standard is generally calculated as “the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market.”<sup>8</sup> FMR includes gross rent plus the cost of utilities, such as electricity,

<sup>5</sup> It should be noted that the impact of the new multifamily units constructed in the City of Janesville in 2019 and 2020 are not reflected in the most up to date Census Data, the 2019 American Community Survey.

<sup>6</sup> U.S. Census Bureau, 2015-2019 ACS Five-Year Estimates

<sup>7</sup> US Dept of Housing and Urban Development – Wisconsin Fair Market Rents information [https://www.huduser.gov/portal/datasets/home-datasets/files/HOME\\_RentLimits\\_State\\_WI\\_2021.pdf](https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_WI_2021.pdf)

<sup>8</sup> US Dept of Housing and Urban Development – Fair Market Rents <https://www.huduser.gov/periodicals/ushmc/winter98/summary-2.html>

gas, water and sewer, and trash removal services, but doesn't include internet and other optional services.<sup>8</sup>

## 5. City of Janesville Housing Initiatives

The City of Janesville's Housing and Neighborhood Services facilitates multiple programs to support housing affordability for residents and to sustain the existing stock of naturally occurring affordable housing units. The programs include:

- Home Possible Janesville<sup>9</sup>, a down payment and closing cost assistance program,
- Home Improvement Program<sup>10</sup>, a loan program to support home improvements in several older neighborhoods. Loan payments are deferred until the time of sale and receives a 0% interest rate.
  - Fix-Up Loan Program, provides financial support to new home owners who may lack the equity required to perform updates and maintenance to pass required Housing Quality Standards.
  - Central Neighborhoods Home Renewal Program, used in census tracts 1, 3, 4 and 10, provides a loan that is 50% forgiven and 50% deferred until the time of sale and receives a 0% interest rate.
- For renters, the City of Janesville administers a Housing Choice Voucher Program<sup>11</sup> to assist low-income populations with making monthly rent and utility payments.

The City of Janesville's Economic Development Office<sup>12</sup> has helped to facilitate development of several multi-family housing units constructed in 2019 and 2020 using financial mechanisms provided through Tax-Incremental Financing Districts and WHEDA affordable housing incentives. Those projects include the River Flats apartments in Downtown Janesville, The Glade apartments on Janesville's southeast side, and Diamond Ridge apartments located on the City's near north side. Additional funding has been provided by the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships Program (HOME) to facilitate development of single-family and multi-family housing units.

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<sup>9</sup> City of Janesville Neighborhood & Community Services – Home Improvement & Home Possible Janesville <https://www.janesvillewi.gov/departments-services/neighborhood-and-community-services/housing-services/home-improvement-home-ownership>

<sup>10</sup> City of Janesville Neighborhood & Community Services – Property Maintenance <https://www.janesvillewi.gov/departments-services/neighborhood-and-community-services/housing-services/property-maintenance>

<sup>11</sup> City of Janesville Neighborhood & Community Services – Section 8 Housing Choice Voucher Program <https://www.janesvillewi.gov/departments-services/neighborhood-and-community-services/housing-services/rent-assistance-section-8>

<sup>12</sup> City of Janesville Economic Development – Incentives <https://www.growjanesville.com/economic-development/business-climate/incentives>



## 6. Housing Units Proposed and Approved

### Residential Platting Activity

The City of Janesville approved six residential subdivision plats during 2020 totaling 128 lots. These plats include:

- **Final Plat of Terneus Estates (27 lots):** The Janesville City Council approved the final plat of Terneus Estates subdivision in February 2020. The developer requested a subdivision of 14.78 acres into 27 new single-family residential lots within the 3500 block of N. Harmony Townhall Road, east of Sheffer Park.
- **Preliminary/Final Plat of Briar Crest Meadows (28 lots):** The Janesville City Council approved the final plat of Briar Crest Meadows in May of 2020. The developer requested subdivision of 10.26 acres of land into 28 residential lots and one out lot located south of East Rotamer Road. The lots include 19 new single-family lots and 9 two-family lots.
- **Final Plat of Emerald Estates 4<sup>th</sup> Addition (34 lots):** The Janesville City Council approved the final plat of Emerald Estates 4<sup>th</sup> Addition in October of 2020. The developer requested subdivision of 11.7 acres into 34 single-family residential lots along Emerald Drive.
- **Final Plat of Emerald Estates 5<sup>th</sup> Addition (31 lots):** The Janesville City Council approved the final plat of Emerald Estates 5<sup>th</sup> Addition in October of 2020. The developer requested subdivision of 11.68 acres into 31 residential lots along Emerald Drive.
- **Preliminary/Final Plat of Prairie Wood Estates Ninth Addition (8 lots):** The Janesville City Council approved the final plat of Prairie Wood Estates Ninth Addition in December of 2020. The developer requested subdivision of 2.8 acres into 8 single-family lots along Sandhill Drive.

### Certified Survey Maps

The City approved a total of 10 Certified Survey Maps (CSMs) involving a residential land division during 2020. These CSMs include land located within the City and its surrounding three-mile extraterritorial plat review jurisdiction. Of the 10 residential CSMs reviewed in 2020, five were located in the City resulting in the creation of 92 multifamily units, 8 duplexes, and three single-family residences.

## Residential Permit Activity

<b>Table 5: 2020 City of Janesville Permit Activity</b>			
	Number of Permits/Projects/Lots/Plats	Total Fees Collected	Fee per project
Residential Alterations/Additions	374	\$28,487.00	\$76.00
Residential New SF (Permits)	107	\$91,964.00	\$860
Residential New SF Plan Approval (Plans)	105	\$9,135.00	\$87.00
Residential New SF State WI (State Plan Review)	107	\$4,387.00	\$41.00
Parkland Dedication	3	\$20,456.00	\$6,818.80
Plats	6	\$2,150.00	\$363.00
Certified Survey Maps* Transfers	12	\$3,600.00	\$300.00
Storm Water Design Review Fee	16	\$6,240.00	\$390.00
Erosion Control Fees	27	\$9,938.00	\$368.00
Disclaimer: Permits for new dwellings are typically issued for existing lots in subdivisions that were approved and constructed in prior years, due to the time involved in subdividing and improving land with water, sewer, roads, and other infrastructure			
*Approved CSMs for residential development in the City resulted in the creation of four new lots containing 24 new residential development sites/housing units.			

## 7. Undeveloped Parcels Suitable for Residential Development

According to the City assessment records, Janesville has approximately 1,024 vacant lots and/or undeveloped parcels (totaling 1,890 acres) that are potentially appropriate for residential development. A map of these parcels is attached as **Appendix A**. A list of these parcels is attached to this report as **Appendix B**.

Properties listed in the appendix can be categorized as one of two types of property: Vacant Residential Lots, which are platted residential lots that may or may not contain public street and utility improvements; and Undeveloped Land, which consists of un-platted parcels without established public street frontage or municipal sewer and water utility improvements. While most vacant residential lots have access to public utilities, due diligence is required on the part of any potential developer looking to establish housing on any given parcel.

## 8. Analysis of Residential Development Regulations & Comprehensive Plan

### Residential Development Regulations Analysis

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Residential development in the City of Janesville is subject to a range of costs related to the land development review process as well as the cost to provide or improve infrastructure like sewer, water, sidewalks, and streets. Detailed information on land development review processes, and associated fees, in the City of Janesville are viewable via the City of Janesville Development Guide produced by the Department of Public Works (accessible at this link: <https://www.ci.janesville.wi.us/home/showdocument?id=1258>).

Table 6 details the time and cost estimates for a hypothetical subdivision development based on real costs from developments that occurred in 2020-21. These values represent only an approximate cost burden to developers due to the regulatory environment in the City of Janesville. With the cost of materials and labor fluctuating with the marketplace and each development site containing unique features, designs, and situations the total costs to improve the infrastructure for development may vary. The time between an initial development proposal being submitted to the City and final approval can vary based on a variety of factors. The City of Janesville has a policy to review and return all proposals for development within a two-week timeframe. See the development guide linked above for more details on this process. The timeline in the table below is an estimate of the time from final plat submission to final city, or plan commission, approval of the development.

To reduce the overall cost and time burden by 20% a total of \$3,720 would need to be saved per lot and 2.8 weeks would need to be reduced in the development review process.

Table 6: Example Residential Regulation Development Costs

<b>65 Lot Subdivision - City of Janesville</b>	<b>Overall Developer Cost</b>	<b>Per Lot Cost</b>	<b>~ Proposal Approval Time Frame</b>
<b>Land Use Controls</b>			
Zoning Change	\$ -	\$ -	
<b>Site Improvement Requirements</b>			
Preliminary Plat	\$ 975.00	\$ 15.00	
Preliminary CSM	\$ -	\$ -	
Developer's Agreement	\$ -	\$ -	
Final Plat	\$ 650.00	\$ 10.00	
Certified Survey Map	\$ -	\$ -	
Site Plan Review	\$ 300.00	\$ 4.62	
Erosion Control Fees	\$ 775.00	\$ 11.92	
Stormwater Design Review	\$ 720.00	\$ 11.08	
Stormwater Land Division Assessment	\$ 76,124.25	\$ 1,171.14	
<b>Infrastructure Improvement Costs</b>			
City Pre-design and Design Costs	\$ 25,101.00	\$ 386.17	
Public Utility Design Costs	\$ 115,119.38	\$ 1,771.07	
Sanitary Sewer System	\$ 274,179.00	\$ 4,218.14	
Water System	\$ 352,581.00	\$ 5,424.32	
Storm Water System	\$ 109,735.00	\$ 1,688.23	
Streets	\$ 255,845.30	\$ 3,936.08	
Sidewalk	\$ -	\$ -	
Contingency	\$ -	\$ -	
Other Fees	\$ -	\$ -	
<b>Fees &amp; Dedication Costs</b>			
Impact Fees	\$ -	\$ -	
<b>Permit Procedures</b>			
Planned Unit Development	\$ -	\$ -	
Conditional Use Permit (CUP)	\$ -	\$ -	
CUP Amendment	\$ -	\$ -	
Building Permit Fee	\$ -	\$ -	
State Seal	\$ -	\$ -	
<b>Total</b>	<b>\$ 1,212,104.93</b>	<b>\$ 18,647.77</b>	<b>14 weeks</b>
	<b>Overall Developer Cost</b>	<b>Per Lot Cost</b>	<b>Total Time</b>
<b>20% Reduction</b>	<b>\$ (242,420.99)</b>	<b>\$ (3,729.55)</b>	<b>- 2.8 weeks</b>

## Zoning Analysis and Land Use

The City of Janesville’s Zoning Ordinance allows for development of a myriad of housing types at multiple densities. Most multifamily developments in recent years have been developed as PUD (Planned Unit Development) projects, which allows for greater flexibility in site design and placement of multiple structures on a single lot or development site.

One of the City of Janesville’s adopted Comprehensive Plan goals is to “ensure a wide range of housing options to meet the changing needs and demographics of the City.” The Comprehensive Plan is appropriately complemented by the City’s existing residential development regulations, development standards, and existing zoning districts.

To accommodate expected population growth, the Plan assumes an average density of 4.08 dwelling units per acre. Household sizes are expected to decrease, a national trend attributable to an aging population. In total, the Comprehensive Plan forecasts a need to accommodate 3,919 new housing units by 2030. A 2022 update of the Comprehensive Plan will re-examine growth assumptions.

The Future Land Use Map of the Comprehensive Plan is intended to provide a general roadmap for planned residential and commercial development with respect to other existing land uses. To specifically facilitate residential growth, the Future Land Use map includes multiple land use categories intended to complement the zoning code. These categories and their roles are discussed below:

- **Single Family Residential-Urban:** This category generally corresponds with the Single Family and Two-Family Residence District (R1) and Limited General Residence District (R2). This broad category is easily the dominant land use category on the map, accounting for both older and new single-family housing throughout Janesville.
- **Two-Family/Townhouse Residential:** This category generally corresponds with the Two-Family Residence District (R1D) and Medium Density Residence District (R3M).
- **Mixed Residential:** This category generally corresponds with the Medium Density Residence District (R3M) and General Residence District (R3). This category in particular is intended to accommodate multi-family housing. This category is dispersed throughout the City, generally near major transportation corridors.
- **Planned Neighborhood:** This category is more specific to the Future Land Use map itself, and facilitates “mixed-use” setting with a diversity of land uses. In relation to zoning, this category may correspond with a variety of residential districts as well as the Office/Residence District (O1), Neighborhood Office District (O3), and Neighborhood Convenience District (B1). On the Future Land Use map, these areas are primarily focused along the northern peripheries of the City, both inside and outside City Limits.

**Table 7** illustrates in greater detail the standards and uses allowed by zoning district.

**Table 7: City of Janesville Residential Zoning Districts**

District	Description	Minimum lot areas	Minimum lot width	Maximum building height
<b>R1 – Single-Family &amp; Two-Family Residence District</b>	Created to allow for low density residential areas with limited concentrations of two-family dwellings allowed by conditional use permit. Generally mapped in outlining urban parts of Janesville	<b>Single-Family Detached:</b> 7,700 sf <b>Two-family Detached:</b> 10,000 sf	70 ft.	2.5 stories or 30 ft, whichever is greater
<b>R1D – Two-Family Residence District</b>	Designed to allow for low-density residential development where single and two-family dwellings are permitted. Generally mapped in outlining urban parts of Janesville.	<b>Single-Family Detached:</b> 7,700 sf <b>Two-family Detached:</b> 10,000 sf	70 ft.	2.5 stories or 30 ft, whichever is greater
<b>R2 – Limited General Residence District</b>	Designed to provide areas which are to be occupied substantially by single-family and two-family dwellings. This district is intended to accommodate existing platted lots with areas of 5,000 through 7,700 square feet to prevent numerous dwellings from becoming nonconforming and to accommodate new higher-density development.	<b>Single-Family Detached:</b> 5,000 sf <b>Two-family Detached:</b> 8,000 sf	50 ft.	2.5 stories or 30 ft, whichever is greater
<b>R3M – Medium Density Residence District</b>	Intended to provide a low-to-medium density multiple family area where townhouses, fourplex and garden apartments are the predominate land use. Could be located along collector and arterial streets or between low density and more intensive land uses	<b>Single-Family Detached:</b> 5,000 sf <b>Two-family Detached:</b> 8,000 sf <b>Three to Eight Family Units:</b> 3,000 sf per unit	50 ft.	2.5 stories or 30 ft., whichever is greater
<b>R3 – General Residence District</b>	Intended to protect and enhance the character and value of residential areas primarily occupied by varied dwelling types of moderate density and to accommodate areas planned for new residential development of moderate density	<b>Single-Family:</b> 5,000 sf <b>Two-family:</b> 8,000 sf <b>Three to Eight Family Units:</b> 8,000 sf for first two units, plus additional 1,300 sf for each additional unit	50 ft.	None

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		<b>Nine Units and Greater:</b> 1,500-2,400 per unit		
<b>R4 – Central Residence District</b>	Designed to be mapped in areas immediately surrounding the central business district. Accommodates the highest residential densities and is designated in locations with direct access to convenience services, including shopping, civic functions, and public transportation	<b>Single-Family:</b> 5,000 sf  <b>Two-family:</b> 5,400 sf  <b>Three to Eight Family Units:</b> 5,400 sf for first two units, plus additional 400 sf for each additional unit  <b>Nine Units and Greater:</b> 500-1,200 per unit	None	None
<b>O1 – Office/Residence District</b>	Designed to accommodate residences, particularly moderate density apartments in a compatible setting with office buildings, civic and governmental structures, and educational and institutional structures.	<b>Single-Family:</b> 5,000 sf  <b>Two-family:</b> 8,000 sf  <b>Three to Eight Family Units:</b> 8,000 sf for first two units, plus additional 1,300 sf for each additional unit  <b>Nine Units and Greater:</b> 1,500-2,400 per unit	None	None
<b>O2 – Central Office/Residence District</b>	Developed to accommodate office buildings, civic and governmental structures, educational and institutional structures, and certain art-related uses in a compatible setting with residences, particularly high-density apartments, located in the Central City.	<b>Single-Family:</b> 5,000 sf  <b>Two-family:</b> 5,400 sf  <b>Three to Eight Family Units:</b> 5,400 sf for first two units, plus additional 400 sf for each additional unit  <b>Nine Units and Greater:</b> 500-1,200 per unit	None	None

## 9. Conclusion

The City of Janesville’s housing and employment market has seen significant growth since the Great Recession in 2008 and the initial adoption of the City’s Comprehensive Plan in 2009. The availability of high-quality employment and the moderate cost of housing helps to make Janesville a desirable place to live and work.

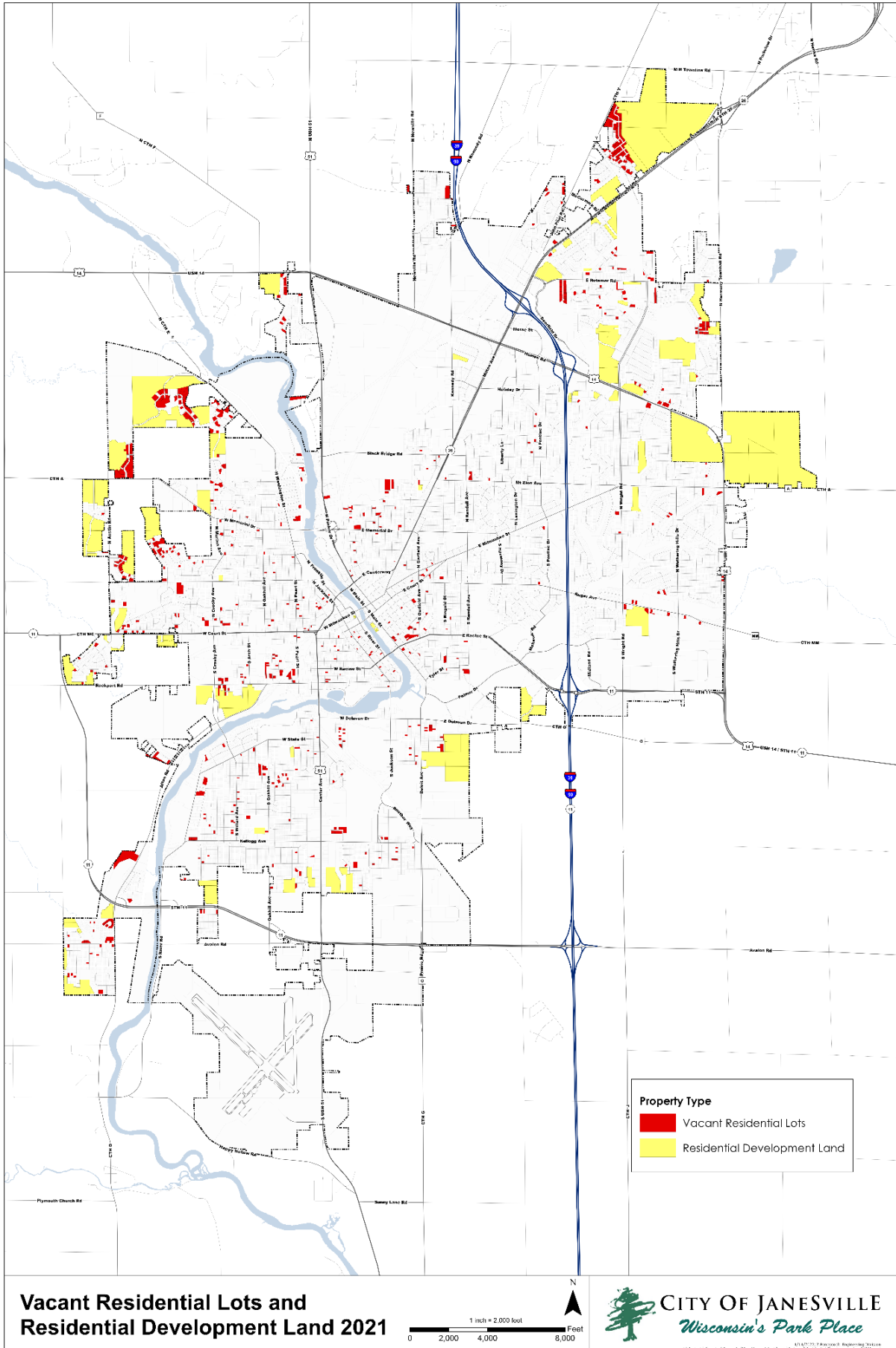
A steady increase in the observed sale price for homes, coupled with a reduction in the time average time houses spend on the market, and a moderate production of new homes suggests that demand for privately owned homes in Janesville is not slowing down. The stagnancy in producing new rental units in the 2010’s has contributed to a mismatch between supply and demand, creating an overall lack of available rental units. Recent developments suggest that the production of new rental units may help to address this lack of availability. If population projections hold, the market will need to continue to produce new units at the average rate it has since 2016, around 200 new units a year.

As this report indicates, in section 7 and Appendix A, the City of Janesville has an adequate supply of land for future residential development. The City has continued to review development projects featuring multifamily housing and expects the market will continue to produce these projects in the coming years. The use of TIF to incentivize these projects and support from programs through WHEDA for income-restricted affordable units are contingent upon ongoing support from the City Council and the State of Wisconsin.

Overall, the City of Janesville’s building construction regulations comply with Wisconsin state statutes, and its approval processes for development are streamlined, with reasonable fees for the review and approval process. As necessary, City staff updates the Development Guide to further streamline the development review process.



Appendix A – Map of undeveloped parcels suitable for residential development (click for hi-res image)



<b>Appendix B: List of undeveloped parcels suitable for residential development (2021)</b>			
Property Address	Property Type	Property Value	Property Size (Acres)
1911 Mt Zion Ave	Vacant Res'd School Lots	\$ 22,300.00	0.20
1611 Mt Zion Ave	Vacant Residential Lots	\$ 21,700.00	0.26
1613 Creston Park Dr	Property Next/Commercial Bus	\$ 28,300.00	0.36
1620 Creston Park Dr	Property Next/Commercial Bus	\$ 37,200.00	0.60
1412 Foster Ave	Vacant Residential Lots	\$ 20,000.00	0.15
1521 Lowell St	Vacant Residential Lots	\$ 15,000.00	0.11
1210 Black Bridge Rd	Vacant Residential Lots	\$ 13,500.00	0.11
1715 Sousa Ct	Vacant Residential Lots	\$ 24,100.00	0.19
4403 Huntington Ave	Vacant Residential Lots	\$ 31,900.00	0.32
2742 Affirmed Dr	Vacant Residential Lots	\$ 28,100.00	0.42
2726 Affirmed Dr	Vacant Residential Lots	\$ 27,300.00	0.39
3726 Maynard Dr	Vacant Res'd Greenbelt Lots	\$ 3,600.00	1.04
3446 Tennyson Dr	Vacant Residential Lots	\$ 21,100.00	0.24
3446 Stellar Dr	Residential	\$ 21,100.00	0.24
3921 Kipling Dr	Residential	\$ 22,000.00	0.27
4003 Kipling Dr	Residential	\$ 22,000.00	0.27
3320 Glenbarr Dr	Vacant Residential Lots	\$ 22,100.00	0.24
3219 Thornton Dr	Vacant Residential Lots	\$ 20,900.00	0.21
3211 Glenbarr Dr	Vacant Residential Lots	\$ 21,900.00	0.24
4514 W Rotamer Rd	Vacant Residential Lots	\$ 25,900.00	0.22
2802 Shilo Dr	Vacant Residential Lots	\$ 29,100.00	0.26
4000 Boulder Dr	Vacant Residential Lots	\$ 31,600.00	0.32
3705 Tripp Rd	Vacant Residential Lots	\$ 24,100.00	0.30
1904 N Claremont Dr	Vacant Residential Lots	\$ 26,700.00	0.25
1911 St George Ln	Vacant Residential Lots	\$ 26,400.00	0.24
2343 OAKBROOK Ct	Vacant Res'd Greenbelt Lots	\$ 37,200.00	0.60
3605 Tripp Rd	Vacant Residential Lots	\$ 20,900.00	0.31
4044 Markham Dr	Vacant Residential Lots	\$ 21,300.00	0.22
4869 Monarch Dr	Vacant Residential Lots	\$ 31,500.00	0.31
4903 Monarch Dr	Vacant Residential Lots	\$ 40,400.00	0.51
3917 E Rotamer Rd	Vacant Wood Res'd Lots	\$ 29,100.00	0.33
3925 E Rotamer Rd	Vacant Wood Res'd Lots	\$ 30,200.00	0.36
4012 N Wright Rd	Vacant Wood Res'd Lots	\$ 29,600.00	0.27

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3925 Dorado Dr	Vacant Wood Res'd Lots	\$ 41,900.00	0.28
3917 Dorado Dr	Vacant Wood Res'd Lots	\$ 41,900.00	0.28
3909 Dorado Dr	Vacant Wood Res'd Lots	\$ 41,900.00	0.28
3901 Dorado Dr	Vacant Wood Res'd Lots	\$ 44,100.00	0.31
3655 Candlewood Dr	Vacant Residential Lots	\$ 4,500.00	0.72
3224 Candlewood Dr	Vacant Residential Lots	\$ 8,000.00	0.20
3218 Candlewood Dr	Vacant Residential Lots	\$ 8,000.00	0.20
3212 Candlewood Dr	Vacant Residential Lots	\$ 8,000.00	0.20
4122 Castlemoor Dr	Vacant Residential Lots	\$ 39,300.00	0.24
3512 Kingsbridge Dr	Vacant Residential Lots	\$ 39,500.00	0.24
4802 Sumpter Dr	Vacant Residential Lots	\$ 30,900.00	0.30
4818 Sumpter Dr	Vacant Residential Lots	\$ 32,500.00	0.34
4830 Sumpter Dr	Vacant Residential Lots	\$ 33,100.00	0.35
4842 Sumpter Dr	Vacant Residential Lots	\$ 30,800.00	0.30
4866 Sumpter Dr	Vacant Residential Lots	\$ 33,900.00	0.37
4609 Overlook Dr	Vacant Residential Lots	\$ 700.00	0.14
1931 Pine Ridge Dr	Vacant Res'd Greenbelt Lots	\$ 69,900.00	0.63
1906 Pine Ridge Dr	Vacant Res'd Greenbelt Lots	\$ 60,700.00	0.45
1822 Pine Ridge Dr	Vacant Res'd Greenbelt Lots	\$ 63,800.00	0.71
3618 Hemmingway Dr	Vacant Residential Lots	\$ 300.00	0.04
3614 Hemmingway Dr	Vacant Residential Lots	\$ 35,100.00	0.39
3532 Cricketeer Dr	Vacant Residential Lots	\$ 32,500.00	0.34
3413 Cricketeer Dr	Vacant Residential Lots	\$ 27,500.00	0.23
3565 Briar Crest Dr	Vacant Res'd Greenbelt Lots	\$ 39,500.00	0.24
3705 Coventry Dr	Vacant Residential Lots	\$ 30,800.00	0.30
3712 Buckingham Dr	Vacant Residential Lots	\$ 43,500.00	0.30
3824 Huntington Ct	Vacant Residential Lots	\$ 36,500.00	0.42
3314 Essex Dr	Vacant Wood Res'd Lots	\$ 41,100.00	0.27
3102 Crown Ct	Vacant Wood Res'd Lots	\$ 47,900.00	0.51
3848 Huntington Ct	Vacant Residential Lots	\$ 3,100.00	0.69
3850 Amhurst Rd	Vacant Wood Res'd Lots	\$ 50,900.00	0.51
3323 Newcastle Dr	Vacant Wood Res'd Lots	\$ 41,300.00	0.27
0 E Rotamer Rd	Vacant Residential Lots	\$ 47,000.00	0.77
4103 N Wright Rd	Vacant Wood Res'd Lots	\$ 1,300.00	0.29
2476 Winthrop Dr	Vacant Residential Lots	\$ 28,700.00	0.33
2464 Winthrop Dr	Vacant Residential Lots	\$ 29,300.00	0.34
2404 Winthrop Dr	Vacant Residential Lots	\$ 32,100.00	0.41
2483 Winthrop Dr	Vacant Residential Lots	\$ 33,100.00	0.35

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1719 St George Ln	Vacant Residential Lots	\$ 25,500.00	0.22
2108 N Huron Dr	Vacant Residential Lots	\$ 26,500.00	0.24
2628 Lucerne Dr	Vacant Residential Lots	\$ 24,100.00	0.19
3209 Spruce Ct	Vacant Residential Lots	\$ 29,300.00	0.27
2426 Pine View Ln	Vacant Res'd Greenbelt Lots	\$ 12,300.00	0.30
2452 Winthrop Dr	Vacant Residential Lots	\$ 29,500.00	0.34
2440 Winthrop Dr	Vacant Residential Lots	\$ 29,300.00	0.34
2416 Winthrop Dr	Vacant Residential Lots	\$ 27,100.00	0.28
402 Rockshire Dr	Vacant Residential Lots	\$ 28,500.00	0.25
416 Rockshire Dr	Vacant Residential Lots	\$ 28,500.00	0.25
420 Rockshire Dr	Vacant Residential Lots	\$ 500.00	0.11
4425 Windfield Way	Vacant Residential Lots	\$ 28,000.00	0.24
4426 PRAIRIE FOX Dr	Vacant Residential Lots	\$ 24,200.00	0.21
816 Thornecrest Dr	Vacant Residential Lots	\$ 40,000.00	0.25
926 Sentinel Dr	Vacant Res'd Greenbelt Lots	\$ 44,100.00	0.31
1000 Sentinel Dr	Vacant Res'd Greenbelt Lots	\$ 48,300.00	0.38
805 N Wright Rd	Vacant Residential Lots	\$ 25,800.00	0.25
3528 Stuart St	Vacant Land - Commercial	\$ 27,500.00	0.30
3522 Stuart St	Vacant Land - Commercial	\$ 44,000.00	0.39
2607 Ruger Ave	Vacant Residential Lots	\$ 25,900.00	0.30
2618 Sauk Dr	Property Next/Commercial Bus	\$ 30,800.00	0.35
3018 Mineral Point Ave	Vacant Residential Lots	\$ 24,900.00	0.22
3012 Mineral Point Ave	Vacant Residential Lots	\$ 25,500.00	0.24
3004 Mineral Point Ave	Vacant Residential Lots	\$ 26,500.00	0.26
314 Race St	Vacant Residential Lots	\$ 10,100.00	0.12
203 Sinclair St	Vacant Residential Lots	\$ 28,000.00	0.73
1727 Ice Age Way	Vacant Residential Lots	\$ 2,100.00	0.17
1803 Ice Age Way	Vacant Residential Lots	\$ 2,100.00	0.17
1809 Ice Age Way	Residential	\$ 17,700.00	0.36
2390 OAKBROOK Ct	Vacant Residential Lots	\$ 47,600.00	0.50
0 Royal Oaks Dr	Vacant Residential Lots	\$ 2,900.00	0.46
2016 Charles St	Vacant Res'd Park Lots	\$ 20,100.00	0.37
2507 Wedgewood Ct	Vacant Wood Res'd Lots	\$ 34,600.00	0.44
2531 Wedgewood Ct	Vacant Wood Res'd Lots	\$ 31,800.00	1.05
2263 Royal Oaks Dr	Vacant Wood Res'd Lots	\$ 30,900.00	0.45
2419 Summit Dr	Vacant Wood Res'd Lots	\$ 36,600.00	0.61
2432 Belmont Ct	Vacant Wood Res'd Lots	\$ 12,500.00	0.46
2377 N Parker Dr	Vacant Residential Lots	\$ 140,800.00	2.78

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2368 OAKBROOK Ct	Vacant Residential Lots	\$ 43,500.00	0.42
2315 Summit Dr	Vacant Wood Res'd Lots	\$ 38,900.00	0.84
26 Marshall Pl	Property Next/Commercial Bus	\$ 10,400.00	0.16
1241 Ruger Ave	Vacant Residential Lots	\$ 2,600.00	0.52
620 Hawthorne Ave	Vacant Residential Lots	\$ 23,300.00	0.27
1527 S Walnut St	Vacant Residential Lots	\$ 21,300.00	0.22
459 Anthony Ave	Vacant Land - Commercial	\$ 30,100.00	0.28
15 S Garfield Ave	Vacant Residential Lots	\$ 32,000.00	0.46
1114 E Milwaukee St	Vacant Residential Lots	\$ 22,700.00	0.21
415 Augusta St	Vacant Residential Lots	\$ 14,800.00	0.20
1215 E Milwaukee St	Vacant Residential Lots	\$ 17,800.00	0.15
808 Glen St	Vacant Residential Lots	\$ 300.00	0.05
812 Caroline St	Vacant Residential Lots	\$ 9,900.00	0.15
816 Benton Ave	Vacant Residential Lots	\$ 14,500.00	0.12
704 Mayapple Dr	Vacant Residential Lots	\$ 6,500.00	0.23
712 Mayapple Dr	Vacant Residential Lots	\$ 6,500.00	0.23
1230 PRAIRIE Ave	Vacant Residential Lots	\$ 25,600.00	1.33
1211 Prairie Ave	Vacant Residential Lots	\$ 15,400.00	3.39
206 Glen St	Vacant Residential Lots	\$ 5,100.00	0.08
515 Williams St	Vacant Residential Lots	\$ 8,000.00	0.25
607 Williams St	Vacant Residential Lots	\$ 10,800.00	0.17
647 Williams St	Vacant Residential Lots	\$ 10,800.00	0.17
735 Caroline St	Vacant Residential Lots	\$ 14,300.00	0.18
359 E Memorial Dr	Vacant Land - Commercial	\$ 67,900.00	1.52
832 Cornelia St	Vacant Residential Lots	\$ 24,700.00	0.20
1008 Harding St	Vacant Residential Lots	\$ 11,100.00	0.20
1021 Harding St	Vacant Land - Commercial	\$ 23,300.00	0.36
1022 Cornelia St	Vacant Residential Lots	\$ 13,500.00	0.25
1026 Harding St	Vacant Residential Lots	\$ 11,100.00	0.20
314 Benton Ave	Vacant Residential Lots	\$ 12,800.00	0.29
1136 N Parker Dr	Vacant Residential Lots	\$ 45,200.00	0.96
534 N Oakhill Ave	Vacant Residential Lots	\$ 11,700.00	0.15
535 N Pine St	Vacant Residential Lots	\$ 12,500.00	0.14
1606 Elizabeth St	Vacant Residential Lots	\$ 12,500.00	0.14
627 N Pearl St	Vacant Residential Lots	\$ 14,800.00	0.20
932 Miller Ave	Vacant Residential Lots	\$ 1,200.00	0.25
1529 Ashland Ave	Vacant Residential Lots	\$ 19,200.00	0.30
2411 W Memorial Dr	Vacant Residential Lots	\$ 15,000.00	0.27
1408 Ashland Ave	Vacant Residential Lots	\$ 16,300.00	0.23
1326 Ashland Ave	Vacant Residential Lots	\$ 16,900.00	0.25
2014 Peterson Ave	Vacant Residential Lots	\$ 20,800.00	0.15

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1314 Ashland Ave	Property Next To Railroads	\$ 7,300.00	1.36
2320 Highland Ave	Vacant Residential Lots	\$ 24,100.00	0.28
1720 Highland Ave	Vacant Residential Lots	\$ 6,500.00	0.20
2206 Linden Ave	Vacant Residential Lots	\$ 28,800.00	0.28
1214 Royal Oaks Dr	Vacant Residential Lots	\$ 30,800.00	0.29
1221 Royal Oaks Dr	Vacant Residential Lots	\$ 28,400.00	0.24
1302 Gartland Ave	Property Next To Railroads	\$ 4,900.00	0.49
1520 Mole Ave	Vacant Residential Lots	\$ 15,300.00	0.18
1313 Winchester Pl	Vacant Residential Lots	\$ 30,700.00	0.29
1430 Winchester Pl	Vacant Residential Lots	\$ 25,100.00	0.35
1619 Royal Oaks Dr	Vacant Wood Res'd Lots	\$ 35,600.00	0.34
1627 Royal Oaks Dr	Vacant Wood Res'd Lots	\$ 7,000.00	0.56
1121 Hamilton Ave	Vacant Residential Lots	\$ 7,200.00	0.30
3012 Yale Dr	Vacant Residential Lots	\$ 30,800.00	0.24
643 Cambridge Dr	Vacant Residential Lots	\$ 30,100.00	0.23
655 Sunset Dr	Vacant Residential Lots	\$ 29,100.00	0.21
2709 Dartmouth Dr	Vacant Residential Lots	\$ 29,700.00	0.25
2834 Dartmouth Dr	Vacant Residential Lots	\$ 46,800.00	0.36
3041 Dartmouth Dr	Vacant Residential Lots	\$ 31,700.00	0.26
789 N Waveland Rd	Vacant Residential Lots	\$ 30,700.00	0.24
772 N Waveland Rd	Vacant Residential Lots	\$ 35,700.00	0.34
730 Cambridge Dr	Vacant Res'd Greenbelt Lots	\$ 47,300.00	0.36
797 N Waveland Rd	Vacant Residential Lots	\$ 30,700.00	0.24
782 N Waveland Rd	Vacant Residential Lots	\$ 33,300.00	0.29
3030 Dartmouth Dr	Vacant Residential Lots	\$ 34,800.00	0.32
3020 Dartmouth Dr	Vacant Residential Lots	\$ 32,500.00	0.28
803 Cambridge Dr	Vacant Residential Lots	\$ 29,100.00	0.27
805 N Waveland Rd	Vacant Residential Lots	\$ 31,900.00	0.26
941 Cambridge Dr	Vacant Residential Lots	\$ 34,500.00	0.32
813 N Waveland Rd	Vacant Residential Lots	\$ 31,300.00	0.25
927 Cambridge Dr	Vacant Residential Lots	\$ 36,100.00	0.35
827 Cambridge Dr	Vacant Residential Lots	\$ 24,400.00	0.24
934 Cambridge Dr	Vacant Residential Lots	\$ 34,100.00	0.31
818 Cambridge Dr	Vacant Res'd Greenbelt Lots	\$ 46,800.00	0.36
820 N Waveland Rd	Vacant Residential Lots	\$ 39,200.00	0.41
845 N Waveland Rd	Vacant Residential Lots	\$ 30,700.00	0.24
3073 Claire Ct	Vacant Residential Lots	\$ 34,300.00	0.31
3065 Claire Ct	Vacant Residential Lots	\$ 32,900.00	0.28
3053 Claire Ct	Vacant Residential Lots	\$ 43,200.00	0.50
3041 Claire Ct	Vacant Residential Lots	\$ 94,000.00	1.11

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3038 Claire Ct	Vacant Residential Lots	\$ 72,500.00	0.77
3066 Claire Ct	Vacant Residential Lots	\$ 35,900.00	0.34
2723 W Memorial Dr	Vacant Residential Lots	\$ 38,000.00	1.01
1603 Winchester Pl	Vacant Wood Res'd Lots	\$ 11,000.00	0.52
907 N Osborne Ave	Vacant Residential Lots	\$ 38,000.00	0.45
2518 Galahad Way	Vacant Residential Lots	\$ 28,900.00	0.25
1524 Winchester Pl	Vacant Wood Res'd Lots	\$ 20,200.00	0.36
3803 Falcon Ridge Dr	Vacant Residential Lots	\$ 31,900.00	0.31
3844 Ridge Ct	Vacant Residential Lots	\$ 33,700.00	0.35
3820 Red Stone Dr	Vacant Residential Lots	\$ 31,600.00	0.31
101 Ridge Creek Dr	Vacant Res'd Greenbelt Lots	\$ 47,500.00	0.58
3431 Crabapple Ln	Vacant Residential Lots	\$ 25,700.00	0.24
3425 Crabapple Ln	Vacant Residential Lots	\$ 24,500.00	0.21
3327 Crabapple Ln	Vacant Residential Lots	\$ 26,900.00	0.27
3311 Crabapple Ln	Vacant Residential Lots	\$ 26,900.00	0.27
3245 Crabapple Ln	Vacant Residential Lots	\$ 25,400.00	0.23
3501 Crabapple Ln	Vacant Residential Lots	\$ 31,100.00	0.37
3440 Crabapple Ln	Vacant Residential Lots	\$ 27,000.00	0.27
3429 Bond Pl	Vacant Residential Lots	\$ 27,500.00	0.22
2921 Mackintosh Dr	Vacant Residential Lots	\$ 31,100.00	0.30
2913 Mackintosh Dr	Vacant Residential Lots	\$ 31,100.00	0.30
3426 Bond Pl	Vacant Residential Lots	\$ 29,400.00	0.33
3423 Bond Pl	Vacant Residential Lots	\$ 24,300.00	0.21
2630 W Wall St	Vacant Land - Commercial	\$ 76,500.00	1.35
211 Jonathon Dr	Vacant Residential Lots	\$ 20,000.00	0.35
2709 Laurel Ave	Property Next/Commercial Bus	\$ 32,200.00	0.40
2911 Cortland Dr	Vacant Residential Lots	\$ 26,500.00	0.26
2821 Cortland Dr	Vacant Residential Lots	\$ 31,200.00	0.30
236 Knoll View Dr	Vacant Res'd School Lots	\$ 36,800.00	0.37
244 Knoll View Dr	Vacant Res'd School Lots	\$ 36,800.00	0.37
252 N Austin Rd	Vacant Res'd Greenbelt Lots	\$ 40,900.00	0.49
2901 Mineral Point Ave	Vacant Residential Lots	\$ 72,600.00	4.19
2426 Rockport Rd	Vacant Residential Lots	\$ 9,900.00	0.31
618 S Orchard St	Vacant Residential Lots	\$ 6,500.00	0.20
1320 Rockport Rd	Vacant Residential Lots	\$ 21,100.00	0.37
630 S Marion Ave	Vacant Residential Lots	\$ 11,800.00	0.36
606 S Chatham St	Vacant Residential Lots	\$ 15,800.00	0.18
2509 Wilson Ave	Vacant Residential Lots	\$ 4,100.00	0.27
2501 Wilson Ave	Vacant Residential Lots	\$ 4,000.00	0.24

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605 S Marion Ave	Vacant Land - Commercial	\$ 32,700.00	0.67
530 S Walnut St	Vacant Residential Lots	\$ 15,600.00	0.55
600 S Chatham St	Vacant Residential Lots	\$ 15,800.00	0.18
531 S Orchard St	Vacant Residential Lots	\$ 9,700.00	0.17
528 S Orchard St	Vacant Residential Lots	\$ 10,300.00	0.18
525 S Pine St	Property Next To Railroads	\$ 8,400.00	0.16
516 S Orchard St	Vacant Residential Lots	\$ 10,300.00	0.18
518 S Walnut St	Vacant Residential Lots	\$ 8,000.00	0.18
519 S Pine St	Vacant Residential Lots	\$ 9,500.00	0.18
524 S Chatham St	Vacant Residential Lots	\$ 18,700.00	0.82
513 S Pine St	Vacant Residential Lots	\$ 9,500.00	0.18
519 S Chatham St	Vacant Land - Commercial	\$ 3,600.00	0.55
509 S Chatham St	Vacant Land - Commercial	\$ 1,200.00	0.18
512 S Chatham St	Vacant Residential Lots	\$ 9,100.00	0.20
430 S Arch St	Vacant Residential Lots	\$ 10,800.00	0.26
405 S Oakhill Ave	Vacant Residential Lots	\$ 500.00	0.20
327 S Walnut St	Vacant Residential Lots	\$ 16,300.00	0.19
311 S Walnut St	Vacant Land - Commercial	\$ 13,500.00	0.19
23 S Pearl St	Vacant Land - Commercial	\$ 6,500.00	0.20
18 S Pearl St	Vacant Residential Lots	\$ 16,400.00	0.20
1 N Washington St	Vacant Residential Lots	\$ 2,900.00	0.08
12 N Terrace St	Property Next/Commercial Bus	\$ 9,300.00	0.12
1017 W Wall St	Vacant Residential Lots	\$ 8,200.00	0.09
103 N Walnut St	Vacant Residential Lots	\$ 16,000.00	0.19
2412 W Wall St	Vacant Residential Lots	\$ 13,400.00	0.27
2402 W Wall St	Vacant Residential Lots	\$ 13,400.00	0.27
2322 W Wall St	Vacant Residential Lots	\$ 13,400.00	0.27
2312 W Wall St	Vacant Residential Lots	\$ 13,600.00	0.28
2024 W Wall St	Vacant Residential Lots	\$ 26,800.00	0.20
2421 Laurel Ave	Vacant Residential Lots	\$ 21,400.00	0.28
1617 Laurel Ave	Residential	\$ 9,700.00	0.31
130 N Crosby Ave	Vacant Residential Lots	\$ 24,800.00	0.30
207 N Terrace St	Vacant Residential Lots	\$ 16,300.00	0.19
302 N Pearl St	Vacant Residential Lots	\$ 6,600.00	0.20
2422 Bond Pl	Vacant Res'd School Lots	\$ 34,900.00	0.36
322 N Pearl St	Vacant Residential Lots	\$ 5,700.00	0.16
317 N Grant Ave	Vacant Res'd School Lots	\$ 29,300.00	0.24
325 N Chatham St	Vacant Residential Lots	\$ 8,300.00	0.20
410 N Terrace St	Vacant Residential Lots	\$ 6,200.00	0.14
613 Linn St	Vacant Residential Lots	\$ 7,800.00	0.18
822 Rockport Rd	Vacant Residential Lots	\$ 14,300.00	0.18



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614 S Locust St	Vacant Residential Lots	\$ 4,000.00	0.09
616 S River St	Residential	\$ 12,500.00	0.15
521 S Jackson St	Vacant Residential Lots	\$ 4,800.00	0.14
332 S Academy St	Vacant Residential Lots	\$ 6,500.00	0.19
321 S Jackson St	Vacant Residential Lots	\$ 7,100.00	0.25
420 S River St	Vacant Residential Lots	\$ 11,700.00	0.13
121 Clark St	Vacant Residential Lots	\$ 22,600.00	0.17
314 S Franklin St	Residential	\$ 14,900.00	0.21
223 S Academy St	Residential 2 Units	\$ 6,400.00	0.15
535 S Main St	Vacant Residential Lots	\$ 14,800.00	0.20
316 W Holmes St	Vacant Residential Lots	\$ 4,200.00	0.05
529 S Main St	Vacant Residential Lots	\$ 20,700.00	0.23
204 S Academy St	Residential 2 Units	\$ 12,500.00	0.14
403 S Main St	Residential 2 Units	\$ 12,200.00	0.10
439 S Division St	Vacant Residential Lots	\$ 3,200.00	0.16
351 S Main St	Vacant Residential Lots	\$ 24,700.00	0.27
422 Wells St	Vacant Residential Lots	\$ 1,300.00	0.22
152 S Jackson St	Vacant Residential Lots	\$ 3,500.00	0.10
429 S Division St	Vacant Residential Lots	\$ 3,600.00	0.19
170 S Franklin St	Vacant Residential Lots	\$ 6,700.00	0.21
345 S Main St	Vacant Residential Lots	\$ 9,900.00	0.20
614 Mckinley St	Vacant Residential Lots	\$ 8,300.00	0.20
514 Wells St	Vacant Residential Lots	\$ 20,400.00	0.16
508 Wells St	Vacant Residential Lots	\$ 14,500.00	0.11
502 Wells St	Vacant Residential Lots	\$ 13,100.00	0.86
421 S Division St	Vacant Residential Lots	\$ 5,200.00	0.44
426 Wells St	Vacant Residential Lots	\$ 4,900.00	0.40
349 S Parker Dr	Vacant Residential Lots	\$ 6,200.00	0.09
210 Mckinley St	Property Next/Commercial Bus	\$ 2,800.00	0.08
435 S Atwood Ave	Vacant Residential Lots	\$ 14,800.00	0.20
430 S Atwood Ave	Vacant Residential Lots	\$ 18,500.00	0.72
434 S Garfield Ave	Vacant Residential Lots	\$ 21,300.00	0.17
502 E Van Buren St	Vacant Residential Lots	\$ 10,500.00	0.13
301 N Academy St	Vacant Residential Lots	\$ 10,700.00	0.46
310 Madison St	Vacant Residential Lots	\$ 7,200.00	0.17
324 Madison St	Vacant Residential Lots	\$ 4,800.00	0.11
326 N High St	Vacant Residential Lots	\$ 16,800.00	0.21
1519 Sharon St	Vacant Residential Lots	\$ 16,300.00	1.56
1332 Tyler St	Vacant Residential Lots	\$ 17,000.00	0.13
702 S Ringold St	Vacant Residential Lots	\$ 23,100.00	0.30

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524 S Randall Ave	Property Next/Commercial Bus	\$ 25,900.00	0.30
459 S Ringold St	Vacant Residential Lots	\$ 8,000.00	0.14
446 Bostwick Ave	Vacant Res'd Greenbelt Lots	\$ 27,100.00	0.26
1322 Oakland Ave	Vacant Residential Lots	\$ 24,500.00	0.20
1102 Oakland Ave	Vacant Residential Lots	\$ 24,800.00	0.20
139 Jefferson Ave	Vacant Residential Lots	\$ 24,700.00	0.20
4018 Ruger Ave	Vacant Res'd Park Lots	\$ 27,600.00	0.49
3818 Ruger Ave	Vacant Residential Lots	\$ 34,900.00	1.02
23 S Wright Rd	Vacant Residential Lots	\$ 27,300.00	0.29
13 S Wright Rd	Vacant Residential Lots	\$ 22,500.00	0.28
5 S Wright Rd	Vacant Residential Lots	\$ 12,200.00	0.29
3713 Ruger Ave	Vacant Res'd Park Lots	\$ 38,600.00	0.46
3637 Ruger Ave	Vacant Res'd Park Lots	\$ 38,500.00	0.45
3908 South Wyck Ct	Vacant Res'd Greenbelt Lots	\$ 48,000.00	0.38
3930 South Wyck Ct	Vacant Res'd Greenbelt Lots	\$ 59,700.00	0.56
1140 Summerhill Dr	Vacant Residential Lots	\$ 41,200.00	0.75
720 S Jackson St	Vacant Residential Lots	\$ 4,800.00	0.09
2325 Palomino Dr	Vacant Residential Lots	\$ 21,700.00	0.39
21 Elliott St	Property Next/Commercial Bus	\$ 11,100.00	0.21
1321 Putnam Ave	Vacant Residential Lots	\$ 11,800.00	0.20
1315 Jerome Ave	Residential 2 Units	\$ 19,700.00	0.20
1244 Pliny Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1238 Pliny Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1232 Pliny Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1233 Jerome Ave	Vacant Residential Lots	\$ 11,800.00	0.20
1226 Pliny Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1229 Bouchard Ave	Vacant Residential Lots	\$ 8,600.00	0.25
1220 Pliny Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1214 Pliny Ave	Vacant Residential Lots	\$ 1,100.00	0.25
229 E STATE St	Vacant Residential Lots	\$ 5,300.00	0.25
1051 Bingham Ave	Vacant Residential Lots	\$ 3,200.00	0.25
1048 Bingham Ave	Vacant Residential Lots	\$ 3,200.00	0.25
1038 Bouchard Ave	Vacant Residential Lots	\$ 4,200.00	0.25
1043 Bingham Ave	Vacant Residential Lots	\$ 3,200.00	0.25
1037 Bingham Ave	Vacant Residential Lots	\$ 3,200.00	0.25
1036 Bingham Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1031 Bingham Ave	Vacant Residential Lots	\$ 1,100.00	0.25
1033 Jerome Ave	Vacant Residential Lots	\$ 11,800.00	0.20

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1025 Bingham Ave	Vacant Residential Lots	\$ 4,200.00	0.25
1026 Beloit Ave	Vacant Residential Lots	\$ 7,700.00	0.19
810 Desoto Dr	Vacant Residential Lots	\$ 22,100.00	0.25
1475 Lasalle St	Residential	\$ 20,200.00	0.21
1231 Cherry St	Property Next To Railroads	\$ 8,000.00	0.20
1108 Jerome Ave	Vacant Residential Lots	\$ 13,800.00	0.20
1139 Cherry St	Industrial	\$ 3,900.00	0.20
710 Cedar St	Vacant Residential Lots	\$ 3,800.00	0.06
1119 Cherry St	Property Next To Railroads	\$ 8,000.00	0.20
1601 Lee Ln	Vacant Residential Lots	\$ 22,800.00	0.26
1512 S Walnut St	Vacant Residential Lots	\$ 21,900.00	0.24
1615 Lee Ln	Vacant Residential Lots	\$ 21,300.00	0.22
1536 Garden Dr	Vacant Residential Lots	\$ 14,000.00	0.81
1623 Nicolet St	Vacant Residential Lots	\$ 20,900.00	0.24
1528 Garden Dr	Vacant Residential Lots	\$ 4,300.00	0.46
1509 Nicolet St	Vacant Residential Lots	\$ 20,200.00	0.22
1507 S Willard Ave	Vacant Residential Lots	\$ 15,100.00	0.15
1511 S River Rd	Vacant Residential Lots	\$ 4,000.00	0.40
1614 Nicolet St	Vacant Residential Lots	\$ 20,100.00	0.22
1528 Nicolet St	Vacant Residential Lots	\$ 21,300.00	0.25
1514 Nicolet St	Vacant Residential Lots	\$ 20,900.00	0.24
1445 Monterey Ln	Vacant Residential Lots	\$ 22,500.00	0.40
1423 S Chatham St	Vacant Residential Lots	\$ 21,500.00	0.23
1421 Monterey Ln	Vacant Residential Lots	\$ 18,700.00	0.27
1424 S Oakhill Ave	Vacant Residential Lots	\$ 19,100.00	0.28
1428 Monterey Ln	Vacant Residential Lots	\$ 31,000.00	1.29
1811 Wolcott St	Vacant Residential Lots	\$ 20,700.00	0.23
1411 Monterey Ln	Vacant Residential Lots	\$ 22,600.00	0.28
1903 Wolcott St	Vacant Residential Lots	\$ 8,400.00	0.23
1911 Wolcott St	Vacant Residential Lots	\$ 6,700.00	0.28
2624 Cedar Pointe Dr	Vacant Residential Lots	\$ 1,800.00	0.63
1309 S Washington St	Vacant Residential Lots	\$ 4,900.00	0.14
1122 Mitchell St	Residential	\$ 9,700.00	0.13
2005 W State St	Vacant Residential Lots	\$ 27,200.00	0.42
1237 S Chatham St	Vacant Residential Lots	\$ 5,300.00	0.21
1238 S Pearl St	Vacant Residential Lots	\$ 12,800.00	0.25
2415 River View Dr	Vacant Residential Lots	\$ 26,800.00	0.41
1120 Center Ave	Vacant Residential Lots	\$ 9,100.00	0.14
1008 S Washington St	Vacant Residential Lots	\$ 15,700.00	0.15
2312 Palomino Dr	Vacant Residential Lots	\$ 18,000.00	0.26
2324 Palomino Dr	Vacant Residential Lots	\$ 18,900.00	0.29
2511 Rockport Rd	Vacant Residential Lots	\$ 8,700.00	0.63

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2503 Rockport Rd	Vacant Residential Lots	\$ 11,300.00	0.29
2421 Rockport Rd	Vacant Residential Lots	\$ 11,300.00	0.29
2413 Rockport Rd	Vacant Residential Lots	\$ 11,300.00	0.29
230 Ridge Creek Dr	Vacant Residential Lots	\$ 28,800.00	0.25
505 S Pine St	Vacant Land - Commercial	\$ 15,800.00	0.48
343 S Pine St	Property Next To Railroads	\$ 10,400.00	0.23
2539 S Oakhill Ave	Vacant Residential Lots	\$ 24,000.00	0.30
2424 College Dr	Vacant Residential Lots	\$ 500.00	0.14
2877 Regent St	Vacant Residential Lots	\$ 22,100.00	0.24
2714 W Burbank Ave	Vacant Residential Lots	\$ 19,600.00	0.23
2224 Garden Dr	Vacant Res'd School Lots	\$ 15,800.00	0.15
2213 Pioneer Rd	Vacant Residential Lots	\$ 15,800.00	0.15
1112 Terrace Ct	Property Next/Commercial Bus	\$ 22,900.00	0.37
2118 S Pearl St	Vacant Residential Lots	\$ 20,800.00	0.23
2930 Kellogg Ave	Vacant Residential Lots	\$ 26,900.00	0.46
2912 Kellogg Ave	Vacant Residential Lots	\$ 32,800.00	0.91
1921 S Osborne Ave	Vacant Residential Lots	\$ 23,700.00	0.32
1914 S Oakhill Ave	Vacant Residential Lots	\$ 20,900.00	0.27
2610 Anthony Ave	Vacant Residential Lots	\$ 21,800.00	0.26
2632 King St	Vacant Residential Lots	\$ 21,000.00	0.24
1834 S Willard Ave	Vacant Residential Lots	\$ 14,800.00	0.15
1714 S Willard Ave	Vacant Residential Lots	\$ 21,900.00	0.30
1827 S Osborne Ave	Vacant Residential Lots	\$ 23,100.00	0.30
1507 W Conde St	Vacant Residential Lots	\$ 17,600.00	0.18
1810 Patton Pl	Vacant Residential Lots	\$ 19,300.00	0.19
2101 W Conde St	Vacant Residential Lots	\$ 24,100.00	0.37
2107 W Conde St	Vacant Residential Lots	\$ 24,300.00	0.37
1750 Patton Pl	Vacant Residential Lots	\$ 19,200.00	0.18
1743 S Osborne Ave	Vacant Residential Lots	\$ 15,600.00	0.15
1645 S Willard Ave	Vacant Residential Lots	\$ 15,600.00	0.15
1624 Garden Dr	Vacant Residential Lots	\$ 26,900.00	0.50
1605 S Willard Ave	Vacant Residential Lots	\$ 12,500.00	0.15
1621 S River Rd	Vacant Residential Lots	\$ 32,900.00	0.92
1616 Garden Dr	Vacant Residential Lots	\$ 33,200.00	0.60
2250 Dupont Dr	Vacant Res'd Greenbelt Lots	\$ 22,500.00	0.26
2220 Hubbard St	Vacant Residential Lots	\$ 19,700.00	0.20
703 Fillmore St	Vacant Residential Lots	\$ 58,400.00	1.35
2122 Polk St	Vacant Residential Lots	\$ 6,100.00	0.68
506 Edison Ave	Vacant Residential Lots	\$ 19,600.00	0.20
610 Edison Ave	Vacant Residential Lots	\$ 20,400.00	0.22

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2045 Coolidge St	Vacant Residential Lots	\$ 4,900.00	0.20
325 Kellogg Ave	Vacant Residential Lots	\$ 4,900.00	0.20
2016 Pierce St	Vacant Residential Lots	\$ 18,300.00	0.17
433 Anthony Ave	Vacant Residential Lots	\$ 23,100.00	0.30
441 Anthony Ave	Vacant Residential Lots	\$ 20,800.00	0.23
813 King St	Condominium	\$ 70,000.00	0.59
831 King St	Condominium	\$ 70,000.00	0.56
849 King St	Condominium	\$ 70,000.00	0.59
804 King St	Vacant Land - Commercial	\$ 37,300.00	0.77
814 King St	Vacant Land - Commercial	\$ 23,200.00	0.38
838 King St	Vacant Land - Commercial	\$ 23,200.00	0.38
5150 N Wright Rd	Vacant Residential Lots	\$ 3,700.00	0.83
3516 Voda Dr	Vacant Residential Lots	\$ 26,100.00	0.19
5126 Fairmont Dr	Vacant Residential Lots	\$ 23,300.00	0.26
3528 Voda Dr	Vacant Residential Lots	\$ 26,100.00	0.19
5163 Fairmont Dr	Vacant Residential Lots	\$ 30,000.00	0.28
5175 Fairmont Dr	Vacant Residential Lots	\$ 26,500.00	0.20
3540 Voda Dr	Vacant Residential Lots	\$ 27,500.00	0.22
5138 Fairmont Dr	Vacant Residential Lots	\$ 23,700.00	0.27
3515 Voda Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3480 Pickard Dr	Vacant Residential Lots	\$ 25,600.00	0.18
5150 Fairmont Dr	Vacant Residential Lots	\$ 24,000.00	0.28
3527 Voda Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3539 Voda Dr	Vacant Residential Lots	\$ 25,600.00	0.18
5162 Fairmont Dr	Vacant Residential Lots	\$ 26,600.00	0.35
3465 Pickard Dr	Vacant Residential Lots	\$ 25,600.00	0.18
5174 Fairmont Dr	Vacant Residential Lots	\$ 35,700.00	0.41
3502 Pickard Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3614 Voda Dr	Vacant Residential Lots	\$ 14,900.00	0.22
3514 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3481 Pickard Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3626 Voda Dr	Vacant Residential Lots	\$ 14,900.00	0.22
5250 N Wright Rd	Vacant Residential Lots	\$ 1,200.00	0.27
3601 Voda Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3526 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3489 Pickard Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3613 Voda Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3638 Voda Dr	Vacant Residential Lots	\$ 14,900.00	0.22
3538 Pickard Dr	Vacant Residential Lots	\$ 9,000.00	0.18
3497 Pickard Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3550 Pickard Dr	Vacant Residential Lots	\$ 9,000.00	0.18
3625 Voda Dr	Vacant Residential Lots	\$ 15,800.00	0.25

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3503 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3466 Samson Dr	Vacant Residential Lots	\$ 25,700.00	0.19
3562 Pickard Dr	Vacant Residential Lots	\$ 9,000.00	0.18
3515 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3478 Samson Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3527 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3574 Pickard Dr	Vacant Residential Lots	\$ 10,100.00	0.25
3490 Samson Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3645 Voda Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3539 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3465 Samson Dr	Vacant Residential Lots	\$ 26,100.00	0.20
3500 Samson Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3551 Pickard Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3512 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3612 Pickard Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3524 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3563 Pickard Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3536 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3548 Samson Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3611 Pickard Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3501 Samson Dr	Vacant Residential Lots	\$ 29,200.00	0.26
3513 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3525 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3600 Samson Dr	Vacant Residential Lots	\$ 10,100.00	0.25
3486 Joshua Dr	Vacant Residential Lots	\$ 28,100.00	0.24
3537 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3612 Samson Dr	Vacant Residential Lots	\$ 9,000.00	0.18
3498 Joshua Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3549 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3624 Samson Dr	Vacant Residential Lots	\$ 9,000.00	0.18
3522 Joshua Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3601 Samson Dr	Vacant Residential Lots	\$ 14,100.00	0.18
3636 Samson Dr	Vacant Residential Lots	\$ 9,000.00	0.18
3534 Joshua Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3546 Joshua Dr	Vacant Residential Lots	\$ 25,600.00	0.18
3613 Samson Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3633 Samson Dr	Vacant Residential Lots	\$ 15,800.00	0.25
3570 Joshua Dr	Vacant Residential Lots	\$ 15,800.00	0.25
5366 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20
5378 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20
5403 Samuel Dr	Vacant Residential Lots	\$ 16,200.00	0.27
5390 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20

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5417 Samuel Dr	Vacant Residential Lots	\$ 16,200.00	0.27
5404 Samuel Dr	Vacant Residential Lots	\$ 10,200.00	0.26
5433 Samuel Dr	Vacant Residential Lots	\$ 15,200.00	0.23
5434 Samuel Dr	Vacant Residential Lots	\$ 14,500.00	0.20
5441 Samuel Dr	Vacant Residential Lots	\$ 14,900.00	0.21
5445 Samuel Dr	Vacant Residential Lots	\$ 700.00	0.15
5442 Samuel Dr	Vacant Residential Lots	\$ 14,500.00	0.20
5447 Samuel Dr	Vacant Residential Lots	\$ 400.00	0.08
5449 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20
5450 Samuel Dr	Vacant Residential Lots	\$ 9,000.00	0.18
5457 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20
5460 Arrowood Ln	Vacant Residential Lots	\$ 27,700.00	0.23
5458 Samuel Dr	Vacant Residential Lots	\$ 9,000.00	0.18
5465 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20
5468 Arrowood Ln	Vacant Residential Lots	\$ 27,700.00	0.23
5466 Samuel Dr	Vacant Residential Lots	\$ 9,000.00	0.18
5473 Samuel Dr	Vacant Residential Lots	\$ 9,300.00	0.20
5473 Arrowood Ln	Vacant Residential Lots	\$ 28,300.00	0.24
5474 Samuel Dr	Vacant Residential Lots	\$ 9,000.00	0.18
5476 Arrowood Ln	Vacant Residential Lots	\$ 27,700.00	0.23
5481 Samuel Dr	Vacant Residential Lots	\$ 14,500.00	0.20
5482 Samuel Dr	Vacant Residential Lots	\$ 14,100.00	0.18
5481 Arrowood Ln	Vacant Residential Lots	\$ 28,300.00	0.24
5484 Arrowood Ln	Vacant Residential Lots	\$ 27,700.00	0.23
5490 Samuel Dr	Vacant Residential Lots	\$ 15,400.00	0.24
5489 Samuel Dr	Vacant Residential Lots	\$ 15,800.00	0.25
5489 Arrowood Ln	Vacant Residential Lots	\$ 29,600.00	0.27
5497 Arrowood Ln	Vacant Residential Lots	\$ 30,900.00	0.30
5500 Samuel Dr	Vacant Residential Lots	\$ 9,800.00	0.24
5501 Samuel Dr	Vacant Residential Lots	\$ 15,800.00	0.25
5508 Samuel Dr	Vacant Residential Lots	\$ 9,100.00	0.19
5517 Samuel Dr	Vacant Residential Lots	\$ 16,500.00	0.28
5516 Samuel Dr	Vacant Residential Lots	\$ 9,900.00	0.24
5549 Samuel Dr	Vacant Residential Lots	\$ 14,500.00	0.20
5524 Samuel Dr	Vacant Residential Lots	\$ 12,200.00	0.38
5532 Samuel Dr	Vacant Residential Lots	\$ 16,800.00	0.29
5540 Samuel Dr	Vacant Residential Lots	\$ 14,200.00	0.19
5548 Samuel Dr	Vacant Residential Lots	\$ 16,500.00	0.28
5573 Samuel Dr	Vacant Residential Lots	\$ 16,600.00	0.28
5584 Samuel Dr	Vacant Residential Lots	\$ 15,800.00	0.25
5589 Samuel Dr	Vacant Residential Lots	\$ 15,300.00	0.23
5597 Samuel Dr	Vacant Residential Lots	\$ 15,300.00	0.23

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5600 Samuel Dr	Vacant Residential Lots	\$ 15,800.00	0.25
5601 Samuel Dr	Vacant Residential Lots	\$ 15,300.00	0.23
5609 Samuel Dr	Vacant Residential Lots	\$ 16,400.00	0.28
3600 Overland Trl	Vacant Residential Lots	\$ 12,400.00	2.75
920 Caroline St	Vacant Residential Lots	\$ 26,400.00	0.24
929 Caroline St	Vacant Residential Lots	\$ 34,400.00	0.43
928 Caroline St	Vacant Residential Lots	\$ 26,700.00	0.25
314 S Pine St	Vacant Residential Lots	\$ 16,800.00	0.21
1878 Red Cedar Dr	Vacant Wood Res'd Lots	\$ 44,000.00	0.31
1866 Red Cedar Dr	Vacant Wood Res'd Lots	\$ 44,000.00	0.31
3738 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 56,300.00	0.39
3750 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 55,400.00	0.38
3762 White Pine Dr	Vacant Residential Lots	\$ 53,400.00	0.35
3804 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 51,500.00	0.32
3816 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 51,100.00	0.32
3828 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 50,100.00	0.30
3840 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 60,900.00	0.45
3864 White Pine Dr	Vacant Residential Lots	\$ 43,900.00	0.61
3885 Red Hawk Dr	Vacant Residential Lots	\$ 30,300.00	0.29
3834 Lucey St	Vacant Residential Lots	\$ 30,800.00	0.30
3802 Lucey St	Vacant Residential Lots	\$ 30,900.00	0.30
1700 Arbor Ridge Way	Vacant Residential Lots	\$ 70,100.00	1.48
1701 Arbor Ridge Way	Vacant Residential Lots	\$ 148,300.00	3.56
1751 Arbor Ridge Way	Vacant Residential Lots	\$ 7,400.00	1.39
1817 Arboretum Dr	Vacant Residential Lots	\$ 42,400.00	0.40
1750 Arbor Ridge Way	Vacant Residential Lots	\$ 9,200.00	1.72
1801 Arbor Ridge Way	Vacant Residential Lots	\$ 42,800.00	0.41
1813 Arbor Ridge Way	Vacant Residential Lots	\$ 39,000.00	0.34
1825 Arbor Ridge Way	Vacant Residential Lots	\$ 39,000.00	0.34
1800 Arbor Ridge Way	Vacant Residential Lots	\$ 128,500.00	3.03
1831 Arbor Ridge Way	Vacant Residential Lots	\$ 400.00	0.06
1837 Arbor Ridge Way	Vacant Residential Lots	\$ 38,100.00	0.32
1904 Arbor Ridge Way	Vacant Residential Lots	\$ 39,300.00	0.34
1901 Arbor Ridge Way	Vacant Residential Lots	\$ 39,700.00	0.35
1916 Arbor Ridge Way	Vacant Residential Lots	\$ 38,200.00	0.32
1928 Arbor Ridge Way	Vacant Residential Lots	\$ 38,200.00	0.32
2002 Arbor Ridge Way	Vacant Residential Lots	\$ 39,000.00	0.34



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2001 Arbor Ridge Way	Vacant Residential Lots	\$ 100.00	0.40
2014 Arbor Ridge Way	Vacant Residential Lots	\$ 39,000.00	0.34
2019 Arbor Ridge Way	Vacant Residential Lots	\$ 100.00	0.52
2026 Arbor Ridge Way	Vacant Residential Lots	\$ 39,000.00	0.34
2031 Arbor Ridge Way	Vacant Residential Lots	\$ 100.00	0.33
2038 Arbor Ridge Way	Vacant Residential Lots	\$ 39,000.00	0.34
2045 Arbor Ridge Way	Vacant Residential Lots	\$ 100.00	0.38
2050 Arbor Ridge Way	Vacant Residential Lots	\$ 43,000.00	0.41
2900 Arbor Ridge Way	Vacant Residential Lots	\$ 2,800.00	0.44
2828 Oakridge Bend	Vacant Residential Lots	\$ 1,100.00	0.17
2870 Arbor Ridge Way	Vacant Residential Lots	\$ 900.00	0.14
2856 Arbor Ridge Way	Vacant Residential Lots	\$ 47,100.00	0.36
2844 Arbor Ridge Way	Vacant Residential Lots	\$ 49,300.00	0.40
2863 Arbor Ridge Way	Vacant Residential Lots	\$ 48,000.00	0.38
2830 Arbor Ridge Way	Vacant Residential Lots	\$ 49,300.00	0.40
2849 Arbor Ridge Way	Vacant Residential Lots	\$ 47,100.00	0.36
2861 Falling Leaf Trl	Vacant Residential Lots	\$ 5,700.00	0.92
2816 Arbor Ridge Way	Vacant Residential Lots	\$ 47,900.00	0.37
2802 Arbor Ridge Way	Vacant Residential Lots	\$ 48,400.00	0.38
2750 Arbor Ridge Way	Vacant Residential Lots	\$ 47,900.00	0.37
2726 Arbor Ridge Way	Vacant Residential Lots	\$ 46,700.00	0.35
2714 Arbor Ridge Way	Vacant Residential Lots	\$ 45,200.00	0.33
2508 Arbor Ridge Way	Vacant Residential Lots	\$ 61,500.00	0.59
2620 Arbor Ridge Way	Vacant Residential Lots	\$ 600.00	0.10
2670 Arbor Ridge Way	Vacant Residential Lots	\$ 54,100.00	0.47
2529 Arbor Ridge Way	Vacant Residential Lots	\$ 87,100.00	0.82
2667 Arbor Ridge Way	Vacant Residential Lots	\$ 800.00	0.13
2601 Arbor Ridge Way	Vacant Residential Lots	\$ 85,300.00	0.79
2543 Arbor Ridge Way	Vacant Residential Lots	\$ 90,300.00	0.86
2669 Arbor Ridge Way	Vacant Residential Lots	\$ 93,200.00	1.05
2681 Arbor Ridge Way	Vacant Residential Lots	\$ 102,500.00	1.64
2689 Arbor Ridge Way	Vacant Residential Lots	\$ 104,200.00	1.68
4043 Tripp Rd	Vacant Residential Lots	\$ 23,700.00	0.29
3107 Rockport Park Dr	Vacant Residential Lots	\$ 36,400.00	0.55
3215 Rockport Park Dr	Vacant Wood Res'd Lots	\$ 36,500.00	0.65
1498 Afton Rd	Vacant Residential Lots	\$ 7,900.00	2.04
2678 Harpers Ct	Vacant Res'd Greenbelt Lots	\$ 58,100.00	0.54
2653 Harpers Ct	Vacant Residential Lots	\$ 26,100.00	0.58
1907 Dupont Dr	Vacant Residential Lots	\$ 70,000.00	0.59
2536 W Memorial Dr	Vacant Residential Lots	\$ 200.00	0.03
3650 Solar Ave	Vacant Residential Lots	\$ 29,200.00	0.26

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2502 Partridge Ln	Vacant Residential Lots	\$ 21,200.00	0.24
3826 Tripp Rd	Vacant Res'd Greenbelt Lots	\$ 19,200.00	0.31
3840 Tripp Rd	Vacant Res'd Greenbelt Lots	\$ 19,200.00	0.41
3503 Voda Dr	Vacant Residential Lots	\$ 25,600.00	0.18
5581 Samuel Dr	Vacant Residential Lots	\$ 15,300.00	0.23
657 Greenway Point Dr	Vacant Residential Lots	\$ 300.00	0.00
4239 Castlemoor Dr	Vacant Res'd Greenbelt Lots	\$ 41,300.00	0.27
2604 Affirmed Dr	Vacant Residential Lots	\$ 26,300.00	0.36
4439 E Rotamer Rd	Vacant Residential Lots	\$ 25,800.00	0.25
501 Greenway Point Dr	Vacant Residential Lots	\$ 33,200.00	0.38
507 Greenway Point Dr	Vacant Residential Lots	\$ 37,200.00	0.43
531 Greenway Point Dr	Vacant Residential Lots	\$ 30,300.00	0.28
516 Greenway Point Dr	Vacant Residential Lots	\$ 28,400.00	0.24
631 Greenway Point Dr	Vacant Res'd Greenbelt Lots	\$ 51,500.00	0.43
636 Greenway Point Dr	Vacant Residential Lots	\$ 32,000.00	0.32
3508 Dartmouth Dr	Vacant Residential Lots	\$ 37,500.00	0.44
5541 Samuel Dr	Vacant Residential Lots	\$ 14,200.00	0.19
2445 Savanna Ct	Vacant Res'd Greenbelt Lots	\$ 44,300.00	0.79
2438 Savanna Ct	Vacant Res'd Greenbelt Lots	\$ 52,700.00	0.54
1619 Mt Zion Ave	Vacant Residential Lots	\$ 8,100.00	0.25
835 N Austin Rd	Vacant Residential Lots	\$ 10,200.00	0.36
929 Thomas St	Vacant Residential Lots	\$ 800.00	0.19
941 Thomas St	Vacant Residential Lots	\$ 800.00	0.19
698 Rimrock Rd	Agricultural Land	\$ 100.00	0.33
2010 Charles St	Vacant Residential Lots	\$ 14,800.00	0.18
2009 Ice Age Way	Vacant Residential Lots	\$ 4,400.00	0.19
304 Clark St	Vacant Residential Lots	\$ 8,900.00	0.14
4432 Old Kennedy Rd	Vacant Residential Lots	\$ 35,900.00	0.50
3612 Tripp Rd	Vacant Residential Lots	\$ 21,100.00	0.24
3636 Tripp Rd	Vacant Residential Lots	\$ 11,500.00	0.47
3002 Kellie Ct	Vacant Residential Lots	\$ 28,500.00	1.50
2624 Doe Ct	Vacant Residential Lots	\$ 35,300.00	0.74
2300 Afton Rd	Vacant Residential Lots	\$ 48,500.00	11.94
3812 Tripp Rd	Vacant Res'd Greenbelt Lots	\$ 19,200.00	0.50
4301 Castlemoor Dr	Vacant Res'd Greenbelt Lots	\$ 2,300.00	0.37

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1707 W Burbank Ave	Vacant Residential Lots	\$ 22,100.00	0.28
2217 Conway Dr	Vacant Residential Lots	\$ 11,600.00	0.25
403 S Oakhill Ave	Vacant Residential Lots	\$ 2,900.00	0.30
503 S Chatham St	Vacant Residential Lots	\$ 2,800.00	0.28
4343 Milton Ave	Vacant Residential Lots	\$ 38,900.00	0.76
4408 E Milwaukee St	Vacant Residential Lots	\$ 43,900.00	0.69
4236 Castlemoor Dr	Vacant Residential Lots	\$ 43,300.00	0.30
593 Kestrel Point Dr	Vacant Residential Lots	\$ 1,500.00	0.32
2430 Arbor Ridge Way	Vacant Residential Lots	\$ 33,900.00	5.41
2650 Arbor Ridge Way	Vacant Residential Lots	\$ 70,500.00	0.73
614 Wilson Ave	Vacant Residential Lots	\$ 3,000.00	0.07
2602 Arbor Ridge Way	Vacant Residential Lots	\$ 68,800.00	0.71
2524 Arbor Ridge Way	Vacant Residential Lots	\$ 66,000.00	0.66
4632 Overlook Dr	Agricultural Land	\$ 1,000.00	3.55
105 Falling Creek Cir	Condominium	\$ 8,300.00	0.13
34 Lapidary Cir	Condominium	\$ 5,700.00	0.16
33 Lapidary Cir	Condominium	\$ 5,200.00	0.14
35 Lapidary Cir	Condominium	\$ 6,200.00	0.17
36 Lapidary Cir	Condominium	\$ 5,400.00	0.15
30 Lapidary Ln	Condominium	\$ 4,500.00	0.13
37 Lapidary Cir	Condominium	\$ 5,400.00	0.15
31 Lapidary Ln	Condominium	\$ 4,500.00	0.13
32 Lapidary Ln	Condominium	\$ 4,500.00	0.13
38 Lapidary Cir	Condominium	\$ 4,500.00	0.13
51 Lapidary Ln	Condominium	\$ 9,200.00	0.14
50 Lapidary Ln	Condominium	\$ 4,500.00	0.13
39 Lapidary Cir	Condominium	\$ 4,500.00	0.13
49 Lapidary Ln	Condominium	\$ 4,500.00	0.13
113 Falling Creek Cir	Condominium	\$ 8,300.00	0.13
117 Falling Creek Cir	Condominium	\$ 4,000.00	0.13
48 Lapidary Ln	Condominium	\$ 4,500.00	0.13
47 Lapidary Cir	Condominium	\$ 4,500.00	0.13
40 Lapidary Cir	Condominium	\$ 7,000.00	0.21
46 Lapidary Cir	Condominium	\$ 4,500.00	0.13
45 Lapidary Cir	Condominium	\$ 4,500.00	0.13
41 Lapidary Cir	Condominium	\$ 7,400.00	0.23
42 Lapidary Cir	Condominium	\$ 7,300.00	0.22
43 Lapidary Cir	Condominium	\$ 6,100.00	0.17
44 Lapidary Cir	Condominium	\$ 5,900.00	0.16
1315 Mt Zion Ave	Vacant Residential Lots	\$ 19,800.00	0.17
2801 Arbor Ridge Way	Vacant Residential Lots	\$ 108,700.00	1.34
237 E STATE St	Vacant Residential Lots	\$ 500.00	0.24

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311 N Jackson St	Vacant Residential Lots	\$ 400.00	0.00
4261 SANDSTONE Dr	Vacant Residential Lots	\$ 1,100.00	0.25
1114 Cherry St	Vacant Residential Lots	\$ 26,500.00	0.40
2145 Royal Oaks Dr	Vacant Wood Res'd Lots	\$ 45,700.00	1.05
644 S Fremont St	Vacant Residential Lots	\$ 17,200.00	0.15
412 S Pine St	Vacant Residential Lots	\$ 15,800.00	0.18
906 HARDING St	Condominium	\$ 10,000.00	0.20
849 E MEMORIAL Dr	Vacant Residential Lots	\$ 2,100.00	0.50
2501 Arbor Ridge Way	Vacant Residential Lots	\$ 140,600.00	1.56
2317 N Washington St	Vacant Wood Res'd Lots	\$ 31,400.00	1.45
2306 Summit Dr	Vacant Wood Res'd Lots	\$ 48,800.00	1.28
2358 Summit Dr	Vacant Wood Res'd Lots	\$ 40,700.00	1.28
2701 Arbor Ridge Way	Vacant Residential Lots	\$ 227,400.00	2.77
3601 Overland Trl	Vacant Residential Lots	\$ 11,900.00	2.63
3838 Ruger Ave	Vacant Res'd Park Lots	\$ 26,700.00	0.61
509 S Oakhill Ave	Vacant Residential Lots	\$ 5,900.00	1.00
413 S Oakhill Ave	Vacant Residential Lots	\$ 2,500.00	0.20
1409 REDWOOD Dr	Vacant Res'd Greenbelt Lots	\$ 30,700.00	0.49
2349 Fir St	Vacant Residential Lots	\$ 21,200.00	0.22
2341 Fir St	Vacant Residential Lots	\$ 21,500.00	0.22
1317 Fir St	Vacant Residential Lots	\$ 21,900.00	0.24
2330 Fir St	Vacant Residential Lots	\$ 31,600.00	0.52
4228 Ruger Ave	Vacant Residential Lots	\$ 26,400.00	0.34
405 S Main St	Vacant Land - Commercial	\$ 15,200.00	0.12
1122 E Court St	Vacant Residential Lots	\$ 26,500.00	0.31
5102 HENRY Cir	Vacant Residential Lots	\$ 39,400.00	0.71
5027 Fairmont Dr	Vacant Residential Lots	\$ 36,500.00	0.52
702 Greenway Point Dr	Vacant Residential Lots	\$ 32,800.00	0.33
710 Greenway Point Dr	Vacant Residential Lots	\$ 28,700.00	0.24
539 Greenway Point Dr	Vacant Residential Lots	\$ 35,700.00	0.40
701 Greenway Point	Vacant Residential Lots	\$ 31,600.00	0.31
709 Greenway Point Dr	Vacant Residential Lots	\$ 32,400.00	0.32
3481 DARTMOUTH Dr	Vacant Residential Lots	\$ 34,700.00	0.38
3929 Huntington Ave	Vacant Residential Lots	\$ 112,000.00	1.72
531 S Walnut St	Vacant Residential Lots	\$ 14,700.00	0.36
925 RUSSELL Rd	Vacant Residential Lots	\$ 55,900.00	0.99
3726 White Pine Dr	Vacant Res'd Greenbelt Lots	\$ 66,800.00	0.53
3441 Emerald Dr	Vacant Res'd Park Lots	\$ 55,300.00	0.25
4522 HUNTINGTON Ave	Vacant Res'd Park Lots	\$ 57,500.00	0.27

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4507 HUNTINGTON Ave	Vacant Residential Lots	\$ 42,300.00	0.28
4515 HUNTINGTON Ave	Vacant Residential Lots	\$ 42,800.00	0.29
4529 HUNTINGTON Ave	Vacant Residential Lots	\$ 46,800.00	0.36
3633 Walters Way	Vacant Residential Lots	\$ 52,500.00	0.45
3625 Walters Way	Vacant Residential Lots	\$ 43,300.00	0.30
3523 Walters Way	Vacant Residential Lots	\$ 43,500.00	0.30
3519 Walters Way	Vacant Residential Lots	\$ 43,700.00	0.31
3511 Walters Way	Vacant Residential Lots	\$ 45,100.00	0.33
4302 Scottys Dr	Vacant Residential Lots	\$ 40,700.00	0.26
4308 Scottys Dr	Vacant Residential Lots	\$ 38,900.00	0.23
3516 Walters Way	Vacant Residential Lots	\$ 44,100.00	0.31
3600 Walters Rd	Vacant Res'd School Lots	\$ 42,500.00	0.29
3626 Walters Way	Vacant Residential Lots	\$ 42,700.00	0.29
3640 Walters Way	Vacant Residential Lots	\$ 43,200.00	0.30
3522 Walters Way	Vacant Residential Lots	\$ 47,200.00	0.36
4248 FOX HILLS Ct	Vacant Residential Lots	\$ 20,400.00	0.25
4252 FOX HILLS Ct	Vacant Residential Lots	\$ 22,100.00	0.28
107 E HOLMES St	Vacant Residential Lots	\$ 100.00	0.00
1244 MAYFAIR Dr	Vacant Residential Lots	\$ 26,300.00	0.24
1250 MAYFAIR Dr	Vacant Residential Lots	\$ 25,900.00	0.23
428 N Parker Dr	Vacant Residential Lots	\$ 6,700.00	0.13
5300 N Wright Rd	Vacant Residential Lots	\$ 2,400.00	0.54
3423 Emerald Dr	Vacant Res'd Park Lots	\$ 56,000.00	0.26
4312 Scottys Dr	Vacant Residential Lots	\$ 38,900.00	0.23
4318 Scottys Dr	Vacant Residential Lots	\$ 38,700.00	0.23
4340 Scottys Dr	Vacant Residential Lots	\$ 38,500.00	0.22
4402 Scottys Dr	Vacant Residential Lots	\$ 38,900.00	0.23
644 S Ringold St	Vacant Residential Lots	\$ 42,500.00	0.74
3717 Bluewing Pl	Vacant Residential Lots	\$ 52,900.00	0.79
3601 Newcastle Dr	Vacant Residential Lots	\$ 800.00	0.18