

CITY OF JANESVILLE HOUSING AFFORDABILITY REPORT CY2021 and CY2022

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Prepared by: Planning Division
18 N. Jackson Street, Janesville, WI 53548
(608) 755-3085

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(Covering Permit Year 2021 and 2022)



CITY OF JANESVILLE
Wisconsin's Park Place

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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 31st. 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 the 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 2021-2022 referencing the data on adopted Fee Schedules, permit and 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 (2021 and 2022), but do not necessarily correspond with the date of construction or project completion. State mandated information is current for CY2021 and CY2022. 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 City Janesville was 33,739¹ and is projected to grow 3.3% by 2028 to 34,839 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%)¹.

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
Population Projections²	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
Household Projections²	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.

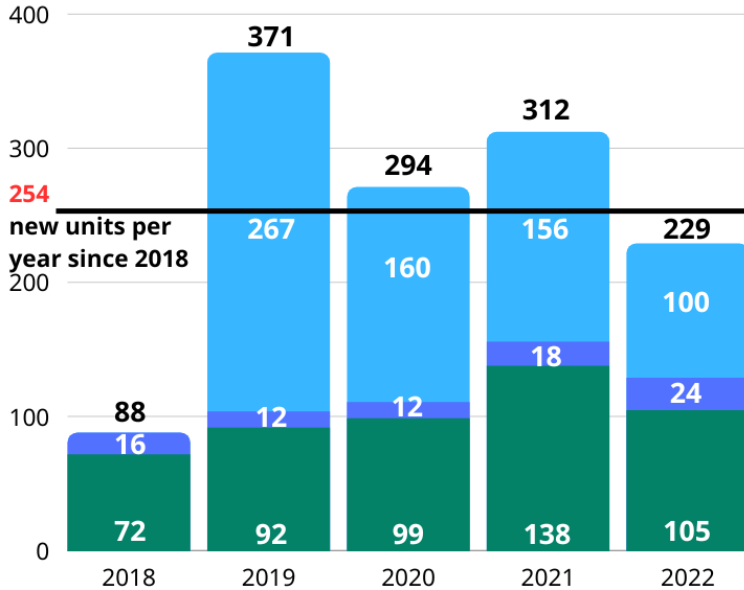
Table 3	2020	2025	2030	2035	2040	2020-2040 % Change
Household Size²	2.41	2.38	2.36	2.33	2.32	-3.7%

¹ 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.

² U.S. 2020 Decennial Census, 2013 Wisconsin DOA Population & Household Projections

4. Janesville Housing Analysis

New Housing Units Permitted within City of Janesville (Figure 1)



Key

■ Single-Family ■ Two-Family ■ Multi-Family
 (Total new units per housing type) Source: City of Janesville Planning Division 2023

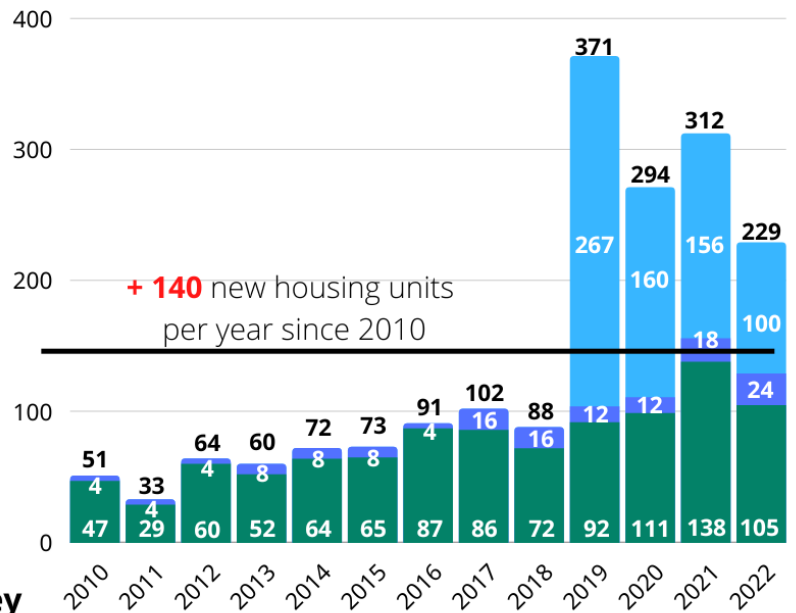
Since 2018, 1,271 new housing units were permitted within the City of Janesville (Figure 1). 506 of those units were for single-family structures, 82 were for two-family structures, and 683 were for multi-family structures.

The average new units permitted yearly between 2018-2022 was 254 units. Notable multi-family projects that are included in this figure include the River Flats Apartments in Downtown Janesville, the Monterey Apartments in Downtown Janesville, The Glade Residences along E. Racine St., Diamond Ridge Apartments on Janesville’s near north side, and expansion of units at Cedar Crest on Janesville’s South Side.

Since 2010, 1,817 new housing units were permitted within the City of Janesville (Figure 2). 996 of those units were for single-family structures, 138 were for two-family structures, and 683 were for multi-family structures.

The average new units permitted yearly between 2010-2022 was 140 units. It’s notable that no new multi-family units were permitted between 2010 and 2018.

New Housing Units Permitted within City of Janesville (Figure 2)



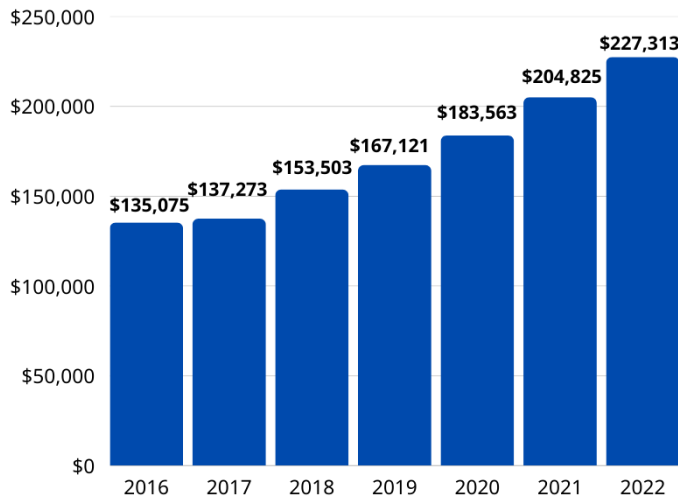
Key

■ Single-Family ■ Two-Family ■ Multi-Family
 (Total new units per housing type) Source: City of Janesville Planning Division 2023

Housing Sales in Janesville³

Permitting of new single-family and two-family homes has remained relatively consistent since 2018 (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 2022 was \$227,313 (Figure 3), a 68% increase since 2016. The increase in demand has also led to a 39% decrease in the amount of time between when a house is listed on the market and when an offer is accepted (Figure 4), down from 76 days in 2016 to 47 days in 2021.

Median Sale Price (Figure 3)

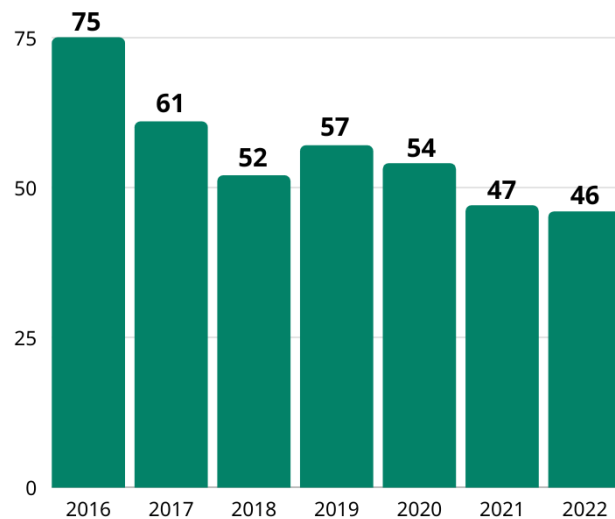


Yearly Average based on Median Sale Price for each month of year
 Source: [Redfin Data Center](#) Accessed 1/18/2023

The median sale price for a single-family home in 2022 was \$227,313 (Figure 3), a 68% increase since 2016. The increase in demand has also led to a 39% decrease in the amount of time between when a house is listed on the market and when an offer is accepted (Figure 4), down from 76 days in 2016 to 47 days in 2021.

The ACS estimates the Janesville-Beloit Metropolitan Statistical Area has a .9% homeowner vacancy rate in 2021⁴. 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 homeownership⁵.

Average Days on Market (Figure 4)



Days on Market is the time from when a property is listed until an offer is accepted
 Source: [Redfin Data Center](#) Accessed 1/18/2023

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

⁴ U.S. Census Bureau; American Community Survey, 2021 American Community Survey 1-Year Estimates, Table CP04; generated by David Salmon; using data.census.gov; <https://data.census.gov/cedsci/> (4 January 2023).

⁵ 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 permitted between 2010 and 2019 (Figure 2). From 2019 through 2022, 718 new multi-family housing units were permitted (Figure 1).

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%⁵. According to 2021 ACS 1-year estimates the Janesville-Beloit Metropolitan Area has a .6% renter vacancy rate⁴ indicating that the increases in rental units has yet to satisfy the pent up demand for rental units. In Janesville, an estimated 229 units were vacant and available to rent in 2021⁶.

Housing Affordability

Housing affordability is dependent on the available housing supply, the cost of housing, and household incomes in a 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 thirty percent of their income on housing-related costs per month are considered to be “cost burdened.” Table 4 illustrates the distribution of housing cost burdens among three types of housing occupants: homeowners with a mortgage, homeowners without a mortgage, and renters. The U.S. Census Bureau data echoes the previously discussed trends in the shortage of affordable housing; in particular, well over one out of three renters (37%) are “cost-burdened.”

Table 4: Estimates of 2021 Monthly Housing Costs and Cost-Burdened Households ⁷						
City of Janesville	Homeowner with a Mortgage	Percent Cost-Burdened Households	Homeowner without a Mortgage	Percent Cost-Burdened Households	Median Rent	Percent Cost-Burdened Households
	\$1,312	21%	\$550	16%	\$858	37%

Fair Market Rent⁸ for 2023 (FMR) in the Janesville-Beloit Metropolitan Statistical Area is \$773/month for a 1-bedroom unit, \$1,017/month for a 2-bedroom unit, and \$1,360/month for a 3-bedroom unit. The 2023 values represent a 29% increase in Fair Market Rent since 2018. The FMR standard is generally calculated as “the 40th percentile of gross rents for typical,

⁶ U.S. Census Bureau; American Community Survey, 2021 American Community Survey 1-Year Estimates, Table B25004; generated by David Salmon; using data.census.gov; <https://data.census.gov/cedsci/> (4 January 2023).

⁷ U.S. Census Bureau; American Community Survey, 2021 American Community Survey 1-Year Estimates, Table B25091 and Table B25088; generated by David Salmon; using data.census.gov; <https://data.census.gov/cedsci/> (4 January 2023).

⁸ US Dept of Housing and Urban Development – FY 2023 Fair Market Rent Documentation System https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn?&year=2023&fmrtype=Final&cbsub=METRO27500M27500

non-substandard rental units occupied by recent movers in a local housing market.”⁹ The FMR includes gross rent plus the cost of utilities, such as electricity, gas, water and sewer, and trash removal services, but doesn’t include internet and other optional services.⁹

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 Janesville¹⁰, a down payment and closing cost assistance program,
- Home Improvement Program¹¹, 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 Program¹² to assist low-income populations with making monthly rent and utility payments.

The City of Janesville’s Economic Development Office¹³ has helped to facilitate development of several multi-family housing units permitted 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 and Monterey 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.

⁹ US Dept of Housing and Urban Development – Fair Market Rents

<https://www.huduser.gov/periodicals/ushmc/winter98/summary-2.html>

¹⁰ 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>

¹¹ City of Janesville Neighborhood & Community Services – Property Maintenance

<https://www.janesvillewi.gov/departments-services/neighborhood-and-community-services/housing-services/property-maintenance>

¹² 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>

¹³ 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 2 residential subdivision plats within City limits during 2021 totaling 33 lots:

- **Preliminary/Final Plat of Redwood Terrace Second Addition (16 lots):** The Janesville City Council approved the final plat of Redwood Terrace Second subdivision in September 2021. The developer requested a subdivision of 7.41 acres into 12 new single-family residential lots and 4 duplex lots between South Terrace Street and Center Avenue, south of West Burbank Avenue.
- **Final Plat of Terneus Estates First Addition (17 lots):** The Janesville City Council approved the final plat of Terneus Estates First Addition in November of 2021. The developer requested subdivision of 6.5 acres of land into 17 new single-family residential lots located within the 3500 block of N. Harmony Townhall Road east of Sheffer Park.

The City of Janesville approved 2 residential subdivision plats within City limits during 2022 totaling 40 lots (one review was for a replat):

- **Ridges of Rock County Plat No. 2 (because this was a replat, no additional lots were added to the City):** The Janesville City Council approved the final plat of Ridges of Rock County Plat Number 2 in May of 2022. The developer requested reconfiguration of the original plat north of Wright Road between STH 26 and John Paul Road.
- **Preliminary Plat of Arbor Ridge First Addition (40 lots):** The Janesville City Council approved the final plat of Arbor Ridge First Addition in December 2022. The developer requested a subdivision of 28.4 acres into 40 new single-family residential lots with street frontages along Falling Leaf Trail, Greenway Circle, Oakridge Bend and Oakridge Court.

Certified Survey Maps¹⁴

The City approved a total of 10 Certified Survey Maps (CSMs) involving a residential land division during 2021; Of the 10 residential CSMs reviewed in 2021, six were located in the City resulting in the creation of four duplexes, and three single-family residences.

The City approved a total of 13 Certified Survey Maps (CSMs) involving a residential land division during 2022. Of the 13 residential CSMs reviewed in 2022, 5 were located in the City resulting in the creation of 180 multifamily units and five single-family residences.

Residential Permit Activity

¹⁴ These CSMs include land located within the City and its surrounding three-mile extraterritorial plat review jurisdiction.

Table 5: 2021 City of Janesville Permit Activity			
	Number of Permits/Projects/Lots/Plats	Total Fees Collected	Fee per project
Residential Alterations/Additions	499	\$49,900	\$100.00
Residential New SF (Permits)	146	\$146,000.00	\$1,000
Residential New SF Plan Approval (Plans)	144	\$12,528.00	\$87.00
Residential New SF State WI (State Plan Review)	146	\$5,986.00	\$41.00
Parkland Dedication	2	4867.25	2944.63
Plats	2	1000	500
Certified Survey Maps	10	3000	300
Storm Water Design Review Fee	14	\$5,280	\$377.00
Erosion Control Fees	31	\$8,041.00	\$260.00
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 (and land transfers) for residential development in the City resulted in the creation of 7 new lots containing 11 new residential development sites/housing units.			

Table 6: 2022 City of Janesville Permit Activity			
	Number of Permits/Projects/Lots/Plats	Total Fees Collected	Fee per project
Residential Alterations/Additions	363	\$36,300	\$100.00
Residential New SF (Permits)	118	\$118,000.00	\$1,000
Residential New SF Plan Approval (Plans)	117	\$10,179.00	\$87.00
Residential New SF State WI (State Plan Review)	118	\$4,838.00	\$41.00
Parkland Dedication	1	3946.25	3946.25
Plats	2	1100	550
Certified Survey Maps	13	3900	300
Storm Water Design Review Fee	17	\$6,440	\$379.00
Erosion Control Fees	31	\$8,041.00	\$260.00
<p>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</p> <p>*Approved CSMs for residential development in the City resulted in the creation of six new lots containing 185 new residential development sites/housing units.</p>			

7. Undeveloped Parcels Suitable for Residential Development

According to the City assessment records, Janesville has approximately 714 vacant lots and/or undeveloped parcels (totaling 276 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 council 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 7: Example Residential Regulation Development Costs

65 Lot Subdivision - City of Janesville	Overall Developer Cost	Per Lot Cost	~ Proposal Approval Time Frame
Land Use Controls			
Zoning Change	\$ -	\$ -	
Site Improvement Requirements			
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	
Infrastructure Improvement Costs			
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	\$ -	\$ -	
Fees & Dedication Costs			
Impact Fees	\$ -	\$ -	
Permit Procedures			
Planned Unit Development	\$ -	\$ -	
Conditional Use Permit (CUP)	\$ -	\$ -	
CUP Amendment	\$ -	\$ -	
Building Permit Fee	\$ -	\$ -	
State Seal	\$ -	\$ -	
Total	\$ 1,212,104.93	\$ 18,647.77	14 weeks
	Overall Developer Cost	Per Lot Cost	Total Time
20% Reduction	\$ (242,420.99)	\$ (3,729.55)	- 2.8 weeks

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 3,836 new housing units by 2040, or around +192 new units per year.

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 intended to guide neighborhood development on greenfield sites and encourages a mixture of housing types along with neighborhood-scale retail or commercial buildings. 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 8** illustrates in greater detail the standards and uses allowed by zoning district.

Table 8: City of Janesville Residential Zoning Districts

District	Description	Minimum lot areas	Minimum lot width	Maximum building height
R1 – Single-Family & Two-Family Residence District	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	Single-Family Detached: 7,700 sf Two-family Detached: 10,000 sf	70 ft.	2.5 stories or 30 ft, whichever is greater
R1D – Two-Family Residence District	Designed to allow for low-density residential development where single and two-family dwellings are permitted. Generally mapped in outlining urban parts of Janesville.	Single-Family Detached: 7,700 sf Two-family Detached: 10,000 sf	70 ft.	2.5 stories or 30 ft, whichever is greater
R2 – Limited General Residence District	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.	Single-Family Detached: 5,000 sf Two-family Detached: 8,000 sf	50 ft.	2.5 stories or 30 ft, whichever is greater
R3M – Medium Density Residence District	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	Single-Family Detached: 5,000 sf Two-family Detached: 8,000 sf Three to Eight Family Units: 3,000 sf per unit	50 ft.	2.5 stories or 30 ft., whichever is greater
R3 – General Residence District	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	Single-Family: 5,000 sf Two-family: 8,000 sf Three to Eight Family Units: 8,000 sf for first two units, plus additional 1,300 sf for each additional unit	50 ft.	None

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		Nine Units and Greater: 1,500-2,400 per unit		
R4 – Central Residence District	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	Single-Family: 5,000 sf Two-family: 5,400 sf Three to Eight Family Units: 5,400 sf for first two units, plus additional 400 sf for each additional unit Nine Units and Greater: 500-1,200 per unit	None	None
O1 – Office/Residence District	Designed to accommodate residences, particularly moderate density apartments in a compatible setting with office buildings, civic and governmental structures, and educational and institutional structures.	Single-Family: 5,000 sf Two-family: 8,000 sf Three to Eight Family Units: 8,000 sf for first two units, plus additional 1,300 sf for each additional unit Nine Units and Greater: 1,500-2,400 per unit	None	None
O2 – Central Office/Residence District	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.	Single-Family: 5,000 sf Two-family: 5,400 sf Three to Eight Family Units: 5,400 sf for first two units, plus additional 400 sf for each additional unit Nine Units and Greater: 500-1,200 per unit	None	None

9. Conclusion

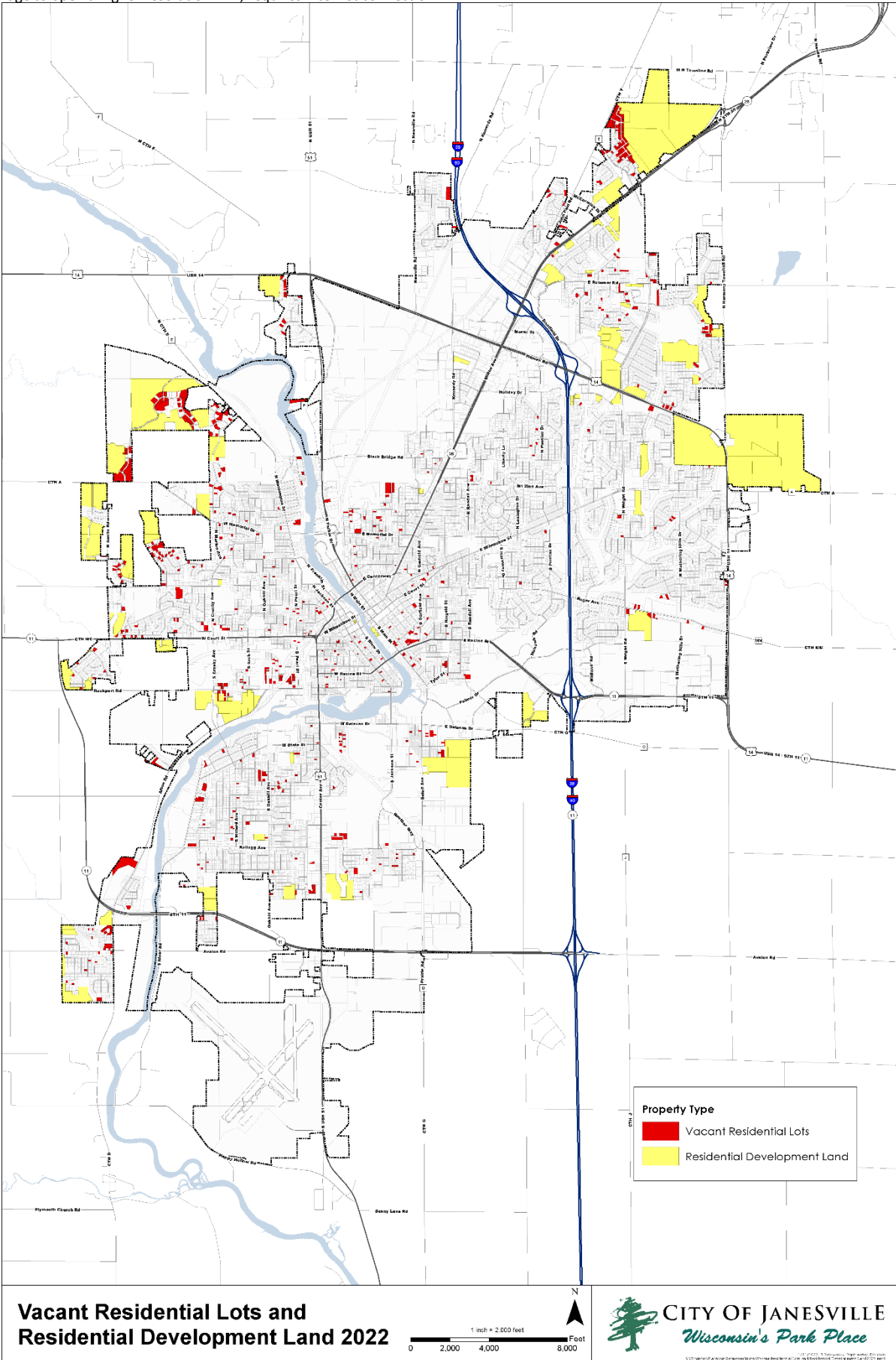
The City of Janesville's housing and employment market has seen significant growth since the Great Recession in 2008 and the initial adoption of the City's Comprehensive Plan in 2009. The availability of high-quality employment and the moderate cost of housing helps to make Janesville a desirable place to live and work. A steady increase in the observed sale price for homes, coupled with a reduction in the 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 very low vacancy rate for rental units. With continued economic development occurring in Janesville leading to steady job creation, the demand for housing in Janesville is going to continue increasing for the near future. Recent development activity has begun to increase the supply of rental units but the current rate of dwelling unit construction may not be meeting current and future demand. The inability to produce sufficient housing units to meet the increase in housing demand, is likely to continue to exacerbate issues of housing affordability. Due to the near zero vacancy rate for both owner-occupied and renter-occupied dwellings, population and household growth in the near future will be limited by the amount of new housing that is constructed in Janesville.

As this report indicates, in section 7 and Appendix A, there is an adequate supply of land for residential development within the City of Janesville municipal boundaries and in areas that would likely be annexed into the City upon 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 Janesville City Council, the State of Wisconsin, and the Federal Government.

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 the image to open a higher resolution PDF; requires internet connection)



APPENDIX B: LIST OF UNDEVELOPED PARCELS OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT (2022)

PROPERTY ADDRESS	Data Vintage	Property Type	Property Size (Acres)	Property Value
1911 MT ZION AVE	2022	Vacant Res'd School Lots	0.19	22,300.00
1613 CRESTON PARK DR	2022	Property Next/Commercial Bus	0.32	28,300.00
1620 CRESTON PARK DR	2022	Property Next/Commercial Bus	0.61	37,200.00
1412 FOSTER AVE	2022	Vacant Residential Lots	0.15	20,000.00
1521 LOWELL ST	2022	Vacant Residential Lots	0.11	15,000.00
1210 BLACK BRIDGE RD	2022	Vacant Residential Lots	0.11	13,500.00
1715 SOUSA CT	2022	Vacant Residential Lots	0.19	24,100.00
4403 HUNTINGTON AVE	2022	Vacant Residential Lots	0.32	31,900.00
2742 AFFIRMED DR	2022	Vacant Residential Lots	0.42	28,100.00
2726 AFFIRMED DR	2022	Vacant Residential Lots	0.39	27,300.00
3726 MAYNARD DR	2022	Vacant Res'd Greenbelt Lots	1.04	3,600.00
3446 TENNYSON DR	2022	Vacant Residential Lots	0.24	21,100.00
4003 KIPLING DR	2022	Vacant Residential Lots	0.27	22,000.00
3320 GLENBARR DR	2022	Vacant Residential Lots	0.24	22,100.00
3219 THORNTON DR	2022	Vacant Residential Lots	0.21	20,900.00
3211 GLENBARR DR	2022	Vacant Residential Lots	0.24	21,900.00
4514 W ROTAMER RD	2022	Vacant Residential Lots	0.22	25,900.00
2802 SHILO DR	2022	Vacant Residential Lots	0.26	29,100.00
4000 BOULDER DR	2022	Vacant Residential Lots	0.32	31,600.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

3705 TRIPP RD	2022	Vacant Residential Lots	0.29	24,100.00
1904 N CLAREMONT DR	2022	Vacant Residential Lots	0.25	26,700.00
1911 ST GEORGE LN	2022	Vacant Residential Lots	0.25	26,400.00
2343 OAKBROOK CT	2022	Vacant Res'd Greenbelt Lots	0.60	37,200.00
313 LINN ST	2022	Vacant Residential Lots	0.13	5,500.00
3605 TRIPP RD	2022	Vacant Residential Lots	0.31	20,900.00
4044 MARKHAM DR	2022	Vacant Residential Lots	0.22	21,300.00
4869 MONARCH DR	2022	Vacant Residential Lots	0.31	31,500.00
4903 MONARCH DR	2022	Vacant Residential Lots	0.51	40,400.00
3917 E ROTAMER RD	2022	Vacant Wood Res'd Lots	0.33	29,100.00
3925 E ROTAMER RD	2022	Vacant Wood Res'd Lots	0.36	30,200.00
4012 N WRIGHT RD	2022	Vacant Wood Res'd Lots	0.27	29,600.00
3925 DORADO DR	2022	Vacant Wood Res'd Lots	0.28	41,900.00
3917 DORADO DR	2022	Vacant Wood Res'd Lots	0.28	41,900.00
3909 DORADO DR	2022	Vacant Wood Res'd Lots	0.28	41,900.00
3901 DORADO DR	2022	Vacant Wood Res'd Lots	0.31	44,100.00
3655 CANDLEWOOD DR	2022	Vacant Residential Lots	0.71	4,500.00
3224 CANDLEWOOD DR	2022	Vacant Residential Lots	0.20	8,000.00
3218 CANDLEWOOD DR	2022	Vacant Residential Lots	0.20	8,000.00
3212 CANDLEWOOD DR	2022	Vacant Residential Lots	0.20	8,000.00
4122 CASTLEMOOR DR	2022	Vacant Residential Lots	0.23	39,300.00
3512 KINGSBRIDGE DR	2022	Vacant Residential Lots	0.24	39,500.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

4802 SUMPTER DR	2022	Vacant Residential Lots	0.30	30,900.00
4818 SUMPTER DR	2022	Vacant Residential Lots	0.33	32,500.00
4830 SUMPTER DR	2022	Vacant Residential Lots	0.35	33,100.00
1931 PINE RIDGE DR	2022	Vacant Res'd Greenbelt Lots	0.63	69,900.00
1906 PINE RIDGE DR	2022	Vacant Res'd Greenbelt Lots	0.45	60,700.00
1822 PINE RIDGE DR	2022	Vacant Res'd Greenbelt Lots	0.71	63,800.00
3618 HEMMINGWAY DR	2022	Vacant Residential Lots	0.04	300.00
3614 HEMMINGWAY DR	2022	Vacant Residential Lots	0.39	35,100.00
3532 CRICKETEER DR	2022	Vacant Residential Lots	0.34	32,500.00
3413 CRICKETEER DR	2022	Vacant Residential Lots	0.23	27,500.00
3565 BRIAR CREST DR	2022	Vacant Res'd Greenbelt Lots	0.24	39,500.00
3705 COVENTRY DR	2022	Vacant Residential Lots	0.30	30,800.00
3712 BUCKINGHAM DR	2022	Vacant Residential Lots	0.30	43,500.00
3824 HUNTINGTON CT	2022	Vacant Residential Lots	0.42	36,500.00
3314 ESSEX DR	2022	Vacant Wood Res'd Lots	0.27	41,100.00
3102 CROWN CT	2022	Vacant Wood Res'd Lots	0.51	47,900.00
3850 AMHURST RD	2022	Vacant Wood Res'd Lots	0.51	50,900.00
0 E ROTAMER RD	2022	Vacant Residential Lots	0.73	47,000.00
4103 N WRIGHT RD	2022	Vacant Wood Res'd Lots	0.29	1,300.00
2476 WINTHROP DR	2022	Vacant Residential Lots	0.33	28,700.00
2483 WINTHROP DR	2022	Vacant Residential Lots	0.35	33,100.00
1719 ST GEORGE LN	2022	Vacant Residential Lots	0.22	25,500.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

2108 N HURON DR	2022	Vacant Residential Lots	0.25	26,500.00
2628 LUCERNE DR	2022	Vacant Residential Lots	0.19	24,100.00
3209 SPRUCE CT	2022	Vacant Residential Lots	0.28	29,300.00
2426 PINE VIEW LN	2022	Vacant Res'd Greenbelt Lots	0.30	12,300.00
2452 WINTHROP DR	2022	Vacant Residential Lots	0.34	29,500.00
2440 WINTHROP DR	2022	Vacant Residential Lots	0.34	29,300.00
2416 WINTHROP DR	2022	Vacant Residential Lots	0.28	27,100.00
402 ROCKSHIRE DR	2022	Vacant Residential Lots	0.25	28,500.00
416 ROCKSHIRE DR	2022	Vacant Residential Lots	0.25	28,500.00
420 ROCKSHIRE DR	2022	Vacant Residential Lots	0.11	500.00
4425 WINDFIELD WAY	2022	Vacant Residential Lots	0.24	28,000.00
816 THORNECREST DR	2022	Vacant Residential Lots	0.25	40,000.00
926 SENTINEL DR	2022	Vacant Res'd Greenbelt Lots	0.31	44,100.00
1000 SENTINEL DR	2022	Vacant Res'd Greenbelt Lots	0.39	48,300.00
805 N WRIGHT RD	2022	Vacant Residential Lots	0.25	25,800.00
3528 STUART ST	2022	Vacant Land - Commercial	0.31	27,500.00
3522 STUART ST	2022	Vacant Land - Commercial	0.38	44,000.00
2618 SAUK DR	2022	Property Next/Commercial Bus	0.35	30,800.00
3018 MINERAL POINT AVE	2022	Vacant Residential Lots	0.22	24,900.00
3012 MINERAL POINT AVE	2022	Vacant Residential Lots	0.24	25,500.00
3004 MINERAL POINT AVE	2022	Vacant Residential Lots	0.26	26,500.00
314 RACE ST	2022	Vacant Residential Lots	0.12	10,100.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

203 SINCLAIR ST	2022	Vacant Residential Lots	0.69	28,000.00
1727 ICE AGE WAY	2022	Vacant Residential Lots	0.17	2,100.00
1803 ICE AGE WAY	2022	Vacant Residential Lots	0.17	2,100.00
2390 OAKBROOK CT	2022	Vacant Residential Lots	0.50	47,600.00
0 ROYAL OAKS DR	2022	Vacant Residential Lots	0.46	2,900.00
2016 CHARLES ST	2022	Vacant Res'd Park Lots	0.37	20,100.00
2507 WEDGEWOOD CT	2022	Vacant Wood Res'd Lots	0.44	34,600.00
2531 WEDGEWOOD CT	2022	Vacant Wood Res'd Lots	1.04	31,800.00
2263 ROYAL OAKS DR	2022	Vacant Wood Res'd Lots	0.46	30,900.00
2419 SUMMIT DR	2022	Vacant Wood Res'd Lots	0.61	36,600.00
2432 BELMONT CT	2022	Vacant Wood Res'd Lots	0.46	12,500.00
2377 N PARKER DR	2022	Vacant Residential Lots	2.79	140,800.00
2368 OAKBROOK CT	2022	Vacant Residential Lots	0.42	43,500.00
2315 SUMMIT DR	2022	Vacant Wood Res'd Lots	0.84	38,900.00
26 MARSHALL PL	2022	Property Next/Commercial Bus	0.16	10,400.00
1241 RUGER AVE	2022	Vacant Residential Lots	0.52	2,600.00
620 HAWTHORNE AVE	2022	Vacant Residential Lots	0.27	23,300.00
15 S GARFIELD AVE	2022	Vacant Residential Lots	0.46	32,000.00
914 E CENTERWAY	2022	Vacant Residential Lots	0.13	14,900.00
1114 E MILWAUKEE ST	2022	Vacant Residential Lots	0.21	22,700.00
415 AUGUSTA ST	2022	Vacant Residential Lots	0.20	14,800.00
1215 E MILWAUKEE ST	2022	Vacant Residential Lots	0.15	17,800.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

808 GLEN ST	2022	Vacant Residential Lots	0.05	300.00
812 CAROLINE ST	2022	Vacant Residential Lots	0.15	9,900.00
816 BENTON AVE	2022	Vacant Residential Lots	0.12	14,500.00
704 MAYAPPLE DR	2022	Vacant Residential Lots	0.23	6,500.00
712 MAYAPPLE DR	2022	Vacant Residential Lots	0.23	6,500.00
1230 PRAIRIE AVE	2022	Vacant Residential Lots	1.33	25,600.00
1211 PRAIRIE AVE	2022	Vacant Residential Lots	3.39	15,400.00
206 GLEN ST	2022	Vacant Residential Lots	0.08	5,100.00
515 WILLIAMS ST	2022	Vacant Residential Lots	0.25	8,000.00
607 WILLIAMS ST	2022	Vacant Residential Lots	0.17	10,800.00
647 WILLIAMS ST	2022	Vacant Residential Lots	0.17	10,800.00
735 CAROLINE ST	2022	Vacant Residential Lots	0.18	14,300.00
359 E MEMORIAL DR	2022	Vacant Land - Commercial	1.56	67,900.00
832 CORNELIA ST	2022	Vacant Residential Lots	0.20	24,700.00
1008 HARDING ST	2022	Vacant Residential Lots	0.20	11,100.00
1021 HARDING ST	2022	Vacant Land - Commercial	0.35	23,300.00
1022 CORNELIA ST	2022	Vacant Residential Lots	0.25	13,500.00
1026 HARDING ST	2022	Vacant Residential Lots	0.20	11,100.00
314 BENTON AVE	2022	Vacant Residential Lots	0.29	12,800.00
1136 N PARKER DR	2022	Vacant Residential Lots	0.96	45,200.00
534 N OAKHILL AVE	2022	Vacant Residential Lots	0.15	11,700.00
535 N PINE ST	2022	Vacant Residential Lots	0.14	12,500.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

1606 ELIZABETH ST	2022	Vacant Residential Lots	0.14	12,500.00
627 N PEARL ST	2022	Vacant Residential Lots	0.20	14,800.00
932 MILLER AVE	2022	Vacant Residential Lots	0.25	1,200.00
1529 ASHLAND AVE	2022	Vacant Residential Lots	0.30	19,200.00
2411 W MEMORIAL DR	2022	Vacant Residential Lots	0.27	15,000.00
1408 ASHLAND AVE	2022	Vacant Residential Lots	0.23	16,300.00
1326 ASHLAND AVE	2022	Vacant Residential Lots	0.26	16,900.00
2014 PETERSON AVE	2022	Vacant Residential Lots	0.14	20,800.00
1314 ASHLAND AVE	2022	Property Next To Railroads	1.33	7,300.00
2320 HIGHLAND AVE	2022	Vacant Residential Lots	0.28	24,100.00
1720 HIGHLAND AVE	2022	Vacant Residential Lots	0.20	6,500.00
2206 LINDEN AVE	2022	Vacant Residential Lots	0.29	28,800.00
1214 ROYAL OAKS DR	2022	Vacant Residential Lots	0.29	30,800.00
1221 ROYAL OAKS DR	2022	Vacant Residential Lots	0.24	28,400.00
1520 MOLE AVE	2022	Vacant Residential Lots	0.18	15,300.00
1313 WINCHESTER PL	2022	Vacant Residential Lots	0.29	30,700.00
1430 WINCHESTER PL	2022	Vacant Residential Lots	0.34	25,100.00
1619 ROYAL OAKS DR	2022	Vacant Wood Res'd Lots	0.35	35,600.00
1627 ROYAL OAKS DR	2022	Vacant Wood Res'd Lots	0.56	7,000.00
1121 HAMILTON AVE	2022	Vacant Residential Lots	0.30	7,200.00
3012 YALE DR	2022	Vacant Residential Lots	0.24	30,800.00
643 CAMBRIDGE DR	2022	Vacant Residential Lots	0.23	30,100.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

655 SUNSET DR	2022	Vacant Residential Lots	0.21	29,100.00
2709 DARTMOUTH DR	2022	Vacant Residential Lots	0.25	29,700.00
2834 DARTMOUTH DR	2022	Vacant Residential Lots	0.35	46,800.00
3041 DARTMOUTH DR	2022	Vacant Residential Lots	0.26	31,700.00
772 N WAVELAND RD	2022	Vacant Residential Lots	0.34	35,700.00
730 CAMBRIDGE DR	2022	Vacant Res'd Greenbelt Lots	0.36	47,300.00
797 N WAVELAND RD	2022	Vacant Residential Lots	0.24	30,700.00
3030 DARTMOUTH DR	2022	Vacant Residential Lots	0.35	34,800.00
3020 DARTMOUTH DR	2022	Vacant Residential Lots	0.27	32,500.00
803 CAMBRIDGE DR	2022	Vacant Residential Lots	0.27	29,100.00
805 N WAVELAND RD	2022	Vacant Residential Lots	0.26	31,900.00
813 N WAVELAND RD	2022	Vacant Residential Lots	0.25	31,300.00
927 CAMBRIDGE DR	2022	Vacant Residential Lots	0.35	36,100.00
827 CAMBRIDGE DR	2022	Vacant Residential Lots	0.24	24,400.00
934 CAMBRIDGE DR	2022	Vacant Residential Lots	0.31	34,100.00
818 CAMBRIDGE DR	2022	Vacant Res'd Greenbelt Lots	0.35	46,800.00
820 N WAVELAND RD	2022	Vacant Residential Lots	0.41	39,200.00
845 N WAVELAND RD	2022	Vacant Residential Lots	0.24	30,700.00
3073 CLAIRE CT	2022	Vacant Residential Lots	0.31	34,300.00
3065 CLAIRE CT	2022	Vacant Residential Lots	0.28	32,900.00
3053 CLAIRE CT	2022	Vacant Residential Lots	0.50	43,200.00
3041 CLAIRE CT	2022	Vacant Residential Lots	1.11	94,000.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

3038 CLAIRE CT	2022	Vacant Residential Lots	0.77	72,500.00
3066 CLAIRE CT	2022	Vacant Residential Lots	0.34	35,900.00
2723 W MEMORIAL DR	2022	Vacant Residential Lots	0.90	38,000.00
1603 WINCHESTER PL	2022	Vacant Wood Res'd Lots	0.49	11,000.00
907 N OSBORNE AVE	2022	Vacant Residential Lots	0.46	38,000.00
2518 GALAHAD WAY	2022	Vacant Residential Lots	0.24	28,900.00
1524 WINCHESTER PL	2022	Vacant Wood Res'd Lots	0.36	20,200.00
3844 RIDGE CT	2022	Vacant Residential Lots	0.35	33,700.00
3820 RED STONE DR	2022	Vacant Residential Lots	0.31	31,600.00
101 RIDGE CREEK DR	2022	Vacant Res'd Greenbelt Lots	0.58	47,500.00
3431 CRABAPPLE LN	2022	Vacant Residential Lots	0.24	25,700.00
3425 CRABAPPLE LN	2022	Vacant Residential Lots	0.21	24,500.00
3327 CRABAPPLE LN	2022	Vacant Residential Lots	0.27	26,900.00
3311 CRABAPPLE LN	2022	Vacant Residential Lots	0.27	26,900.00
3245 CRABAPPLE LN	2022	Vacant Residential Lots	0.23	25,400.00
3501 CRABAPPLE LN	2022	Vacant Residential Lots	0.37	31,100.00
3440 CRABAPPLE LN	2022	Vacant Residential Lots	0.27	27,000.00
3429 BOND PL	2022	Vacant Residential Lots	0.22	27,500.00
2921 MACKINTOSH DR	2022	Vacant Residential Lots	0.30	31,100.00
2913 MACKINTOSH DR	2022	Vacant Residential Lots	0.30	31,100.00
3426 BOND PL	2022	Vacant Residential Lots	0.33	29,400.00
3423 BOND PL	2022	Vacant Residential Lots	0.21	24,300.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

2630 W WALL ST	2022	Vacant Land - Commercial	1.35	76,500.00
211 JONATHON DR	2022	Vacant Residential Lots	0.35	20,000.00
2709 LAUREL AVE	2022	Property Next/Commercial Bus	0.40	32,200.00
2911 CORTLAND DR	2022	Vacant Residential Lots	0.26	26,500.00
2821 CORTLAND DR	2022	Vacant Residential Lots	0.30	31,200.00
236 KNOLL VIEW DR	2022	Vacant Res'd School Lots	0.37	36,800.00
244 KNOLL VIEW DR	2022	Vacant Res'd School Lots	0.37	36,800.00
2901 MINERAL POINT AVE	2022	Vacant Residential Lots	4.20	72,600.00
2426 ROCKPORT RD	2022	Vacant Residential Lots	0.31	9,900.00
618 S ORCHARD ST	2022	Vacant Residential Lots	0.20	6,500.00
1320 ROCKPORT RD	2022	Vacant Residential Lots	0.37	21,100.00
630 S MARION AVE	2022	Vacant Residential Lots	0.36	11,800.00
606 S CHATHAM ST	2022	Vacant Residential Lots	0.18	15,800.00
2509 WILSON AVE	2022	Vacant Residential Lots	0.27	4,100.00
2501 WILSON AVE	2022	Vacant Residential Lots	0.24	4,000.00
605 S MARION AVE	2022	Vacant Land - Commercial	0.67	32,700.00
530 S WALNUT ST	2022	Vacant Residential Lots	0.55	15,600.00
600 S CHATHAM ST	2022	Vacant Residential Lots	0.18	15,800.00
531 S ORCHARD ST	2022	Vacant Residential Lots	0.17	9,700.00
528 S ORCHARD ST	2022	Vacant Residential Lots	0.18	10,300.00
525 S PINE ST	2022	Property Next To Railroads	0.17	8,400.00
516 S ORCHARD ST	2022	Vacant Residential Lots	0.18	10,300.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

518 S WALNUT ST	2022	Vacant Residential Lots	0.18	8,000.00
519 S PINE ST	2022	Vacant Residential Lots	0.18	9,500.00
524 S CHATHAM ST	2022	Vacant Residential Lots	0.84	18,700.00
513 S PINE ST	2022	Vacant Residential Lots	0.18	9,500.00
519 S CHATHAM ST	2022	Vacant Land - Commercial	0.55	3,600.00
509 S CHATHAM ST	2022	Vacant Land - Commercial	0.18	1,200.00
512 S CHATHAM ST	2022	Vacant Residential Lots	0.21	9,100.00
405 S OAKHILL AVE	2022	Vacant Residential Lots	0.20	500.00
327 S WALNUT ST	2022	Vacant Residential Lots	0.20	16,300.00
311 S WALNUT ST	2022	Vacant Land - Commercial	0.20	13,500.00
23 S PEARL ST	2022	Vacant Land - Commercial	0.20	6,500.00
18 S PEARL ST	2022	Vacant Residential Lots	0.20	16,400.00
1 N WASHINGTON ST	2022	Vacant Residential Lots	0.08	2,900.00
12 N TERRACE ST	2022	Property Next/Commercial Bus	0.12	9,300.00
1017 W WALL ST	2022	Vacant Residential Lots	0.09	8,200.00
103 N WALNUT ST	2022	Vacant Residential Lots	0.19	16,000.00
2412 W WALL ST	2022	Vacant Residential Lots	0.27	13,400.00
2402 W WALL ST	2022	Vacant Residential Lots	0.27	13,400.00
2322 W WALL ST	2022	Vacant Residential Lots	0.27	13,400.00
2312 W WALL ST	2022	Vacant Residential Lots	0.28	13,600.00
2024 W WALL ST	2022	Vacant Residential Lots	0.20	26,800.00
2421 LAUREL AVE	2022	Vacant Residential Lots	0.28	21,400.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

1419 LAUREL AVE	2022	Vacant Residential Lots	0.20	16,800.00
130 N CROSBY AVE	2022	Vacant Residential Lots	0.29	24,800.00
207 N TERRACE ST	2022	Vacant Residential Lots	0.19	16,300.00
302 N PEARL ST	2022	Vacant Residential Lots	0.20	6,600.00
313 N PEARL ST	2022	Vacant Residential Lots	0.17	6,200.00
322 N PEARL ST	2022	Vacant Residential Lots	0.17	5,700.00
317 N GRANT AVE	2022	Vacant Res'd School Lots	0.24	29,300.00
325 N CHATHAM ST	2022	Vacant Residential Lots	0.20	8,300.00
410 N TERRACE ST	2022	Vacant Residential Lots	0.14	6,200.00
613 LINN ST	2022	Vacant Residential Lots	0.18	7,800.00
556 S JACKSON ST	2022	Vacant Residential Lots	0.15	5,300.00
822 ROCKPORT RD	2022	Vacant Residential Lots	0.18	14,300.00
513 LINN ST	2022	Vacant Residential Lots	0.18	7,900.00
521 S JACKSON ST	2022	Vacant Residential Lots	0.14	4,800.00
413 S LOCUST ST	2022	Vacant Residential Lots	0.18	7,900.00
623 S MAIN ST	2022	Vacant Residential Lots	0.42	34,100.00
332 S ACADEMY ST	2022	Vacant Residential Lots	0.19	6,500.00
321 S JACKSON ST	2022	Vacant Residential Lots	0.24	7,100.00
420 S RIVER ST	2022	Vacant Residential Lots	0.14	11,700.00
121 CLARK ST	2022	Vacant Residential Lots	0.17	22,600.00
223 S ACADEMY ST	2022	Residential 2 Units	0.15	6,400.00
535 S MAIN ST	2022	Vacant Residential Lots	0.20	14,800.00

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316 W HOLMES ST	2022	Vacant Residential Lots	0.05	4,200.00
529 S MAIN ST	2022	Vacant Residential Lots	0.22	20,700.00
204 S ACADEMY ST	2022	Vacant Residential Lots	0.14	12,500.00
202 LINN ST	2022	City Vacant Land	0.08	-
220 S FRANKLIN ST	2022	Vacant Residential Lots	0.10	4,400.00
403 S MAIN ST	2022	Residential 2 Units	0.10	12,200.00
439 S DIVISION ST	2022	Vacant Residential Lots	0.17	3,200.00
351 S MAIN ST	2022	Vacant Residential Lots	0.27	24,700.00
422 WELLS ST	2022	Vacant Residential Lots	0.22	1,300.00
121 S ACADEMY ST	2022	Vacant Residential Lots	0.11	9,600.00
152 S JACKSON ST	2022	Vacant Residential Lots	0.10	3,500.00
429 S DIVISION ST	2022	Vacant Residential Lots	0.19	3,600.00
170 S FRANKLIN ST	2022	Vacant Residential Lots	0.21	6,700.00
345 S MAIN ST	2022	Vacant Residential Lots	0.20	9,900.00
614 MCKINLEY ST	2022	Vacant Residential Lots	0.20	8,300.00
514 WELLS ST	2022	Vacant Residential Lots	0.15	20,400.00
508 WELLS ST	2022	Vacant Residential Lots	0.11	14,500.00
502 WELLS ST	2022	Vacant Residential Lots	0.86	13,100.00
421 S DIVISION ST	2022	Vacant Residential Lots	0.44	5,200.00
426 WELLS ST	2022	Vacant Residential Lots	0.38	4,900.00
349 S PARKER DR	2022	Vacant Residential Lots	0.10	6,200.00
210 MCKINLEY ST	2022	Property Next/Commercial Bus	0.08	2,800.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

435 S ATWOOD AVE	2022	Vacant Residential Lots	0.20	14,800.00
430 S ATWOOD AVE	2022	Vacant Residential Lots	0.74	18,500.00
434 S GARFIELD AVE	2022	Vacant Residential Lots	0.17	21,300.00
217 S PARKER DR	2022	Vacant Residential Lots	0.15	-
502 E VAN BUREN ST	2022	Vacant Residential Lots	0.13	10,500.00
301 N ACADEMY ST	2022	Vacant Residential Lots	0.46	10,700.00
310 MADISON ST	2022	Vacant Residential Lots	0.16	7,200.00
324 MADISON ST	2022	Vacant Residential Lots	0.09	4,800.00
326 N HIGH ST	2022	Vacant Residential Lots	0.21	16,800.00
320 N JACKSON ST	2022	Residential 2 Units	0.18	-
1519 SHARON ST	2022	Vacant Residential Lots	1.56	16,300.00
1332 TYLER ST	2022	Vacant Residential Lots	0.13	17,000.00
702 S RINGOLD ST	2022	Vacant Residential Lots	0.29	23,100.00
459 S RINGOLD ST	2022	Vacant Residential Lots	0.13	8,000.00
446 BOSTWICK AVE	2022	Vacant Res'd Greenbelt Lots	0.26	27,100.00
1322 OAKLAND AVE	2022	Vacant Residential Lots	0.20	24,500.00
1102 OAKLAND AVE	2022	Vacant Residential Lots	0.18	24,800.00
139 JEFFERSON AVE	2022	Vacant Residential Lots	0.20	24,700.00
3818 RUGER AVE	2022	Vacant Residential Lots	0.98	34,900.00
23 S WRIGHT RD	2022	Vacant Residential Lots	0.29	27,300.00
13 S WRIGHT RD	2022	Vacant Residential Lots	0.28	22,500.00
5 S WRIGHT RD	2022	Vacant Residential Lots	0.28	12,200.00
3713 RUGER AVE	2022	Vacant Res'd Park Lots	0.46	38,600.00

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3637 RUGER AVE	2022	Vacant Res'd Park Lots	0.45	38,500.00
3908 SOUTH WYCK CT	2022	Vacant Res'd Greenbelt Lots	0.38	48,000.00
3930 SOUTH WYCK CT	2022	Vacant Res'd Greenbelt Lots	0.56	59,700.00
720 S JACKSON ST	2022	Vacant Residential Lots	0.09	4,800.00
2325 PALOMINO DR	2022	Vacant Residential Lots	0.41	21,700.00
1321 PUTNAM AVE	2022	Vacant Residential Lots	0.20	11,800.00
1244 PLINY AVE	2022	Vacant Residential Lots	0.25	1,100.00
1238 PLINY AVE	2022	Vacant Residential Lots	0.25	1,100.00
1232 PLINY AVE	2022	Vacant Residential Lots	0.25	1,100.00
1233 JEROME AVE	2022	Vacant Residential Lots	0.20	11,800.00
1226 PLINY AVE	2022	Vacant Residential Lots	0.25	1,100.00
1229 BOUCHARD AVE	2022	Vacant Residential Lots	0.25	8,600.00
1220 PLINY AVE	2022	Vacant Residential Lots	0.25	1,100.00
1214 PLINY AVE	2022	Vacant Residential Lots	0.25	1,100.00
229 E STATE ST	2022	Vacant Residential Lots	0.25	5,300.00
1051 BINGHAM AVE	2022	Vacant Residential Lots	0.25	3,200.00
1048 BINGHAM AVE	2022	Vacant Residential Lots	0.25	3,200.00
1038 BOUCHARD AVE	2022	Vacant Residential Lots	0.25	4,200.00
1043 BINGHAM AVE	2022	Vacant Residential Lots	0.25	3,200.00
1037 BINGHAM AVE	2022	Vacant Residential Lots	0.25	3,200.00
1036 BINGHAM AVE	2022	Vacant Residential Lots	0.25	1,100.00
1031 BINGHAM AVE	2022	Vacant Residential Lots	0.25	1,100.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

1033 JEROME AVE	2022	Vacant Residential Lots	0.20	11,800.00
1025 BINGHAM AVE	2022	Vacant Residential Lots	0.25	4,200.00
1026 BELOIT AVE	2022	Vacant Residential Lots	0.19	7,700.00
810 DESOTO DR	2022	Vacant Residential Lots	0.25	22,100.00
1250 CHERRY ST	2022	City Vacant Land	0.37	-
1231 CHERRY ST	2022	Property Next To Railroads	0.20	8,000.00
1220 CHERRY ST	2022	City Vacant Land	0.38	-
1208 CHERRY ST	2022	City Vacant Land	0.20	-
1108 JEROME AVE	2022	Vacant Residential Lots	0.20	13,800.00
1139 CHERRY ST	2022	Industrial	0.20	3,900.00
710 CEDAR ST	2022	Vacant Residential Lots	0.06	3,800.00
1119 CHERRY ST	2022	Property Next To Railroads	0.20	8,000.00
1601 LEE LN	2022	Vacant Residential Lots	0.26	22,800.00
1512 S WALNUT ST	2022	Vacant Residential Lots	0.24	21,900.00
1615 LEE LN	2022	Vacant Residential Lots	0.22	21,300.00
1536 GARDEN DR	2022	Vacant Residential Lots	0.79	14,000.00
1623 NICOLET ST	2022	Vacant Residential Lots	0.24	20,900.00
1528 GARDEN DR	2022	Vacant Residential Lots	0.44	4,300.00
1507 S WILLARD AVE	2022	Vacant Residential Lots	0.15	15,100.00
1511 S RIVER RD	2022	Vacant Residential Lots	0.39	4,000.00
1614 NICOLET ST	2022	Vacant Residential Lots	0.22	20,100.00
1514 NICOLET ST	2022	Vacant Residential Lots	0.24	20,900.00
1445 MONTEREY LN	2022	Vacant Residential Lots	0.40	11,500.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

1423 S CHATHAM ST	2022	Vacant Residential Lots	0.23	21,500.00
1421 MONTEREY LN	2022	Vacant Residential Lots	0.27	7,700.00
1424 S OAKHILL AVE	2022	Vacant Residential Lots	0.28	19,100.00
1428 MONTEREY LN	2022	Vacant Residential Lots	1.29	31,000.00
1811 WOLCOTT ST	2022	Vacant Residential Lots	0.22	20,700.00
1411 MONTEREY LN	2022	Vacant Residential Lots	0.28	9,500.00
1903 WOLCOTT ST	2022	Vacant Residential Lots	0.23	8,400.00
1911 WOLCOTT ST	2022	Vacant Residential Lots	0.28	6,700.00
2624 CEDAR POINTE DR	2022	Vacant Residential Lots	0.57	1,800.00
1308 S GRANT AVE	2022	Vacant Residential Lots	0.12	-
1309 S WASHINGTON ST	2022	Vacant Residential Lots	0.14	4,900.00
2005 W STATE ST	2022	Vacant Residential Lots	0.42	27,200.00
1237 S CHATHAM ST	2022	Vacant Residential Lots	0.21	5,300.00
1238 S PEARL ST	2022	Vacant Residential Lots	0.25	12,800.00
2415 RIVER VIEW DR	2022	Vacant Residential Lots	0.41	26,800.00
1120 CENTER AVE	2022	Vacant Residential Lots	0.14	9,100.00
1008 S WASHINGTON ST	2022	Vacant Residential Lots	0.15	15,700.00
2312 PALOMINO DR	2022	Vacant Residential Lots	0.26	18,000.00
2324 PALOMINO DR	2022	Vacant Residential Lots	0.29	18,900.00
2511 ROCKPORT RD	2022	Vacant Residential Lots	0.63	8,700.00
2503 ROCKPORT RD	2022	Vacant Residential Lots	0.29	11,300.00
2421 ROCKPORT RD	2022	Vacant Residential Lots	0.29	11,300.00

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2413 ROCKPORT RD	2022	Vacant Residential Lots	0.29	11,300.00
230 RIDGE CREEK DR	2022	Vacant Residential Lots	0.25	28,800.00
505 S PINE ST	2022	Vacant Land - Commercial	0.48	15,800.00
343 S PINE ST	2022	Property Next To Railroads	0.23	10,400.00
2539 S OAKHILL AVE	2022	Vacant Residential Lots	0.30	24,000.00
2424 COLLEGE DR	2022	Vacant Residential Lots	0.14	500.00
2877 REGENT ST	2022	Vacant Residential Lots	0.24	22,100.00
2239 GARDEN DR	2022	Vacant Residential Lots	0.23	19,600.00
2224 GARDEN DR	2022	Vacant Res'd School Lots	0.15	15,800.00
2213 PIONEER RD	2022	Vacant Residential Lots	0.15	15,800.00
1112 TERRACE CT	2022	Property Next/Commercial Bus	0.37	22,900.00
2118 S PEARL ST	2022	Vacant Residential Lots	0.23	20,800.00
2930 KELLOGG AVE	2022	Vacant Residential Lots	0.44	26,900.00
2912 KELLOGG AVE	2022	Vacant Residential Lots	0.89	32,800.00
1921 S OSBORNE AVE	2022	Vacant Residential Lots	0.32	23,700.00
1914 S OAKHILL AVE	2022	Vacant Residential Lots	0.27	20,900.00
2610 ANTHONY AVE	2022	Vacant Residential Lots	0.26	21,800.00
1834 S WILLARD AVE	2022	Vacant Residential Lots	0.15	14,800.00
1714 S WILLARD AVE	2022	Vacant Residential Lots	0.30	21,900.00
1827 S OSBORNE AVE	2022	Vacant Residential Lots	0.30	23,100.00
1507 W CONDE ST	2022	Vacant Residential Lots	0.18	17,600.00
1810 PATTON PL	2022	Vacant Residential Lots	0.19	19,300.00

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2101 W CONDE ST	2022	Vacant Residential Lots	0.37	24,100.00
2107 W CONDE ST	2022	Vacant Residential Lots	0.37	24,300.00
1750 PATTON PL	2022	Vacant Residential Lots	0.18	19,200.00
1743 S OSBORNE AVE	2022	Vacant Residential Lots	0.15	15,600.00
1624 GARDEN DR	2022	Vacant Residential Lots	0.50	26,900.00
1605 S WILLARD AVE	2022	Vacant Residential Lots	0.15	12,500.00
1621 S RIVER RD	2022	Vacant Residential Lots	0.93	32,900.00
1616 GARDEN DR	2022	Vacant Residential Lots	0.60	33,200.00
2250 DUPONT DR	2022	Vacant Res'd Greenbelt Lots	0.26	22,500.00
2220 HUBBARD ST	2022	Vacant Residential Lots	0.20	19,700.00
703 FILLMORE ST	2022	Vacant Residential Lots	1.35	58,400.00
2122 POLK ST	2022	Vacant Residential Lots	0.48	6,100.00
506 EDISON AVE	2022	Vacant Residential Lots	0.20	19,600.00
610 EDISON AVE	2022	Vacant Residential Lots	0.22	20,400.00
2045 COOLIDGE ST	2022	Vacant Residential Lots	0.20	4,900.00
325 KELLOGG AVE	2022	Vacant Residential Lots	0.20	4,900.00
2016 PIERCE ST	2022	Vacant Residential Lots	0.17	18,300.00
433 ANTHONY AVE	2022	Vacant Residential Lots	0.30	23,100.00
441 ANTHONY AVE	2022	Vacant Residential Lots	0.23	20,800.00
813 KING ST	2022	Condominium	0.59	70,000.00
831 KING ST	2022	Condominium	0.56	70,000.00
849 KING ST	2022	Condominium	0.59	70,000.00

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804 KING ST	2022	Vacant Land - Commercial	0.76	37,300.00
814 KING ST	2022	Vacant Land - Commercial	0.38	23,200.00
838 KING ST	2022	Vacant Land - Commercial	0.38	23,200.00
5138 FAIRMONT DR	2022	Vacant Residential Lots	0.27	23,700.00
3515 VODA DR	2022	Vacant Residential Lots	0.18	25,600.00
5150 FAIRMONT DR	2022	Vacant Residential Lots	0.28	24,000.00
3527 VODA DR	2022	Vacant Residential Lots	0.18	25,600.00
3539 VODA DR	2022	Vacant Residential Lots	0.18	25,600.00
5162 FAIRMONT DR	2022	Vacant Residential Lots	0.35	26,600.00
5174 FAIRMONT DR	2022	Vacant Residential Lots	0.41	35,700.00
3614 VODA DR	2022	Vacant Residential Lots	0.22	14,900.00
3514 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00
3626 VODA DR	2022	Vacant Residential Lots	0.22	14,900.00
3601 VODA DR	2022	Vacant Residential Lots	0.18	14,100.00
3526 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00
3613 VODA DR	2022	Vacant Residential Lots	0.18	14,100.00
3638 VODA DR	2022	Vacant Residential Lots	0.22	14,900.00
3538 PICKARD DR	2022	Vacant Residential Lots	0.18	9,000.00
3497 PICKARD DR	2022	Vacant Residential Lots	0.18	25,800.00
3550 PICKARD DR	2022	Vacant Residential Lots	0.18	9,000.00
3625 VODA DR	2022	Vacant Residential Lots	0.25	15,800.00
3503 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00

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3562 PICKARD DR	2022	Vacant Residential Lots	0.18	9,000.00
3515 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00
3527 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00
3574 PICKARD DR	2022	Vacant Residential Lots	0.25	10,100.00
3645 VODA DR	2022	Vacant Residential Lots	0.25	15,800.00
3539 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00
3465 SAMSON DR	2022	Vacant Residential Lots	0.20	26,100.00
3551 PICKARD DR	2022	Vacant Residential Lots	0.18	14,100.00
3512 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3612 PICKARD DR	2022	Vacant Residential Lots	0.25	15,800.00
3524 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3563 PICKARD DR	2022	Vacant Residential Lots	0.25	15,800.00
3536 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3548 SAMSON DR	2022	Vacant Residential Lots	0.25	15,800.00
3611 PICKARD DR	2022	Vacant Residential Lots	0.25	15,800.00
3501 SAMSON DR	2022	Vacant Residential Lots	0.26	29,200.00
3513 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3525 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3600 SAMSON DR	2022	Vacant Residential Lots	0.25	10,100.00
3486 JOSHUA DR	2022	Vacant Residential Lots	0.24	28,100.00
3537 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3612 SAMSON DR	2022	Vacant Residential Lots	0.18	9,000.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

3549 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3624 SAMSON DR	2022	Vacant Residential Lots	0.18	9,000.00
3601 SAMSON DR	2022	Vacant Residential Lots	0.18	14,100.00
3636 SAMSON DR	2022	Vacant Residential Lots	0.18	9,000.00
3534 JOSHUA DR	2022	Vacant Residential Lots	0.18	25,600.00
3546 JOSHUA DR	2022	Vacant Residential Lots	0.18	25,600.00
3613 SAMSON DR	2022	Vacant Residential Lots	0.25	15,800.00
3633 SAMSON DR	2022	Vacant Residential Lots	0.25	15,800.00
3570 JOSHUA DR	2022	Vacant Residential Lots	0.25	15,800.00
5366 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00
5378 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00
5403 SAMUEL DR	2022	Vacant Residential Lots	0.27	16,200.00
5390 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00
5417 SAMUEL DR	2022	Vacant Residential Lots	0.27	16,200.00
5404 SAMUEL DR	2022	Vacant Residential Lots	0.26	10,200.00
5433 SAMUEL DR	2022	Vacant Residential Lots	0.23	15,200.00
5434 SAMUEL DR	2022	Vacant Residential Lots	0.20	14,500.00
5441 SAMUEL DR	2022	Vacant Residential Lots	0.21	14,900.00
5442 SAMUEL DR	2022	Vacant Residential Lots	0.20	14,500.00
5449 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00
5450 SAMUEL DR	2022	Vacant Residential Lots	0.18	9,000.00
5457 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00

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5460 ARROWOOD LN	2022	Vacant Residential Lots	0.23	27,700.00
5458 SAMUEL DR	2022	Vacant Residential Lots	0.18	9,000.00
5465 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00
5466 SAMUEL DR	2022	Vacant Residential Lots	0.18	9,000.00
5473 SAMUEL DR	2022	Vacant Residential Lots	0.20	9,300.00
5473 ARROWOOD LN	2022	Vacant Residential Lots	0.24	28,300.00
5474 SAMUEL DR	2022	Vacant Residential Lots	0.18	9,000.00
5476 ARROWOOD LN	2022	Vacant Residential Lots	0.23	27,700.00
5481 SAMUEL DR	2022	Vacant Residential Lots	0.20	14,500.00
5482 SAMUEL DR	2022	Vacant Residential Lots	0.18	14,100.00
5481 ARROWOOD LN	2022	Vacant Residential Lots	0.24	28,300.00
5484 ARROWOOD LN	2022	Vacant Residential Lots	0.23	27,700.00
5490 SAMUEL DR	2022	Vacant Residential Lots	0.24	15,400.00
5489 SAMUEL DR	2022	Vacant Residential Lots	0.25	15,800.00
5489 ARROWOOD LN	2022	Vacant Residential Lots	0.27	29,600.00
5497 ARROWOOD LN	2022	Vacant Residential Lots	0.30	30,900.00
5500 SAMUEL DR	2022	Vacant Residential Lots	0.24	9,800.00
5501 SAMUEL DR	2022	Vacant Residential Lots	0.25	15,800.00
5508 SAMUEL DR	2022	Vacant Residential Lots	0.19	9,100.00
5517 SAMUEL DR	2022	Vacant Residential Lots	0.28	16,500.00
5516 SAMUEL DR	2022	Vacant Residential Lots	0.24	9,900.00
5549 SAMUEL DR	2022	Vacant Residential Lots	0.20	14,500.00

CY2021 and CY2022 Housing Affordability Report – City of Janesville

5524 SAMUEL DR	2022	Vacant Residential Lots	0.38	12,200.00
5532 SAMUEL DR	2022	Vacant Residential Lots	0.29	16,800.00
5540 SAMUEL DR	2022	Vacant Residential Lots	0.19	14,200.00
5548 SAMUEL DR	2022	Vacant Residential Lots	0.28	16,500.00
5573 SAMUEL DR	2022	Vacant Residential Lots	0.28	16,600.00
5584 SAMUEL DR	2022	Vacant Residential Lots	0.25	15,800.00
5589 SAMUEL DR	2022	Vacant Residential Lots	0.23	15,300.00
5597 SAMUEL DR	2022	Vacant Residential Lots	0.23	15,300.00
5600 SAMUEL DR	2022	Vacant Residential Lots	0.25	15,800.00
5601 SAMUEL DR	2022	Vacant Residential Lots	0.23	15,300.00
5609 SAMUEL DR	2022	Vacant Residential Lots	0.28	16,400.00
3600 OVERLAND TRL	2022	Vacant Residential Lots	2.75	12,400.00
920 CAROLINE ST	2022	Vacant Residential Lots	0.18	26,400.00
929 CAROLINE ST	2022	Vacant Residential Lots	0.43	29,200.00
928 CAROLINE ST	2022	Vacant Residential Lots	0.25	26,700.00
314 S PINE ST	2022	Vacant Residential Lots	0.21	16,800.00
3738 WHITE PINE DR	2022	Vacant Res'd Greenbelt Lots	0.39	56,300.00
3762 WHITE PINE DR	2022	Vacant Residential Lots	0.35	53,400.00
3804 WHITE PINE DR	2022	Vacant Res'd Greenbelt Lots	0.32	51,500.00
3816 WHITE PINE DR	2022	Vacant Res'd Greenbelt Lots	0.32	51,100.00
3828 WHITE PINE DR	2022	Vacant Res'd Greenbelt Lots	0.30	50,100.00
3840 WHITE PINE DR	2022	Vacant Res'd Greenbelt Lots	0.45	60,900.00

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3864 WHITE PINE DR	2022	Vacant Residential Lots	0.61	43,900.00
3802 LUCEY ST	2022	Vacant Residential Lots	0.30	30,900.00
1700 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.48	70,100.00
1701 ARBOR RIDGE WAY	2022	Vacant Residential Lots	3.56	148,300.00
1751 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.39	7,400.00
1817 ARBORETUM DR	2022	Vacant Residential Lots	0.40	42,400.00
1750 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.74	9,200.00
1801 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.41	42,800.00
1813 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.34	39,000.00
1825 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.34	39,000.00
1800 ARBOR RIDGE WAY	2022	Vacant Residential Lots	3.03	128,500.00
1831 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.06	400.00
1837 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.32	38,100.00
1904 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.34	39,300.00
1901 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.35	39,700.00
1916 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.32	38,200.00
1928 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.32	38,200.00
2019 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.52	100.00
2026 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.34	39,000.00
2031 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.33	100.00
2038 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.34	39,000.00
2045 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.38	100.00

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2050 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.41	43,000.00
2900 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.44	2,800.00
2828 OAKRIDGE BEND	2022	Vacant Residential Lots	0.17	1,100.00
2870 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.14	900.00
2856 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.36	47,100.00
2844 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.40	49,300.00
2863 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.38	48,000.00
2830 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.40	49,300.00
2849 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.36	47,100.00
2861 FALLING LEAF TRL	2022	Vacant Residential Lots	0.92	5,700.00
2816 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.37	47,900.00
2802 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.38	48,400.00
2750 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.37	47,900.00
2726 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.35	46,700.00
2714 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.33	45,200.00
2508 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.59	61,500.00
2620 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.10	600.00
2670 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.47	54,100.00
2529 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.82	87,100.00
2667 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.13	800.00
2601 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.79	85,300.00
2543 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.86	90,300.00

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2681 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.64	102,500.00
2689 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.68	104,200.00
4404 RUGER AVE	2022	Vacant Residential Lots	0.37	30,300.00
4043 TRIPP RD	2022	Vacant Residential Lots	0.29	23,700.00
3215 ROCKPORT PARK DR	2022	Vacant Wood Res'd Lots	0.65	36,500.00
1498 AFTON RD	2022	Vacant Residential Lots	2.03	7,900.00
2678 HARPERS CT	2022	Vacant Res'd Greenbelt Lots	0.54	58,100.00
2653 HARPERS CT	2022	Vacant Residential Lots	0.58	26,100.00
1907 DUPONT DR	2022	Vacant Residential Lots	0.59	70,000.00
2502 PARTRIDGE LN	2022	Vacant Residential Lots	0.24	21,200.00
3503 VODA DR	2022	Vacant Residential Lots	0.18	25,600.00
5581 SAMUEL DR	2022	Vacant Residential Lots	0.23	15,300.00
554 GREENWAY POINT DR	2022	Vacant Residential Lots	0.15	-
556 GREENWAY POINT DR	2022	Vacant Residential Lots	0.17	-
657 GREENWAY POINT DR	2022	Vacant Residential Lots	0.00	300.00
655 GREENWAY POINT DR	2022	Vacant Residential Lots	0.38	-
4239 CASTLEMOOR DR	2022	Vacant Res'd Greenbelt Lots	0.27	41,300.00
2604 AFFIRMED DR	2022	Vacant Residential Lots	0.36	26,300.00
4439 E ROTAMER RD	2022	Vacant Residential Lots	0.25	25,800.00
631 GREENWAY POINT DR	2022	Vacant Res'd Greenbelt Lots	0.43	51,500.00
636 GREENWAY POINT DR	2022	Vacant Residential Lots	0.32	32,000.00
647 GREENWAY POINT DR	2022	Vacant Res'd Greenbelt Lots	0.45	-

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5541 SAMUEL DR	2022	Vacant Residential Lots	0.19	14,200.00
2445 SAVANNA CT	2022	Vacant Res'd Greenbelt Lots	0.79	44,300.00
2438 SAVANNA CT	2022	Vacant Res'd Greenbelt Lots	0.54	52,700.00
835 N AUSTIN RD	2022	Vacant Residential Lots	0.36	10,200.00
929 THOMAS ST	2022	Vacant Residential Lots	0.19	800.00
941 THOMAS ST	2022	Vacant Residential Lots	0.20	800.00
698 RIMROCK RD	2022	Agricultural Land	0.33	100.00
2010 CHARLES ST	2022	Vacant Residential Lots	0.18	14,800.00
2009 ICE AGE WAY	2022	Vacant Residential Lots	0.18	4,400.00
304 CLARK ST	2022	Vacant Residential Lots	0.14	8,900.00
3612 TRIPP RD	2022	Vacant Residential Lots	0.25	21,100.00
3636 TRIPP RD	2022	Vacant Residential Lots	0.45	11,500.00
3002 KELLIE CT	2022	Vacant Residential Lots	1.60	28,500.00
2624 DOE CT	2022	Vacant Residential Lots	0.74	35,300.00
2300 AFTON RD	2022	Vacant Residential Lots	11.48	48,500.00
4301 CASTLEMOOR DR	2022	Vacant Res'd Greenbelt Lots	0.37	2,300.00
1707 W BURBANK AVE	2022	Vacant Residential Lots	0.28	22,100.00
2217 CONWAY DR	2022	Vacant Residential Lots	0.25	11,600.00
403 S OAKHILL AVE	2022	Vacant Residential Lots	0.33	2,900.00
503 S CHATHAM ST	2022	Vacant Residential Lots	0.34	2,800.00
4343 MILTON AVE	2022	Vacant Residential Lots	0.76	38,900.00
4236 CASTLEMOOR DR	2022	Vacant Residential Lots	0.30	43,300.00
593 KESTREL POINT DR	2022	Vacant Residential Lots	0.32	1,500.00

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2430 ARBOR RIDGE WAY	2022	Vacant Residential Lots	5.41	33,900.00
614 WILSON AVE	2022	Vacant Residential Lots	0.07	3,000.00
2602 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.71	68,800.00
2524 ARBOR RIDGE WAY	2022	Vacant Residential Lots	0.66	66,000.00
4632 OVERLOOK DR	2022	Agricultural Land	3.55	900.00
105 FALLING CREEK CIR	2022	Condominium	0.13	8,300.00
34 LAPIDARY CIR	2022	Condominium	0.15	5,700.00
33 LAPIDARY CIR	2022	Condominium	0.14	5,200.00
35 LAPIDARY CIR	2022	Condominium	0.17	6,200.00
36 LAPIDARY CIR	2022	Condominium	0.14	5,400.00
30 LAPIDARY LN	2022	Condominium	0.13	4,500.00
37 LAPIDARY CIR	2022	Condominium	0.14	5,400.00
31 LAPIDARY LN	2022	Condominium	0.13	4,500.00
32 LAPIDARY LN	2022	Condominium	0.12	4,500.00
38 LAPIDARY CIR	2022	Condominium	0.13	4,500.00
51 LAPIDARY LN	2022	Condominium	0.14	9,200.00
50 LAPIDARY LN	2022	Condominium	0.13	4,500.00
39 LAPIDARY CIR	2022	Condominium	0.13	4,500.00
49 LAPIDARY LN	2022	Condominium	0.13	4,500.00
113 FALLING CREEK CIR	2022	Condominium	0.13	8,300.00
117 FALLING CREEK CIR	2022	Condominium	0.13	4,000.00
48 LAPIDARY LN	2022	Condominium	0.13	4,500.00

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47 LAPIDARY CIR	2022	Condominium	0.13	4,500.00
40 LAPIDARY CIR	2022	Condominium	0.20	7,000.00
46 LAPIDARY CIR	2022	Condominium	0.13	4,500.00
45 LAPIDARY CIR	2022	Condominium	0.13	4,500.00
41 LAPIDARY CIR	2022	Condominium	0.22	7,400.00
42 LAPIDARY CIR	2022	Condominium	0.20	7,300.00
43 LAPIDARY CIR	2022	Condominium	0.16	6,100.00
44 LAPIDARY CIR	2022	Condominium	0.16	5,900.00
1315 MT ZION AVE	2022	Vacant Residential Lots	0.17	19,800.00
2801 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.34	108,700.00
237 E STATE ST	2022	Vacant Residential Lots	0.23	500.00
4261 SANDSTONE DR	2022	Vacant Residential Lots	0.25	1,100.00
1114 CHERRY ST	2022	Vacant Residential Lots	0.40	26,500.00
2145 ROYAL OAKS DR	2022	Vacant Wood Res'd Lots	1.05	45,700.00
644 S FREMONT ST	2022	Vacant Residential Lots	0.15	17,200.00
412 S PINE ST	2022	Vacant Residential Lots	0.18	15,800.00
906 HARDING ST	2022	Condominium	0.20	10,000.00
849 E MEMORIAL DR	2022	Vacant Residential Lots	0.50	2,100.00
2501 ARBOR RIDGE WAY	2022	Vacant Residential Lots	1.56	140,600.00
2317 N WASHINGTON ST	2022	Vacant Wood Res'd Lots	1.45	31,400.00
2306 SUMMIT DR	2022	Vacant Wood Res'd Lots	1.28	48,800.00
2358 SUMMIT DR	2022	Vacant Wood Res'd Lots	1.28	40,700.00

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2701 ARBOR RIDGE WAY	2022	Vacant Residential Lots	2.77	227,400.00
3601 OVERLAND TRL	2022	Vacant Residential Lots	2.63	11,900.00
3838 RUGER AVE	2022	Vacant Res'd Park Lots	0.61	26,700.00
509 S OAKHILL AVE	2022	Vacant Residential Lots	1.02	5,900.00
413 S OAKHILL AVE	2022	Vacant Residential Lots	0.21	2,500.00
1409 REDWOOD DR	2022	Vacant Res'd Greenbelt Lots	0.49	30,700.00
4228 RUGER AVE	2022	Vacant Residential Lots	0.34	26,400.00
405 S MAIN ST	2022	Vacant Land - Commercial	0.12	15,200.00
5027 FAIRMONT DR	2022	Vacant Residential Lots	0.52	36,500.00
702 GREENWAY POINT DR	2022	Vacant Residential Lots	0.33	32,800.00
710 GREENWAY POINT DR	2022	Vacant Residential Lots	0.24	28,700.00
539 GREENWAY POINT DR	2022	Vacant Residential Lots	0.40	35,700.00
3929 HUNTINGTON AVE	2022	Vacant Residential Lots	1.72	112,000.00
531 S WALNUT ST	2022	Vacant Residential Lots	0.37	14,700.00
3726 WHITE PINE DR	2022	Vacant Res'd Greenbelt Lots	0.53	66,800.00
4536 JOHN PAUL RD	2022	Vacant Residential Lots	0.95	45,300.00
4515 HUNTINGTON AVE	2022	Vacant Residential Lots	0.29	42,800.00
4529 HUNTINGTON AVE	2022	Vacant Residential Lots	0.36	46,800.00
3625 WALTERS WAY	2022	Vacant Residential Lots	0.30	43,300.00
3523 WALTERS WAY	2022	Vacant Residential Lots	0.30	43,500.00
3511 WALTERS WAY	2022	Vacant Residential Lots	0.33	45,100.00
3516 WALTERS WAY	2022	Vacant Residential Lots	0.31	44,100.00

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3600 WALTERS WAY	2022	Vacant Res'd School Lots	0.29	42,500.00
3626 WALTERS WAY	2022	Vacant Residential Lots	0.29	42,700.00
3640 WALTERS WAY	2022	Vacant Residential Lots	0.30	43,200.00
3522 WALTERS WAY	2022	Vacant Residential Lots	0.36	47,200.00
4252 FOX HILLS CT	2022	Vacant Residential Lots	0.28	22,100.00
428 N PARKER DR	2022	Vacant Residential Lots	0.13	6,700.00
4243 WINDMILL LN	2022	Residential Greenbelts Lots	0.27	57,200.00
4237 WINDMILL LN	2022	Residential Greenbelts Lots	0.30	60,000.00
4247 WINDMILL LN	2022	Residential Greenbelts Lots	0.31	61,100.00
5300 N WRIGHT RD	2022	Vacant Residential Lots	0.54	2,400.00
4312 SCOTTYS DR	2022	Vacant Residential Lots	0.23	38,900.00
4318 SCOTTYS DR	2022	Vacant Residential Lots	0.23	38,700.00
4340 SCOTTYS DR	2022	Vacant Residential Lots	0.22	38,500.00
4402 SCOTTYS DR	2022	Vacant Residential Lots	0.23	38,900.00
5319 N WRIGHT RD	2022	Vacant Residential Lots	0.42	36,400.00
5311 N WRIGHT RD	2022	Vacant Residential Lots	0.44	37,100.00
608 GREENWAY POINT DR	2022	Vacant Residential Lots	0.33	32,300.00
644 S RINGOLD ST	2022	Vacant Residential Lots	0.68	42,500.00
649 GROVE ST	2022	Vacant Residential Lots	0.30	26,100.00
2314 LOMBARD AVE	2022	Vacant Residential Lots	0.32	29,600.00
3717 BLUEWING PL	2022	Vacant Residential Lots	0.79	52,900.00
3601 NEWCASTLE DR	2022	Vacant Residential Lots	0.17	800.00
4609 OVERLOOK DR	2022	Vacant Residential Lots	0.14	700.00

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4432 OLD KENNEDY RD	2022	Vacant Residential Lots	0.50	35,900.00
430 S ARCH ST	2022	Vacant Residential Lots	0.26	10,800.00
3848 HUNTINGTON CT	2022	Vacant Residential Lots	0.69	34,300.00
1032 PLUM CT	2022	Vacant Residential Lots	0.00	-
1026 PLUM CT	2022	Vacant Residential Lots	0.00	-
1020 PLUM CT	2022	Vacant Residential Lots	0.00	-
1014 PLUM CT	2022	Vacant Residential Lots	0.00	-
1011 PLUM CT	2022	Vacant Residential Lots	0.00	-
1017 PLUM CT	2022	Vacant Residential Lots	0.00	-