



2024 Housing Affordability Analysis

City of Muskego, Wisconsin

Published January 31, 2025



Prepared by the City of Muskego

City of Muskego Housing Affordability Analysis // 01.31.2025

Table of Contents

I.	Introduction & Goals.....	3
	Housing Goals & Objectives.....	3
II.	Community Profile	4
	Housing Affordability & Cost Burden in Muskego	7
	Existing Land Use	9
III.	Housing Development Activity, Demand, & Potential.....	10
	Housing Development Activity	10
	Potential for New Housing Development in Muskego	10
IV.	Housing Development Demand Forecast	11
V.	Regulations Analysis & 2018 Permitting and Fees.....	12
VI.	Recommendations for Reducing the Time & Cost of Housing Development in Muskego	14
VII.	Conclusion.....	15
	Appendix A: List of Undeveloped Parcels Zoned for Residential Development	16
	Appendix B: Map of Undeveloped Parcels Zoned for Residential Development	18
	Appendix C: List of Parcels Potentially Suitable for Development Not Zoned for Development	20
	Appendix D: Map of Developable Parcels Not Zoned for Residential Use and Public Utility Availability ..	21

2024 Housing Affordability Analysis

City of Muskego, Wisconsin

I. Introduction & Goals

This report is designed to comply with Housing Affordability Analysis requirements in section 66.10013 of Wisconsin State Statutes. Housing and affordability are important topics in the City of Muskego. This report documents implementation of the housing element of the City of Muskego's Comprehensive Plan, which is undergoing approval and editing as of the writing of this report with expected adoption in early 2025. The previous comprehensive plan for the City was adopted in 2009 with various edits between then and now.

This report analyzes the existing condition of housing & affordable housing in Muskego and provides an overview of residential development regulations, land use controls, site improvement requirements, and fee & permitting requirements and procedures, as well as an analysis of the financial impact of regulations on the development of new housing in Muskego.

Housing Goals & Objectives

The City of Muskego's current goals with regards to housing and affordability as outlined in the Comprehensive Plan are as follows:

Goal

Provide a diverse housing supply that meets the City's current and future population requirements. This includes homes for new residents without prejudice as well as for long-time residents whose housing requirements may change due to age or income.

Objectives

The City of Muskego's Comprehensive Plan outlines two primary objectives related to housing, including:

- Maintain existing neighborhoods.
- Develop new neighborhoods or individual developments that increase the diversity of housing options in the city, consistent with the City's Land Use objectives.

Recommendations & Notes

The City of Muskego's Comprehensive Plan outlines several recommendations for actions that will help the City meet the housing goals and objectives of the Comprehensive Plan. First, the plan recommends that the City develops according to the Future Land Use Map. It allows for a mix of densities of developable land that provide a diverse array of housing options, which include affordable opportunities and housing for elderly residents. This will work to keep families together and allow diverse populations

to live in Muskego. While some lands will allow low-density single-family development, opportunities also exist in areas of Muskego for higher density residential uses and mixed-use developments.

Muskego's Comprehensive Plan also recommends that the City promotes and enhances the City's Conservation Subdivision ordinances. Allowing Planned Developments and Conservation Planned Developments when there is a demonstrated benefit to the community (increased open space conservancy and dedication) will help provide a livable atmosphere that preserves Muskego's urban to rural character and benefits individual property owners as well.

The third recommendation in Muskego's Comprehensive Plan is to extend and enhance planning requirements applied to new developments as Muskego becomes more built-out, ensuring that community goals and the needs of future residents are considered and prioritized in all development efforts. The plan notes that in some cases the Future Land Use Map conflicts with the existing zoning in Muskego and emphasizes that future development must be consistent with the Future Land Use Map and the Comprehensive Plan.

The City of Muskego's Comprehensive Plan also includes many additional notes and recommended actions for implementing the City's housing goals. Please reference the Plan for a complete list of notes and actions related to housing.

II. Community Profile

There are approximately 25,624 people living in the City of Muskego according to the Wisconsin Department of Administration's (DOA) 2024 population estimates. Most of the population and housing statistics and data used in this report are from the 2023 American Community Survey 5-year estimates, which estimates that the population of Muskego in 2023 was 25,156.

Population trends indicate that the Muskego community is aging. The table below shows that the age group that is growing the most rapidly in Muskego is the 65 to 74 age cohort. Several of the cohorts are declining including the typical child bearing ages, which may also contribute to the under 5 year old cohort shrinking. The older bracket may be aging into higher age brackets or because they are moving away from Muskego.

Age of Muskego's Population, 2010 – 2023

Age	2010 Census		2020 Census		2023 Estimate		Percent Change 2010-2023
	Population	%	Population	%	Population	%	
Under 5 years	1,318	5.5%	1,162	4.6%	1,031	4.1%	-27.8%
5 to 14 years	3,586	14.9%	3,298	13.2%	2,991	11.9%	-19.9%
15 to 24 years	2,650	11.0%	2,756	11.1%	3,198	12.7%	17.1%
25 to 34 years	2,099	8.7%	1,953	7.8%	1,714	6.8%	-22.5%
35 to 44 years	3,514	14.6%	3,086	12.3%	3,496	13.9%	-0.5%
45 to 54 years	4,527	18.8%	3,546	14.2%	3,769	15.0%	-20.1%
55 to 64 years	3,321	13.8%	4,150	16.6%	4,089	16.3%	19.0%
65 to 74 years	1,727	7.2%	2,910	11.6%	3,092	12.3%	44.1%
75 to 84 years	912	3.8%	1,444	5.8%	1,294	5.1%	29.5%
85 years and over	481	2.0%	727	2.9%	473	1.9%	-1.7%
Total	24,135	100%	25,032	100%	25,156	100%	

Table 1: Age of Muskego's Population, 2010-2021. Data Source: 2010 US Census, 2020 US Census, 2023 American Community Survey 5-year Estimates

The table on the following page shows the population of Muskego by race. About 94.6% of the Muskego population is White and 5.4% identifies as non-white, as outlined below. 3.9% of Muskego's population identifies as Hispanic or Latino, regardless of race.

Population of Muskego by Race & Ethnicity

	Number	Percentage
White	23,482	93.3%
Black or African American	172	0.7%
American Indian and Alaska Native	34	0.1%
Asian	308	1.2%
Native Hawaiian and Other Pacific Islander	12	0.0%
Some Other Race	203	0.8%
Two or More Races	945	3.8%
Total	25,156	100%
Hispanic or Latino (of any race)	1,320	5.2%
Not Hispanic or Latino	23,836	94.8%
Total	25,156	100%

Table 2: Population of Muskego by Race & Ethnicity. Data Source: 2023 American Community Survey 5-year Estimates.

Households, Housing Units, & Household Size

There are 9,935 total households in the City of Muskego, with an average household size of 2.51 (2023 ACS 5-Year estimate). The chart below shows the City of Muskego's average household size over time in comparison to Waukesha County, Wisconsin, and the United States. Average household size appears to be decreasing from 2000 through 2023 although the City of Muskego household size remains higher than the Waukesha County and the state of Wisconsin.

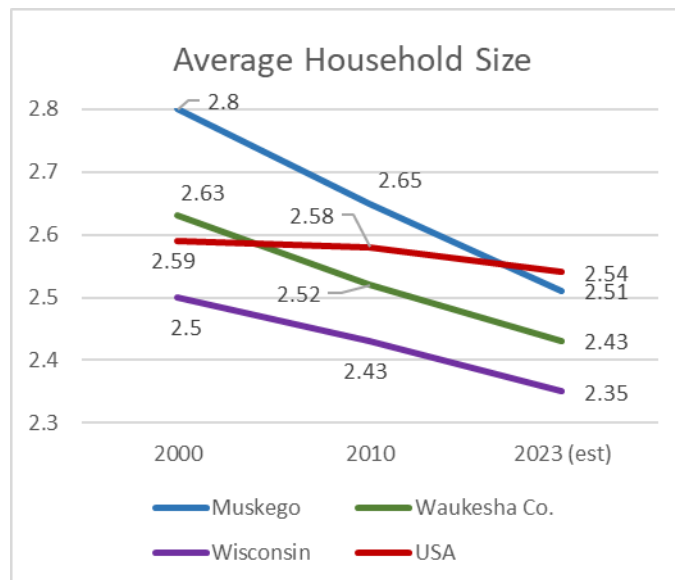


Figure 1 : Average Household Size Over Time, Muskego & Comparison. 2000 & 2010 US Census, US Census Quick Facts

There are 10,105 total housing units in Muskego. The vacancy rate in the City of Muskego is approximately 1.7%, or an estimated 170 units. Owner-occupied housing rate is 87.6% while 12.4% of Muskego's housing stock is renter-occupied.

Muskego Housing Units by Occupancy & Tenure, 2023

	Number	%
Total Housing Units	10,105	100.0%
Occupied Housing Units	9,935	98.3%
Owner-occupied Units	8,699	87.6%
Renter-occupied Units	1,236	12.4%
Vacant Housing Units	170	1.7%

Table 3: Muskego Housing Units by Occupancy & Tenure, 2023. Data Source: 2023 American Community Survey 5-year Estimates

Household Income & Poverty Status in Muskego

The median household income in Muskego is \$116,361. The median family income is \$138,275 in the City of Muskego (2023 ACS 5-year Estimates). An estimated 3.4% of Muskego's population below the national poverty level.

Housing Affordability & Cost Burden in Muskego

Affordable housing costs for a household are generally considered to be 30% of household income or less. If a household is paying more than 30% of their household income to their housing cost each year, then they are considered cost burdened. In Muskego, 28.7% of renters pay 30% of their income or more towards their housing costs while 14.8% of home owners spend 30% of their income or more on their housing costs each year (2023 ACS 5-Year Estimates). It is important to note that housing cost burden does not necessarily indicate financial hardship unless it is cross-referenced with income level data. For example, if a low-income household spends 30% or more of their income on housing costs each year, there may not be enough money for other household necessities (food, clothing), whereas a higher-income may be able to pay 30% or more of their income towards housing and still have enough income each year to purchase all necessities and contribute to savings.

The City of Muskego has a goal to develop a diverse array of housing options, including affordable opportunities and housing for elderly residents, as discussed in the *Introduction and Goals* section of this report. One way to determine if Muskego has affordable housing options available for individuals with a diverse range of incomes is to use Median Family Income (MFI) percentages, which are calculated by the US Department of Housing and Urban Development (HUD) to help determine who qualifies as low-

income in different areas of the country. These income thresholds allow developers and individuals to qualify for low-income housing assistance programs, including programs for seniors. Area Median Income (AMI) is calculated for Metropolitan Statistical Areas (MSAs) and are calculated for family households of different sizes.

The City of Muskego is part of the Milwaukee-Waukesha Metro Area. Median family income for a family of four in this area is \$102,478 adjusted for inflation for 2023. Households with incomes at 80% of AMI or less are considered low income, which in this case is \$81,982. If a low-income family were to move to Muskego looking for housing that was affordable to them, they would be looking to spend \$2,050 or less on their housing cost per month. A very- low income family (with an income at 50% of AMI) would be looking to spend approximately \$1,025 or less per month on housing for that housing to be considered affordable.

Monthly Housing Costs in Muskego, Occupied Housing Units

Less than \$300	7	+/-12	0.1%	+/-0.1
\$300 to \$499	162	+/-68	1.6%	+/-0.7
\$500 to \$799	1,388	+/-287	14.0%	+/-2.7
\$800 to \$999	977	+/-240	9.8%	+/-2.3
\$1,000 to \$1,499	1,974	+/-256	19.9%	+/-2.3
\$1,500 to \$1,999	1,811	+/-265	18.2%	+/-2.7
\$2,000 to \$2,499	1,454	+/-279	14.6%	+/-2.6
\$2,500 to \$2,999	1,207	+/-265	12.1%	+/-2.8
\$3,000 or more	925	+/-210	9.3%	+/-2.1
No cash rent	30	+/-31	0.3%	+/-0.1

Table 4: Monthly Housing Costs in Muskego, Occupied Housing Units. Data Source: 2022 American Community Survey 5-Year Estimates

Aside from month-to-month housing costs, low-income families and households face other barriers to housing affordability, including lack of access to credit and lack of capital available for a down-payment.

Existing Land Use

The table below shows existing land use in the City of Muskego excluding land area that is contained in public right-of-way. Almost 39% of Muskego's non-right-of-way land area is used for residential development including single family and multi-family. Agricultural land or Open Space land uses account for approximately 36% of the non-right-of-way land within the City.

Existing Land Use in the City of Muskego		
	Acreage	Percent
Agriculture / Open Space	6,513.2	35.7%
Single Family	6,581.2	36.1%
Multi-Family	477.9	2.6%
Retail / Commercial	413.0	2.3%
Govt., Institution & Utility	360.9	2.0%
Recreation - Public	1,858.0	10.2%
Recreation - Private	894.8	4.9%
Industrial / Business Park	229.9	1.3%
Landfill & Extractive	894.8	4.9%
Total Acres (not including right-of-ways)	18,223.7	100.0%

Table 5: Existing Land Use in the City of Muskego. Data Source: City of Muskego, 2024

III. Housing Development Activity, Demand, & Potential

Housing Development Activity

The table below shows the number of subdivision plats, residential CSMs, and condo plats approved during the 2024 calendar year. In addition to the land division and platting activity, 37 building permit applications for new homes were approved in 2024 (not including remodels or additions), for a total of 44 new housing units approved (30 single family and 7 two-family homes).

Land Division & Platting Activity in Muskego, 2024

	Approved Applications	Approved Lots /Parcels
Subdivision Plats ⁽¹⁾	1	9
CSM	7	18
Condominium Plats	0 ⁽²⁾	0

Table 5: Land Division & Platting Activity in Muskego, 2024. Data Source: City of Muskego

Notes:

- (1) One Final Plat and one Preliminary Plat. Preliminary Plat is not included in the analysis.
- (2) Not all condominium plats require City approval

Potential for New Housing Development in Muskego

As of the writing of this report, 194 of the parcels that are zoned for residential development in Muskego are undeveloped or have possible redevelopment or redivision potential, with a total area of approximately 2,500 acres. For the purposes of this report, parcels with redevelopment potential were defined as parcels that were at least 5.5 acres in size. Even in Muskego's least dense residential zoning district, parcels of this size would be able to be re-divided into at least two housing parcels based on area alone, though other dimension and geometry requirements would also need to be met according to Muskego's zoning ordinance. A list of these parcels is included in this report as Appendix A and a map of these parcels is included as Appendix B.

There are 156 parcels in Muskego that are potentially suitable for development but are not currently zoned for residential uses, for a total area of 4,082.4 acres. A list of these parcels is included in this report as Appendix D. These parcels include land that is zoned as Agricultural land and does not include parcels that are zoned as Conservation land.

Much of the land that is potentially suitable for new residential development in Muskego has a rural character. In many cases new homes, neighborhoods, or subdivisions in these areas would require rezoning the land from Agricultural to one of Muskego's residential zones. The cost of re-zoning a property is estimated in Section V. *2022 Permitting & Fees*. As in all Wisconsin municipalities, land that is rezoned must be rezoned to a zoning district that is consistent with the form, density, and character indicated in Muskego's Future Land Use Map and Comprehensive Plan.

IV. Housing Development Demand Forecast

As a part of the comprehensive planning process, the City of Muskego estimates future housing growth based on population growth, projected change in household size, and assumptions of average vacancy rates. These projections have been calculated through 2050 at ten-year increments, as shown in the table below.

The table below shows population and household data for 2000, 2010 and 2020 taken from the US Census. For 2023 the population was used from the American Community Survey 5-year estimates. The Wisconsin Department of Administration estimates the 2024 population to be 25,624.

The data displayed for years 2024-2050 are based on a method of forecasting population growth using a step down approach from GRAEF using the population projections from the Southeast Wisconsin Regional Planning Commission (SEWRPC). This step down approach used population trends from Waukesha County and applied that to the City of Muskego. The previous change in average household size was used to calculate the total number of households and housing units. There is a significant discrepancy in population estimates between the Census' American Community Survey and the DOA estimates. The most current projections from the Wisconsin Department of Administration indicates that the City of Muskego is at its peak number of residents future populations will decrease. This would mean that there would not be any demand for new housing units or development, which does not seem feasible.

Muskego Household & Housing Unit Trends & Projections

Year	Population	Percent Change	Average Household Size	Occupied Housing Units/Households	Total Housing Units	Vacant Units	Vacancy Rate
2000 (actual)	21,397		2.8	7,533	7,699	166	2%
2010 (actual)	24,135	12.8%	2.65	9,068	9,431	363	4%
2020 (actual)	25,032	3.7%	2.59	9,600	9,908	308	3%
2024 (Estimate)	25,624	1.8%	2.51	10,105	10,745	537	5%
2030 (proj.)	26,018	1.5%	2.48	10,484	11,306	552	5%
2040 (proj.)	26,751	2.8%	2.45	10,937	11,513	576	5%
2050 (proj.)	27,397	2.4%	2.45	11,182	11,771	589	5%

Table 6: Muskego Household & Housing Unit Trends & Projections. Data Sources: Actual: US Census 2000, 2010 and 2020; 2023 American Community Survey 5-Year Estimates; Projected: GRAEF Low Step-Down, Projections and Household Projections for the City of Muskego, Average Household Size, and Occupied Housing Units / Households fields are based on Wisconsin DOA data. Percent Change in Population is calculated based on DOA projections. Total Housing Units and Vacant Housing Units are calculated based on an assumed 5% vacancy rate.

The level of population, household, and housing unit growth projected in Muskego will require a changes in land use in the City. However, the demand for residential land based on the forecasted population growth shown above is highly dependent on the density at which the City of Muskego develops. In order to forecast residential land use needs, this report assumes future housing development at a range of densities.

If the City of Muskego is to develop 1,026 new housing units by 2050 to accommodate projected growth, this report estimates that 821 acres of land would be needed. This estimate assumes that 20% of the development would be rural residential development, at 1 dwelling unit per 2 acres; 20% low-density residential at 1 dwelling unit per acre; 40% medium-density residential at 2.5 dwelling units per acre; and 20% multifamily residential development at 5 dwelling units per acre.

As stated in the *Potential for New Housing Development* section of this report, there are about 2,500 acres of land potentially developable in Muskego that is zoned for residential use, and 4082.4 acres of land that is suitable for development but zoned for Agricultural use. The 821 new acres of residential development that would be needed to accommodate the expected population growth in Muskego can be accommodated within these areas. It is important to note that more agricultural land could be preserved if a higher proportion of the new units were developed at higher densities, and fewer at rural and low-density levels.

V. Regulations Analysis & 2024 Permitting and Fees

State Statute 66.10013(2)(e) requires that municipalities perform 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 following table represents a summary of the fees associated with Muskego's residential development regulations. If the project requires a land use and zoning change, additional fees will apply to the project. These fees can range from \$825 in the case of a Floodplain rezoning to \$1,250 in the case of a rezoning that also includes a change to the City's Future Land Use Plan.

Application & Permitting Fees for Residential Development

Total fees collected per permit/project ⁽⁴⁾	Total Fees	Average fees per permit ⁽⁴⁾
Engineering Review Fee - New Home	\$5,525.00	\$149.32
Building Division Plan Review Fee - New Home	\$50,090.70	\$1,353.80
Building Plan Permit Fee - New Home	\$4,875.00	\$131.76
Capital Charge - New Home	\$740.00	\$20.00
Culvert Fee - New Home ⁽⁶⁾	\$900.00	\$150.00 ⁽¹¹⁾
Deck Permit Fee - New Home	\$960.00	\$60.00 ⁽¹¹⁾
Fireplace - New Home	\$2,580.00	\$60.00 ⁽¹¹⁾
Land Record Fee - New Home	\$1,850.00	\$50.00
Occupancy Permit Fee - New Home	\$3,300.00	\$75.00
Sewer Hook-Up Fee - New Home	\$13,500.00	\$500.00 ⁽¹¹⁾
Soil Erosion Fee - New Home	\$5,550.00	\$150.00
State Seal - New Home	\$1,850.00	\$50.00
Zoning Review Fee - New Home	\$1,190.00	\$25.00
House Numbers	\$880.00	\$20.00 ⁽¹¹⁾
Electrical - New Home, Additions or Remodels	\$29,095.50	\$136.60
Plumbing - New Home, Additions or Remodels	\$21,155.88	\$99.32
HVAC - New Home, Additions or Remodels	\$23,008.20	\$108.02
Building Residential Additions or Alterations	\$59,803.57	\$280.77
Fee in Lieu of Park Dedication	\$48,777.00	\$1,318.30 ⁽¹⁰⁾
Fee in Lieu of Conservation Land Dedication	\$17,527.60	\$473.72 ⁽¹⁰⁾
Fee in Lieu of Conservation Trail Dedication	\$1,560.00	\$60.00 ⁽¹⁰⁾
Total Average New Home Permit Fee	\$294,718.45	\$5,271.61 ⁽¹²⁾
Average Building Permit Fee per New Dwelling Unit		\$6,698.15 ⁽¹²⁾
Land Division Fees ⁽⁸⁾	Total Fees ⁽⁹⁾	Average fees per project ⁽⁷⁾
Submittal Fee	\$6,135.34	\$681.70
Engineering and Other Staff Review Charges: ⁽¹³⁾	\$56,745.53	\$6,305.06
Subdivision Plat ⁽¹⁾	\$49,103.78	\$24,551.89
Condo Plat	\$0.00	\$0.00
CSM ⁽²⁾	\$7,641.75	\$1,091.68

- (1) One Final Plat and one Preliminary Plat approved. Preliminary Plat is not included in analysis.
- (2) One Certified Survey Map may have additional review fees with technical corrections ongoing.
- (3) Not all condominium plats require City approval
- (4) New home building permits only including single family and two-family permits (does not include remodeling, additions, etc.)
- (5) New home building permits including 30 single family units and 7 duplex units
- (6) Six (6) new homes included a culvert permit
- (7) 2024 project approval, some projects not be completed
- (8) Certified Survey Map, Condo Plats and Final Plat
- (9) Includes document reviews, construction reviews, inspections, etc.
- (10) Fees in Lieu of Park, Trail and Conservation Land dedication paid for with Building Permit.
- (11) Average fee only if feature is included/needed in new home.
- (12) Some fees included will not apply to all permits.
- (13) May include meetings, staff review(s), attorney review, publication, copy charges, etc.

Table 7: Application & Permitting Fees for Residential Development in the City of Muskego. Data Source: City of Muskego

The rural nature of much of the land in Muskego that might be suitable for residential development also means that roads, sanitary sewer, and water utilities will need to be extended to some of those areas. Most residential subdivision development in Muskego must have improved dedicated roadways and stormwater management facilities. Curb and gutter may also be required by Common Council, and the cost of installation is borne by developers. Sidewalks or off-road paths may also be required. The subdivision developer is also responsible for the cost of installing all sanitary sewers, sewer laterals, and sewer appurtenance within the proposed subdivision, as well all water mains, water laterals, and water system appurtenances. Streetlamps, street signs, and street trees for new subdivisions shall be installed by the City, but the developer will be responsible for the cost.

VI. Recommendations for Reducing the Time & Cost of Housing Development in Muskego

State Statute 66.10013(2)(e) requires that municipalities perform an analysis of their development procedures and identify ways in which the municipality can modify its fees related to development in order to 1) meet existing and forecasted housing demand, and 2) reduce the time and cost necessary to approve a new residential subdivision in the municipality by 20 percent.

The City of Muskego has enacted a number of strategies to lower the cost of housing development to developers and to encourage housing development at various densities in the community. By lowering development permitting costs and time, the City expects that housing could be developed at a lower cost, and therefore the land would be more affordable for future residents. However, the City also knows that the regional housing market, developer profit margins, and construction costs also impact the cost of housing.

Below is a summary of the primary strategies employed by the City to meet the existing and forecasted housing demand and to reduce the time and cost of development:

1. **Hold Predevelopment Meetings:** The City offers to hold meetings between all applicable City staff (Planning, Engineering, Public Works, Public Utilities, etc.) and the development team early in the process. By meeting early in the process (and throughout the process), many problems, concerns and/or hold-ups can be limited or eliminated, allowing the review and approval process to occur more smoothly and more quickly.
2. **Make Design Standards Readily Available:** The City strongly encourages housing and development designers to look at all applicable design standards (as they relate to engineering, utilities, planning/zoning, etc.) and to design the initial project to meet said standards. When design standards are reviewed by a designer early in the process, there tend to be less review comments and fewer reviews required, which all can reduce review charges.
3. **Preempt the Political Landscape:** The City strongly encourages developers to reach out to their elected officials before the process gets off the ground to see if they see any concerns that can be addressed upfront, thereby saving money and time early in the process.
4. **Build Community Support:** The City strongly encourages developers to hold voluntary neighborhood meetings to reach out to community members that might be impacted by a new development. Such meetings allow developers to share the goals of a project, as well as allow

community members to voice their thoughts and provide feedback for how the development could best respect the existing values of the community. Building community support at the beginning of a project helps preempt misunderstandings and avoid resistance, saving time and money throughout the process.

5. Streamline the Meetings: The City tries to minimize the number of meetings required for development while respecting the statutory requirements of the State. The City encourages reviews and submittals to be combined when applicable. Simplifying the approach and combining requests into one meeting saves time and money for developers and the City.
6. Allow for Flexibility: The City Zoning Codes have the ability to allow for Planned Development Districts, which allow for more flexibility in the design of a development. Allowing for such flexibility can lead to more cost-effective designs and more economical development in response to difficult or unique development conditions.
7. Reduce Size Minimums: The City reduced the minimum housing size requirements to allow for a wider range of housing types. Reducing the minimum housing size gives developers more flexibility within a project and provides the community with a greater variety in products to meet their housing needs.
8. Conceptual Designs: The City also has procedures in place that allow a developer to bring a conceptual housing development plan to the Plan Commission for a nominal fee to gain additional feedback from Muskego residents and Plan Commissioners. This step also allows for any issues or concerns to be addressed prior to the development team completing all of the tasks needed for a formal development application submittal.

VII. Conclusion

The City of Muskego is a growing municipality with plenty of land available for development, including land that is well-served by utilities and zoned for residential development as well as land that has been prioritized for new housing density as part of the Muskego 2035 Comprehensive Plan process. Muskego is committed to providing “a diverse housing supply that meets the City’s current and future population requirements. This includes homes for new residents without prejudice as well as for long-time residents whose housing requirements may change due to age or income.”

The City knows that a diverse housing stock that is affordable to Muskego’s future population will require a streamlined development permitting process and reasonable housing development fees, and Muskego is committed to this goal. The City is also committed to providing services that help maintain high quality of life in Muskego, as well as preserving conservation land and productive agricultural land. Working with the development community to prioritize development in the areas that have been identified as areas for growth will allow the City to maintain its urban-to-rural land use character, while meeting the affordable housing needs of current and future Muskego residents.

Appendix A: List of Undeveloped Parcels Zoned for Residential Development

DEVELOPABLE RESIDENTIAL LAND

TAXKEY	OWNER	ACRES
MSKC2218981002	DAVID LUDWIG & JUDITH STRAMPE	118.0
MSKC2287999004	HAROLD R & CAROL DE BACK TRUST	94.8
MSKC2256984	THOMAS A DAHLMAN TRUST	78.0
MSKC2183998	DUANE C WHITEHOUSE	76.5
MSKC2206999002	STEVEN P ANDERSON & KERRY ANDERSON	70.1
MSKC2210998	LYNN L KURER REVOCABLE LIVING TRUST WAYNE W BUSHBERGER	56.3
MSKC2218984	DAVID LUDWIG & JUDITH STRAMPE	54.3
MSKC2186990001	JEFFREY DUANE WHITEHOUSE	48.3
MSKC2170991	RYANS BUYING LLC	46.1
MSKC2283997004	DANIEL CZERNICKI & HILLARY CZERNICKI	43.3
MSKC2283997003	MARK D TROEGER & LYNDIA J TROEGER	43.3
MSKC2275996	WAYNE & ARLENE SALENTINE 1992 REVOCABLE TRUST	38.5
MSKC2183999	DUANE C WHITEHOUSE & JEFFREY D WHITEHOUSE ET AL	35.2
MSKC2190999010	JOAN M KOHNE REVOCABLE TRUST C/O JAMES L KOHNE	31.5
MSKC2271998002	RUSSELL KASHIAN & SUSAN ONESON	30.1
MSKC2183998007	THE DALE A WHITEHOUSE AND JANE M WHITEHOUSE IRREVOCABLE TRUST	30.5
MSKC2241997003	SCOTT R WIETING JR	30.3
MSKC2254999009	STATE OF WISCONSIN DNR	30.1
MSKC2255999002	THOMAS A DAHLMAN REVOCABLE TRUST AGREEMENT	30.0
MSKC2179998	JAMES A TORKE	25.8
MSKC2185999002	NANCY A BORST	23.3
MSKC2255979002	DANIEL D RICKERT & BRIAN SCHOENLEBER	22.6
MSKC2173998	ROBERT V JANKE AND MARY C JANE REVOCABLE TRUST	22.3
MSKC2187998	SDBI, LLC & C/O STEFANIE D BARTOLOTTA	20.5
MSKC2173997	RYAN S BUYING LLC	19.5
MSKC2214994007	ANDREW L MEINEN	18.5
MSKC2214997002	SHANNON MELLER & GINA MELLER	18.5
MSKC2270995016	JAMES J ROZESKI & LAURA E ROZESKI	18.4
MSKC2184999	SCHROEDER FAMILY REVOCABLE LIVING TRUST DATED 10/9/96	18.2
MSKC2240998004	LYLE H FICKAU & BRITTANY FICKAU	17.2
MSKC2210999001	D & N WEISS TRUST	17.2
MSKC2170990	ERVIN E STAACKE & JUDITH E STAACKE	17.1
MSKC2170994004	ADISON ACRES LLC	14.0
MSKC2168962	PEACH LANE LLC	16.7
MSKC2179994	SCHROEDER FAMILY REVOCABLE LIVING TRUST	16.5
MSKC2205999003	JOHN HEIN & SCOTT E HEIN	16.4
MSKC2178997	RICHARD KRAKLOW JR & APRIL KRAKLOW	15.9
MSKC2190999009	JEFFREY L KOHNE & JULI A LICHNER	15.7
MSKC2205984	JOHN M HEIN & JAMES A HEIN	15.7
MSKC2204991	GLORIA E BARTZ IRREVOCABLE TRUST	15.7
MSKC2214999002	DAVID E HELM & CARMEN R HELM	15.2
MSKC2286968	HENRY G POSBRIG & MARGARET M POSBRIG	11.1
MSKC2188996001	PATRICK HADE	15.3
MSKC2190994016	JOSHUA & MARY JEAN SPARKS & LIVING TRUST	14.9
MSKC2187997	CARLENE A EFFINGER REVOCABLE LIVING TRUST	15.0
MSKC2256999	ERICH GUNTHER	14.6
MSKC2187996	BART P ACHTENHAGEN	14.4
MSKC2206998020	ROBERT J SULLIVAN & JANINE K SULLIVAN	13.5
MSKC2170994003	SZCZUPAKIEWICZ JOINT REVOCABLE TRUST	24.5

DEVELOPABLE RESIDENTIAL LAND

TAXKEY	OWNER	ACRES
MSKC2286998	CHRISTINE L ANDERSON	13.0
MSKC2210999002	D & N WEISS TRUST	12.8
MSKC2179047003	MAROON LANE, LLC	12.6
MSKC2179047004	MAROON LANE, LLC	12.6
MSKC2285999007	ISAIAH GRAY & KARRIN GRAY	12.1
MSKC2256994	THOMAS A DAHLMAN TRUST	12.1
MSKC2224998	NATIONAL REGENCY	12.0
MSKC2273992010	TOBIAS & GWENELL SOBCZAK TRUST	11.6
MSKC2285999009	DANNY G BELL & KATHLEEN J BELL	11.6
MSKC2259995005	DONALD R COUNTER & PEGGY S COUNTER	11.2
MSKC2255984	MICHAEL J OLSON & THERESE OLSON	11.3
MSKC2170997	RICHARD R SCHULTZ	11.1
MSKC2171999	TODD N RASMUSSEN & ROBIN J RASMUSSEN	11.0
MSKC2212999001	PIPKE DANIEL ALLEN	11.0
MSKC2214996025	KAMYAR SAEIAN & SHARAREH MIRJAHAN BAKHSH	11.4
MSKC2243991001	JOHN STRASSER & MARY STRASSER	10.5
MSKC2188995010	KIRK A SPRINGER & MARY WILBERG	10.7
MSKC2185997	KURT FIFER & GAIL FIFER	10.5
MSKC2201999001	THE ROBERT J LAMB LIVING TRUST	9.8
MSKC2188986	MICHAEL S CESAR AND SUSAN CESAR REVOCABLE LIVING TRUST DATED JUNE 30, 2015	10.0
MSKC2188983	CARL N ZENZ	10.0
MSKC2254999004	JAMES ZELINSKI & STACEY L ZELINSKI	10.0
MSKC2254999008	LISA LEONARD HECK	10.1
MSKC2209999001	ANTHONY J RUSSO & MARIA E RUSSO	10.0
MSKC2186990002	JAMES S WHITEHOUSE AND MICHELE A WHITEHOUSE	10.0
MSKC2205990006	RICHARD C LENNERTZ & JENNIFER LENNERTZ	9.9
MSKC2242987001	ERIC C ENGLE & DAWN M ENGLE	9.9
MSKC2227988017	LAWRENCE DOMNICK & TROY DOMNICK ET AL	9.9
MSKC2218981001	MARK T CHAPMAN AND CHERI C CHAPMAN JOINT REVOCABLE LIVING TRUST	118.0
MSKC2170994001	JEREMY D BARTLETT AND DEBORAH A BARTLETT REVOCABLE LIVING TRUST	10.0
MSKC2227988014	CHRISTOPHER BLODGETT & OCTOBER D BLODGETT	9.7
MSKC2201999	THE ROBERT J LAMB LIVING TRUST	9.7
MSKC2280998002	JAKE KADINGER & ELIZABETH KADINGER	9.2
MSKC2206998028	JOEL GLAZER & VICKY A GLAZER	9.1
MSKC2206998001	PHILLIP EIDLER & LAURA EIDLER	9.1
MSKC2170995	LINDA LINDSTORM	9.0
MSKC2206998027	DANIEL A MANESIS	9.0
MSKC2276999008	SEAN P AND TRACIE L DONAHUE REVOCABLE TRUST	8.7
MSKC2221990	KIM M COUBAL AND JERRYLEE E COUBAL	8.9
MSKC2276999002	JACK R WERTZ	8.8
MSKC2205982	JOHN M HEIN & JAMES A HEIN	8.3
MSKC2214992	JUDITH A SMUKOWSKI	8.3
MSKC2185995	LAWRENCE AND MICHELE ZIMMER LIVING TRUST DATED APRIL 16, 2003	8.0
MSKC2217999010	RONALD A GRAHAM & JILL M GRAHAM	7.2
MSKC2170994005	PETER JEWELL & EMMA JEWELL	7.9
MSKC2214996012	MARK L OIUM & JENNIFER L OIUM	7.7
MSKC2243980001	LAWRENCE WACHOWIAK & JUDITH WACHOWIAK	7.7
MSKC2280999004	GEORGE PETROPOULOS & JANAE PETROPOULOS	7.7
MSKC2280999005	GEORGE PETROPOULOS & JANAE PETROPOULOS	7.7

DEVELOPABLE RESIDENTIAL LAND

TAXKEY	OWNER	ACRES
MSKC2280999006	STEVEN M RADISH & JENNIFER E RADISH	7.7
MSKC2280999007	MANE NOVAKOVICH & ZORKA NOVAKOVICH	7.7
MSKC2280999003	BRIAN SCHWAGER & LORI J SCHWAGER	7.7
MSKC2164980	JUSTIN CHERUBINI & KRISTEN CHERUBINI	7.5
MSKC2280999008	RANDALL HOERNKE & RENEE HOERNKE	7.4
MSKC2280999009	CHUCK J KREMER & KATHY A KREMER	7.4
MSKC2280998001	PETER A VAN FRACHEN & JENNIFER S VAN FRACHEN	7.4
MSKC2224999005	GREGORY GABER & FAITH GABER	7.2
MSKC2211998003	JAMES R LUNDGREN & PAMELA K LUNDGREN	7.3
MSKC2243991002	SHAWN M HARRISON & CYNTHIA I HARRISON	7.2
MSKC2206998025	DAVID A ROBIDOUX & ROBERTA R ROBIDOUX	7.1
MSKC2222986003	MITCHELL GOLLA & KRISTEN GOLLA	7.0
MSKC2243989	JASON D PATZKE & JAMIE L PATZKE	7.0
MSKC2190994029	CITY OF MUSKEGO	6.9
MSKC2229992006	JAY T STRANDE & JULIE E STRANDE	6.6
MSKC2229995	WASTE MANAGEMENT OF WI INC	6.8
MSKC2171113	SUSAN J SCHWABENLENDER	6.8
MSKC2256993	KATHLEEN M PATTERSON	6.7
MSKC2270995001	CHARLES NOWAKOWSKI & LAURA NOWAKOWSKI	6.4
MSKC2209934	MICHAEL AND THERESA JANSEN LIVING TRUST	6.2
MSKC2243992002	JEFFREY D POSBRIG & DENISE POSBRIG	6.3
MSKC2276999005	DAVID J FOLZ	6.3
MSKC2206999008	WILLIAM L GRIMORD & LYNN V GRIMORD	6.3
MSKC2273998001	PATRICK A ELLIOTT & LINDA M ELLIOTT	6.2
MSKC2217944	RICHARD HOPF JR & KRISTINE HOPF	5.9
MSKC2273992003	JOHN HEIN & GRACE HEIN	6.4
MSKC2229993002	NICHOLAS J WEGNER REVOCABLE LIVING TRUST	6.1
MSKC2243993	RICHARD KALCZYNSKI & SANDRA KALCZYNSKI	6.0
MSKC2288992001	THOMAS M ANGLIM JR	5.9
MSKC2224999011	PATRICK J FAHERTY & SHARON S FAHERTY	6.0
MSKC2229991	TENILLE R GOODHUE & BRIAN P GOODHUE	6.0
MSKC2243992004	CARL POSBRIG & BONNIE POSBRIG	6.0
MSKC2217945001	HAROLD BAAS & DARLA BAAS	6.0
MSKC2177937	MICHAEL BECKMANN & KAREN BECKMANN	6.1
MSKC2286998001	CHRISTINE L ANDERSON	6.0
MSKC2237992	JANE M DE ANGELIS	5.8
MSKC2255985	KIM MARIE WINKOWSKI	6.0
MSKC2239996001	BRIAN HENNEBERRY & CHRISTINE HENNEBERRY	6.0
MSKC2188995011	DONALD R MACHT & HELEN M MACHT	6.0
MSKC2214997001	TIMOTHY J LANG & LISA M LANG FAMILY TRUST	5.9
MSKC2273998004	JASON R HENNEBERRY	7.0
MSKC2206999004	DAVID M WEIS AND BARBARA E WEIS 2022 REVOCABLE TRUST	5.8
MSKC2243999004	THOMAS W DUELGE II & STEPHENIE E DUELGE	5.8
MSKC2206998026	MICHAEL P JAHN & MARSHA K JAHN	5.8
MSKC2243979	MICHAEL DAVID PAPE & STEPHANIE ELISE PAPE	5.7
MSKC2214997011	MARK MELZER AND DONNA KLECZKA	5.7
MSKC2255982001	DOUGLAS E MEINEN SR & JULIE M MEINEN	5.7
MSKC2290995003	ROBERT M DUVE & CAROLE J DUVE	5.7
MSKC2285999011	KENNETH P GABRUS & AUDREY GABRUS	5.5

DEVELOPABLE RESIDENTIAL LAND

TAXKEY	OWNER	ACRES
MSKC2203995009	ROBERT D HOORMANN & SANDRA D HOORMANN	5.2
MSKC2229996	WASTE MGMT OF WI INC	5.1
MSKC2190999007	JOAN M KOHNE REVOCABLE TRUST C/O JAMES L KOHNE	4.7
MSKC2190999006	JOAN M KOHNE REVOCABLE TRUST C/O JAMES L KOHNE	4.7
MSKC2204998002	TIMOTHY DILLETT & CARLEY DILLETT	4.6
MSKC2273998005	JASON R HENNEBERRY	4.0
MSKC2186998003	TY HOFFMANN	3.9
MSKC2280999020	BRYON HRIN	3.6
MSKC2280999019	BRYON HRIN	2.9
MSKC2260992	EMERALD PARK LANDFILL LLC & ATTN TAX DEPARTMENT	3.3
MSKC2280999015	BRYON HRIN	2.8
MSKC2280999016	BRYON HRIN	2.8
MSKC2186005	ANNE BROUWER & RICHARD SCHAUSS	2.8
MSKC2280999010	NICHOLAS SCHULTZ & HEATHER SCHULTZ	2.8
MSKC2280999017	BRYON HRIN	2.7
MSKC2229998	WASTE MGMT OF WI INC	2.1
MSKC2180985	ROGER L JOHNSTON	2.1
MSKC2286972	SLAMANN TRUST	1.4
MSKC2209934004	CARL SERFORT & CYNTHIA SERFORT	1.3
MSKC2191997002	DALE S ANDERSON	1.1
MSKC2172070	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	1.0
MSKC2172069	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.9
MSKC2172071	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.6
MSKC2161063	MILO F AND GRETCHEN A TUMA REVOCABLE TRUST	0.5
MSKC2172065	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2162023	EDWARD HALLADA & P HALLADA	0.4
MSKC2172044	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172075	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2205041004	THOMAS WERNETTE & SHARON WERNETTE	0.5
MSKC2172083	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172043	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172068	D B 4 REAL ESTATE LLC	0.5
MSKC2172080	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2162022	ALEX ROELLI	0.4
MSKC2205041002	THOMAS WERNETTE & SHARON WERNETTE	0.5
MSKC2205041003	THOMAS WERNETTE & SHARON WERNETTE	0.5
MSKC2162030	GERALD L NEUSER	0.5
MSKC2172076	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172040	PAUL A GRANT & JANICE M GRANT	0.5
MSKC2172077	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172072	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172073	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172074	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172082	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172081	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2172042	D B 4 REAL ESTATE LLC & C/O DARYL BORCHARDT	0.5
MSKC2168003	KURT BUECHLER & RUTH BUECHLER	0.4

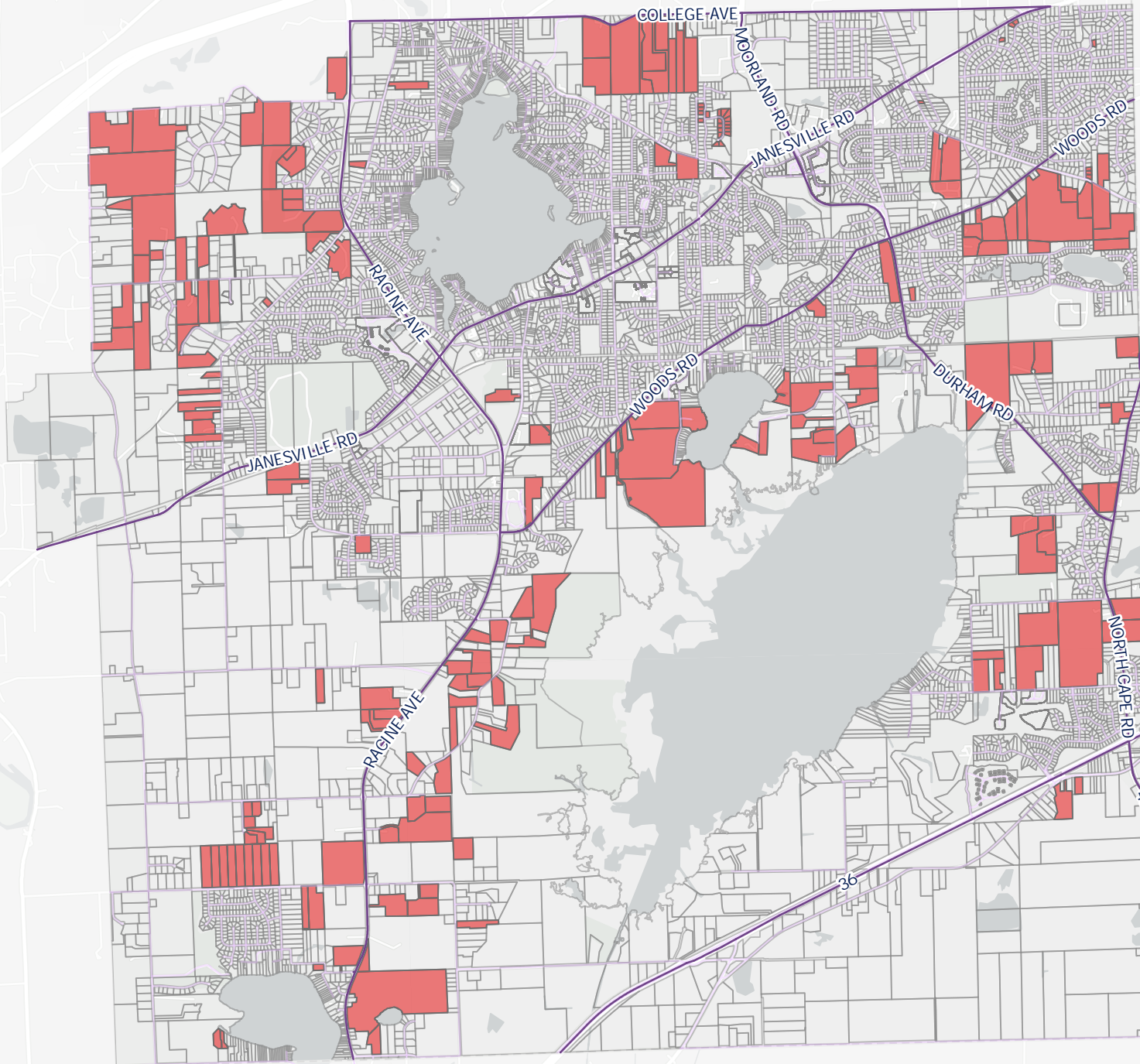
Appendix B: Map of Undeveloped Parcels Zoned for Residential Development

2024 Developable Land in Residential Zoning

 Developable
Residential Land

F

0 0.5 1 1.5
Miles



Appendix C: List of Parcels Potentially Suitable for Development Not Zoned for Development

DEVELOPABLE AGRICULTURAL LAND

TAXKEY	OWNER	ACRES
MSKC2289997001	JOSEPH R SCHWEITZER	128.0
MSKC2234996	KINGS DAIRY FARM LLC	122.9
MSKC2297999	ALBRECHT ENTERPRISES INC	113.2
MSKC2285996	HENRY POSBRIG	99.3
MSKC2240999001	LYLE H FICKAU	92.4
MSKC2297997	EMERALD PARK LANDFILL LLC & ATTN TAX DEPARTMENT	92.3
MSKC2259981001	RAMONA M MACHULAK	91.1
MSKC2233999	M FEINAUER & BETTY & WALLACE PALMAN TRUST	79.0
MSKC2299996	JOSEPH M HOLTERMAN & TRACY A HOLTERMAN	77.3
MSKC2279999	THE ALLAN G ALBRECHT AND KATHLEEN A ALBRECHT REVOCABLE TRUST	77.0
MSKC2263998	STEVEN J LANGE & 16201 50TH RD	75.9
MSKC2273997	ZIELINSKI JOINT REV TRUST	66.5
MSKC2268999	FINALLY AFFORDABLE HOMES LLC	62.9
MSKC2234997	SPLENDOR VALLEY FARMS LLC	61.1
MSKC2278993	KING FARMSTEAD LLC	60.2
MSKC2224999002	MCDONALD FAMILY REVOCABLE TRUST	59.9
MSKC2273999003	CARL POSBRIG	58.1
MSKC2298981	BONNIE D CLEMENCE	50.5
MSKC2259980	EMERALD PARK LANDFILL LLC & FKA ADVANCED DISPOSAL SERVICES	49.2
MSKC2274999	RONALD KAEBISCH & RICK KAEBISCH	47.8
MSKC2293999011	LAWRENCE P JANUSZ AND ELLEN M JANUSZ LIVING TRUST	45.5
MSKC2283997005	BRODEL'S SENTINEL OAK ACRES LLC	43.3
MSKC2264998	MARVIN & GLORIA PELLMANN TRUST	42.0
MSKC2299999	MARK W MADDEN & EILEEN J MADDEN	40.4
MSKC2277999	DEBORAH MARX & NANCY PROPHETER	40.2
MSKC2303996	HARVEY & JACQUELINE SCHWEITZER JOINT REV TRUST	40.0
MSKC2299997	MARK G ROHDE & NICHOLAS R ROHDE	40.0
MSKC2236995	DEBORAH MARX & NANCY PROPHETER	40.0
MSKC2277996011	ANNA L KETTLEWELL	40.0
MSKC2277996012	ERIC HAFTARSKI & SARAH HAFTARSKI	40.0
MSKC2277996017	DANIEL R BALDWIN & JENNIFER L BALDWIN	40.0
MSKC2277996016	DELON D DARGA & TAMMY L DARGA	40.0
MSKC2300999	HARVEY & JACQUELINE SCHWEITZER JOINT REV TRUST	39.0
MSKC2288996004	DUVE FAMILY TRUST	37.0
MSKC2276998	RANDALL A & SUSAN A GUHR REVOCABLE LIVING TRUST	36.7
MSKC2233996001	JACK KING & BERNICE KING	36.6
MSKC2276999007	RICHTER REVOCABLE LIVING TRUST	36.0
MSKC2296999006	GREG PATZER AND EMILY PATZER	35.9
MSKC2283998	DAVID MASON & PAMELA MASON	35.9
MSKC2298978003	STEPHEN SOBIESKI	35.7
MSKC2275999006	ROGER A GUHR AND RANDALL A GUHR CO-PARTNERS D/B/A GUHR BROS.	35.6
MSKC2238994002	D&J GIFTS LLC	35.3
MSKC2279998	THE GEORGE MACIOSEK JR REVOCABLE TRUST	35.1
MSKC2275998	ROGER & KELLY GUHR LIVING TRUST	35.0
MSKC2282995002	JAMES KINDLER	34.3
MSKC2274998	ROBERT SCHAEFER & LAURA SCHAEFER	33.5
MSKC2286999	RYAN GUHR & SAMANTHA GUHR	33.5
MSKC2293996003	RYAN R MOELLER	33.4
MSKC2234998	JACK KING & BERNICE KING	33.3

DEVELOPABLE AGRICULTURAL LAND

TAXKEY	OWNER	ACRES
MSKC2239997	JAMES W BASELER & MARANDA A BASELER	32.6
MSKC2263999	JORDAN J KOPAC & JORDAN J KOPAC II	31.9
MSKC2232983	VERN MOELLER & RUSSELL J MOELLER	29.6
MSKC2231998	JEFFREY KEIERLEBER	28.1
MSKC2279997	ROSE D MANEY	28.1
MSKC2275999005	ROGER A GUHR & DBA GUHR BROS	27.0
MSKC2261979010	RONALD J PLEVAK	27.0
MSKC2295995002	MKM REAL ESTATE HOLDINGS LLC	25.7
MSKC2292999	MKM REAL ESTATE HOLDINGS LLC	25.7
MSKC2294997	JOSEPH R SCHWEITZER	25.3
MSKC2296998003	FLOYD F SPORLEDER & DEBORAH E SPORLEDER	25.2
MSKC2296999004	ANTHONY BUCEK & KRISTIN BUCEK	23.8
MSKC2235999	DEBORAH B MARX & NANCY L PROPHETER	21.8
MSKC2232981003	JAMES W BASELER	21.6
MSKC2277998	KING FARMSTEAD LLC	21.0
MSKC2292998	RICHARD R & SUSAN Z LANGE REVOCABLE TRUST	20.8
MSKC2233997	ROBERT A SLAK JR	20.4
MSKC2277996003	AVID HAITA & LINDA HAITA	20.0
MSKC2238999	PHILLIP A PURPERO & SUZANNE M KIRBY	20.0
MSKC2238997	M FEINAUER	20.0
MSKC2278994	DEBORAH MARX & NANCY PROPHETER	19.6
MSKC2236999	JACK KING	19.0
MSKC2293999013	MATTHEW P JANUSZ & HEIDI M JANUSZ	19.0
MSKC2271998001	ELIZABETH TEWES	18.6
MSKC2238996001	D&J GIFTS LLC	18.5
MSKC2236994	MICHAEL E BEILFUSS & JOAN B BEILFUSS	18.0
MSKC2296994006	NOEL PHILIP & LISA PHILIP	17.9
MSKC2293999007	FREDERIC JANUSZ & DENISE JANUSZ	17.8
MSKC2227989017	HOLYSZKO FAMILY TRUST	17.3
MSKC2283997002	HARRY H BRODEL JR & KATHLYN S BRODEL	16.5
MSKC2232980	D M W INC	15.6
MSKC2186991001	DUANE C WHITEHOUSE	15.1
MSKC2286961	RANDALL A & SUSAN A GUHR REV LIVING TRUST	15.1
MSKC2232981	EDGEWOOD BROKERAGE LLC	15.0
MSKC2295999003	DANIEL KARCZEWSKI 1999 REVOCABLE TRUST	14.7
MSKC2259971		14.5
MSKC2227990	ASHLEY M PAPP & MICHAEL R PAPP	14.3
MSKC2275999004	ROGER A GUHR & DBA GUHR BROS	13.5
MSKC2295999012	BRYON HRIN	13.5
MSKC2295999011	MICHAEL S ERICKSON & PHYLLIS A ERICKSON	13.5
MSKC2295995005	JAMES E HUCKSTORF & JENNIFER M HUCKSTORF	13.1
MSKC2295992	BERNICE E MAY	13.0
MSKC2296999008	CHRISTOPHER BEYER	12.8
MSKC2293994	JOHN R KELLY JR	12.5
MSKC2296998006	AARON J SCHWID & JESSICA L SCHWID	12.0
MSKC2296998004	TODD J MARENO	11.7
MSKC2231996	SPLENDOR VALLEY FARMS LLC	11.1
MSKC2295996005	KKM REAL ESTATE HOLDINGS LLC	11.1
MSKC2277996008	PATRICK E MARTIN & LYNN M MARTIN	10.6

DEVELOPABLE AGRICULTURAL LAND

TAXKEY	OWNER	ACRES
MSKC2263998007	PATRICK STAUDACHER & JILL STAUDACHER	10.6
MSKC2212999	DANIEL A PIPKE & ALFRED M PIPKE	10.3
MSKC2239998	ROBERT L & JANET L GUMIENY REVOCABLE TRUST	10.0
MSKC2239999	KEVIN P GARDNER & MARIA C GARDNER	10.0
MSKC2232983001	JOHN A SACKMANN	10.0
MSKC2242987	WISCONSIN FARM LLC	9.8
MSKC2186991002	DUANE C WHITEHOUSE	9.6
MSKC2233996002	PROKOPIOS P LIAPIS & JENNIFER LYN HEDRICK	9.5
MSKC2186991003	KENNETH R WHITEHOUSE	9.5
MSKC2277996009	AVID HAITA & LINDA HAITA ET AL	9.4
MSKC2291997002	ROBERT BELMORE & DEBRA A BELMORE	9.1
MSKC2242983	JAMES E CHRISTIE	9.1
MSKC2259992	RUSSELL J JANKOWSKI REVOCABLE TRUST	9.0
MSKC2273990001	DAVID LEE MILES & ERIC D MILES ET AL	8.9
MSKC2273990002	DAVID LEE MILES & ERIC D MILES ET AL	8.9
MSKC2296998005	KENNETH J POSTO & DOROTHY L POSTO	8.7
MSKC2243994003	THOMAS D FENNIG & KAREN L FENNIG	8.6
MSKC2243994006	DARRYL E UCHITIL & XIAOYUN Z UCHITIL	8.4
MSKC2277996007	DOMINIC H SCHANEN & CARRIE A SCHANEN	8.3
MSKC2295999007	CHARLES R PAMPUCH	8.3
MSKC2234999	JEFFREY KEIERLEBER	8.0
MSKC2264998003	SCOTT GRETZON & MELANIE GRETZON	7.7
MSKC2233996003	ROBERT SLAK JR & CHRISTINE SLAK	7.7
MSKC2294996	GREGORY BURGER & THERESE BURGER	7.5
MSKC2277996006	SCOTT B KOERNER JR & CHRISTINE L KOERNER	7.5
MSKC2261979011	KIRA RENEE GREBE & BRANDON GREBE	7.4
MSKC2243994002	KARL & AMY HOEPPNER REVOCABLE TRUST	7.2
MSKC2296994005	NOEL J PHILIP & LISA M PHILIP	7.0
MSKC2293999012	JOSEPH M JANUSZ & DESTINY D JANUSZ	6.9
MSKC2263998005	MATTHEW KNEISLER & DEBRA ACKER	6.5
MSKC2278991	ANDREW T SCHOLBE	6.4
MSKC2264998005	JON G ZUEHLKE & JANE H ZUEHLKE	6.4
MSKC2294998003	KENNETH KAPELLUSCH & MADELYN KAPELLUSCH	6.3
MSKC2259993001	ALICE L MAROLD	6.1
MSKC2282991	THOMAS J DRYJA	6.0
MSKC2238995	D&J GIFTS LLC	6.0
MSKC2282993	MARIAN S KLATT	6.0
MSKC2227989014	DAVID A BYRNE & DIANE D BYRNE	6.0
MSKC2243994005	DAVID POHL & HEATHER POHL	5.9
MSKC2259991	RUSSELL J JANKOWSKI REVOCABLE TRUST	5.9
MSKC2297995	SCOTT M ALBRECHT	5.8
MSKC2273990006	DAVID LEE MILES & ERIC D MILES ET AL	5.7
MSKC2289997004	GREGG HEINRICH TRUST	5.7
MSKC2291998001	MICHAEL T REHER & DEBORAH L REHER	5.7
MSKC2297993	DALE MARTIN & MAUREEN MARTIN	5.6
MSKC2259994	JOSEPH J POLKA JR & SARAH A POLKA	5.6
MSKC2279994	ANTHONY JOHN HARTUNG & PATTI SUE HARTUNG	5.5
MSKC2296999007	RICHARD MONTPAS & NANCY MONTPAS	5.5
MSKC2273990005	DAVID LEE MILES & ERIC D MILES ET AL	5.5

DEVELOPABLE AGRICULTURAL LAND


TAXKEY	OWNER	ACRES
MSKC2233996	BRANDON J WEILAND	5.1
MSKC2289999	JOHN M ALBRECHT & PAMELA ALBRECHT	4.0
MSKC2294998	KURT M FENSTER & TATSTSANA VASILYEVA FENSTER	4.0
MSKC2264998004	MARVIN & GLORIA PELLMANN TRUST	2.8
MSKC2259995002	THE VILLAGES AT MUSKEGO LAKES PARTNERSHIP & 622 N WATER ST STE 200	2.0
MSKC2235998003	BONNIE R BOURDO AND TIMOTHY R LEKFIELD	29.1
MSKC2235998004	BONNIE R BOURDO AND TIMOTHY R LEKFIELD	15.8
MSKC2275999007	DANIEL A GUHR	3.0
MSKC2277997	ROGER SCHOLBE	57.9

Appendix D: Map of Developable Parcels Not Zoned for Residential Use and Public Utility Availability

**2024
Developable Land
in
Agricultural Zoning**

 **Developable
Agricultural Land**

F

0 0.5 1 1.5

Miles

