



Village of Bellevue

# 2022 Housing Affordability Analysis

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## Purpose

This annual report complies with the newly adopted Housing Affordability Report requirements contained in Section 66.10013 of Wisconsin Statutes and is intended to document implementation of the housing element of the Comprehensive Plan.

## Process and Data Sources

This report was prepared by Planning staff for the calendar year ending December 31, 2022, using the adopted Village of Bellevue Fee Schedule, permit/development records maintained by the Community Development Department and adopted Village of Bellevue Ordinances. This report has been posted on the Village's website ([www.villageofbellevuewi.gov](http://www.villageofbellevuewi.gov)) and has been shared with the Village of Bellevue Plan Commission and Village Board. For record keeping purposes, projects are reported in the year in which they were permitted (approved). Projects permitted in prior calendar years but completed and occupied in 2022 are not included in the data below but may be specifically referenced.

## Comprehensive Plan Implementation

An update to the Village of Bellevue Comprehensive Plan began in 2022 and was adopted in January of 2023. The plan lists several techniques the Village may use to create affordable housing opportunities which include:

### 1. Missing Middle Housing Styles

The "missing middle" is a term used to describe housing types with densities that fall between detached single-family homes and larger mid-rise multi-family buildings. Housing types include duplex, triplex & fourplex, courtyard apartments, townhouses, live/work units, among others. "Missing middle" would typically exclude single-family homes and larger (>6 unit) apartments, however there may be circumstances whereby a fully planned out new neighborhood could include some limited amounts of these uses. While these unit types typically provide for medium density, they often have a lower perceived density due to their design and small building footprint. A wide variety of affordable "missing middle" housing styles, ranging from 700 to 1300 square feet can be built on lots as small as 5,000 square feet and with as little frontage as 30 feet. Missing middle building types can help developers maximize affordability and returns without compromising quality by providing housing types that are simple and affordable to build. The term "gentle density" applies here as well. Gentle density is a slow transition from single-family dwellings to a denser residential use that is designed to fit within the context and scale of the neighborhood. Gentle density would be the opposite of placing a 16 unit apartment building next to an existing single-family neighborhood and instead, would look at scattering the 16 units, in perhaps four 4-unit buildings across a broader development area which is interspersed with single-family and duplex housing. It is important to remember that the term "missing middle" also refers and directly ties to those in the workforce who are making 60-120% of the area's median household income.

### 2. Smaller Residential Lot Sizes

Decreasing minimum lot sizes and frontages would (in addition to helping to keep housing costs down) provide greater efficiencies in the delivery of such services as postal delivery, garbage and school bus pickup. Also, in terms of cost savings, the more homes that front on a street, the less the impact on the individual homeowner when paying assessments for sewer main, water main, sidewalk, or street repairs. Currently, Bellevue has a minimum lot size of 11,000 sq. ft. for sewered lots and 40,000 sq. ft. for unsewered lots. The creation of

smaller lots – perhaps as small as 6,000 sq. ft. should be considered in some portions of the Village in order to increase affordability.

### **3. Accessory Dwelling Units (ADUs) on a Residential Parcel**

As Bellevue residents continue to age, there often comes a time when they might not want to maintain a separate home but do not wish to live in a retirement or elderly care home. An alternative would be to allow small, secondary living quarters on one residential parcel. Known as ADUs, or sometimes as “granny flats,” these types of units allow the elderly to maintain their own independent living quarters for sleeping and washing while being able to easily interact with their family for meals and socializing in the principal residence. They can provide an affordable rental option for students or young couples.

### **4. Traditional Neighborhood Development (TND)**

Traditional Neighborhood Developments (TNDs) are compact, mixed-use neighborhoods where residential, commercial, and civic buildings are within close proximity to each other. Wisconsin requires all cities and villages, with a population over 12,500 residents, to develop an ordinance that permits this type of development.

Typical features that are part of a TND include:

- Parks, schools, civic buildings and commercial establishments are located within walking distance of homes
- Residences with narrow front setbacks, front porches and detached rear garages or alley-loaded parking
- Network of streets and paths suitable for pedestrians, bicyclists and vehicles
- Narrower streets with crosswalks, streetscaping and other traffic-calming measures
- In-scale development that fits the local context
- Buildings oriented to the street with parking behind
- Different types of housing options in residential areas

Specific goals, objectives and recommendations for housing within Bellevue identified in the Comprehensive Plan include:

**Goal 1:** Support a variety of housing options to attract and retain residents of all ages, physical needs and income levels.

#### **Objectives**

1. Promote housing affordability and equality.
2. Make Bellevue a desirable place to live.
3. Treat housing as a form of economic development.
4. Encourage additional “missing middle” housing styles and designs where appropriate.

#### **Recommendations**

1. Encourage the use of the new Traditional Neighborhood Development ordinance by developers in the appropriate locations, even if just for residential development purposes.
2. Review current regulations so that they are more supportive and encouraging of the development of ‘missing middle’ housing styles in appropriate areas.
3. Support a variety of lot sizes within new developments.
4. Consider reducing minimum lot width requirements from 100 feet to 50 feet.
5. Consider modifications to the Village’s zoning ordinance which incorporates the concept of “maximum lot sizes.”

6. Modify the Village's ordinances to allow for Accessory Dwelling Units (ADUs) within specific residential districts.
7. Develop various regulatory incentives, such as smaller minimum residential lot sizes, in return for various housing options.
8. Ensure that public greenspaces are required and appropriately integrated into the design of new housing developments.
9. Make developers aware of local age and income demographics and trends to that new housing is a better match for area residents.
10. Periodically review and update the Village's "Residential Infrastructure Policy and Assistance" document.

**Goal 2:** Provide a balance of single family and multi-family housing units.

**Objectives**

1. Maintain property values.
2. Create a community that promotes a "stable" population.

**Recommendations**

1. Encourage the use of county, state, and federal housing programs that provide assistance to first time homebuyers, the elderly, disable, and low-moderate income residents.

**Goal 3:** Support subdivision design that enhances the character of the Village.

**Objectives**

1. Make Bellevue a desirable place to live.

**Recommendations**

1. Encourage developers to identify and incorporate existing trees, forested areas, water resources and interesting topographic features into subdivision designs and provide public access to these areas.
2. Utilize developers agreements to specify subdivision aesthetics such as avoiding repetitious housing styles and colors.
3. Encourage housing for elderly or handicapped residents to be near or provide safe access to commercial areas, retail areas, and community facilities so they are not isolated.
4. Encourage distributed multi-family dwellings that are of high quality design, where applicable, within new subdivisions.
5. At least two housing types (single-family homes, duplexes, tri-plexes, four-plexes, senior living, handicapped accessible, etc.) should be in any residential project, whether low-density or high-density. As the acreage of the residential project increases, so should the number of housing types.

**Goal 4:** Encourage residential developments that encourage safe and healthy activities.

**Objectives**

1. Minimize the negative effects of development.
2. Encourage more active lifestyles and a better environment.

**Recommendations**

1. Ensure a diverse set of housing types and styles are available to better accommodate those residents who wish to "age in place."

## Residential Platting Activity

The Village of Bellevue approved one (1) Preliminary Plat and one (1) Final Plat in 2022. The Final Plat included a total of eighty (80) new single-family lots and one (1) outlot as follows:

Willow Glen 2: Approval of eighty (80) single-family lots and one (1) outlot.

## Residential Permit Activity

The Village of Bellevue Community Development staff reviewed the 2022 permit/development records and permitted 95 new housing units, which included 51 new single-family units and 44 new apartment units. It's also important to note that 39 housing units obtained residential addition/remodeling permits, which under the statutory language are to be included in the total fee amount, but not in the number of residential units in the formula. A summary and analysis of the permits, fees and average permit fee per unit charge by the Village of Bellevue is as follows:

Type of Permits/Fees	# Of Permits/Units	Total Fees Collected
Residential Additions/Remodeling	39	\$10,668
Residential New Single-Family	51	
Building Permit Fees		\$42,971
Park Impact Fee		\$16,403
Water Supply & Storage Impact Fee		\$8,977
Fire Protection Impact Fee		\$12,502
Law Enforcement Impact Fee		\$7,238
Water Meter		\$13,818
Sanitary Sewer Connection Fee		\$47,000
Storm Sewer Connection Fee		\$11,750
Residential New Two-Family	0	
Building Permit Fees		\$0
Park Impact Fee		\$0
Water Supply & Storage Impact Fee		\$0
Fire Protection Impact Fee		\$0
Law Enforcement Impact Fee		\$0
Water Meter		\$0
Sanitary Sewer Connection Fee		\$0
Storm Sewer Connection Fee		\$0
Multi-Family	3 buildings/44 units	
Building Permit Fees		\$4,709
Park Impact Fee		\$20,371
Water Supply & Storage Impact Fee		\$7,687.75
Fire Protection Impact Fee		\$7,766
Law Enforcement Impact Fee		\$4,519
New Multi-Family (Early Start Only)	0	\$0

Preliminary Plat	1/40 lots, 1 outlot	\$1,635
Final Plat	1/80 lots, 1 outlot	\$100
Certified Survey Map	3	\$525
Preliminary Planned Development District (PDD)	1	\$500
Final Planned Development District (PDD)	0	\$0
Planned Development District Amendment (PDD)	2	\$700
Rezoning	0	\$0
Site Plan Review (includes stormwater review)	2	\$1,700
<b>Total Fees:</b>		<b>\$221,539.75</b>

	<b>Units</b>	<b>Fees</b>
Total Fees (including addition/remodeling)		<b>\$221,539.75</b>
2022 Units (new construction only)	95	
<b>2022 Fees per Unit (new construction only)</b>		<b>\$2,332.00</b>
2022 Units (new construction and addition/remodeling)	134	
<b>2022 Fees per Unit (including addition/remodel units)</b>		<b>\$1,653.28</b>

As shown in the table, the average fee per permitted residential unit (including the remodeling fees, but not including the remodeling units), as specified under State Statute, is \$2,332.00 per unit. The average fee per unit when including both the remodeling fees and remodeled units is \$1,653.28.

In order to put Bellevue's fee per unit into perspective, according to the 2018-2022 American Community Survey from the U.S. Census Bureau, the median value of an owner-occupied home in Bellevue with a mortgage is approximately \$256,100. The commercial real estate site, Zillow, places the average Bellevue home value at \$345,000. By dividing the two fee per unit values by the high and low home values results in a range of 0.48% to 0.91% in added home cost due to Bellevue fees. To put it into greater perspective, the 2022 National Association of Homebuilders (NAHB) Construction Cost Survey identifies the following national average costs as a percentage of overall home cost: Finished Lot Cost 17.8%, Total Construction Cost 60.8%, Profit 10.1%, Overhead and General Expenses 5.1%, Sales Commission 3.6%, Financing Cost 1.9% and Marketing Cost 0.7%.<sup>1</sup>

## Analysis of Residential Development Regulations

### Land Use Controls

Residential development with the Village of Bellevue is managed primarily through the zoning, subdivision and building codes. The Village's Zoning Ordinance allows for a variety of housing types at various densities. In terms of uses, single-family dwellings are permitted in all residential districts. By utilizing the Planned Development District (PDD) process, flexibility in the development with such things as reduced setbacks, lot sizes, street widths, etc., can be achieved. Allowing these types of developments where single-family lots are smaller and streets narrower contributes to land affordability.

Two-family dwellings are permitted in two residential zoning districts and the lots can be as narrow as 90 feet in width and 12,000 square feet in area. Multi-family dwellings are permitted in one residential zoning district, when one multi-family building is constructed. Any multi-family development exceeding one building would require

<sup>1</sup> Retrieved from National Association of Homebuilders website: <https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2023/special-study-cost-of-constructing-a-home-2022-february-2023.pdf>

approval of a Planned Development District (PDD), which allows flexibility in site design and multiple buildings upon one zoning lot.

As for development submittals such as platting and rezoning, the Village follows all applicable statutory and municipal requirements.

### **Site Improvement Requirements**

The Village of Bellevue requires standard improvements for new subdivisions including paved streets, curb/gutter, public water and sewer, gas and electric, sidewalks (where applicable), and stormwater management.

### **Fees and Land Dedication Requirements**

The Village of Bellevue maintains an impact fee ordinance (Chapter 270 of the Village of Bellevue Municipal Code) for new residential development. The purpose of this chapter is to promote the public health, safety and general welfare of the community and facilitate the adequate provision of parks, playgrounds and land for athletic fields, water supply and storage facilities, fire protection and law enforcement facilities by imposing impact fees upon developers to pay for the capital costs of public facilities that are necessary to accommodate land development. The impacts fees were developed and implemented consistent with the requirements of Wis. Stats. Section 66.0617.

Parks and recreational facilities impact fees are put into place to accommodate the park and recreational needs of land development. The amount of impact fees may be reduced based on the amount of land, if any, that is dedicated to the public for park purposes. Usage of the impact fee revenue follows the time and use requirements of state statute. Please see Appendix A 'New Housing Fee Report' for a list of review, permit and impact fees.

### **Permit Procedures**

All residential applications, including the UDC (single-family/duplex) permit package are available on the Village's website. General steps in obtaining a building permit are as follows:

- Apply for a permit via email to a building inspector or in person at the Village office.
- Submission of plans
- Staff review – small additions, remodeling or garages may have a shortened review time if adequate, detailed and complete plans are prepared. New construction permits usually take five business days to review. All subcontractor permits must be obtained prior to starting work.
- After approval of the permit, all applicable fees shall be paid prior to receiving the permit.
- Inspections are called in as needed at least 48 hours in advance.
- After final inspection and once all non-compliances are corrected, a Certificate of Occupancy is issued.

### **Financial Support for Residential Development**

The Village of Bellevue has created a Residential Infrastructure Policy to potentially assist in the creation of new subdivisions in the community. This policy allows developers to request Village-funded public infrastructure. The Village funds the public infrastructure for the project and then recaptures those funds as lots develop. See Appendix B for a copy of this policy.

## **List of Undeveloped Parcels**

### **Zoned for Residential Development**

The Village of Bellevue Community Development Department performed a Geographic Information System (GIS) analysis by overlaying the Village Zoning Map on the Brown County Parcel Map to identify all parcels zoned R-1 –

Single Family Residential, R-2 – Two-Family Residential, RR – Rural Residential and R-3 – Multi-Family Residential. The analysis also included property zoned PDD – Planned Development District which includes single-family residential lots. The analysis identified 150 parcels with a total of 518.07 acres of land that are currently zoned residential but are not developed within the Village of Bellevue.

### **Zoned for Other Use but Suitable for Residential Development**

The Village of Bellevue performed a Geographic Information System (GIS) analysis by overlaying the Future Land Use Map on the Brown County Parcel Map to identify all parcels shown as Low Density Residential and Mixed Use Residential. The majority of these parcels are located on the east and southwest sides of the community where you'll find most of the Village's agricultural land and active farming operations. The analysis identified 104 parcels with a total of 1,581.54 acres of land that are currently not zoned residential but would be suitable for residential in the future.

See Appendix C for associated parcels and maps.

## **Housing Affordability**

One metric to determine whether a mortgage or rent is affordable, is from the U.S. Department of Housing and Urban Development (HUD), which recommends that housing costs (mortgage/rent, insurance, taxes, etc.) should not exceed 30 percent of a household's income. Households earning less than 80 percent of the Area Median Income (AMI) are considered low-income households by HUD; very low-income households earn less than 50 percent of the AMI; extremely low-income households earn less than 30 percent of the AMI. 60 percent AMI is used for the Low Income Housing Tax Credit and Multifamily Housing Bonds programs. Household earnings above 80% and up to 120% of the median income are considered moderate-income.

The 2018-2022 U.S. Census Bureau American Community Survey (ACS) estimates approximately 36.9 percent of Bellevue renters are paying 30 percent or more of their household incomes for housing, which is less than Brown County (39.9 percent) and the State of Wisconsin (43.1 percent). Additionally, the 2018-2022 ACS estimates approximately 22.4 percent of Bellevue homeowners with a mortgage pay 30 percent or greater of their household income toward the mortgage, which is slightly higher than Brown County (19 percent) and the State of Wisconsin (22.1 percent), respectively.

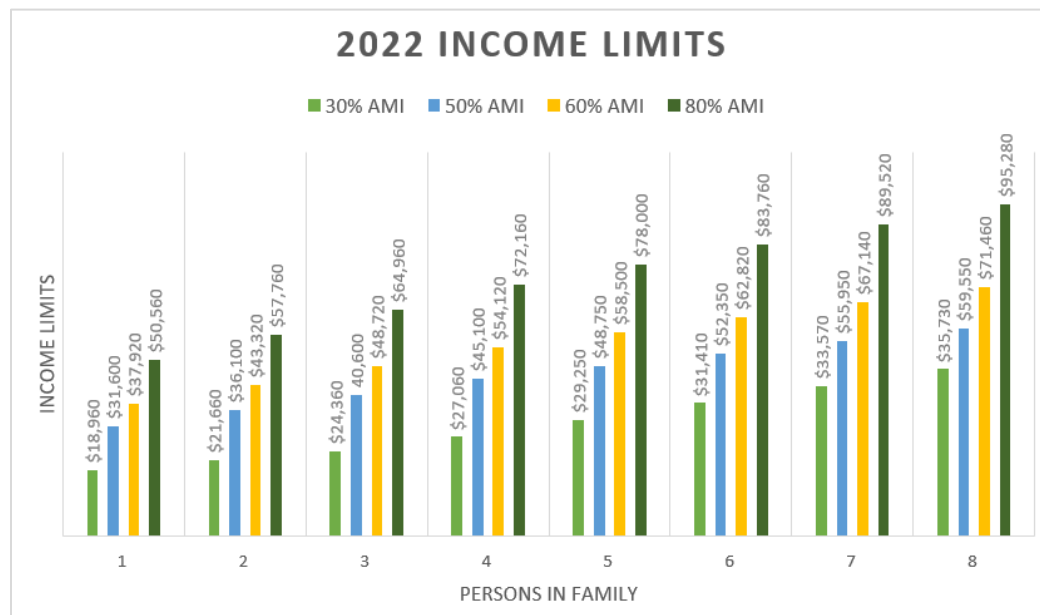
Monthly Homeowner Costs				
	Bellevue		Brown County	
	#	%	#	%
Units with a mortgage	2,785	100%	45,726	100%
Less than \$500	14	0.5%	173	0.4%
\$500 to \$999	213	7.6%	6,074	13.3%
\$1,000 to \$1,499	1,185	42.5%	16,353	35.8%
\$1,500 to \$1,999	894	32.1%	12,584	27.5%
\$2,000 to \$2,499	265	9.5%	6,057	13.2%
\$2,500 to \$2,999	138	5.0%	2,157	4.7%
\$3,000 or more	76	2.7%	2,328	5.1%
Median (dollars)	1,493		1,509	
Gross Rent				
	Bellevue		Brown County	



	#	%	#	%
Units paying rent	2,444	100%	37,410	100%
Less than \$500	95	3.9%	1,844	4.9%
\$500 to \$999	1,034	42.3%	20,833	55.7%
\$1,000 to \$1,499	1,083	44.3%	12,497	33.4%
\$1,500 to \$1,999	132	5.4%	1,636	4.4%
\$2,000 to \$2,499	14	0.6%	310	0.8%
\$2,500 to \$2,999	27	1.1%	88	0.2%
\$3,000 or more	59	2.4%	202	0.5%
Median (dollars)	1,039		935	

Source: U.S. Census, American Community Survey, 2018-2022

Brown County's 2022 median family income was \$74,066. The following graph depicts 30 percent, 50 percent, 60 percent and 80 percent income limits for family sizes 1 through 8.



The following table depicts 30 percent, 50 percent, 60 percent and 80 percent rent limits for efficiency – 6-bedroom apartments within Brown County.

#### WHEDA – estimated 2022 Brown County Rent Limits

	EFF	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Low Income Limits (80% of AMI)	\$ 1,264.00	\$ 1,354.00	\$ 1,624.00	\$ 1,877.00	\$ 2,094.00	\$ 2,310.00	\$ 2,526.00
Multifamily tax subsidy limits (60% of AMI)	\$ 948.00	\$ 1,015.00	\$ 1,218.00	\$ 1,407.00	\$ 1,570.00	\$ 1,732.00	\$ 1,894.00
Very Low Income Limits (50% of AMI)	\$ 790.00	\$ 846.00	\$ 1,015.00	\$ 1,173.00	\$ 1,308.00	\$ 1,443.00	\$ 1,578.00
Extremely Low Income Limits (30% of AMI)	\$ 474.00	\$ 507.00	\$ 609.00	\$ 703.00	\$ 785.00	\$ 866.00	\$ 947.00

([www.wheda.com/multifamily-data-library](http://www.wheda.com/multifamily-data-library))

Note: WHEDA estimates these rent limits (rent + utilities) for their funded projects. Efficiency rent limits correspond to the “affordable” housing budget for 1-person households and 2-bedroom rent limits correspond to the “affordable” housing budget for 3-person households.

## Available Housing Analysis

### **Rental – Two Bedroom for Three Personal Family**

In Brown County for 2022, a 3-person family (2-bedroom) rent limit for 50% of AMI is \$1,015.00 per month (rent + utilities).

In Bellevue, there are several two-bedroom apartments available for lease at rates between \$1,050 - \$1,100 per month based on a search at apartmentguide.com. ([www.apartmentguide.com](http://www.apartmentguide.com)). At \$1,050 - \$1,100 per month, the average rate for a two-bedroom in Bellevue is \$35 - \$85 higher per month than what would be affordable for a three-person family making 50% of AMI.

A 3-person family at 30% of Brown County AMI would earn \$24,360, which translates into a monthly rental rate of \$609.00.

A search conducted at apartmentguide.com did not produce any available 2-bedroom apartments for rent under \$1,050 per month. At \$1,050/month, the average rental rate for a two-bedroom in Bellevue is \$441 higher per month for a three-person family making 30% of AMI.

### **Ownership – Three-Bedroom Home for Four-Person Family**

A 4-person family at 80% of Brown County AMI would earn \$72,160/year. This translates into a monthly affordable housing expenditure of \$1,804, which includes the mortgage, property taxes and home insurance. An affordable home under an FHA product would be \$242,457. An FHA loan is a mortgage designed for low-moderate income borrowers which requires lower minimum down payments and credit scores than many conventional loans.

According to the 2018-2022 ACS there are 4,356 owner-occupied units. Of those, there are a total of 1,391 units with a value of \$199,999 or less. This translates into approximately 31.9% of Bellevue's homes being affordable under an FHA product. For homes with a value of \$200,000 - \$1,000,000+ there are a total of 2,965 units, which is approximately 68.1% of Bellevue's homes being affordable with a conventional mortgage.

Value - Owner Occupied Units	Village of Bellevue
Total	4,356
Less than \$50,000	443
\$50,000 to \$99,000	26
\$100,000 to \$149,000	309
\$150,000 to \$199,000	613
\$200,000 to \$299,000	1,766
\$300,000 to \$499,000	957
\$500,000 to \$999,999	167
\$1,000,000 or more	75
Median (dollars)	\$256,100

Source: U.S. Census, American Community Survey, 2018-2022

## **Analyze or identify ways to modify construction and development**

The Village of Bellevue recognizes the importance of expediting review processes, which is why the Village is continually evaluating development requirements and procedures to find efficiencies for the development community, as well as Village staff. To ensure maximum efficiency, the Village follows all applicable statutory and municipal requirements for development submittals, such as platting and rezoning.

Futhermore, in order to encourage and provide means for effecting a well-balanced, aesthetically pleasing and economically desirable development, the Village utilizes the Planned Development District (PDD) process in cooperation with the developer to establish requirements specific to the proposed development. This process allows for flexibility and design freedom as it relates to standards such as setbacks, lot sizes, street widths, uses and density which can ultimately reduce the cost to develop a new residential subdivision.

In order to provide an analysis for time and cost reductions to approve and develop a new residential subdivision by 20 percent, as requested by the State housing report requirement, will require significant coordination between the Village and development community. When looking at the price of land and continually increasing cost of construction, reducing the cost to approve and develop a new residential subdivision by 20 percent will be challenging. Overall, the Village of Bellevue has a diversity of existing and new single-family lots that offer a number of options for affordable housing.

**Appendix A**  
**New Housing Fee Report**

# Village of Bellevue New Housing Fee Report

## Year 2022

### Introduction

2017 Wisconsin Act 243 requires all cities and villages with populations of 10,000 or more to prepare a New Housing Fee Report and Housing Affordability Report. Under Act 243, the New Housing Fee Report must identify the amount of any of the following municipal fees imposed on new residential construction, remodeling or development:

- Building Permit Fee
- Impact Fee(s)
- Park Improvement Fee
- Land Dedication Requirement/Fee in lieu of Land Dedication
- Plat Approval Fee
- Stormwater Management Fee
- Water or Sewer Hook-Up Fee

### Process and Data Sources

This report was prepared by Planning staff for the calendar year ending December 31, 2022 using the adopted Village of Bellevue Fee Schedule, permit/development records maintained by the Community Development Department and adopted Village of Bellevue Ordinances. This report has been posted on the Village's website ([www.villageofbellevuewi.gov](http://www.villageofbellevuewi.gov)).

### Residential Development Fees

One and Two Family	Fee
Buildings & Garages	\$0.10/sq. ft.
Plan Examination:	
One & Two-Family Residence	\$50
Additions & Structural Alterations	\$25
Wisconsin Uniform Building Permit Seal	\$40
Curb Cut & Replacement	\$50
Additions/Alterations	\$7/\$1,000 of value
Electrical/HVAC/Plumbing	\$0.05/ Sq. Ft.
Electric Service Charge:	
Single Family	\$25
Two Family	\$35
Residential Erosion Control Permit	\$100
Storm Sewer Connection Fees	
Single Family	\$250
Duplex (single fee for both units)	\$400
<b>Multi-Family (Commercial)</b>	<b>Fee</b>

Group I Residential (Inspection Fee)	\$0.08/Sq. Ft.
Commercial Remodeling/Repairs/Tenant Alterations:	
Value: \$0-\$10,000	\$7/\$1,000
Plus Value: \$10,000 - \$50,000	\$5/\$1,000
Plus Value: Over \$50,000	\$3/\$1,000
Electric/HVAC/Alteration (Group I)	\$0.04/Sq. Ft.
Plan Review	\$75
Curb Cut & Replacement	\$50
Site Plan Review (Major)	\$350
Early Start (Footings and Foundation only)	\$200 + Erosion Control Permit
Commercial Erosion Control Permit (Multi-Family)	\$350 first acre + \$30 each additional acre
Storm Water Management Review	\$500+ (\$500 minimum or actual engineering cost)
Storm Sewer Connection Fees	
Site < 3 AC	\$500
Site > 3 AC	\$1,000
<b>Impact Fees</b>	<b>Fee</b>
Park Impact Fee:	
Single-family & Two-family	\$698/unit
Multi-Family:	
2+ bedrooms	\$524/unit
1 bedroom or less	\$345/unit
Water Supply & Storage Impact Fee:	
Per Residential Equivalent Connections	\$191
Fire Protection Impact Fee	
Single-Family & two-Family	\$266/unit
Multi-Family	
2+ bedrooms	\$199/unit
1 bedroom or less	\$133/unit
Law Enforcement Impact Fee:	
Single-Family & Two-Family	\$154/unit
Multi-Family	
2+ bedrooms	\$116/unit
1 bedroom or less	\$77/unit
<b>Zoning Fees</b>	<b>Fee</b>
Preliminary Planned Development District (PDD)	\$500
Final Planned Development District (PDD)	\$300 + \$100 per million of project value
Planned Development District Amendment	\$350
Rezoning Request	\$250
Site Plan Review (Major)	\$350
Site Plan Review (Minor Internal Review)	\$75
Site Plan Revision	\$125

Zoning Approval	\$75
<b>Platting Fees</b>	<b>Fee</b>
Preliminary Plat Approval	\$200 +\$35/lot
Final Plat Approval	\$100
Certified Survey Map	\$175
Extraterritorial Certified Survey Map	\$100
<b>Other Fees</b>	<b>Fee</b>
Water Meter Charge (based on size of meter)	Set by Central Brown County Water Authority
Water Inspection & Reconnection	Fees established by PSC of Wisconsin
Sanitary Sewer Connection Fee	\$1,000 + \$50 review fee
Storm Water Management Review Fee	\$500+ (\$500 minimum or actual engineering cost)

## Residential Development Fees Collected in 2022

Type of Permits/Fees	# Of Permits/Units	Total Fees Collected
Residential Additions/Remodeling	39	\$10,668
Residential New Single-Family	51	
Building Permit Fees		\$42,971
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Sanitary Sewer Connection Fee		\$47,000
Storm Sewer Connection Fee		\$11,750
Residential New Two-Family	0	
Building Permit Fees		\$0
Park Impact Fee		\$0
Water Supply & Storage Impact Fee		\$0
Fire Protection Impact Fee		\$0
Law Enforcement Impact Fee		\$0
Water Meter		\$0
Sanitary Sewer Connection Fee		\$0
Storm Sewer Connection Fee		\$0
Multi-Family	3 buildings/44 units	
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Park Impact Fee		\$20,371
Water Supply & Storage Impact Fee		\$7,687.75
Fire Protection Impact Fee		\$7,766
Law Enforcement Impact Fee		\$4,519
New Multi-Family (Early Start Only)	0	\$0

Preliminary Plat	1/40 lots, 1 outlot	\$1,635
Final Plat	1/80 lots, 1 outlot	\$100
Certified Survey Map	3	\$525
Preliminary Planned Development District (PDD)	1	\$500
Final Planned Development District (PDD)	0	\$0
Planned Development District Amendment (PDD)	2	\$700
Rezoning	0	\$0
Site Plan Review (includes stormwater review)	2	\$1,700
<b>Total Fees:</b>		<b>\$221,539.75</b>

	<b>Units</b>	<b>Fees</b>
Total Fees (including addition/remodeling)		<b>\$221,539.75</b>
2022 Units (new construction only)	95	
<b>2022 Fees per Unit (new construction only)</b>		<b>\$2,332.00</b>
2022 Units (new construction and addition/remodeling)	134	
<b>2022 Fees per Unit (including addition/remodel units)</b>		<b>\$1,653.28</b>

As shown in the table, the average fee per permitted residential unit (including the remodeling fees, but not including the remodeling units), as specified under State Statute, is \$2,332.00 per unit. The average fee per unit when including both the remodeling fees and remodeled units is \$1,653.28.

In order to put Bellevue's fee per unit into perspective, according to the 2018-2022 American Community Survey from the U.S. Census Bureau, the median value of an owner-occupied home in Bellevue with a mortgage is approximately \$256,100. The commercial real estate site, Zillow, places the average Bellevue home value at \$345,000. By dividing the two fee per unit values by the high and low home values results in a range of 0.48% to 0.91% in added home cost due to Bellevue fees. To put it into greater perspective, the 2022 National Association of Homebuilders (NAHB) Construction Cost Survey identifies the following national average costs as a percentage of overall home cost: Finished Lot Cost 17.8%, Total Construction Cost 60.8%, Profit 10.1%, Overhead and General Expenses 5.1%, Sales Commission 3.6%, Financing Cost 1.9% and Marketing Cost 0.7%.<sup>1</sup>

## Conclusion

As shown above, permit fees do add a cost to the overall price of housing units within the Village of Bellevue. However, the permit fees are by no means out of line with other development costs as documented in the National Association of Homebuilders report. The relatively small average permit fees are in place to cover the time for Bellevue employees to properly review and plans and inspect the new or remodeled homes to ensure they meet the adopted building codes. The Village's park impact fees are used to pay for the development of park and recreation facilities throughout the Village, as governed by Section 66.0617 Wis. Stats.

This report was prepared in order to meet the requirements enacted by 2017 WI ACT 243 in Wis. Stat. 66.10014. As such, it does not include the most significant costs of residential development, including the cost of land, cost of infrastructure, cost of labor, and cost of building materials.

<sup>1</sup> Retrieved from National Association of Homebuilders website: <https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics-plus/special-studies/2023/special-study-cost-of-constructing-a-home-2022-february-2023.pdf>



## Disclaimers

- Wisconsin Permit Seal, erosion control, curb cut and excavation in the right-of-way fees are included within the new Single-Family, Two-Family and Multi-Family building permit fees.
- Electrical/HVAC/Plumbing permit fees are charged but are based upon the number of fixtures or square footage. Therefore, the specific design of a new dwelling determines the permit fee to be charged. Wis. Stat. 66.10014 does not require reporting of Electrical/HVAC/Plumbing fees.
- The Village of Bellevue exercises Extraterritorial Jurisdiction over land divisions in the Town of Ledgeview and Town of Eaton, so not all plats and CSM's involve projects within the Village Limits.
- Additional fees that may apply to new residential construction can be found on the Village of Bellevue's Fee Schedule in Exhibit A.

# **EXHIBIT A**

## **Village of Bellevue Fee Schedule**



Village of Bellevue  
Fee Schedule

Chapter/Section	Name/Type of Fee		Notes	Amount	Last Updated
1. General Provisions					
	Copies			\$0.25 / page	
	NSF Check Fee			\$25	
	Audio Tape (Cassette, Digital)			\$10 / each	
	Photographs (Digital)			\$2 / each	
	Digital, Flash, Video Tape			\$14 / each	
	Mailing or Shipping			Actual Cost	
	Special Assessment Letters			\$40	11/11/2015
	Premade Maps	8.5" x 11"		\$1	7/9/2014
		11" x 17"		\$2.50	7/9/2014
		24" x 36"		\$5	7/9/2014
	Custom Maps	8.5" x 11"		\$2.50	7/9/2014
		11" x 17"		\$5	7/9/2014
		24" x 36"		\$10	7/9/2014
53. Fire Department					
\$53-6	Basic life support transport	Resident		\$1,300	1/1/2022
		Non-resident		\$1,300	1/1/2022
	Advanced life support 1 transport	Resident		\$1,400	1/1/2022
		Non-resident		\$1,400	1/1/2022
	Advanced life support 2 transport	Resident		\$1,700	1/1/2022
		Non-resident		\$1,700	1/1/2022
	Specialty care transport	Resident		\$1,800	1/1/2022
		Non-resident		\$1,800	1/1/2022
	Mileage	Resident		\$22/mile	1/1/2022
		Non-resident		\$22/mile	1/1/2022
	Basic life support on scene care	Resident		\$500	1/1/2022
		Non-resident		\$500	1/1/2022
	Advanced life support on scene care	Resident		\$1,000	1/1/2022
		Non-resident		\$1,000	1/1/2022
	Lift assist w/no medical treatment	1 to 3 per calendar year		no fee	12/9/2020
	Residential Care Facilities - ONLY	4 to 5 per calendar year		\$150	12/9/2020
		6 to 7 per calendar year		\$300	12/9/2020
		8 to 9 per calendar year		\$450	12/9/2020
		Each additional incident		\$500	12/9/2020
\$53-7	Fire Inspection Fees (Per Inspection)	< 8,000 sq. feet		\$38	11/11/2012
		> 8,000 - 50,000 sq. feet & all Multi-Family Res. (per building)		\$130	7/27/2016
		> 50,000 sq. feet		\$200	11/11/2012
\$53-7	Fire Re-Inspection Fee	1st Re-Inspection	Same as original inspection fee		7/27/2016
		2nd Re-Inspection	Same as original inspection fee		7/27/2016
\$53-7-G	Other Fees	At the discretion of the Fire Inspector at cost			
Charges for Fire Equipment				See current FEMA schedule of equipment rates	12/9/2020
	Fire Marshal Referral and Civil Enforcement Fee			Hourly Rate	
	Smoke Alarms & Detection Systems			\$175	6/27/2018
	Sprinkler/Extinguishing Systems - NEW			\$375	6/27/2018
	Sprinkler/Extinguishing Systems - Alterations less than 20 heads			\$25	6/27/2018
Charges for Fire Department Supplies					
				\$15 / 50 lb. bag	7/9/2014
	Polypropylene Pad 18" x 18"			\$2 / pad	
	Polypropylene Boom 8" x 10'			\$117	7/9/2014
	Drum 55 Gallon Steel Open Top			\$65 / drum	
	Drum 95 Gallon Over Pack Poly			\$215 / over pack	
	Other HAZMAT Supplies			Cost + 10% / each	
	Damaged Equipment / Supplies			Cost to Repair/Replace + 10% / each	
	Yellow Tape			\$15 / roll	7/9/2014
	Oil Dry and Sorbent Disposal Fee Non Hazardous				
		\$20/bag of oil dry used and/or \$35 for every 50 pads used and/or \$30 for each boom		Cost For Unit Used	
Charges for Other Fire Department Services					1/2011
	Burning Permit Non-Wild land Prescribed			\$10 / permit	
114. Records					
\$114-5-F1	Photocopying			\$0.25 / page	
\$114-5-F1	Mailing or Shipping			Actual Cost	
\$114-5-F1	Locating a Record/File (No Charge Unless Actual Cost Thereof Exceeds \$50)			See Code	
156. Adult Establishments					
\$156-6	License Fee	Expires December 31st of Same Year		\$250	
\$156-8	License Renewal Fee	\$100 Late Fee		\$250	
\$156-13	Registration Fee of Employees	Paid to Sheriff's Dept. for ID Card		\$5	
162. Alarm Devices					
Fire Department and Law Enforcement False Alarms					
\$162-6	False Alarms	1st (per calendar year)		No Charge	
		2nd (per calendar year)		\$50	
		3rd (per calendar year)		\$100	
		4th (per calendar year) Recover Cost for FD + \$250 for PD		See Code	
		5+ (per calendar year) Cost of the Response + \$600 fee		See Code	
165. Alcohol Beverages					
\$165-3-A	Class "A" Beer License			\$500	11/18/2004
\$165-3-B	Class "B" Beer License			\$100	11/18/2004
\$165-3-C	"Class A" Liquor License			\$500	11/18/2004
\$165-3-D	"Class B" Liquor License			\$500	11/18/2004
\$165-3-E	Reserve "Class B" Liquor License			\$20,000	11/18/2004
\$165-3-G	"Class C" Wine License			\$100	11/18/2004
\$165-3-F	Temporary "Class B" Picnic License			\$10	11/18/2004
\$165-3-H	Operator's License (2 Year)			\$50	7/8/2020
\$165-3-I	Provisional Operator's License			\$15	12/14/2011
\$165-4-C	Publication Fee			\$25	7/27/2016
\$165-7	Transfer of Licenses Fee			\$10	
171. Animals					
§ 171-11	Beekeeping	Maximum 2 Hives		\$25	2/22/2017
§ 171-12	Keeping of Chickens License	Up to 4 Hens		\$25	11/11/2015
\$171-17	Dog License	Female		\$30	1/11/2012
		Spayed		\$7	1/11/2012
\$171-17	Dog License	Male		\$30	1/11/2012
		Neutered		\$7	1/11/2012
\$171-8	Kennel License	Price + License Fee / Dog		\$25	1/11/2012
	Pick Up Fee for Lost Dog			\$50	7/9/2014
	Fee for Neglected Animals			Cost + 10%	1/11/2012



Village of Bellevue  
Fee Schedule

Chapter/Section	Name/Type of Fee		Notes	Amount	Last Updated
\$171-110	Biting Animals, Boarding Facility: Cost at Owners Expense			See Code	
\$171-21	Redeeming Impounded Dog (all fees charged for the capture, transport, impoundment and care of the dog)			See Code	
188. Building Construction					
	Variance Residential (BOA)			\$100	
	Variance Commercial (BOA)			\$200	11/11/2009
	Temporary Outdoor Sales Permit			\$50	
Residential Building Permit Fees (Non UDC permits valid for 1 Year unless otherwise noted)					1/1/2010
	Minimum Permit Fee			\$25	
	Residence - One and Two Family - Buildings and Garages			\$0.10/sq. ft.	7/27/2016
	Heating With or Without Air Conditioning			\$0.05/sq. ft.	7/27/2016
	Furnace/Boiler Replacement			\$25/Unit	11/11/2009
	Air Conditioning - Other Than Wall Units			\$25/Unit	11/11/2009
	Swimming Pool - Above Ground/In-Ground			\$50 + Electrical Permit	7/27/2016
	Electric			\$0.05/ sq. ft.	7/27/2016
	Electric Service Change	Single Family		\$25/ R-1	11/11/2009
		Two Family		\$35/ R-2	11/11/2009
	Signs (no minimum) (wall, ground)			\$20 + \$1 sq. ft. + Electrical Permit	7/27/2016
	Satellite Dishes			\$50	6/23/2021
	Solar Panel , wind generator, geothermal installation			\$100	6/23/2021
	Fences			\$40	7/27/2016
	Driveway Expansion/Patio			\$25	7/27/2016
	Turf Irrigation Sytem			\$50	6/23/2021
	Plan Examination	One & Two Family Residence		\$50	11/11/2009
		Additions & Structural Alterations		\$25	11/11/2009
	Wisconsin Uniform Building Permit Seal			\$40	11/11/2009
	Home Occupations			\$50	
	Abandonment (Water, Sewer)			\$40	
	Cross Connection and Electrical Bonding Inspection			\$50	
	Moving a Building			\$50	
	Plumbing Permit			\$0.05/sq. ft.	7/27/2016
	Plumbing Permit for a Second Water Meter (Deduct Meter)			\$50	
	Deck			\$50	42578
	Wrecking or Razing	<200 Sq. Ft.		\$25	6/23/22021
		>200 Sq. Ft.		\$100	6/23/22021
	Residences - Additions, Alterations			\$7/\$1,000 of value	11/11/2009
	Sheds (Accessory Structures)	< 200 sq. ft.		\$50	7/27/2016
		> 200 sq. ft.		\$75	7/27/2016
	Agricultural Buildings			\$.01/ sq. ft.	
	Generator			\$7/\$1,000 of value w/ min \$25 + Electric Service Charge	6/22/2022
	Special Inspections			\$35	
	Re-Inspection Fee			\$100	6/23/2021
	Permit to Start Construction of Footings and Foundations Early			\$50 + Erosion Control Permit	7/27/2016
	Zoning Verification Letters (Standard Form)			\$35	11/11/2009
	Temporary Pod or Dumpster Permit			\$25	6/11/2020
	Special Zoning/Violation Verification Letters	Additional required information. Cost based on staff time to prepare.		\$35 + Staff time to prepre	6/1/2018
Commercial Building Permit Fees (Permits valid for 1 Year unless otherwise noted)					
	Minimum Permit Fee			\$25	
	Plan Review			\$75	
	Sheds < 200 sq. ft. (Commercial)			\$35	11/11/2009
	Plumbing (per fixture)			\$9	7/27/2016
	Fire Sprinkler - Plumbing			\$25	6/23/2021
	Private Water/Sewer Main			\$100	6/23/2021
	Signs (Commercial)			\$20 + \$1 sq. ft. + Electrical Permit	7/27/2016
	Signs (Temporary)			\$10	
	Turf Irrigation Sytem			\$50	6/22/2022
	Fences			\$40	6/14/2017
	Elevator Permit			\$50	6/22/2022
	Wrecking or Razing	<200 Sq. Ft.		\$50	7/27/2016
		>200 Sq. Ft.		\$200	7/27/2016
	Moving a Building			\$500	7/27/2016
	Abandonment (Water, Sewer)			\$40	
	Permit to Start Construction of Footings and Foundations Early			\$200 + Erosion Control Permit	7/27/2016
	Special Inspections			\$50	7/27/2016
	Re-Inspection Fee			\$100	6/23/2021
	Zoning Verification Letters (Standard Form)			\$100	11/11/2009
	Temporary Pod or Dumpster Permit			\$25	6/11/2020
	Donation Bin Permit (Annual)			\$100	6/11/2020
	Special Zoning/Violation Verification Letters	Additional required information. Cost based on staff time to prepare.		\$35 + Staff time to prepre	6/23/2021
	Change of Occupancy Permit			\$25	7/27/2016
Commercial: Permit Fees for New Construction & Additions					
	Building Permits	Group I Residential		\$0.08/Sq. Ft.	7/27/2016
	(New, Additons)	Group II Non-Residential, Warehouse, Storage, Utility		\$0.05/Sq. Ft.	7/27/2016
		Group III (First 10,000 Square Feet) All Others		\$0.10/Sq. Ft.	7/27/2016
		(Next 10,000 Square Feet)		\$0.09/Sq. Ft.	7/27/2016
		(Next 10,000 Square Feet)		\$0.08/Sq. Ft.	7/27/2016
		(Over 30,000 Square Feet)		\$0.07/Sq. Ft.	7/27/2016
	Electric/ HVAC/Alteration	Group I Residential		\$0.04/Sq. Ft.	7/27/2016
	(New, Additions)	Group II Non-Residential, Warehouse, Storage, Utility		\$0.04/Sq. Ft.	7/27/2016
		Group III (First 10,000 Square Feet) All Others		\$0.06/Sq. Ft.	7/27/2016
		(Next 10,000 Square Feet)		\$0.05/Sq. Ft.	7/27/2016
		(Next 10,000 Square Feet)		\$0.04/Sq. Ft.	7/27/2016
		(Over 30,000 Square Feet)		\$0.035/Sq. Ft.	7/27/2016
	Commercial Building/HVAC/Electric Remodeling, Reapirs & Tenant Alterations (based on value of construction)	Value: \$0 - \$10,000		\$7 / \$1,000	
		Plus Value: \$10,000 - \$50,000		\$5 / \$1,000	
		Plus Value: Over \$50,000		\$3 / \$1,000	
	Cell Tower: Class 1 Collocation			\$3,000	11/11/2015
	Cell Tower: Class 2 Collocation			\$500	11/11/2015
Planning Development Applications					



Village of Bellevue  
Fee Schedule

Chapter/Section	Name/Type of Fee	Notes	Amount	Last Updated
	Area Development Plan (ADP)		\$350	
	Conditional Use Permit (CU)		\$350	
	Preliminary Planned Unit Development (PDD)		\$500	
	Final Planned Development District (PDD)		\$300 + \$100 per Million of Project Value	
	Planned Development District Amendment		\$350	
	Re-Zoning Request Land		\$250	11/11/2009
	Official Map Amendments, Right of Way Vacations & Surplus Property		\$350	6/23/2021
	Zoning Ordinance Amendment (ZOA)		\$1,000	7/27/2016
	Site Plan Review (Major)		\$350	6/22/2022
	Site Plan Review (Minor Internal Review)		\$75	
	Site Plan Revision		\$125	7/27/2016
	Zoning Approval		\$75	
205. Comprehensive Plan				
	Comprehensive Plan Amendment		\$350	
209. Construction Site Erosion Control				
\$209-8	Residential Erosion Control Permit		\$100	7/27/2016
	Commercial Erosion Control Permit		\$350 first acre + \$30 each additional acre	7/27/2016
220. Direct Sellers				
\$220-4-C	Direct Sellers Permit	Issued from \$292-1 License Fees	\$100	
230. Escorts				
\$230-6	License Fee to Operate Escort Service		\$500	
\$230-6	Nonrefundable Application Fee to Operate Escort Service		\$500	
\$230-8-B	License Renewal Fee		\$500	
\$230-11-D	Registration Fee (Payable to Police Department for ID Card and Admin)		\$25	
237. Fires and Fire Prevention				
\$237-11-E1	Fireworks Display Permit	(Licensed Pyrotechnic Company)	\$150	7/9/2014
\$237-11-E1	Fireworks Sellers/Sales Permit		\$1,000	11/11/2009
\$237-8-C3	Plan Review Fee and Permit Fee	Other Fire Suppression Systems <20 Heads	\$25	6/23/2021
		Other Fire Suppression Systems >20 Heads	\$375	6/23/2021
	Monitored Alarm System		\$175	6/23/2021
258. Housing and Residential Property Management				
	Lawn Violations, Per Violation (Fee May Increase Based on Size of Lot)		\$200 or the base fee of \$200 plus actual cost of mowing property if over \$150	7/27/2016





Village of Bellevue  
Fee Schedule

Chapter/Section	Name/Type of Fee	Notes	Amount	Last Updated
270. Impact Fees				
\$270-5	Park Impact Fee	Single-Family Residential	\$698 / unit	2/8/2006
		Two-Family Residential	\$698 / unit	2/8/2006
		Multi-Family Residential - Two Bedroom or More	\$524 / unit	2/8/2006
		Multi-Family Residential - One Bedroom or Less	\$345 / unit	2/8/2006
\$270-6	Water Supply & Storage	Per Residential Equivalent Connections	\$191	11/15/2006
\$270-7	Fire Protection	Residential	\$266	11/28/2007
		Multi-Family (2 Bedrooms or More)	\$199	11/28/2007
		Multi-Family (1 Bedroom or Less)	\$133	11/28/2007
		Commercial/Institutional	\$0.053 sq. ft.	11/28/2007
		Industrial	\$0.032 sq. ft.	11/28/2007
\$270-8	Law Enforcement	Residential	\$154	11/28/2007
		Multi-Family (2 Bedrooms or More)	\$116	11/28/2007
		Multi-Family (1 Bedroom or Less)	\$77	11/28/2007
		Commercial/Institutional	\$0.030 sq. ft.	11/28/2007
		Industrial	\$0.019 sq. ft.	11/28/2007
292. Licenses and Permits				
	For Fireworks, Smoke Alarms, and Sprinklers See Section 237: Fires and Fire Prevention			
310. Mobile Homes and Mobile Home Parks				
\$310-3-B	Inspection Fee		\$2	
\$310-5	Monthly Parking Fee (Home's fair market value, times tax rate, divided by 12)		See Code	
\$310-4-B	Annual Fee (Per 50 active spaces or fraction thereof within the mobile home park)		\$100	
326. Nuisances				
\$326-8	Amplified Sound Permit	Amplified Music	\$25	7/9/2014
335. Parks and Recreation				
	Special Event Permit		\$25	
	Laura & Peter Mossakowski Family Dog Park			
		Daily Permit	\$3	1/25/2017
		Annual Permit (1 dog)	\$30	1/25/2017
		Household Permit (2+ dogs)	\$60	1/25/2017
	Community Garden Plot	20' x 20'	\$40	7/9/2014
	Community Building Recreational Rental Rate		\$17.50/ hour	10/12/2022
	Community Center Deposit		\$175	10/12/2022
	Community Center Resident Rate		\$175/ full day	10/12/2022
	Community Center Non-Resident		\$225/ full day	10/12/2022
	Deposit For Use of Open and Enclosed Shelter		\$100	10/12/2022
	Enclosed Shelter, Resident		\$125/ full day	10/12/2022
	Enclosed Shelter, Non-Resident		\$160/ full day	10/12/2022
	Open Shelter, Resident		\$95/ full day	10/12/2022
	Open Shelter, Non-Resident		\$120/ full day	10/12/2022
	Ball Diamond Rental Deposit		\$150/ season	10/12/2022
	Diamond Light Fee		\$25 / night	7/27/2016
	Concession Fee		\$20 / date	7/27/2016
	Diamond Rental Game, No Lights, Youth Resident/Non-Resident		\$25 Res/ \$35 Non-Res	10/12/2022
	Diamond Rental Game, No Lights, Adult Resident/Non-Resident		\$35 Res/ \$45 Non-Res	10/12/2022
	Diamond Rental Practice Youth and Adult, No Lights Resident/Non-Resident		\$10 Res / \$15 Non-Res	7/27/2016
	Soccer Field Set Up and Lining Fee			
	Resident/Non-Resident	Charged for both competitive and adult leagues	\$220 Res/ \$275 Non-Res	10/12/2022
	Football Field Set Up and Lining Fee			
	Resident/Non-Resident	Charged for both competitive and adult leagues	\$275 Res/ \$345 Non-Res	10/12/2022
	Soccer/Football Relining Fee Resident/Non-Resident		\$45 Res/ \$60 Non-Res	10/12/2022
	Soccer/Football Rental Fee	Per field every 2 weeks for youth competitive and adult leagues		
	Resident/Non-Resident		\$125 Res/ \$160 Non-Res	10/12/2022
	Soccer/Football Rental Game, Youth Resident/Non-Resident		\$25 Res/ \$30 Non-Res	10/12/2022
	Soccer/Football Rental Game, Adult Resident/Non-Resident		\$35 Res/ \$45 Non-Res	10/12/2022
	Soccer/Football Rental Practice, Youth and Adult Resident/Non-Resident (Un-lined)		\$10 Res/ \$15 Non-Res	10/12/2022
	Soccer/Football Rental Practice, Youth and Adult Resident/Non-Resident (Lined)		\$15 Res/ \$20 Non-Res	10/12/2022
	Before School Program		\$108/ month	10/12/2022
	After School Program		\$103/ month	10/12/2022
	Summer Camp, Resident		\$72/ week	10/12/2022
	Summer Camp, Non-Resident		\$90/ week	10/12/2022
	Summer Camp, Resident Family, 3 or More		\$180/ week	10/12/2022
	Summer Camp, Non-Resident Family, 3 or More		\$225/ week	10/12/2022
	Before Camp Care		\$34/ week	10/12/2022
	After Camp Care		\$17/ week	10/12/2022
	Summer Camp Field Trip Fee		\$15 / occurrence	6/23/2021
	Late Pick Fee For Before & After School and Camp, 1-15 Minutes Late Per Child		\$10	6/23/2021
	Late Pick Fee For Before & After School and Camp, 16-30 Minutes Late Per Child		\$15	6/23/2021
	Late Pick Fee For Before & After School and Camp, 31+ Minutes Late Per Child		\$25	6/23/2021
	Before and After School Annual Registration Fee		\$15	6/23/2021
	Child Care Finder Fee (Before & After School and Camp)	Fee is accessed if parents do not notify staff that their child will be absent from the program		
		1st	No Charge	7/9/2014
		2nd	\$10	7/27/2016
	Recreation Programs	Recreation Supervisor sets price. Based on facility fees, admin fee, supply costs and staffing. Non-resident cost is resident fee +25%.	Varies	
341. Peace and Good Order				
\$134.65	Cigarette License (Wisconsin State Statute 134.65)	1 Year	\$100	
362. Salvage Yards				
\$362-4	Permit Fee	1 Year	\$50	
368. Sewer Use				
\$368-59	Sanitary Sewer Connection Fee	Application Fee Included	\$1,000	
\$368-67	Nonrefundable Review Fee		\$50	



Village of Bellevue  
Fee Schedule

Chapter/Section	Name/Type of Fee		Notes	Amount	Last Updated
391. Solid Waste and Recycling					
\$391-16-B4C	Commercial Yard Waste Disposing Fee			\$1,280 Resident/\$1,600 Non-Resident	3/13/2019
\$391-16-B4D	Commercial Yard Waste Disposing Fine(s)				
		1st Offense (Non-Resident Use)		Warning plus clean-up of the material	
		2nd Offense (Non-Resident Use)		\$500 fine + clean-up of the material	3/13/2019
		3rd Offense (Non-Resident Use)		\$1,000 fine + clean-up of the material	
		Additional Offense (Non-Resident Use)		Fines double with each additional offense	
		Non-Permitted Contractor Use		\$500 + cost of an annual contractor permit	
		Illegal Dumping		\$1,000 + the cost of clean-up of the material	
\$391-25	License Fee	For Private Hauler of Waste/Recyclables		\$25	
	Contractor Compost Site Disposal Fee. Fee/Vehicle			\$1,280 Resident/\$1,600 Non-Resident	7/8/2020
400. Stormwater Management					
\$400-37	Storm water Management Utility Application for Credit			\$100	
	Storm Water Management Review Fee	Actual Engineering Review Cost, \$500 minimum or actual engineering cost if needed.		\$500+	
	Storm Sewer Connection Fees	Single Family Residential		\$250	
		Duplex (single fee for both units)		\$400	
		Multi-Family and Non-Residential			
		Site < 3 AC		\$500	
		Site > 3 AC		\$1,000	
\$400-51	Per Admin, add ERU charges				
404. Streets and Sidewalks					
\$404-4	Curbs and Gutters	Residential Curb Cut and Replacement		\$50	6/11/2015
\$404-4	Curbs and Gutters	Commercial Curb Cut and Replacement		\$100	
	Cell Tower ROW Permit Registration Renewal Fee			\$25 Annually	2/22/2017
Right Of Way Permit (Application Review Fee)					
	County or DOT ROW Permit Applied For (Please provide the Village with a copy)			No Fee	6/11/2015
	Village Property Owner (or Designee) performing emergency repairs conducted within Village			\$50	6/11/2015
	Individual or Duplex Service Line Only			\$50	6/11/2015
	Small Utility Project Permit (Less than 500')			\$75	6/11/2015
	Minor Utility Project Permit (Less than 1000')			\$100	6/11/2015
	Medium Utility Project Permit (1,000' - 3,000')			\$150	6/11/2015
	Large Utility Project Permit (3,000' - 5,000')			\$200	6/11/2015
	Very Large Utility Project Permit (>5,000')			\$250	6/11/2015
Work To Be Performed Fees					
	Work Performed Fee Waived if project is done in conjunction with Village construction project			Waived	6/11/2015
	Village Property owner performing emergency repairs conducted within Village ROW			No Fee	6/11/2015
	Work Performed within a Designated Utility Easement Only (Proof Required and Provided)			No Fee	6/11/2015
	Work Performed within a Designated Utility Easement Only (No Proof Provided)			\$50	6/11/2015
	Boring/Excavation within Street Right-of-way with No crossing or conflicts with Village Utilities			\$100	6/11/2015
	Boring/Excavation/Potholing within Street ROW Crossing or Conflicting with Village Utilities			\$250	6/11/2015
	Boring/Excavation/Potholing within Street ROW Crossing or Conflicting with Village Utilities & Street			\$375	6/11/2015
	Road/Street - Boring/Open-Cut Excavation within Impervious Areas (Includes Potholing)			\$750	6/11/2015
410. Subdivision of Land					
\$410-3-H6	General Requirements	Parkland Dedication Fee-In Lieu of Land		\$349	5/11/2011
\$410-3-H11	General Requirements	Park Improvement Fee		\$349	
\$410-7	Certified Survey Map (CSM)			\$175	11/11/2009
	Extraterritorial Certified Survey Map			\$100	
\$410-5	Preliminary Subdivision Plat			\$200 (Fee + \$35 per lot)	11/11/2009
\$410-5	Final Subdivision Plat			\$100	11/11/2009
	Extraterritorial Subdivision Plat			\$100	11/11/2009
416. Tattoo Establishments					
\$416-1-B	License Fee			\$250	
427. Trees and Shrubs					
\$427-6E	Linear Curb Fee	Per a Developer Agreement			
	Developer Tree Charge			\$5.20/LF	6/11/2015
443. Vehicles and Traffic					
\$443-3-E1	Annual Permit Fee	For Storing Unlicensed/ Junked Vehicle		\$25	
\$443-4-B3	Bicycle License Fee	The tag is valid for the life of the bike		\$5	
450. Water					
\$450-4	Inspection	The Utility shall charge fees			
\$450-7	Reconnection	The Utility shall charge fees			
\$450-23	Enforcement	Village Consultant Fees			

**Appendix B**  
**Residential Infrastructure Policy**





Policy Name:	Village Residential Infrastructure Development Policy
Purpose:	The purpose of this policy is to outline standards to guide requests for Village funded infrastructure costs associated with residential development. This policy shall be reviewed on an annual and as needed basis.
Application:	The Village Economic Development Advisory Board will review requests for Village funded infrastructure costs associated with residential development. Infrastructure costs include sewer, water, stormwater, and public road construction. Please note that road construction includes both the initial and final installation of asphalt.
Economic Requirements:	The policy is intended to provide an adequate supply of housing stock. The housing or availability of housing stock must also be balanced to ensure that the lots can be sold within a 3-year period. Therefore, the Village will not entertain requests to fund infrastructures if it is determined that there is a surplus of lots on the market within the geographic area and target market.
Developer Requirements:	<p>The following criteria will be used to evaluate if the Village will consider approval of the project:</p> <ol style="list-style-type: none"><li>1. The Developer shall have a controlling interest in or a contract to purchase the proposed property to be subdivided and sold for residential purposes.</li><li>2. The Developer must, on its own and on behalf of any and all successors and assigns, request the installation of public improvements per the schedule identified in the Village of Bellevue Subdivision Ordinance Public Improvements Time Frame.</li><li>3. The Developer must provide the Village with the following information:<ol style="list-style-type: none"><li>a. Letter from primary bank declining to fund the project.</li><li>b. Market analysis on the proposed development.</li><li>c. The type of residential structures to be developed.</li></ol></li><li>4. Developer shall receive preliminary approval by the Village to commit to bonding for the subdivision improvements.</li><li>5. The estimated cost of all improvements to be provided by the Village shall be divided on a per lot basis and agreed upon by both parties.</li></ol>

6. The assessments for the improvements shall be paid as follows:
  - a. Payment of the individual parcel assessments shall be deferred for a maximum of three (3) years from the completion of Phase I of the public improvements, together with interest on the unpaid balance. Interest shall commence accruing at such time the Phase I improvements are complete as identified in the Notice of Phase I completion sent to the developer. Phase I public improvements include utilities, storm water management, and crushed aggregate base course material.
  - b. Payment of individual parcel deferments shall cease and the amount assessed plus interest, are due, upon transfer of ownership of the parcel against such assessment is levied.
  - c. Upon expiration of the three (3) years from the date of completion of the Phase I improvements.
  - d. The Developer shall execute a personal guarantee(s) of specific transaction guaranteeing repayment of not less than one-third of the total public improvement costs to the Village in each year of deferral.
7. The full final cost of the public improvements shall be determined at the completion of the project and prorated per parcel. Should the final assessment per lot be smaller than the amount actually paid by transferred parcel(s), the overage collected shall be prorated among the parcels not transferred as of the date of completion. Should the final assessment per lot be greater than the amount actually paid by the transferred parcels, such shortage not collected shall be prorated among the parcels not transferred. If all parcels were previously transferred, the shortage not collected shall be payable upon the Personal Guarantee.
8. The Developer shall waive any and all right and recourse it may have, through the State or Federal Court pursuant to Wis. Stats. §66.0703, or otherwise to challenge the assessment agreed to in the Developers Agreement, it being the desire of the Developer, to be placed in the same position as if they had been fully and adequately noticed of the procedures pertaining to the assessment for the reconstruction activity.
9. A fully executed developers agreement shall be in place between the developer and agreement identifying terms.
10. Preference will be given by Village for developers utilizing Village Engineer for design and bidding.

Village Discretion  
To Approve

In determining whether to approve a request for Village funding of residential infrastructure improvements in circumstances where the above criteria are satisfied, the Village shall not be obligated to approve such request but shall also consider the following factors in analyzing and considering approval of the request:

1. Existing national and regional economic conditions;
2. Current construction market and the likelihood of receiving favorable public construction bids;
3. Whether previously approved Village funded infrastructure improvements have met the obligations imposed upon the developer, regardless of the identity of the developer;
4. Whether other requests for Village funded infrastructure improvements have been approved or are pending for the same construction season as the request under consideration;
5. Whether the Village Engineer has sufficient time to prepare necessary engineering and construction plans for the requested infrastructure improvements;
6. Input or recommendations provided by the Village Clerk/Treasurer;
7. Any other factor relevant to the Village decision.

**Appendix C**  
**Undeveloped Parcels**



# Undeveloped - Zoned Residential 2023



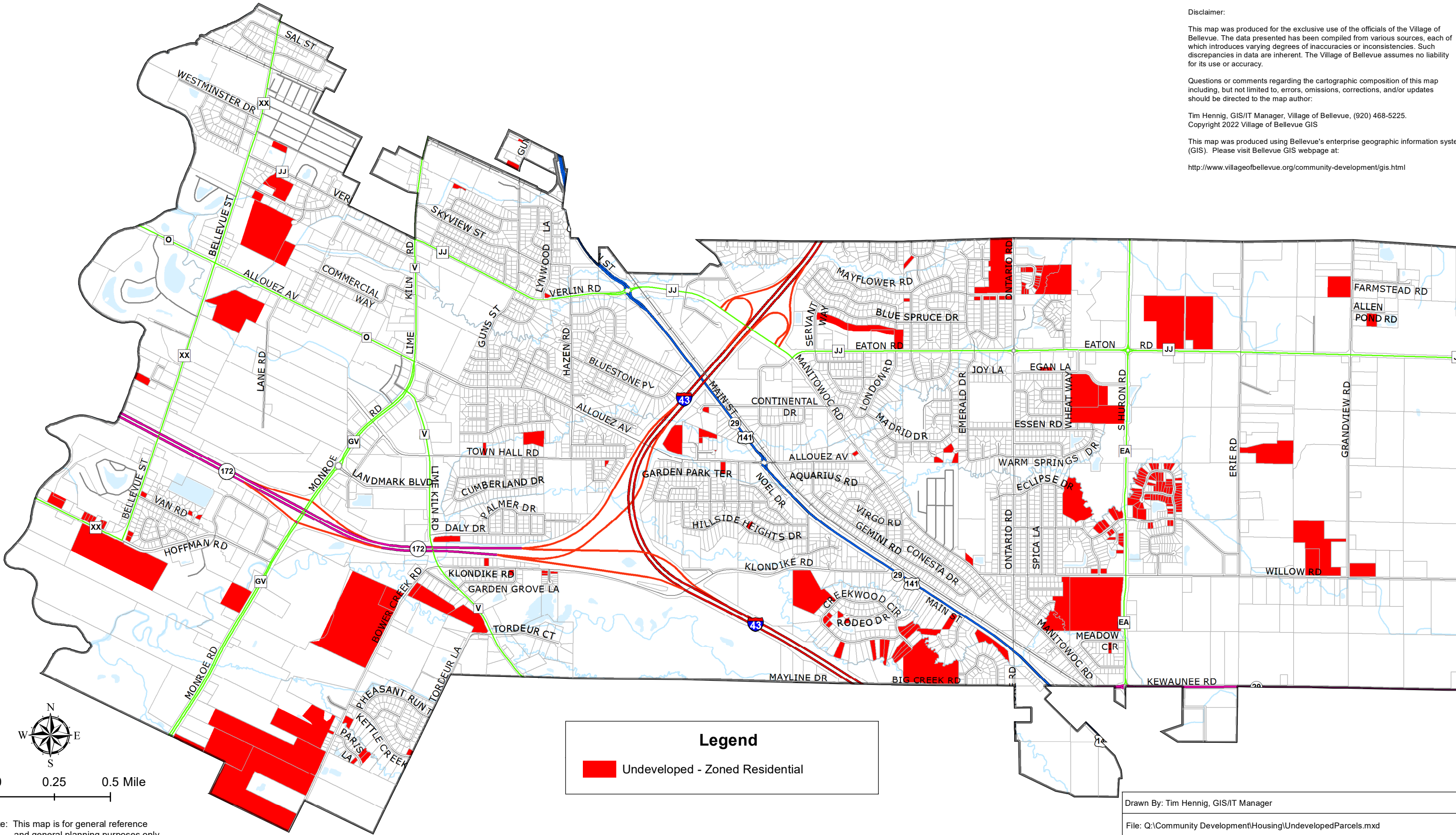
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### Undeveloped – Zoned Residential (As of 12/20/23)

PARCEL ID	LOCATION	ACREAGE	ZONING
B-102-7	TOWN HALL RD	3.72	R-1
B-103-2	2145 TOWN HALL RD	0.55	R-1
B-127	LIME KILN RD	1.98	R-2
B-139-1	2570 ALLOUEZ AVE	0.84	R-1
B-1566	1693 LYNWOOD LN	0.29	R-1
B-163	3025 MANITOWOC RD	0.76	R-2
B-179-7	STH 29	1.52	R-1
B-1806	1716 CINNABAR WAY	0.38	R-1
B-1807	1719 CINNABAR WAY	0.38	R-1
B-184-2	3315 EVENING STAR DR	0.67	R-1
B-184-3	3327 EVENING STAR DR	1.21	R-1
B-1901	1714 TURQUOISE TRL	0.38	R-1
B-1923	1721 TURQUOISE TRL	0.37	R-1
B-193	S HURON RD	36.74	R-1
B-1951	3163 EGAN LN	0.28	R-2
B-1952	3147 EGAN LN	0.28	R-2
B-197-10	3100 MEADOW CIR BLK	0.52	R-1
B-2011	2969 APPLE RIDGE CT	1.60	R-1
B-2025	3044 MAIN ST	3.57	R-1
B-2060	1704 ONTARIO RD	0.43	R-1
B-2122	1991 KETTLE CREEK DR	0.44	R-1
B-2221	2199 GARDEN GROVE LN	0.38	R-2
B-2270	2807 CREEKWOOD CIR	14.70	R-1
B-2310	2157 KLONDIKE RD	0.54	R-2
B-2324	CRAB APPLE LN	7.19	R-1
B-2325	MANITOWOC RD	3.99	R-1
B-2342	3273 BOWER CREEK RD	1.02	R-1
B-243-4	1330 GUNS ST BLK	0.97	R-1
B-2490	ESSEN RD	8.11	R-1
B-2536-1	LAZY OAK CT RR	8.40	R-1
B-2553	2780 CREEKWOOD CIR	0.37	R-1
B-2554	2786 CREEKWOOD CIR	0.45	R-1
B-2555	2792 CREEKWOOD CIR	0.34	R-1
B-2561	2749 CREEKWOOD CIR	1.46	R-1
B-2578	2800 RODEO DR	0.31	R-1
B-2580	2783 RODEO DR	0.43	R-1
B-261-1	1373 BELLEVUE ST	1.36	R-3
B-2675	ECLIPSE DR	11.26	R-1
B-269-6	1751 ALLOUEZ AVE	3.75	R-3

B-2710	3390 EVENING STAR DR	0.29	PDD
B-277-1	LANE RD	19.18	R-3
B-2785	BUFFLEHEAD LN	0.52	R-1
B-2808	2721 CREEKWOOD CIR	1.14	R-1
B-2810	2709 CREEKWOOD CIR	1.03	R-1
B-2811	2697 CREEKWOOD CIR	1.31	R-1
B-2814	2940 CREEKWOOD DR	0.80	R-1
B-2815	2952 CREEKWOOD DR	0.54	R-1
B-2816	2968 CREEKWOOD DR	0.51	R-1
B-2816	2968 CREEKWOOD DR	0.55	R-1
B-2819	2929 CREEKWOOD DR	0.74	R-1
B-2820	2917 CREEKWOOD DR	0.46	R-1
B-2821	2905 CREEKWOOD DR	0.73	R-1
B-2829	BIG CREEK RD	22.33	R-1
B-2836	3118 LAZY OAK DR	0.56	PDD
B-2842	3154 LAZY OAK CT	0.35	PDD
B-285-4-1	1558 ST CECELIA CT	1.52	R-1
B-2856	LAZY OAK CT	3.83	PDD
B-2857	2694 WILLOW GROVE LN	0.34	R-1
B-2877	2697 WILLOW GROVE LN	0.41	R-1
B-2886	1411 HOFFMAN RD	0.36	PDD
B-2887	1417 HOFFMAN RD	0.27	PDD
B-2888	1423 HOFFMAN RD	0.36	PDD
B-2889	1429 HOFFMAN RD	0.36	PDD
B-2890	1447 HOFFMAN RD	0.36	PDD
B-2891	1459 HOFFMAN RD	0.36	PDD
B-2892	HOFFMAN RD	1.87	PDD
B-2893	1400-1535 CRYSTAL LAKE CIR	0.48	PDD
B-2899	3259 EVENING STAR DR	0.78	PDD
B-2900	3267 EVENING STAR DR	0.51	PDD
B-2901	3275 EVENING STAR DR	0.49	PDD
B-2904	3293 EVENING STAR DR	0.88	PDD
B-2905	3299 EVENING STAR DR	0.78	PDD
B-2913	2593 WILLOW CT	0.29	PDD
B-2918	2572 WILLOW CT	0.30	PDD
B-2920	2530 WILLOW CT	0.26	PDD
B-2924	S HURON RD	0.35	PDD
B-2928	2483 ORION CIR	0.26	PDD
B-2930	2479 ORION CIR	0.27	PDD
B-2931	2477 ORION CIR	0.27	PDD
B-2932	2475 ORION CIR	0.27	PDD



B-2943	2453 ORION CIR	0.32	PDD
B-2944	2451 ORION CIR	0.25	PDD
B-2950	2439 ORION CIR	0.27	PDD
B-2953	2433 ORION CIR	0.40	PDD
B-2954	2431 ORION CIR	0.41	PDD
B-295-4	HOFFMAN RD	0.33	R-2
B-2955	2429 ORION CIR	0.37	PDD
B-295-5	HOFFMAN RD	0.35	R-2
B-2956	2427 ORION CIR	0.29	PDD
B-2957	2425 ORION CIR	0.38	PDD
B-2958	2423 ORION CIR	0.31	PDD
B-2960	2419 ORION CIR	0.46	PDD
B-2961	2417 ORION CIR	0.31	PDD
B-2962	2415 MENSA CT	0.32	PDD
B-2963	2413 MENSA CT	0.40	PDD
B-2964	2411 MENSA CT	0.89	PDD
B-2965	2409 MENSA CT	0.36	PDD
B-2966	2408 MENSA CT	0.32	PDD
B-2970	2416 MENSA CT	0.26	PDD
B-2978	3378 CAPELLA LN	0.35	PDD
B-2983	2472 ORION CIR	0.36	PDD
B-2986	3363 CAPELLA LN	0.42	PDD
B-2987	3357 CAPELLA LN	0.43	PDD
B-2988	3353 CAPELLA LN	0.37	PDD
B-299-2	1580 HOFFMAN RD	7.03	R-1
B-2993	2426 ORION CIR	0.25	PDD
B-2995	2432 ORION CIR	0.26	PDD
B-2997	2442 ORION CIR	0.33	PDD
B-2998	2444 ORION CIR	0.28	PDD
B-2999	2446 ORION CIR	0.29	PDD
B-30	3313 EATON RD	23.66	R-1
B-3004	2468 ORION CIR	0.28	PDD
B-302	1400 HOFFMAN RD BLK	36.61	R-1
B-312-3-1	1936 PARIS LN	0.35	R-1
B-312-3-3	1939 PARIS LN	0.60	R-1
B-312-3-4	1943 PARIS LN	0.72	R-1
B-313-1	3502 BOWER CREEK RD	20.62	PDD
B-314	2870 BOWER CREEK RD	4.64	R-1
B-314-1	BOWER CREEK RD	53.56	R-1
B-315	2600 MONROE RD BLK	1.16	R-1
B-316-3	3330 BOWER CREEK RD	13.40	R-1



B-318	3200 MONROE RD BLK	30.60	R-1
B-319	3301 MONROE RD	15.24	R-3
B-319-1-1	3335 MONROE RD	1.36	PDD
B-32-1	EATON RD	18.35	R-1
B-340	1401 BELLEVUE ST BLK	25.47	R-1
B-348-315	2256 NOTTINGHAM CT	0.62	R-1
B-348-362	2991 BOTTINEAU CT	0.83	R-1
B-348-364	2982 BOTTINEAU CT	0.71	R-1
B-363-320	2617 HILLSIDE HEIGHTS DR	0.37	R-1
B-38-3	2052 S HURON RD	2.38	R-1
B-38-4	EGAN LN	8.73	R-1
B-470-13	1764 ELDORADO DR	5.45	R-3
B-470-36	1738 ELDORADO DR	1.08	R-3
B-49-2	ONTARIO RD	16.82	R-1
B-55	SERVANT WAY	3.10	R-1
B-57	CTH JJ	5.55	R-1
B-5-7	ALLEN POND RD	1.76	R-1
B-57-2	2857 EATON RD	1.11	R-1
B-600-25	1718 JUNE BERRY DR	0.31	R-1
B-600-4-2	1500 HAPPINESS CIR BLK	0.70	R-1
B-61-7	2824 MANITOWOC RD	0.28	R-2
B-756	2546 CONTINENTAL CT	0.44	R-2
B-770-1	1531 VAN RD	0.40	R-1
B-770-47	2528 VAN RITE CT	0.26	R-1
B-770-51	2535 VAN RITE CT	0.30	R-1
B-9	1500 GRANDVIEW RD BLK	6.28	R-1
B-93	I 43	5.55	R-1
B-96-7-D	ALLOUEZ AVE	0.27	R-1
B-96-8	ALLOUEZ AVE	1.57	R-1

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# Undeveloped - Suitable For, But Not Zoned, Residential 2023



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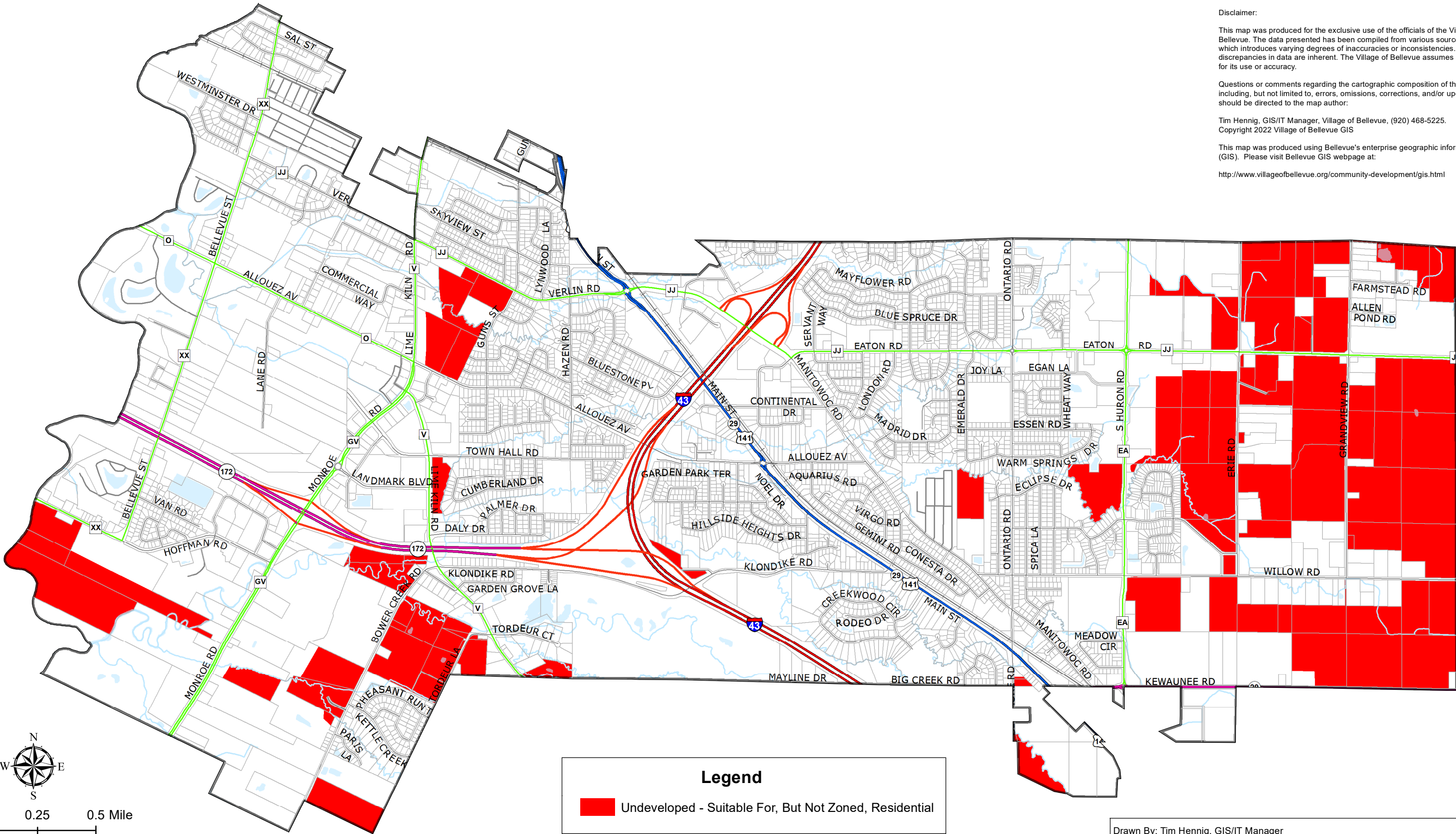
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Drawn By: Tim Hennig, GIS/IT Manager	
File: Q:\Community Development\Housing\FutureLandUseResidential.mxd	
Date: December 19, 2023	Scale: 1 in = 0.4 miles

**Undeveloped – Suitable For, But Not Zoned Residential (As of 12/20/23)**

PARCEL ID	LOCATION	ACREAGE	ZONING
B-46	S HURON RD	19.15	A-2
B-218	ERIE RD	31.45	A-1
B-207	3400 WILLOW RD BLK	20.14	A-1
B-229-1	STH 29	36.89	A-2
B-228	KEWAUNEE RD	38.58	A-2
B-225	3800 WILLOW RD BLK	19.57	A-2
B-226	WILLOW RD	19.56	A-2
B-224	3603 KEWAUNEE RD	33.72	A-2
B-20	2130 GRANDVIEW RD	0.19	A-1
B-217	GRANDVIEW RD	39.10	A-1
B-213-1	2365 GRANDVIEW RD	38.70	A-1
B-196-2-1	3095 GLENMORE RD	1.48	B-3
B-133-10	LIME KILN RD	8.76	A-1
B-134-2	2957 TORDEUR LN	11.77	A-2
B-311-4	2923 TORDEUR LN BLK	3.81	A-1
B-263-A	ALLOUEZ AVE	12.47	A-2
B-311-3	2952 TORDEUR LN	1.15	A-1
B-312-1	3100 TORDEUR LN	7.70	A-1
B-134-1-1	2923 TORDEUR LN	0.55	A-1
B-126-1	I 43	8.56	A-2
B-313	3500 BOWER CREEK RD BLK	26.64	A-1
B-219-2	2500 ERIE RD BLK	10.54	A-2
B-322	VERLIN RD	2.33	A-2
B-322-4	GUNS ST	12.11	A-2
B-311-10	BOWER CREEK RD	30.56	A-1
B-311-8	2909 BOWER CREEK RD	1.31	A-1
B-311-5	2871 BOWER CREEK RD	5.79	A-2
B-311-7	2800 BOWER CREEK RD BLK	14.07	A-2
B-311-1	2978 TORDEUR LN	0.53	A-1
B-311-6	BOWER CREEK RD	6.17	A-1
B-311-9	3042 TORDEUR LN	0.29	A-1
B-216	WILLOW RD	34.24	A-2
B-214	2500 GRANDVIEW RD BLK	18.31	A-1
B-214-1	2557 GRANDVIEW RD	1.24	A-1
B-321	1661 LIME KILN RD	13.09	A-2
B-227	2700 WILLOW RD BLK	20.08	A-2
B-221	2700 WILLOW RD BLK	20.38	A-2
B-222-5	2700 WILLOW RD BLK	5.02	A-2
B-222	2700 WILLOW RD BLK	14.95	A-2

B-159	3025 MANITOWOC RD	16.28	A-2
B-306	3000 MONROE RD BLK	61.92	A-1
B-305	1300 HOFFMAN RD BLK	11.00	PDD
B-303-1	1300 HOFFMAN RD BLK	18.18	PDD
B-121	LIME KILN RD	9.53	A-2
B-302	1400 HOFFMAN RD BLK	33.49	A-2
B-186-2	ERIE RD	3.08	A-1
B-183	ERIE RD	40.38	A-1
B-186	ERIE RD	13.65	A-1
B-16-2	1983 ERIE RD	3.48	A-1
B-3	GRANDVIEW RD	8.23	A-2
B-11	1500 ERIE RD BLK	29.73	A-1
B-11-1	1531 ERIE RD	9.64	A-1
B-16-4	3554 EATON RD	10.73	A-1
B-14	EATON RD	7.26	A-1
B-12-1	3599 EATON RD	32.84	A-1
B-31	1700 EATON RD BLK	18.73	A-1
B-16-1	3508 EATON RD	0.59	A-1
B-21	3868 EATON RD	38.05	A-2
B-17	1997 ERIE RD	12.45	A-1
B-48	3500 ERIE RD BLK	20.54	A-1
B-47	3500 ERIE RD BLK	19.49	A-1
B-44	3400 EATON RD BLK	13.79	A-2
B-43	3500 ERIE RD BLK	12.89	A-1
B-26	3800 EATON RD BLK	39.94	A-2
B-19	2203 ERIE RD	0.89	A-1
B-2	1743 GRANDVIEW RD	11.82	A-2
B-1	EATON RD	19.20	A-2
B-148	KLONDIKE RD	3.88	A-2
B-9	1500 GRANDVIEW RD BLK	3.34	A-2
B-10	1500 GRANDVIEW RD BLK	13.46	A-1
B-9-1	1500 GRANDVIEW RD BLK	3.89	A-1
B-9-1	1500 GRANDVIEW RD BLK	7.34	A-2
B-13	1700 GRANDVIEW RD BLK	25.17	A-2
B-14-1	3627 EATON RD	0.58	A-1
B-23-1	1900 GRANDVIEW RD BLK	8.52	A-2
B-22	3700 EATON RD BLK	18.96	A-1
B-24	2100 GRANDVIEW RD BLK	19.96	A-1
B-25	GRANDVIEW RD	16.42	A-2
B-15	3600 EATON RD BLK	36.82	A-2
B-209	S HURON RD	35.01	A-2

B-332	1661 LIME KILN RD	9.2	A-2
B-316-4	BOWER CREEK RD	20.56	A-1
B-316-1	3222 BOWER CREEK RD	18.54	A-1
B-316-3	3330 BOWER CREEK RD	0.75	A-2
B-317	3051 MONROE RD	14.12	A-1
B-130	BOWER CREEK RD	15.77	A-2
B-154-1	KLONDIKE RD	1.65	A-2
B-212	WILLOW RD	40.35	A-2
B-20	2130 GRANDVIEW RD	26.73	A-1
B-217	GRANDVIEW RD	12.07	A-1
B-184-1	2311 S HURON RD	0.52	A-1
B-332	1681 LIME KILN RD	9.27	A-2
B-321	1661 LIME KILN RD	12.75	A-2
B-27	1662 ERIE RD	3.77	A-1
B-28	ERIE RD	3.79	A-1
B-45	S HURON RD	10.72	A-1
B-46-1	2301 S HURON RD	1.22	A-1
B-29	S HURON RD	1.07	B-2
B-187	S HURON RD	27.84	A-2
B-333	LIME KILN RD	17.60	A-2
B-317	3051 MONROE RD	13.1	A-1
B-D124	GLENMORE RD	14.33	LI
B-311-3	2952 TORDEUR LN	1.14	A-1
B-128	LIME KILN RD	2.58	A-2

\*The data presented has been compiled from various sources and geospatial processes, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent. The Village of Bellevue assumes no liability for its use or accuracy.