OPULENT

FREE GUIDE

ANY ADDRESS TO A BUILDABLE ANSWER

How to go from one address to the lot, the owner, the zoning and how big you can build, before you call anyone.

PARCEL · OWNER · ZONING · ENVELOPE · INCENTIVES · WHO TO CALL

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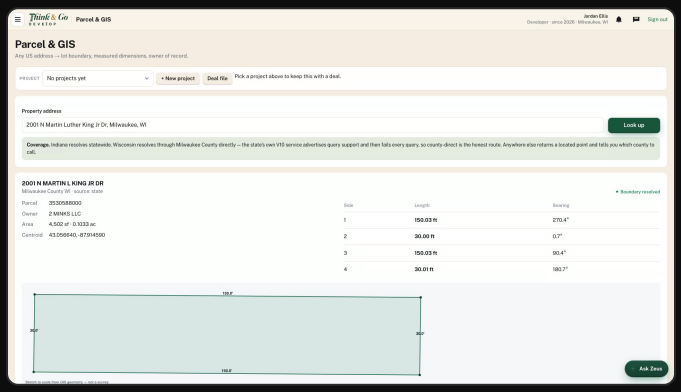
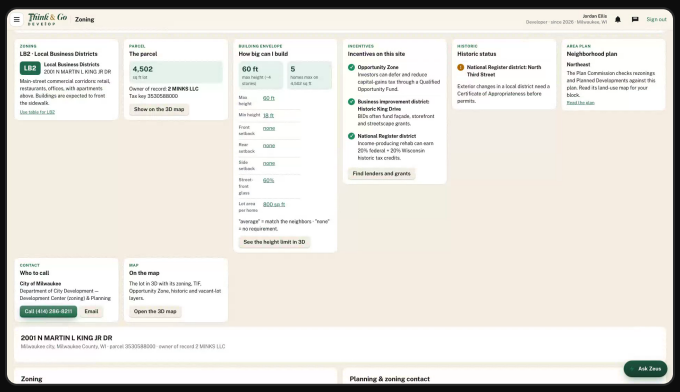
WHAT IT LOOKS LIKE WHEN IT'S REAL

One address typed into an app we built returns the parcel from the county's own map: owner of record, measured sides and area. The zoning tab adds the district, how big you can build and the incentives on the site.



PARCEL & LOT



ZONING & ENVELOPE

```
{
  "address": "2001 N MARTIN L KING JR DR",
  "parcel": "3530588000",
  "owner_of_record": "2 MINKS LLC",
  "county": "Milwaukee County",
  "area_sqft": 4502,
  "sides_ft": [
    150.03,
    30,
    150.03,
    30.01
  ],
  "source": "Milwaukee County parcels",
  "note": "GIS map data, not a survey"
}
```

WHAT'S INSIDE

01 **FIND THE PARCEL**
From address to tax key

02 **MEASURE THE LOT**
Sides, area, frontage

03 **READ THE ZONING**
District, uses, envelope

04 **CHECK THE OVERLAYS**
Incentives, historic, plans

05 **KNOW WHO TO CALL**
Before you spend on design

01 · PARCEL AND LOT

1 **GEOCODE WITH THE CITY AND STATE**
An address without a city often matches nothing, or the wrong street.

2 **USE THE COUNTY'S PARCEL LAYER**
It returns the tax key and the owner of record.

3 **TAKE THE PARCEL THE ADDRESS SITS IN, NOT THE NEAREST POINT**
Geocoders estimate along the block; check the parcel's own address.

4 **MEASURE FROM THE BOUNDARY**
Side lengths and area come from the GIS geometry. It is a map, not a survey.

02 · ZONING AND ENVELOPE

READ THE DISTRICT

- District code and what it is for
- Permitted and special uses
- The code table that applies

HOW BIG CAN I BUILD

- Maximum and minimum height
- Setbacks: front, side, rear
- Lot area per dwelling unit
- Glazing and frontage rules

Example: 2001 N Martin Luther King Jr Dr is LB2: 60 ft maximum height (about 4 stories) and up to 5 homes on its 4,502 sq ft lot.

03 · OVERLAYS AND WHO TO CALL

INCENTIVES ON THE SITE

- Opportunity Zone
- Business improvement district
- Historic district tax credits

BEFORE YOU DESIGN

- Planning and zoning contact
- Historic commission if in a district
- Neighbourhood plan for the block

04 · THE CHECKLIST

- [ ] Address geocoded with city and state
- [ ] Parcel and tax key confirmed against the parcel's own address
- [ ] Owner of record noted
- [ ] Sides and area measured from the boundary
- [ ] District and permitted uses read from the code
- [ ] Height, setbacks and density noted
- [ ] Opportunity Zone, BID and historic status checked
- [ ] Neighbourhood plan read
- [ ] Planning contact identified
- [ ] Survey ordered before any line is built to

WE BUILD TOOLS LIKE THIS

OpulentBots builds custom property and zoning tools for developers, brokers and lenders: your markets, your data sources, one address in and an answer out.

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