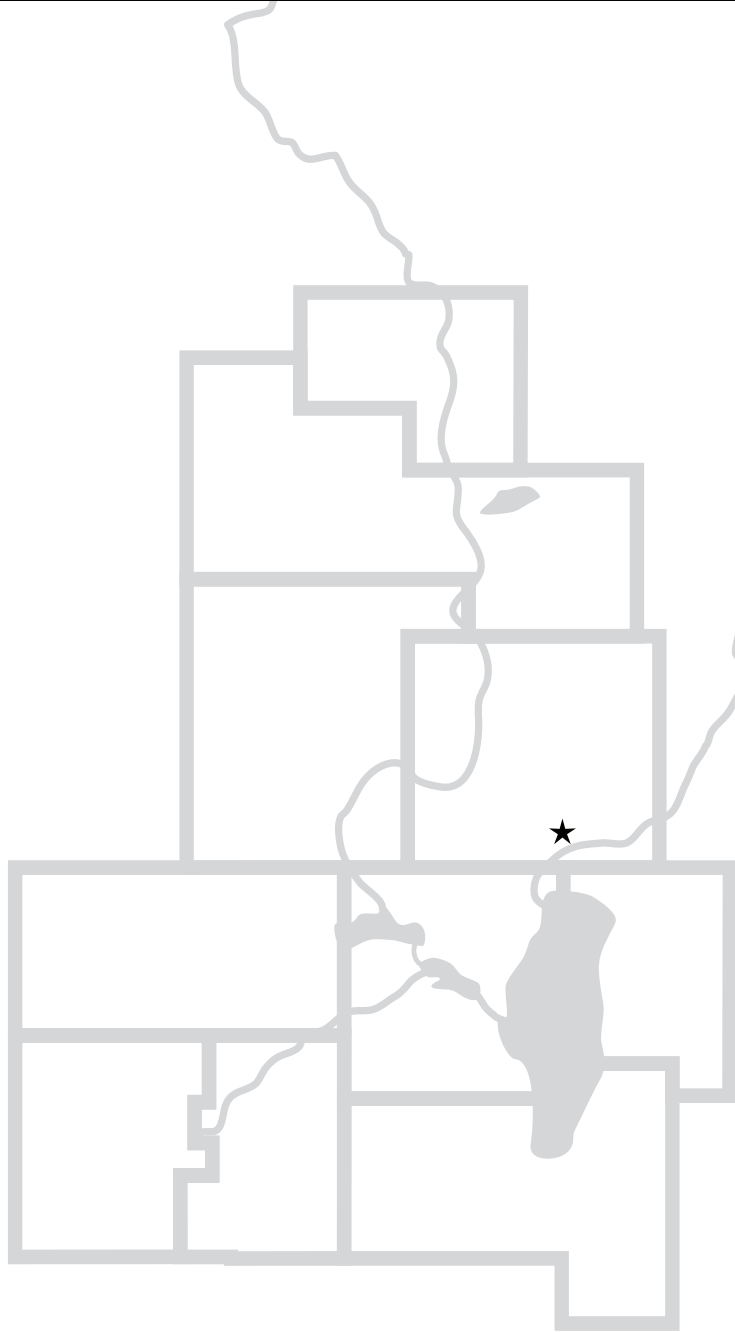


City of Appleton Housing Affordability Report, 2018



Draft
November 2019

Housing Affordability Report, 2018

City of Appleton

Date Adopted Here

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing in an effort to shed light and foster change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66.10013 (Housing affordability report).

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TABLE OF CONTENTS

EXECUTIVE SUMMARY1

HOUSING AFFORDABILITY REPORT REQUIREMENTS.....1

HOUSING AFFORDABILITY DATA & RESPONSES2

Undeveloped Parcels Zoned for Residential Development.....3

Undeveloped Parcels with Available Public Facilities/Services.....3

Plans & Regulations.....4

Financial Impact of Plans & Regulations8

MODIFICATION OF CONSTRUCTION & DEVELOPMENT REGULATIONS8

Housing Demand8

Housing Cost Burden.....9

Reductions in Time and Cost10

APPENDICES

APPENDIX A: PARCEL ANALYSIS MAPS & TABLES..... 12

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HOUSING AFFORDABILITY REPORT

HOUSING AFFORDABILITY REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. The City of Appleton, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (Housing Affordability Report).

HOUSING AFFORDABILITY REPORT REQUIREMENTS

Requirements of this report include the following elements:

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
 - a. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - b. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
 - c. A list and map of undeveloped parcels in the municipality that are zoned for residential development.
 - d. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
 - e. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each

regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

- (1) Meet existing and forecasted housing demand, and;
- (2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

HOUSING AFFORDABILITY DATA & RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2018) for the City of Appleton is illustrated in Table 1. It should be noted that the City of Appleton does not approve condominium plats. The City receives copies of the plat and condominium declarations after they are recorded. The City’s Assessors Office reviews them to be sure they have been recorded properly, but does not approve the condominium plats. Calculations for additional residential units and/or lots are more accurately accounted for using subdivision plats and building permit data. Only one residential condominium plat was recorded in 2018. This was for a duplex lot and just separated ownership for the existing two units. The condominium plat did not result in additional residential units.

Table 1: City of Appleton Approved Plats, CSM’s and Building Permits, 2018

Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
6	18	0	55	4	1	0

Part 2B: The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2018) for the City of Appleton is illustrated in Table 2. It is difficult to determine the proposed number of dwelling units for a certified survey map (CSM). Unlike plats, it is not a simple 1:1 ratio between lots and units. There were a total of 21 residential lots included within the CSM’s approved in 2018. This netted a total of seven additional residential lots. Many of the CSM’s were combining lots into one lot and others were proposing to split existing lots. Some of the lots are zoned for two-family, multi-family or mixed use, but they have yet to pull building permits or submit site plans. They may choose to build single-family units or commercial uses on those lots since they are an allowed use.

Table 2: City of Appleton New Residential Dwelling Units Proposed and Approved within Plats and CSM's, 2018

Proposed			Approved			
Residential Dwelling Units (Subdivision Plats)	Residential Dwelling Units (Certified Survey Map)	Residential Dwelling Units (Condominium Plats)	Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Building Units
187	21	0	55	8	110	0

Parts 2C/2D: A list and map of undeveloped parcels in the municipality that are zoned for residential development. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

Maps and tables for the City of Appleton were developed using a variety of GIS data sources and are contained in Appendix A. From a process standpoint, these maps were developed using the following methodologies:

Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa Aug., 2019). A subset of “vacant” parcels was created by selecting all parcels which had no “improvement value” on the property.
2. Current zoning districts for the City were overlaid on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).
3. The final map illustrates vacant parcels that contain “residential” zoning and those that are “non-residential” (i.e. commercial, industrial, institutional, etc.) in nature.
4. Table 3 provides a listing of parcels along with additional property characteristics.

Undeveloped Parcels with Available Public Facilities/Services

Map 2 and its associated parcel table are contained in Appendix A and were created using the aforementioned data layers, plus the inclusion of municipal water and sewer line location data.

1. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.
2. A 100-foot ‘buffer’ was applied to either side of these service lines.

3. Any of the vacant residential/non-residential zoned parcels which fell partly within this 100-foot buffer were selected to produce a map showing which undeveloped parcels have services available.

Part 2E: An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to: 1) Meet existing and forecasted housing demand, and; 2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Plans & Regulations

The City of Appleton has a number of plans, policies, regulations and fee/permit requirements which guide land use and matters pertaining to residential housing development.

The City of Appleton’s comprehensive plan, adopted in 2010 and updated in 2017 includes a future land use map, dated August, 2018 (Map 3 – Appendix A). The future land use map illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 5 below which were derived from a survey sent by East Central WI RPC to the City.

Table 5: City of Appleton Comprehensive Plan Summary, 2018

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	<i>Originally adopted in 2010 with a substantial 5-year update adopted in 2017.</i>
Since its adoption, have amendments been made to the plan to accommodate residential development?	Yes
If you answered Yes to above, please provide details for each amendment (date, location, action summary).	<i>Four Future Land Use Map Amendments have been approved and one has been denied since the 2017 Comprehensive Plan update. None of the four approved amendments were made to accommodate residential development, but the one denial (consistent with staff recommendation) maintained an existing residential opportunity. Also, the 2017 Comprehensive Plan update included 86 Future Land Use Map Amendments across the City. 21 of these 86 amendments were changes to the One and Two-Family Residential or Multi-Family Residential designations.</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	2027
Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?	Yes
If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?	Yes
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	Yes
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	Yes (<i>Plan Commission</i>)
Does the housing element of the current comprehensive plan get referenced/reviewed formally during new housing development proposals (re-zonings, platting, etc.)?	Yes
Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?	Yes - <i>Three Principal Planners; Housing Coordinator; Various other Community & Economic Development Department staff.</i>
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	Yes - <i>Numerous non-profit organizations are directly and indirectly involved in implementation. Recent sub-recipients awarded Community Development Block Grant (CDBG) funding through the City include: Pillars Inc., Greater Fox Cities Habitat for Humanity, Rebuilding Together Fox Valley, and St. Bernadette Parish/Thompson Center.</i>
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	Yes - <i>On April 4, 2018, Common Council adopted a Zoning Ordinance text amendment to add multi-family dwellings to the list of principal permitted uses in the CBD Central Business District. This change allows for standalone and ground floor residential development in some areas of downtown. Also, a recent zoning map amendment (rezoning) utilized the CBD Central Business District in another area of the City to promote denser infill and housing development.</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
<p>Please list specific goal/objective/strategy/recommendation/action items within the housing element that have been implemented or addressed to any degree (including planned/pending implementation).</p>	<p><i>Page #62 – Policy 5.2.2: Support existing programs to provide funding for home improvements for lower-income households. (Implemented by ongoing Homeowner Rehab Loan Program.)</i></p> <p><i>Page #63 – Policy 5.2.7: Continue to use federal funds directly and via partners to offer housing rehabilitation and replacement for low- and moderate-income family housing options. (Implemented by annual CDBG awards.)</i></p> <p><i>Page #63 – Policy 5.3.2: Identify preferred locations and encourage urban infill and redevelopment to meet the needs of retirees and Generation X and Millennial buyers or renters, such as redevelopment sites on the north side of downtown, along Wisconsin Avenue, and along the Fox River corridor. (Implemented by development projects under construction or anticipated to begin soon, such as RiverHeath - Willow, Gabriel Lofts, Zuelke Building, Avant Apartments, and Crescent Lofts.)</i></p> <p><i>Page #63 – Policy 5.3.3: Plan for a supply of developable land suitable for residential development. (Implemented by approval of several subdivision plats and CSMs for residential development, including North Edgewood Estates and Apple Ridge.)</i></p> <p><i>Page #65 – Policy 5.5.3: Amend the Central Business District zoning regulations to allow for ground floor residential development in some areas of downtown. (Implemented by Zoning Ordinance text amendment to add multi-family dwellings to the list of principal permitted uses in the CBD District.)</i></p>
<p>Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?</p>	<p>Yes</p>
<p>Have you completed other housing market or assessment studies?</p>	<p>Yes</p>
<p>What limiting factors are present which prevent your community from moving forward on further implementation of the current comprehensive plan’s housing element? Please describe.</p>	<p><i>The limiting factors from the Department of Public Works perspective include the cost of infrastructure and the challenges with wetlands, navigable streams and contaminated soils. Land dedication fees are minimal and do not provide sufficient capital to cover costs of parkland and/or development. The City of Appleton is seeing significant investment in housing development at this time. Low cost housing is an area that may be a challenge due to the return on investment for local investors. Levy limits imposed by State. Incorporation of neighboring communities limiting growth area. Declining net new construction. Limited land availability and environmental limitations of available land. Privately-applied covenants for new home construction. Neighborhood opposition to “other” (not single-family) housing types.</i></p>

Additional plans, policies and regulations have been adopted by the City to address residential housing including:

- City of Appleton Zoning Ordinance (Chapter 23) outlines basic land use requirements, lot sizes and property setbacks.
- City of Appleton Subdivision Ordinance (Chapter 17) which specifies site improvement requirements and land dedication requirements, if any.
- Plan Review & Building Permit procedures have been adopted by the City of Appleton and are reviewed periodically.
- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying *Housing Fee Report*. The City of Appleton currently has several types of fees schedules published on its website which may apply to new housing development:
 - Building Permit Fee Schedule
 - Electrical Permit Fee Schedule
 - Erosion Control Permit Fee Schedule
 - HVAC Permit Fee Schedule
 - Miscellaneous Permit Fee Schedule
 - Plumbing & Sewer Permit Fee Schedule
 - Stormwater Permit Fee Schedule
- An *Analysis of Impediments to Fair Housing* (2013) report was prepared for use as a planning tool to ensure equal housing opportunities for all persons in the City of Appleton. The report has three main components: an analysis of demographic and economic characteristics in relation to their impact on fair housing; a description of fair housing impediments; and recommendations designed to dismantle impediments. This report is being updated and will be available early 2020.
- Tax Increment Finance Districts. TIF Districts #3, #11 and #12 cover portions of downtown Appleton, along College Avenue primarily, but including various adjacent blocks. These two TIF Districts offer the most opportunity for the construction of new housing as part of the ongoing redevelopment and enhancement of the downtown. However construction of new housing can also occur in TIF's #8, #9 and #10.

Financial Impact of Plans & Regulations

The financial impacts of local regulations are outlined in the City of Appleton Housing Fee Report (2018). Regulations enforced by federal and state government also contributed to the increase in costs for development, yet municipalities have no control over these regulations or the associated costs to enforce. Wisconsin has adopted a state-wide uniform building code, which establishes standards for residential dwelling units. In addition, the requirements of NR216 have substantially increased the cost of stormwater management. Under NR216, municipalities are required to reduce stormwater runoff by implementing stormwater management programs. These programs include construction site pollutant control, post-construction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

MODIFICATION OF CONSTRUCTION & DEVELOPMENT REGULATIONS

This analysis identifies ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees in order to do each of the following: (1) Meet existing and forecasted housing demand, and; (2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Housing Demand

Housing demand for the City of Appleton has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing and land use demands by unit type, and; b) existing housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Tables 6 and 7 illustrate the forecast household growth for the City and the corresponding demands by housing unit type using existing land use density information.

Table 6: City of Appleton Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
City of Appleton	28,874	29,874	31,623	32,983	34,200	34,853	34,938	6,064

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

Table 7: City of Appleton Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density			Acres Needed		
	Single Family	Two Family	Multi-Family	Single Family	Two Family	Multi-Family	Single Family	Two Family	Multi-Family
City of Appleton	3,981	442	158	4.67	9.33	12.89	853	47	12

Source: ECWRPC, 2019

Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for City of Appleton households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However it is interesting to note that the City of Appleton’s numbers do not vary much from the urbanized area averages as a whole.

Table 8: City of Appleton and Regional Housing Burden (2013-2017)

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		C. Appleton	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
Total Owner-occupied housing units:	70,105	18%	18,980	19%
Less than \$20,000:	4,419		1,238	
30 percent or more	3,905	88%	1,067	86%
\$20,000 to \$34,999:	8,097		2,161	
30 percent or more	3,746	46%	1,055	49%
\$35,000 to \$49,999:	8,674		2,478	
30 percent or more	2,473	29%	683	28%
\$50,000 to \$74,999:	15,091		4,150	
30 percent or more	1,898	13%	585	14%
\$75,000 or more:	33,444		8,867	
30 percent or more	807	2%	216	2%
Zero or negative income	380	n/a	86	n/a
Total Renter-occupied housing units:	39,869	42%	9,912	40%
Less than \$20,000:	10,699		2,514	
Less than 20 percent	176	2%	24	1%
20 to 29 percent	809	8%	155	6%
30 percent or more	9,714	91%	2,335	93%
\$20,000 to \$34,999:	9,811		2,304	
Less than 20 percent	640	7%	181	8%
20 to 29 percent	3,706	38%	889	39%
30 percent or more	5,465	56%	1,234	54%
\$35,000 to \$49,999:	6,751		1,739	
Less than 20 percent	2,187	32%	568	33%
20 to 29 percent	3,462	51%	852	49%
30 percent or more	1,102	16%	319	18%

\$50,000 to \$74,999:	6,534		1,718	
Less than 20 percent	4,842	74%	1,284	75%
20 to 29 percent	1,439	22%	354	21%
30 percent or more	253	4%	80	5%
\$75,000 or more:	4,868		1,229	
Less than 20 percent	4,600	94%	1,109	90%
20 to 29 percent	238	5%	104	8%
30 percent or more	30	1%	16	1%
Zero or negative income	447	n/a	92	n/a
No cash rent	759	n/a	316	n/a

Source: 2013-2017 ACS 5-Year Estimates, B25106

Based on this information more affordable homes and rentals are needed within the City, particularly for those with lower incomes. However, providing affordable housing involves more than reducing costs imposed by municipalities or revising local policies. Policies imposed by others and limited funding also affect housing affordability. The U.S. Department of Housing and Urban Development provides housing choice vouchers for very low-income families to reduce the cost of housing. Yet, this program has not been expanded in years and does not supply a sufficient supply of vouchers to address housing affordability for renters. Other programs correspondingly provide assistance for low-income renters and homeowners but these programs likewise fall short of the needs. Banks and other financial institutions must also accept some of the responsibility since they must approve financing for affordable housing.

Reductions in Time and Cost

In order to reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent, a number of things need to be taken into consideration:

- 1) Where exactly this burden should be placed? Should this burden be placed on the public sector entirely? Or should the private sector (homebuilders, realty professionals, etc.) share some of this burden? Housing style, design, size and materials choice make up a large portion of the cost of housing. When the development community places restrictive covenants on subdivisions, this inherently increases the costs for housing.
- 2) The cost of infrastructure and maintenance was not part of the State's requirement to analyze and include in this report yet is a critical factor for the costs associated with new housing development. Furthermore, state imposed levy limits further impact the municipalities' ability to maintain or construct new infrastructure.
- 3) Lastly, as noted in the Housing Fee Report, a number of additional costs are imposed by County, State or local entities (sanitary districts) for things such as plumbing plan reviews, utility assessments and the like. These items are not even considered in the statutory requirements for this report and not in the purview of the municipality to control.

The City of Appleton could, of course, simply slash the costs of its various permits and fees by 20%, thereby reducing the amount of revenue generated (see Housing Fee Report). However, this revenue is used by the City to fund the necessary services and safety inspections that are required by State law and/or are simply good practice. By cutting fees 20%, it is likely that the plan review, approval and permit issuance processes will take longer due to reduced staffing and capacity.

The City could also reduce minimum lot sizes, but would this actually encourage smaller more affordable houses? Reducing parking requirements and street width could potentially reduce the cost to build and maintain infrastructure, making housing more affordable. The added benefit is that this would not only reduce infrastructure costs but would also reduce stormwater runoff from impervious surfaces. While the City could make a number of changes, ultimately it is whether or not the development community takes advantage of changes in order to create more affordable homes. Taking this a step further, new models of housing development such as Cottage-Style developments or Accessory Dwelling Units (ADUs), or new public-private financing partnerships could be looked at as a way to further reduce housing costs. Partnerships with non-profit organizations such as Habitat for Humanity have also proven successful.

Reductions in time could reduce costs; however, developers and the state also play a role in the process (cost) to approve a new residential subdivision. For example an incomplete application will necessitate additional time by the developer to submit further information. Plats must be approved following state statute 236, which clearly sets out procedures which must be followed by an entity approving a plat. If the proposed development is outside of a municipality, it must first be annexed into the community. Again the process to annex properties is also laid out in the state statutes (66.0217, 66.0219, 66.0221 and 66.0223), and municipalities must follow these procedures. Municipalities may be able to incorporate additional efficiencies in the subdivision review process which may impact the time necessary to approve a plat. This year alone, for example, the City was able to reduce the annexation process by two weeks, thereby reducing cost. In addition, the City runs applications and permits together, and has been able to reduce the time needed.

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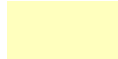



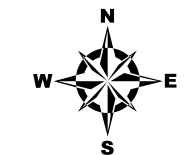
APPENDIX #A

PARCEL ANALYSIS MAPS & TABLES

Map 1 Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels 656

-  Zoned Residential (455)
-  Zoned Non-Residential (201)



0 0.65 1.3
Scale in Miles

Source:
Base data regional counties 2019
Parcel data - Wisconsin Land Information Program (WLIP). Version 5
Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of
Administration (DOA); Wisconsin State Cartographer's Office (SCO).
Available via web download site:
<http://www.sco.wisc.edu/parcels/data>. [June 30, 2019].

This data was created for use by the East Central Wisconsin Regional Planning
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for East Central Wisconsin Regional Planning Commission business.

PREPARED NOVEMBER 2019 BY:



Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
319416438	0.22	R-3	Multifamily Residential	
319416460	0.45	R-3	Multifamily Residential	
319416440	0.22	R-3	Multifamily Residential	
319416401	0.22	R-3	Multifamily Residential	
319416446	0.22	R-3	Multifamily Residential	
319416434	0.22	R-3	Multifamily Residential	
319416433	0.22	R-3	Multifamily Residential	
319416409	0.22	R-3	Multifamily Residential	
319416437	0.22	R-3	Multifamily Residential	
319416428	0.22	R-3	Multifamily Residential	
319416425	0.22	R-3	Multifamily Residential	
319416457	0.45	R-3	Multifamily Residential	
319416436	0.22	R-3	Multifamily Residential	
319416403	0.22	R-3	Multifamily Residential	
319416404	0.22	R-3	Multifamily Residential	
319416412	0.22	R-3	Multifamily Residential	
319416447	0.22	R-3	Multifamily Residential	
319416427	0.22	R-3	Multifamily Residential	
319416411	0.22	R-3	Multifamily Residential	
319416410	0.22	R-3	Multifamily Residential	
319416459	0.45	R-3	Multifamily Residential	
319416402	0.22	R-3	Multifamily Residential	
319416439	0.22	R-3	Multifamily Residential	
319416435	0.22	R-3	Multifamily Residential	
319416426	0.22	R-3	Multifamily Residential	
319416445	0.22	R-3	Multifamily Residential	
319416448	0.22	R-3	Multifamily Residential	
319416458	0.45	R-3	Multifamily Residential	
319490046	0.33	R-1A	Single Family Residential	
319444200	0.12	R-1A	Single Family Residential	
319479900	0.04	R-1A	Single Family Residential	
319416218	0.34	R-1A	Single Family Residential	
319416216	0.3	R-1A	Single Family Residential	
319092200	0.27	R-1B	Single Family Residential	
319416249	0.31	R-1A	Single Family Residential	
319421400	1.38	R-2	Central City Residential	
319421400	1.38	R-1B	Single Family Residential	
319323300	0.53	R-1A	Single Family Residential	
319124701	0.14	R-1B	Single Family Residential	
319416209	0.29	R-1A	Single Family Residential	
319328500	0.28	R-1A	Single Family Residential	
319324100	0.36	R-1A	Single Family Residential	
319020200	0.19	R-1B	Single Family Residential	
319019200	0.17	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314568200	0.62	R-2	Central City Residential	
318005400	0.09	R-1A	Single Family Residential	
314616632	0.29	R-1A	Single Family Residential	
319053203	0.17	R-1B	Single Family Residential	
318001600	0.52	R-2	Central City Residential	
314110400	0.35	R-1B	Single Family Residential	
319054500	0.17	R-1B	Single Family Residential	
318215200	0.17	R-1B	Single Family Residential	
314616609	0.26	R-1A	Single Family Residential	
314616624	0.26	R-1A	Single Family Residential	
314091922	0.8	R-1B	Single Family Residential	
314070700	0.34	R-1B	Single Family Residential	
314180600	0.28	R-1B	Single Family Residential	
314588600	0.61	R-1A	Single Family Residential	
314526900	0.23	R-1B	Single Family Residential	
313172600	0.5	R-1B	Single Family Residential	
314211700	0.29	R-1B	Single Family Residential	
314061000	0.42	R-1B	Single Family Residential	
314062503	0.77	R-1B	Single Family Residential	
314477300	0.21	R-1B	Single Family Residential	
314616618	0.32	R-1A	Single Family Residential	
314090505	0.27	R-1B	Single Family Residential	
313163401	0.5	R-1B	Single Family Residential	
314543500	0.23	R-1A	Single Family Residential	
314066900	0.17	R-1B	Single Family Residential	
313353800	0.21	R-1B	Single Family Residential	
314616616	0.41	R-1A	Single Family Residential	
314182900	0.25	R-1B	Single Family Residential	
314090506	0.28	R-1B	Single Family Residential	
314521700	0.24	R-1A	Single Family Residential	
314090507	0.28	R-1B	Single Family Residential	
314616617	0.33	R-1A	Single Family Residential	
314545100	0.2	R-1B	Single Family Residential	
313351300	0.21	R-1B	Single Family Residential	
314090508	0.27	R-1B	Single Family Residential	
314616615	0.3	R-1A	Single Family Residential	
314616608	0.26	R-1A	Single Family Residential	
314616610	0.26	R-1A	Single Family Residential	
314556404	0.53	R-1A	Single Family Residential	
314616612	0.26	R-1A	Single Family Residential	
314616619	0.28	R-1A	Single Family Residential	
314091402	0.3	R-1B	Single Family Residential	
314616630	0.31	R-1A	Single Family Residential	
314616634	0.29	R-1A	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314616629	0.31	R-1A	Single Family Residential	
314616600	6.24	R-1A	Single Family Residential	
314009000	0.26	R-1B	Single Family Residential	
314616633	0.29	R-1A	Single Family Residential	
314616627	0.45	R-1A	Single Family Residential	
314616621	0.26	R-1A	Single Family Residential	
314616500	28.8	R-1A	Single Family Residential	
314616620	0.25	R-1A	Single Family Residential	
314616600	6.24	R-1A	Single Family Residential	
314616614	0.26	R-1A	Single Family Residential	
314616631	0.3	R-1A	Single Family Residential	
314616607	0.29	R-1A	Single Family Residential	
314616611	0.26	R-1A	Single Family Residential	
314616626	0.24	R-1A	Single Family Residential	
313108100	0.06	R-1C	Central City Residential	
313015100	0.17	R-1B	Single Family Residential	
314616622	0.26	R-1A	Single Family Residential	
314616623	0.26	R-1A	Single Family Residential	
314616625	0.25	R-1A	Single Family Residential	
314616613	0.26	R-1A	Single Family Residential	
314616900	1.47	R-1A	Single Family Residential	
314567800	0.41	R-2	Central City Residential	
314080415	0.28	R-2	Central City Residential	
314567700	0.38	R-2	Central City Residential	
314565300	0.27	R-1A	Single Family Residential	
314568000	0.47	R-2	Central City Residential	
314398400	0.21	R-1B	Single Family Residential	
314616602	0.25	R-1A	Single Family Residential	
314616604	0.3	R-1A	Single Family Residential	
314567600	0.34	R-2	Central City Residential	
314567500	0.3	R-2	Central City Residential	
314567900	0.44	R-2	Central City Residential	
314032000	0.2	R-1B	Single Family Residential	
313049100	0.14	R-1B	Single Family Residential	
314616601	0.29	R-1A	Single Family Residential	
314616606	0.33	R-1A	Single Family Residential	
314616628	0.31	R-1A	Single Family Residential	
314616603	0.28	R-1A	Single Family Residential	
314080416	0.83	R-2	Central City Residential	
313031602	0.25	R-1B	Single Family Residential	
314202300	0.25	R-1B	Single Family Residential	
314567400	0.27	R-2	Central City Residential	
314568100	0.48	R-2	Central City Residential	
314567300	0.31	R-2	Central City Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314616605	0.34	R-1A	Single Family Residential	
314002302	0.14	R-1B	Single Family Residential	
313062200	0.31	R-1C	Central City Residential	
314555300	1.38	R-1B	Single Family Residential	
314407500	0.17	R-1B	Single Family Residential	
311054000	0.17	R-3	Multifamily Residential	
311054900	0.14	R-2	Central City Residential	
314086206	0.34	R-1B	Single Family Residential	
315122900	0.08	R-1C	Central City Residential	
315167101	0.1	R-2	Central City Residential	
312047400	0.18	R-3	Multifamily Residential	
315177400	0.17	R-1B	Single Family Residential	
315112600	0.1	R-2	Central City Residential	
314425701	0.38	R-2	Central City Residential	
315122500	0.15	R-1C	Central City Residential	
311045300	0.13	R-1C	Central City Residential	
315180600	0.17	R-2	Central City Residential	
311045200	0.15	R-1C	Central City Residential	
312063000	0.08	R-2	Central City Residential	
312065201	0.06	R-2	Central City Residential	
311016001	0.21	R-1C	Central City Residential	
314518001	0.24	R-1B	Single Family Residential	
314461000	0.21	R-1B	Single Family Residential	
315129000	0.16	R-1C	Central City Residential	
314511401	0.27	R-1B	Single Family Residential	
315094802	0.12	R-1C	Central City Residential	
314513000	0.19	R-1B	Single Family Residential	
316024700	0.17	R-1C	Central City Residential	
311129200	0.66	R-1C	Central City Residential	
315095800	0.04	R-2	Central City Residential	
315094801	0.12	R-1C	Central City Residential	
314509000	0.21	R-1B	Single Family Residential	
311129400	0.25	R-1C	Central City Residential	
314438100	0.26	R-1B	Single Family Residential	
311206900	0.21	R-2	Central City Residential	
315244000	0.21	R-1B	Single Family Residential	
315264600	0.15	R-1B	Single Family Residential	
311301100	0.09	R-1B	Single Family Residential	
315393601	0.14	R-2	Central City Residential	
315263300	0.11	R-1B	Single Family Residential	
316065501	0.15	R-1C	Central City Residential	
316094500	0.14	R-1B	Single Family Residential	
315385000	0.18	R-1B	Single Family Residential	
311217900	0.22	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311281600	0.15	R-2	Central City Residential	
311240300	0.14	R-1B	Single Family Residential	
316103601	0.24	R-1B	Single Family Residential	
314471500	0.43	R-1B	Single Family Residential	
311223600	0.29	R-1B	Single Family Residential	
311551800	0.46	R-1A	Single Family Residential	
316620077	0.31	R-1A	Single Family Residential	
311203501	0.23	R-1B	Single Family Residential	
316314600	0.26	R-1B	Single Family Residential	
311730115	0.2	R-1B	Single Family Residential	
316316500	0.18	R-1B	Single Family Residential	
311730113	0.2	R-1B	Single Family Residential	
311740000	15.37	R-1A	Single Family Residential	
316408400	0.46	R-1A	Single Family Residential	
316316100	0.18	R-1B	Single Family Residential	
316400001	1.24	R-1A	Single Family Residential	
316286000	0.31	R-1B	Single Family Residential	
311730112	0.19	R-1B	Single Family Residential	
316316200	0.18	R-1B	Single Family Residential	
316283300	0.35	R-1B	Single Family Residential	
316570188	0.08	R-1A	Single Family Residential	
311562100	0.1	R-1A	Single Family Residential	
315949109	0.25	R-1A	Single Family Residential	
316530435	0.48	R-1A	Single Family Residential	
311650042	0.38	R-1B	Single Family Residential	
311730111	0.22	R-1B	Single Family Residential	
316570189	0.09	R-1A	Single Family Residential	
311650001	0.41	R-1B	Single Family Residential	
311650303	0.45	R-1A	Single Family Residential	
311650301	0.46	R-1A	Single Family Residential	
311650049	0.32	R-1B	Single Family Residential	
311910700	1.14	R-2	Central City Residential	
316530300	0.35	R-1A	Single Family Residential	
311650308	0.29	R-1A	Single Family Residential	
311920349	0.86	R-1B	Single Family Residential	
311920321	0.72	R-1B	Single Family Residential	
311931001	0.44	R-1B	Single Family Residential	
311920331	1.04	R-1B	Single Family Residential	
311920329	0.85	R-1B	Single Family Residential	
311725014	0.13	R-1B	Single Family Residential	
311920310	0.92	R-1B	Single Family Residential	
311920332	0.98	R-1B	Single Family Residential	
311930050	0.37	R-1B	Single Family Residential	
311930030	0.27	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311920301	1.81	R-1B	Single Family Residential	
311920372	1.16	R-1B	Single Family Residential	
316620068	0.27	R-1A	Single Family Residential	
311920314	0.83	R-1B	Single Family Residential	
311920369	0.64	R-1B	Single Family Residential	
316620212	0.24	R-1A	Single Family Residential	
311930020	0.52	R-1B	Single Family Residential	
311930048	0.4	R-1B	Single Family Residential	
311920093	0.78	R-1B	Single Family Residential	
311920333	1.23	R-1B	Single Family Residential	
311930053	0.3	R-1B	Single Family Residential	
311920086	1.17	R-1B	Single Family Residential	
311920045	0.75	R-1B	Single Family Residential	
311920092	0.96	R-1B	Single Family Residential	
311930008	0.36	R-1B	Single Family Residential	
311920322	0.69	R-1B	Single Family Residential	
311930049	0.37	R-1B	Single Family Residential	
311830300	1	R-1B	Single Family Residential	
311920348	0.68	R-1B	Single Family Residential	
311920316	0.68	R-1B	Single Family Residential	
311930016	0.25	R-1B	Single Family Residential	
311920317	0.71	R-1B	Single Family Residential	
311920085	1.68	R-1B	Single Family Residential	
311920335	0.89	R-1B	Single Family Residential	
311920006	0.79	R-1B	Single Family Residential	
311920334	1.17	R-1B	Single Family Residential	
311920043	0.94	R-1B	Single Family Residential	
311930047	0.42	R-1B	Single Family Residential	
311930039	0.32	R-1B	Single Family Residential	
311931018	22.41	R-1B	Single Family Residential	
311931019	0.1	R-1B	Single Family Residential	
311725012	0.37	R-1B	Single Family Residential	
311930003	0.28	R-1B	Single Family Residential	
311920359	1.11	R-1B	Single Family Residential	
311920100	4.89	R-1B	Single Family Residential	
311920046	0.82	R-1B	Single Family Residential	
311920008	0.77	R-1B	Single Family Residential	
311920067	0.78	R-1B	Single Family Residential	
311920328	0.84	R-1B	Single Family Residential	
311920395	1.07	R-1B	Single Family Residential	
311920364	0.97	R-1B	Single Family Residential	
311920346	0.96	R-1B	Single Family Residential	
316620067	0.28	R-1A	Single Family Residential	
311920066	0.75	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311930007	0.34	R-1B	Single Family Residential	
311920315	0.77	R-1B	Single Family Residential	
311930038	0.3	R-1B	Single Family Residential	
311920370	0.69	R-1B	Single Family Residential	
316610300	0.85	R-1A	Single Family Residential	
311920036	0.99	R-1B	Single Family Residential	
311930063	0.32	R-1B	Single Family Residential	
311930028	0.34	R-1B	Single Family Residential	
311725011	0.7	R-1B	Single Family Residential	
311920015	1.02	R-1B	Single Family Residential	
311930024	0.25	R-1B	Single Family Residential	
311920323	0.77	R-1B	Single Family Residential	
311920365	1.31	R-1B	Single Family Residential	
311931022	1.11	R-1B	Single Family Residential	
311920064	0.71	R-1B	Single Family Residential	
311920338	0.86	R-1B	Single Family Residential	
311920088	0.91	R-1B	Single Family Residential	
311920308	1.71	R-1B	Single Family Residential	
311920089	0.88	R-1B	Single Family Residential	
311920095	0.77	R-1B	Single Family Residential	
311920087	1.03	R-1B	Single Family Residential	
311920390	0.75	R-1B	Single Family Residential	
311920340	0.88	R-1B	Single Family Residential	
311930033	0.25	R-1B	Single Family Residential	
311920082	1.08	R-1B	Single Family Residential	
316620201	0.3	R-1B	Single Family Residential	
311920313	0.87	R-1B	Single Family Residential	
316620210	0.25	R-1A	Single Family Residential	
316620105	0.46	R-1B	Single Family Residential	
311920003	0.65	R-1B	Single Family Residential	
311920356	1.03	R-1B	Single Family Residential	
311920382	0.83	R-1B	Single Family Residential	
311931025	3.49	R-1B	Single Family Residential	
311930032	0.27	R-1B	Single Family Residential	
311725013	0.68	R-1B	Single Family Residential	
311920312	0.88	R-1B	Single Family Residential	
311920366	0.76	R-1B	Single Family Residential	
311920378	0.7	R-1B	Single Family Residential	
311920320	0.66	R-1B	Single Family Residential	
311920054	0.91	R-1B	Single Family Residential	
311920324	0.88	R-1B	Single Family Residential	
311725010	3.51	R-1B	Single Family Residential	
311920094	0.73	R-1B	Single Family Residential	
311920318	0.62	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311920377	0.61	R-1B	Single Family Residential	
311930004	0.26	R-1B	Single Family Residential	
311920368	0.63	R-1B	Single Family Residential	
311760007	0.3	R-1B	Single Family Residential	
311930006	0.3	R-1B	Single Family Residential	
311920005	0.67	R-1B	Single Family Residential	
311920380	0.68	R-1B	Single Family Residential	
311920384	1.72	R-1B	Single Family Residential	
311920363	1.14	R-1B	Single Family Residential	
311920326	0.89	R-1B	Single Family Residential	
311920336	1.01	R-1B	Single Family Residential	
311920376	0.64	R-1B	Single Family Residential	
311930009	0.26	R-1B	Single Family Residential	
311930002	0.35	R-1B	Single Family Residential	
311920079	1.9	R-1B	Single Family Residential	
311920387	0.77	R-1B	Single Family Residential	
311931007	19.76	R-1B	Single Family Residential	
311920375	0.66	R-1B	Single Family Residential	
311830401	1.01	R-1A	Single Family Residential	
311930062	0.28	R-1B	Single Family Residential	
316620124	0.05	R-1B	Single Family Residential	
311730136	0.23	R-1B	Single Family Residential	
311920347	0.79	R-1B	Single Family Residential	
311920097	0.93	R-1B	Single Family Residential	
311920379	0.64	R-1B	Single Family Residential	
311920354	0.69	R-1B	Single Family Residential	
311920371	0.77	R-1B	Single Family Residential	
311930046	0.36	R-1B	Single Family Residential	
311930025	0.27	R-1B	Single Family Residential	
311930051	0.32	R-1B	Single Family Residential	
311930023	0.24	R-1B	Single Family Residential	
311920090	0.87	R-1B	Single Family Residential	
316620034	0.3	R-1A	Single Family Residential	
311920319	0.63	R-1B	Single Family Residential	
311920389	0.78	R-1B	Single Family Residential	
311931020	1.64	R-1B	Single Family Residential	
311920367	0.68	R-1B	Single Family Residential	
316620213	0.31	R-1A	Single Family Residential	
316620072	0.3	R-1A	Single Family Residential	
311930037	0.27	R-1B	Single Family Residential	
311930019	0.32	R-1B	Single Family Residential	
311920357	1.12	R-1B	Single Family Residential	
311920102	1.32	R-1B	Single Family Residential	
316620097	0.32	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311920327	1.06	R-1B	Single Family Residential	
319416251	0.47	R-1A	Single Family Residential	
316620091	0.24	R-1B	Single Family Residential	
311920047	0.8	R-1B	Single Family Residential	
311830306	0.89	R-1B	Single Family Residential	
311930018	0.24	R-1B	Single Family Residential	
311920381	0.7	R-1B	Single Family Residential	
311930010	0.34	R-1B	Single Family Residential	
311920361	1.1	R-1B	Single Family Residential	
311920325	0.96	R-1B	Single Family Residential	
311920350	0.98	R-1B	Single Family Residential	
311920004	0.64	R-1B	Single Family Residential	
311920096	0.82	R-1B	Single Family Residential	
311830324	0.05	R-1B	Single Family Residential	
316009300	0.12	R-1C	Central City Residential	
316010100	0.15	R-1B	Single Family Residential	
319416102	5.23	R-1A	Single Family Residential	
314616600	6.24	R-1A	Single Family Residential	
316317000	0.22	R-1B	Single Family Residential	
311910501	0.17	R-1B	Single Family Residential	
316346900	0.19	R-1B	Single Family Residential	
311195100	0.17	R-1B	Single Family Residential	
314616600	6.24	R-1A	Single Family Residential	
311646101	220.8	R-2	Central City Residential	
311398100	0.42	R-1B	Single Family Residential	
312017400	0.17	R-3	Multifamily Residential	
314010902	0.5	R-1B	Single Family Residential	
314013807	0.13	R-1B	Single Family Residential	
311524200	0.24	R-2	Central City Residential	
315069700	0.12	R-3	Multifamily Residential	
314015605	0.33	R-1B	Single Family Residential	
314017400	0.17	R-1B	Single Family Residential	
311070500	0.1	R-1C	Central City Residential	
314018105	0.41	R-1B	Single Family Residential	
311760000	55.36	R-1B	Single Family Residential	
311760000	55.36	R-1B	Single Family Residential	
316404000	0.4	R-1A	Single Family Residential	
314391500	0.19	R-1B	Single Family Residential	
314616600	6.24	R-1A	Single Family Residential	
311305100	0.22	R-1B	Single Family Residential	
311394000	0.18	R-1B	Single Family Residential	
311130200	1.48	R-1B	Single Family Residential	
311074001	0.87	R-1B	Single Family Residential	
311800700	2.5	R-1A	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314557301	0.62	R-1A	Single Family Residential	
311274900	0.11	R-1B	Single Family Residential	
314122600	0.73	R-1B	Single Family Residential	
311076401	0.04	R-1C	Central City Residential	
311641000	19.79	R-3	Multifamily Residential	
314122303	0.14	R-1B	Single Family Residential	
315062901	0.11	R-1C	Central City Residential	
311071900	1.59	R-1B	Single Family Residential	
311822101	1.62	R-1A	Single Family Residential	
314031000	0.18	R-2	Central City Residential	
311137500	0.58	R-1B	Single Family Residential	
314093500	0.22	R-1B	Single Family Residential	
311641001	3.89	R-3	Multifamily Residential	
311751274	2.39	R-2	Central City Residential	
314031500	0.24	R-1B	Single Family Residential	
311074700	0.19	R-1C	Central City Residential	
314053400	1.3	R-3	Multifamily Residential	
316620221	0.48	R-1B	Single Family Residential	
313076106	0.19	R-1B	Single Family Residential	
313369000	0.1	R-1B	Single Family Residential	
313076108	0.16	R-1B	Single Family Residential	
315192700	0.25	R-1B	Single Family Residential	
316620226	0.67	R-1B	Single Family Residential	
313076104	0.2	R-1B	Single Family Residential	
313076105	0.2	R-1B	Single Family Residential	
313076107	0.26	R-1B	Single Family Residential	
313076109	0.16	R-1B	Single Family Residential	
313076101	0.23	R-1B	Single Family Residential	
313076110	0.16	R-1B	Single Family Residential	
311760078	0.34	R-1B	Single Family Residential	
311760060	0.65	R-1B	Single Family Residential	
311760072	0.39	R-1B	Single Family Residential	
311760080	0.3	R-1B	Single Family Residential	
311640700	9.13	R-3	Multifamily Residential	
311650158	0.39	R-1B	Single Family Residential	
311650164	0.69	R-1B	Single Family Residential	
311931200	2.29	R-3	Multifamily Residential	
311077201	1.77	R-3	Multifamily Residential	
311077202	0.51	R-3	Multifamily Residential	
311931107	0.37	R-3	Multifamily Residential	
311931102	0.37	R-3	Multifamily Residential	
311931101	0.37	R-3	Multifamily Residential	
314616642	0.27	R-1A	Single Family Residential	
311931027	1.13	R-1B	Single Family Residential	

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311931026	5.28	R-1B	Single Family Residential	
311098300	0.89	R-1B	Single Family Residential	
311760089	0.31	R-1B	Single Family Residential	
311760083	0.63	R-1B	Single Family Residential	
311760082	0.52	R-1B	Single Family Residential	
311760085	0.42	R-1B	Single Family Residential	
311760081	0.42	R-1B	Single Family Residential	
311760086	0.33	R-1B	Single Family Residential	
311760084	0.41	R-1B	Single Family Residential	
311760087	0.41	R-1B	Single Family Residential	
311760090	0.33	R-1B	Single Family Residential	
311760088	0.39	R-1B	Single Family Residential	
314900400	0.3	R-1B	Single Family Residential	
314900300	0.23	R-1B	Single Family Residential	
314900500	0.26	R-1B	Single Family Residential	
313008400	0.13	M-2		General Industrial
313014600	0.17	M-2		General Industrial
314027400	0.64	M-2		General Industrial
313011500	0.56	M-2		General Industrial
313013700	0.17	M-2		General Industrial
313013600	0.14	M-2		General Industrial
314027500	0.47	M-2		General Industrial
313131701	0.81	M-2		General Industrial
315146207	0.19	M-2		General Industrial
311024500	0.1	M-2		General Industrial
311530000	1.14	M-1		Industrial Park
311651018	2.07	M-1		Industrial Park
311672310	3.92	M-1		Industrial Park
311530100	1.01	M-1		Industrial Park
311672312	2.69	M-1		Industrial Park
311532000	2.32	M-1		Industrial Park
317004303	0.11	M-2		General Industrial
311665021	8.68	M-1		Industrial Park
311651051	6.58	M-1		Industrial Park
311535800	3.23	M-1		Industrial Park
313497500	0.27	M-2		General Industrial
311536100	1.44	M-1		Industrial Park
314029501	1.75	M-2		General Industrial
313017402	1.67	M-2		General Industrial
311535201	0.21	M-1		Industrial Park
311536700	2.17	M-1		Industrial Park
311535900	1.48	M-1		Industrial Park
311533500	1.44	M-1		Industrial Park
311535200	9.66	M-1		Industrial Park

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311431507	0.27	M-1		Industrial Park
311536000	1.44	M-1		Industrial Park
311431801	7.92	M-1		Industrial Park
311432500	2.9	M-2		General Industrial
311431504	0.28	M-1		Industrial Park
314027601	0.55	M-2		General Industrial
311536200	1.44	M-1		Industrial Park
311534300	1.38	M-1		Industrial Park
311672900	2.07	M-1		Industrial Park
319571201	1.37	M-1		Industrial Park
314027002	0.3	M-2		General Industrial
314028205	0.16	M-2		General Industrial
314027801	0.23	M-2		General Industrial
314026601	2.31	M-2		General Industrial
316560058	0.26	PD/R-1B		Planned Development Overlay
311820014	0.19	PD/R-1B		Planned Development Overlay
311820009	0.19	PD/R-1B		Planned Development Overlay
319571002	0.45	PD/C-2		Planned Development Overlay
319418501	1.16	C-2		General Commercial
319571505	1.03	PD/C-2		Planned Development Overlay
319418500	5.18	AG		Agricultural
319571504	1.18	PD/C-2		Planned Development Overlay
319418000	21.83	AG		Agricultural
319111700	0.79	PD/C-2		Planned Development Overlay
318156000	0.84	C-2		General Commercial
318220100	0.57	C-2		General Commercial
318160000	9.61	C-2		General Commercial
318220200	0.57	C-2		General Commercial
318156300	1.24	C-2		General Commercial
318150001	0.25	C-2		General Commercial
319571506	0.99	PD/C-2		Planned Development Overlay
313368600	0.34	PD/R-2		Planned Development Overlay
314616205	1	C-2		General Commercial
314056300	0.16	C-2		General Commercial
314616203	1.2	C-2		General Commercial
314616202	1.06	C-2		General Commercial
314067800	0.1	PD/C-2		Planned Development Overlay
314616206	1.01	C-2		General Commercial
314616207	5.16	C-2		General Commercial
313010000	0.25	C-2		General Commercial
313135501	0.1	PD/C-2		Planned Development Overlay
314556807	1.24	C-2		General Commercial
311051101	0.08	P-I		Public Institutional
313090201	0.02	C-2		General Commercial

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311054500	0.17	P-I		Public Institutional
313084800	0.08	CBD		Central Business District
313090000	0.11	C-2		General Commercial
315222604	0.2	CBD		Central Business District
315114400	0.25	CBD		Central Business District
311049900	0.18	P-I		Public Institutional
315118700	0.15	C-2		General Commercial
314556800	3.59	C-2		General Commercial
315954229	0.19	PD/C-2		Planned Development Overlay
315039600	0.07	C-2		General Commercial
311398701	0.16	C-2		General Commercial
311656316	0.46	C-2		General Commercial
315954235	0.4	PD/C-2		Planned Development Overlay
316052500	0.17	P		Parking
315266201	0.28	C-2		General Commercial
311263300	0.17	C-2		General Commercial
311263400	0.21	C-2		General Commercial
315241001	0.04	C-2		General Commercial
311656217	0.15	C-2		General Commercial
311760502	0.14	P-I		Public Institutional
311760503	0.07	P-I		Public Institutional
315948317	0.48	C-2		General Commercial
311730003	0.42	PD/R-1A		Planned Development Overlay
315949517	0.52	C-2		General Commercial
311665131	1.09	C-2		General Commercial
315431000	0.16	C-2		General Commercial
311653008	0.18	C-2		General Commercial
316769100	0.28	C-2		General Commercial
315431100	0.16	C-2		General Commercial
315949515	0.52	C-2		General Commercial
316769200	0.29	C-2		General Commercial
316560102	1.08	C-2		General Commercial
311651037	2.44	C-2		General Commercial
311664002	0.9	C-2		General Commercial
316450000	38.21	P-I		Public Institutional
315948400	1.6	C-2		General Commercial
311651042	1.38	C-2		General Commercial
315948312	0.14	C-2		General Commercial
316560101	1.48	C-2		General Commercial
311651004	1.38	PD/C-2		Planned Development Overlay
311651003	1.44	PD/C-2		Planned Development Overlay
311651005	1.38	PD/C-2		Planned Development Overlay
311730002	0.45	PD/R-1A		Planned Development Overlay
311931003	6.01	AG		Agricultural

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
316620000	34.75	AG		Agricultural
311850000	64.55	P-I		Public Institutional
311931005	6.14	AG		Agricultural
311646200	10.43	AG		Agricultural
311931006	10	AG		Agricultural
311921001	104.82	NC		Nature Conservancy
311931018	22.41	AG		Agricultural
311730005	0.36	PD/R-1A		Planned Development Overlay
311931008	20	AG		Agricultural
311931016	14.93	AG		Agricultural
311921000	11.13	C-2		General Commercial
311931002	18.14	AG		Agricultural
311931017	20	AG		Agricultural
311931013	20	AG		Agricultural
311931014	38.5	AG		Agricultural
311931024	11.96	AG		Agricultural
311194400	0.17	C-2		General Commercial
311195000	0.11	C-2		General Commercial
311921010	0.89	C-2		General Commercial
311646500	0.24	AG		Agricultural
313148200	0.21	C-2		General Commercial
318220300	0.57	C-2		General Commercial
314081900	1.1	P-I		Public Institutional
316092300	0.17	C-2		General Commercial
311646101	220.8	PD/C-2		Planned Development Overlay
311132200	0.19	C-2		General Commercial
318200600	0.55	C-2		General Commercial
311931004	33.9	AG		Agricultural
318211500	0.94	C-2		General Commercial
318210100	0.44	C-2		General Commercial
316620100	12.7	AG		Agricultural
316620100	12.7	PD/R-2		Planned Development Overlay
316620100	12.7	PD/R-3		Planned Development Overlay
312053600	0.31	CBD		Central Business District
311672600	0.6	C-2		General Commercial
313078800	0.12	C-2		General Commercial
315069600	0.2	C-2		General Commercial
318200503	1.49	C-2		General Commercial
314028202	1.3	PD/C-2		Planned Development Overlay
314572900	0.11	C-2		General Commercial
314082800	1.35	PD/C-2		Planned Development Overlay
311650104	3.13	C-O		Commercial office
311650132	0.62	C-O		Commercial office
311760000	55.36	AG		Agricultural

Table 3: Vacant Parcels with Residential and Non-Residential Zoning

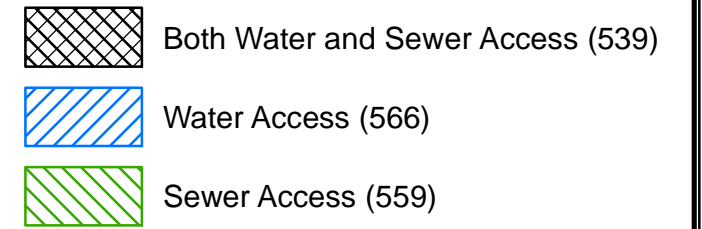
Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314082804	1.08	PD/C-2		Planned Development Overlay
311920200	170.79	AG		Agricultural
311672800	1.95	C-2		General Commercial
311650103	3.29	C-O		Commercial office
311650133	0.66	C-O		Commercial office
314028203	0.72	PD/C-2		Planned Development Overlay
311760101	7.62	C-2		General Commercial
314028201	0.9	PD/C-2		Planned Development Overlay
314575000	0.63	C-2		General Commercial
319419501	7.75	C-2		General Commercial
314122208	0.26	PD/R-3		Planned Development Overlay
314076101	0.15	C-2		General Commercial
311830105	3.1	C-2		General Commercial
311830100	3.98	C-2		General Commercial
311830104	1.76	C-2		General Commercial
314122205	0.29	PD/R-3		Planned Development Overlay
311830103	1.92	C-2		General Commercial
314122201	0.2	PD/R-3		Planned Development Overlay
314122204	0.27	PD/R-3		Planned Development Overlay
314054202	0.16	C-2		General Commercial
311055700	0.82	P-I		Public Institutional
311830106	2.02	C-2		General Commercial
311830101	5.14	C-2		General Commercial
312079300	0.39	CBD		Central Business District
314076102	0.15	C-2		General Commercial
315145303	0.09	C-2		General Commercial
318160100	7.86	C-2		General Commercial
318160200	4.18	C-2		General Commercial
315952924	1	C-2		General Commercial
311640800	6.12	C-O		Commercial office
311730102	2.6	PD/C-2		Planned Development Overlay
314082301	0.24	P-I		Public Institutional
314082807	3.48	PD/C-2		Planned Development Overlay
314082808	0.7	PD/C-2		Planned Development Overlay
316600000	3.4	AG		Agricultural
316620228	2.6	PD/R-3		Planned Development Overlay
316620227	0.42	PD/R-3		Planned Development Overlay
311098300	0.89	P-I		Public Institutional
311600400	2.44	C-2		General Commercial
313008102	0.26	M-2		General Industrial

Note: Used Assessed Acreage

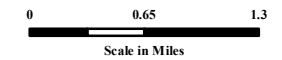
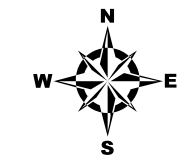
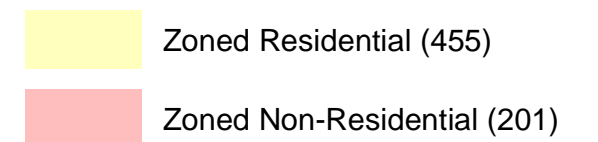
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Map 2 Vacant Residential/Non-Residential Parcels with Services

Access to Services



Vacant Parcels 656



Source:
Base data regional counties 2019
Parcel data - Wisconsin Land Information Program (WLIP). Version 5
Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of
Administration (DOA); Wisconsin State Cartographer's Office (SCO).
Available via web download site:
<http://www.sco.wisc.edu/parcels/data>. [June 30, 2019].

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disclaims all liability regarding fitness of the information for any use other than
for East Central Wisconsin Regional Planning Commission business.

PREPARED NOVEMBER 2019 BY:



Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319416409	0.22	R-3	Multifamily Residential		Yes	No
319416427	0.22	R-3	Multifamily Residential		Yes	No
319416426	0.22	R-3	Multifamily Residential		Yes	No
319444200	0.12	R-1A	Single Family Residential		Yes	No
319479900	0.04	R-1A	Single Family Residential		Yes	Yes
319416218	0.34	R-1A	Single Family Residential		Yes	Yes
319416216	0.3	R-1A	Single Family Residential		Yes	Yes
319092200	0.27	R-1B	Single Family Residential		Yes	Yes
319416249	0.31	R-1A	Single Family Residential		Yes	Yes
319421400	1.38	R-1B	Single Family Residential		Yes	Yes
319323300	0.53	R-1A	Single Family Residential		Yes	Yes
319124701	0.14	R-1B	Single Family Residential		Yes	Yes
319416209	0.29	R-1A	Single Family Residential		Yes	Yes
319328500	0.28	R-1A	Single Family Residential		Yes	Yes
319324100	0.36	R-1A	Single Family Residential		Yes	Yes
319020200	0.19	R-1B	Single Family Residential		Yes	Yes
319019200	0.17	R-1B	Single Family Residential		Yes	Yes
314568200	0.62	R-2	Central City Residential		Yes	Yes
318005400	0.09	R-1A	Single Family Residential		Yes	Yes
314616632	0.29	R-1A	Single Family Residential		Yes	Yes
319053203	0.17	R-1B	Single Family Residential		Yes	Yes
318001600	0.52	R-2	Central City Residential		Yes	Yes
314110400	0.35	R-1B	Single Family Residential		Yes	Yes
319054500	0.17	R-1B	Single Family Residential		Yes	Yes
318215200	0.17	R-1B	Single Family Residential		Yes	Yes
314616609	0.26	R-1A	Single Family Residential		Yes	Yes
314616624	0.26	R-1A	Single Family Residential		Yes	Yes
314091922	0.8	R-1B	Single Family Residential		Yes	Yes
314070700	0.34	R-1B	Single Family Residential		Yes	Yes
314180600	0.28	R-1B	Single Family Residential		Yes	Yes
314588600	0.61	R-1A	Single Family Residential		Yes	Yes
314526900	0.23	R-1B	Single Family Residential		Yes	Yes
313172600	0.5	R-1B	Single Family Residential		Yes	Yes
314211700	0.29	R-1B	Single Family Residential		Yes	Yes
314061000	0.42	R-1B	Single Family Residential		Yes	Yes
314062503	0.77	R-1B	Single Family Residential		Yes	Yes
314477300	0.21	R-1B	Single Family Residential		Yes	Yes
314616618	0.32	R-1A	Single Family Residential		Yes	Yes
314090505	0.27	R-1B	Single Family Residential		Yes	Yes
313163401	0.5	R-1B	Single Family Residential		Yes	Yes
314543500	0.23	R-1A	Single Family Residential		Yes	Yes
314066900	0.17	R-1B	Single Family Residential		Yes	Yes
313353800	0.21	R-1B	Single Family Residential		Yes	Yes
314616616	0.41	R-1A	Single Family Residential		Yes	Yes
314182900	0.25	R-1B	Single Family Residential		Yes	Yes
314090506	0.28	R-1B	Single Family Residential		Yes	Yes
314521700	0.24	R-1A	Single Family Residential		Yes	Yes
314090507	0.28	R-1B	Single Family Residential		Yes	Yes
314616617	0.33	R-1A	Single Family Residential		Yes	Yes
314545100	0.2	R-1B	Single Family Residential		Yes	Yes
313351300	0.21	R-1B	Single Family Residential		Yes	Yes
314090508	0.27	R-1B	Single Family Residential		Yes	Yes
314616615	0.3	R-1A	Single Family Residential		Yes	Yes
314616608	0.26	R-1A	Single Family Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314616610	0.26	R-1A	Single Family Residential		Yes	Yes
314556404	0.53	R-1A	Single Family Residential		Yes	Yes
314616612	0.26	R-1A	Single Family Residential		Yes	Yes
314616619	0.28	R-1A	Single Family Residential		Yes	Yes
314091402	0.3	R-1B	Single Family Residential		Yes	Yes
314616630	0.31	R-1A	Single Family Residential		Yes	Yes
314616634	0.29	R-1A	Single Family Residential		Yes	Yes
314616629	0.31	R-1A	Single Family Residential		Yes	Yes
314616600	6.24	R-1A	Single Family Residential		Yes	Yes
314009000	0.26	R-1B	Single Family Residential		Yes	Yes
314616633	0.29	R-1A	Single Family Residential		Yes	Yes
314616627	0.45	R-1A	Single Family Residential		Yes	Yes
314616621	0.26	R-1A	Single Family Residential		Yes	Yes
314616500	28.8	R-1A	Single Family Residential		Yes	Yes
314616620	0.25	R-1A	Single Family Residential		Yes	Yes
314616614	0.26	R-1A	Single Family Residential		Yes	Yes
314616631	0.3	R-1A	Single Family Residential		Yes	Yes
314616607	0.29	R-1A	Single Family Residential		Yes	Yes
314616611	0.26	R-1A	Single Family Residential		Yes	Yes
314616626	0.24	R-1A	Single Family Residential		Yes	Yes
313108100	0.06	R-1C	Central City Residential		Yes	Yes
313015100	0.17	R-1B	Single Family Residential		Yes	Yes
314616622	0.26	R-1A	Single Family Residential		Yes	Yes
314616623	0.26	R-1A	Single Family Residential		Yes	Yes
314616625	0.25	R-1A	Single Family Residential		Yes	Yes
314616613	0.26	R-1A	Single Family Residential		Yes	Yes
314567800	0.41	R-2	Central City Residential		Yes	Yes
314567700	0.38	R-2	Central City Residential		Yes	Yes
314565300	0.27	R-1A	Single Family Residential		Yes	Yes
314568000	0.47	R-2	Central City Residential		Yes	Yes
314398400	0.21	R-1B	Single Family Residential		Yes	Yes
314616602	0.25	R-1A	Single Family Residential		Yes	Yes
314616604	0.3	R-1A	Single Family Residential		Yes	Yes
314567600	0.34	R-2	Central City Residential		Yes	Yes
314567500	0.3	R-2	Central City Residential		Yes	Yes
314567900	0.44	R-2	Central City Residential		Yes	Yes
314032000	0.2	R-1B	Single Family Residential		Yes	Yes
313049100	0.14	R-1B	Single Family Residential		Yes	Yes
314616601	0.29	R-1A	Single Family Residential		Yes	Yes
314616606	0.33	R-1A	Single Family Residential		Yes	Yes
314616628	0.31	R-1A	Single Family Residential		Yes	Yes
314616603	0.28	R-1A	Single Family Residential		Yes	Yes
314080416	0.83	R-2	Central City Residential		Yes	Yes
313031602	0.25	R-1B	Single Family Residential		Yes	Yes
314202300	0.25	R-1B	Single Family Residential		Yes	Yes
314567400	0.27	R-2	Central City Residential		Yes	Yes
314568100	0.48	R-2	Central City Residential		Yes	Yes
314567300	0.31	R-2	Central City Residential		Yes	Yes
314616605	0.34	R-1A	Single Family Residential		Yes	Yes
314002302	0.14	R-1B	Single Family Residential		Yes	Yes
314555300	1.38	R-1B	Single Family Residential		Yes	Yes
314407500	0.17	R-1B	Single Family Residential		Yes	Yes
311054000	0.17	R-3	Multifamily Residential		Yes	Yes
311054900	0.14	R-2	Central City Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314086206	0.34	R-1B	Single Family Residential		Yes	Yes
315122900	0.08	R-1C	Central City Residential		Yes	Yes
315167101	0.1	R-2	Central City Residential		Yes	Yes
312047400	0.18	R-3	Multifamily Residential		Yes	Yes
315177400	0.17	R-1B	Single Family Residential		Yes	Yes
315112600	0.1	R-2	Central City Residential		Yes	Yes
314425701	0.38	R-2	Central City Residential		Yes	Yes
315122500	0.15	R-1C	Central City Residential		Yes	Yes
311045300	0.13	R-1C	Central City Residential		Yes	Yes
315180600	0.17	R-2	Central City Residential		Yes	Yes
311045200	0.15	R-1C	Central City Residential		No	Yes
312063000	0.08	R-2	Central City Residential		Yes	Yes
312065201	0.06	R-2	Central City Residential		Yes	Yes
311016001	0.21	R-1C	Central City Residential		Yes	Yes
314518001	0.24	R-1B	Single Family Residential		Yes	Yes
314461000	0.21	R-1B	Single Family Residential		Yes	Yes
315129000	0.16	R-1C	Central City Residential		Yes	Yes
314511401	0.27	R-1B	Single Family Residential		Yes	Yes
315094802	0.12	R-1C	Central City Residential		Yes	Yes
314513000	0.19	R-1B	Single Family Residential		Yes	Yes
316024700	0.17	R-1C	Central City Residential		Yes	Yes
311129200	0.66	R-1C	Central City Residential		Yes	Yes
315094801	0.12	R-1C	Central City Residential		Yes	Yes
314509000	0.21	R-1B	Single Family Residential		Yes	Yes
314438100	0.26	R-1B	Single Family Residential		Yes	Yes
311206900	0.21	R-2	Central City Residential		Yes	Yes
315244000	0.21	R-1B	Single Family Residential		Yes	Yes
315264600	0.15	R-1B	Single Family Residential		Yes	Yes
311301100	0.09	R-1B	Single Family Residential		Yes	Yes
315393601	0.14	R-2	Central City Residential		Yes	Yes
315263300	0.11	R-1B	Single Family Residential		Yes	Yes
316065501	0.15	R-1C	Central City Residential		Yes	Yes
316094500	0.14	R-1B	Single Family Residential		Yes	Yes
315385000	0.18	R-1B	Single Family Residential		Yes	Yes
311217900	0.22	R-1B	Single Family Residential		Yes	Yes
311281600	0.15	R-2	Central City Residential		Yes	Yes
311240300	0.14	R-1B	Single Family Residential		Yes	Yes
316103601	0.24	R-1B	Single Family Residential		Yes	Yes
314471500	0.43	R-1B	Single Family Residential		Yes	Yes
311223600	0.29	R-1B	Single Family Residential		Yes	Yes
311551800	0.46	R-1A	Single Family Residential		Yes	Yes
316620077	0.31	R-1A	Single Family Residential		Yes	Yes
311203501	0.23	R-1B	Single Family Residential		Yes	Yes
316314600	0.26	R-1B	Single Family Residential		Yes	Yes
311730115	0.2	R-1B	Single Family Residential		Yes	Yes
316316500	0.18	R-1B	Single Family Residential		Yes	Yes
311730113	0.2	R-1B	Single Family Residential		Yes	Yes
311740000	15.37	R-1A	Single Family Residential		Yes	Yes
316408400	0.46	R-1A	Single Family Residential		Yes	Yes
316316100	0.18	R-1B	Single Family Residential		Yes	Yes
316400001	1.24	R-1A	Single Family Residential		Yes	Yes
316286000	0.31	R-1B	Single Family Residential		Yes	Yes
311730112	0.19	R-1B	Single Family Residential		Yes	Yes
316316200	0.18	R-1B	Single Family Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
316283300	0.35	R-1B	Single Family Residential		Yes	Yes
311562100	0.1	R-1A	Single Family Residential		Yes	Yes
316530435	0.48	R-1A	Single Family Residential		Yes	Yes
311650042	0.38	R-1B	Single Family Residential		Yes	Yes
311730111	0.22	R-1B	Single Family Residential		Yes	Yes
316570189	0.09	R-1A	Single Family Residential		Yes	Yes
311650001	0.41	R-1B	Single Family Residential		Yes	Yes
311650303	0.45	R-1A	Single Family Residential		Yes	Yes
311650301	0.46	R-1A	Single Family Residential		Yes	Yes
311650049	0.32	R-1B	Single Family Residential		Yes	Yes
311910700	1.14	R-2	Central City Residential		Yes	Yes
316530300	0.35	R-1A	Single Family Residential		Yes	Yes
311650308	0.29	R-1A	Single Family Residential		Yes	Yes
311920349	0.86	R-1B	Single Family Residential		Yes	Yes
311920321	0.72	R-1B	Single Family Residential		Yes	Yes
311931001	0.44	R-1B	Single Family Residential		Yes	Yes
311920331	1.04	R-1B	Single Family Residential		Yes	Yes
311920329	0.85	R-1B	Single Family Residential		Yes	Yes
311725014	0.13	R-1B	Single Family Residential		Yes	Yes
311920310	0.92	R-1B	Single Family Residential		Yes	Yes
311920332	0.98	R-1B	Single Family Residential		Yes	Yes
311930050	0.37	R-1B	Single Family Residential		Yes	Yes
311930030	0.27	R-1B	Single Family Residential		Yes	Yes
311920301	1.81	R-1B	Single Family Residential		Yes	Yes
311920372	1.16	R-1B	Single Family Residential		Yes	Yes
316620068	0.27	R-1A	Single Family Residential		Yes	Yes
311920314	0.83	R-1B	Single Family Residential		Yes	Yes
311920369	0.64	R-1B	Single Family Residential		Yes	Yes
316620212	0.24	R-1A	Single Family Residential		Yes	Yes
311930020	0.52	R-1B	Single Family Residential		Yes	Yes
311930048	0.4	R-1B	Single Family Residential		Yes	Yes
311920093	0.78	R-1B	Single Family Residential		Yes	Yes
311920333	1.23	R-1B	Single Family Residential		Yes	Yes
311930053	0.3	R-1B	Single Family Residential		Yes	Yes
311920086	1.17	R-1B	Single Family Residential		Yes	Yes
311920045	0.75	R-1B	Single Family Residential		Yes	Yes
311920092	0.96	R-1B	Single Family Residential		Yes	Yes
311930008	0.36	R-1B	Single Family Residential		Yes	Yes
311920322	0.69	R-1B	Single Family Residential		Yes	Yes
311930049	0.37	R-1B	Single Family Residential		Yes	Yes
311830300	1	R-1B	Single Family Residential		Yes	Yes
311920348	0.68	R-1B	Single Family Residential		Yes	Yes
311920316	0.68	R-1B	Single Family Residential		Yes	Yes
311930016	0.25	R-1B	Single Family Residential		Yes	Yes
311920317	0.71	R-1B	Single Family Residential		Yes	Yes
311920085	1.68	R-1B	Single Family Residential		Yes	Yes
311920335	0.89	R-1B	Single Family Residential		Yes	Yes
311920006	0.79	R-1B	Single Family Residential		Yes	Yes
311920334	1.17	R-1B	Single Family Residential		Yes	Yes
311920043	0.94	R-1B	Single Family Residential		Yes	Yes
311930047	0.42	R-1B	Single Family Residential		Yes	Yes
311930039	0.32	R-1B	Single Family Residential		Yes	Yes
311931019	0.1	R-1B	Single Family Residential		Yes	Yes
311725012	0.37	R-1B	Single Family Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311930003	0.28	R-1B	Single Family Residential		Yes	Yes
311920359	1.11	R-1B	Single Family Residential		Yes	Yes
311920100	4.89	R-1B	Single Family Residential		Yes	Yes
311920046	0.82	R-1B	Single Family Residential		Yes	Yes
311920008	0.77	R-1B	Single Family Residential		Yes	Yes
311920067	0.78	R-1B	Single Family Residential		Yes	Yes
311920328	0.84	R-1B	Single Family Residential		Yes	Yes
311920395	1.07	R-1B	Single Family Residential		Yes	Yes
311920364	0.97	R-1B	Single Family Residential		Yes	Yes
311920346	0.96	R-1B	Single Family Residential		Yes	Yes
316620067	0.28	R-1A	Single Family Residential		Yes	Yes
311920066	0.75	R-1B	Single Family Residential		Yes	Yes
311930007	0.34	R-1B	Single Family Residential		Yes	Yes
311920315	0.77	R-1B	Single Family Residential		Yes	Yes
311930038	0.3	R-1B	Single Family Residential		Yes	Yes
311920370	0.69	R-1B	Single Family Residential		Yes	Yes
316610300	0.85	R-1A	Single Family Residential		Yes	Yes
311920036	0.99	R-1B	Single Family Residential		Yes	Yes
311930063	0.32	R-1B	Single Family Residential		Yes	Yes
311930028	0.34	R-1B	Single Family Residential		Yes	Yes
311725011	0.7	R-1B	Single Family Residential		Yes	Yes
311920015	1.02	R-1B	Single Family Residential		Yes	Yes
311930024	0.25	R-1B	Single Family Residential		Yes	Yes
311920323	0.77	R-1B	Single Family Residential		Yes	Yes
311920365	1.31	R-1B	Single Family Residential		Yes	Yes
311931022	1.11	R-1B	Single Family Residential		Yes	Yes
311920064	0.71	R-1B	Single Family Residential		Yes	Yes
311920338	0.86	R-1B	Single Family Residential		Yes	Yes
311920088	0.91	R-1B	Single Family Residential		Yes	Yes
311920308	1.71	R-1B	Single Family Residential		Yes	Yes
311920089	0.88	R-1B	Single Family Residential		Yes	Yes
311920095	0.77	R-1B	Single Family Residential		Yes	Yes
311920087	1.03	R-1B	Single Family Residential		Yes	Yes
311920390	0.75	R-1B	Single Family Residential		Yes	Yes
311920340	0.88	R-1B	Single Family Residential		Yes	Yes
311930033	0.25	R-1B	Single Family Residential		Yes	Yes
311920082	1.08	R-1B	Single Family Residential		Yes	Yes
316620201	0.3	R-1B	Single Family Residential		Yes	Yes
311920313	0.87	R-1B	Single Family Residential		Yes	Yes
316620210	0.25	R-1A	Single Family Residential		Yes	Yes
316620105	0.46	R-1B	Single Family Residential		Yes	Yes
311920003	0.65	R-1B	Single Family Residential		Yes	Yes
311920356	1.03	R-1B	Single Family Residential		Yes	Yes
311920382	0.83	R-1B	Single Family Residential		Yes	Yes
311931025	3.49	R-1B	Single Family Residential		Yes	Yes
311930032	0.27	R-1B	Single Family Residential		Yes	Yes
311725013	0.68	R-1B	Single Family Residential		Yes	Yes
311920312	0.88	R-1B	Single Family Residential		Yes	Yes
311920366	0.76	R-1B	Single Family Residential		Yes	Yes
311920378	0.7	R-1B	Single Family Residential		Yes	Yes
311920320	0.66	R-1B	Single Family Residential		Yes	Yes
311920054	0.91	R-1B	Single Family Residential		Yes	Yes
311920324	0.88	R-1B	Single Family Residential		Yes	Yes
311725010	3.51	R-1B	Single Family Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311920094	0.73	R-1B	Single Family Residential		Yes	Yes
311920318	0.62	R-1B	Single Family Residential		Yes	Yes
311920377	0.61	R-1B	Single Family Residential		Yes	Yes
311930004	0.26	R-1B	Single Family Residential		Yes	Yes
311920368	0.63	R-1B	Single Family Residential		Yes	Yes
311760007	0.3	R-1B	Single Family Residential		Yes	Yes
311930006	0.3	R-1B	Single Family Residential		Yes	Yes
311920005	0.67	R-1B	Single Family Residential		Yes	Yes
311920380	0.68	R-1B	Single Family Residential		Yes	Yes
311920384	1.72	R-1B	Single Family Residential		Yes	Yes
311920363	1.14	R-1B	Single Family Residential		Yes	Yes
311920326	0.89	R-1B	Single Family Residential		Yes	Yes
311920336	1.01	R-1B	Single Family Residential		Yes	Yes
311920376	0.64	R-1B	Single Family Residential		Yes	Yes
311930009	0.26	R-1B	Single Family Residential		Yes	Yes
311930002	0.35	R-1B	Single Family Residential		Yes	Yes
311920079	1.9	R-1B	Single Family Residential		Yes	Yes
311920387	0.77	R-1B	Single Family Residential		Yes	Yes
311931007	19.76	R-1B	Single Family Residential		Yes	Yes
311920375	0.66	R-1B	Single Family Residential		Yes	Yes
311830401	1.01	R-1A	Single Family Residential		Yes	Yes
311930062	0.28	R-1B	Single Family Residential		Yes	Yes
316620124	0.05	R-1B	Single Family Residential		Yes	Yes
311730136	0.23	R-1B	Single Family Residential		Yes	Yes
311920347	0.79	R-1B	Single Family Residential		Yes	Yes
311920097	0.93	R-1B	Single Family Residential		Yes	Yes
311920379	0.64	R-1B	Single Family Residential		Yes	Yes
311920354	0.69	R-1B	Single Family Residential		Yes	Yes
311920371	0.77	R-1B	Single Family Residential		Yes	Yes
311930046	0.36	R-1B	Single Family Residential		Yes	Yes
311930025	0.27	R-1B	Single Family Residential		Yes	Yes
311930051	0.32	R-1B	Single Family Residential		Yes	Yes
311930023	0.24	R-1B	Single Family Residential		Yes	Yes
311920090	0.87	R-1B	Single Family Residential		Yes	Yes
316620034	0.3	R-1A	Single Family Residential		Yes	Yes
311920319	0.63	R-1B	Single Family Residential		Yes	Yes
311920389	0.78	R-1B	Single Family Residential		Yes	Yes
311931020	1.64	R-1B	Single Family Residential		Yes	Yes
311920367	0.68	R-1B	Single Family Residential		Yes	Yes
316620213	0.31	R-1A	Single Family Residential		Yes	Yes
316620072	0.3	R-1A	Single Family Residential		Yes	Yes
311930037	0.27	R-1B	Single Family Residential		Yes	Yes
311930019	0.32	R-1B	Single Family Residential		Yes	Yes
311920357	1.12	R-1B	Single Family Residential		Yes	Yes
311920102	1.32	R-1B	Single Family Residential		Yes	Yes
316620097	0.32	R-1B	Single Family Residential		Yes	Yes
311920327	1.06	R-1B	Single Family Residential		Yes	Yes
319416251	0.47	R-1A	Single Family Residential		Yes	Yes
316620091	0.24	R-1B	Single Family Residential		Yes	Yes
311920047	0.8	R-1B	Single Family Residential		Yes	Yes
311830306	0.89	R-1B	Single Family Residential		Yes	Yes
311930018	0.24	R-1B	Single Family Residential		Yes	Yes
311920381	0.7	R-1B	Single Family Residential		Yes	Yes
311930010	0.34	R-1B	Single Family Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311920361	1.1	R-1B	Single Family Residential		Yes	Yes
311920325	0.96	R-1B	Single Family Residential		Yes	Yes
311920350	0.98	R-1B	Single Family Residential		Yes	Yes
311920004	0.64	R-1B	Single Family Residential		Yes	Yes
311920096	0.82	R-1B	Single Family Residential		Yes	Yes
311830324	0.05	R-1B	Single Family Residential		Yes	No
316009300	0.12	R-1C	Central City Residential		Yes	Yes
316010100	0.15	R-1B	Single Family Residential		Yes	Yes
319416102	5.23	R-1A	Single Family Residential		Yes	Yes
314616600	6.24	R-1A	Single Family Residential		Yes	Yes
316317000	0.22	R-1B	Single Family Residential		Yes	Yes
311910501	0.17	R-1B	Single Family Residential		Yes	Yes
316346900	0.19	R-1B	Single Family Residential		Yes	Yes
311195100	0.17	R-1B	Single Family Residential		Yes	Yes
314616600	6.24	R-1A	Single Family Residential		Yes	Yes
311646101	220.8	R-2	Central City Residential		Yes	Yes
311398100	0.42	R-1B	Single Family Residential		Yes	Yes
312017400	0.17	R-3	Multifamily Residential		Yes	Yes
314013807	0.13	R-1B	Single Family Residential		No	Yes
311524200	0.24	R-2	Central City Residential		Yes	Yes
315069700	0.12	R-3	Multifamily Residential		Yes	Yes
314015605	0.33	R-1B	Single Family Residential		Yes	Yes
314017400	0.17	R-1B	Single Family Residential		Yes	Yes
311070500	0.1	R-1C	Central City Residential		Yes	Yes
314018105	0.41	R-1B	Single Family Residential		Yes	Yes
311760000	55.36	R-1B	Single Family Residential		Yes	Yes
311760000	55.36	R-1B	Single Family Residential		Yes	Yes
316404000	0.4	R-1A	Single Family Residential		Yes	Yes
314391500	0.19	R-1B	Single Family Residential		Yes	Yes
314616600	6.24	R-1A	Single Family Residential		Yes	Yes
311305100	0.22	R-1B	Single Family Residential		Yes	Yes
311394000	0.18	R-1B	Single Family Residential		Yes	Yes
311130200	1.48	R-1B	Single Family Residential		No	Yes
311074001	0.87	R-1B	Single Family Residential		Yes	Yes
314557301	0.62	R-1A	Single Family Residential		Yes	Yes
311274900	0.11	R-1B	Single Family Residential		Yes	Yes
314122600	0.73	R-1B	Single Family Residential		Yes	No
311076401	0.04	R-1C	Central City Residential		Yes	Yes
311641000	19.79	R-3	Multifamily Residential		Yes	Yes
314122303	0.14	R-1B	Single Family Residential		Yes	Yes
315062901	0.11	R-1C	Central City Residential		Yes	Yes
311071900	1.59	R-1B	Single Family Residential		Yes	Yes
311822101	1.62	R-1A	Single Family Residential		Yes	No
314031000	0.18	R-2	Central City Residential		No	Yes
311137500	0.58	R-1B	Single Family Residential		No	Yes
311641001	3.89	R-3	Multifamily Residential		Yes	Yes
311751274	2.39	R-2	Central City Residential		Yes	Yes
314031500	0.24	R-1B	Single Family Residential		No	Yes
311074700	0.19	R-1C	Central City Residential		Yes	Yes
314053400	1.3	R-3	Multifamily Residential		Yes	No
316620221	0.48	R-1B	Single Family Residential		Yes	Yes
313076106	0.19	R-1B	Single Family Residential		Yes	Yes
313369000	0.1	R-1B	Single Family Residential		Yes	Yes
313076108	0.16	R-1B	Single Family Residential		Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
315192700	0.25	R-1B	Single Family Residential		Yes	Yes
316620226	0.67	R-1B	Single Family Residential		Yes	Yes
313076104	0.2	R-1B	Single Family Residential		Yes	Yes
313076105	0.2	R-1B	Single Family Residential		Yes	Yes
313076107	0.26	R-1B	Single Family Residential		Yes	Yes
313076109	0.16	R-1B	Single Family Residential		Yes	Yes
313076101	0.23	R-1B	Single Family Residential		Yes	Yes
313076110	0.16	R-1B	Single Family Residential		Yes	Yes
311760078	0.34	R-1B	Single Family Residential		Yes	Yes
311760060	0.65	R-1B	Single Family Residential		Yes	Yes
311760072	0.39	R-1B	Single Family Residential		Yes	Yes
311760080	0.3	R-1B	Single Family Residential		Yes	Yes
311640700	9.13	R-3	Multifamily Residential		Yes	Yes
311650158	0.39	R-1B	Single Family Residential		Yes	Yes
311650164	0.69	R-1B	Single Family Residential		Yes	Yes
311931200	2.29	R-3	Multifamily Residential		Yes	Yes
311077201	1.77	R-3	Multifamily Residential		Yes	Yes
311077202	0.51	R-3	Multifamily Residential		Yes	Yes
311931107	0.37	R-3	Multifamily Residential		Yes	Yes
311931102	0.37	R-3	Multifamily Residential		Yes	Yes
311931101	0.37	R-3	Multifamily Residential		Yes	Yes
314616642	0.27	R-1A	Single Family Residential		Yes	Yes
311931027	1.13	R-1B	Single Family Residential		Yes	Yes
311931026	5.28	R-1B	Single Family Residential		Yes	Yes
311098300	0.89	R-1B	Single Family Residential		Yes	Yes
311760089	0.31	R-1B	Single Family Residential		Yes	Yes
311760083	0.63	R-1B	Single Family Residential		Yes	Yes
311760082	0.52	R-1B	Single Family Residential		Yes	Yes
311760085	0.42	R-1B	Single Family Residential		Yes	Yes
311760081	0.42	R-1B	Single Family Residential		Yes	Yes
311760086	0.33	R-1B	Single Family Residential		Yes	Yes
311760084	0.41	R-1B	Single Family Residential		Yes	Yes
311760087	0.41	R-1B	Single Family Residential		Yes	Yes
311760090	0.33	R-1B	Single Family Residential		Yes	Yes
311760088	0.39	R-1B	Single Family Residential		Yes	Yes
314900500	0.26	R-1B	Single Family Residential		No	Yes
313008400	0.13	M-2		General Industrial	Yes	Yes
313014600	0.17	M-2		General Industrial	Yes	Yes
314027400	0.64	M-2		General Industrial	No	Yes
313011500	0.56	M-2		General Industrial	Yes	Yes
313013700	0.17	M-2		General Industrial	Yes	Yes
313013600	0.14	M-2		General Industrial	Yes	Yes
314027500	0.47	M-2		General Industrial	No	Yes
315146207	0.19	M-2		General Industrial	Yes	Yes
311024500	0.1	M-2		General Industrial	Yes	Yes
311530000	1.14	M-1		Industrial Park	Yes	Yes
311651018	2.07	M-1		Industrial Park	Yes	Yes
311672310	3.92	M-1		Industrial Park	Yes	Yes
311530100	1.01	M-1		Industrial Park	Yes	Yes
311672312	2.69	M-1		Industrial Park	Yes	Yes
311532000	2.32	M-1		Industrial Park	Yes	Yes
311665021	8.68	M-1		Industrial Park	Yes	Yes
311651051	6.58	M-1		Industrial Park	Yes	Yes
311535800	3.23	M-1		Industrial Park	Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311536100	1.44	M-1		Industrial Park	Yes	Yes
314029501	1.75	M-2		General Industrial	Yes	Yes
313017402	1.67	M-2		General Industrial	Yes	Yes
311535201	0.21	M-1		Industrial Park	Yes	No
311536700	2.17	M-1		Industrial Park	Yes	Yes
311535900	1.48	M-1		Industrial Park	Yes	Yes
311533500	1.44	M-1		Industrial Park	Yes	Yes
311535200	9.66	M-1		Industrial Park	Yes	Yes
311536000	1.44	M-1		Industrial Park	Yes	Yes
311431801	7.92	M-1		Industrial Park	Yes	Yes
314027601	0.55	M-2		General Industrial	No	Yes
311536200	1.44	M-1		Industrial Park	Yes	Yes
311534300	1.38	M-1		Industrial Park	Yes	Yes
311672900	2.07	M-1		Industrial Park	Yes	Yes
319571201	1.37	M-1		Industrial Park	Yes	No
314027002	0.3	M-2		General Industrial	Yes	Yes
314028205	0.16	M-2		General Industrial	Yes	No
314027801	0.23	M-2		General Industrial	Yes	Yes
314026601	2.31	M-2		General Industrial	No	Yes
316560058	0.26	PD/R-1B		Planned Development Overlay	Yes	Yes
311820014	0.19	PD/R-1B		Planned Development Overlay	Yes	Yes
311820009	0.19	PD/R-1B		Planned Development Overlay	Yes	Yes
319418501	1.16	C-2		General Commercial	Yes	Yes
319418500	5.18	AG		Agricultural	Yes	Yes
319418000	21.83	AG		Agricultural	Yes	Yes
319111700	0.79	PD/C-2		Planned Development Overlay	Yes	Yes
318156000	0.84	C-2		General Commercial	Yes	Yes
318220100	0.57	C-2		General Commercial	Yes	Yes
318160000	9.61	C-2		General Commercial	Yes	Yes
318220200	0.57	C-2		General Commercial	Yes	Yes
318156300	1.24	C-2		General Commercial	Yes	Yes
318150001	0.25	C-2		General Commercial	No	Yes
313368600	0.34	PD/R-2		Planned Development Overlay	Yes	Yes
314616205	1	C-2		General Commercial	Yes	Yes
314056300	0.16	C-2		General Commercial	Yes	Yes
314616203	1.2	C-2		General Commercial	Yes	Yes
314616202	1.06	C-2		General Commercial	Yes	Yes
314067800	0.1	PD/C-2		Planned Development Overlay	Yes	Yes
314616206	1.01	C-2		General Commercial	Yes	Yes
314616207	5.16	C-2		General Commercial	Yes	Yes
313010000	0.25	C-2		General Commercial	Yes	Yes
313135501	0.1	PD/C-2		Planned Development Overlay	Yes	Yes
314556807	1.24	C-2		General Commercial	Yes	Yes
311051101	0.08	P-I		Public Institutional	Yes	Yes
313090201	0.02	C-2		General Commercial	Yes	Yes
311054500	0.17	P-I		Public Institutional	Yes	Yes
313084800	0.08	CBD		Central Business District	Yes	Yes
313090000	0.11	C-2		General Commercial	Yes	Yes
315222604	0.2	CBD		Central Business District	Yes	No
315114400	0.25	CBD		Central Business District	Yes	Yes
311049900	0.18	P-I		Public Institutional	Yes	Yes
315118700	0.15	C-2		General Commercial	Yes	Yes
314556800	3.59	C-2		General Commercial	Yes	Yes
315954229	0.19	PD/C-2		Planned Development Overlay	Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

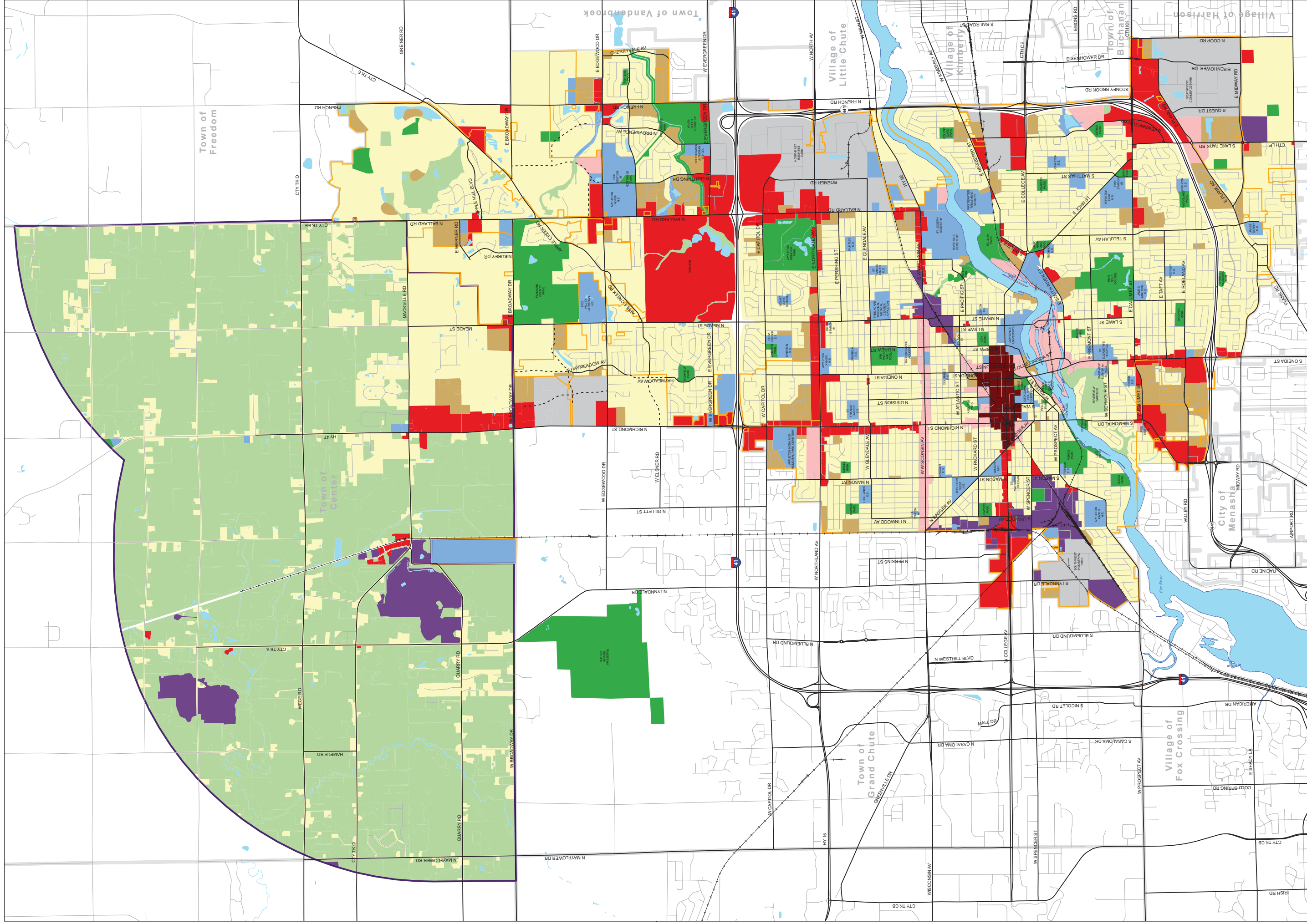
Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
315039600	0.07	C-2		General Commercial	Yes	Yes
311398701	0.16	C-2		General Commercial	Yes	Yes
311656316	0.46	C-2		General Commercial	Yes	Yes
315954235	0.4	PD/C-2		Planned Development Overlay	Yes	Yes
316052500	0.17	P		Parking	Yes	Yes
315266201	0.28	C-2		General Commercial	Yes	Yes
311263300	0.17	C-2		General Commercial	Yes	Yes
311263400	0.21	C-2		General Commercial	Yes	Yes
311656217	0.15	C-2		General Commercial	Yes	Yes
311760502	0.14	P-I		Public Institutional	Yes	Yes
311760503	0.07	P-I		Public Institutional	Yes	Yes
315948317	0.48	C-2		General Commercial	Yes	Yes
311730003	0.42	PD/R-1A		Planned Development Overlay	Yes	Yes
315431000	0.16	C-2		General Commercial	Yes	Yes
311653008	0.18	C-2		General Commercial	Yes	Yes
316769100	0.28	C-2		General Commercial	Yes	Yes
315431100	0.16	C-2		General Commercial	Yes	Yes
316769200	0.29	C-2		General Commercial	Yes	Yes
316560102	1.08	C-2		General Commercial	Yes	No
311651037	2.44	C-2		General Commercial	Yes	Yes
316450000	38.21	P-I		Public Institutional	Yes	Yes
315948400	1.6	C-2		General Commercial	Yes	Yes
311651042	1.38	C-2		General Commercial	Yes	Yes
315948312	0.14	C-2		General Commercial	No	Yes
316560101	1.48	C-2		General Commercial	Yes	Yes
311651004	1.38	PD/C-2		Planned Development Overlay	Yes	Yes
311651003	1.44	PD/C-2		Planned Development Overlay	Yes	Yes
311651005	1.38	PD/C-2		Planned Development Overlay	Yes	Yes
311730002	0.45	PD/R-1A		Planned Development Overlay	Yes	Yes
311850000	64.55	P-I		Public Institutional	Yes	Yes
311646200	10.43	AG		Agricultural	Yes	No
311931006	10	AG		Agricultural	No	Yes
311921001	104.82	NC		Nature Conservancy	Yes	Yes
311931018	22.41	AG		Agricultural	No	Yes
311730005	0.36	PD/R-1A		Planned Development Overlay	Yes	Yes
311931008	20	AG		Agricultural	Yes	No
311921000	11.13	C-2		General Commercial	Yes	Yes
311931013	20	AG		Agricultural	Yes	No
311931014	38.5	AG		Agricultural	Yes	No
311931024	11.96	AG		Agricultural	Yes	No
311194400	0.17	C-2		General Commercial	Yes	Yes
311195000	0.11	C-2		General Commercial	Yes	Yes
311921010	0.89	C-2		General Commercial	Yes	Yes
311646500	0.24	AG		Agricultural	Yes	No
313148200	0.21	C-2		General Commercial	Yes	No
318220300	0.57	C-2		General Commercial	Yes	Yes
314081900	1.1	P-I		Public Institutional	Yes	Yes
316092300	0.17	C-2		General Commercial	Yes	Yes
311646101	220.8	PD/C-2		Planned Development Overlay	Yes	Yes
311132200	0.19	C-2		General Commercial	Yes	Yes
318200600	0.55	C-2		General Commercial	Yes	Yes
318211500	0.94	C-2		General Commercial	Yes	Yes
318210100	0.44	C-2		General Commercial	Yes	Yes
316620100	12.7	PD/R-2		Planned Development Overlay	Yes	Yes

Table 4: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
316620100	12.7	PD/R-3		Planned Development Overlay	No	Yes
312053600	0.31	CBD		Central Business District	Yes	Yes
313078800	0.12	C-2		General Commercial	Yes	Yes
315069600	0.2	C-2		General Commercial	Yes	Yes
318200503	1.49	C-2		General Commercial	Yes	Yes
314028202	1.3	PD/C-2		Planned Development Overlay	Yes	No
314572900	0.11	C-2		General Commercial	Yes	Yes
314082800	1.35	PD/C-2		Planned Development Overlay	Yes	Yes
311650104	3.13	C-O		Commercial office	Yes	Yes
311650132	0.62	C-O		Commercial office	Yes	Yes
311760000	55.36	AG		Agricultural	Yes	Yes
314082804	1.08	PD/C-2		Planned Development Overlay	Yes	Yes
311920200	170.79	AG		Agricultural	Yes	Yes
311672800	1.95	C-2		General Commercial	Yes	Yes
311650103	3.29	C-O		Commercial office	Yes	Yes
311650133	0.66	C-O		Commercial office	Yes	Yes
314028203	0.72	PD/C-2		Planned Development Overlay	Yes	Yes
314028201	0.9	PD/C-2		Planned Development Overlay	Yes	No
314575000	0.63	C-2		General Commercial	Yes	Yes
319419501	7.75	C-2		General Commercial	Yes	Yes
314122208	0.26	PD/R-3		Planned Development Overlay	Yes	No
314076101	0.15	C-2		General Commercial	Yes	Yes
311830100	3.98	C-2		General Commercial	Yes	Yes
314122205	0.29	PD/R-3		Planned Development Overlay	Yes	No
311830103	1.92	C-2		General Commercial	Yes	No
314122201	0.2	PD/R-3		Planned Development Overlay	Yes	No
314122204	0.27	PD/R-3		Planned Development Overlay	Yes	No
311055700	0.82	P-I		Public Institutional	Yes	Yes
311830101	5.14	C-2		General Commercial	Yes	Yes
312079300	0.39	CBD		Central Business District	No	Yes
314076102	0.15	C-2		General Commercial	Yes	Yes
315145303	0.09	C-2		General Commercial	Yes	Yes
318160100	7.86	C-2		General Commercial	No	Yes
318160200	4.18	C-2		General Commercial	Yes	Yes
315952924	1	C-2		General Commercial	Yes	Yes
311640800	6.12	C-O		Commercial office	Yes	Yes
311730102	2.6	PD/C-2		Planned Development Overlay	Yes	Yes
314082301	0.24	P-I		Public Institutional	Yes	Yes
314082807	3.48	PD/C-2		Planned Development Overlay	Yes	Yes
314082808	0.7	PD/C-2		Planned Development Overlay	Yes	Yes
316600000	3.4	AG		Agricultural	No	Yes
316620228	2.6	PD/R-3		Planned Development Overlay	Yes	Yes
316620227	0.42	PD/R-3		Planned Development Overlay	Yes	Yes
311098300	0.89	P-I		Public Institutional	Yes	Yes
311600400	2.44	C-2		General Commercial	Yes	Yes
313008102	0.26	M-2		General Industrial	No	Yes

Note: Used Assessed Acreage

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Future Land Use

Future Land Use Map current as of August 2018.
 Latest version available at www.appleton.org

For additional detail on the Wisconsin Avenue Corridor, Richmond Street Corridor, South Oneida Street Corridor, Fox River Corridor, and Downtown, refer to the respective chapters in the Comprehensive Plan.

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