



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Community & Economic Development Committee

Wednesday, January 11, 2023

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[23-0005](#) CEDC Minutes from 12-21-22

Attachments: [CEDC Minutes 12-21-22.pdf](#)

4. **Public Hearings/Apearances**

5. **Action Items**

[23-0006](#) Request to amend the Development Agreement (Phase II) with Merge LLC extending the purchase date from February 16, 2023 to September 29, 2023 for a mixed-use development located on the southeast corner of W. Washington Street and N. Appleton Street (Tax Id #31-2-0272-00) in Tax Increment Financing District No. 11

Attachments: [Merge Ph II DA 1st Amendment Memo to CEDC 1-11-23.pdf](#)

[Request from Merge LLC to Amend Dev Agrm.pdf](#)

[Merge Ph II Recorded Dev Agrm.pdf](#)

[23-0007](#) Request to approve the Development Agreement with Oshkosh Investment LLC and Lofgren Properties 6 LLC for improvements to the property located at 200 W. College Avenue (Tax Id #31-2-0263-00) (Chase Bank building) in Tax Increment Financing District No. 11

Attachments: [Oshkosh Investment-Lofgren Properties 6 LLC DA Memo to CEDC 1-11-23.pdf](#)

[1046 - Oshkosh-Lofgren - Dev Agrm - 01-04-2023.pdf](#)

6. **Information Items**

[23-0008](#)

Annual Updates to the Housing Affordability Report and the Housing Fee Report

Attachments: [StaffMemo_HousingAffordability&FeeReports2021_For01-11-23.pdf](#)

[AppletonHousingAffordabilityReport2021_For01-11-23.pdf](#)

[AppletonHousingFeeReport2021_For01-11-23.pdf](#)

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community and Economic Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, December 21, 2022

6:45 PM

Council Chambers, 6th Floor

SPECIAL

1. Call meeting to order

Chair Alfheim called the meeting to order at 6:45 p.m.

2. Roll call of membership

Present: 3 - Thao, Alfheim and Jones

Absent: 2 - Wolff and Del Toro

Others present:

Aldersperson William Siebers, District #1

Aldersperson Brad Firkus, District #3

Aldersperson Denise Fenton, District #6

Aldersperson Joss Thyssen, District #8

Aldersperson Alex Schultz, District #9

Aldersperson Sheri Hartzheim District #13

Aldersperson Christopher Croatt, District #14

Aldersperson Chad Doran, District #15

3. Approval of minutes from previous meeting

[22-1623](#)

CEDC Minutes from 12-14-22

Attachments: [CEDC Minutes 12-14-22.pdf](#)

Jones moved, seconded by Thao, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 3 - Thao, Alfheim and Jones

Absent: 2 - Wolff and Del Toro

4. Public Hearings/Appearances

5. Action Items

[22-1624](#)

Request to amend the Development Agreement with 318 College Ave LLC for an extension of terms, 6 months to Section 4.1.1 and 12 months to Section 4.1.2, for improvements and redevelopment of the property located at 318 W. College Avenue (the Park Central Property) in Tax Increment Financing District No. 11

Attachments: [318 College Ave LLC DA Amendment Memo 12-21-22.pdf](#)
[Request from 318 College Ave LLC to Amend DA 12-15-22.pdf](#)
[Park Central - Dev Agrm - RECORDED.pdf](#)

Jones moved, seconded by Thao, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 3 - Thao, Alfheim and Jones

Absent: 2 - Wolff and Del Toro

6. Information Items

7. Adjournment

Jones moved, seconded by Thao, that the meeting be adjourned at 6:49 p.m. Roll Call. Motion carried by the following vote:

Aye: 3 - Thao, Alfheim and Jones

Absent: 2 - Wolff and Del Toro



MEMORANDUM

TO: Community and Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: January 11, 2023

RE: Request Approval of the First Amendment to the Development Agreement (Phase II) between the City of Appleton and Merge, LLC in TIF District #11

The Appleton Common Council approved a Development Agreement (DA) with Merge, LLC (Developer) in January 2022 for development of a site at the southeast corner of Washington Street and Appleton Street (Blue Ramp Site). This is the second phase of Merge's development, with the first currently under construction immediately east of the subject site at 115 E. Washington Street. It has always been Merge's intention to roll right into construction of Phase II upon completion of Phase I. Phase I construction was delayed due to changing environments of interest rates, supply chain challenges, and labor shortages.

Per the existing Development Agreement, Merge is to acquire the former Blue Ramp Site from the City by February 16, 2023. We have received a request from Merge to extend this date to September 29, 2023 (attached). Extending the timeline will allow Merge to align construction with Phase 1 completion and allow time for significant pre-construction investment and coordination among architects and contractors.

Amending the Development Agreement to allow for this timeline does not change the financial commitments of the City and will help ensure Merge, LLC is successful in executing their projects in the City of Appleton.

Staff Recommendation:

The First Amendment to the Development Agreement between the City of Appleton and Merge, LLC extending the purchase date from February 16, 2023 to September 29, 2023 **BE APPROVED.**

City of Appleton,

We would like to start this letter by expressing our thanks for the partnership on our Urbane115 project. We are wrapping up foundations and the building will start to take shape in Q1 of 2023. We hope to continue the redevelopment and revitalization along East Washington Street with Phase 2.

Urbane115 started later than originally anticipated due to increased costs and interest rate volatility. We are currently scheduled to close on the Phase 2 property in February of 2023. This closing date was established based on our original schedule of Phase 1. Due to the delays on Phase 1, we would like to formally request to extend this closing until September 29, 2023. That will align with Phase 1 completion and allow time for significant pre-construction investment and coordination among architects and contractors.

The Phase 2 plan includes Odyssey Climbing Co. The new climbing gym is opening its first location in Ashwaubenon in February 2023. Their grand opening was also delayed by several months due to construction storm damage. Nonetheless, they have been received well by the community with significant pre-opening membership.

We believe we remain the right partner to complete the redevelopment of the Blue Ramp Site. Postponing cash payments for land enables us to invest significant resources into architectural plans for construction, which allows us to establish construction costs based on bids, and in turn secure financing. The purchase price delay puts the project in a better position to be a success.

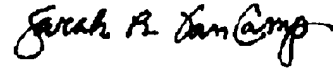
We greatly appreciate your consideration.

Sincerely

Brent Dahlstrom

**TAX INCREMENT DISTRICT NO. 11
DEVELOPMENT AGREEMENT**

Document #: **2262708**
Date: **02-25-2022** Time: **9:55 AM**
Pages: **18** Fee: **\$30.00**
County: **OUTAGAMIE COUNTY** State: **WI**



SARAH R VAN CAMP, REGISTER OF DEEDS
Return via **MAIL (REGULAR)**
APPLETON, CITY OF

Record and return to:
City of Appleton – City Attorney’s Office
100 North Appleton Street
Appleton, WI 54911-4799



Tax Key Nos. 31-2-0272-01, 31-2-0272-00,
31-2-0272-02

ENVELOPE

TAX INCREMENT DISTRICT NO. 11
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is dated as of the 16 day of February, 2022, by and among Merge LLC, an Iowa limited liability company ("Developer") and the City of Appleton, a Wisconsin municipal corporation (the "City").

RECITALS

Developer and the City acknowledge the following:

A. Developer owns or will acquire the real property located on the southeast corner of East Washington Street and North Appleton Street, (Parcel 31-2-0272-00, 31-2-0272-01, 31-2-0272-02) Appleton, WI more particularly described in Exhibit A, attached hereto (hereafter the "Property").

B. The Property is located within the City in Tax Increment District #11 (the "District") which was created in 2017 pursuant to Section 66.1105, Wis. Stats. along with a plan for the redevelopment of the District (the "District Plan") that provides for, among other things, the financial assistance set forth in this Agreement.

C. Subject to obtaining the financial assistance set forth herein, Developer has proposed improvements to the Property to create a five story, mixed-use development that includes a mix of residential unit styles on floors 2-5 with the ground floor containing retail and micro-retail space as well as common space for residential and commercial tenants (the "Project"). All references to the Project include the Property.

D. The City has determined that the Project will spur economic development, expand the City's tax base and create new jobs; that such financial assistance is a Project Cost under the Tax Incremental Law; that the amount of financial assistance provided pursuant to this Agreement is the amount necessary to induce development of the Project; and, that the Project will not proceed without the financial assistance set forth in this Agreement.

E. Subject to obtaining financial assistance as set forth herein, Developer intends to undertake a redevelopment of the property that will increase the value of the Property and provide other tangible benefits to the surrounding neighborhoods and to the City as a whole, consistent with the District Plan. The City finds that this redevelopment of the Property and the fulfillment, generally, of the terms and conditions of this Agreement are in the vital and best interests of the City and its residents and serves a public purpose in accordance with state and local law.

F. The City, pursuant to Common Council Action dated January 19, 2022 has approved this Agreement and authorized the execution of this Agreement by the proper City officers on the City's behalf.

G. The Developer has approved this Agreement and authorized the appropriate officers to execute this Agreement on the Developer's behalf.

H. The base value of the Property for purposes of this Agreement, including calculating increment generated by the Project, is Zero Dollars (\$0). The Developer estimates the project will create up to an additional Twelve Million Dollars (\$12,000,000) in incremental value.

I. All terms that are capitalized but not defined in this Agreement and that are defined under the Tax Increment Law shall have the definitions assigned to such terms by the Tax Increment Law.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals and the promises and undertakings set forth herein, the parties mutually agree and covenant as follows:

ARTICLE I UNDERTAKINGS OF THE DEVELOPER

1.1 Developer shall purchase the property for \$590,000 from the City within one year of execution of this agreement. Said sale of Property to Developer is contingent upon Developer fulfilling the terms and conditions of this Agreement and the City shall retain a right to repurchase the Property as more particularly set forth in Article IV.

1.2 Developer's Project is the second of two phases, is currently known as "URBANE" and shall include improvements to, and development of, the Property as set forth in Exhibit B that will result in an increase in the Property's assessed value. All aspects of the Project shall be in accordance with all applicable City zoning and building codes, ordinances and regulations.

1.3 Project Costs shall include, without limitation, costs incurred after approval of this agreement for the construction of improvements (including infrastructure improvements), environmental remediation costs, demolition, interior remodeling and development of the project.

1.4 Developer warrants and represents to the City that but for the assistance provided by the City under Article II, herein, Developer would not be able to proceed with the Project.

1.5 Developer and City acknowledge that several of the specific undertakings of the parties may require approvals from directors, boards or the City Council as applicable. The parties' agreements are conditioned upon the obtaining of all such approvals in the manner required by law. The parties cannot assure that all such approvals will be obtained; however, they agree to use their best good faith efforts to obtain them on a timely basis.

ARTICLE II UNDERTAKINGS OF THE CITY

2.1 The City shall appropriate sufficient funds for the performance of the City's obligations under this Agreement.

2.2 City shall cooperate with Developer throughout the Project and shall promptly review and/or process all submissions and applications in accordance with applicable City ordinances. In addition, the City agrees to work collaboratively with Developer in Developer's pursuit of various grant or similar funding opportunities.

2.3 Subject to all of the terms, covenants and conditions of this Agreement and applicable provisions of law, and as an inducement by the City to Developer to carry out the Project, upon completion of the Project (which shall be defined as issuance of occupancy permits for all floors of the Project (hereafter "completion")) the City will provide payments to Developer solely from the future Tax Increments (derived from both real and personal property) to assist with Developer's Project Costs. The City's total payment of Tax Increment Revenue to the Developer shall not exceed the lesser of i) \$2,160,000 or ii) Eighteen percent (18%) of the Tax Increment Value as of January 1, 2025, plus interest thereon (the "Contribution").

The Contribution will be paid to Developer as follows:

2.3.1 As the sole source for payment of the Contribution, the City agrees to pay the Developer an amount equal to ninety percent (90%) of the Tax Increment Revenue attributable to, and actually received from, the Property during the calendar year.

2.3.2 The first payment shall be made on August 15 of the year immediately after the Project's completion. This first payment shall be based on the Property's assessed value on January 1 of the year of completion. Thereafter payments under this Agreement shall be due in annual installments, on August 15, for a period of time described in Sec. 4.3.

2.3.3 Interest on the Contribution shall begin to accrue upon completion of the Project. The interest rate on the Contribution shall be lesser of 1) the interest rate paid by the Developer to the primary lender for the Project, as evidenced by the note indicating the loan amount; or, 2) four percent (4%).

2.3.4 The Contribution shall be a special and limited obligation of the City and not a general obligation. Payments shall first apply to accrued interest and then to the principal balance of the Contribution. Unpaid interest in any year shall be added to the principal balance of the Contribution and accrue interest. The City may prepay the Contribution, in its sole discretion, at any time, with no prepayment penalty.

2.4 This Agreement fully evidences the City's obligation to pay the Contribution. No separate instrument will be prepared to evidence the City's obligation to pay the Contribution. The Contribution shall not be included in the computation of the City's statutory debt limitation because the Contribution is limited and conditional and no taxes will be levied or pledged for its payment. Nothing in this Agreement shall be deemed to change the nature of the City's obligation from a limited and conditional obligation to a general obligation.

2.5 The City covenants to Developer that until the Contribution plus interest thereon has been paid in full, the City shall not close the District prior to its statutory expiration date.

2.6 The City shall, upon Developer's request, provide to Developer an accounting of the status of the District including, but not limited to, the outstanding principal balance of the Contribution and annual Tax Increments received from the District.

2.7 Developer hereby acknowledges that, as a result of the special and limited nature of the City's obligation to pay the Contribution, Developer's recovery of the full amount of the Contribution depends on factors including, but not limited to, future mill rates, changes in the assessed value of the Property, the failure of the Property to generate the Tax Increments at the

rate expected by Developer, reduction in Tax Increments caused by revenue-sharing, changes in the Tax Increment Law, and other factors beyond the City's and/or Developer's control.

ARTICLE III PAYMENT OF TAXES

3.1 As long as the District is in existence, the Property and all buildings and improvements thereon shall be owned and taxable for real estate tax and special assessment purposes. The City may waive any or all of the restrictions upon execution of a payment in lieu of taxes (PILOT) agreement on a form, and with terms, acceptable to the City.

3.2 Throughout the duration of this agreement, all ad valorem property taxes properly assessed against the Property will be paid timely and in full.

3.3 In the event that any property owned by Developer within the District becomes exempt from ad valorem property taxes during the life of the District, then for the remaining life of the District, the Developer will make (or cause to be made) annual payments in lieu of taxes in amounts equal to what the ad valorem property taxes would have been for such other property had it not been exempt. If the Developer conveys the Property within the District to any party (related or unrelated), the terms of such sale shall impose as a covenant upon all successor owners of the property the foregoing obligation for payments in lieu of taxes during the life of the District. The City shall be a beneficiary of such covenant and entitled to enforce same against the successor owners.

ARTICLE IV CONDITIONS TO PAYMENT; REPURCHASE OF PROPERTY; TERMINATION OF AGREEMENT

4.1 The City shall have no obligation to pay any portion of the Contribution to Developer unless and until all of the following conditions shall have been met:

4.1.1 The Project's completion on or before January 1, 2025.

4.1.2 The Property's assessed value is no less than Twelve Million Dollars (\$12,000,000) on or before January 1, 2025.

4.1.3 The conditions herein are subject to reasonable extensions, not to exceed six (6) months each, for Force Majeure which shall include, but not be limited to, any delays caused by pandemic or other acts beyond the reasonable control of the Developer. Such extensions shall be by mutual written agreement and, in considering any requested extension, the City and Developer agree that each will act in good faith, cooperate in expeditious and timely approvals, and said extensions shall not be unreasonably withheld, conditioned or delayed by City.

4.2 The City was induced to sell the real property described in Exhibit A to Developer based on Developer's proposed Project and construction of the same according to the terms of this Agreement. As such, the City shall retain and the Developer shall grant the City a right to repurchase the real property (hereafter "repurchase options"). This repurchase option shall be subject to the following:

4.2.1 The City's repurchase right shall terminate upon Developer obtaining approved buildings plans and a building permit for improvements to the real property consistent with the Project as described in this Agreement, and, commencement of the Project's construction.

4.2.2 The City shall refrain from executing the repurchase right if Developer is making reasonable timely progress toward commencement of the Project's construction in accordance with the terms of the Agreement.

4.2.3 The City shall provide Developer thirty (30) day's written notice of its intent to repurchase the Property unless Developer waives said notice. Thereafter Developer shall execute all necessary documents and transfer the Property's unencumbered title to the City. In exchange, the City shall pay Developer \$590,000 (or the actual amount paid by Developer to the City) less \$1,000 per calendar month calculated from the first day of the month after this Agreement is executed through the date of sale. The City and Developer agree that each will act in good faith to facilitate a timely repurchase if the City exercises its repurchase right.

4.3 This Agreement, and the City's obligation to make, or continue, any payments of the Contribution, shall terminate when any of the following shall have occurred:

4.3.1 The conditions in Section 4.1 are not met.

4.3.2 The Contribution is paid in full or August 15, 2039, whichever occurs first.

ARTICLE V CONFLICT OF INTEREST

5.1 No member, officer or employee of the City, during his/her tenure or for one year thereafter, will have or shall have had any interest, direct or indirect, in this Agreement or any proceeds thereof.

ARTICLE VI WRITTEN NOTICES

6.1 Any written notice required under this Agreement shall be sent to the following individuals:

FOR THE CITY:

City of Appleton
Community and Economic Development Department
100 North Appleton Street
Appleton, WI 54911-4799
Attn: Director

With a copy to:

City of Appleton
City Attorney's Office
100 North Appleton Street
Appleton, WI 54911-4799
Attn: City Attorney

FOR DEVELOPER:

Merge LLC
25 West Main Street, Suite 500
Madison, WI 53718
Email: info@mergeurbandevlopment.com

With a copy to:

Squire Patton & Boggs
Attn: Steven F. Mount
41 South High Street, Suite 2000
Columbus, OH 43215
Email: steven.mount@squirepb.com

ARTICLE VII ASSIGNMENT

7.1 Terms of this Agreement are not transferrable or assignable. No party to this Agreement may assign any of its interest or obligations hereunder without first obtaining the written consent of all other parties.

ARTICLE VIII NO PARTNERSHIP OR VENTURE

8.1 Developer and its contractors or subcontractors shall be solely responsible for the completion of the Project. Nothing contained in this Agreement shall create or effect any partnership, venture or relationship between the City and Developer or any contractor or subcontractor employed by Developer in the construction of the Project.

ARTICLE IX MISCELLANEOUS

9.1 Under no circumstances shall any officer, official, director, member, manager, commissioner, agent, or employee of City or Developer have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability.

9.2 The laws of the State of Wisconsin shall govern this Agreement.

9.3 This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

9.4 No modification, alteration, or amendment of this Agreement shall be binding upon any party until such modification, alteration, or amendment is reduced to writing and executed by all parties to this Agreement.

9.5 Any captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any of the provisions of this Agreement.

9.6 If any provisions of this Agreement shall be held or deemed to be inoperative or unenforceable as applied in any particular case in any jurisdiction because it conflicts with any other provision or provisions of this Agreement or any constitution or statute or rule of public policy, or for any other reason, then such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. To the maximum extent possible, this Agreement shall be construed in a manner consistent with the powers of the City, including but not limited to, the City's powers under the Blight Elimination and Slum Clearance Law and the Tax Increment Law, to achieve its intended purpose. Reference is made to Section 66.1333(17) of the Wisconsin Statutes and Chapter 105, Laws of 1975 § 4, which provide that the Blight Elimination and Slum Clearance Law and the Tax Increment Law should be construed liberally to effectuate their purposes.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY OF APPLETON:

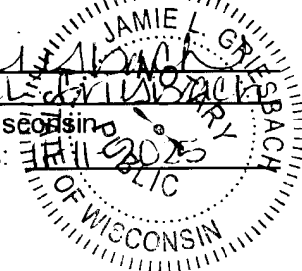
By: [Signature]
Jacob A. Woodford, Mayor

ATTEST:

By: [Signature]
Kami L. Lynch, City Clerk

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came before me this 16 day of February, 2022, Jacob A. Woodford, Mayor and Kami L. Lynch, City Clerk, of the City of Appleton respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

[Signature]
Printed Name: JAMIE L. GRIFFIN
Notary Public, State of Wisconsin
My commission expires: FEB 11 2025


PROVISION HAS BEEN MADE TO PAY FOR OBLIGATIONS INCURRED PURSUANT TO THIS AGREEMENT:

[Signature]
Anthony Saucerman, Finance Director

APPROVED AS TO FORM:

[Signature]
Christopher R. Behrens, City Attorney
Dated: January 5, 2022
By: Amanda K. Abshire
City Law A21-0871

DEVELOPER:

Merge LLC

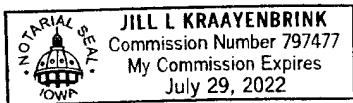
By: [Signature]
Printed Name: Brent Dahlstrom
Title: manager

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

STATE OF Iowa)
: ss.
Black Hawk COUNTY)

Personally came, before me this 9th day of February, 2022,
Brent Dahlstrom, _____, _____ each
a member of the LLC, to me known to be the persons who executed the foregoing instrument and
acknowledged the same in the capacity and for the purposes therein intended.



[Signature]
Printed Name: Jill Kraayenbrink
Notary Public, State of Iowa
My commission is/expires: July 29, 2022

SCHEDULE OF EXHIBITS

- A. Legal Description of Property
- B. Proposed Improvements

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

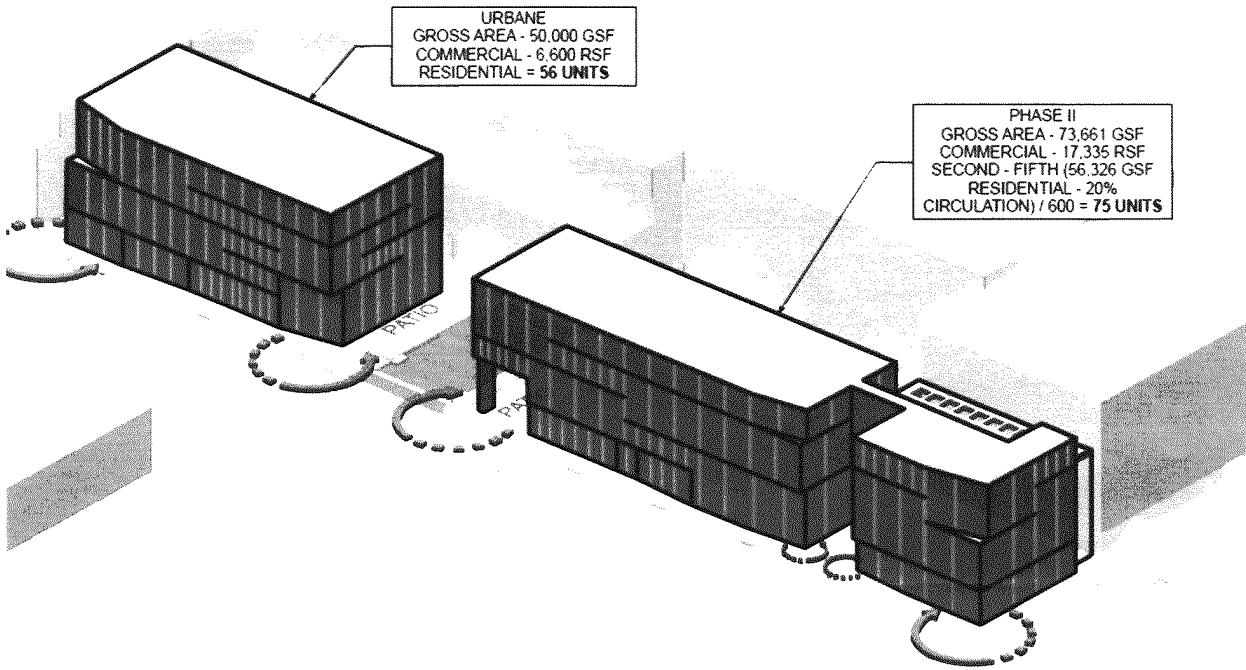
**PARCEL: Part of 31-2-0272-01, part of 31-2-0272-00 and all of 31-2-0272-02
Doc. #876209, #2147310 and #2150911, less proposed right-of-way**

Part of Lot 1 and all of Lot 2 of Certified Survey Map No. 2447, all of Lot 3 and part of Lot 1 and 2, in Block 27, SECOND WARD PLAT (aka APPLETON PLAT), according to the recorded Assessor's Map of the City of Appleton, located in and being a part of the Northeast ¼ of the Southwest ¼ of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 0.836 Acres (36,429 sq. ft.) of land and being described by:
Commencing at the Northeast corner of said Block 27 and being the point of beginning;
Thence South 00°03'28" East 152.34 feet along the East line of Block 27 and being coincident with the West line of Oneida Street to the North line of City Center Street;
Thence South 89°53'26" West 185.69 feet along the South line of Lots 2 and 3 of said Block 27; and being coincident with the North line of City Center Street;
Thence North 00°06'37" West 65.22 feet;
Thence South 89°52'45" West 99.07 feet to the West line of Lot 1 of said Block 27;
Thence North 39°26'31" East 4.05 feet;
Thence Northeasterly 10.34 feet along the arc or a curve to the left having a radius of 15.00 feet and the chord of which bears North 19°41'32" East 10.14 feet;
Thence North 00°03'28" West 74.48 feet to the South line of Washington Street;
Thence North 89°53'26" East 278.82 feet along the South line of Washington Street and being coincident with the North line of Lot 1 and 2 of said Certified Survey Map No. 2447 to the point of beginning.

EXHIBIT B

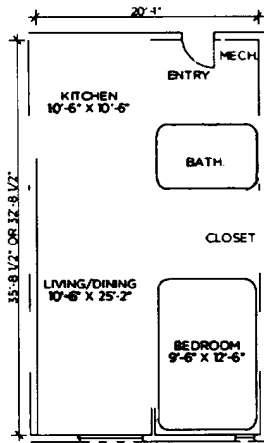
PROPOSED IMPROVEMENTS

(Copy of Plans/Design docs follow)

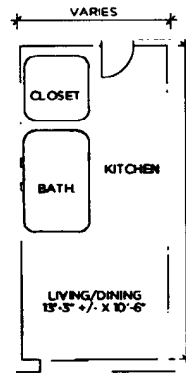


- Walk-in closet
- Full kitchen
- Washer + dryer
- Bedroom with natural lighting
- Living and dining space

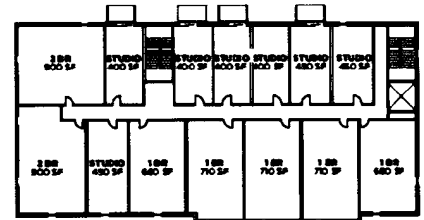
- Living room and dining area
- Built-in Murphy bed and sofa
- Ample cook and prep areas
- Built-in media center and desk work surface
- Dedicated laundry and closet space



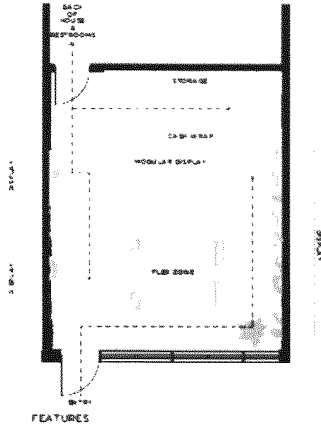
1 BEDROOM TYPICAL PLAN
1/8" = 1' 0"



STUDIO TYPICAL PLAN
1/8" = 1' 0"



LEVEL 2-5 TYPICAL PLAN
1/32" = 1' 0"





ONITSHOT



MERGE

2020 09 25



ONITSHOT



MERGE

2020 03 25



"...meeting community needs...enhancing quality of life."

MEMORANDUM

TO: Community & Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: January 11, 2023

RE: Request Approval of the 200 W. College Avenue (Chase Bank Bldg.)
Development Agreement in TIF District #11

Lofgren Properties 6 LLC and Oshkosh Investment LLC (Developer) purchased the Chase Bank building at 200 W. College Avenue in October 2022.

Since acquisition, Developer has secured a lease with Chase Bank for a portion of the first floor and is marketing the remainder of the first floor to a variety of commercial tenants. Developer plans to create twenty-four (24) market rate living units offering efficiency, one and two bedrooms with approximate square footage ranging from 448 to 1,791 square feet.

Based on the analysis of current value of the property, projected value of the property, and review of proposed expenses, TIF District #11 would invest the lesser of eighteen and 43/100ths percent (18.43%) or \$745,185 of the Tax Increment Value as of January 1, 2025, plus interest thereon to support the project.

Staff Recommendation:

The Development Agreement between Oshkosh Investment LLC, Lofgren Properties 6 LLC, and the City of Appleton **BE APPROVED**.

TAX INCREMENT DISTRICT NO. 11 DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is dated as of the ___ day of _____, 2023, by and among Oshkosh Investment LLC, a Wisconsin limited liability company and Lofgren Properties 6 LLC, a Wisconsin limited liability company ("Developer") and the City of Appleton, a Wisconsin municipal corporation (the "City").

RECITALS

Developer and the City acknowledge the following:

A. Developer owns the real property located 200 West College Avenue, (Parcel 31-2-0263-00) Appleton, WI more particularly described in Exhibit A, attached hereto (hereafter the "Property").

B. The Property is located within the City in Tax Increment District #11 (the "District") which was created in 2017 pursuant to Section 66.1105, Wis. Stats. along with a plan for the redevelopment of the District (the "District Plan") that provides for, among other things, the financial assistance set forth in this Agreement.

C. Subject to obtaining the financial assistance set forth herein, Developer has proposed improvements to the Property to create an approximately one floor lower level entertainment area, one floor of commercial/retail space and two floors consisting of approximately twenty-four (24) market rate living units offering efficiency, one, and two bedrooms with approximate square footage ranging from 448 to 1,791 per unit (the "Project"). All references to the Project include the Property.

D. The City has determined that the Project will spur economic development, expand the City's tax base and create new jobs; that such financial assistance is a Project Cost under the Tax Incremental Law; that the amount of financial assistance provided pursuant to this Agreement is the amount necessary to induce development of the Project; and, that the Project will not proceed without the financial assistance set forth in this Agreement.

E. Subject to obtaining financial assistance as set forth herein, Developer intends to undertake a redevelopment of the property that will increase the value of the Property and provide other tangible benefits to the surrounding neighborhoods and to the City as a whole, consistent with the District Plan. The City finds that this redevelopment of the Property and the fulfillment, generally, of the terms and conditions of this Agreement are in the vital and best interests of the City and its residents and serves a public purpose in accordance with state and local law.

F. The City, pursuant to Common Council Action dated _____, 2023 has approved this Agreement and authorized the execution of this Agreement by the proper City officers on the City's behalf.

G. The Developer has approved this Agreement and authorized the appropriate officers to execute this Agreement on the Developer's behalf.

H. The base value of the Property for purposes of this Agreement, including calculating increment generated by the Project, is Two Million One Hundred Five Thousand Seven Hundred Dollars (\$2,105,700). The Developer estimates the project will create up to an additional Four Million, Forty-four Thousand Three Hundred Dollars (\$4,044,300) in incremental value.

I. All terms that are capitalized but not defined in this Agreement and that are defined under the Tax Increment Law shall have the definitions assigned to such terms by the Tax Increment Law.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals and the promises and undertakings set forth herein, the parties mutually agree and covenant as follows:

ARTICLE I UNDERTAKINGS OF THE DEVELOPER

1.1 Developer's Project shall include improvements to, and development of, the Property as set forth in Exhibit B that will result in an increase in the Property's assessed value. All aspects of the Project shall be in accordance with all applicable City zoning and building codes, ordinances and regulations.

1.2 Project Costs shall include, without limitation, costs incurred after approval of this agreement for the construction of improvements (including infrastructure improvements), environmental remediation costs, demolition, interior remodeling and development of the project.

1.3 Developer warrants and represents to the City that but for the assistance provided by the City under Article II, herein, Developer would not be able to proceed with the Project.

1.4 Developer and City acknowledge that several of the specific undertakings of the parties may require approvals from directors, boards or the City Council as applicable. The parties' agreements are conditioned upon the obtaining of all such approvals in the manner required by law. The parties cannot assure that all such approvals will be obtained; however, they agree to use their best good faith efforts to obtain them on a timely basis.

ARTICLE II UNDERTAKINGS OF THE CITY

2.1 The City shall appropriate sufficient funds for the performance of the City's obligations under this Agreement.

2.2 City shall cooperate with Developer throughout the Project and shall promptly review and/or process all submissions and applications in accordance with applicable City ordinances.

2.3 Subject to all of the terms, covenants and conditions of this Agreement and applicable provisions of law, and as an inducement by the City to Developer to carry out the Project, upon completion of the Project (which shall be defined as issuance of occupancy permits for all floors of the Project (hereafter "completion")) the City will provide payments to Developer solely from the future Tax Increments (derived from both real and personal property) to assist with

Developer's Project Costs. The City's total payment of Tax Increment Revenue to the Developer shall not exceed the lesser of i) \$745,185 or ii) 18.43% of the Tax Increment Value as of January 1, 2025, plus interest thereon (the "Contribution").

The Contribution will be paid to Developer as follows:

2.3.1 As the sole source for payment of the Contribution, the City agrees to pay the Developer an amount equal to ninety percent (90%) of the Tax Increment Revenue attributable to, and actually received from, the Property during the calendar year.

2.3.2 Payments under this Agreement shall be due in annual installments on August 15 of the calendar year following the first tax year after completion of the Project and continuing on each August 15 thereafter for a period of time described in Sec. 4.2

2.3.3 Interest on the Contribution shall begin to accrue upon completion of the Project. The interest rate on the Contribution shall be lesser of 1) the interest rate paid by the Developer to the primary lender for the Project, as evidenced by the note indicating the loan amount; or, 2) six percent (6%).

2.3.4 The Contribution shall be a special and limited obligation of the City and not a general obligation. Payments shall first apply to accrued interest and then to the principal balance of the Contribution. Unpaid interest in any year shall be added to the principal balance of the Contribution and accrue interest. The City may prepay the Contribution, in its sole discretion, at any time, with no prepayment penalty.

2.4 This Agreement fully evidences the City's obligation to pay the Contribution. No separate instrument will be prepared to evidence the City's obligation to pay the Contribution. The Contribution shall not be included in the computation of the City's statutory debt limitation because the Contribution is limited and conditional and no taxes will be levied or pledged for its payment. Nothing in this Agreement shall be deemed to change the nature of the City's obligation from a limited and conditional obligation to a general obligation.

2.5 The City covenants to Developer that until the Contribution plus interest thereon has been paid in full, the City shall not close the District prior to its statutory expiration date.

2.6 The City shall, upon Developer's request, provide to Developer an accounting of the status of the District including, but not limited to, the outstanding principal balance of the Contribution and annual Tax Increments received from the District.

2.7 Developer hereby acknowledges that, as a result of the special and limited nature of the City's obligation to pay the Contribution, Developer's recovery of the full amount of the Contribution depends on factors including, but not limited to, future mill rates, changes in the assessed value of the Property, the failure of the Property to generate the Tax Increments at the rate expected by Developer, reduction in Tax Increments caused by revenue-sharing, changes in the Tax Increment Law, and other factors beyond the City's and/or Developer's control.

ARTICLE III
PAYMENT OF TAXES

3.1 As long as the District is in existence, the Property and all buildings and improvements thereon shall be owned and taxable for real estate tax and special assessment purposes. The City may waive any or all of the restrictions upon execution of a payment in lieu of taxes (PILOT) agreement on a form acceptable to the City.

3.2 Throughout the duration of this agreement, all ad valorem property taxes properly assessed against the Property will be paid timely and in full.

3.3 In the event that any property owned by Developer within the District becomes exempt from ad valorem property taxes during the life of the District, then for the remaining life of the District, the Developer will make (or cause to be made) annual payments in lieu of taxes in amounts equal to what the ad valorem property taxes would have been for such other property had it not been exempt. If the Developer conveys the Property within the District to any party (related or unrelated), the terms of such sale shall impose as a covenant upon all successor owners of the property the foregoing obligation for payments in lieu of taxes during the life of the District. The City shall be a beneficiary of such covenant and entitled to enforce same against the successor owners.

ARTICLE IV
CONDITIONS TO PAYMENT; TERMINATION OF AGREEMENT

4.1 The City shall have no obligation to pay any portion of the Contribution to Developer unless and until all of the following conditions shall have been met:

4.1.1 The Project's completion on or before December 31, 2024 subject to reasonable extensions, not to exceed six (6) months each, for Force Majeure which shall include, but not be limited to, any delays caused by pandemic or other acts beyond the reasonable control of the Developer. Such extensions shall be by mutual written agreement and, in considering any requested extension, the City and Developer agree that each will act in good faith, cooperate in expeditious and timely approvals, and said extensions shall not be unreasonably withheld, conditioned or delayed by City.

4.1.2 The Property's assessed value is no less than Six Million Dollars (\$6,000,000) on or after January 1, 2025.

4.2 This Agreement, and the City's obligation to make, or continue, any payments of the Contribution, shall terminate when any of the following shall have occurred:

4.2.1 The conditions in Section 4.1 are not met.

4.2.2 The Contribution is paid in full or August 15, 2039, whichever occurs first.

ARTICLE V
CONFLICT OF INTEREST

5.1 No member, officer or employee of the City, during his/her tenure or for one year thereafter, will have or shall have had any interest, direct or indirect, in this Agreement or any proceeds thereof.

ARTICLE VI
WRITTEN NOTICES

6.1 Any written notice required under this Agreement shall be sent to the following individuals:

FOR THE CITY:

City of Appleton
Community and Economic Development Department
100 North Appleton Street
Appleton, WI 54911-4799
Attention: Director

With a copy to:

City of Appleton
City Attorney's Office
100 North Appleton Street
Appleton, WI 54911-4799
Attn: City Attorney

FOR DEVELOPER:

Oshkosh Investment LLC and
Lofgren Properties 6 LLC
202 West Main Street
Sun Prairie, WI 53590

ARTICLE VII
ASSIGNMENT

7.1 No party to this Agreement may assign any of its interest or obligations hereunder without first obtaining the written consent of the other party.

ARTICLE VIII
NO PARTNERSHIP OR VENTURE

8.1 Developer and its contractors or subcontractors shall be solely responsible for the completion of the Project. Nothing contained in this Agreement shall create or effect any partnership, venture or relationship between the City and Developer or any contractor or subcontractor employed by Developer in the construction of the Project.

ARTICLE IX
MISCELLANEOUS

9.1 Under no circumstances shall any officer, official, director, member, manager, commissioner, agent, or employee of City or Developer have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability.

9.2 The laws of the State of Wisconsin shall govern this Agreement.

9.3 This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

9.4 No modification, alteration, or amendment of this Agreement shall be binding upon any party until such modification, alteration, or amendment is reduced to writing and executed by all parties to this Agreement.

9.5 Any captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any of the provisions of this Agreement.

9.6 If any provisions of this Agreement shall be held or deemed to be inoperative or unenforceable as applied in any particular case in any jurisdiction because it conflicts with any other provision or provisions of this Agreement or any constitution or statute or rule of public policy, or for any other reason, then such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever. To the maximum extent possible, this Agreement shall be construed in a manner consistent with the powers of the City, including but not limited to, the City's powers under the Blight Elimination and Slum Clearance Law and the Tax Increment Law, to achieve its intended purpose. Reference is made to Section 66.1333(17) of the Wisconsin Statutes and Chapter 105, Laws of 1975 § 4, which provide that the Blight Elimination and Slum Clearance Law and the Tax Increment Law should be construed liberally to effectuate their purposes.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

CITY OF APPLETON:

By: _____
Jacob A. Woodford, Mayor

ATTEST:

By: _____
Kami L. Lynch, City Clerk

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came before me this ____ day of _____, 2023, Jacob A. Woodford, Mayor and Kami L. Lynch, City Clerk, of the City of Appleton respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

**PROVISION HAS BEEN MADE TO PAY FOR
OBLIGATIONS INCURRED PURSUANT TO
THIS AGREEMENT:**

Jeri A. Ohman, Finance Director

APPROVED AS TO FORM:

Christopher R. Behrens, City Attorney
Dated: January 4, 2023
By: Christopher R. Behrens
City Law A22-1046

DEVELOPER:

Oshkosh Investment LLC

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

STATE OF _____)
: ss.
_____ COUNTY)

Personally came, before me this ____ day of _____, 2023,
_____ and _____ each a member of the LLC, to
me known to be the persons who executed the foregoing instrument and acknowledged the same
in the capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of _____
My commission is/expires: _____

DEVELOPER:

Lofgren Properties 6 LLC

By: _____
Printed Name: _____
Title: _____

By: _____
Printed Name: _____
Title: _____

STATE OF _____)
: ss.
_____) COUNTY)

Personally came, before me this ____ day of _____, 2021,
_____ and _____ each a member of the LLC, to
me known to be the persons who executed the foregoing instrument and acknowledged the same
in the capacity and for the purposes therein intended.

Printed Name: _____
Notary Public, State of _____
My commission is/expires: _____

SCHEDULE OF EXHIBITS

- A. Legal Description of Property
- B. Proposed Improvements

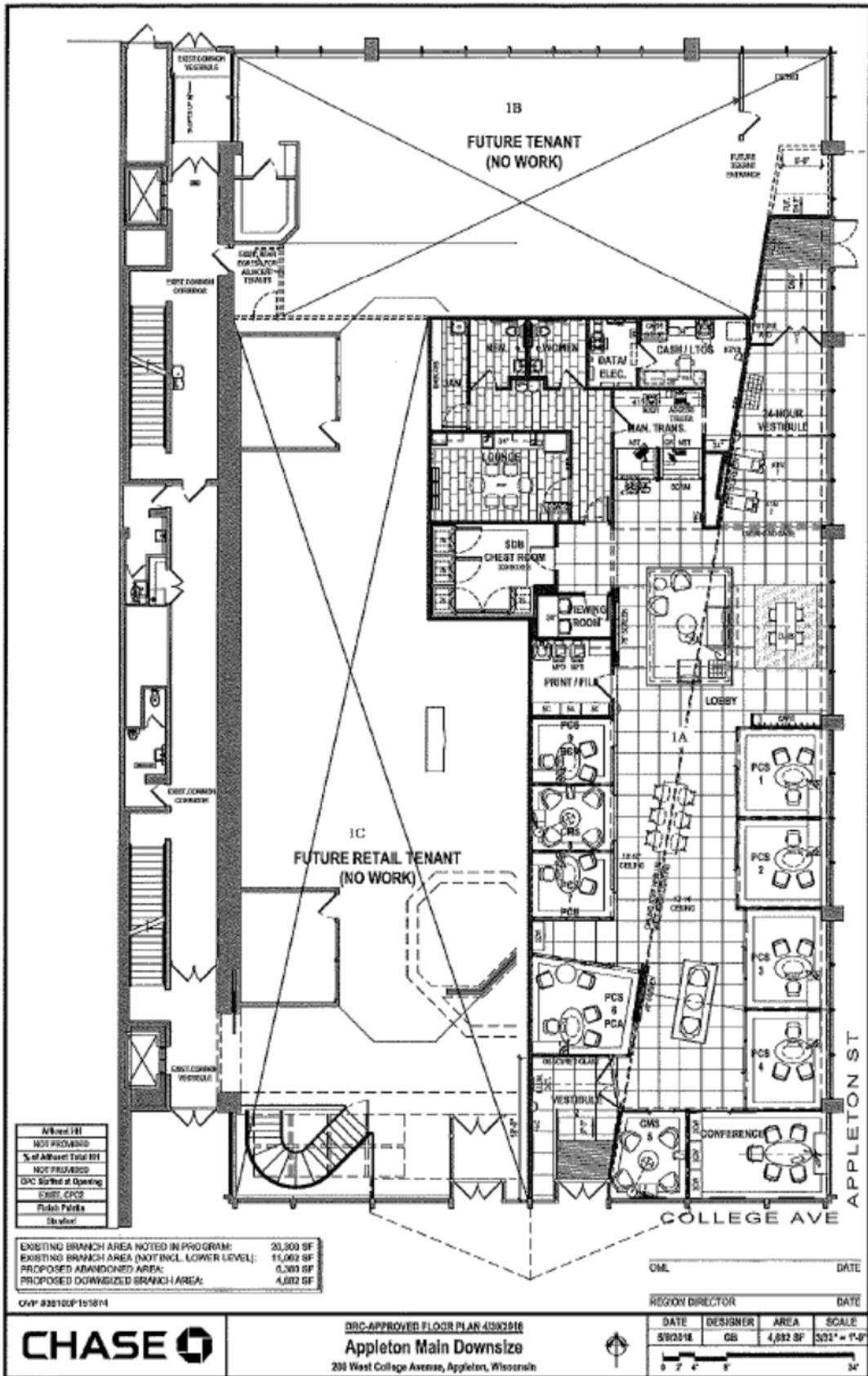
EXHIBIT A

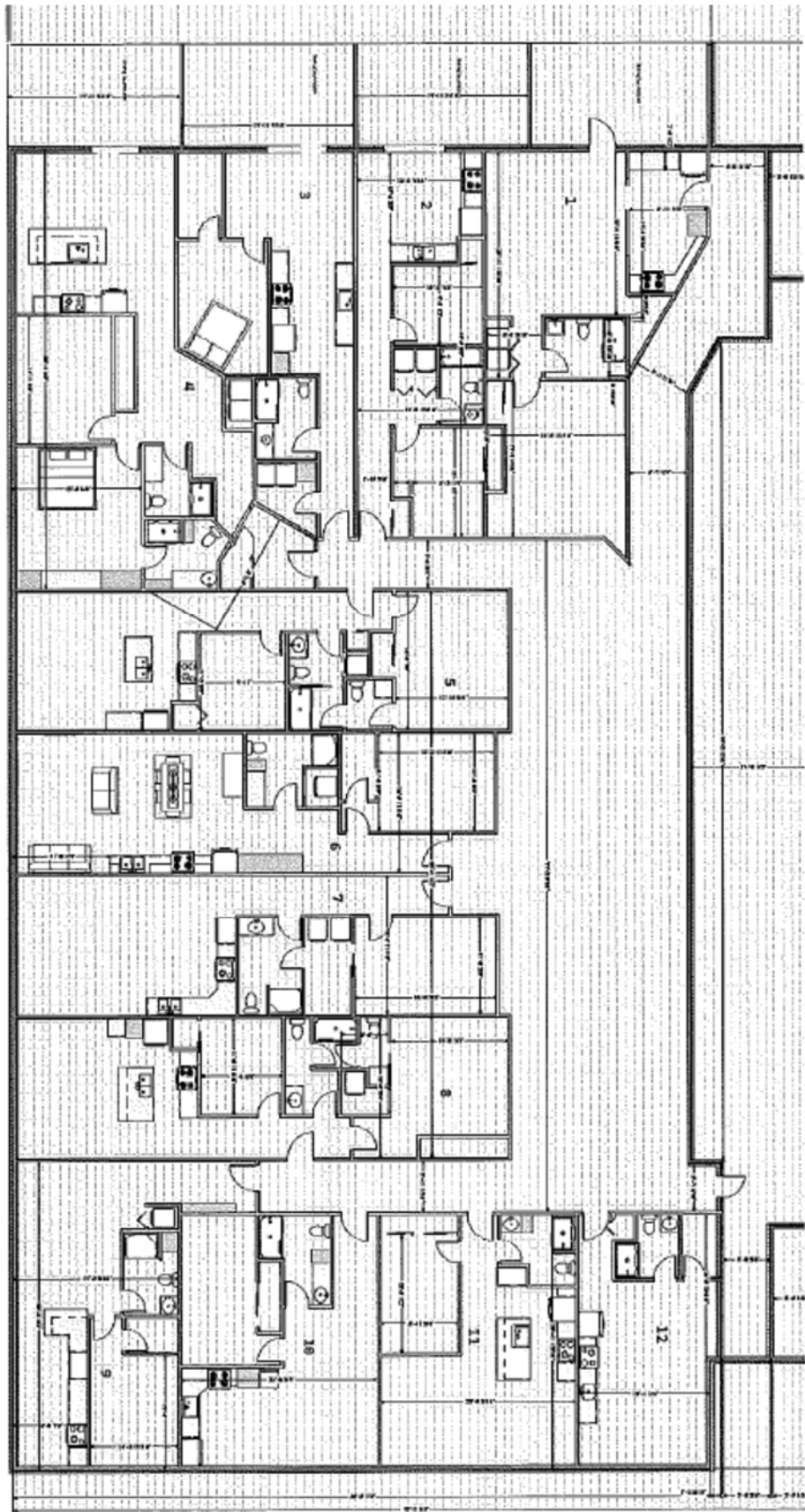
LEGAL DESCRIPTION OF THE PROPERTY

200 West College Avenue
Parcel ID# 31-2-0263-00

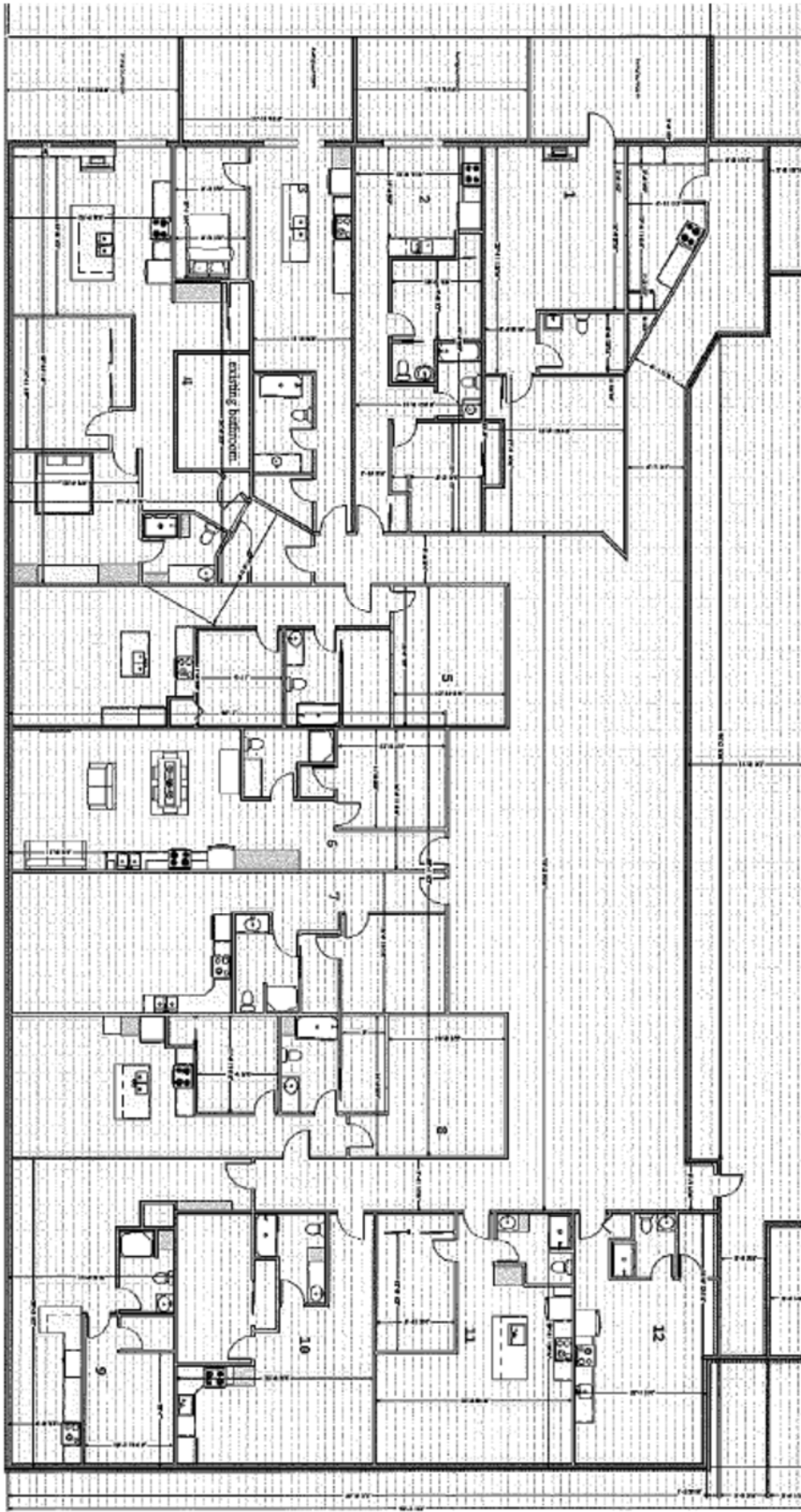
Legal Description
APPLETON PLAT 2WD E12 FT OF S150.17FT OF LOT 7 & LOT 8 LESS N16FT OF W36FT BLK 26 200-0 4 W COLLEGE AV

EXHIBIT B
PROPOSED IMPROVEMENTS





Appleton-Floor 2



Appleton-Floor 3



"...meeting community needs...enhancing quality of life."

MEMORANDUM

TO: Community & Economic Development Committee

FROM: David Kress, Principal Planner

DATE: January 5, 2023

RE: Annual Update of Housing Affordability Report and Housing Fee Report

In 2018, the Wisconsin State Legislature approved new legislation that requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees. In 2019, the City of Appleton, along with 11 other communities in the region, contracted with East Central Wisconsin Regional Planning Commission (ECWRPC) to prepare these reports. On December 18, 2019, Common Council approved the initial version of these reports – with data from 2018.

State Statutes require the reports be updated annually, not later than January 31st. The attached reports represent the annual update – with data from 2021. These updates were completed by City staff with collaboration from multiple departments. The primary emphasis was updating the necessary data found in tables, maps, and related narrative. For comparison purposes, below are some highlights from the 2018, 2019, 2020, and 2021 data.

	2018	2019	2020	2021
Plats and CSMs Approved	24	19	28	25
Residential Building Permits	60	58	86	113
New Dwelling Units Approved	173	111	180	229
Applicable Fees Collected	\$86,170.58	\$108,393.00	\$110,406.60	\$249,848.96
Vacant Parcels	656	626	766	756

The numbers above represent a snapshot in time for each calendar year. However, development projects often extend beyond one calendar year. As such, the project's permits, fees, and resulting dwelling units may be counted in separate years. This disconnect can lead to fluctuation in the annual reporting data.

The attached documents were prepared to meet the requirements of Wis. Stats. 66.10013 and 66.10014.

Housing Affordability Report, 2021

City of Appleton

January 11, 2023



Prepared by the
City of Appleton
Community and Economic Development Department

ABSTRACT

TITLE: City of Appleton Housing Affordability Report, 2021

CONTACT: David Kress, Principal Planner

AUTHORS: David Kress, Principal Planner
Jessica Schneider, GIS Specialist

SUBJECT: Housing Affordability

DATE: January 11, 2023

SOURCE OF COPIES: City of Appleton
Community and Economic Development Department
100 N. Appleton Street
Appleton, WI 54911
(920) 832-6468
www.appleton.org

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 potential change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66.10013 (Housing affordability report).

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
HOUSING AFFORDABILITY REPORT REQUIREMENTS.....	1
HOUSING AFFORDABILITY DATA & RESPONSES	2
Undeveloped Parcels Zoned for Residential Development.....	3
Undeveloped Parcels with Available Public Facilities/Services.....	3
Plans & Regulations.....	4
Financial Impact of Plans & Regulations	8
MODIFICATION OF CONSTRUCTION & DEVELOPMENT REGULATIONS	8
Housing Demand	9
Housing Cost Burden.....	9
Reductions in Time and Cost	11

APPENDICES

APPENDIX A: PARCEL ANALYSIS MAPS & TABLES.....	A-1
APPENDIX B: FUTURE LAND USE	B-1
APPENDIX C: BUILDING PERMIT DATA FOR NEW DWELLING UNITS.....	C-1



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 potential 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 the initial version of these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the initial reports were prepared. Subsequent updates were completed by City staff. 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 (note: the sections and subsections in this report refer to specific sections and subsections in Wis Stats. 66.10013):

- (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 AND RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2021) 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 declaration was recorded in 2021 to separate ownership of an existing duplex, which did not result in additional residential units. Also, the number of building permits listed represent new projects only, not remodeling permits.

Table 1: City of Appleton Approved Plats, CSMs, and Building Permits, 2021

Subdivision Plats	Certified Survey Maps	Condominium Plats (Recorded)	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
5	20	1	98	13	2	0

Building permit data associated with new dwelling units, including the property address, can be found in Appendix C.

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 (2021) 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 some plats, it is not a simple 1:1 ratio between lots and units. There were a total of 24 vacant residential lots included within the CSMs approved in 2021. However, some CSMs involving developed parcels may eventually yield new dwelling units through redevelopment. Also, lots in some CSMs are zoned for two-family, multi-family or mixed use, so the exact number of new dwelling units is unknown until a site plan or building permit is submitted.

Table 2: City of Appleton New Residential Dwelling Units Proposed and Approved within Plats and CSMs, 2021

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
209	24	0	98	26	105	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:

Map 1 – Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa November 2022). A subset of vacant parcels was created by selecting all parcels identified as “vacant” in the Assessor’s Office property code system.
2. Current zoning districts for the City were overlaid on this subset of vacant parcels and additional parcels were removed as necessary (i.e. City-owned land like stormwater ponds and parks, institutional land like schools and places of worship, etc.).
3. Map 1 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.

Map 2 – 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.
4. Table 4 provides a listing of parcels along with additional property characteristics.

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 and 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, 2022 (Appendix B). 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, 2021

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>Nine Future Land Use Map Amendments have been approved and one has been denied between 2017 and 2021. Three of the approved amendments were made to accommodate residential development, and 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</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
	<i>designations.</i>
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: Greater Fox Cities Habitat for Humanity, Rebuilding Together Fox Valley, and Appleton Housing Authority.</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>In 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</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
	<p><i>infill and housing development. In 2019, Zoning Ordinance text amendments were approved for historic preservation regulations and procedures. In 2020, numerous Zoning Ordinance text amendments were approved, including changes to allow zero lot line duplexes in the R-2 Two-Family District and R-3 Multi-Family District and allow standalone residential development in the C-1 Neighborhood Mixed Use District. In 2021, Zoning Ordinance text amendments were approved to allow for accessory dwelling units and junior accessory dwelling units in residential zoning districts.</i></p>
<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 5.3.1: Evaluate conditions under which it may be appropriate to allow accessory units in some parts of the City. (Implemented by Zoning Ordinance text amendments to allow accessory dwelling units.)</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 recent/ongoing development projects, such as Zuelke Building, 320 E. College Av., and Park Central Apartments.)</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, Apple Ridge, Broadway Hills Estates, Trail View Estates South, and Apple Fields.)</i></p> <p><i>Page #64 – Policy 5.4.3: Continue to offer funding through the Neighborhood Grant Program to help carry out neighborhood improvement projects and encourage neighbors to connect. (Implemented by awards to Historic Central Neighborhood and Lawrence-City Park Neighborhood for “porchfest” and block party events.)</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>

Question / Topic Regarding Comprehensive Plan	Response / Details
Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?	Yes
Have you completed other housing market or assessment studies?	Yes
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><i>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 and Building Permit procedures have been adopted by the City of Appleton and are reviewed periodically.
- Development Standards and Specifications for residential subdivisions are in place and are typically implemented through a Development Agreement. In most cases, the developer is responsible for a majority of the initial cost of infrastructure including, but not limited to: grade and gravel of roads, stormwater, sewer and water mains. Once the infrastructure meets the standards, the community will take ownership and be responsible for additional infrastructure such as temporary asphalt paving and concrete paving, and future maintenance (unless otherwise noted in the Development Agreement). In some cases, cost-sharing, or deferred assessments will be provided. While the construction of infrastructure is a major consideration in the overall cost of housing, this report has made no attempt to calculate these costs as they can vary greatly depending on size and density of the subdivision, as well as other geographic factors. It should be noted that in general, higher density developments reduce

infrastructure costs relative to low density ones. The development community has not fully utilized the ability to create such developments which therefore impacts the cost of housing.

- 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 fee schedules published on its website which may apply to new housing development: A listing of the fee schedules are found in Appendix A of the *City of Appleton Housing Fee Report, 2021*.
- An *Analysis of Impediments to Fair Housing* (2019) 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.
- Tax Increment Finance Districts. TIF Districts #3, #11 and #12 cover portions of downtown Appleton, along College Avenue primarily, but including various adjacent blocks. TIF Districts #11 and #12 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 and Regulations

The financial impacts of local regulations are outlined in the *City of Appleton Housing Fee Report (2021)*. 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 AND 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. It should be noted that projected housing units in Table 7 are based on the percentage of existing single family, two family and multi-family units according to the U.S. Census, 2013-2017 American Community Survey 5-Year Estimates. In recent years, the City has been seeing more multi-family units being built in relation to single family/two family units. This may be altering the historical split between single family/two family and multi-family. Therefore, it is very likely that in actuality, the City may experience a larger share of multi-family units than what is indicated below. Development densities in Table 7 are based on an average density for each residential unit type. This includes smaller lots in established neighborhoods as well as larger lots in newer subdivisions. Since the City is seeing larger lots in newer areas of the City, actual development densities may be lower than what is projected.

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 (units per acre)			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. 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.

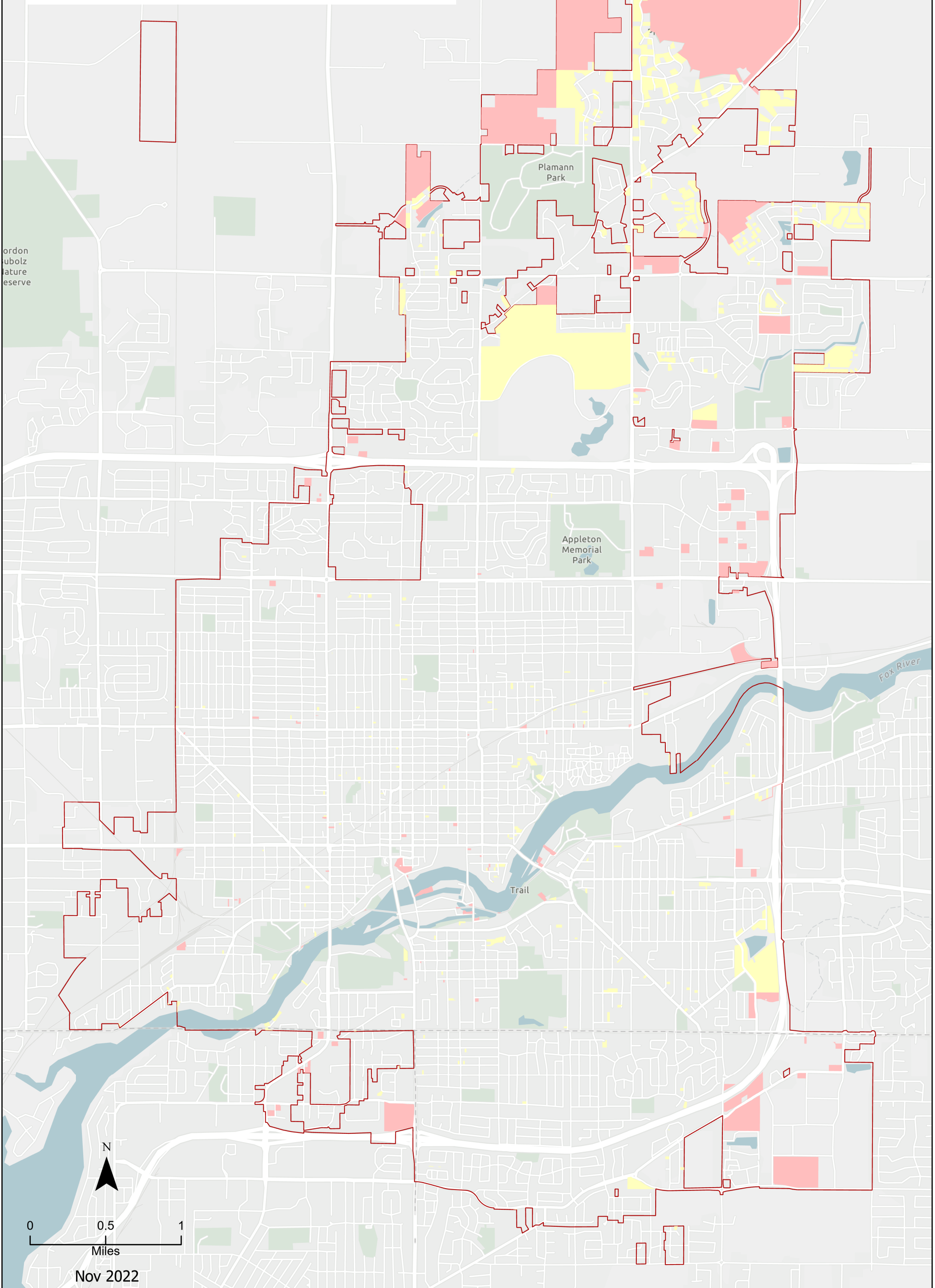


APPENDIX A
PARCEL ANALYSIS MAPS & TABLES

Map 1- Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels (756)

- Zoned Residential (600)
- Zoned Non-Residential (156)



Nov 2022

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
319418000	24.71	AG		Agricultural
319418500	5.18	AG		Agricultural
311931006	10.00	AG		Agricultural
311931018	22.41	AG		Agricultural
311931005	5.98	AG		Agricultural
311931002	18.14	AG		Agricultural
311931003	6.08	AG		Agricultural
311931004	33.90	AG		Agricultural
311931017	20.10	AG		Agricultural
311931013	19.57	AG		Agricultural
311931014	36.77	AG		Agricultural
311931016	14.93	AG		Agricultural
311931024	12.02	AG		Agricultural
316600000	3.40	AG		Agricultural
316620000	0.11	AG		Agricultural
316620000	30.62	AG		Agricultural
316620100	7.06	AG		Agricultural
311760000	33.26	AG		Agricultural
311646200	10.37	AG		Agricultural
311920200	170.85	AG		Agricultural
311922000	100.13	AG		Agricultural
585.57		AG Total		
318156000	0.84	C2		General Commercial
318220100	0.57	C2		General Commercial
318220200	0.57	C2		General Commercial
314616203	1.20	C2		General Commercial
314616202	1.06	C2		General Commercial
314616205	1.00	C2		General Commercial
314616206	1.01	C2		General Commercial
314616207	5.10	C2		General Commercial
313010000	0.25	C2		General Commercial
311398701	0.16	C2		General Commercial
311656316	0.46	C2		General Commercial
315266201	0.27	C2		General Commercial
315241001	0.04	C2		General Commercial
315948317	0.49	C2		General Commercial
316214501	0.10	C2		General Commercial
315948312	0.14	C2		General Commercial
315948400	1.60	C2		General Commercial
311651037	2.44	C2		General Commercial
318211500	0.94	C2		General Commercial
318200600	0.49	C2		General Commercial
318210100	0.44	C2		General Commercial
311921010	0.89	C2		General Commercial
311195000	0.11	C2		General Commercial
311132200	0.19	C2		General Commercial

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
313078800	0.12	C2		General Commercial
315069600	0.20	C2		General Commercial
311650802	3.01	C2		General Commercial
314572900	0.09	C2		General Commercial
311760101	7.62	C2		General Commercial
314054202	0.16	C2		General Commercial
311830100	3.98	C2		General Commercial
311830104	1.76	C2		General Commercial
311830105	3.10	C2		General Commercial
311830106	2.02	C2		General Commercial
313148101	0.04	C2		General Commercial
314076101	0.15	C2		General Commercial
314076102	0.17	C2		General Commercial
315952924	0.98	C2		General Commercial
319418501	1.16	C2		General Commercial
318156300	1.09	C2		General Commercial
311194400	0.17	C2		General Commercial
311653008	0.19	C2		General Commercial
315431100	0.16	C2		General Commercial
315431000	0.16	C2		General Commercial
311830101	5.13	C2		General Commercial
311665131	1.09	C2		General Commercial
311830103	1.92	C2		General Commercial
319419501	7.73	C2		General Commercial
318160000	9.62	C2		General Commercial
314051800	0.06	C2		General Commercial
315145303	0.09	C2		General Commercial
314556807	1.24	C2		General Commercial
314556800	3.59	C2		General Commercial
311664002	0.91	C2		General Commercial
311672800	1.92	C2		General Commercial
316450001	2.16	C2		General Commercial
316450003	1.35	C2		General Commercial
318160100	7.88	C2		General Commercial
318160200	4.13	C2		General Commercial
318200503	0.83	C2		General Commercial
96.29		C2 Total		
315114400	0.25	CBD		Central Business District
312021402	0.06	CBD		Central Business District
312028101	0.40	CBD		Central Business District
314029601	0.36	CBD		Central Business District
312014400	1.42	CBD		Central Business District
312079300	0.24	CBD		Central Business District
312015600	2.01	CBD		Central Business District
4.75		CBD Total		
311650133	0.66	CO		Commercial Office

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311650132	0.62	CO		Commercial Office
311640800	6.12	CO		Commercial Office
7.39		CO Total		
311530100	1.01	M1		Industrial Park
311530000	1.14	M1		Industrial Park
311672312	2.69	M1		Industrial Park
311672310	3.92	M1		Industrial Park
311651018	2.07	M1		Industrial Park
311533500	1.44	M1		Industrial Park
311534300	1.38	M1		Industrial Park
311535800	3.23	M1		Industrial Park
311535200	9.66	M1		Industrial Park
311535201	0.21	M1		Industrial Park
311431507	0.27	M1		Industrial Park
311431504	0.28	M1		Industrial Park
311431801	7.92	M1		Industrial Park
319571201	1.38	M1		Industrial Park
311672900	2.07	M1		Industrial Park
311532000	2.31	M1		Industrial Park
311536700	2.17	M1		Industrial Park
319571400	18.67	M1		Industrial Park
319571402	11.88	M1		Industrial Park
319571230	1.65	M1		Industrial Park
319571231	1.66	M1		Industrial Park
319571233	1.80	M1		Industrial Park
319571232	1.80	M1		Industrial Park
80.60		M1 Total		
314077300	0.07	M2		General Industrial
313008102	0.28	M2		General Industrial
313008400	0.13	M2		General Industrial
313131701	0.81	M2		General Industrial
311024500	0.11	M2		General Industrial
311000900	0.07	M2		General Industrial
312018102	0.08	M2		General Industrial
311432500	2.90	M2		General Industrial
313017402	1.61	M2		General Industrial
314028205	0.15	M2		General Industrial
314027601	0.53	M2		General Industrial
314027400	0.65	M2		General Industrial
314027801	0.23	M2		General Industrial
314027500	1.02	M2		General Industrial
317004303	0.11	M2		General Industrial
314559200	0.70	M2		General Industrial
314558400	0.79	M2		General Industrial
10.23		M2 Total		
311920396	0.07	NC		Nature Conservancy

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311921001	104.81	NC		Nature Conservancy
104.89		NC Total		
319571002	0.45	PDC2		Planned Development Overlay
319571504	1.18	PDC2		Planned Development Overlay
319571505	1.03	PDC2		Planned Development Overlay
319571506	1.00	PDC2		Planned Development Overlay
314067800	0.09	PDC2		Planned Development Overlay
315954235	0.40	PDC2		Planned Development Overlay
314082804	1.08	PDC2		Planned Development Overlay
311730102	2.60	PDC2		Planned Development Overlay
314028203	0.74	PDC2		Planned Development Overlay
313135501	0.11	PDC2		Planned Development Overlay
314082800	1.37	PDC2		Planned Development Overlay
316560105	0.18	PDC2		Planned Development Overlay
10.22		PDC2 Total		
311730003	0.42	PDR1A	Planned Development Overlay	
311730002	0.44	PDR1A	Planned Development Overlay	
311730005	0.36	PDR1A	Planned Development Overlay	
1.22		PDR1A Total		
311820009	0.04	PDR1B	Planned Development Overlay	
311820014	0.05	PDR1B	Planned Development Overlay	
0.09		PDR1B Total		
314122201	0.20	PDR3	Planned Development Overlay	
314122208	0.26	PDR3	Planned Development Overlay	
314122205	0.30	PDR3	Planned Development Overlay	
314122204	0.27	PDR3	Planned Development Overlay	
1.03		PDR3 Total		
311055000	0.09	PI		Public Institutional
311054500	0.17	PI		Public Institutional
311051101	0.08	PI		Public Institutional
311830110	1.79	PI		Public Institutional
311049900	0.18	PI		Public Institutional
311032200	0.36	PI		Public Institutional
311760503	0.07	PI		Public Institutional
311760502	0.14	PI		Public Institutional
311740000	15.37	PI		Public Institutional
311760501	0.07	PI		Public Institutional
314081900	1.10	PI		Public Institutional
19.42		PI Total		
319490046	0.33	R1A	Single-Family	
319479900	0.04	R1A	Single-Family	
319416209	0.29	R1A	Single-Family	
319456001	0.04	R1A	Single-Family	
319456001	0.08	R1A	Single-Family	
319416249	0.31	R1A	Single-Family	
319323300	0.53	R1A	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
319328500	0.28	R1A	Single-Family	
318005400	0.09	R1A	Single-Family	
314616609	0.26	R1A	Single-Family	
314616632	0.29	R1A	Single-Family	
314616624	0.26	R1A	Single-Family	
314543500	0.23	R1A	Single-Family	
314521700	0.24	R1A	Single-Family	
314616618	0.32	R1A	Single-Family	
314616615	0.31	R1A	Single-Family	
314616616	0.42	R1A	Single-Family	
314616617	0.33	R1A	Single-Family	
314616614	0.26	R1A	Single-Family	
314616619	0.28	R1A	Single-Family	
314616611	0.26	R1A	Single-Family	
314616600	1.76	R1A	Single-Family	
314616634	0.29	R1A	Single-Family	
314616622	0.26	R1A	Single-Family	
314616613	0.26	R1A	Single-Family	
314616620	0.25	R1A	Single-Family	
314616612	0.26	R1A	Single-Family	
314616621	0.26	R1A	Single-Family	
314616610	0.26	R1A	Single-Family	
314616633	0.29	R1A	Single-Family	
314616623	0.26	R1A	Single-Family	
314556404	0.53	R1A	Single-Family	
314616607	0.29	R1A	Single-Family	
314616626	0.24	R1A	Single-Family	
314616600	1.87	R1A	Single-Family	
314616630	0.31	R1A	Single-Family	
314616608	0.26	R1A	Single-Family	
314616625	0.25	R1A	Single-Family	
314616631	0.30	R1A	Single-Family	
314616500	26.53	R1A	Single-Family	
314616627	0.45	R1A	Single-Family	
314616629	0.31	R1A	Single-Family	
314616628	0.31	R1A	Single-Family	
314616900	1.53	R1A	Single-Family	
314616606	0.33	R1A	Single-Family	
314616605	0.34	R1A	Single-Family	
314616604	0.30	R1A	Single-Family	
311551800	0.46	R1A	Single-Family	
316620077	0.31	R1A	Single-Family	
315949109	0.25	R1A	Single-Family	
311562100	0.10	R1A	Single-Family	
311650301	0.46	R1A	Single-Family	
311650303	0.45	R1A	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
316570189	0.14	R1A	Single-Family	
316620034	0.30	R1A	Single-Family	
316610300	0.85	R1A	Single-Family	
316620067	0.28	R1A	Single-Family	
316620210	0.25	R1A	Single-Family	
311830401	1.01	R1A	Single-Family	
314616600	0.90	R1A	Single-Family	
319416102	5.23	R1A	Single-Family	
314616600	1.73	R1A	Single-Family	
316581101	0.01	R1A	Single-Family	
316581102	0.01	R1A	Single-Family	
316404000	0.40	R1A	Single-Family	
314616603	0.28	R1A	Single-Family	
314616602	0.25	R1A	Single-Family	
314616601	0.29	R1A	Single-Family	
316530435	0.48	R1A	Single-Family	
316620019	0.33	R1A	Single-Family	
316570188	0.08	R1A	Single-Family	
314557301	0.58	R1A	Single-Family	
316530300	0.35	R1A	Single-Family	
311822101	1.60	R1A	Single-Family	
61.15		R1A Total		
319092200	0.28	R1B	Single-Family	
319054500	0.16	R1B	Single-Family	
319019200	0.17	R1B	Single-Family	
319053203	0.17	R1B	Single-Family	
314062900	0.00	R1B	Single-Family	
314062800	0.06	R1B	Single-Family	
314093602	0.07	R1B	Single-Family	
314526900	0.25	R1B	Single-Family	
313386500	0.06	R1B	Single-Family	
313172600	0.50	R1B	Single-Family	
314182900	0.25	R1B	Single-Family	
314090505	0.27	R1B	Single-Family	
314090506	0.28	R1B	Single-Family	
314090507	0.28	R1B	Single-Family	
314090508	0.27	R1B	Single-Family	
314477300	0.21	R1B	Single-Family	
313351300	0.21	R1B	Single-Family	
314545100	0.20	R1B	Single-Family	
313353800	0.21	R1B	Single-Family	
313163401	0.50	R1B	Single-Family	
314066900	0.17	R1B	Single-Family	
314091402	0.30	R1B	Single-Family	
314398400	0.21	R1B	Single-Family	
314555300	1.39	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314002302	0.13	R1B	Single-Family	
315177400	0.17	R1B	Single-Family	
314461000	0.21	R1B	Single-Family	
314518001	0.24	R1B	Single-Family	
314511401	0.27	R1B	Single-Family	
314513000	0.19	R1B	Single-Family	
314509000	0.21	R1B	Single-Family	
316094500	0.13	R1B	Single-Family	
311217900	0.22	R1B	Single-Family	
311301100	0.09	R1B	Single-Family	
315244000	0.21	R1B	Single-Family	
315385000	0.18	R1B	Single-Family	
314471500	0.42	R1B	Single-Family	
311223600	0.29	R1B	Single-Family	
311240300	0.14	R1B	Single-Family	
316103601	0.26	R1B	Single-Family	
316283300	0.34	R1B	Single-Family	
316316100	0.18	R1B	Single-Family	
316316200	0.18	R1B	Single-Family	
316316500	0.18	R1B	Single-Family	
311650001	0.41	R1B	Single-Family	
311650042	0.38	R1B	Single-Family	
311650049	0.32	R1B	Single-Family	
311725010	3.51	R1B	Single-Family	
311725013	0.68	R1B	Single-Family	
311725012	0.37	R1B	Single-Family	
311830300	1.00	R1B	Single-Family	
316620097	0.32	R1B	Single-Family	
316620124	0.05	R1B	Single-Family	
316620105	0.46	R1B	Single-Family	
311760007	0.30	R1B	Single-Family	
311830306	0.89	R1B	Single-Family	
311920015	1.02	R1B	Single-Family	
316620201	0.30	R1B	Single-Family	
311930030	0.27	R1B	Single-Family	
311920102	1.32	R1B	Single-Family	
311920005	0.67	R1B	Single-Family	
311930025	0.27	R1B	Single-Family	
311920064	0.71	R1B	Single-Family	
311920004	0.64	R1B	Single-Family	
311930037	0.27	R1B	Single-Family	
311930028	0.34	R1B	Single-Family	
311920054	0.91	R1B	Single-Family	
311930038	0.30	R1B	Single-Family	
311920003	0.65	R1B	Single-Family	
311930051	0.32	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311930050	0.37	R1B	Single-Family	
311920045	0.75	R1B	Single-Family	
311920066	0.75	R1B	Single-Family	
311930046	0.36	R1B	Single-Family	
311920067	0.78	R1B	Single-Family	
311920086	1.17	R1B	Single-Family	
311920096	0.82	R1B	Single-Family	
311920087	1.03	R1B	Single-Family	
311930009	0.25	R1B	Single-Family	
311920366	0.76	R1B	Single-Family	
311920088	0.91	R1B	Single-Family	
311930008	0.36	R1B	Single-Family	
311920094	0.73	R1B	Single-Family	
311920367	0.68	R1B	Single-Family	
311920365	1.31	R1B	Single-Family	
311920093	0.78	R1B	Single-Family	
311920089	0.88	R1B	Single-Family	
311920090	0.87	R1B	Single-Family	
311920092	0.96	R1B	Single-Family	
311920368	0.63	R1B	Single-Family	
311920364	0.97	R1B	Single-Family	
311920371	0.77	R1B	Single-Family	
311931019	0.00	R1B	Single-Family	
311920301	1.81	R1B	Single-Family	
311920369	0.64	R1B	Single-Family	
311920370	0.69	R1B	Single-Family	
311931019	0.10	R1B	Single-Family	
311920377	0.61	R1B	Single-Family	
311920378	0.70	R1B	Single-Family	
311920308	1.71	R1B	Single-Family	
311931020	1.64	R1B	Single-Family	
311931007	19.75	R1B	Single-Family	
311920390	0.75	R1B	Single-Family	
311920395	1.07	R1B	Single-Family	
311920314	0.83	R1B	Single-Family	
311920387	0.77	R1B	Single-Family	
311920315	0.77	R1B	Single-Family	
311931001	0.44	R1B	Single-Family	
311920316	0.68	R1B	Single-Family	
311920347	0.79	R1B	Single-Family	
311920384	1.72	R1B	Single-Family	
311920349	0.86	R1B	Single-Family	
311920357	1.12	R1B	Single-Family	
311920317	0.71	R1B	Single-Family	
311920346	0.96	R1B	Single-Family	
311920356	1.03	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311920350	0.98	R1B	Single-Family	
311920320	0.66	R1B	Single-Family	
311920319	0.63	R1B	Single-Family	
311920318	0.62	R1B	Single-Family	
311920324	0.88	R1B	Single-Family	
311920325	0.96	R1B	Single-Family	
311920354	0.69	R1B	Single-Family	
311920322	0.69	R1B	Single-Family	
311920326	0.89	R1B	Single-Family	
311920327	1.06	R1B	Single-Family	
311920328	0.84	R1B	Single-Family	
311920340	0.88	R1B	Single-Family	
311920329	0.85	R1B	Single-Family	
311920338	0.86	R1B	Single-Family	
311920331	1.04	R1B	Single-Family	
311920332	0.98	R1B	Single-Family	
311920333	1.23	R1B	Single-Family	
311920334	1.17	R1B	Single-Family	
311920335	0.89	R1B	Single-Family	
311725014	0.13	R1B	Single-Family	
311725011	0.70	R1B	Single-Family	
316346900	0.19	R1B	Single-Family	
316317000	0.22	R1B	Single-Family	
311398100	0.42	R1B	Single-Family	
311195100	0.17	R1B	Single-Family	
314017400	0.17	R1B	Single-Family	
314013807	0.13	R1B	Single-Family	
314010902	0.50	R1B	Single-Family	
311305100	0.22	R1B	Single-Family	
311274900	0.11	R1B	Single-Family	
311394000	0.19	R1B	Single-Family	
311074001	0.87	R1B	Single-Family	
314391500	0.19	R1B	Single-Family	
314122303	0.14	R1B	Single-Family	
314031500	0.24	R1B	Single-Family	
311137500	0.47	R1B	Single-Family	
313128301	0.01	R1B	Single-Family	
315192700	0.24	R1B	Single-Family	
311920082	1.08	R1B	Single-Family	
311920085	1.67	R1B	Single-Family	
313015100	0.17	R1B	Single-Family	
314070700	0.34	R1B	Single-Family	
311203501	0.23	R1B	Single-Family	
314110400	0.35	R1B	Single-Family	
314093500	0.12	R1B	Single-Family	
314122600	0.62	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314009000	0.26	R1B	Single-Family	
311650164	0.69	R1B	Single-Family	
314032000	0.20	R1B	Single-Family	
314061000	0.43	R1B	Single-Family	
314018105	0.43	R1B	Single-Family	
313049100	0.14	R1B	Single-Family	
313173201	0.05	R1B	Single-Family	
313031602	0.25	R1B	Single-Family	
316314600	0.26	R1B	Single-Family	
319001700	0.16	R1B	Single-Family	
319020200	0.19	R1B	Single-Family	
311931025	3.49	R1B	Single-Family	
311931026	5.28	R1B	Single-Family	
311130200	1.56	R1B	Single-Family	
311098300	0.89	R1B	Single-Family	
314211700	0.30	R1B	Single-Family	
314091922	0.67	R1B	Single-Family	
314438100	0.26	R1B	Single-Family	
314086206	0.33	R1B	Single-Family	
314202300	0.25	R1B	Single-Family	
314079803	0.59	R1B	Single-Family	
314079804	0.61	R1B	Single-Family	
311920008	0.76	R1B	Single-Family	
311761112	0.35	R1B	Single-Family	
311761115	0.22	R1B	Single-Family	
311761119	0.22	R1B	Single-Family	
311910501	0.16	R1B	Single-Family	
311830879	0.44	R1B	Single-Family	
311830875	1.01	R1B	Single-Family	
311830818	0.53	R1B	Single-Family	
311830880	0.02	R1B	Single-Family	
311830882	3.00	R1B	Single-Family	
313369000	0.10	R1B	Single-Family	
311760946	0.09	R1B	Single-Family	
311760907	0.33	R1B	Single-Family	
311760914	0.30	R1B	Single-Family	
311760917	0.31	R1B	Single-Family	
311760927	0.79	R1B	Single-Family	
311760934	0.29	R1B	Single-Family	
311760935	0.29	R1B	Single-Family	
311760936	0.32	R1B	Single-Family	
311930016	0.25	R1B	Single-Family	
311930018	0.24	R1B	Single-Family	
316580200	0.41	R1B	Single-Family	
316580203	0.14	R1B	Single-Family	
316580202	3.88	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
315264600	0.15	R1B	Single-Family	
311931031	0.27	R1B	Single-Family	
311931032	0.24	R1B	Single-Family	
311921020	1.41	R1B	Single-Family	
311921021	1.41	R1B	Single-Family	
311921022	1.41	R1B	Single-Family	
311921025	1.62	R1B	Single-Family	
311921027	2.01	R1B	Single-Family	
311921034	1.41	R1B	Single-Family	
311921037	1.26	R1B	Single-Family	
314558600	0.32	R1B	Single-Family	
314558500	0.48	R1B	Single-Family	
314558700	0.32	R1B	Single-Family	
316243901	0.02	R1B	Single-Family	
311751300	4.92	R1B	Single-Family	
311641121	0.21	R1B	Single-Family	
311641120	0.21	R1B	Single-Family	
311641122	0.24	R1B	Single-Family	
311641124	0.33	R1B	Single-Family	
311641110	0.23	R1B	Single-Family	
311641118	0.22	R1B	Single-Family	
316620235	0.36	R1B	Single-Family	
316620234	0.36	R1B	Single-Family	
316620233	0.36	R1B	Single-Family	
316620232	0.36	R1B	Single-Family	
316620231	0.40	R1B	Single-Family	
316620250	0.26	R1B	Single-Family	
316620252	0.36	R1B	Single-Family	
316620253	0.37	R1B	Single-Family	
316620238	0.42	R1B	Single-Family	
316620239	0.49	R1B	Single-Family	
316620240	0.37	R1B	Single-Family	
316620241	0.37	R1B	Single-Family	
316620242	0.34	R1B	Single-Family	
316620243	0.33	R1B	Single-Family	
316620246	0.39	R1B	Single-Family	
316620251	0.26	R1B	Single-Family	
316620256	0.15	R1B	Single-Family	
311921042	1.09	R1B	Single-Family	
311921043	1.20	R1B	Single-Family	
311921044	1.21	R1B	Single-Family	
311921045	8.14	R1B	Single-Family	
311921048	1.36	R1B	Single-Family	
311921047	1.17	R1B	Single-Family	
311830930	0.36	R1B	Single-Family	
311830929	0.29	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311830926	0.30	R1B	Single-Family	
311830921	0.40	R1B	Single-Family	
311830920	0.43	R1B	Single-Family	
311830917	0.83	R1B	Single-Family	
311830904	0.29	R1B	Single-Family	
311830903	0.31	R1B	Single-Family	
311830902	0.32	R1B	Single-Family	
311830901	0.20	R1B	Single-Family	
311830906	0.20	R1B	Single-Family	
311830907	0.20	R1B	Single-Family	
311830908	0.19	R1B	Single-Family	
311830909	0.27	R1B	Single-Family	
311830910	0.25	R1B	Single-Family	
311830914	0.37	R1B	Single-Family	
311830913	0.28	R1B	Single-Family	
311830912	0.30	R1B	Single-Family	
311830911	0.23	R1B	Single-Family	
311830938	0.28	R1B	Single-Family	
311830939	0.21	R1B	Single-Family	
311830956	0.25	R1B	Single-Family	
311830957	0.22	R1B	Single-Family	
311830958	0.22	R1B	Single-Family	
311830959	0.23	R1B	Single-Family	
311830960	0.24	R1B	Single-Family	
311830962	0.24	R1B	Single-Family	
311830963	0.21	R1B	Single-Family	
311830964	0.19	R1B	Single-Family	
311830955	0.31	R1B	Single-Family	
311830954	0.20	R1B	Single-Family	
311830953	0.19	R1B	Single-Family	
311830951	0.28	R1B	Single-Family	
311830952	0.21	R1B	Single-Family	
311830949	0.23	R1B	Single-Family	
311830948	0.24	R1B	Single-Family	
311830946	0.25	R1B	Single-Family	
311830944	0.27	R1B	Single-Family	
311830935	0.20	R1B	Single-Family	
311830991	0.34	R1B	Single-Family	
311830990	0.19	R1B	Single-Family	
311830989	0.19	R1B	Single-Family	
311830988	0.19	R1B	Single-Family	
311830987	0.19	R1B	Single-Family	
311830986	0.20	R1B	Single-Family	
311830985	0.20	R1B	Single-Family	
311830984	0.21	R1B	Single-Family	
311830983	0.20	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311830982	0.20	R1B	Single-Family	
311830981	0.19	R1B	Single-Family	
311830974	0.24	R1B	Single-Family	
311830973	0.19	R1B	Single-Family	
311830972	0.21	R1B	Single-Family	
311830971	0.29	R1B	Single-Family	
311830970	0.45	R1B	Single-Family	
311830969	0.36	R1B	Single-Family	
311830968	0.28	R1B	Single-Family	
311830993	0.01	R1B	Single-Family	
311830883	1.01	R1B	Single-Family	
311830943	0.24	R1B	Single-Family	
311830942	0.23	R1B	Single-Family	
311920313	0.87	R1B	Single-Family	
311920312	0.88	R1B	Single-Family	
311830324	0.05	R1B	Single-Family	
311761140	0.36	R1B	Single-Family	
311761134	0.30	R1B	Single-Family	
311761136	0.30	R1B	Single-Family	
311761133	0.30	R1B	Single-Family	
311761141	0.36	R1B	Single-Family	
311761142	0.36	R1B	Single-Family	
311761143	0.33	R1B	Single-Family	
311761144	0.33	R1B	Single-Family	
311761145	0.31	R1B	Single-Family	
311761147	0.28	R1B	Single-Family	
311761148	0.28	R1B	Single-Family	
311761149	0.28	R1B	Single-Family	
311761151	0.28	R1B	Single-Family	
311761152	0.28	R1B	Single-Family	
311761153	0.30	R1B	Single-Family	
311761154	0.44	R1B	Single-Family	
311761155	0.28	R1B	Single-Family	
311761156	0.26	R1B	Single-Family	
311761158	0.30	R1B	Single-Family	
311761157	0.28	R1B	Single-Family	
311761173	0.30	R1B	Single-Family	
311761174	0.28	R1B	Single-Family	
311761175	0.28	R1B	Single-Family	
311761177	0.28	R1B	Single-Family	
311761172	0.33	R1B	Single-Family	
311761169	0.28	R1B	Single-Family	
311761159	0.32	R1B	Single-Family	
311761161	0.28	R1B	Single-Family	
311761162	0.28	R1B	Single-Family	
311761165	0.28	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311910501	0.00	R1B	Single-Family	
311920375	0.66	R1B	Single-Family	
311920376	0.64	R1B	Single-Family	
311920379	0.64	R1B	Single-Family	
311760938	0.56	R1B	Single-Family	
311761213	0.30	R1B	Single-Family	
311761214	0.28	R1B	Single-Family	
311761215	0.28	R1B	Single-Family	
311761216	0.28	R1B	Single-Family	
311761217	0.28	R1B	Single-Family	
311761218	0.27	R1B	Single-Family	
311761219	0.56	R1B	Single-Family	
311761220	1.35	R1B	Single-Family	
311761221	0.81	R1B	Single-Family	
311761222	0.90	R1B	Single-Family	
311761223	0.84	R1B	Single-Family	
311761224	0.66	R1B	Single-Family	
311761225	0.68	R1B	Single-Family	
311761226	0.42	R1B	Single-Family	
311761227	0.39	R1B	Single-Family	
311761228	0.35	R1B	Single-Family	
311761229	0.39	R1B	Single-Family	
311761230	0.34	R1B	Single-Family	
311761231	0.34	R1B	Single-Family	
311761232	0.33	R1B	Single-Family	
311761233	0.30	R1B	Single-Family	
311761235	0.34	R1B	Single-Family	
311761234	0.31	R1B	Single-Family	
311761236	0.30	R1B	Single-Family	
311761237	0.29	R1B	Single-Family	
311761238	0.30	R1B	Single-Family	
311761239	0.33	R1B	Single-Family	
311761240	0.31	R1B	Single-Family	
311761241	0.31	R1B	Single-Family	
311761243	0.34	R1B	Single-Family	
311761242	0.31	R1B	Single-Family	
311761248	0.33	R1B	Single-Family	
311761249	0.28	R1B	Single-Family	
311761250	0.28	R1B	Single-Family	
311761244	0.33	R1B	Single-Family	
311761245	0.28	R1B	Single-Family	
311761247	0.41	R1B	Single-Family	
311761246	0.32	R1B	Single-Family	
311761257	0.32	R1B	Single-Family	
311761256	0.27	R1B	Single-Family	
311761255	0.32	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311761251	0.28	R1B	Single-Family	
311761252	0.28	R1B	Single-Family	
311761254	0.45	R1B	Single-Family	
311761253	0.29	R1B	Single-Family	
311761258	0.32	R1B	Single-Family	
311761259	0.30	R1B	Single-Family	
311761260	0.29	R1B	Single-Family	
311761261	0.29	R1B	Single-Family	
311761262	0.29	R1B	Single-Family	
311761264	0.33	R1B	Single-Family	
311761263	0.29	R1B	Single-Family	
311761200	0.29	R1B	Single-Family	
311761201	0.29	R1B	Single-Family	
311761202	0.34	R1B	Single-Family	
311761203	0.40	R1B	Single-Family	
311761204	0.63	R1B	Single-Family	
311761205	0.37	R1B	Single-Family	
311761206	0.41	R1B	Single-Family	
311761207	0.35	R1B	Single-Family	
311761208	0.47	R1B	Single-Family	
311761209	0.40	R1B	Single-Family	
311761210	0.50	R1B	Single-Family	
311761211	0.32	R1B	Single-Family	
311761212	0.30	R1B	Single-Family	
311650167	0.25	R1B	Single-Family	
311650168	0.24	R1B	Single-Family	
311650169	0.39	R1B	Single-Family	
311650170	0.36	R1B	Single-Family	
311650171	0.23	R1B	Single-Family	
311650172	0.23	R1B	Single-Family	
311650173	0.29	R1B	Single-Family	
311650174	0.24	R1B	Single-Family	
311650175	0.37	R1B	Single-Family	
311650176	0.31	R1B	Single-Family	
311650177	0.24	R1B	Single-Family	
311650179	0.29	R1B	Single-Family	
311650181	0.23	R1B	Single-Family	
311830512	0.53	R1B	Single-Family	
311830511	0.54	R1B	Single-Family	
311830510	0.38	R1B	Single-Family	
311641000	6.40	R1B	Single-Family	
311641100	5.21	R1B	Single-Family	
311641000	1.97	R1B	Single-Family	
311641123	0.23	R1B	Single-Family	
311641140	0.17	R1B	Single-Family	
311641141	0.17	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311641142	0.17	R1B	Single-Family	
311641143	0.17	R1B	Single-Family	
311641144	0.17	R1B	Single-Family	
311641145	0.17	R1B	Single-Family	
311641146	0.17	R1B	Single-Family	
311641147	0.17	R1B	Single-Family	
311641149	0.21	R1B	Single-Family	
311641148	0.17	R1B	Single-Family	
311641151	0.25	R1B	Single-Family	
311641150	0.19	R1B	Single-Family	
311641126	0.17	R1B	Single-Family	
311641127	0.17	R1B	Single-Family	
311641128	0.17	R1B	Single-Family	
311641129	0.17	R1B	Single-Family	
311641130	0.17	R1B	Single-Family	
311641131	0.17	R1B	Single-Family	
311641132	0.17	R1B	Single-Family	
311641133	0.17	R1B	Single-Family	
311641134	0.17	R1B	Single-Family	
311641135	0.17	R1B	Single-Family	
311641136	0.17	R1B	Single-Family	
311641137	0.17	R1B	Single-Family	
311641138	0.19	R1B	Single-Family	
311641139	0.18	R1B	Single-Family	
311920380	2.21	R1B	Single-Family	
262.49		R1B Total		
313108100	0.06	R1C	Central City Residential	
313062200	0.31	R1C	Central City Residential	
311055400	0.17	R1C	Central City Residential	
311045200	0.15	R1C	Central City Residential	
311045300	0.13	R1C	Central City Residential	
315129000	0.16	R1C	Central City Residential	
311016001	0.21	R1C	Central City Residential	
316036201	0.09	R1C	Central City Residential	
315094802	0.12	R1C	Central City Residential	
315094801	0.12	R1C	Central City Residential	
316024700	0.17	R1C	Central City Residential	
311129200	0.68	R1C	Central City Residential	
311129400	0.25	R1C	Central City Residential	
316065501	0.15	R1C	Central City Residential	
316009300	0.11	R1C	Central City Residential	
311070500	0.10	R1C	Central City Residential	
311074700	0.18	R1C	Central City Residential	
311076401	0.04	R1C	Central City Residential	
315062901	0.11	R1C	Central City Residential	
3.31		R1C Total		

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
318001600	0.51	R2	Two-Family	
314568200	0.62	R2	Two-Family	
314568100	0.48	R2	Two-Family	
314568000	0.47	R2	Two-Family	
314567900	0.44	R2	Two-Family	
314567800	0.41	R2	Two-Family	
314567700	0.38	R2	Two-Family	
314567600	0.34	R2	Two-Family	
314567500	0.30	R2	Two-Family	
314567400	0.27	R2	Two-Family	
314567300	0.31	R2	Two-Family	
311054900	0.14	R2	Two-Family	
315112600	0.10	R2	Two-Family	
315095800	0.04	R2	Two-Family	
314031000	0.18	R2	Two-Family	
311281600	0.14	R2	Two-Family	
314425701	0.38	R2	Two-Family	
311206900	0.20	R2	Two-Family	
315393601	0.14	R2	Two-Family	
314080415	0.28	R2	Two-Family	
314080416	0.83	R2	Two-Family	
311524200	0.24	R2	Two-Family	
312065201	0.06	R2	Two-Family	
311910700	1.14	R2	Two-Family	
311646101	222.65	R2	Two-Family	
312063000	0.08	R2	Two-Family	
231.12		R2 Total		
319111700	0.77	R3	Multi-Family	
311054000	0.17	R3	Multi-Family	
312047400	0.19	R3	Multi-Family	
315069700	0.12	R3	Multi-Family	
314053400	1.34	R3	Multi-Family	
311640700	9.13	R3	Multi-Family	
311931200	2.29	R3	Multi-Family	
311077202	0.51	R3	Multi-Family	
319416448	0.04	R3	Multi-Family	
14.55		R3 Total		
574.97 Residential Total				
919.37 Non-Residential Total				
1494.34 GRAND TOTAL				

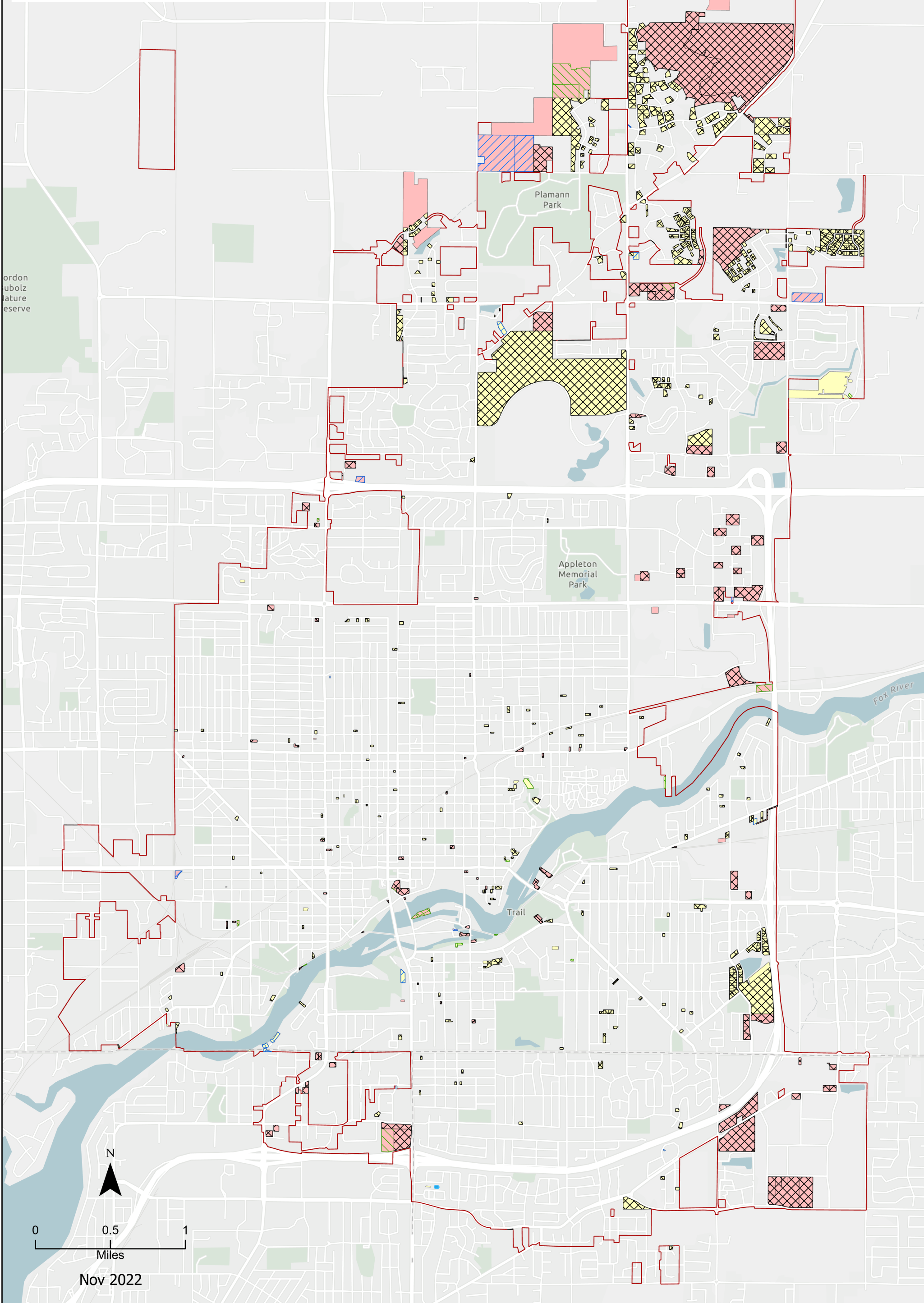
Map 2 - Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels (756)

- Zoned Residential (600)
- Zoned Non-Residential (156)

Access to Services

- Both Water and Sewer Access (645)
- Water Access (667)
- Sewer Access (665)



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Park

Trail

Fox River



Nov 2022

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319418000	24.71	AG		Agricultural	Yes	Yes
319418500	5.18	AG		Agricultural	Yes	Yes
311931006	10.00	AG		Agricultural	No	Yes
311931018	22.41	AG		Agricultural	No	Yes
311931005	5.98	AG		Agricultural	No	No
311931002	18.14	AG		Agricultural	No	No
311931003	6.08	AG		Agricultural	No	No
311931004	33.90	AG		Agricultural	No	No
311931017	20.10	AG		Agricultural	No	No
311931013	19.57	AG		Agricultural	Yes	No
311931014	36.77	AG		Agricultural	Yes	No
311931016	14.93	AG		Agricultural	No	No
311931024	12.02	AG		Agricultural	Yes	Yes
316600000	3.40	AG		Agricultural	Yes	Yes
316620000	0.11	AG		Agricultural	No	No
316620000	30.62	AG		Agricultural	No	No
316620100	7.06	AG		Agricultural	No	No
311760000	33.26	AG		Agricultural	Yes	Yes
311646200	10.37	AG		Agricultural	Yes	Yes
311920200	170.85	AG		Agricultural	Yes	Yes
311922000	100.13	AG		Agricultural	No	No
585.57		AG Total				
318156000	0.84	C2		General Commercial	Yes	Yes
318220100	0.57	C2		General Commercial	Yes	Yes
318220200	0.57	C2		General Commercial	Yes	Yes
314616203	1.20	C2		General Commercial	Yes	Yes
314616202	1.06	C2		General Commercial	Yes	Yes
314616205	1.00	C2		General Commercial	Yes	Yes
314616206	1.01	C2		General Commercial	Yes	Yes
314616207	5.10	C2		General Commercial	Yes	Yes
313010000	0.25	C2		General Commercial	Yes	Yes
311398701	0.16	C2		General Commercial	Yes	Yes
311656316	0.46	C2		General Commercial	Yes	Yes
315266201	0.27	C2		General Commercial	Yes	Yes
315241001	0.04	C2		General Commercial	No	No
315948317	0.49	C2		General Commercial	Yes	Yes
316214501	0.10	C2		General Commercial	Yes	Yes
315948312	0.14	C2		General Commercial	No	Yes
315948400	1.60	C2		General Commercial	Yes	Yes
311651037	2.44	C2		General Commercial	Yes	Yes
318211500	0.94	C2		General Commercial	Yes	Yes
318200600	0.49	C2		General Commercial	Yes	Yes
318210100	0.44	C2		General Commercial	Yes	Yes
311921010	0.89	C2		General Commercial	Yes	Yes
311195000	0.11	C2		General Commercial	Yes	Yes
311132200	0.19	C2		General Commercial	Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
313078800	0.12	C2		General Commercial	Yes	Yes
315069600	0.20	C2		General Commercial	Yes	Yes
311650802	3.01	C2		General Commercial	Yes	Yes
314572900	0.09	C2		General Commercial	Yes	Yes
311760101	7.62	C2		General Commercial	Yes	No
314054202	0.16	C2		General Commercial	No	No
311830100	3.98	C2		General Commercial	Yes	Yes
311830104	1.76	C2		General Commercial	Yes	Yes
311830105	3.10	C2		General Commercial	Yes	Yes
311830106	2.02	C2		General Commercial	No	Yes
313148101	0.04	C2		General Commercial	Yes	Yes
314076101	0.15	C2		General Commercial	Yes	Yes
314076102	0.17	C2		General Commercial	Yes	Yes
315952924	0.98	C2		General Commercial	Yes	Yes
319418501	1.16	C2		General Commercial	Yes	Yes
318156300	1.09	C2		General Commercial	Yes	Yes
311194400	0.17	C2		General Commercial	Yes	Yes
311653008	0.19	C2		General Commercial	Yes	Yes
315431100	0.16	C2		General Commercial	Yes	Yes
315431000	0.16	C2		General Commercial	Yes	Yes
311830101	5.13	C2		General Commercial	Yes	Yes
311665131	1.09	C2		General Commercial	No	No
311830103	1.92	C2		General Commercial	Yes	Yes
319419501	7.73	C2		General Commercial	Yes	Yes
318160000	9.62	C2		General Commercial	Yes	Yes
314051800	0.06	C2		General Commercial	Yes	Yes
315145303	0.09	C2		General Commercial	Yes	Yes
314556807	1.24	C2		General Commercial	Yes	Yes
314556800	3.59	C2		General Commercial	Yes	Yes
311664002	0.91	C2		General Commercial	No	No
311672800	1.92	C2		General Commercial	Yes	Yes
316450001	2.16	C2		General Commercial	Yes	Yes
316450003	1.35	C2		General Commercial	Yes	No
318160100	7.88	C2		General Commercial	No	Yes
318160200	4.13	C2		General Commercial	Yes	Yes
318200503	0.83	C2		General Commercial	Yes	Yes
96.29		C2 Total				
315114400	0.25	CBD		Central Business District	Yes	Yes
312021402	0.06	CBD		Central Business District	Yes	Yes
312028101	0.40	CBD		Central Business District	Yes	Yes
314029601	0.36	CBD		Central Business District	Yes	Yes
312014400	1.42	CBD		Central Business District	Yes	Yes
312079300	0.24	CBD		Central Business District	No	Yes
312015600	2.01	CBD		Central Business District	Yes	Yes
4.75		CBD Total				
311650133	0.66	CO		Commercial Office	Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer	
		Zoning Code	Residential	Non-Residential			
311650132	0.62	CO		Commercial Office	Yes	Yes	
311640800	6.12	CO		Commercial Office	Yes	Yes	
7.39		CO Total					
311530100	1.01	M1		Industrial Park	Yes	Yes	
311530000	1.14	M1		Industrial Park	Yes	Yes	
311672312	2.69	M1		Industrial Park	Yes	Yes	
311672310	3.92	M1		Industrial Park	Yes	Yes	
311651018	2.07	M1		Industrial Park	Yes	Yes	
311533500	1.44	M1		Industrial Park	Yes	Yes	
311534300	1.38	M1		Industrial Park	Yes	Yes	
311535800	3.23	M1		Industrial Park	Yes	Yes	
311535200	9.66	M1		Industrial Park	Yes	Yes	
311535201	0.21	M1		Industrial Park	Yes	No	
311431507	0.27	M1		Industrial Park	No	No	
311431504	0.28	M1		Industrial Park	No	No	
311431801	7.92	M1		Industrial Park	Yes	Yes	
319571201	1.38	M1		Industrial Park	Yes	Yes	
311672900	2.07	M1		Industrial Park	Yes	Yes	
311532000	2.31	M1		Industrial Park	Yes	Yes	
311536700	2.17	M1		Industrial Park	Yes	Yes	
319571400	18.67	M1		Industrial Park	Yes	Yes	
319571402	11.88	M1		Industrial Park	Yes	Yes	
319571230	1.65	M1		Industrial Park	Yes	Yes	
319571231	1.66	M1		Industrial Park	Yes	Yes	
319571233	1.80	M1		Industrial Park	Yes	Yes	
319571232	1.80	M1		Industrial Park	Yes	Yes	
80.60		M1 Total					
314077300	0.07	M2		General Industrial	No	Yes	
313008102	0.28	M2		General Industrial	No	Yes	
313008400	0.13	M2		General Industrial	Yes	Yes	
313131701	0.81	M2		General Industrial	Yes	No	
311024500	0.11	M2		General Industrial	Yes	Yes	
311000900	0.07	M2		General Industrial	Yes	Yes	
312018102	0.08	M2		General Industrial	Yes	Yes	
311432500	2.90	M2		General Industrial	No	YES	
313017402	1.61	M2		General Industrial	Yes	Yes	
314028205	0.15	M2		General Industrial	Yes	No	
314027601	0.53	M2		General Industrial	No	Yes	
314027400	0.65	M2		General Industrial	No	Yes	
314027801	0.23	M2		General Industrial	Yes	Yes	
314027500	1.02	M2		General Industrial	No	Yes	
317004303	0.11	M2		General Industrial	No	No	
314559200	0.70	M2		General Industrial	No	No	
314558400	0.79	M2		General Industrial	Yes	Yes	
10.23		M2 Total					
311920396	0.07	NC		Nature Conservancy	Yes	Yes	

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

Parcel ID	Acreage	Zoning			Water	Sewer	
		Zoning Code	Residential	Non-Residential			
311921001	104.81	NC		Nature Conservancy	Yes	Yes	
104.89		NC Total					
319571002	0.45	PDC2		Planned Development Overlay	Yes	Yes	
319571504	1.18	PDC2		Planned Development Overlay	Yes	Yes	
319571505	1.03	PDC2		Planned Development Overlay	Yes	Yes	
319571506	1.00	PDC2		Planned Development Overlay	Yes	Yes	
314067800	0.09	PDC2		Planned Development Overlay	Yes	Yes	
315954235	0.40	PDC2		Planned Development Overlay	Yes	Yes	
314082804	1.08	PDC2		Planned Development Overlay	Yes	Yes	
311730102	2.60	PDC2		Planned Development Overlay	Yes	Yes	
314028203	0.74	PDC2		Planned Development Overlay	Yes	Yes	
313135501	0.11	PDC2		Planned Development Overlay	Yes	Yes	
314082800	1.37	PDC2		Planned Development Overlay	Yes	Yes	
316560105	0.18	PDC2		Planned Development Overlay	Yes	Yes	
10.22		PDC2 Total					
311730003	0.42	PDR1A	Planned Development Overlay		Yes	Yes	
311730002	0.44	PDR1A	Planned Development Overlay		Yes	Yes	
311730005	0.36	PDR1A	Planned Development Overlay		Yes	Yes	
1.22		PDR1A Total					
311820009	0.04	PDR1B	Planned Development Overlay		Yes	Yes	
311820014	0.05	PDR1B	Planned Development Overlay		Yes	Yes	
0.09		PDR1B Total					
314122201	0.20	PDR3	Planned Development Overlay		Yes	No	
314122208	0.26	PDR3	Planned Development Overlay		Yes	No	
314122205	0.30	PDR3	Planned Development Overlay		Yes	No	
314122204	0.27	PDR3	Planned Development Overlay		Yes	No	
1.03		PDR3 Total					
311055000	0.09	PI		Public Institutional	Yes	Yes	
311054500	0.17	PI		Public Institutional	Yes	Yes	
311051101	0.08	PI		Public Institutional	Yes	Yes	
311049900	0.18	PI		Public Institutional	Yes	Yes	
311032200	0.36	PI		Public Institutional	Yes	Yes	
311760503	0.07	PI		Public Institutional	Yes	Yes	
311760502	0.14	PI		Public Institutional	Yes	Yes	
311740000	15.37	PI		Public Institutional	Yes	Yes	
311760501	0.07	PI		Public Institutional	Yes	Yes	
314081900	1.10	PI		Public Institutional	Yes	Yes	
311830110	1.79	PI		Public Institutional	Yes	Yes	
19.42		PI Total					
319490046	0.33	R1A	Single-Family		Yes	Yes	
319479900	0.04	R1A	Single-Family		Yes	Yes	
319416209	0.29	R1A	Single-Family		Yes	Yes	
319456001	0.04	R1A	Single-Family		No	No	
319456001	0.08	R1A	Single-Family		No	No	
319416249	0.31	R1A	Single-Family		Yes	Yes	
319323300	0.53	R1A	Single-Family		Yes	Yes	

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319328500	0.28	R1A	Single-Family		Yes	Yes
318005400	0.09	R1A	Single-Family		Yes	No
314616609	0.26	R1A	Single-Family		Yes	Yes
314616632	0.29	R1A	Single-Family		Yes	Yes
314616624	0.26	R1A	Single-Family		Yes	Yes
314543500	0.23	R1A	Single-Family		Yes	Yes
314521700	0.24	R1A	Single-Family		Yes	Yes
314616618	0.32	R1A	Single-Family		Yes	Yes
314616615	0.31	R1A	Single-Family		Yes	Yes
314616616	0.42	R1A	Single-Family		Yes	Yes
314616617	0.33	R1A	Single-Family		Yes	Yes
314616614	0.26	R1A	Single-Family		Yes	Yes
314616619	0.28	R1A	Single-Family		Yes	Yes
314616611	0.26	R1A	Single-Family		Yes	Yes
314616600	1.76	R1A	Single-Family		Yes	Yes
314616634	0.29	R1A	Single-Family		Yes	Yes
314616622	0.26	R1A	Single-Family		Yes	Yes
314616613	0.26	R1A	Single-Family		Yes	Yes
314616620	0.25	R1A	Single-Family		Yes	Yes
314616612	0.26	R1A	Single-Family		Yes	Yes
314616621	0.26	R1A	Single-Family		Yes	Yes
314616610	0.26	R1A	Single-Family		Yes	Yes
314616633	0.29	R1A	Single-Family		Yes	Yes
314616623	0.26	R1A	Single-Family		Yes	Yes
314556404	0.53	R1A	Single-Family		Yes	Yes
314616607	0.29	R1A	Single-Family		Yes	Yes
314616626	0.24	R1A	Single-Family		Yes	Yes
314616600	1.87	R1A	Single-Family		No	No
314616630	0.31	R1A	Single-Family		Yes	Yes
314616608	0.26	R1A	Single-Family		Yes	Yes
314616625	0.25	R1A	Single-Family		Yes	Yes
314616631	0.30	R1A	Single-Family		Yes	Yes
314616500	26.53	R1A	Single-Family		Yes	Yes
314616627	0.45	R1A	Single-Family		Yes	Yes
314616629	0.31	R1A	Single-Family		Yes	Yes
314616628	0.31	R1A	Single-Family		Yes	Yes
314616900	1.53	R1A	Single-Family		No	No
314616606	0.33	R1A	Single-Family		Yes	Yes
314616605	0.34	R1A	Single-Family		Yes	Yes
314616604	0.30	R1A	Single-Family		Yes	Yes
311551800	0.46	R1A	Single-Family		Yes	Yes
316620077	0.31	R1A	Single-Family		Yes	Yes
315949109	0.25	R1A	Single-Family		No	No
311562100	0.10	R1A	Single-Family		Yes	Yes
311650301	0.46	R1A	Single-Family		Yes	Yes
311650303	0.45	R1A	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
316570189	0.14	R1A	Single-Family		Yes	Yes
316620034	0.30	R1A	Single-Family		Yes	Yes
316610300	0.85	R1A	Single-Family		Yes	Yes
316620067	0.28	R1A	Single-Family		Yes	Yes
316620210	0.25	R1A	Single-Family		Yes	Yes
311830401	1.01	R1A	Single-Family		Yes	Yes
314616600	0.90	R1A	Single-Family		Yes	Yes
319416102	5.23	R1A	Single-Family		Yes	Yes
314616600	1.73	R1A	Single-Family		Yes	Yes
316581101	0.01	R1A	Single-Family		Yes	Yes
316581102	0.01	R1A	Single-Family		Yes	Yes
316404000	0.40	R1A	Single-Family		Yes	Yes
314616603	0.28	R1A	Single-Family		Yes	Yes
314616602	0.25	R1A	Single-Family		Yes	Yes
314616601	0.29	R1A	Single-Family		Yes	Yes
316530435	0.48	R1A	Single-Family		Yes	Yes
316620019	0.33	R1A	Single-Family		Yes	Yes
316570188	0.08	R1A	Single-Family		No	No
314557301	0.58	R1A	Single-Family		Yes	Yes
316530300	0.35	R1A	Single-Family		Yes	Yes
311822101	1.60	R1A	Single-Family		Yes	No
61.15		R1A Total				
319092200	0.28	R1B	Single-Family		Yes	Yes
319054500	0.16	R1B	Single-Family		Yes	Yes
319019200	0.17	R1B	Single-Family		Yes	Yes
319053203	0.17	R1B	Single-Family		Yes	Yes
314062900	0.00	R1B	Single-Family		Yes	Yes
314062800	0.06	R1B	Single-Family		Yes	Yes
314093602	0.07	R1B	Single-Family		No	No
314526900	0.25	R1B	Single-Family		Yes	Yes
313386500	0.06	R1B	Single-Family		No	No
313172600	0.50	R1B	Single-Family		Yes	Yes
314182900	0.25	R1B	Single-Family		Yes	Yes
314090505	0.27	R1B	Single-Family		Yes	Yes
314090506	0.28	R1B	Single-Family		Yes	Yes
314090507	0.28	R1B	Single-Family		Yes	Yes
314090508	0.27	R1B	Single-Family		Yes	Yes
314477300	0.21	R1B	Single-Family		Yes	Yes
313351300	0.21	R1B	Single-Family		Yes	Yes
314545100	0.20	R1B	Single-Family		Yes	Yes
313353800	0.21	R1B	Single-Family		Yes	Yes
313163401	0.50	R1B	Single-Family		Yes	Yes
314066900	0.17	R1B	Single-Family		Yes	Yes
314091402	0.30	R1B	Single-Family		Yes	Yes
314398400	0.21	R1B	Single-Family		Yes	Yes
314555300	1.39	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314002302	0.13	R1B	Single-Family		Yes	Yes
315177400	0.17	R1B	Single-Family		Yes	Yes
314461000	0.21	R1B	Single-Family		Yes	Yes
314518001	0.24	R1B	Single-Family		Yes	Yes
314511401	0.27	R1B	Single-Family		Yes	Yes
314513000	0.19	R1B	Single-Family		Yes	Yes
314509000	0.21	R1B	Single-Family		Yes	Yes
316094500	0.13	R1B	Single-Family		Yes	Yes
311217900	0.22	R1B	Single-Family		Yes	Yes
311301100	0.09	R1B	Single-Family		Yes	Yes
315244000	0.21	R1B	Single-Family		Yes	Yes
315385000	0.18	R1B	Single-Family		Yes	Yes
314471500	0.42	R1B	Single-Family		Yes	Yes
311223600	0.29	R1B	Single-Family		Yes	Yes
311240300	0.14	R1B	Single-Family		Yes	Yes
316103601	0.26	R1B	Single-Family		Yes	Yes
316283300	0.34	R1B	Single-Family		Yes	Yes
316316100	0.18	R1B	Single-Family		Yes	Yes
316316200	0.18	R1B	Single-Family		Yes	Yes
316316500	0.18	R1B	Single-Family		Yes	Yes
311650001	0.41	R1B	Single-Family		Yes	Yes
311650042	0.38	R1B	Single-Family		Yes	Yes
311650049	0.32	R1B	Single-Family		Yes	Yes
311725010	3.51	R1B	Single-Family		Yes	Yes
311725013	0.68	R1B	Single-Family		Yes	Yes
311725012	0.37	R1B	Single-Family		Yes	Yes
311830300	1.00	R1B	Single-Family		Yes	Yes
316620097	0.32	R1B	Single-Family		Yes	Yes
316620124	0.05	R1B	Single-Family		Yes	Yes
316620105	0.46	R1B	Single-Family		Yes	Yes
311760007	0.30	R1B	Single-Family		Yes	Yes
311830306	0.89	R1B	Single-Family		Yes	Yes
311920015	1.02	R1B	Single-Family		Yes	Yes
316620201	0.30	R1B	Single-Family		Yes	Yes
311930030	0.27	R1B	Single-Family		Yes	Yes
311920102	1.32	R1B	Single-Family		Yes	Yes
311920005	0.67	R1B	Single-Family		Yes	Yes
311930025	0.27	R1B	Single-Family		Yes	Yes
311920064	0.71	R1B	Single-Family		Yes	Yes
311920004	0.64	R1B	Single-Family		Yes	Yes
311930037	0.27	R1B	Single-Family		Yes	Yes
311930028	0.34	R1B	Single-Family		Yes	Yes
311920054	0.91	R1B	Single-Family		Yes	Yes
311930038	0.30	R1B	Single-Family		Yes	Yes
311920003	0.65	R1B	Single-Family		Yes	Yes
311930051	0.32	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311930050	0.37	R1B	Single-Family		Yes	Yes
311920045	0.75	R1B	Single-Family		Yes	Yes
311920066	0.75	R1B	Single-Family		Yes	Yes
311930046	0.36	R1B	Single-Family		Yes	Yes
311920067	0.78	R1B	Single-Family		Yes	Yes
311920086	1.17	R1B	Single-Family		Yes	Yes
311920096	0.82	R1B	Single-Family		Yes	Yes
311920087	1.03	R1B	Single-Family		Yes	Yes
311930009	0.25	R1B	Single-Family		Yes	Yes
311920366	0.76	R1B	Single-Family		Yes	Yes
311920088	0.91	R1B	Single-Family		Yes	Yes
311930008	0.36	R1B	Single-Family		Yes	Yes
311920094	0.73	R1B	Single-Family		Yes	Yes
311920367	0.68	R1B	Single-Family		Yes	Yes
311920365	1.31	R1B	Single-Family		Yes	Yes
311920093	0.78	R1B	Single-Family		Yes	Yes
311920089	0.88	R1B	Single-Family		Yes	Yes
311920090	0.87	R1B	Single-Family		Yes	Yes
311920092	0.96	R1B	Single-Family		Yes	Yes
311920368	0.63	R1B	Single-Family		Yes	Yes
311920364	0.97	R1B	Single-Family		Yes	Yes
311920371	0.77	R1B	Single-Family		Yes	Yes
311931019	0.00	R1B	Single-Family		Yes	Yes
311920301	1.81	R1B	Single-Family		Yes	Yes
311920369	0.64	R1B	Single-Family		Yes	Yes
311920370	0.69	R1B	Single-Family		Yes	Yes
311931019	0.10	R1B	Single-Family		Yes	Yes
311920377	0.61	R1B	Single-Family		Yes	Yes
311920378	0.70	R1B	Single-Family		Yes	Yes
311920308	1.71	R1B	Single-Family		Yes	Yes
311931020	1.64	R1B	Single-Family		Yes	Yes
311931007	19.75	R1B	Single-Family		Yes	Yes
311920390	0.75	R1B	Single-Family		Yes	Yes
311920395	1.07	R1B	Single-Family		Yes	Yes
311920314	0.83	R1B	Single-Family		Yes	Yes
311920387	0.77	R1B	Single-Family		Yes	Yes
311920315	0.77	R1B	Single-Family		Yes	Yes
311931001	0.44	R1B	Single-Family		Yes	Yes
311920316	0.68	R1B	Single-Family		Yes	Yes
311920347	0.79	R1B	Single-Family		Yes	Yes
311920384	1.72	R1B	Single-Family		Yes	Yes
311920349	0.86	R1B	Single-Family		Yes	Yes
311920357	1.12	R1B	Single-Family		Yes	Yes
311920317	0.71	R1B	Single-Family		Yes	Yes
311920346	0.96	R1B	Single-Family		Yes	Yes
311920356	1.03	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311920350	0.98	R1B	Single-Family		Yes	Yes
311920320	0.66	R1B	Single-Family		Yes	Yes
311920319	0.63	R1B	Single-Family		Yes	Yes
311920318	0.62	R1B	Single-Family		Yes	Yes
311920324	0.88	R1B	Single-Family		Yes	Yes
311920325	0.96	R1B	Single-Family		Yes	Yes
311920354	0.69	R1B	Single-Family		Yes	Yes
311920322	0.69	R1B	Single-Family		Yes	Yes
311920326	0.89	R1B	Single-Family		Yes	Yes
311920327	1.06	R1B	Single-Family		Yes	Yes
311920328	0.84	R1B	Single-Family		Yes	Yes
311920340	0.88	R1B	Single-Family		Yes	Yes
311920329	0.85	R1B	Single-Family		Yes	Yes
311920338	0.86	R1B	Single-Family		Yes	Yes
311920331	1.04	R1B	Single-Family		Yes	Yes
311920332	0.98	R1B	Single-Family		Yes	Yes
311920333	1.23	R1B	Single-Family		Yes	Yes
311920334	1.17	R1B	Single-Family		Yes	Yes
311920335	0.89	R1B	Single-Family		Yes	Yes
311725014	0.13	R1B	Single-Family		Yes	Yes
311725011	0.70	R1B	Single-Family		Yes	Yes
316346900	0.19	R1B	Single-Family		Yes	Yes
316317000	0.22	R1B	Single-Family		Yes	Yes
311398100	0.42	R1B	Single-Family		Yes	Yes
311195100	0.17	R1B	Single-Family		Yes	Yes
314017400	0.17	R1B	Single-Family		Yes	Yes
314013807	0.13	R1B	Single-Family		No	Yes
314010902	0.50	R1B	Single-Family		No	No
311305100	0.22	R1B	Single-Family		Yes	Yes
311274900	0.11	R1B	Single-Family		Yes	Yes
311394000	0.19	R1B	Single-Family		Yes	Yes
311074001	0.87	R1B	Single-Family		Yes	Yes
314391500	0.19	R1B	Single-Family		Yes	Yes
314122303	0.14	R1B	Single-Family		Yes	No
314031500	0.24	R1B	Single-Family		No	Yes
311137500	0.47	R1B	Single-Family		No	Yes
313128301	0.01	R1B	Single-Family		No	No
315192700	0.24	R1B	Single-Family		Yes	Yes
311920082	1.08	R1B	Single-Family		Yes	Yes
311920085	1.67	R1B	Single-Family		Yes	Yes
313015100	0.17	R1B	Single-Family		Yes	Yes
314070700	0.34	R1B	Single-Family		Yes	Yes
311203501	0.23	R1B	Single-Family		Yes	Yes
314110400	0.35	R1B	Single-Family		Yes	Yes
314093500	0.12	R1B	Single-Family		No	No
314122600	0.62	R1B	Single-Family		Yes	No

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314009000	0.26	R1B	Single-Family		Yes	Yes
311650164	0.69	R1B	Single-Family		Yes	Yes
314032000	0.20	R1B	Single-Family		Yes	Yes
314061000	0.43	R1B	Single-Family		Yes	Yes
314018105	0.43	R1B	Single-Family		Yes	Yes
313049100	0.14	R1B	Single-Family		Yes	Yes
313173201	0.05	R1B	Single-Family		No	Yes
313031602	0.25	R1B	Single-Family		Yes	Yes
316314600	0.26	R1B	Single-Family		Yes	Yes
319001700	0.16	R1B	Single-Family		Yes	Yes
319020200	0.19	R1B	Single-Family		Yes	Yes
311931025	3.49	R1B	Single-Family		Yes	Yes
311931026	5.28	R1B	Single-Family		Yes	Yes
311130200	1.56	R1B	Single-Family		No	Yes
311098300	0.89	R1B	Single-Family		Yes	Yes
314211700	0.30	R1B	Single-Family		Yes	Yes
314091922	0.67	R1B	Single-Family		Yes	Yes
314438100	0.26	R1B	Single-Family		Yes	Yes
314086206	0.33	R1B	Single-Family		Yes	Yes
314202300	0.25	R1B	Single-Family		Yes	Yes
314079803	0.59	R1B	Single-Family		Yes	Yes
314079804	0.61	R1B	Single-Family		Yes	Yes
311920008	0.76	R1B	Single-Family		Yes	Yes
311761112	0.35	R1B	Single-Family		Yes	Yes
311761115	0.22	R1B	Single-Family		Yes	Yes
311761119	0.22	R1B	Single-Family		Yes	Yes
311910501	0.16	R1B	Single-Family		Yes	Yes
311830879	0.44	R1B	Single-Family		Yes	Yes
311830875	1.01	R1B	Single-Family		Yes	Yes
311830818	0.53	R1B	Single-Family		Yes	Yes
311830880	0.02	R1B	Single-Family		Yes	Yes
311830882	3.00	R1B	Single-Family		Yes	Yes
313369000	0.10	R1B	Single-Family		Yes	Yes
311760946	0.09	R1B	Single-Family		Yes	Yes
311760907	0.33	R1B	Single-Family		Yes	Yes
311760914	0.30	R1B	Single-Family		Yes	Yes
311760917	0.31	R1B	Single-Family		Yes	Yes
311760927	0.79	R1B	Single-Family		Yes	Yes
311760934	0.29	R1B	Single-Family		Yes	Yes
311760935	0.29	R1B	Single-Family		Yes	Yes
311760936	0.32	R1B	Single-Family		Yes	Yes
311930016	0.25	R1B	Single-Family		Yes	Yes
311930018	0.24	R1B	Single-Family		Yes	Yes
316580200	0.41	R1B	Single-Family		Yes	Yes
316580203	0.14	R1B	Single-Family		Yes	Yes
316580202	3.88	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
315264600	0.15	R1B	Single-Family		Yes	Yes
311931031	0.27	R1B	Single-Family		Yes	Yes
311931032	0.24	R1B	Single-Family		Yes	Yes
311921020	1.41	R1B	Single-Family		Yes	Yes
311921021	1.41	R1B	Single-Family		Yes	Yes
311921022	1.41	R1B	Single-Family		Yes	Yes
311921025	1.62	R1B	Single-Family		Yes	Yes
311921027	2.01	R1B	Single-Family		Yes	Yes
311921034	1.41	R1B	Single-Family		Yes	Yes
311921037	1.26	R1B	Single-Family		Yes	Yes
314558600	0.32	R1B	Single-Family		Yes	Yes
314558500	0.48	R1B	Single-Family		Yes	No
314558700	0.32	R1B	Single-Family		Yes	Yes
316243901	0.02	R1B	Single-Family		Yes	No
311751300	4.92	R1B	Single-Family		No	No
311641121	0.21	R1B	Single-Family		No	No
311641120	0.21	R1B	Single-Family		No	No
311641122	0.24	R1B	Single-Family		No	No
311641124	0.33	R1B	Single-Family		No	No
311641110	0.23	R1B	Single-Family		No	Yes
311641118	0.22	R1B	Single-Family		No	No
316620235	0.36	R1B	Single-Family		Yes	Yes
316620234	0.36	R1B	Single-Family		Yes	Yes
316620233	0.36	R1B	Single-Family		Yes	Yes
316620232	0.36	R1B	Single-Family		Yes	Yes
316620231	0.40	R1B	Single-Family		Yes	Yes
316620250	0.26	R1B	Single-Family		Yes	Yes
316620252	0.36	R1B	Single-Family		Yes	Yes
316620253	0.37	R1B	Single-Family		Yes	Yes
316620238	0.42	R1B	Single-Family		Yes	Yes
316620239	0.49	R1B	Single-Family		Yes	Yes
316620240	0.37	R1B	Single-Family		Yes	Yes
316620241	0.37	R1B	Single-Family		Yes	Yes
316620242	0.34	R1B	Single-Family		Yes	Yes
316620243	0.33	R1B	Single-Family		Yes	Yes
316620246	0.39	R1B	Single-Family		Yes	Yes
316620251	0.26	R1B	Single-Family		Yes	Yes
316620256	0.15	R1B	Single-Family		Yes	Yes
311921042	1.09	R1B	Single-Family		Yes	Yes
311921043	1.20	R1B	Single-Family		Yes	Yes
311921044	1.21	R1B	Single-Family		Yes	Yes
311921045	8.14	R1B	Single-Family		Yes	Yes
311921048	1.36	R1B	Single-Family		Yes	Yes
311921047	1.17	R1B	Single-Family		Yes	Yes
311830930	0.36	R1B	Single-Family		Yes	Yes
311830929	0.29	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311830926	0.30	R1B	Single-Family		Yes	Yes
311830921	0.40	R1B	Single-Family		Yes	Yes
311830920	0.43	R1B	Single-Family		Yes	Yes
311830917	0.83	R1B	Single-Family		Yes	Yes
311830904	0.29	R1B	Single-Family		Yes	Yes
311830903	0.31	R1B	Single-Family		Yes	Yes
311830902	0.32	R1B	Single-Family		Yes	Yes
311830901	0.20	R1B	Single-Family		Yes	Yes
311830906	0.20	R1B	Single-Family		Yes	Yes
311830907	0.20	R1B	Single-Family		Yes	Yes
311830908	0.19	R1B	Single-Family		Yes	Yes
311830909	0.27	R1B	Single-Family		Yes	Yes
311830910	0.25	R1B	Single-Family		Yes	Yes
311830914	0.37	R1B	Single-Family		Yes	Yes
311830913	0.28	R1B	Single-Family		Yes	Yes
311830912	0.30	R1B	Single-Family		Yes	Yes
311830911	0.23	R1B	Single-Family		Yes	Yes
311830938	0.28	R1B	Single-Family		Yes	Yes
311830939	0.21	R1B	Single-Family		Yes	Yes
311830956	0.25	R1B	Single-Family		Yes	Yes
311830957	0.22	R1B	Single-Family		Yes	Yes
311830958	0.22	R1B	Single-Family		Yes	Yes
311830959	0.23	R1B	Single-Family		Yes	Yes
311830960	0.24	R1B	Single-Family		Yes	Yes
311830962	0.24	R1B	Single-Family		Yes	Yes
311830963	0.21	R1B	Single-Family		Yes	Yes
311830964	0.19	R1B	Single-Family		Yes	Yes
311830955	0.31	R1B	Single-Family		Yes	Yes
311830954	0.20	R1B	Single-Family		Yes	Yes
311830953	0.19	R1B	Single-Family		Yes	Yes
311830951	0.28	R1B	Single-Family		Yes	Yes
311830952	0.21	R1B	Single-Family		Yes	Yes
311830949	0.23	R1B	Single-Family		Yes	Yes
311830948	0.24	R1B	Single-Family		Yes	Yes
311830946	0.25	R1B	Single-Family		Yes	Yes
311830944	0.27	R1B	Single-Family		Yes	Yes
311830935	0.20	R1B	Single-Family		Yes	Yes
311830991	0.34	R1B	Single-Family		Yes	Yes
311830990	0.19	R1B	Single-Family		Yes	Yes
311830989	0.19	R1B	Single-Family		Yes	Yes
311830988	0.19	R1B	Single-Family		Yes	Yes
311830987	0.19	R1B	Single-Family		Yes	Yes
311830986	0.20	R1B	Single-Family		Yes	Yes
311830985	0.20	R1B	Single-Family		Yes	Yes
311830984	0.21	R1B	Single-Family		Yes	Yes
311830983	0.20	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311830982	0.20	R1B	Single-Family		Yes	Yes
311830981	0.19	R1B	Single-Family		Yes	Yes
311830974	0.24	R1B	Single-Family		Yes	Yes
311830973	0.19	R1B	Single-Family		Yes	Yes
311830972	0.21	R1B	Single-Family		Yes	Yes
311830971	0.29	R1B	Single-Family		Yes	Yes
311830970	0.45	R1B	Single-Family		Yes	Yes
311830969	0.36	R1B	Single-Family		Yes	Yes
311830968	0.28	R1B	Single-Family		Yes	Yes
311830993	0.01	R1B	Single-Family		Yes	Yes
311830883	1.01	R1B	Single-Family		Yes	Yes
311830943	0.24	R1B	Single-Family		Yes	Yes
311830942	0.23	R1B	Single-Family		Yes	Yes
311920313	0.87	R1B	Single-Family		Yes	Yes
311920312	0.88	R1B	Single-Family		Yes	Yes
311830324	0.05	R1B	Single-Family		Yes	No
311761140	0.36	R1B	Single-Family		Yes	Yes
311761134	0.30	R1B	Single-Family		Yes	Yes
311761136	0.30	R1B	Single-Family		Yes	Yes
311761133	0.30	R1B	Single-Family		Yes	Yes
311761141	0.36	R1B	Single-Family		Yes	Yes
311761142	0.36	R1B	Single-Family		Yes	Yes
311761143	0.33	R1B	Single-Family		Yes	Yes
311761144	0.33	R1B	Single-Family		Yes	Yes
311761145	0.31	R1B	Single-Family		Yes	Yes
311761147	0.28	R1B	Single-Family		Yes	Yes
311761148	0.28	R1B	Single-Family		Yes	Yes
311761149	0.28	R1B	Single-Family		Yes	Yes
311761151	0.28	R1B	Single-Family		Yes	Yes
311761152	0.28	R1B	Single-Family		Yes	Yes
311761153	0.30	R1B	Single-Family		Yes	Yes
311761154	0.44	R1B	Single-Family		Yes	Yes
311761155	0.28	R1B	Single-Family		Yes	Yes
311761156	0.26	R1B	Single-Family		Yes	Yes
311761158	0.30	R1B	Single-Family		Yes	Yes
311761157	0.28	R1B	Single-Family		Yes	Yes
311761173	0.30	R1B	Single-Family		Yes	Yes
311761174	0.28	R1B	Single-Family		Yes	Yes
311761175	0.28	R1B	Single-Family		Yes	Yes
311761177	0.28	R1B	Single-Family		Yes	Yes
311761172	0.33	R1B	Single-Family		Yes	Yes
311761169	0.28	R1B	Single-Family		Yes	Yes
311761159	0.32	R1B	Single-Family		Yes	Yes
311761161	0.28	R1B	Single-Family		Yes	Yes
311761162	0.28	R1B	Single-Family		Yes	Yes
311761165	0.28	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311910501	0.00	R1B	Single-Family		Yes	Yes
311920375	0.66	R1B	Single-Family		Yes	Yes
311920376	0.64	R1B	Single-Family		Yes	Yes
311920379	0.64	R1B	Single-Family		Yes	Yes
311760938	0.56	R1B	Single-Family		Yes	Yes
311761213	0.30	R1B	Single-Family		Yes	Yes
311761214	0.28	R1B	Single-Family		Yes	Yes
311761215	0.28	R1B	Single-Family		Yes	Yes
311761216	0.28	R1B	Single-Family		Yes	Yes
311761217	0.28	R1B	Single-Family		Yes	Yes
311761218	0.27	R1B	Single-Family		Yes	Yes
311761219	0.56	R1B	Single-Family		Yes	Yes
311761220	1.35	R1B	Single-Family		Yes	Yes
311761221	0.81	R1B	Single-Family		Yes	Yes
311761222	0.90	R1B	Single-Family		Yes	Yes
311761223	0.84	R1B	Single-Family		Yes	Yes
311761224	0.66	R1B	Single-Family		Yes	Yes
311761225	0.68	R1B	Single-Family		Yes	Yes
311761226	0.42	R1B	Single-Family		Yes	Yes
311761227	0.39	R1B	Single-Family		Yes	Yes
311761228	0.35	R1B	Single-Family		Yes	Yes
311761229	0.39	R1B	Single-Family		Yes	Yes
311761230	0.34	R1B	Single-Family		Yes	Yes
311761231	0.34	R1B	Single-Family		Yes	Yes
311761232	0.33	R1B	Single-Family		Yes	Yes
311761233	0.30	R1B	Single-Family		Yes	Yes
311761235	0.34	R1B	Single-Family		Yes	Yes
311761234	0.31	R1B	Single-Family		Yes	Yes
311761236	0.30	R1B	Single-Family		Yes	Yes
311761237	0.29	R1B	Single-Family		Yes	Yes
311761238	0.30	R1B	Single-Family		Yes	Yes
311761239	0.33	R1B	Single-Family		Yes	Yes
311761240	0.31	R1B	Single-Family		Yes	Yes
311761241	0.31	R1B	Single-Family		Yes	Yes
311761243	0.34	R1B	Single-Family		Yes	Yes
311761242	0.31	R1B	Single-Family		Yes	Yes
311761248	0.33	R1B	Single-Family		Yes	Yes
311761249	0.28	R1B	Single-Family		Yes	Yes
311761250	0.28	R1B	Single-Family		Yes	Yes
311761244	0.33	R1B	Single-Family		Yes	Yes
311761245	0.28	R1B	Single-Family		Yes	Yes
311761247	0.41	R1B	Single-Family		Yes	Yes
311761246	0.32	R1B	Single-Family		Yes	Yes
311761257	0.32	R1B	Single-Family		Yes	Yes
311761256	0.27	R1B	Single-Family		Yes	Yes
311761255	0.32	R1B	Single-Family		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311761251	0.28	R1B	Single-Family		Yes	Yes
311761252	0.28	R1B	Single-Family		Yes	Yes
311761254	0.45	R1B	Single-Family		Yes	Yes
311761253	0.29	R1B	Single-Family		Yes	Yes
311761258	0.32	R1B	Single-Family		Yes	Yes
311761259	0.30	R1B	Single-Family		Yes	Yes
311761260	0.29	R1B	Single-Family		Yes	Yes
311761261	0.29	R1B	Single-Family		Yes	Yes
311761262	0.29	R1B	Single-Family		Yes	Yes
311761264	0.33	R1B	Single-Family		Yes	Yes
311761263	0.29	R1B	Single-Family		Yes	Yes
311761200	0.29	R1B	Single-Family		Yes	Yes
311761201	0.29	R1B	Single-Family		Yes	Yes
311761202	0.34	R1B	Single-Family		Yes	Yes
311761203	0.40	R1B	Single-Family		Yes	Yes
311761204	0.63	R1B	Single-Family		Yes	Yes
311761205	0.37	R1B	Single-Family		Yes	Yes
311761206	0.41	R1B	Single-Family		Yes	Yes
311761207	0.35	R1B	Single-Family		Yes	Yes
311761208	0.47	R1B	Single-Family		Yes	Yes
311761209	0.40	R1B	Single-Family		Yes	Yes
311761210	0.50	R1B	Single-Family		Yes	Yes
311761211	0.32	R1B	Single-Family		Yes	Yes
311761212	0.30	R1B	Single-Family		Yes	Yes
311650167	0.25	R1B	Single-Family		Yes	Yes
311650168	0.24	R1B	Single-Family		Yes	Yes
311650169	0.39	R1B	Single-Family		Yes	Yes
311650170	0.36	R1B	Single-Family		Yes	Yes
311650171	0.23	R1B	Single-Family		Yes	Yes
311650172	0.23	R1B	Single-Family		Yes	Yes
311650173	0.29	R1B	Single-Family		Yes	Yes
311650174	0.24	R1B	Single-Family		Yes	Yes
311650175	0.37	R1B	Single-Family		Yes	Yes
311650176	0.31	R1B	Single-Family		Yes	Yes
311650177	0.24	R1B	Single-Family		Yes	Yes
311650179	0.29	R1B	Single-Family		Yes	Yes
311650181	0.23	R1B	Single-Family		Yes	Yes
311830512	0.53	R1B	Single-Family		Yes	No
311830511	0.54	R1B	Single-Family		Yes	No
311830510	0.38	R1B	Single-Family		Yes	Yes
311641000	6.40	R1B	Single-Family		No	No
311641100	5.21	R1B	Single-Family		No	No
311641000	1.97	R1B	Single-Family		No	No
311641123	0.23	R1B	Single-Family		No	No
311641140	0.17	R1B	Single-Family		No	No
311641141	0.17	R1B	Single-Family		No	No

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

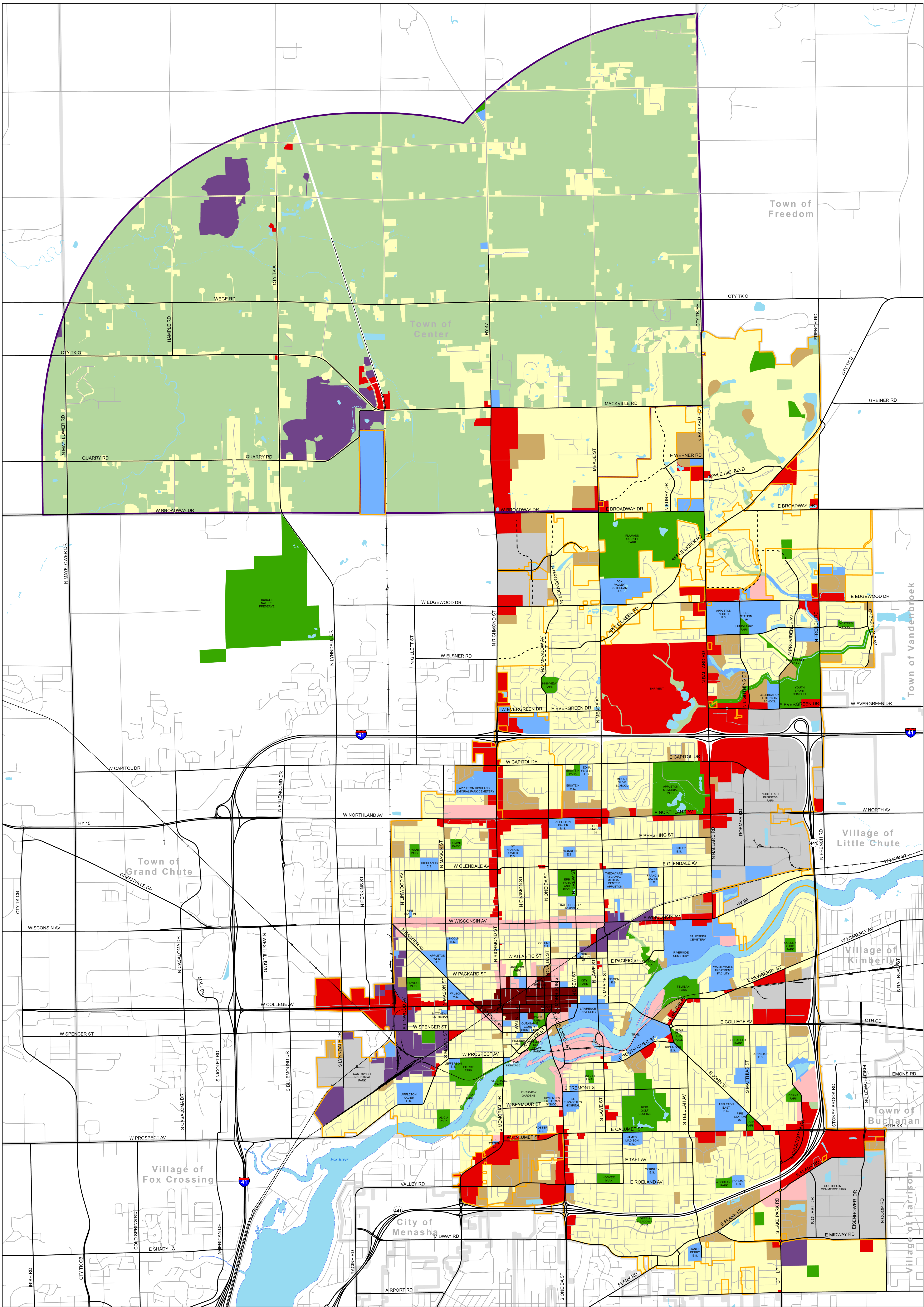
Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311641142	0.17	R1B	Single-Family		No	No
311641143	0.17	R1B	Single-Family		No	No
311641144	0.17	R1B	Single-Family		No	No
311641145	0.17	R1B	Single-Family		No	No
311641146	0.17	R1B	Single-Family		No	No
311641147	0.17	R1B	Single-Family		No	No
311641149	0.21	R1B	Single-Family		No	No
311641148	0.17	R1B	Single-Family		No	No
311641151	0.25	R1B	Single-Family		No	No
311641150	0.19	R1B	Single-Family		No	No
311641126	0.17	R1B	Single-Family		No	No
311641127	0.17	R1B	Single-Family		No	No
311641128	0.17	R1B	Single-Family		No	No
311641129	0.17	R1B	Single-Family		No	No
311641130	0.17	R1B	Single-Family		No	No
311641131	0.17	R1B	Single-Family		No	No
311641132	0.17	R1B	Single-Family		No	No
311641133	0.17	R1B	Single-Family		No	No
311641134	0.17	R1B	Single-Family		No	No
311641135	0.17	R1B	Single-Family		No	No
311641136	0.17	R1B	Single-Family		No	No
311641137	0.17	R1B	Single-Family		No	No
311641138	0.19	R1B	Single-Family		No	No
311641139	0.18	R1B	Single-Family		No	No
311920380	2.21	R1B	Single-Family		Yes	Yes
262.49		R1B Total				
313108100	0.06	R1C	Central City Residential		Yes	Yes
313062200	0.31	R1C	Central City Residential		No	No
311055400	0.17	R1C	Central City Residential		Yes	Yes
311045200	0.15	R1C	Central City Residential		No	Yes
311045300	0.13	R1C	Central City Residential		Yes	Yes
315129000	0.16	R1C	Central City Residential		Yes	Yes
311016001	0.21	R1C	Central City Residential		Yes	Yes
316036201	0.09	R1C	Central City Residential		Yes	Yes
315094802	0.12	R1C	Central City Residential		Yes	Yes
315094801	0.12	R1C	Central City Residential		Yes	Yes
316024700	0.17	R1C	Central City Residential		Yes	Yes
311129200	0.68	R1C	Central City Residential		Yes	Yes
311129400	0.25	R1C	Central City Residential		No	No
316065501	0.15	R1C	Central City Residential		Yes	Yes
316009300	0.11	R1C	Central City Residential		Yes	Yes
311070500	0.10	R1C	Central City Residential		Yes	Yes
311074700	0.18	R1C	Central City Residential		Yes	Yes
311076401	0.04	R1C	Central City Residential		Yes	Yes
315062901	0.11	R1C	Central City Residential		Yes	Yes
3.31		R1C Total				

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
318001600	0.51	R2	Two-Family		Yes	Yes
314568200	0.62	R2	Two-Family		Yes	Yes
314568100	0.48	R2	Two-Family		Yes	Yes
314568000	0.47	R2	Two-Family		Yes	Yes
314567900	0.44	R2	Two-Family		Yes	Yes
314567800	0.41	R2	Two-Family		Yes	Yes
314567700	0.38	R2	Two-Family		Yes	Yes
314567600	0.34	R2	Two-Family		Yes	Yes
314567500	0.30	R2	Two-Family		Yes	Yes
314567400	0.27	R2	Two-Family		Yes	Yes
314567300	0.31	R2	Two-Family		Yes	Yes
311054900	0.14	R2	Two-Family		Yes	Yes
315112600	0.10	R2	Two-Family		Yes	Yes
315095800	0.04	R2	Two-Family		No	No
314031000	0.18	R2	Two-Family		No	Yes
311281600	0.14	R2	Two-Family		Yes	Yes
314425701	0.38	R2	Two-Family		Yes	Yes
311206900	0.20	R2	Two-Family		Yes	Yes
315393601	0.14	R2	Two-Family		Yes	Yes
314080415	0.28	R2	Two-Family		No	No
314080416	0.83	R2	Two-Family		Yes	Yes
311524200	0.24	R2	Two-Family		Yes	Yes
312065201	0.06	R2	Two-Family		Yes	Yes
311910700	1.14	R2	Two-Family		Yes	Yes
311646101	222.65	R2	Two-Family		Yes	Yes
312063000	0.08	R2	Two-Family		Yes	Yes
231.12		R2 Total				
319111700	0.77	R3	Multi-Family		Yes	Yes
311054000	0.17	R3	Multi-Family		Yes	Yes
312047400	0.19	R3	Multi-Family		Yes	Yes
315069700	0.12	R3	Multi-Family		Yes	Yes
314053400	1.34	R3	Multi-Family		Yes	No
311640700	9.13	R3	Multi-Family		Yes	Yes
311931200	2.29	R3	Multi-Family		Yes	Yes
311077202	0.51	R3	Multi-Family		Yes	Yes
319416448	0.04	R3	Multi-Family		Yes	No
14.55		R3 Total				
574.97		Residential Total				
919.37		Non-Residential Total				
1494.34		GRAND TOTAL				



APPENDIX B
FUTURE LAND USE



Future Land Use

- One and Two-Family Residential
- Multifamily Residential
- Commercial
- Mixed-Use
- Central Business District
- Business / Industrial
- Industrial
- Public / Institutional
- Public Parks and Open Space
- Agricultural and Private Open Space
- Ponds/Water
- Extraterritorial Jurisdiction
- Appleton City Limits
- Major Roads
- Roads
- Railroads
- Officially Mapped Roads

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.

Future Land Use Map current as of August 2022. Latest version available at www.appleton.org



APPENDIX C

BUILDING PERMIT DATA FOR NEW DWELLING UNITS

2021 SINGLE-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1
B21-0005	1/7/2021	5655 N OSPREY DR	1-8308-44	\$297,900	ONE FAMILY	NEW BUILDING	4/28/2021	\$480.00	0	OF	R1B
B21-0006	1/8/2021	5600 N AMETHYST DR	1-7600-94	\$300,000	ONE FAMILY	NEW BUILDING	7/28/2021	\$490.00	0	OF	R1B
B21-0012	1/14/2021	5624 N OSPREY DR	1-8308-60	\$297,900	ONE FAMILY	NEW BUILDING	5/12/2022	\$500.00	0	OF	R1B
B21-0021	1/15/2021	5575 N OSPREY DR	1-8308-41	\$297,900	ONE FAMILY	NEW BUILDING	5/7/2021	\$480.00	0	OF	R1B
B21-0022	1/20/2021	2287 E BALDEAGLE DR	1-8308-23	\$297,900	ONE FAMILY	NEW BUILDING	6/7/2021	\$500.00	0	OF	R1B
B21-0024	1/20/2021	6477 N SNOWDRIFT DR	1-9210-24	\$450,000	ONE FAMILY	NEW BUILDING	n/a	\$760.00	0	OF	R1B
B21-0037	2/1/2021	185 E CLEARFIELD LA	6-5802-01	\$300,000	ONE FAMILY	NEW BUILDING	7/16/2021	\$490.00	0	OF	R1B
B21-0043	2/4/2021	5847 N OSPREY DR	1-8308-31	\$327,900	ONE FAMILY	NEW BUILDING	6/24/2021	\$610.00	0	OF	R1B
B21-0044	2/5/2021	5540 N HAYMEADOW AVE	6-6200-91	\$300,000	ONE FAMILY	NEW BUILDING	9/21/2021	\$580.00	0	OF	R1B
B21-0051	2/10/2021	6412 N KUREY DR	1-9310-33	\$466,478	ONE FAMILY	NEW BUILDING	11/8/2021	\$610.00	0	OF	R1B
B21-0054	2/11/2021	5609 N AMETHYST DR	1-7611-03	\$350,000	ONE FAMILY	NEW BUILDING	11/9/2021	\$500.00	0	OF	R1B
B21-0055	2/11/2021	4651 N CHERRYVALE AVE	1-7513-02	\$250,000	ONE FAMILY	NEW BUILDING	5/13/2021	\$400.00	0	OF	R1B
B21-0068	2/18/2021	2257 E HARRIER CT	1-8308-50	\$339,900	ONE FAMILY	NEW BUILDING	6/11/2021	\$610.00	0	OF	R1B
B21-0070	2/19/2021	5577 N AMETHYST DR	1-7611-05	\$340,000	ONE FAMILY	NEW BUILDING	9/22/2021	\$550.00	0	OF	R1B
B21-0074	2/24/2021	2119 E BALDEAGLE CT	1-8308-15	\$358,900	ONE FAMILY	NEW BUILDING	6/21/2021	\$650.00	0	OF	R1B
B21-0075	2/24/2021	5901 N OSPREY DR	1-8308-26	\$271,900	ONE FAMILY	NEW BUILDING	7/12/2021	\$420.00	0	OF	R1B
B21-0076	2/24/2021	5691 N DENALI LA	1-7609-26	\$260,000	ONE FAMILY	NEW BUILDING	10/4/2021	\$420.00	0	OF	R1B
B21-0077	2/24/2021	3337 E RUBYRED DR	1-7609-28	\$280,000	ONE FAMILY	NEW BUILDING	10/14/2021	\$470.00	0	OF	R1B
B21-0078	2/24/2021	3359 E RUBYRED DR	1-7609-29	\$280,000	ONE FAMILY	NEW BUILDING	10/25/2021	\$480.00	0	OF	R1B
B21-0079	2/24/2021	3445 E AQUAMARINE AVE	1-7609-10	\$285,000	ONE FAMILY	NEW BUILDING	6/21/2021	\$390.00	0	OF	R1B
B21-0086	3/1/2021	5646 N OSPREY DR	1-8308-61	\$327,900	ONE FAMILY	NEW BUILDING	7/28/2021	\$610.00	0	OF	R1B
B21-0087	3/1/2021	5549 N AMETHYST DR	1-7611-06	\$323,000	ONE FAMILY	NEW BUILDING	7/7/2021	\$410.00	0	OF	R1B
B21-0098	3/3/2021	5342 N AMETHYST DR	1-7611-16	\$507,000	ONE FAMILY	NEW BUILDING	9/24/2021	\$590.00	0	OF	R1B
B21-0114	3/9/2021	1526 N CLARK ST	6-0969-00	\$100,000	ONE FAMILY	NEW BUILDING	8/8/2022	\$210.00	0	OF	R1C
B21-0115	3/9/2021	3330 E RUBYRED DR	1-7609-18	\$240,000	ONE FAMILY	NEW BUILDING	7/15/2021	\$380.00	0	OF	R1B
B21-0116	3/9/2021	3393 E RUBYRED DR	1-7609-31	\$240,000	ONE FAMILY	NEW BUILDING	7/26/2021	\$380.00	0	OF	R1B
B21-0202	4/1/2021	5819 N OSPREY DR	1-8308-34	\$327,900	ONE FAMILY	NEW BUILDING	8/9/2021	\$590.00	0	OF	R1B
B21-0203	4/1/2021	5823 N OSPREY DR	1-8308-33	\$277,900	ONE FAMILY	NEW BUILDING	7/21/2021	\$420.00	0	OF	R1B
B21-0220	4/5/2021	5672 N OSPREY DR	1-8308-63	\$366,900	ONE FAMILY	NEW BUILDING	8/17/2021	\$650.00	0	OF	R1B
B21-0221	4/5/2021	4624 N CHERRYVALE AVE	1-6410-02	\$420,000	ONE FAMILY	NEW BUILDING	8/23/2021	\$830.00	0	OF	R3
B21-0235	4/7/2021	6486 N SNOWDRIFT DR	1-9210-33	\$450,000	ONE FAMILY	NEW BUILDING	3/1/2022	\$650.00	0	OF	R1B
B21-0247	4/8/2021	3266 E LOURDES DR	4-6166-40	\$190,000	ONE FAMILY	NEW BUILDING	11/4/2021	\$390.00	0	OF	R1A
B21-0255	4/19/2021	3444 E AQUAMARINE AVE	1-7609-05	\$400,000	ONE FAMILY	NEW BUILDING	8/13/2021	\$530.00	0	OF	R1B
B21-0284	4/15/2021	6352 N SNOWDRIFT DR	1-9210-36	\$900,000	ONE FAMILY	NEW BUILDING	11/1/2021	\$870.00	0	OF	R1B
B21-0288	4/15/2021	2923 E BLUETOPAZ DR	1-7611-25	\$375,000	ONE FAMILY	NEW BUILDING	11/23/2021	\$570.00	0	OF	R1B
B21-0302	4/19/2021	6445 N SNOWDRIFT DR	1-9210-23	\$1,050,000	ONE FAMILY	NEW BUILDING	2/8/2022	\$1,020.00	0	OF	R1B
B21-0322	4/22/2021	5336 N AMETHYST DR	1-7611-17	\$300,000	ONE FAMILY	NEW BUILDING	n/a	\$540.00	0	OF	R1B
B21-0324	4/22/2021	5688 N OSPREY DR	1-8308-64	\$370,900	ONE FAMILY	NEW BUILDING	10/4/2021	\$630.00	0	OF	R1B

2021 SINGLE-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1
B21-0356	4/27/2021	5682 N DENALI LA	1-7609-39	\$245,000	ONE FAMILY	NEW BUILDING	7/28/2021	\$450.00	0	OF	R1B
B21-0370	4/30/2021	5861 N OSPREY DR	1-8308-29	\$305,900	ONE FAMILY	NEW BUILDING	8/26/2021	\$500.00	0	OF	R1B
B21-0405	5/6/2021	3411 E AQUAMARINE AVE	1-7609-11	\$283,000	ONE FAMILY	NEW BUILDING	11/22/2021	\$410.00	0	OF	R1B
B21-0453	5/7/2021	2269 E HARRIER CT	1-8308-51	\$339,900	ONE FAMILY	NEW BUILDING	10/1/2021	\$630.00	0	OF	R1B
B21-0462	5/18/2021	2730 E INCLINE WAY	1-9200-97	\$1,061,000	ONE FAMILY	NEW BUILDING	n/a	\$1,100.00	0	OF	R1B
B21-0463	5/11/2021	5801 N OSPREY DR	1-8308-37	\$310,000	ONE FAMILY	NEW BUILDING	10/15/2021	\$540.00	0	OF	R1B
B21-0473	5/16/2021	5873 N OSPREY DR	1-8308-28	\$330,900	ONE FAMILY	NEW BUILDING	10/11/2021	\$570.00	0	OF	R1B
B21-0551	6/29/2021	5835 N OSPREY DR	1-8308-32	\$416,900	ONE FAMILY	NEW BUILDING	5/2/2022	\$630.00	0	OF	R1B
B21-0565	6/9/2021	916 W WASHINGTON ST	5-1225-00	\$100,000	ONE FAMILY	NEW BUILDING	1/20/2022	\$260.00	0	OF	R1C
B21-0570	6/10/2021	5700 N OSPREY DR	1-8308-65	\$340,900	ONE FAMILY	NEW BUILDING	11/1/2021	\$590.00	0	OF	R1B
B21-0602	6/17/2021	303 E SPARTAN DR	6-6202-47	\$473,170	ONE FAMILY	NEW BUILDING	n/a	\$730.00	0	OF	R1B
B21-0637	6/24/2021	124 E COOLIDGE AVE	9-0017-00	\$120,000	ONE FAMILY	NEW BUILDING	n/a	\$200.00	0	OF	R1B
B21-0643	6/28/2021	2310 E BALDEAGLE DR	1-8308-11	\$392,900	ONE FAMILY	NEW BUILDING	3/2/2022	\$630.00	0	OF	R1B
B21-0649	6/24/2021	2263 E BALDEAGLE DR	1-8308-21	\$293,900	ONE FAMILY	NEW BUILDING	10/26/2021	\$410.00	0	OF	R1B
B21-0677	7/7/2021	5345 N AMETHYST DR	1-7611-14	\$350,000	ONE FAMILY	NEW BUILDING	3/22/2022	\$550.00	0	OF	R1B
B21-0678	7/7/2021	2301 E HARRIER LA	1-8308-53	\$414,900	ONE FAMILY	NEW BUILDING	3/7/2022	\$600.00	0	OF	R1B
B21-0681	7/8/2021	4627 N CHERRYVALE AVE	1-6411-03	\$300,000	ONE FAMILY	NEW BUILDING	11/17/2021	\$330.00	0	OF	R1B
B21-0682	7/8/2021	4615 N CHERRYVALE AVE	1-6411-04	\$275,000	ONE FAMILY	NEW BUILDING	2/18/2022	\$340.00	0	OF	R1B
B21-0683	7/8/2021	4601 N CHERRYVALE AVE	1-6411-05	\$275,000	ONE FAMILY	NEW BUILDING	2/17/2022	\$320.00	0	OF	R1B
B21-0802	8/9/2021	5612 N OSPREY DR	1-8308-59	\$388,900	ONE FAMILY	NEW BUILDING	2/25/2022	\$630.00	0	OF	R1B
B21-0854	8/26/2021	2245 E HARRIER CT	1-8308-49	\$295,900	ONE FAMILY	NEW BUILDING	12/8/2021	\$460.00	0	OF	R1B
B21-0855	8/26/2021	2315 E HARRIER LA	1-8308-54	\$330,900	ONE FAMILY	NEW BUILDING	2/15/2022	\$530.00	0	OF	R1B
B21-0883	9/2/2021	5691 N AMETHYST DR	1-7600-99	\$340,000	ONE FAMILY	NEW BUILDING	3/22/2022	\$480.00	0	OF	R1B
B21-0899	9/10/2021	3423 E RUBYRED DR	1-7609-33	\$260,000	ONE FAMILY	NEW BUILDING	12/26/2021	\$400.00	0	OF	R1B
B21-0900	9/10/2021	3424 E RUBYRED DR	1-7609-23	\$252,000	ONE FAMILY	NEW BUILDING	3/2/2022	\$380.00	0	OF	R1B
B21-0901	9/10/2021	3390 E RUBYRED DR	1-7609-21	\$260,000	ONE FAMILY	NEW BUILDING	3/3/2022	\$370.00	0	OF	R1B
B21-0908	9/14/2021	5730 N DENALI LA	1-7609-41	\$260,000	ONE FAMILY	NEW BUILDING	3/14/2022	\$400.00	0	OF	R1B
B21-0909	9/14/2021	3537 E RUBYRED DR	1-7609-37	\$320,000	ONE FAMILY	NEW BUILDING	6/13/2022	\$480.00	0	OF	R1B
B21-0910	9/14/2021	5818 N DENALI LA	1-7609-45	\$300,000	ONE FAMILY	NEW BUILDING	4/27/2022	\$420.00	0	OF	R1B
B21-0916	9/15/2021	4301 N WOODRIDGE DR	6-5291-00	\$400,000	ONE FAMILY	NEW BUILDING	n/a	\$520.00	0	OF	R1B
B21-0921	9/17/2021	200 RIVER DR	4-1092-00	\$2,900,000	ONE FAMILY	NEW BUILDING	n/a	\$580.00	0	OF	R1B
B21-0967	10/1/2021	5577 N HAYMEADOW AVE	6-6202-30	\$525,000	ONE FAMILY	NEW BUILDING	8/17/2022	\$580.00	0	OF	R1B
B21-0969	10/1/2021	312 E SPARTAN DR	6-6202-45	\$280,000	ONE FAMILY	NEW BUILDING	8/18/2022	\$541.00	0	OF	R1B
B21-0970	10/1/2021	6400 N SNOWDRIFT DR	1-9210-35	\$550,000	ONE FAMILY	NEW BUILDING	3/23/2022	\$540.00	0	OF	R1B
B21-0975	10/4/2021	5704 N DENALI LA	1-7609-40	\$260,000	ONE FAMILY	NEW BUILDING	3/23/2022	\$390.00	0	OF	R1B
B21-0976	10/4/2021	3374 E RUBYRED DR	1-7609-20	\$260,000	ONE FAMILY	NEW BUILDING	4/19/2022	\$390.00	0	OF	R1B
B21-0977	10/4/2021	3456 E RUBYRED DR	1-7609-24	\$260,000	ONE FAMILY	NEW BUILDING	4/6/2022	\$400.00	0	OF	R1B
B21-0978	10/4/2021	3401 E RUBYRED DR	1-7609-32	\$250,000	ONE FAMILY	NEW BUILDING	4/29/2022	\$400.00	0	OF	R1B

2021 SINGLE-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1
B21-0984	10/5/2021	2327 E HARRIER LA	1-8308-55	\$389,900	ONE FAMILY	NEW BUILDING	4/14/2022	\$630.00	0	OF	R1B
B21-0987	10/3/2021	2281 E HARRIER CT	1-8308-52	\$310,900	ONE FAMILY	NEW BUILDING	3/10/2022	\$500.00	0	OF	R1B
B21-0988	10/6/2021	4581 N CHERRYVALE AVE	1-6411-06	\$275,000	ONE FAMILY	NEW BUILDING	4/19/2022	\$400.00	0	OF	R1B
B21-0989	10/6/2021	4559 N CHERRYVALE AVE	1-6411-07	\$275,000	ONE FAMILY	NEW BUILDING	5/4/2022	\$400.00	0	OF	R1B
B21-0990	10/6/2021	286 E SPARTAN DR	6-6202-44	\$380,000	ONE FAMILY	NEW BUILDING	12/2/2022	\$500.00	0	OF	R1B
B21-1039	10/20/2021	6562 N SNOWDRIFT DR	1-9210-30	\$420,000	ONE FAMILY	NEW BUILDING	n/a	\$640.00	0	OF	R1B
B21-1056	10/22/2021	6503 N KUREY DR	1-9300-53	\$400,000	ONE FAMILY	NEW BUILDING	8/1/2022	\$570.00	0	OF	R1B
B21-1061	10/25/2021	3309 E AQUAMARINE AVE	1-7609-16	\$325,000	ONE FAMILY	NEW BUILDING	6/27/2022	\$470.00	0	OF	R1B
B21-1092	11/8/2021	2375 E PLANK CIR	9-4164-11	\$175,000	ONE FAMILY	NEW BUILDING	8/30/2022	\$390.00	0	OF	R3
B21-1093	11/8/2021	2371 E PLANK CIR	9-4164-12	\$175,000	ONE FAMILY	NEW BUILDING	9/22/2022	\$390.00	0	OF	R3
B21-1134	11/30/2021	612 W RIVER RD	4-0930-03	\$1,550,000	ONE FAMILY	NEW BUILDING	n/a	\$1,180.00	0	OF	R1B
B21-1138	12/2/2021	2980 E AQUAMARINE AVE	1-7611-38	\$400,000	ONE FAMILY	NEW BUILDING	7/13/2022	\$530.00	0	OF	R1B
B21-1139	12/2/2021	4643 N CHERRYVALE AVE	1-6411-01	\$280,000	ONE FAMILY	NEW BUILDING	6/9/2022	\$330.00	0	OF	R1B
B21-1140	12/2/2021	4631 N CHERRYVALE AVE	1-6411-02	\$280,000	ONE FAMILY	NEW BUILDING	6/8/2022	\$390.00	0	OF	R1B
B21-1141	12/3/2021	4630 N BEGONIA DR	1-6411-15	\$280,000	ONE FAMILY	NEW BUILDING	6/28/2022	\$340.00	0	OF	R1B
B21-1143	12/2/2021	6320 N KUREY DR	1-9310-30	\$300,000	ONE FAMILY	NEW BUILDING	n/a	\$530.00	0	OF	R1B
B21-1144	12/2/2021	57 PENBROOK CIR	6-5600-58	\$275,000	ONE FAMILY	NEW BUILDING	8/23/2022	\$460.00	0	OF	PDR1B
B21-1182	12/21/2021	5707 N KESTREL CIR	1-8309-25	\$350,000	ONE FAMILY	NEW BUILDING	5/2/2022	\$540.00	0	OF	R1B
B21-1183	1/22/2021	5664 N PROVIDENCE AVE	1-7611-37	\$340,000	ONE FAMILY	NEW BUILDING	11/4/2022	\$470.00	0	OF	R1B
B21-1184	12/22/2021	5560 N PROVIDENCE AVE	1-7611-32	\$340,000	ONE FAMILY	NEW BUILDING	8/11/2022	\$480.00	0	OF	R1B
B21-1187	12/27/2021	2118 E HIGHPOND XING	1-9200-46	\$900,000	ONE FAMILY	NEW BUILDING	n/a	\$770.00	0	OF	R1B
B21-1192	12/30/2021	2508 E BALDEAGLE DR	1-8309-77	\$363,000	ONE FAMILY	NEW BUILDING	6/22/2022	\$590.00	0	OF	R1B

SINGLE-FAMILY BUILDING PERMITS APPROVED IN 2021 (NEW CONSTRUCTION): 98

FEEs COLLECTED FOR SINGLE-FAMILY BUILDING PERMITS IN 2021 (NEW CONSTRUCTION): \$50,841.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN SINGLE-FAMILY BUILDING PERMITS IN 2021: 98

2021 TWO-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1
B21-0028	1/26/2021	4636 N CHERRYVALE AVE	1-6410-01	\$360,000	TWO FAMILY	NEW BUILDING	8/5/2021	\$680.00	2	TF	R3
B21-0128	3/11/2021	2342 E PLANK CIR	9-4164-45	\$300,000	TWO FAMILY	NEW BUILDING	9/12/2022	\$420.00	0	TF	R3
B21-0712	7/15/2021	3725 E RUBYRED DR	1-7610-06	\$320,000	TWO FAMILY	NEW BUILDING	1/26/2022	\$440.00	0	TF	R2
B21-0713	7/16/2021	3601 E RUBYRED DR	1-7610-01	\$320,000	TWO FAMILY	NEW BUILDING	1/26/2022	\$440.00	0	TF	R2
B21-0714	7/16/2021	3633 E RUBYRED DR	1-7610-02	\$320,000	TWO FAMILY	NEW BUILDING	3/14/2022	\$440.00	0	TF	R2
B21-0715	7/16/2021	3765 E RUBYRED DR	1-7610-07	\$320,000	TWO FAMILY	NEW BUILDING	4/13/2022	\$440.00	0	TF	R2
B21-0716	7/16/2021	3801 E RUBYRED DR	1-7610-08	\$320,000	TWO FAMILY	NEW BUILDING	4/13/2022	\$440.00	0	TF	R2
B21-0792	8/4/2021	4602 N CHERRYVALE AVE	1-6410-03	\$460,000	TWO FAMILY	NEW BUILDING	1/12/2022	\$500.00	2	TF	R3
B21-1034	10/20/2021	3686 E RUBYRED DR	1-7610-22	\$450,000	TWO FAMILY	NEW BUILDING	3/31/2022	\$840.00	0	TF	R2
B21-1035	10/20/2021	3650 E RUBYRED DR	1-7610-23	\$450,000	TWO FAMILY	NEW BUILDING	4/18/2022	\$840.00	0	TF	R2
B21-1107	11/12/2021	3720 E RUBYRED DR	1-7610-21	\$500,000	TWO FAMILY	NEW BUILDING	n/a	\$710.00	2	TF	R2
B21-1108	11/12/2021	3768 E RUBYRED DR	1-7610-20	\$500,000	TWO FAMILY	NEW BUILDING	7/21/2022	\$710.00	0	TF	R2
B21-1149	12/3/2021	5625 N YOSEMITE LA	1-7610-24	\$525,000	TWO FAMILY	NEW BUILDING	n/a	\$790.00	0	TF	R2

TWO-FAMILY BUILDING PERMITS APPROVED IN 2021 (NEW CONSTRUCTION): 13

FEEES COLLECTED FOR TWO-FAMILY BUILDING PERMITS IN 2021 (NEW CONSTRUCTION): \$7,690.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN TWO-FAMILY BUILDING PERMITS IN 2021: 26

2021 MIXED-USE BUILDING PERMITS (WITH RESIDENTIAL)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1
B21-0858	8/26/2021	318 W COLLEGE AVE	2-0243-00	\$5,844,190	MIXED USE	REMODEL I/E	n/a	\$19,250.00	39	MX	CBD
B21-1180	12/21/2021	101 W COLLEGE AVE	2-0070-00	\$6,455,882	MIXED USE	REMODEL INT	n/a	\$37,280.00	66	MX	CBD

MIXED-USE BUILDING PERMITS APPROVED IN 2021 (WITH RESIDENTIAL): 2

FEES COLLECTED FOR MIXED-USE BUILDING PERMITS IN 2021 (WITH RESIDENTIAL): \$56,530.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN MIXED-USE BUILDING PERMITS IN 2021: 105

Housing Fee Report, 2021

City of Appleton

January 11, 2023



Prepared by the
City of Appleton
Community and Economic Development Department

ABSTRACT

TITLE: City of Appleton Housing Fee Report, 2021

CONTACT: David Kress, Principal Planner

AUTHORS: David Kress, Principal Planner
Jessica Schneider, GIS Specialist

SUBJECT: Housing Development Fees

DATE: January 11, 2023

SOURCE OF COPIES: City of Appleton
Community and Economic Development Department
100 N. Appleton Street
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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 fees in an effort to shed light and foster potential change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66. 10014 (New housing fee report).

TABLE OF CONTENTS

EXECUTIVE SUMMARY1
HOUSING FEE REPORT.....1

APPENDICES

APPENDIX A: MUNICIPAL FEE SCHEDULEA-1



HOUSING FEE REPORT

HOUSING FEE 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 potential 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 the initial version of these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the initial reports were prepared. Subsequent updates were completed by City staff. Specifically, this document meets the requirements for Wis. Stats. 66. 10014 (New housing fee report).

HOUSING FEE REPORT

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 residential development fees. The report shall contain all of the following:
 - a. Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
 1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.
 7. Water or sewer hook-up fee.
 - b. The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.

(3)

- a. A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "New Housing Fee Report." If a municipality does not have an Internet site, the county in which the municipality is located shall post the information under this paragraph on its Internet site on a web page dedicated solely to development fee information for the municipality.
- b. A municipality shall provide a copy of the report under sub. (2) to each member of the governing body of the municipality.

(4) If a fee or the amount of a fee under sub. (2) (a) is not properly posted as required under sub. (3) (a), the municipality may not charge the fee.

Part 2A: The City of Appleton imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the City sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county and state, etc., are not included in this report. On August 17, 2022, Common Council approved an update to the land use application fee schedule, which becomes effective January 1, 2023. Also, changes to the fee in lieu of parkland dedication are expected in early 2023. Current fee information is identified on the "New Housing Fee Report" page on the City's website. A complete copy of the current fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees for 2021.

Table 1: City of Appleton Schedule of Fees, 2021

Building permit fee	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Pre Plat fee	Final plat fee	Stormwater management fee	Water or sewer hook-up fee
One and Two-Family: \$10 per 100 square feet. \$40 minimum fee. Multi-family: \$15 per 100 square feet. \$40 minimum fee.	N/A	N/A	Park Fees when no land dedication (based on zoning): \$300 per unit in R-1A/R-1B/R-1C. \$200 per unit in R-2. \$150 per unit in R-3/PD.	\$100 + \$25 per lot, Reapplication fee for preliminary plat \$20	\$75	Charged per actual cost to review stormwater management plan	N/A (case-by-case with annex)

Part 2B: The total amount of fees under Part A that the City of Appleton imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2. This table only includes building and remodeling 2021 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits. Also, while they are sometimes referred to as "park fees," what the City collects is actually a fee in lieu of land dedication. This

fee occurs in relation to land division (plat or certified survey map) and is listed under the “fee in lieu of land dedication” column in Table 2.

Table 2: City of Appleton Fees Collected, 2021

Building permit fee (new construction + remodel permits)	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Pre Plat fee	Final Plat fee	Stormwater management fee	Water or sewer hook-up fee	Total Fees collected
\$139,501.00	\$0.00	\$0.00	\$77,100.00	\$1,200.00	\$375.00	\$21,060.66	\$10,612.30	\$249,848.96

The 2021 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in the City (Table 3). The building permit data associated with new dwelling units, including the property address, can be found in Appendix C of the *City of Appleton Housing Affordability Report, 2021*.

Table 3: City of Appleton Approved Residential Dwelling Units by Type, 2021

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
98	26	105	0	229

Calculation: $\$249,848.96 \div 229 = \$1,091.04$

In 2021, the City of Appleton collected just over \$1,091 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. Also, remodeling projects do not result in new dwelling units. In 2021, the City collected \$24,440.00 in remodeling fees. In addition, the water/sewer hook-up fee collected in 2021 (\$10,612.30) was for one recently annexed residence. This residence is not counted as a new dwelling unit.

Calculation: $(\$249,848.96 - \$24,440.00 - \$10,612.30) \div 229 = \937.98

The 2021 average total fee cost for each new residential dwelling unit, minus remodeling and water/sewer hook-up (after annexation) fees, was just over \$937.

The calculations above represent a snapshot in time for 2021. However, development projects often extend beyond one calendar year. As such, the project’s permits, fees, and resulting

dwelling units may be counted in separate years. This disconnect can lead to fluctuation in the annual reporting calculations.

Lastly, it should be noted that with the recent trend of creating mixed use developments (i.e. first floor retail and upper story apartments), many such projects are dealt with under commercial land development procedures. As such, residential units associated with these projects are challenging to incorporate in this report's platting and permitting data. For example, it is difficult to separate the residential versus non-residential fees collected when the building is reviewed as a whole.



APPENDIX A
Municipal Fee Schedule

LAND USE APPLICATION FEES

Lot Line Adjustment	\$30.00
Certified Survey Map	\$150.00
Preliminary Plat	\$100.00 + \$25.00 per lot
• Reapplication / Preliminary Plat	\$50.00
Final Plat	\$150.00
Comprehensive Land Use Plan Map Amendment	\$200.00
Rezoning	\$450.00
Planned Development	
• Initial Rezoning	\$450.00
• Major Amendment	\$450.00
Traditional Neighborhood Development (TND)	
• Initial Rezoning	\$450.00
• Major Amendment	\$450.00
Special Use Permit	
• New or Class 1 Cell Tower	\$2,700.00
• Other Uses	\$450.00
• Amendment	\$100.00
Site Plan Review	\$300.00
• New or Class 1 Cell Tower	
• New and additions to principal buildings and structures, not including 1 and 2 family dwellings (see Section 23-570(2), Zoning Code)	
• Construction, reconstruction, rehabilitation and/or expansion of parking lots and loading areas of 20 or more spaces	
• Parking lot and loading area reconstructions (patching) that affects greater than 15% of the total parking lot and loading area per calendar year (starts January 1 st)	
Site Plan Minor Review	\$150.00
• Construction, reconstruction, rehabilitation and expansion of parking lots and loading areas, less than 20 spaces	
• New accessory buildings and structures 2,500 s.f. or greater in size	
• Utility buildings/cabinets accessory to a cell tower	

Street Vacations (Citizen requested/initiated)	\$200.00
Temporary Use Permit	
• Initial - New Location	\$150.00
• Renewal - Same Location	\$75.00
Zoning Verification Letter	\$50.00

**As of January 1, 2023*



DEPARTMENT OF PUBLIC WORKS
 Inspection Division
 100 North Appleton Street
 Appleton, WI 54911
 TEL (920) 832-6411
 FAX (920) 832-6464

**CITY OF APPLETON
 BUILDING PERMIT FEE SCHEDULE**

(Updated January 1, 2017)

One and Two-family dwellings.....	\$ 10.00 per 100 square feet ¹ (Min. fee is \$40.00)
One and Two-family acc. buildings...	\$ 10.00 per 100 square feet (Min. fee is \$40.00)
Multi-family dwellings.....	\$ 15.00 per 100 square feet ¹ (Min. fee is \$40.00)
Offices and mercantile buildings.....	\$ 10.00 per 1000 cubic feet of volume ² (Min. fee is \$40.00)
Factories and warehouses.....	\$ 10.00 per 1000 cubic feet of volume ³ (Min. fee is \$40.00)
Alterations.....	\$ 10.00 per \$1,000 of estimated cost ⁴ (Min. fee is \$40.00) (\$5.00 per \$1,000 of estimated cost after \$1,000,000)
Residential Erosion Control Permit.....	\$40.00
Demolition	
Garages.....	\$40.00
Residential structures.....	\$40.00
Commercial/Industrial structures.....	\$100.00
Moving Buildings	
Garages and accessory structures.....	\$50.00
Factory-built housing.....	\$50.00
Other buildings and structures.....	\$100.00
Swimming Pools.....	\$40.00
Fences.....	\$40.00
Paving.....	\$40.00
State Sticker Fee	
One and Two-Family Residential	\$40.00
Plan Exam Fee	
One and Two-Family Residential.....	\$4.00 per 100 sq. feet ¹ (Min. fee is \$100.00)
Commercial Buildings.....	Table 302.31-2 on State form SBD-118(R09/12) (Min. fee is \$250)

1. Based on floor area or fraction thereof including basements, attached garages, carports and any roofed-over deck or porch, not including entrance stoops less than 25 square feet in area. Dimensions shall be measured from exterior surface of outside walls or outside supporting columns.
2. Based on dimensions measured from the exterior surface of the outside walls, and from the surface of the lowest or basement floor to the surface of the roof of a flat-roofed building or the ceiling line of a pitched-roofed building, except where the structure has a vaulted or cathedral ceiling, the volume shall be calculated to include that space below the roof surface.
3. Based on dimensions measured from the exterior surface of the outside walls and from the surface of the lowest or basement floor to the surface of a flat roof or to the eave line of a pitched roof.
4. Based on alterations to all existing buildings and structures, including installation of major equipment; residing of residential structures also included.

Note: The fee for failure to obtain a permit prior to commencing work is triple the normal permit fee as prescribed above; penalties may be imposed for violation of this Article per Section 4-161 of the Municipal Code.



DEPARTMENT OF PUBLIC WORKS
Inspection Division
100 North Appleton Street
Appleton, WI 54911
TEL (920) 832-6411
FAX (920) 832-6464

CITY OF APPLETON
ELECTRICAL PERMIT FEE SCHEDULE
(effective 1/1/2017)

One and Two-Family Dwellings..... \$3.00 per 100 square feet² (\$40.00 min. fee)

Multi-family Dwellings.....\$3.50 per 100 square feet² (\$40.00 min. fee)

Commercial & Industrial Buildings³

- For work costing up to \$500, the fee shall be \$40.00.
- For work costing \$501 to \$1,000, the fee shall be \$60.00.
- For work costing from \$1,001 to \$10,000, the fee shall be \$60.00 plus \$2.30 per \$100 or fraction thereof over \$1,000.
- For work costing from \$10,001 to \$50,000, the fee shall be \$270.00 plus \$1.30 per \$100 or fraction thereof over \$10,000.
- For work costing from \$50,001 to \$100,000, the fee shall be \$790.00 plus 80¢ per \$100 or fraction thereof over \$50,000.
- For work costing over \$100,000, the fee shall be \$1,190 plus 40¢ per \$100 or fraction thereof over \$100,000.

Change of Service

- One- and Two-Family..... Up to 200-amp, the fee shall be \$40.00.
Over 200-amp, the fee shall be \$50.00.
- Multi-family, Commercial, Industrial..... Based on Commercial Fee Structure.³

-
1. Permit must be obtained prior to commencing work.
 2. Floor areas from building permits shall be used to calculate this fee.
 3. This category includes new construction, additions or alterations to existing buildings. The rate is based on the cost of materials and labor.

Note: The fee for failure to obtain a permit prior to commencing work is triple the normal permit fee as prescribed above; penalties may be imposed for violation of this Article per Section 4-418 of the Municipal Code.



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CITY OF APPLETON
EROSION CONTROL PERMIT FEE SCHEDULE
(effective 1/1/2017)

Residential Erosion Control Fee.....	\$ 40.00
Less than 1 acre	\$ 100.00
1-10 acres	\$ 150.00
More than 10 acres	\$ 200.00
Utilities	\$ 10.00



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CITY OF APPLETON
HEATING, VENTILATING AND A/C PERMIT FEE SCHEDULE
 (effective 1/1/2017)

New one & two family homes (furnace & air conditioners) Existing one & two family additions:

0 to 2,500 square feet.....	\$90.00
2,501 to 4,000 square feet.....	\$100.00

Plus \$15.00 for each 1,000 square foot increment beyond 4,000 square feet or fraction thereof.

Square footage includes house & basement – not garage.

Fee remains the same whether the a/c is installed or not. If a/c is installed after original permit is issued it will be an additional \$30 fee (see below).

Residential Alterations (Replacement & Conversions).....	\$1.50 per \$100
of estimated cost or fraction thereof.	
Minimum Fee.....	\$40.00
Heated Garages.....	\$40.00
Residential Air Conditioning.....	\$40.00
Stoves/Fireplaces.....	\$40.00
Commercial/Industrial (Based on cost of installation) ¹	
\$0 to \$1,500.....	\$65.00
\$1,500 to \$2,000.....	\$70.00
\$2,001 to \$2,500.....	\$80.00
\$2,501 to \$3,000.....	\$85.00
\$3,001 to \$3,500.....	\$90.00
\$3,501 to \$4,000.....	\$95.00
\$4,001 to \$4,500.....	\$100.00
\$4,501 to \$5,000.....	\$105.00
Over \$5,000.....	\$105.00 plus
	\$3.00 per \$1,000 in excess of \$5,000 (maximum fee is \$1,000)

Note: The fee for failure to obtain a permit prior to commencing work is triple the normal permit fee as prescribed above, per Section 4-161(b) of the Municipal Code.



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CITY OF APPLETON
MISCELLANEOUS PERMIT FEE SCHEDULE
(effective 5/8/2019)

Sign Permit	\$40.00 per sign
New HVAC License	\$50.00 (Renewal \$50.00 every 5 years)
Board of Appeals	\$125.00
Board of Building Inspection	\$45.00



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CITY OF APPLETON
PLUMBING/SEWER PERMIT FEE SCHEDULE

(effective 1/1/2017)

New Construction – One and Two Family Dwellings:

Plumbing Permit	\$150.00
Sewer Permit - Water Service	\$ 40.00
Sewer Permit - Sanitary/Stormwater from Main to Property Line	\$ 40.00
Sewer Permit - Sanitary/Stormwater from Property Line to Building	\$ 40.00

New Construction – Multi Family, Commercial or Industrial:

Plumbing Permit Fee per Fixture or Appliance Connection	\$ 7.00 ea.
Sewer Permit -Water Service	\$ 40.00
Sewer Permit - Sanitary/Stormwater from Main to Property Line	\$ 60.00
Sewer Permit - Sanitary/Stormwater from Property Line to Building/Terminus	\$ 60.00

Remodeling – One, Two and Multi Family, Commercial or Industrial

Plumbing Permit Fee per Fixture or Appliance Connection	\$ 7.00 ea.
---	-------------

Repair Work on Existing Installations:

In Public Right-of-Way	\$ 50.00
On Private Property	\$ 40.00

Septic Tank and Private Disposal System \$ 40.00

Water Well \$ 40.00

Minimum Fee \$ 40.00

Fee per Fixture or Appliance Connection \$ 7.00 ea.

(includes catch basins, manholes, roof drains, and curb inlets)

(Connection to water supply or sewer, including trapped and untrapped openings, in both sanitary and storm sewers.)

Plumbing Plan ReviewSee State of Wisconsin Dept. Safety and Professional Services website

Plumbing Plan Review by City of Appleton required for 11 or more fixtures

DSPS 32.64 Plan Examination Fees for Plumbing Systems
Fee changes effective January, 2017

Note: The fee for failure to obtain a permit before commencing work is triple the normal permit fee as prescribed above, per Section 4-161(b) of the Municipal Code.

STORMWATER PERMIT FEE

A non-refundable one hundred dollar (\$100.00) check payable to the “City of Appleton” is due with the permit application. The fee is applied to actual review costs incurred by the city. Actual costs are approximately billed quarterly after projects are approved or when projects have not been resubmitted for ninety (90) days, per Ordinance Section 20-321(b) (4).

MUNICIPAL CODE OF THE CITY OF APPLETON, WISCONSIN
 Chapter 20 Utilities
 ARTICLE V. STORMWATER MANAGEMENT SERVICES
 DIVISION 3. PERMITTING AND FEES
 Sec. 20-321. Permitting requirements, procedures, and fees.

(a) **Permit required.** No responsible party may undertake a land disturbing construction activity except One- and Two-family residential lots, without receiving a post-construction runoff permit from the City of Appleton prior to commencing the proposed activity.

(b) **Permit application and fee.** Unless specifically excluded by this ordinance, any responsible party desiring a permit (permit holder) shall submit to the City of Appleton a permit application made on a form provided by the City of Appleton for that purpose.

- (1) Unless otherwise excepted by this ordinance, a permit application must be accompanied by a stormwater management plan, grading plan, utility plan, landscape plan, non-refundable permit review fee and an operation and maintenance plan and agreement as set forth in Table 3. The initial submittal and the final approved plan shall be stamped by an engineer licensed in the State of Wisconsin in a hard copy format.

Table 3

Land Development Activity	Permit	Stormwater Mgmt Plan	Grading & Drainage Plan	Main-tenance Agrm
Agricultural Use	--	--	--	--
Non-Residential	X	X	X	X
1 & 2 Family Residential on 1 acre or greater lots	X	X	X	--
Multi-Family Residential	X	X	X	X
Subdivision Development	X	X	X	X

- (2) The stormwater management plan shall be prepared to meet the requirements of Sec. 20- 313 of this ordinance and the maintenance agreement shall be prepared to meet the requirements of Sec. 20-314 of this ordinance.
- (3) Plan revisions occurring after initial plan approval shall be submitted for review with an application, applicable changes to drawings, calculations, and the Operation and Maintenance Agreement. Fees shall be per (4) below.
- (4) Fees for the above-noted permits will include a non-refundable one hundred dollar (\$100) application fee and will be the actual costs incurred by the City. The application fee shall be credited toward the actual costs incurred by the City. Fees shall be payable within thirty (30) days of receipt of an invoice from the City. An invoice will be sent any time an applicant fails to resubmit a plan revision for ninety (90) days or more.

(Ord 66-10, §1, 4-13-10; Ord 157-11, §1, 1-1-12; Ord 42-16, §1, 5-1-16)

**CITY OF APPLETON, WI
POLICY FOR SPECIAL ASSESSMENTS 2023**

I. STREET CONSTRUCTION AND RECONSTRUCTION

Adopted 6/01/22

A. General Information

CONCRETE PAVEMENT		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		New	Rural to Urban Conversion	New	Rural to Urban Conversion	New	Rural to Urban Conversion
	Max. Width	33'	33'	33'	33'	49'	49'
	Max. Thickness	7"	7"	7"	7"	9"	9"
	Assessed at (%)	75%	75%	100%	100%	100%	100%
	Multiple Frontage Reduction	Yes*	Yes*	Yes*	Yes*	None	None
	Base Assessment Rate	Calculated on an individual street basis using actual bid prices					
(Y=Assessed N=Not Assessed)							
Construction Items		New Concrete		Rural to Urban Conversion		Direct Assessments (in addition to Base Rate)	
Administrative Fees		Y		Y		-	
Property Owner Notification		Y		Y		-	
Concrete Pavement		Y		Y		-	
Curb & Gutter (Integral)		Y		Y		-	
Sawcutting		Y		Y		-	
Fine Grading		Y		Y		-	
Seed & Mulch/Sod		Y		Y		-	
Terrace Restoration		Y		Y		-	
Concrete Driveway Apron		Y		N *		Per bid price	
Trees		Y		Y		\$1.00 \$1.50/front foot	
Miscellaneous Asphalt		N		N		-	
Asphalt - Milling		N		N		-	
Curb & Gutter (miscellaneous)		N		N		-	
Geotextile Fabric		N		N		-	
Stone Base		N		N		-	
Unclassified Excavation		N		N		-	
Erosion Control		N		N		-	
Adjust MH/Inlet Tops		N		N		-	
Asphalt - Miscellaneous		N		N		-	
Asphalt Transitions		N		N		-	
Curb Thimbles		N		N		-	
Drill-in Tie Bars/Dowels		N		N		-	
Driveway Closure		N		N		-	
Inlet Leads		N		N		-	
Maintenance Hole / Inlet Reconstruction		N		N		-	
Maintenance Hole/Inlet Castings		N		N		-	
MH Chimney Seals		N		N		-	
Pavement Marking		N		N		-	
PVC Pipe for sump pumps		N		N		-	
Reinforcing Rods		N		N		-	
Removal - Asphalt		N		N		-	
Removal - C&G		N		N		-	
Removal - Concrete		N		N		-	
Removal - DW Aprons (Conc. & Asp.)		N		N		-	
Removal - Sidewalk		N		N		-	
Repair work from permits		N		N		-	
Repair work from Utility Permits		N		N		-	
Traffic Signals		N		N		-	

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

ASPHALT PAVEMENT (Not including New Subdivisions)		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		After G&G	Rural to Urban Conversion	After G&G	Rural to Urban Conversion	After G&G	Rural to Urban Conversion
	Max. Width	33'	33'	33'	33'	49'	49'
	Max. Thickness	3"	3"	3"	3"	6"	6"
	Assessed at (%)	25%	0%	25%	0%	25%	0%
	Multiple Frontage Reduction	Yes*	Yes*	Yes*	Yes*	None	None
Base Assessment Rate	Calculated on an individual street basis using actual bid prices						

(Y=Assessed N=Not Assessed)				
Construction Items	Asphalt following G&G	Rural to Urban Conversion	Asphalt Reconstruct / Overlay	Direct Assessments (in addition to Base Rate)
Administrative Fees	Y	Y	N	-
Property Owner Notification	Y	Y	N	-
Asphalt Pavement	Y	Y	N	-
Milling	N	Y	N	-
Sawcutting	N	Y	N	-
Curb & Gutter (New/repair)	N	Y	N	-
Fine Grading	Y	Y	N	-
Seed & Mulch/Sod	N	Y	N	-
Terrace Restoration	N	Y	N	-
Concrete Driveway Apron	N	N *	N *	per bid price
Asphalt (miscellaneous)	N	N	N	-
Geotextile Fabric	N	N	N	-
Stone Base	N	N	N	-
Trees	N	N	N	-
Unclassified Excavation	N	N	N	-
Erosion Control	N	N	N	-
Adjust MH/Inlet Tops	N	N	N	-
Curb Thimbles	N	N	N	-
Drill-in Tie Bars/Dowels	N	N	N	-
Driveway Closure	N	N	N	-
Inlet Leads	N	N	N	-
Maintenance Hole / Inlet Reconstruction	N	N	N	-
Maintenance Hole/Inlet Castings	N	N	N	-
MH Chimney Seals	N	N	N	-
Pavement Marking	N	N	N	-
Removal - Asphalt	N	N	N	-
Removal - C&G	N	N	N	-
Removal - Concrete	N	N	N	-
Removal - DW Aprons (Conc. & Asp.)	N	N	N	-
Removal - Sidewalk	N	N	N	-
Repair work from permits	N	N	N	-
Repair work from Utility Projects	N	N	N	-
Traffic Signals	N	N	N	-

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

GRADING & GRAVELING (not including New Subdivisions)	R-1 Zoning		R-2 Zoning		All Other Zoning**		
	New Street	Rural to Urban Conversion	New Street	Rural to Urban Conversion	New Street	Rural to Urban Conversion	
	Max. Width	35'	35'	35'	35'	51'	51'
	Max. Thickness	-	-	-	-	-	-
	Assessed at (%)	100%	0%	100%	0%	100%	0%
	Multiple Frontage Reduction	Yes*	Yes*	Yes*	Yes*	None	None
Base assessment Rate	Calculated on an individual street basis based upon bid prices						
(Y=Assessed N=Not Assessed)		New Street		Rural to Urban Conversion		Direct Assessments (in addition to Base Rate)	
Construction Items							
Administrative Fees		Y		N		-	
Property Owner Notification		Y		N		-	
Fine Grading		Y		N		-	
Seed & Mulch/Sod		Y		N		-	
Erosion Control		Y		N		-	
Sawcutting		Y		N		-	
Unclassified Excavation		Y		N		-	
Stone Base		Y		N		-	
Geotextile Fabric		Y		N		-	
Removal - Asphalt		Y		N		-	
Removal - C&G		Y		N		-	
Removal - Concrete		Y		N		-	
Removal - Sidewalk		Y		N		-	
Miscellaneous Asphalt		N		N		-	
Miscellaneous Curb & Gutter		N		N		-	
Adjust MH/Inlet Tops		N		N		-	
Street Lighting		Y		N		-	
Traffic Signals		N		N		-	

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

B. Calculation Guidelines – Street Construction and Reconstruction

1. Assessments will be levied according to the front foot dimensions of abutting property except as noted.
2. The assessment rate will be the portion (%) of assessable construction costs in accordance with the charts above. Assessments will be reduced proportionately for pavements constructed less than the maximum widths.
3. Public owned property, including lands under the jurisdiction of the Board of Education, Parks and Recreation Committee and other branches of city, churches and private schools and other exempt properties will be assessed 100% of the “all other zoning” assessment rate regardless of the zoning. (BPW 2/2/94) All county, state and federal governments will be exempt from assessment charges. (City Attorney 1/23/14)

4. The assessment rate for alley pavement will be based on the full width of the pavement.
5. The City assumes the entire cost of permanent pavement for all intersections on new construction in areas platted prior to 1/1/04 or after 12/31/14.
6. Driveway approaches shall be constructed at property owner's expense **when**:
 - a. When permanent street surfaces are constructed.
 - b. Where a street has been permanently improved, driveway approaches shall be installed within six months of the completion of the adjacent structure.
 - c. When ordered **to be** installed by the Common Council.
 - d. When a property owner requests approach to be widened, rebuilt or closed.
7. The costs of closing unused driveway openings that are closed in conjunction with the paving program are not directly assessed to the property owner.

Any driveway approach without improved surface shall be paved with a permanent surface in conjunction with a street-paving project. The cost will be assessed to the property.
(S&S 3/3/93 and MSC 9/3/97)

8. The cost of the initial asphalt surface application on a new subdivision gravel street will be billed at the time of official street opening.
9. All asphalt maintenance exclusive of the initial application will be done as general maintenance and at no cost to the abutting property.
10. Assessments for asphalt pavements that are constructed without curb and gutter (City standard) will be calculated by dividing total project cost by assessable frontage.
11. Assessments for trees will be included with paving assessments.
12. If one person owns an entire block as one parcel and the block is zoned R-1 or R-2, the shortest side shall be assessed in full. The remaining sides shall receive up to a 120' discount.
13. On paving projects where there are other contributing sources of funding such as federal, state, or from other units of government, the City rates will be applied. If projected revenue (using the City rates) exceeds the City's share of project costs, then assessment rates will be reduced proportionately so that revenue equals City share of project cost. "City share" of project cost will include, in addition to normal construction costs, items such as right-of-way acquisition, relocation costs, consultant cost, all Department of Transportation administrative and review costs, and any other fees charged by the other participating units of government.
(BPW 1/7/97)
14. When the long side of a corner lot falls on the "bulb" or "mouse ear", the assessment shall be calculated as follows:
 - a. Determine a rate per foot by dividing the lump sum per lot charge by the actual footage of the long side.
 - b. The first 120 feet will be charged 25% of the rate calculated in "a" above. The balance of the frontage will be assessed at 100% of the rate calculated in "a" above. (BPW 1/21/98)

15. The requesting property owner, where permitted, shall pay all additional cost for indented parking.
16. When additional pavement width is required to accommodate on street bike lanes, the extra width beyond what would be required for a standard street design, will not be assessed.
17. Assessments will only be levied on partial or total street reconstruction for those streets that do not meet current City Street or Drainage standards prior to their reconstruction.
18. Calculation Guidelines:
 - a. On multiple frontage lots zoned R-1 or R-2, the shortest side will be assessed at 100% of the assessment rate. On the other sides, the first 120 feet of each side will be assessed at 25% (R-2, 50%) of the assessment rate. The balance of the frontage will be assessed at 100% of the assessment rate.
 - b. On lots having multiple frontages, there will be NO assessment for the frontage to which access is legally precluded or fronts on a naturally occurring access barrier such as a steep incline.
 - c. On inside corner or multiple frontage lots, the side or sides precluded from access are not included in the assessment frontage determination.
 - d. On multiple frontage lots where all sides have equal frontage, the side to be considered the short side is the “Addressed” side.
 - e. On cul-de-sac lots, the abutting property owner shall be responsible for cul-de-sac pavement, overbuild costs including the straightaway portion of the affected property. The assessment will be calculated using total assessable cost divided by the number of properties fully or partially abutting the “bulb” according to the number of originally platted lots.
 - f. On “mouse ear” lots, defined as abutting lots to a widening in the road around a curve but not including lots on a cul-de-sac, the front foot dimensions for assessment calculation will be determined by dividing the square footage of the property by the average depth of the lots in the block.
 - g. For work abutting only part of a parcel’s total frontage, assessments will be calculated based on the partial frontage. The balance will be assessed as work is completed along the remaining frontage.
 - h. Definition of “addressed” side: The street with the house number.
 - i. No corner lot exception will be provided for combined properties that did not meet the corner lot criteria prior to their combination.
19. The Wheel Tax is used **only** for **sidewalk replacement**, reconstructed asphalt and concrete streets. ~~only~~. Not for rural to urban conversion to concrete pavement.
20. Portions of projects funded by TIF and IPLF are not assessable.

II. SIDEWALKS

A. General Information

		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		New	Recon.	New	Recon.	New	Recon.
SIDEWALKS (Not including New subdivisions)	Max. Width	5'	5'	5'	5'	5'	5'
	Max. Thickness	5"	5"	5"	5"	7"	7"
	Assessed at (%)	100%	125%	100%	125%	100%	125%
	Multiple Frontage Reduction	Yes*	Yes*	Yes*	Yes*	None	None
	Base Assessment Rate	Calculated annually based upon the average bid prices for the sidewalk reconstruction, concrete paving reconstruction and asphalt paving reconstruction contracts.					
(Y=Assessed N =Not Assessed)		New and Reconstruction not meeting replacement criteria		Reconstruction meeting replacement criteria		Individual Rates (if not included in current Rate above)	
Construction Items							
Administrative Fees		Y		N		-	
Property Owner Notification		Y		N		-	
Concrete Sidewalk		Y		N		-	
Seed & Mulch (max. of 18" on each side of walk)		Y		N		-	
Terrace Restoration		Y		N		-	
Sawcutting		N		N		-	
Fine Grading		N		N		-	
Miscellaneous Asphalt		N		N		-	
Stone Base		N		N		-	
Driveway Aprons - Removal and Replacement		Y		n/a		-	
Unclassified Excavation		N		N		-	
Erosion Control		N		N		-	
Drill-in Tie Bars/Dowels/Rebar		N		N		-	
Removal - Sidewalk		N		N		-	

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

B. Calculation Guidelines - Sidewalks

1. Assessments will be levied according to the front foot dimensions of abutting property, except as noted.
2. Sidewalks on right-of-ways 60 feet or more will be a minimum of 5 feet wide. Sidewalks on right-of ways less than 60 feet will be a minimum of 4 feet.
3. There will be no assessment for sidewalk that meets the replacement criteria as defined in the Sidewalk Maintenance Policy.
4. Assessments will be levied when sidewalks not meeting replacement criteria are replaced at the property owner's request.

5. Service walks between the curb and sidewalk will be assessed to the property owner when installed on new subdivision streets.
6. The extra expense of installing a sidewalk beyond the City's standard width or in an unusual manner at the request of the owner will be charged to the abutting property owner.
7. Public owned property, including lands under the jurisdiction of the Board of Education, Parks and Recreation Committee and other branches of city, state or county governments, churches and private schools and other exempt properties will be assessed 100% of the assessment rate regardless of the zoning.
8. To figure credit for useful life (20 years) of sidewalk: credit = divide age of sidewalk by 20. If less than 1.0, multiply that number by the current assessment rate.
9. For City contract installation, sidewalk assessments shall include a 6% administration fee.
10. Calculation Guidelines:
 - a. On multiple frontage lots zoned R-1 or R-2, the shortest side will be assessed at 100% of the assessment rate. On the other sides, the first 120 feet of each side will be assessed at 25% (R-2, 50%) of the assessment rate. The balance of the frontage will be assessed at 100% of the assessment rate.
 - b. On inside corner lots where all sides have equal footage, the side to be considered the short side is the "Addressed" side.
 - c. On lots having multiple frontages, there will be NO assessment for the frontage to which access is legally precluded or fronts on a naturally occurring access barrier such as a steep incline.
 - d. On inside corner or multiple frontage lots, the side or sides precluded from access is not included in the assessment frontage determination.
 - e. For work abutting only part of a parcel's total frontage, assessments will be calculated based on the partial frontage. The balance will be assessed as work is completed along the remaining frontage.
 - f. Definition of "addressed" side: The street with the house number.

III. SANITARY SEWER

A. General Information

SANITARY SEWER (not including New Subdivisions)		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		New	Recon.	New	Recon.	New	Recon.
	Max. Size (Diameter)	12"	12"	12"	12"	12"	12"
	Max. Depth	16'	16'	16'	16'	16'	16'
	% Assessed (Main/Laterals)	33%/50%	0%/50%	33%/50%	0%/50%	33%/50%	0%/50%
	Multiple Frontage Reduction	Yes*	N/A	Yes*	N/A	Yes*	N/A
Current (33% main) Rate	Actual Cost	N/A	Actual Cost	N/A	Actual Cost	N/A	

(Y=Assessed N =Not Assessed) Construction Items	New	Reconstruction	Individual Rates (if not included in current Rate above)
Administrative Fees	Y	N	-
Property Owner Notification	Y	N	-
Sanitary area assessment	Y	N	-
Sanitary Sewer Main	Y	N	-
Sanitary Maintenance Holes	Y	N	-
Drop Maintenance Holes	Y	N	-
Maintenance Hole Castings	Y	N	-
Sanitary Laterals (50% Rate)	Y	Y	4" and 6"= \$52.00 > 6" = Actual Cost
Private Lateral Televising	N	N	-
Lateral Connections	Y	N	-
Pipe Bedding	Y	N	-
Pipe Backfill Material	Y	N	-
Terrace Restoration	Y	N	-
Seed & Mulch	Y	N	-
Pavement Restoration	N	N	-
Sawcutting	N	N	-
Asphalt removal	N	N	-
Concrete Removal	N	N	-
Sidewalk Removal	N	N	-
Erosion Control	N	N	-

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

B. Calculation Guidelines – Sanitary Sewer

1. Assessments will be levied according to the front foot dimensions of abutting property, except as noted. The assessment rate for new sanitary sewers will be determined on the basis of actual construction cost up to and including 12” sanitary sewer main and maintenance holes. The assessment rate for new construction in an existing area will be based upon the rates shown in the chart above.
2. Area assessment, where applicable, will be levied in accordance with Section 18-116 of the Municipal Code of the City of Appleton.

3. Any lot or parcel within the corporate limits which has not paid a sanitary sewer assessment when the main was installed will, at the time the lateral permit is taken out, be required to pay a connection fee with the lateral permit fee. Payment of a connection fee must be made in full prior to connecting. The connection fee, equivalent to the front foot assessment and area assessment, will be based on the assessment rates the year the main was installed.
4. When utilities are installed in a street where one side is within the corporate limits but remains undeveloped, assessments will be levied for the utilities that benefit the parcel. The area assessment for sanitary sewer is calculated using a nominal lot depth of 120 feet. The balance of the area assessment will be assessed when the property is developed and charged a connection fee in lieu of assessments.
5. On sanitary relay, where existing laterals meet the sanitary lateral policy and are not re-laid, the cost of reconnecting (including short sections of connecting pipe, usually within the trench area) is absorbed by the City and not assessed to the property owner.
6. Calculation Guidelines (see chart for applicability):
 - a. On multiple frontage lots zoned R-1 or R-2, the shortest side will be assessed at 100% of the assessment rate. On the other sides, the first 120 feet for each side will be assessed at 0% of the assessment. The balance of the frontage will be assessed at 100% of the assessment rate.
 - b. On multiple frontage lots where all sides have equal frontage, the side to be considered the short side is the “Addressed” side.
 - c. Where sewer exists across an entire parcel frontage, but sewer construction only occurs along part of a parcel’s total frontage, assessments will be calculated based on the partial frontage. The balance will be assessed as work is completed along the remaining frontage. Where sewer exists along only a portion of the parcel frontage, the entire frontage will be assessed.
 - d. Assessment for construction of sanitary sewer will be levied against all abutting property frontage regardless if laterals are present, provided that the property is not legally precluded from connecting to the sewer. Amount of assessment will be calculated according to existing policy.
 - e. Cost of sewer and maintenance hole construction deeper than 16 feet shall be borne by the city except where extra depth is required for development of adjacent property.
 - f. No corner lot exception will be provided for combined properties that did not meet the corner lot criteria prior to their combination.
 - g. For cul-de-sac lots, the assessable footage for each lot shall be the sum of frontages for all lots fully or partially abutting a cul-de-sac divided by the number of lots.
 - h. Assessable footage for sewers constructed within easements shall be equal to the centerline length of easement falling within the property. Assessments will be levied to only those properties with lateral connections to the easement sewer. The easement length will be considered as “frontage” for purposes of calculating multiple-frontage reductions (see 6a. above).
 - i. Sanitary main reconstruction will be borne by the Wastewater Utility.

IV. SANITARY SEWER LATERALS

A. General Definition

1. For new development funded by the City, the total cost of lateral installation will be assessed to the property.
2. The assessment rate for reconstruction of laterals and construction of new laterals in existing streets will be based upon the rates shown in the chart from Section III above.

B. Calculation Guidelines

1. Assessments for laterals will be based on the unit cost per foot as indicated in the chart in section III.A applied to the length of the lateral between the sanitary sewer and the property line. The length of lateral assessed shall not exceed $\frac{1}{2}$ the street right-of-way width.
2. Assessments for laterals within cul-de-sacs will be based on the actual length of lateral installed, but shall not exceed the right-of-way radius for the cul-de-sac bulb.
3. Assessments for laterals connected to sewers within easements will be based on actual length of lateral installed, but not to exceed $\frac{1}{2}$ the right-of-way width of the street for which the property is addressed.
4. Total Lateral Replacement Program Calculation Guidelines:
 - a. For properties electing to participate: No assessments will be levied for the portion of private lateral replaced within the public right-of-way. Property owners will be assessed 50% of the actual cost for lateral replacement on private property.
 - b. For properties declining to participate: City will only replace the portion of lateral within the public right-of-way. Property owners will be assessed 100% of the actual cost.

V. **STORMWATER FACILITIES**

A. General Information

STORM SEWER (not including New Subdivisions)		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		New	Recon.	New	Recon.	New	Recon.
	Max. Size (Diameter)	-	-	-	-	15"	15"
	Max. Depth	-	-	-	-	10'	10'
	% Assessed (Main/Laterals)	0% / 0% ⁺	0% / 0% ⁺	0% / 0% ⁺	0% / 0% ⁺	33%/50%	33%/50%
	Corner Lot Reduction	Yes*	Yes*	Yes*	Yes*	None	None
	Current Rate	Actual Cost	\$36.00	Actual Cost	\$36.00	Actual Cost	\$36.00
(Y=Assessed N =Not Assessed)							
Construction Items		New	Reconstruction	Individual Rates (if not included in current Rate above)			
Administrative Fees		Y	Y	-			
Property Owner Notification		Y	Y	-			
Regional Stormwater Facilities (built prior to 1/1/02)		Y	Y	See rates Pg. 21			
Regional Stormwater Facilities (built between 1/1/02 and 3/1/06)		Y	Y	See rates Pg. 21			
Regional Stormwater Facilities (built after 3/1/06)		N	N	-			
Local Water Quality Practices		N	N	-			
Storm Sewer Main		Y	Y	-			
Storm Maintenance Holes		Y	Y	-			
Inlets		Y	Y	-			
Inlet Leads		Y	Y	-			
Drop Maintenance Holes		Y	Y	-			
Maintenance Hole Castings		Y	Y	-			
Storm Laterals		Y	Y	6" = \$33.00 8" = \$44.00 10" = \$47.00 12" = \$51.00 Greater than 12" actual cost			
Lateral Connections		N	N	-			
Pipe Bedding		Y	Y	-			
Pipe Backfill Material		Y	Y	-			
Terrace Restoration		Y	Y	-			
Seed & Mulch		Y	Y	-			
Pavement Restoration		N	N	-			
Sawcutting		N	N	-			
Asphalt removal		N	N	-			
Concrete Removal		N	N	-			
Sidewalk Removal		N	N	-			
Erosion Control		N	N	-			

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

⁺ See Section V.B.3.b. for exceptions

B. Calculation Guidelines – Stormwater Facilities

1. Stormwater facilities shall be installed as needed to serve properties contributing to the need for, and benefiting from, such facilities. Storm main shall be installed to serve all properties on arterial streets prior to total reconstruction of the pavement.
2. Assessable stormwater facilities under this section include storm sewer, mains and piping, maintenance holes, inlets and inlet leads. Assessments shall also include overhead, property acquisition and financing costs attributable to the facilities.
3. Assessments for storm sewer will be levied according to the front foot dimensions of abutting property.
 - a. R-1, R-2, zoning
The cost of (re) constructing or relining in existing streets will be borne by the Stormwater Utility.
 - b. The cost of constructing or reconstructing storm sewers, mini-sewers or other drainage facilities in existing developed areas zoned R-1 and R-2 annexed after January 1, 1999 will be fully assessable to the abutting property owners.
 - c. All Other Zoning
The assessment rate for storm sewer (re) construction or relining in existing streets will be 33% of the actual construction cost, up to and including 15" storm main (not deeper than 10'), maintenance holes, inlets and inlet leads. Credit will be given for the remaining useful life of a reconstructed or relined sewer based on current cost of construction. For this purpose, the useful life of storm sewer will be 75 years.
4. Assessments for new developments will be based on the actual construction costs of facilities required by the subdivision and charged on a per lot basis. To calculate an equivalent lot cost for parkland, school properties or other atypical lots, use the average size of a new development lot that abuts the parkland, school property or atypical lot. Example, if a lot is 10,000 square feet and parkland, school property or atypical lot is 100,000 square feet; the charge for that land would be equivalent to 10 lots.
5. Any lot or parcel zoned other than R-1 or R-2, within the corporate limits which has not paid a storm sewer assessment when the main was installed will, at the time the lateral permit is taken out, be required to pay a connection fee with the lateral permit fee. This will be effective the same date as the initial Special Assessment policy for storm sewers. The connection fee, equivalent to the front foot and area assessment, will be based on the assessment rates the year the main was installed.
6. Public owned property, including lands under the jurisdiction of the Board of Education, Parks and Recreation Committee and other branches of city, state or county governments, churches and private schools and other exempt properties will be assessed 100% of the assessment rate regardless of the zoning.
7. Calculation Guidelines – (See chart for applicability):
 - a. On multiple frontage lots zoned R-1 or R-2, the shortest side will be assessed at 100% of the assessment rate. On the other sides, the first 120 feet of each side will be assessed at 0% of the assessment rate. The balance of the frontage will be assessed at 100% of the assessment rate.
 - b. On multiple frontage lots where all sides have equal frontage, the side to be considered the short side is the “Addressed” side.

- c. At the completion of the improvements, where sewer exists across an entire parcel frontage, but sewer construction only occurs along part of a parcel's total frontage, assessments will be calculated based on the partial frontage. The balance will be assessed as work is completed along the remaining frontage. Where sewer exists along only a portion of the parcel frontage, the entire frontage will be assessed.
- d. Assessment for reconstruction or relining of storm sewer will be levied only when the work affects the main to which the property is connected. Amount of assessment will be calculated according to the existing policy.
- e. No corner lot exception will be provided for combined properties that did not meet the corner lot criteria prior to the combination.
- f. New Development - 100% of actual construction costs of facilities required by the development plus area assessment.
- g. For cul-de-sac lots, the assessable footage for each lot shall be the sum of frontages for all lots fully or partially abutting a cul-de-sac divided by the number of lots.
- h. Assessable footage for sewers (re)constructed within Easements shall be equal to the centerline length of easement falling within the property. Assessments will be levied to only those properties with lateral connections to the easement sewer. The easement length will be considered as "frontage" for purposes of calculating multiple-frontage reductions (see 7a. above).
- i. Rural to urban conversion shall be assessed as new.

VI. STORM SEWER LATERALS

A. General Information

1. For new development funded by the City, the total cost of lateral installation will be assessed to the property.
2. The assessment rate for reconstruction of laterals and construction of new laterals in existing developed streets will be 50% of the actual construction cost.
3. Street Reconstruction:
 - a. ~~Arterial Streets~~ — Prior to total reconstruction of a street, **at locations where existing storm sewers are being replaced or new storm sewers are being installed**, storm laterals shall be installed to all properties that are not yet served.
 - b. ~~Non-arterial Streets~~ — Prior to total reconstruction of a street, storm laterals shall be installed to all properties not zoned R-1 or R-2. **In addition, laterals shall be installed to residential properties based on needs identified under the mini-sewer and rehabilitation programs.**

B. Calculation Guidelines

1. Assessments for laterals will be based on the unit cost per foot as indicated in the chart in section V.A applied to the length of the lateral between the storm sewer and the property line. The length of lateral assessed shall not exceed ½ the street right-of-way width.
2. Assessments for laterals within cul-de-sacs will be based on the actual length of lateral installed, but shall not exceed the right-of-way radius for the cul-de-sac bulb.
3. The cost of installing new laterals to properties zoned R-1 or R-2 will be borne by the Stormwater Utility unless the property was annexed after January 1, 1999.
4. Assessments for laterals connected to sewers within easements will be based on actual length of lateral installed, but not to exceed ½ the right-of-way width of the street for which the property is addressed.

VII. WATERMANS AND SERVICES

A. General Information

WATER MAIN (not including New Subdivisions)		R-1,R-2,R-3 Zoning		C-1, C-2 Zoning		All Other Zoning**	
		New	Recon.	New	Recon.	New	Recon.
	Max. Size (Diameter)	8"	8"	12"	12"	16"	16"
	Max. Depth	-	-	-	-	-	-
	Assessed at (%)	100%	0%*	100%	0%*	100%	0%*
	Multiple Frontage Reduction	Yes*	Yes*	Yes*	Yes*	None	None
	Current Rate	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost

(Y=Assessed N =Not Assessed)	New	Reconstruction	Individual Rates (if not included in current Rate above)
Construction Items			
Administrative Fees	Y	N*	-
Property Owner Notification	Y	N*	-
Local Water Main	Y	N*	-
Transmission Main	N*	N*	-
Valves	Y	N*	-
Hydrants	Y	N*	-
Hydrant Leads	Y	N*	-
1"- 1 1/4" Water Service (Including connection) In New Street(s)	Y	N*	Actual Cost
1"- 1 1/4" Water Service (Including connection) In Existing Street(s)	Y	N*	Actual Cost
1 1/2" - 2" Water Service (Including connection) In New Street(s)	Y	N*	Actual Cost
1 1/2" - 2" Water Service (Including connection) In Existing Street(s)	Y	N*	Actual Cost
Pipe Bedding	Y	N*	-
Pipe Backfill Material	Y	N*	-
Terrace Restoration	Y	N*	-
Seed & Mulch	Y	N*	-
Pavement Restoration	N	N	-
Sawcutting	N	N	-
Asphalt removal	N	N	-
Concrete Removal	N	N	-
Sidewalk Removal	N	N	-
Erosion Control	Y	N	-

* See Calculation Guidelines

** Residential Use Properties to be Assessed as R-2

B. Calculation Guidelines – Water Mains and Services

1. Assessments will be levied according to the front foot dimensions of abutting property, except as noted. The assessment rate will be determined on the basis of actual construction cost required by the city for development:
 - a. R-1, R-2 and R-3 zoning. All costs to construct water main up to and including 8” main, hydrants and valves.

- b. C-1 and C-2 zoning. All costs to construct water main up to and including 12” main, hydrants and valves.
 - c. Other zoning. All costs to construct water main up to and including 16” main, hydrants and valves.
 - d. Water main installed for transmission use shall not be assessed, except if no other main is available for service. The property shall be assessed at the rate of the year the main was installed based on zoning at the time of connection.
 - e. All costs to furnish and install hydrants, including leads and valves shall be assessed.
 - f. In-kind water main reconstruction, including hydrants and leads, is not assessed.
 - g. All additional costs to upgrade a water main, including additional valving due to a service and/or fire line, when requested, shall be borne by the property owner.
 - h. New, and/or additional water main(s) installed for circulation and/or looping in a developed area shall not be assessed, except in case of B1.d.
2. Permission to connect to the City water main prior to annexation must be obtained from the Common Council through the Utilities Committee.
 3. Any lot or parcel within the corporate limits which has not paid a water main assessment when the main was installed will, at the time the water lateral permit is taken out, be required to pay the connection fee with the lateral permit fee. Payment of a connection fee must be made in full prior to connecting. The connection fee, equivalent to the front foot water main assessment, will be based on the assessment rate the year the main was installed. Payment for connection fees may be made in accordance with Section XI.
 4. New Service Installation. The property owner or developer per Schedule Cz-1 (attached) shall pay all installation costs from the main through and including the curb shut-off.
 5. Replacement of Service. All additional cost to upgrade a service (example, 1” copper to 4” service line) shall be borne by the property owner or developer.
 6. Public owned property, including lands under the jurisdiction of the Board of Education, Parks and Recreation Committee and other branches of city & county governments, churches and private schools and other exempt properties will be assessed 100% of the C-1, C-2 assessment rate regardless of the zoning.
 7. Calculation Guidelines (see chart for applicability):
 - a. On multiple frontage lots zoned R-1, R-2 or R-3, the shortest side will be assessed at 100% of the assessment rate. On the other sides, the first 120 feet of each side will be assessed at 0% of the assessment rate. The balance of the frontage will be assessed at 100% of the assessment rate.
 - b. No corner lot exception will be provided for combined properties that did not meet the corner lot criteria prior to their combination.
 - c. Where water main exists across an entire parcel frontage, but construction only occurs along part of a parcel’s total frontage, assessments will be calculated based on the partial frontage. The balance will be assessed as work is completed along the remaining frontage. Where water main exists along only a portion of the parcel frontage, the entire frontage will be assessed.
 - d. On multiple frontage lots where all sides have equal frontage, the side to be considered the short side is the “Addressed” side.
 - e. For cul-de-sac lots, the assessable footage for each lot shall be the sum of frontages for all lots fully or partially abutting a cul-de-sac divided by the number of lots.

- f. Assessable footage for water mains (re)constructed within Easements shall be equal to the centerline length of easement falling within the property. Assessments will be levied to only those properties with service connections to the easement main. The easement length will be considered as “frontage” for purposes of calculating multiple-frontage reductions (see 7a. above).
- g. Assessments for water services will be based on the unit cost per foot as indicated in the chart in section VII.A applied to the length of the service between the main and the property line. The length of water service assessed shall not exceed ½ the street right-of-way width.
- h. Assessments for water services within cul-de-sacs will be based on the actual length of service installed, but shall not exceed the right-of-way radius for the cul-de-sac bulb.
- i. Assessments for laterals connected to watermain within easements will be based on actual length of lateral installed, but not to exceed ½ the right-of-way width of the street for which the property is addressed.

VIII. STREET LIGHTING

A. Calculation Guidelines

1. Assessments for non-decorative streetlights will be levied according to the front foot dimensions of abutting property except as noted.
2. Assessments will be levied at the time of and in conjunction with the initial street light installation.
3. The assessment rate will be based on the actual cost of installation.
4. The assessment rate for replacement of existing streetlights will be based upon the additional cost of enhanced features beyond standard street light requirements.

B. Assessment Exceptions:

- a. On multiple frontage lots zoned R-1, R-2 or R-3, the shortest side will be assessed at 100% of the assessment rate. On the other sides, the first 120 feet of each side will be assessed at 0% of the assessment rate. The balance of the frontage will be assessed at 100% of the assessment rate.
- b. On inside corner or multiple frontage lots, the side or sides precluded from access is not included in the assessment frontage.

IX. NEW SUBDIVISIONS

A. General Information

NEW SUBDIVISION DEVELOPMENT		Subdivisions Platted prior to 1/1/04 or after 12/31/14	Subdivisions Platted between 1/1/04 and 12/31/14	
	Funding Mechanisms	Private Contracts / City Funds (Assessable)	Private Contracts /Standby Lines of Credit	
	Development Agreement Required?	No	Yes	
	Assessed at (%)	100%	100%	
	Assessment Rates	Actual Costs Incurred.	Actual Costs Incurred.	
Construction Items		(Y=City Funded/Assessable D=Developer Financed)	(Y=City Funded/Escrow Draws D=Developer Financed)	
		Platted Prior to 1/1/04	Platted After 12/31/14	
City Administrative Fees		Y	Y	Y
Area Assessment - Sanitary		Y	Y	Y
Regional Stormwater Facilities		Y	Y	Y
Sewer Televising		Y	Y	Y
Temporary Asphalt Pavement		Y	Y	Y
Concrete Pavement +		Y	Y	D
Sidewalks		Y	Y	D
Boulevard Trees		Y	Y	D
Street Name Signs		Y	Y	Y
Traffic Control Signs		Y	Y	Y
Sanitary Sewer		D	D	D
Sanitary Overbuild		D	D	D
Storm Sewer		D	D	D
Storm Overbuild		D	D	D
Water Main		D	D	D
Water Main Overbuild		D	D	D
Sanitary Laterals		D	D	D
Storm Laterals		D	D	D
Water Services		D	D	D
Rear-yard Drains		D	D	D
Grading & Graveling (Right-of-way)		D	D	D
Lot Grading		D	D	D
Private Utilities (Gas, Electric, Telephone, Cable TV)		D	D	D
Seed & Mulch (Right-of-way)		D	D	D
Seed & Mulch (Lot areas)		D	D	D
Street Lights		D	D	D
Erosion Control		D	D	D

* See Calculation Guidelines

+ See Section IX.B.2 for exceptions

B. Calculation Guidelines – New subdivisions

1. The City does not provide funding for New Subdivisions platted between January 1, 2004 and December 31, 2014 except as indicated in the chart above. Escrow accounts or

irrevocable lines of credit will be required of developers for all items administered or installed by the City.

2. For subdivisions platted prior to 1/1/04 or after 12/31/14, assessments for concrete pavement shall be levied in accordance with Section I.A. of this policy.
3. Engineering fees for new subdivision developments shall be included in assessments. Included shall be preparation of plans and specifications, consultant fees, material testing fees, field survey, inspection and assessment preparation.
4. Individual lots within but not part of a new development when funded by the city shall be assessed at the current city interest rate.
5. Extraordinary sanitary sewer construction costs not to be assessed include pipes larger than 12" and depths greater than 16' when project funded by the city.
6. Typical residential street lighting will consist of LED cut-off style fixture, mounted 30-feet high on a wooden pole, spaced anywhere from 250 to 300 feet apart. **Decorative lighting beyond these standards will have on-going annual special assessments per development agreements.**
7. The effective date for interest to begin accumulating on new subdivision developments will be the date of invoice. This includes all city utilities and street work.
8. Storm sewer area assessment for regional facilities built prior to 3-1-2006 shall be based on the cost of storm sewer needed to serve the subdivision and the share of downstream trunk main.

X. SPECIAL CHARGES

A. General definition

1. Special charges shall accrue interest starting 30 days following the invoice date. Interest shall accrue at the same rate as for special assessments. (Board of Public Works, June 6, 1990).

XI. METHOD OF PAYMENT

A. General Definition

1. Lump sum payment to be paid at due date.
2. One installment if the assessment is \$1000 or less.
3. Five equal annual installments if the assessment is greater than \$1000.
4. Deferred payments will bear an interest at the rate of prime plus 3.00% per annum on the unpaid balance.
5. Separate current year special assessment bills may be combined to establish eligibility for the \$1000 limit for installment payment options. Finance Department must be notified prior to November 1.

XII. APPEAL PROCESS

1. If the governing body decides to reconsider and reopen any assessment, the body may, after giving a public notice as required for the initial assessment, and after a public hearing, amend, cancel or confirm the prior assessment. Any request for a change to the first assessment, must be made within 30 days of the passage of the original final resolution. The Clerk shall publish a notice of any resolution changing the assessment, as was done with the original assessment.

XIII. MISCELLANEOUS

1. Deferred payment of special assessments is not permitted. (See WI Statutes Chapter 74.)
2. Any construction project where right-of-way acquisition would contribute to 25% or more of the assessment rate shall be brought to the **Finance Committee** for review and establishment of an appropriate assessment rate. In establishing this rate, the Board will consider assessment rates for similar projects and any other information it considers relevant.

XIV. REFERENCED ITEMS

1/17/83 Street and Sanitation Committee #3

The following policy concerning sump pump discharges adopted, “When streets are paved where storm sewer laterals exist, curb openings for sump pump discharges or surface drainage shall not be allowed.”

7/06/83 Street and Sanitation Committee #6

Most of this information has been put in Appendix IX Stormwater/Clear Water Discharges

3/03/93 Street and Sanitation Committee #10

Any driveway adjacent to a street paving project that is not used will be closed with curb and gutter and will have the terrace reseeded in conjunction with the street paving. The cost of this work is to be included with the assessment for curb and gutter on the project.

Any driveway aprons without improved surfaces shall be either paved with permanent surface or abandoned and closed in conjunction with a street paving project. The cost of either option will be assessed to the property.

2/02/94 Board of Public Works Report - This was adopted as part of the assessment policy.

“Publicly owned property, including lands under the jurisdiction of the Board of Education, Park Board, Water Department and other branches of city, state or county governments, and churches and private schools be assessed 100% of the assessment rate.

11/16/94 Municipal Services Committee #2 - “Resolved, that when a property asks for a second curb cut, the two neighboring properties to each side of the requesting property be notified and asked if they have any problems with the curb cut. If any of the four (4) properties are against the second curb cut, the request must be brought to Municipal Services Committee and Council for approval, thus all neighbors have an avenue for input.”

1/18/95 Board of Public Works #3 - The Board reaffirms its previous recommendation that: The special assessment policy for stormwater that recovers 75% of costs from new

developers and 40% from existing benefiting owners be approved. Existing is defined as that a building permit has been issued at the time of adoption of the policy by the Common Council.

1/17/96 Board of Public Works – This was adopted with the assessment policy.
Sidewalks B.2 – The assessment rate for reconstruction of sidewalks will be 125% of the rate of new sidewalks.

9/03/97 Municipal Services Committee – Amended Driveway Opening Policy “Any driveway adjacent to a street reconstruction project that is not used will be permanently paved or closed with curb and gutter and will have terrace reseeded in conjunction with the street work.

3/03/99 Board of Public Works – “Resolved, that the repair and replacement of existing sidewalks in the green dot program be paid by the general fund after green dot has gone through the City once. All hazardous sidewalks as defined by City criteria will be replaced at City cost.”

5/15/13 Board of Public Works – Prime plus 3% will be the rate set for the 5-year payment option.

XV. SPECIAL ASSESSMENT RATES

Sanitary Sewer Laterals Reconstruction	4” and 6” > 6”	\$52.00/ft actual cost
Storm Sewer Reconstruction up to & including 15" main:		\$36.00/ft
Storm Sewer Laterals Reconstruction	6" 8" 10" 12" > 12”	\$31.00/ft \$37.00/ft \$40.00/ft \$43.00/ft actual cost
New Water Main - Zoning R1, R2, R3	up to & including 8" main:	actual cost
Zoning C1, C2	up to & including 12" main:	actual cost
Other Zoning	up to & including 16" main:	actual cost

Rates for previous Stormwater Detention Basins (Cost per ERU’s)

SE Basin	75% of cost	\$173.25
AAL Basin	75% of cost	\$430.20
Meade Pond		\$797.04
Holland Pond		\$345.78
Ashbury Pond		\$593.76
Mud Creek South Pond		\$815.00 (2002 basin rate)

Cost for 2003 basins \$860.00
 Southpoint Commerce Park Pond North (K2a), Plank Road West

Cost for 2004 basins \$915.00
 Southpoint Commerce Park Pond South (K2B)

Cost for 2005 basins \$1,104.00
 Plank Road Northwest Pond

Sheet No. 1 of 1
Schedule No. Cz-1
Amendment No. 64

RATE FILE
Public Service Commission of Wisconsin
Appleton Water Department

WATER LATERAL INSTALLATION CHARGE

Subdivision developers shall be responsible, where the main extension has been approved by the utility, for the water service lateral installation costs from the main through the curb stop and box.

When the cost of a utility main extension is to be collected through assessment by the municipality, the actual average water lateral installation costs from the main through the curb stop and box shall be included in the assessment of the appropriate properties.

The initial water service lateral(s), not installed as part of a subdivision development or an assessable utility extension, will be installed from the main through the curb stop and box by the utility, for which the actual cost will be charged.

Billing: Same as Schedule Mg-1.

EFFECTIVE: December 30, 2010
PSCW AUTHORIZATION: 190-WR-112