

Town of Neenah Housing Affordability Report, 2018



**Final
December 2019**

Housing Affordability Report, 2018

Town of Neenah

December, 2019

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

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

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HOUSING AFFORDABILITY REPORT

HOUSING AFFORDABILITY REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. While the Town of Neenah does not meet the requirements of Wis. Stats. 66.10013, and does not need to complete the Housing Affordability report; it has however decided to participate in a regional effort. The Town, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (Housing affordability report).

HOUSING AFFORDABILITY REPORT REQUIREMENTS

Requirements of this report include the following elements:

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

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

HOUSING AFFORDABILITY DATA AND RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2018) for the Town of Neenah is illustrated in Table 1.

Table 1: Town of Neenah Approved Plats, CSM's and Building Permits, 2018

Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
0	2	0	7	0	0	0

Part 2B: The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2018) for the Town of Neenah is illustrated in Table 2.

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

Proposed			Approved			
Residential Dwelling Units (Subdivision Plats)	Residential Dwelling Units (Certified Survey Map)	Residential Dwelling Units (Condominium Plats)	Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Building Units
0	1	0	7	0	0	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 for the Town of Neenah were developed using a variety of GIS data sources and are contained in Appendix A. From a process standpoint, these maps were developed using the following methodologies:

Undeveloped Parcels Zoned for Residential Development

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

Undeveloped Parcels with Available Public Facilities/Services

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

1. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.
2. A 100-foot ‘buffer’ was applied to either side of these service lines.
3. Any of the vacant residential/non-residential zoned parcels which fell partly within this 100-foot buffer were selected to produce a map showing which undeveloped parcels have services available.

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

Plans and Regulations

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

The Town of Neenah's comprehensive plan, adopted in 2009 and updated in 2015 includes a future land use map, dated May, 2009 (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 Town.

Table 5: Town of Neenah Comprehensive Plan Summary, 2018

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	2009
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>Amended Sept. 2015 as part of a 10-year update, as recommended by Winnebago County in conjunction with the County Review Changed a few areas to parkland</i>
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	2024
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?	No
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	No

Question / Topic Regarding Comprehensive Plan	Response / Details
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	No
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?	No
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	No
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	No
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).	<i>None- No new plat developments have been brought forward after 2009</i>
Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?	No
Have you completed other housing market or assessment studies?	No
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.	<i>Boundary Agreements, City growth vs. Town growth, private land ownership in either of these two areas, availability of utility services</i>

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

- The Winnebago County Zoning Ordinance Chapter 23 (Town/County Zoning) has jurisdiction in the Town of Neenah and outlines basic land use requirements, lot sizes and property setbacks.
- The Winnebago County Zoning Ordinance Chapter 27 (Shoreland Zoning) has jurisdiction in the Town of Neenah and applied to the areas delineated as shoreland under Chapter 27.
- Town of Neenah Development Ordinance (Chapter 6) regulates and controls the division of land within the Town of Neenah.
- Town of Neenah Manufactured and Mobile Homes and Parks Ordinance (Chapter 11) enforce minimum standards, established standards, etc. for mobile home parks.
- Town of Neenah Town Building Code (Chapter 12) controls all matters related to existing and proposed buildings and structures.
- Plan Review and Building Permit procedures have been adopted by the Town of Neenah 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 the entire initial cost of infrastructure including, but not limited to: roads, curb, gutter, stormwater, sewer and water mains. Once the infrastructure meets the standards, the community will take ownership and be responsible for future maintenance (unless otherwise noted in the Developer's Agreement). In some cases, cost-sharing, credits, 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 Town of Neenah currently has several types of fees schedules published on its website which may apply to new housing development:
 - Development Fee Schedule
 - Building Inspection Fee Schedule¹

¹ Includes new residential construction, residential remodeling and additions, other fees.

- Building Permit Fee Schedule
- Some fees, such as those for erosion control are under county jurisdiction.

Financial Impact of Plans and Regulations

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

MODIFICATION OF CONSTRUCTION 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 Town of Neenah 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 Town and the corresponding demands by housing unit type using existing land use density information.

Table 6: Town of Neenah Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
Town of Neenah	1,228	1,338	1,469	1,595	1,719	1,826	1,910	682

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

Table 7: Town of Neenah Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	MF
Town of Neenah	495	0	0	1.39	2.77	0.00	357	0	0

Source: ECWRPC, 2019

Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for Town of Neenah 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 Town of Neenah’s numbers indicate that the housing cost burden overall for homeowners is larger than the urbanized area average as a whole, while the overall housing cost burden for renters is comparable to the urbanized area average as a whole.

Table 8: Town of Neenah and Regional Housing Burden (2013-2017)

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		T. Neenah	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
Total Owner-occupied housing units:	70,105	18%	1,232	24%
Less than \$20,000:	4,419		41	
30 percent or more	3,905	88%	41	100%
\$20,000 to \$34,999:	8,097		125	
30 percent or more	3,746	46%	51	41%
\$35,000 to \$49,999:	8,674		87	
30 percent or more	2,473	29%	48	55%
\$50,000 to \$74,999:	15,091		404	
30 percent or more	1,898	13%	132	33%
\$75,000 or more:	33,444		575	
30 percent or more	807	2%	23	4%
Zero or negative income	380	n/a	0	n/a
Total Renter-occupied housing units:	39,869	42%	149	43%
Less than \$20,000:	10,699		19	
Less than 20 percent	176	2%	0	0%
20 to 29 percent	809	8%	0	0%
30 percent or more	9,714	91%	19	100%
\$20,000 to \$34,999:	9,811		45	
Less than 20 percent	640	7%	0	0%

20 to 29 percent	3,706	38%	0	0%
30 percent or more	5,465	56%	45	100%
\$35,000 to \$49,999:	6,751		0	
Less than 20 percent	2,187	32%	0	0%
20 to 29 percent	3,462	51%	0	0%
30 percent or more	1,102	16%	0	0%
\$50,000 to \$74,999:	6,534		30	
Less than 20 percent	4,842	74%	30	100%
20 to 29 percent	1,439	22%	0	0%
30 percent or more	253	4%	0	0%
\$75,000 or more:	4,868		55	
Less than 20 percent	4,600	94%	55	100%
20 to 29 percent	238	5%	0	0%
30 percent or more	30	1%	0	0%
Zero or negative income	447	n/a	0	n/a
No cash rent	759	n/a	0	n/a

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

Based on this information more affordable homes and rentals are needed within the Town, 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 Town of Neenah 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). This revenue is used by the Town 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 Town could also reduce minimum lot sizes, but would this actually encourage smaller more affordable houses. While the Town 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. Municipalities may be able to incorporate additional efficiencies in the subdivision review process which may impact the time necessary to approve a plat.



APPENDICES



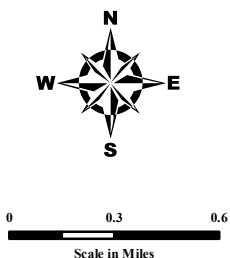
APPENDIX A

PARCEL ANALYSIS MAPS & TABLES

Map 1 Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels 303

- Zoned Residential (173)
- Zoned Non-Residential (130)



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

This data was created for use by the East Central Wisconsin Regional Planning
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PREPARED NOVEMBER 2019 BY:



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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
0100043	32.52	A-1		Agribusiness District
0100099	16.95	A-1		Agribusiness District
0100103	20.00	A-1		Agribusiness District
0100104	38.50	A-1		Agribusiness District
01001110101	0.68	A-1		Agribusiness District
0100112	35.54	A-1		Agribusiness District
0100114	6.30	A-1		Agribusiness District
010011401	2.07	A-1		Agribusiness District
0100121	14.67	A-1		Agribusiness District
0100122	40.00	A-1		Agribusiness District
0100123	40.00	A-1		Agribusiness District
0100124	0.50	A-1		Agribusiness District
0100125	39.50	A-1		Agribusiness District
0100133	7.86	A-1		Agribusiness District
0100144	40.03	A-1		Agribusiness District
0100145	40.00	A-1		Agribusiness District
0100146	28.75	A-1		Agribusiness District
010016904	8.28	A-1		Agribusiness District
0100170	20.00	A-1		Agribusiness District
010017212	5.10	A-1		Agribusiness District
010017213	6.83	A-1		Agribusiness District
0100174	30.00	A-1		Agribusiness District
0100176	38.62	A-1		Agribusiness District
0100346	40.00	A-1		Agribusiness District
0100347	30.00	A-1		Agribusiness District
0100348	10.00	A-1		Agribusiness District
0100349	23.91	A-1		Agribusiness District
0100351	39.25	A-1		Agribusiness District
0100367	8.04	A-1		Agribusiness District
	663.90	A-1 Total		
010000504	5.30	A-2		General Agriculture District
01000050401	5.30	A-2		General Agriculture District
0100012	5.31	A-2		General Agriculture District
010003502	0.58	A-2		General Agriculture District
010003503	0.58	A-2		General Agriculture District
010003505	0.47	A-2		General Agriculture District
010003603	6.00	A-2		General Agriculture District
010003606	25.76	A-2		General Agriculture District
010003607	2.00	A-2		General Agriculture District
010006002	7.40	A-2		General Agriculture District
0100081	47.26	A-2		General Agriculture District
010008303	16.15	A-2		General Agriculture District
010008401	4.46	A-2		General Agriculture District
010009301	28.49	A-2		General Agriculture District
0100100	22.52	A-2		General Agriculture District
010010103	1.00	A-2		General Agriculture District
0100102	20.00	A-2		General Agriculture District
0100105	1.50	A-2		General Agriculture District
0100117	5.00	A-2		General Agriculture District
010012601	1.00	A-2		General Agriculture District

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
0100149	35.26	A-2		General Agriculture District
0100150	1.18	A-2		General Agriculture District
010015004	0.14	A-2		General Agriculture District
010015506	5.80	A-2		General Agriculture District
0100172	5.61	A-2		General Agriculture District
0100177	5.16	A-2		General Agriculture District
010017707	0.25	A-2		General Agriculture District
010017708	0.32	A-2		General Agriculture District
010017719	5.16	A-2		General Agriculture District
010017720	5.26	A-2		General Agriculture District
010017901	6.04	A-2		General Agriculture District
0100184	0.41	A-2		General Agriculture District
010018403	17.45	A-2		General Agriculture District
010018404	0.28	A-2		General Agriculture District
0100188	9.24	A-2		General Agriculture District
010018803	0.50	A-2		General Agriculture District
0100189	15.81	A-2		General Agriculture District
0100190	40.00	A-2		General Agriculture District
0100191	15.00	A-2		General Agriculture District
0100192	25.00	A-2		General Agriculture District
0100193	1.25	A-2		General Agriculture District
0100195	1.25	A-2		General Agriculture District
0100196	15.81	A-2		General Agriculture District
0100197	38.76	A-2		General Agriculture District
010019904	16.58	A-2		General Agriculture District
0100200	40.00	A-2		General Agriculture District
01002020401	10.31	A-2		General Agriculture District
01002140103	10.62	A-2		General Agriculture District
0100272	16.82	A-2		General Agriculture District
010027408	6.16	A-2		General Agriculture District
0100279	0.00	A-2		General Agriculture District
010029701	9.00	A-2		General Agriculture District
0100299	40.33	A-2		General Agriculture District
0100302	13.26	A-2		General Agriculture District
010030205	3.12	A-2		General Agriculture District
0100306	2.29	A-2		General Agriculture District
0100311	0.33	A-2		General Agriculture District
0100315	2.15	A-2		General Agriculture District
0100316	11.64	A-2		General Agriculture District
0100318	5.82	A-2		General Agriculture District
01003180102	0.46	A-2		General Agriculture District
010031902	1.99	A-2		General Agriculture District
010031903	2.31	A-2		General Agriculture District
010032505	0.96	A-2		General Agriculture District
0100337	26.43	A-2		General Agriculture District
0101542	1.55	A-2		General Agriculture District
	679.15	A-2 Total		
01001780602	0.40	B-1		Local Service District
	0.40	B-1 Total		
010018403	17.45	B-2		Community Business District

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
010018802	8.39	B-2		Community Business District
01003250501	0.92	B-2		Community Business District
	26.76	B-2 Total		
0100195	1.25	B-3		General Business District
010020306	1.05	B-3		General Business District
010020309	0.51	B-3		General Business District
0100333	0.72	B-3		General Business District
0101321	0.00	B-3		General Business District
0101322	0.27	B-3		General Business District
	3.80	B-3 Total		
010005405	0.79	I-1		Light Industrial District
010005701	2.50	I-1		Light Industrial District
010005702	7.05	I-1		Light Industrial District
010007902	7.39	I-1		Light Industrial District
010018118	0.42	I-1		Light Industrial District
01002041401	0.34	I-1		Light Industrial District
010020502	2.29	I-1		Light Industrial District
01002050202	6.10	I-1		Light Industrial District
0100276	40.00	I-1		Light Industrial District
010030402	9.60	I-1		Light Industrial District
	76.48	I-1 Total		
010013002	3.03	I-2		Heavy Industrial District
010018120	0.63	I-2		Heavy Industrial District
010018131	1.00	I-2		Heavy Industrial District
010018603	0.39	I-2		Heavy Industrial District
010020406	1.12	I-2		Heavy Industrial District
01002041201	1.96	I-2		Heavy Industrial District
0100265	2.78	I-2		Heavy Industrial District
0100267	16.37	I-2		Heavy Industrial District
0100268	28.19	I-2		Heavy Industrial District
0100271	4.03	I-2		Heavy Industrial District
010027101	5.26	I-2		Heavy Industrial District
0100276	40.00	I-2		Heavy Industrial District
0100277	38.26	I-2		Heavy Industrial District
0100278	38.35	I-2		Heavy Industrial District
0100321	28.76	I-2		Heavy Industrial District
	210.13	I-2 Total		
01000010402	0.40	R-1	Rural Residential District	
010000110	1.73	R-1	Rural Residential District	
010000113	1.00	R-1	Rural Residential District	
010000114	0.57	R-1	Rural Residential District	
010000115	10.00	R-1	Rural Residential District	
010000303	3.50	R-1	Rural Residential District	
0100004	2.38	R-1	Rural Residential District	
010000401	1.00	R-1	Rural Residential District	
0100011	0.85	R-1	Rural Residential District	
010001102	0.41	R-1	Rural Residential District	
01000110501	0.32	R-1	Rural Residential District	
0100014	0.46	R-1	Rural Residential District	
010001505	0.50	R-1	Rural Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
0100054	0.27	R-1	Rural Residential District	
010008003	8.97	R-1	Rural Residential District	
010008005	0.49	R-1	Rural Residential District	
010008009	0.52	R-1	Rural Residential District	
010008021	0.50	R-1	Rural Residential District	
010008501	2.33	R-1	Rural Residential District	
010008502	2.50	R-1	Rural Residential District	
0100127	10.47	R-1	Rural Residential District	
0100151	1.37	R-1	Rural Residential District	
010015104	0.68	R-1	Rural Residential District	
010015110	1.58	R-1	Rural Residential District	
0100159	31.16	R-1	Rural Residential District	
010015902	0.82	R-1	Rural Residential District	
0100160	25.40	R-1	Rural Residential District	
01001620405	0.27	R-1	Rural Residential District	
0100163	7.87	R-1	Rural Residential District	
0100165	6.48	R-1	Rural Residential District	
010016708	1.60	R-1	Rural Residential District	
010016711	5.99	R-1	Rural Residential District	
01001680101	13.47	R-1	Rural Residential District	
01001780102	0.15	R-1	Rural Residential District	
010017912	0.56	R-1	Rural Residential District	
010018101	0.60	R-1	Rural Residential District	
01002140102	1.00	R-1	Rural Residential District	
010027408	6.16	R-1	Rural Residential District	
0100280	2.18	R-1	Rural Residential District	
010029610	0.56	R-1	Rural Residential District	
010029701	9.00	R-1	Rural Residential District	
010029702	7.54	R-1	Rural Residential District	
010029802	0.30	R-1	Rural Residential District	
01003040605	1.09	R-1	Rural Residential District	
010033001	19.31	R-1	Rural Residential District	
0100332	2.85	R-1	Rural Residential District	
0100332	2.85	R-1	Rural Residential District	
010033805	0.69	R-1	Rural Residential District	
01003420101	0.23	R-1	Rural Residential District	
010034219	0.98	R-1	Rural Residential District	
010034405	7.17	R-1	Rural Residential District	
0100345	14.50	R-1	Rural Residential District	
010042301	0.69	R-1	Rural Residential District	
0100424	0.88	R-1	Rural Residential District	
010045704	0.51	R-1	Rural Residential District	
0100459	0.00	R-1	Rural Residential District	
010045903	0.00	R-1	Rural Residential District	
010046002	1.07	R-1	Rural Residential District	
010046003	1.07	R-1	Rural Residential District	
0100463	2.49	R-1	Rural Residential District	
010046309	0.00	R-1	Rural Residential District	
0100500	0.00	R-1	Rural Residential District	
0100502	0.00	R-1	Rural Residential District	
010070006	0.19	R-1	Rural Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
0101570	1.00	R-1	Rural Residential District	
0101598	0.23	R-1	Rural Residential District	
0101602	0.28	R-1	Rural Residential District	
0101604	0.33	R-1	Rural Residential District	
0101605	0.51	R-1	Rural Residential District	
0101606	0.00	R-1	Rural Residential District	
010160801	0.00	R-1	Rural Residential District	
	232.83	R-1 Total		
01001110202	2.84	R-2	Suburban Residential District	
010012604	2.89	R-2	Suburban Residential District	
010017305	1.06	R-2	Suburban Residential District	
010017501	3.18	R-2	Suburban Residential District	
01002020501	1.25	R-2	Suburban Residential District	
01002020502	0.70	R-2	Suburban Residential District	
010020208	1.63	R-2	Suburban Residential District	
0100506	0.58	R-2	Suburban Residential District	
0100507	0.34	R-2	Suburban Residential District	
0100510	0.34	R-2	Suburban Residential District	
0100511	0.34	R-2	Suburban Residential District	
0100512	0.34	R-2	Suburban Residential District	
0100513	0.34	R-2	Suburban Residential District	
0100514	0.52	R-2	Suburban Residential District	
0100515	0.40	R-2	Suburban Residential District	
010051501	0.15	R-2	Suburban Residential District	
0100516	0.47	R-2	Suburban Residential District	
0100517	0.47	R-2	Suburban Residential District	
0100581	0.31	R-2	Suburban Residential District	
0100583	0.31	R-2	Suburban Residential District	
0100586	0.34	R-2	Suburban Residential District	
0100587	0.34	R-2	Suburban Residential District	
0100588	0.34	R-2	Suburban Residential District	
0100590	0.34	R-2	Suburban Residential District	
0100596	0.34	R-2	Suburban Residential District	
0100598	0.34	R-2	Suburban Residential District	
0100601	0.34	R-2	Suburban Residential District	
0100602	0.34	R-2	Suburban Residential District	
0100604	0.35	R-2	Suburban Residential District	
010065902	0.21	R-2	Suburban Residential District	
0100672	1.49	R-2	Suburban Residential District	
0100695	0.00	R-2	Suburban Residential District	
0100698	0.00	R-2	Suburban Residential District	
0100706	0.00	R-2	Suburban Residential District	
0100735	0.00	R-2	Suburban Residential District	
0100745	0.00	R-2	Suburban Residential District	
010076702	1.03	R-2	Suburban Residential District	
010076703	1.29	R-2	Suburban Residential District	
010076705	1.86	R-2	Suburban Residential District	
0100784	0.00	R-2	Suburban Residential District	
0100785	0.00	R-2	Suburban Residential District	
0100798	0.00	R-2	Suburban Residential District	

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

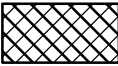


Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
010080201	0.09	R-2	Suburban Residential District	
0100840	0.00	R-2	Suburban Residential District	
0100854	0.00	R-2	Suburban Residential District	
0100856	0.00	R-2	Suburban Residential District	
0100858	0.00	R-2	Suburban Residential District	
0101195	0.17	R-2	Suburban Residential District	
0101322	0.27	R-2	Suburban Residential District	
0101328	0.00	R-2	Suburban Residential District	
010136901	1.74	R-2	Suburban Residential District	
0101383	0.41	R-2	Suburban Residential District	
0101397	0.41	R-2	Suburban Residential District	
0101413	0.28	R-2	Suburban Residential District	
0101425	0.41	R-2	Suburban Residential District	
0101426	0.41	R-2	Suburban Residential District	
0101434	0.43	R-2	Suburban Residential District	
0101437	0.64	R-2	Suburban Residential District	
0101441	0.45	R-2	Suburban Residential District	
0101442	0.45	R-2	Suburban Residential District	
0101443	0.45	R-2	Suburban Residential District	
010144802	0.75	R-2	Suburban Residential District	
0101457	0.52	R-2	Suburban Residential District	
010148301	1.00	R-2	Suburban Residential District	
010148302	0.54	R-2	Suburban Residential District	
010149701	0.00	R-2	Suburban Residential District	
0101498	0.49	R-2	Suburban Residential District	
0101500	0.49	R-2	Suburban Residential District	
0101502	0.49	R-2	Suburban Residential District	
0101513	0.45	R-2	Suburban Residential District	
010151601	0.00	R-2	Suburban Residential District	
010151602	0.00	R-2	Suburban Residential District	
0101538	0.00	R-2	Suburban Residential District	
0101542	1.55	R-2	Suburban Residential District	
0101614	1.08	R-2	Suburban Residential District	
0101674	0.34	R-2	Suburban Residential District	
0101714	0.60	R-2	Suburban Residential District	
0101726	0.17	R-2	Suburban Residential District	
0101773	0.35	R-2	Suburban Residential District	
0101824	1.78	R-2	Suburban Residential District	
0101826	0.92	R-2	Suburban Residential District	
0101832	0.51	R-2	Suburban Residential District	
0101835	0.49	R-2	Suburban Residential District	
0101876	0.58	R-2	Suburban Residential District	
0101892	0.50	R-2	Suburban Residential District	
0101949	0.45	R-2	Suburban Residential District	
0101968	0.45	R-2	Suburban Residential District	
0101970	0.45	R-2	Suburban Residential District	
010197601	0.12	R-2	Suburban Residential District	
010197602	3.10	R-2	Suburban Residential District	
0101995	0.79	R-2	Suburban Residential District	
0101996	0.50	R-2	Suburban Residential District	
0101999	0.75	R-2	Suburban Residential District	

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



Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
0102000	0.46	R-2	Suburban Residential District	
0102005	0.46	R-2	Suburban Residential District	
0102006	0.46	R-2	Suburban Residential District	
0102007	0.46	R-2	Suburban Residential District	
0102008	0.45	R-2	Suburban Residential District	
0102009	0.69	R-2	Suburban Residential District	
010201301	1.12	R-2	Suburban Residential District	
010201901	1.67	R-2	Suburban Residential District	
010201902	0.54	R-2	Suburban Residential District	
	60.54	R-2 Total		
	1953.99	Grand Total		

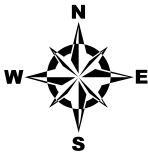
Map 2
Vacant Residential/Non-Residential Parcels with Services

Access to Services

-  Both Water and Sewer Access (7)
-  Water Access (7)
-  Sewer Access (139)

Vacant Parcels (303)

-  Zoned Residential (173)
-  Zoned Non-Residential (130)



0 0.3 0.6
Scale in Miles

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

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Commission Geographic Information System. Any other use/application of
this information is the responsibility of the user and such use/application is at
their own risk. East Central Wisconsin Regional Planning Commission
disclaims all liability regarding fitness of the information for any use other than
for East Central Wisconsin Regional Planning Commission business.

PREPARED DECEMBER 2019 BY:



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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
0100043	32.52	A-1		Agribusiness District	No	Yes
0100099	16.95	A-1		Agribusiness District	No	Yes
0100144	40.03	A-1		Agribusiness District	No	Yes
010016904	8.28	A-1		Agribusiness District	No	Yes
0100170	20.00	A-1		Agribusiness District	No	Yes
010017212	5.10	A-1		Agribusiness District	No	Yes
010017213	6.83	A-1		Agribusiness District	No	Yes
0100176	38.62	A-1		Agribusiness District	No	Yes
0100347	30.00	A-1		Agribusiness District	No	Yes
0100348	10.00	A-1		Agribusiness District	No	Yes
0100351	39.25	A-1		Agribusiness District	No	Yes
0100367	8.04	A-1		Agribusiness District	No	Yes
	255.62	A-1 Total				
010000504	5.30	A-2		General Agriculture District	No	Yes
01000050401	5.30	A-2		General Agriculture District	No	Yes
0100012	5.31	A-2		General Agriculture District	No	Yes
010003606	25.76	A-2		General Agriculture District	No	Yes
010008401	4.46	A-2		General Agriculture District	No	Yes
0100100	22.52	A-2		General Agriculture District	No	Yes
010010103	1.00	A-2		General Agriculture District	No	Yes
0100172	5.61	A-2		General Agriculture District	No	Yes
0100177	5.16	A-2		General Agriculture District	No	Yes
010017707	0.25	A-2		General Agriculture District	No	Yes
010017708	0.32	A-2		General Agriculture District	No	Yes
010017719	5.16	A-2		General Agriculture District	No	Yes
010017720	5.26	A-2		General Agriculture District	No	Yes
010018403	17.45	A-2		General Agriculture District	Yes	Yes
	108.86	A-2 Total				
01001780602	0.40	B-1		Local Service District	No	Yes
	0.40	B-1 Total				
010020309	0.51	B-3		General Business District	Yes	Yes
0100333	0.72	B-3		General Business District	No	Yes
0101321	0.00	B-3		General Business District	Yes	Yes
0101322	0.27	B-3		General Business District	Yes	Yes
	1.50	B-3 Total				
010020502	2.29	I-1		Light Industrial District	No	Yes
	2.29	I-1 Total				
010020406	1.12	I-2		Heavy Industrial District	Yes	Yes
0100265	2.78	I-2		Heavy Industrial District	No	Yes
0100267	16.37	I-2		Heavy Industrial District	No	Yes
	20.27	I-2 Total				
01000010402	0.40	R-1	Rural Residential District		No	Yes
010000110	1.73	R-1	Rural Residential District		No	Yes
010000113	1.00	R-1	Rural Residential District		No	Yes
010000114	0.57	R-1	Rural Residential District		No	Yes
010000115	10.00	R-1	Rural Residential District		No	Yes
0100011	0.85	R-1	Rural Residential District		No	Yes
010001102	0.41	R-1	Rural Residential District		No	Yes
01000110501	0.32	R-1	Rural Residential District		No	Yes
0100014	0.46	R-1	Rural Residential District		No	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
010001505	0.50	R-1	Rural Residential District		No	Yes
0100054	0.27	R-1	Rural Residential District		No	Yes
0100159	31.16	R-1	Rural Residential District		No	Yes
010015902	0.82	R-1	Rural Residential District		No	Yes
0100160	25.40	R-1	Rural Residential District		No	Yes
01001620405	0.27	R-1	Rural Residential District		No	Yes
01001780102	0.15	R-1	Rural Residential District		No	Yes
010017912	0.56	R-1	Rural Residential District		No	Yes
010029610	0.56	R-1	Rural Residential District		No	Yes
010033001	19.31	R-1	Rural Residential District		No	Yes
0100332	2.85	R-1	Rural Residential District		No	Yes
010034219	0.98	R-1	Rural Residential District		No	Yes
010034405	7.17	R-1	Rural Residential District		No	Yes
0100345	14.50	R-1	Rural Residential District		No	Yes
010042301	0.69	R-1	Rural Residential District		No	Yes
0100424	0.88	R-1	Rural Residential District		No	Yes
010045704	0.51	R-1	Rural Residential District		No	Yes
0100459	0.00	R-1	Rural Residential District		No	Yes
010046002	1.07	R-1	Rural Residential District		No	Yes
010046003	1.07	R-1	Rural Residential District		No	Yes
0100463	2.49	R-1	Rural Residential District		No	Yes
010046309	0.00	R-1	Rural Residential District		No	Yes
0100500	0.00	R-1	Rural Residential District		No	Yes
0100502	0.00	R-1	Rural Residential District		No	Yes
0101604	0.33	R-1	Rural Residential District		No	Yes
	127.28	R-1 Total				
01001110202	2.84	R-2	Suburban Residential District		No	Yes
010017305	1.06	R-2	Suburban Residential District		No	Yes
010017501	3.18	R-2	Suburban Residential District		No	Yes
0100510	0.34	R-2	Suburban Residential District		No	Yes
010065902	0.21	R-2	Suburban Residential District		No	Yes
0100672	1.49	R-2	Suburban Residential District		No	Yes
0100695	0.00	R-2	Suburban Residential District		No	Yes
0100698	0.00	R-2	Suburban Residential District		No	Yes
0100706	0.00	R-2	Suburban Residential District		No	Yes
0100735	0.00	R-2	Suburban Residential District		No	Yes
0100745	0.00	R-2	Suburban Residential District		No	Yes
010076702	1.03	R-2	Suburban Residential District		No	Yes
010076703	1.29	R-2	Suburban Residential District		No	Yes
010076705	1.86	R-2	Suburban Residential District		No	Yes
0100784	0.00	R-2	Suburban Residential District		No	Yes
0100785	0.00	R-2	Suburban Residential District		No	Yes
0100840	0.00	R-2	Suburban Residential District		No	Yes
0100854	0.00	R-2	Suburban Residential District		No	Yes
0100856	0.00	R-2	Suburban Residential District		No	Yes
0100858	0.00	R-2	Suburban Residential District		No	Yes
0101195	0.17	R-2	Suburban Residential District		No	Yes
0101322	0.27	R-2	Suburban Residential District		Yes	Yes
0101328	0.00	R-2	Suburban Residential District		Yes	Yes
010136901	1.74	R-2	Suburban Residential District		No	Yes
0101383	0.41	R-2	Suburban Residential District		No	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
0101397	0.41	R-2	Suburban Residential District		No	Yes
0101413	0.28	R-2	Suburban Residential District		No	Yes
0101425	0.41	R-2	Suburban Residential District		No	Yes
0101426	0.41	R-2	Suburban Residential District		No	Yes
0101434	0.43	R-2	Suburban Residential District		No	Yes
0101437	0.64	R-2	Suburban Residential District		No	Yes
0101441	0.45	R-2	Suburban Residential District		No	Yes
0101442	0.45	R-2	Suburban Residential District		No	Yes
0101443	0.45	R-2	Suburban Residential District		No	Yes
010144802	0.75	R-2	Suburban Residential District		No	Yes
0101457	0.52	R-2	Suburban Residential District		No	Yes
010148301	1.00	R-2	Suburban Residential District		No	Yes
010148302	0.54	R-2	Suburban Residential District		No	Yes
010149701	0.00	R-2	Suburban Residential District		No	Yes
0101513	0.45	R-2	Suburban Residential District		No	Yes
010151601	0.00	R-2	Suburban Residential District		No	Yes
010151602	0.00	R-2	Suburban Residential District		No	Yes
0101538	0.00	R-2	Suburban Residential District		No	Yes
0101674	0.34	R-2	Suburban Residential District		No	Yes
0101714	0.60	R-2	Suburban Residential District		No	Yes
0101726	0.17	R-2	Suburban Residential District		No	Yes
0101773	0.35	R-2	Suburban Residential District		No	Yes
0101824	1.78	R-2	Suburban Residential District		No	Yes
0101826	0.92	R-2	Suburban Residential District		No	Yes
0101832	0.51	R-2	Suburban Residential District		No	Yes
0101835	0.49	R-2	Suburban Residential District		No	Yes
0101876	0.58	R-2	Suburban Residential District		No	Yes
0101892	0.50	R-2	Suburban Residential District		No	Yes
0101949	0.45	R-2	Suburban Residential District		No	Yes
0101968	0.45	R-2	Suburban Residential District		No	Yes
0101970	0.45	R-2	Suburban Residential District		No	Yes
010197601	0.12	R-2	Suburban Residential District		No	Yes
010197602	3.10	R-2	Suburban Residential District		No	Yes
0101995	0.79	R-2	Suburban Residential District		No	Yes
0101996	0.50	R-2	Suburban Residential District		No	Yes
0101999	0.75	R-2	Suburban Residential District		No	Yes
0102000	0.46	R-2	Suburban Residential District		No	Yes
0102005	0.46	R-2	Suburban Residential District		No	Yes
0102006	0.46	R-2	Suburban Residential District		No	Yes
0102007	0.46	R-2	Suburban Residential District		No	Yes
0102008	0.45	R-2	Suburban Residential District		No	Yes
0102009	0.69	R-2	Suburban Residential District		No	Yes
010201301	1.12	R-2	Suburban Residential District		No	Yes
010201901	1.67	R-2	Suburban Residential District		No	Yes
010201902	0.54	R-2	Suburban Residential District		No	Yes
	42.24	R-2 Total				
	558.46	Grand Total				



APPENDIX B

FUTURE LAND USE

Town of Neenah Land Use Plan



Legend

Land Use Categories

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Rural Residential
- Mixed Use
- Business Areas
- Future Business Areas
- Quarries/Mining
- Landfills
- Utilities
- Rail Transportation
- Public/Institutional
- Parks and Recreational
- Detention Ponds
- Agriculture
- Inactive Land
- Open Water
- Corporate Limits
- Future City of Neenah Commercial Areas
- Future Roads
- City Growth Area
- Coverages
 - Woodlands
 - WI DNR Wetlands

Based on the Intergovernmental Agreement with the City of Neenah, property owners within the City's growth areas will be permitted to develop their land in accordance with the zoning classifications in effect as of the date of the agreement.

The base map was created with data from Winnebago County GIS Department who assumes no liability regarding fitness of use of the information and any application by others, is the responsibility of the user.



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