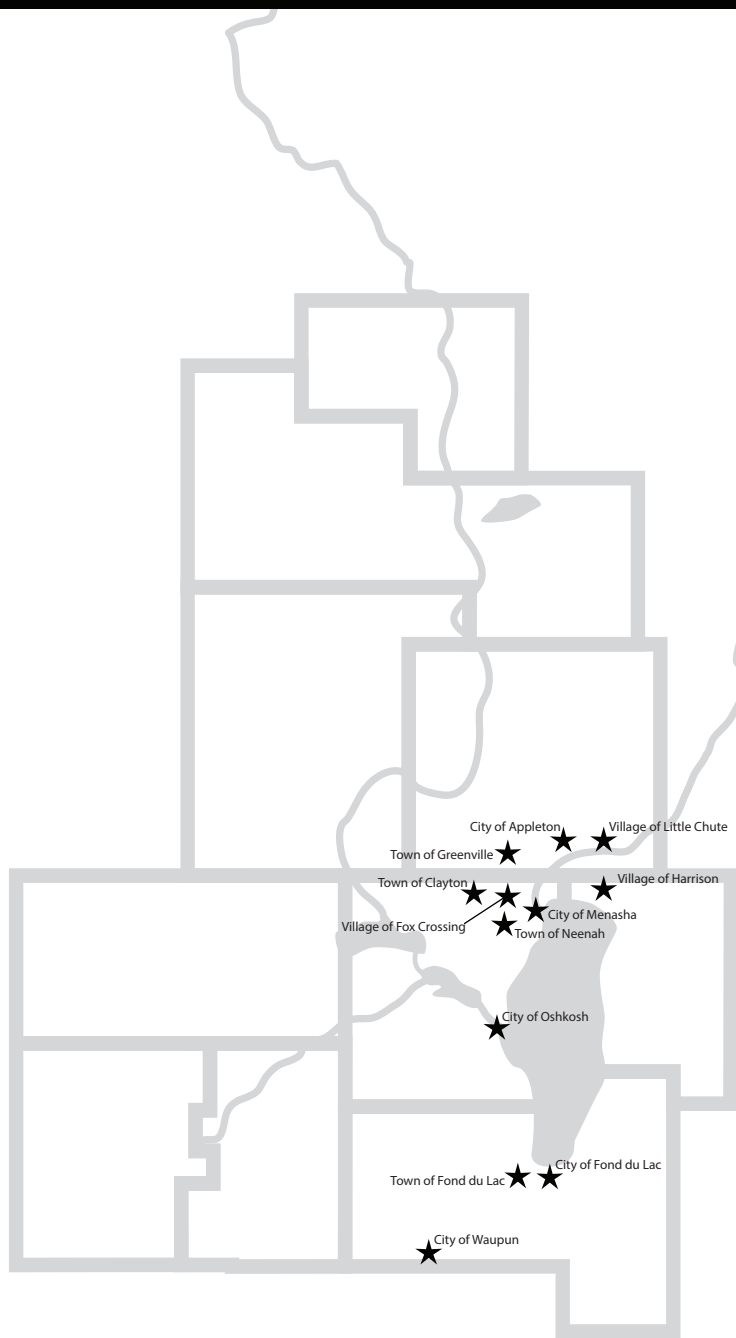


# Regional Housing Affordability Summary Report, 2018



December 2019

# **Regional Housing Affordability Summary Report, 2018**

## **East Central Wisconsin Regional Planning Commission**

**December, 2019**

Prepared by the  
East Central Wisconsin Regional Planning Commission



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## TABLE OF CONTENTS

<b>BACKGROUND .....</b>	<b>1</b>
<b>HOUSING ADVISORY TEAM .....</b>	<b>1</b>
<b>PLAN COMPONENTS .....</b>	<b>2</b>
<b>HOUSING AFFORDABILITY REPORT REQUIREMENTS.....</b>	<b>2</b>
<b>HOUSING AFFORDABILITY DATA &amp; RESPONSES .....</b>	<b>3</b>
Undeveloped Parcels Zoned for Residential Development.....	5
Undeveloped Parcels with Available Public Facilities/Services.....	6
Plans & Regulations.....	7
Financial Impact of Plans & Regulations .....	9
<b>MODIFICATION OF CONSTRUCTION &amp; DEVELOPMENT REGULATIONS .....</b>	<b>10</b>
Housing Demand .....	10
Housing Cost Burden .....	11
Reductions in Time and Cost .....	13

## APPENDICES

<b>APPENDIX A: PARCEL ANALYSIS MAPS &amp; TABLES.....</b>	<b>A-1</b>
<b>APPENDIX B: FUTURE LAND USE .....</b>	<b>B-1</b>





# **HOUSING AFFORDABILITY REPORT**

## **REGIONAL HOUSING AFFORDABILITY SUMMARY REPORT**

### **BACKGROUND**

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. Specifically this document meets the requirements of Wis. Stats. 66.10013 (housing affordability report).

In early 2019, several communities – through a focused conversation of APA NE-WI members expressed interest in having the East Central Wisconsin Regional Planning Commission (ECWRPC) conduct some or all of this work on their behalf through a coordinated and cost-shared contract. The group also felt that by having the ECWRPC conduct and prepare these studies, additional informational and value can be added to the reports in the following ways:

- Consistent collection, display, and analysis of required data and information so as to conduct more accurate comparisons amongst affected municipalities.
- The addition of a ‘regional’ narrative which could better explain patterns, correlations and (perhaps) inconsistencies amongst the data should they exist.
- By providing a forum for collaboration and an opportunity to contribute towards a larger effort which will provide a more accurate picture of affordable housing within the region’s metropolitan areas.

Based on these discussions, 12 communities within the East Central 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. Communities electing to participate in the regional effort included: the cities of Appleton, Fond du Lac, Menasha, Oshkosh and Waupun, the villages of Fox Crossing, Harrison and Little Chute, and the towns of Clayton, Fond du Lac, Greenville and Neenah. This report summarizes the data in these 12 reports and outlines a cooperative effort to not only ensure compliance with the state’s requirements, but shed additional light on a pressing regional issue.

### **HOUSING ADVISORY TEAM**

Representatives from the 12 communities met three times during the preparation of this report. Meetings were held at the onset of the process, mid-point and towards the end. The purpose of the meetings was to provide direction for the formation of the reports and interpretation of the state statutes. Following the initial meeting, a series of three surveys were completed by



representatives of each community in order to more efficiently collect relevant information for the formation of the reports. The surveys included a residential development fee survey, a land division building permit survey and a comprehensive plan assessment survey. Representatives reviewed and verified the accuracy of information contained in the tables, maps and text found within the report.

## **STUDY COMPONENTS**

The housing affordability report provides the following components:

### Housing Affordability Report Requirements

- Detailed reporting requirements per Wis. Stats. 66.10013 (Housing affordability report).

### Housing Affordability Data & Responses

- The number of subdivision plats, certified survey maps, condominium plats and building permit applications approved in 2018, by community.
- The number of new residential housing units proposed within plats and certified survey maps and the number of housing unit approved by type.
- Map of vacant parcels zoned residential and non-residential (commercial, industrial, institutional, etc.) within each community.
- Summary of the total acres of vacant parcels zoned residential and non-residential within each community.
- Map of vacant parcels zoned residential and non-residential (commercial, industrial, institutional, etc.) within each community with services (sewer/water) available.
- Summary of the total acres of vacant parcels zoned residential and non-residential within each community with services (sewer/water) available.
- Summary of community responses to comprehensive plan assessment survey.
- Summary of plans, policies and regulations adopted by each community to address residential housing (see individual community housing affordability reports).
- A discussion of the financial impacts of plans and regulations.

### Modifications of Construction & Development Regulations

- Housing Demand
- Housing Cost Burden
- Reductions in Time and Cost

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

**Table 1: Approved Plats, CSM's and Building Permits, 2018**

Municipality	Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-Family Building Permits	Mobile Home Building Permits
C. Appleton	6	18	0	55	4	1	0
C. Fond du Lac	0	2	0	21	4	7	10
C. Menasha	1	13	0	17	0	0	0
C. Oshkosh	3	17	3	30	0	8	10
C. Waupun	0	0	0	13	0	0	0
V. Fox Crossing	1	12	4	43	6	0	8
V. Harrison	3	12	0	77	0	0	0
V. Little Chute	0	5	0	25	0	226	4
T. Clayton	1	25	0	10	0	0	0
T. Fond du Lac	0	3	0	13	0	0	0
T. Greenville	3	9	2	46	8	0	0
T. Neenah	0	2	0	7	0	0	0
<b>Total</b>	<b>18</b>	<b>118</b>	<b>9</b>	<b>357</b>	<b>22</b>	<b>242</b>	<b>32</b>

Source: Land Division Building Permit Survey and Wisconsin Department of Administration, Wisconsin Demographic Services Center

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

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

Municipality	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
C. Appleton	187	21	0	55	8	110	0
C. Fond du Lac	0	0	0	21	8	180	10
C. Menasha	16	4	16	17	0	0	0
C. Oshkosh	44	12	0	30	0	8	10
C. Waupun	0	0	0	13	0	0	0
V. Fox Crossing	14	12	8	43	12	0	10
V. Harrison	114	20	0	77	0	0	0
V. Little Chute	0	323	0	25	0	226	4
T. Clayton	14	0	0	10	0	0	0
T. Fond du Lac	12	1	0	13	0	0	0
T. Greenville	128	6	74	46	16	0	0
T. Neenah	0	1	0	7	0	0	0
<b>Total</b>	<b>529</b>	<b>400</b>	<b>98</b>	<b>357</b>	<b>44</b>	<b>524</b>	<b>34</b>

Source: Land Division Building Permit Survey and Wisconsin Department of Administration, Wisconsin Demographic Services Center

**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 individual communities 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 for the individual communities by using current tax parcel data (circa August, 2019). A subset of "vacant" parcels was created by selecting all parcels which

had no “improvement value” on the property. Map 1 for the individual communities is found in Appendix A.

2. Current zoning districts for the communities were overlaid on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).
3. The final map illustrates vacant parcels that contain “residential” zoning and those that are “non-residential” (i.e. commercial, industrial, institutional, etc.) in nature.
4. Table 3 provides a summary of the districts containing residential and non-residential zoning and the total acreage for each zoning code for each individual municipality (see Appendix A).
5. In total there are approximately 10,422 acres residential and 54,492 acres of non-residential zoned parcels within the Urbanized Area Regional Total (Fox Cities, Oshkosh and Fond du Lac). Note that this does not include undesignated areas within the City of Waupun (119 acres) or the Town of Fond du Lac (17 acres).
6. For a complete listing of the parcels falling within each zoning classification and divided between residential and non-residential zoning see the Housing Affordability Report for the individual communities.

### **Undeveloped Parcels with Available Public Facilities/Services**

Map 2 and its associated 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. Map 2 for the individual communities is found in Appendix A.

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.
5. In total there are approximately 6,628 acres of residential and 7,744 acres of non-residential acreage available within the Urbanized Area Regional Total (Fox Cities, Oshkosh and Fond du Lac) with water service available. Note that this does not include the undesignated areas within the City of Waupun (27 acres) and the Town of Fond du

Lac (4 acres). If these areas are added (does not include dedicated ROW), then there are a total of 14,403 acres with water service available.

6. In total there are approximately 6,660 acres or residential and 7,153 acres or non-residential acreage available within the Urbanized Area Regional Total (Fox Cities, Oshkosh and Fond du Lac) with sewer service available. Note that this does not include the undesignated areas within the City of Waupun (27 acres) and the Town of Fond du Lac (4 acres). If these areas are added, then there are a total of 13,843 acres with water service available.
7. Areas without sewer and water services available amount to about twice the acreage of that with services available. Generally, most of these lands without services are found in the Town of Clayton.
8. For a complete listing of the parcels falling within each zoning classification and divided between residential and non-residential zoning and sewer and water service availability see the Housing Affordability Report for the individual communities.

**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**

Municipalities within the Urbanized Area Region (Fox Cities, Oshkosh and Fond du Lac) have a number of plans, policies, regulations and fee/permit requirements which guide land use and matters pertaining to residential housing development.

Each municipality has adopted a comprehensive plan which includes a future land use map (Appendix B). The future land use maps illustrate the preferred land use and set 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.

**Table 5: Community Comprehensive Plan Summary, 2018**

Municipality	Year Comprehensive Plan adopted	Next Scheduled Plan Update	Amendments made to the plan to accommodate residential development ?	Was affordable housing brought up during the plan development process for your current comprehensive plan?	Was affordable housing a community issue at that time, or was it alluded to as a future issue?	Were housing-related organizations or individuals involved in the development of the current comprehensive plan?
C. Appleton	2010, Update 2017	2027	Yes	Yes	Yes	Yes
C. Fond du Lac	2009	2019	Yes	Yes	No	Unknown
C. Menasha	2008	2025	No	Yes	Yes	Yes
C. Oshkosh	2018	2025	No	Yes	Yes	Yes
C. Waupun	2018	2028	No	Yes	Yes	No
V. Fox Crossing	2018	2038	No	Yes	No	Yes
V. Harrison	2004, Update 2017	2027	Yes	Yes	Yes	Yes
V. Little Chute	2016	2025	No	Yes	Yes	No
T. Clayton	2004, Update 2016	2021/2022	Yes	Yes	No	No
T. Fond du Lac	2017	2027	No	No	-	No
T. Greenville	2019	2029	No	Yes	Yes	Yes
T. Neenah	2009	2024	Yes	No	-	No

Source: Community Survey

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

- Zoning Ordinances which outline basic land use requirements, lot sizes and property setbacks.
- Subdivision Ordinances which specifies site improvement requirements and land dedication requirements, if any.
- Plan Review and Building Permit procedures.
- 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 usually takes ownership and is

responsible for additional infrastructure such as temporary asphalt paving and concrete paving, and future maintenance (unless otherwise noted in the Developer's 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* for each municipality. Municipalities have several types of fees schedules published on their websites which may apply to new housing development: A listing of the fee schedules are found in Appendix A of the individual community *Housing Fee Report, 2018*.
- An *Analysis of Impediments to Fair Housing* report was prepared for use as a planning tool to ensure equal housing opportunities for all persons in the cities of Appleton, Fond du Lac and Oshkosh. These reports have three main components: an analysis of demographic and economic characteristics in relation to their impact on fair housing; a description of fair housing impediments; and recommendations designed to dismantle impediments. This report is being updated for the cities of Appleton and Oshkosh and will be available early 2020.
- Tax Increment Finance Districts. TIF districts are available in the cities of Appleton, Fond du Lac, Menasha, Oshkosh and Waupun and in the villages of Fox Crossing and Harrison. These districts may offer an opportunity for the construction of new housing as part of the ongoing redevelopment and enhancement of these districts as well as housing redevelopment to address blight.

## **Financial Impact of Plans and Regulations**

The financial impacts of local regulations are outlined in the individual municipality housing fee reports (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 a 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 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 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.

It should be noted that the Village of Little Chute, based on WDOA data, has exceeded household projections. Since the village has exceeded household projections, land use demands by unit type are not included in this report (Table 7). However, it is anticipated that the Village will continue to add housing units through 2040.

Development densities in Table 7 are based on an average density for each residential unit type. It should be noted that in recent years, some communities such as the City of Appleton, have been seeing more multi-family units being built in relation to single-family/two-family units. Since projected housing and land use demands are based on historical splits between single-family/two-family and multi-family, it is very likely in actuality that the City of Appleton may experience a larger share of multi-family units than what is indicated in Table 7 below. In addition, many communities have smaller lot sizes in more established neighborhoods as well as larger lots in newer developing areas. Therefore, since development densities are based on average development densities, actual development densities may be lower than what is projected in Table 7.

**Table 6: 2040 Household Projections**

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2040-2010
City of Appleton	28,874	29,874	31,623	32,983	34,200	34,853	34,938	6,064
City of Fond du Lac	17,942	18,642	19,415	20,104	20,645	20,856	20,773	2,831
City of Menasha	7,405	7,567	7,868	8,125	8,356	8,486	8,505	1,100
City of Oshkosh	26,138	26,796	27,965	28,936	29,742	30,190	30,309	4,171
City of Waupun	3,485	3,637	3,844	4,026	4,166	4,206	4,147	662
Village of Fox Crossing	7,948	8,220	8,764	9,268	9,746	10,121	10,381	2,433
Village of Harrison	3,644	3,980	4,675	5,344	6,040	6,619	7,075	3,431
Village of Little Chute	4,207	4,309	4,504	4,650	4,775	4,823	4,806	599
Town of Clayton	1,438	1,521	1,668	1,808	1,949	2,068	2,161	723
Town of Fond du Lac	1,167	1,384	1,505	1,625	1,737	1,825	1,890	723
Town of Greenville	3,631	4,033	4,568	5,072	5,571	5,992	6,328	2,697
Town of Neenah	1,228	1,338	1,469	1,595	1,719	1,826	1,910	682
<b>Total</b>	<b>107,107</b>	<b>111,301</b>	<b>117,868</b>	<b>123,536</b>	<b>128,646</b>	<b>131,865</b>	<b>133,223</b>	<b>26,116</b>

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

Note: The Village and Town of Harrison housing projections were combined together to determine the total household projection for the Village of Harrison. The Town of Menasha housing projection was used for the Village of Fox Crossing housing projection.

**Table 7: Year 2040 Projected Housing & Land Use Demands**

Municipality	Adjusted Remaining Units Needed			Development Density (Units/Acre)			Acres Needed		
	Single Family Units	Two Family Units	Multi-Family Units	Single Family	Two Family	Multi-Family	Single Family Acres	Two Family Acres	Multi-Family Acres
City of Appleton	3,981	442	158	4.67	9.33	12.89	853	47	12
City of Fond du Lac	1,708	77	163	4.65	9.29	15.17	368	8	11
City of Menasha	527	91	302	4.38	8.75	19.21	120	10	16
City of Oshkosh	2,395	443	113	5	10	11.71	479	44	10
City of Waupun	446	33	75	9.31	18.63	39.96	48	2	2
Town of Clayton	582	25	0	0.97	1.94	0	600	13	0
Town of Greenville	1,744	88	102	1.22	2.44	12.82	1,427	36	8
Town of Neenah	495	0	0	1.39	2.77	0	357	0	0
Village of Harrison	2,635	41	0	1.65	3.3	1.21	1,595	12	0
Town of Fond du Lac	300	8	0	1.15	2.31	3.46	260	3	0
Village of Fox Crossing	1,418	22	515	3.34	6.69	10.91	424	3	47
<b>Total</b>	<b>16,231</b>	<b>1,270</b>	<b>1,428</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,531</b>	<b>178</b>	<b>106</b>

Source: ECWRPC, 2019

## Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for the urbanized area (Fox Cities, Oshkosh and Fond du Lac) 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.

Communities in which homeowners and/or renters were more cost burdened than the urbanized area as a whole included the City of Waupun (homeowners), the villages of Fox Crossing (owner occupied housing units with incomes of less than \$50,000) and Harrison and the towns of Clayton (homeowners) and Neenah (homeowners).

Communities in which homeowners and/or renters were about the same cost burdened when compared to the urbanized area as a whole included the cities of Appleton, Menasha and Oshkosh and the town of Fond du Lac (homeowners) and Neenah (renters).

Communities in which homeowners and/or renters were about the same cost burdened when compared to the urbanized area as a whole included the cities of Fond du Lac and Waupun (renters), the village of Fox Crossing (renters) and Little Chute and the towns of Clayton (renters) and Greenville.

**Table 8: Urbanized Area Regional Housing Burden (2013-2017)**

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)	
	Totals	% of Total (30% or more)
<b>Total Owner-occupied housing units:</b>	70,105	18%
<b>Less than \$20,000:</b>	4,419	
30 percent or more	3,905	88%
<b>\$20,000 to \$34,999:</b>	8,097	
30 percent or more	3,746	46%
<b>\$35,000 to \$49,999:</b>	8,674	
30 percent or more	2,473	29%
<b>\$50,000 to \$74,999:</b>	15,091	
30 percent or more	1,898	13%
<b>\$75,000 or more:</b>	33,444	
30 percent or more	807	2%
Zero or negative income	380	n/a
<b>Total Renter-occupied housing units:</b>	39,869	42%
<b>Less than \$20,000:</b>	10,699	
Less than 20 percent	176	2%
20 to 29 percent	809	8%
30 percent or more	9,714	91%
<b>\$20,000 to \$34,999:</b>	9,811	
Less than 20 percent	640	7%
20 to 29 percent	3,706	38%
30 percent or more	5,465	56%

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

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

Based on this information, more affordable homes and rentals are needed, 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.

However, other community specific factors are also coming into play. For example, the City of Fond du Lac has only one qualifying Census tract (located in the downtown) in which to build affordable housing units eligible for Housing Tax Credits. Not only does this limit the number of projects that can be built but it does not take into account providing affordable housing closer to employment areas such as the west side of the City where manufacturing jobs are located within the industrial parks. In the City of Menasha, a number of new housing initiatives will be available in the year 2020. These initiatives are targeted at expanding the existing housing stock and maintaining and improving the existing housing stock. Homeowners, renters and developers qualify for many of the housing initiatives coming in 2020. In the next five years the City plans to substantially expand and diversify the City's housing stock. Numerous plans have been completed in 2019 that encourage the use of townhome style units and apartment complexes within the City's core.

### 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.

Municipalities could, of course, simply slash the costs of its various permits and fees by 20%, thereby reducing the amount of revenue generated (see individual community Housing Fee Reports). However, this revenue is used by the municipalities 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.

Minimum lot sizes could also be reduced, 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 communities 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. In some instances, there may be more affordable housing units but some landlords may be unwilling to rent to certain individuals with limited incomes or concerns with rental histories. In addition, larger incorporated communities may have a larger share of the rental market, when compared to the county as a whole, since smaller communities are either not interested or may not be able to accommodate rental development.

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.

Other community specific factors also need to be considered. For example, the City of Menasha is landlocked and does not have the ability to acquire large swaths of open farm land for new subdivisions, like many other municipalities can. Increasing the City's housing stock takes a more creative approach and requires substantial city investment to prepare, clean, and market redevelopment sites. Other communities, such as the City of Fond du Lac have intergovernmental agreements in place with adjoining towns. Parcels within an incorporated community's growth area are generally required to annex into the town before they are allowed to develop. This may provide additional opportunities for housing development.

Municipalities may be able to incorporate additional efficiencies in the subdivision review process which may impact the time necessary to approve a plat. Efficiencies may also be incorporated into the annexation process, for example, in the City of Appleton; the City was able to reduce the annexation process by two weeks, thereby reducing cost. The City also runs annexation and permit applications together, this has also resulted in time savings.

It is the Town of Greenville's policy that development pays for itself and that the general tax payer should not be responsible for the development of subdivision or permit costs for an individual lot. The fees that the town has established cover the cost of doing development/business. The town continues to evaluate and modify its development policies and thereby creating greater efficiencies which further reduces time and costs.

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## **APPENDICES**







## **APPENDIX A**

### **PARCEL ANALYSIS MAPS & TABLES**



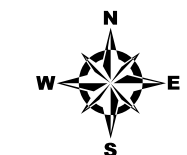
# Map 1

## City of Appleton

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels 656**

- Zoned Residential (470)
- Zoned Non-Residential (186)



0 0.65 1.3  
Scale in Miles

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

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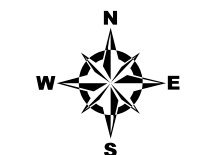
# Map 1

## City of Fond du Lac

### Vacant Parcels with Residential & Non-Residential Zoning

#### Vacant Parcels (669)

- Zoned Residential (509)
- Zoned Non-Residential (160)



0 0.4 0.8  
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).  
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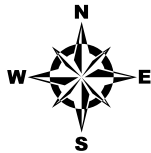




**Map 1**  
**City of Menasha**  
**Vacant Parcels with Residential**  
**& Non-Residential Zoning**

**Vacant Parcels (405)**

-  Zoned Residential (288)
-  Zoned Non-Residential (117)



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).  
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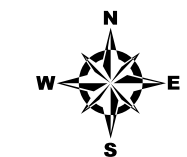




# Map 1 City of Oshkosh Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      929**

- Zoned Residential (739)
- Zoned Non-Residential (190)



0      0.65      1.3  
Scale in Miles

Source:  
Base data regional counties 2019  
Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
Administration (DOA); Wisconsin State Cartographer's Office (SCO).  
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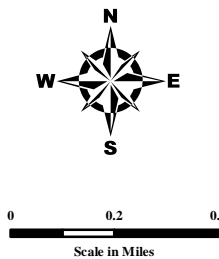
# Map 1

## City of Waupun

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels 192**

- Zoned Residential (143)
- Zoned Non-Residential (49)



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).  
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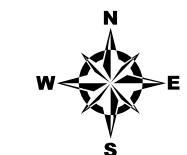
# Map 1

## Village of Fox Crossing

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      555**

- Zoned Residential (342)
- Zoned Non-Residential (213)



0      0.35      0.7  
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  
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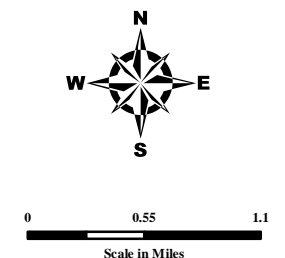
# Map 1

## Village of Harrison

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      842**

- Zoned Residential (205)
- Zoned Non-Residential (637)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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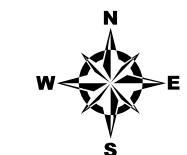
# Map 1

## Village of Little Chute

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      369**

- Zoned Residential (244)
- Zoned Non-Residential (125)



0      0.2      0.4  
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  
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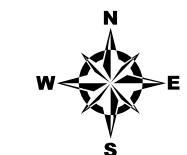




# Map 1 Town of Clayton Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      1,093**

- Zoned Residential (218)
- Zoned Non-Residential (875)



0      0.4      0.8  
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).  
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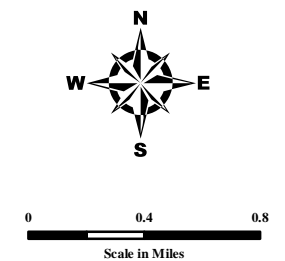
# Map 1

## Town of Fond du Lac

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      675**

- Zoned Residential (387)
- Zoned Non-Residential (288)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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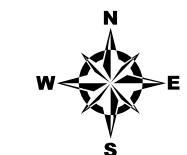
# Map 1

## Town of Greenville

### Vacant Parcels with Residential & Non-Residential Zoning

**Vacant Parcels      1,089**

- Zoned Residential (343)
- Zoned Non-Residential (746)



0      0.4      0.8  
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  
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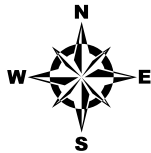




**Map 1**  
**Town of Neenah**  
**Vacant Parcels with Residential**  
**& Non-Residential Zoning**

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

Municipality	Acreage	Zoning Code	Zoning	
			Residential	Non-Residential
C. Appleton	517	AG	-	Agricultural
C. Appleton	113	C-2	-	General Commercial District
C. Appleton	1	CBD	-	Central Business
C. Appleton	14	C-O	-	Commercial Office
C. Appleton	69	M-1	-	Industrial Park
C. Appleton	14	M-2	-	General Industrial
C. Appleton	105	NC	-	Nature Conservancy
C. Appleton	0	P	-	Parking
C. Appleton	242	PD/C-2	-	Planned Development Overlay
C. Appleton	1	PD/R-1A	Planned Development Overlay	-
C. Appleton	1	PD/R-1B	Planned Development Overlay	-
C. Appleton	13	PD/R-2	Planned Development Overlay	-
C. Appleton	17	PD/R-3	Planned Development Overlay	-
C. Appleton	106	P-I	-	Public Institutional
C. Appleton	112	R-1A	Single Family Residential	-
C. Appleton	304	R-1B	Single Family Residential	-
C. Appleton	3	R-1C	Central City Residential	-
C. Appleton	233	R-2	Two Family	-
C. Appleton	47	R-3	Multifamily Residential	-
<b>C. Appleton</b>	<b>Total Acres</b>		<b>731</b>	<b>1,181</b>
C. Fond du Lac	115	A	-	Agricultural
C. Fond du Lac	176	C-2	-	General Business
C. Fond du Lac	3	C-R	-	Commercial-Recreation
C. Fond du Lac	548	M-1	-	Industrial
C. Fond du Lac	43	M-BP	-	Industrial-Business Park
C. Fond du Lac	64	O	-	Office
C. Fond du Lac	409	R-1	Single Family Residential	-
C. Fond du Lac	185	R-2	Two-Family Residential	-
C. Fond du Lac	1	R-3	Residential-Central Area	-
C. Fond du Lac	243	R-4	Multi-Family Residential	-
C. Fond du Lac	471	S-W	-	Shoreland-Wetland
<b>C. Fond du Lac</b>	<b>Total Acres</b>		<b>838</b>	<b>1,420</b>
C. Menasha	17	AG		General Agriculture
C. Menasha	0	B-2		Community Business
C. Menasha	0	B-3		Regional Business
C. Menasha	95	C1		General Commercial
C. Menasha	10	C2		Central Business
C. Menasha	21	C3		Business and Office
C. Menasha	8	C4		Business Park
C. Menasha	7	CC		Community Commercial
C. Menasha	1	COR		Office & Retail Commercial
C. Menasha	18	GU		Government Use
C. Menasha	4	NC		Natural & Conservancy
C. Menasha	3	P-1		Public Institutional
C. Menasha	43	PUD	Planned Unit Development	
C. Menasha	226	R1	Single Family	
C. Menasha	5	R-1	Single Family	
C. Menasha	1	R1A	Low Density Single Family	
C. Menasha	15	R2	Two-Family	



			Zoning	Zoning
C. Menasha	0	R2A	Multi-Family Zero Lot Line	
C. Menasha	3	R3	Multi-Family Medium Density	
C. Menasha	0	R-3	Suburban Medium Density	
C. Menasha	3	R4	Multi-Family High Density	
C. Menasha	5	RS-1	Single-Family Residential (Suburban)	
<b>C. Menasha Total Acres</b>			<b>301</b>	<b>183</b>
C. Oshkosh	30	BP		Business Park
C. Oshkosh	10	BP-PD		Business Park Planned Development Overlay
C. Oshkosh	13	CBP-PD		Corporate Business Park Planned Development Overlay
C. Oshkosh	1	CMU	Central Mixed-Use	
C. Oshkosh	0	CMU-PD	Central Mixed-Use Planned Development Overlay	
C. Oshkosh	9	DR-6	Duplex Residential - 6	
C. Oshkosh	39	DR-6-PD	Duplex Residential - 6 Planned Development Overlay	
C. Oshkosh	639	HI		Heavy Industrial
C. Oshkosh	191	I		Institutional
C. Oshkosh	59	I-PD		Institutional Planned Development Overlay
C. Oshkosh	4	MH-9-PD	Mobile Home Residential - 9 Planned Development Overlay	
C. Oshkosh	97	MR-12	Multi-Family Residential - 12	
C. Oshkosh	318	MR-12-PD	Multi-Family Residential - 12 Planned Development Overlay	
C. Oshkosh	2	MR-20	Multi-Family Residential - 20	
C. Oshkosh	19	MR-20-PD	Multi-Family Residential - 20 Planned Development Overlay	
C. Oshkosh	0	MR-36	Multi-Family Residential - 36	
C. Oshkosh	0	MR-36-PD	Multi-Family - 36 Planned Development Overlay	
C. Oshkosh	0	MR-36-UTO	Multi-Family Residential - 36 - University Transition Overlay	
C. Oshkosh	1	NMU	Neighborhood Mixed Use	
C. Oshkosh	75	NMU-PD	Neighborhood Mixed Use Planned Development Overlay	
C. Oshkosh	40	RH		Rural Holding
C. Oshkosh	8	RMU	Riverfront Mixed-Use	
C. Oshkosh	2	RMU-PD	Riverfront Mixed-Use Planned Development Overlay	
C. Oshkosh	29	RMU-PD-RFO	Riverfront Mixed-Use Riverfront Overlay	
C. Oshkosh	4	RMU-RFO		Riverfront Mixed-Use Riverfront Overlay
C. Oshkosh	15	SMU	Suburban Mixed-Use	
C. Oshkosh	181	SMU		Suburban Mixed-Use
C. Oshkosh	260	SMU-PD	Suburban Mixed-Use Planned Development Overlay	
C. Oshkosh	38	SR-2	Single Family Residential - 2	
C. Oshkosh	4	SR-2 LRO	Single Family Residential - 2 Lakeshore Overlay	
C. Oshkosh	50	SR-3	Single Family Residential - 3	
C. Oshkosh	1	SR-3-LRO	Single Family Residential - 3 Lakeshore Overlay	

			Zoning	Zoning
C. Oshkosh	38	SR-3-PD	Single Family Residential - 3 Planned Development Overlay	
C. Oshkosh	417	SR-5	Single Family Residential - 5	
C. Oshkosh	10	SR-5-LRO	Single Family Residential - 5 Lakeshore Overlay	
C. Oshkosh	58	SR-5-PD	Single Family Residential - 5 Planned Development Overlay	
C. Oshkosh	1	SR-5PD-LRO	Single Family Residential - 5 Planned Development and Lakeshore Overlays	
C. Oshkosh	30	SR-9	Single Family Residential - 9	
C. Oshkosh	2	SR-9-PD	Single Family Residential - 9 Planned Development Overlay	
C. Oshkosh	6	TR-10	Two Family Residential - 10	
C. Oshkosh	5	TR-10-PD	Two Family Residential - 10 Planned Development Overlay	
C. Oshkosh	0	TR-10PDUTO	Two Flat Residential - 10 Planned Development - University Transition Overlay	
C. Oshkosh	0	TR-10-UTO	Two Flat Residential - 10 - University Transition Overlay	
C. Oshkosh	57	UI	Urban Industrial	
C. Oshkosh	72	UI-PD	Urban Industrial Planned development Overlay	
C. Oshkosh	16	UMU	Urban Mixed-Use	
C. Oshkosh	9	UMU-PD	Urban Mixed-Use Planned Development Overlay	
C. Oshkosh	3	UMU-RFO	Urban Mixed-Use Riverfront Overlay	
<b>C. Oshkosh Total Acres</b>			<b>1,699</b>	<b>1,166</b>
C. Waupun	11	-		-
C. Waupun	10	AG		Agricultural
C. Waupun	11	B-2		Central Business
C. Waupun	3	B-3		Shopping Center Business
C. Waupun	0	B-5		Warehousing/Business
C. Waupun	1	B-6		Neighborhood Commercial
C. Waupun	8	C		Conservancy
C. Waupun	1	M-1		Closed Storage/Light Manufacturing
C. Waupun	13	M-2		Open Storage/Heavy Manufacturing
C. Waupun	9	PCD		Planned Community Development
C. Waupun	187	R-1	Single Family Residential	
C. Waupun	4	R-2	Two Family Residential	
C. Waupun	10	R-3	Multiple Family Residential	
C. Waupun	4	R-4	Central Area Single Family Residential	
C. Waupun	15	R-6	Mobile Home	
C. Waupun	108	-		
<b>C. Waupun Total Acres<sup>1</sup></b>			<b>220</b>	<b>164</b>
V. Fox Crossing	728.13	A-2		General Agriculture
V. Fox Crossing	1	B-2		Community Business
V. Fox Crossing	41	B-3		Regional Business
V. Fox Crossing	56	I-1		Light Industrial
V. Fox Crossing	293	I-2		Heavy Industrial

			Zoning	Zoning
V. Fox Crossing	113	M-1		Mixed Use
V. Fox Crossing	23	PDD	Planned Development	
V. Fox Crossing	5	PDD-1		Planned Development District - 1
V. Fox Crossing	2	PDD-1	Planned Development District - 1	
V. Fox Crossing	91	R-1	Rural Residential	
V. Fox Crossing	109	R-2	Suburban Low Density	
V. Fox Crossing	25	R-3	Suburban Medium Density	
V. Fox Crossing	3	R-4	Suburban High Density	
<b>V. Fox Crossing Total Acres</b>			<b>252</b>	<b>1,237</b>
V. Harrison	11,244	AG		General Agriculture
V. Harrison	33	AG	General Agriculture	
V. Harrison	234	BP		Business Park
V. Harrison	99	CC		Community Commercial
V. Harrison	58	CN		Neighborhood Commercial
V. Harrison	73	COR		Office & Retail Commercial
V. Harrison	14	IM		Industrial & Manufacturing
V. Harrison	77	NC		Natural & Conservancy
V. Harrison	9	R1	Single Family	
V. Harrison	10	RM	Multiple Family Residential	
V. Harrison	235	RS-1	Single-Family Residential (Suburban)	
V. Harrison	22	RS-2	Single-Family Residential (Traditional)	
<b>V. Harrison Total Acres</b>			<b>310</b>	<b>11,798</b>
V. Little Chute	2	CB		Central Business
V. Little Chute	229	CH		Commercial Highway
V. Little Chute	190	ID		Industrial
V. Little Chute	10	MH	Mobile Home	
V. Little Chute	581	RC	Residential Single-Family	
V. Little Chute	65	RM	Residential Multi-Family	
V. Little Chute	69	RT	Residential Two-Family	
<b>V. Little Chute Total Acres</b>			<b>725</b>	<b>420</b>
T. Clayton	4,109	A-1		Agribusiness
T. Clayton	14,150	A-2		General Agriculture
T. Clayton	104	B-2		Community Business
T. Clayton	113	B-3		General Business
T. Clayton	114	I-1		Light Industrial
T. Clayton	129	I-2		Heavy Industrial
T. Clayton	5	P-1		Public Institutional
T. Clayton	173	R-1	Rural Residential	
T. Clayton	904	R-2	Suburban Residential	
T. Clayton	19	R-3	Two-Family Residential	
<b>T. Clayton Total Acres</b>			<b>1,096</b>	<b>18,723</b>
T. Fond du Lac	17	-	-	-
T. Fond du Lac	449	C		Commercial
T. Fond du Lac	4,139	FP		Farmland Preservation
T. Fond du Lac	1,087	GA		General Agricultural
T. Fond du Lac	58	I		Industrial
T. Fond du Lac	97	RH	Residential (High Density)	
T. Fond du Lac	630	RM	Residential (Medium Density)	
T. Fond du Lac	864	RR	Residential (Rural)	
<b>T. Fond du Lac Total Acres<sup>1</sup></b>			<b>1,591</b>	<b>5,733</b>
T. Greenville	10,137	AGD		General Agricultural

			Zoning	Zoning
T. Greenville	251	BP		Business Park
T. Greenville	146	GC		General Commercial
T. Greenville	255	IND		Industrial
T. Greenville	17	PCD		Planned Commercial
T. Greenville	2,327	R1	Single-Family Residential	
T. Greenville	30	R2	Two-Family Residential	
T. Greenville	10	R3	Multifamily Residential	
<b>T. Greenville Total Acres</b>			<b>2,366</b>	<b>10,806</b>
T. Neenah	664	A-1		Agribusiness
T. Neenah	679	A-2		General Agriculture
T. Neenah	0	B-1		Local Service
T. Neenah	27	B-2		Community Business
T. Neenah	4	B-3		General Business
T. Neenah	76	I-1		Light Industrial
T. Neenah	210	I-2		Heavy Industrial
T. Neenah	233	R-1	Rural Residential	
T. Neenah	61	R-2	Suburban Residential	
<b>T. Neenah Total Acres</b>			<b>293</b>	<b>1,661</b>
<b>Total Acres<sup>1</sup></b>			<b>10,422</b>	<b>54,492</b>

<sup>1</sup>Acres not designated as a specific zoning and not divided between residential and non-residential are not included in the total acres (applies to the C. Waupun & T.Fond du Lac only).






# Map 2

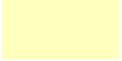

## City of Appleton

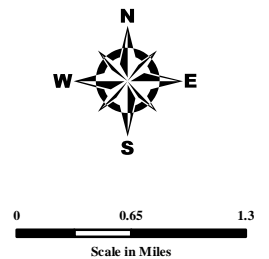
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (539)
-  Water Access (566)
-  Sewer Access (559)

#### Vacant Parcels 656

-  Zoned Residential (470)
-  Zoned Non-Residential (186)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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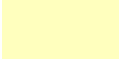

### City of Fond du Lac

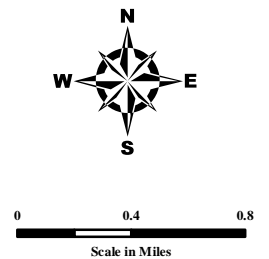
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (478)
-  Water Access (511)
-  Sewer Access (491)

#### Vacant Parcels (669)

-  Zoned Residential (509)
-  Zoned Non-Residential (160)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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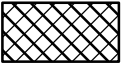




# Map 2



## City of Menasha

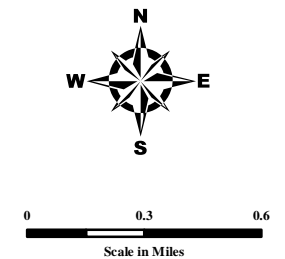
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (361)
-  Water Access (369)
-  Sewer Access (376)

#### Vacant Parcels (405)

-  Zoned Residential (288)
-  Zoned Non-Residential (117)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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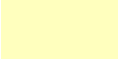

## City of Oshkosh

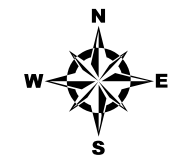
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (875)
-  Water Access (889)
-  Sewer Access (878)

#### Vacant Parcels 929

-  Zoned Residential (739)
-  Zoned Non-Residential (190)



0 0.65 1.3  
Scale in Miles

Source:  
Base data regional counties 2019  
Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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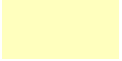

## City of Waupun

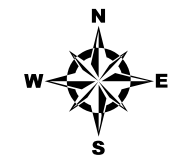
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (136)
-  Water Access (144)
-  Sewer Access (137)

#### Vacant Parcels 192

-  Zoned Residential (143)
-  Zoned Non-Residential (49)



0 0.2 0.4  
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  
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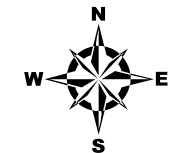
## Map 2 Village of Fox Crossing Vacant Residential/Non-Residential Parcels with Services

### Access to Services

-  Both Water and Sewer Access (412)
-  Water Access (422)
-  Sewer Access (421)

### Vacant Parcels (555)

-  Zoned Residential (342)
-  Zoned Non-Residential (213)



0 0.35 0.7  
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  
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## Map 2

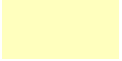

### Village of Harrison

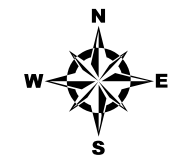
#### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (232)
-  Water Access (246)
-  Sewer Access (243)

#### Vacant Parcels 842

-  Zoned Residential (205)
-  Zoned Non-Residential (637)



0 0.55 1.1  
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  
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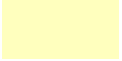



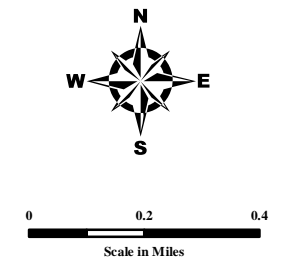
## Map 2 Village of Little Chute Vacant Residential/Non-Residential Parcels with Services

### Access to Services

-  Both Water and Sewer Access (293)
-  Water Access (307)
-  Sewer Access (311)

### Vacant Parcels      369

-  Zoned Residential (244)
-  Zoned Non-Residential (125)



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).  
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# Map 2



## Town of Clayton

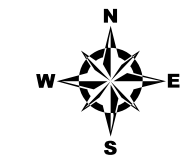
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (0)
-  Water Access (0)
-  Sewer Access (12)

**Vacant Parcels 1,093**

-  Zoned Residential (218)
-  Zoned Non-Residential (875)



0 0.4 0.8  
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  
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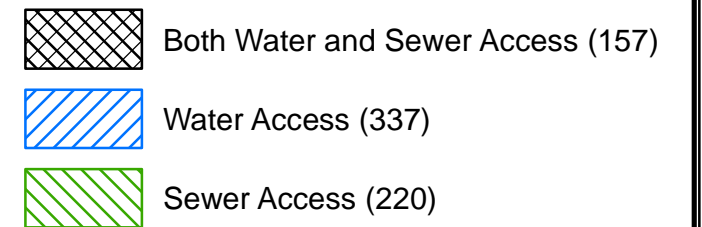


## Map 2

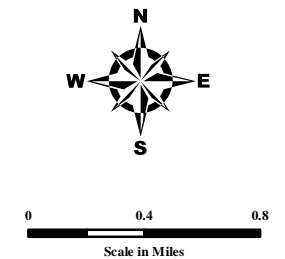
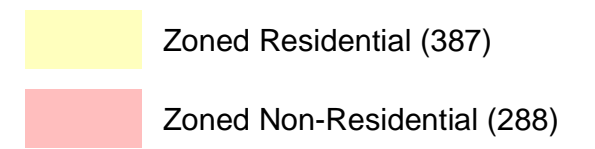
### Town of Fond du Lac

### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services



#### Vacant Parcels (675)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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# Map 2

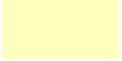

## Town of Greenville

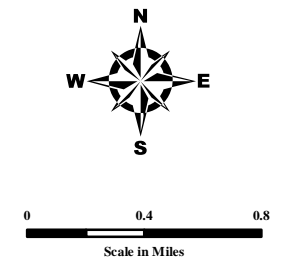
### Vacant Residential/Non-Residential Parcels with Services

#### Access to Services

-  Both Water and Sewer Access (351)
-  Water Access (385)
-  Sewer Access (376)

**Vacant Parcels 1,089**

-  Zoned Residential (343)
-  Zoned Non-Residential (746)



Source:  
 Base data regional counties 2019  
 Parcel data - Wisconsin Land Information Program (WLIP). Version 5  
 Statewide Parcel Database (2019). Madison, WI: Wisconsin Department of  
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# Map 2



## Town of Neenah

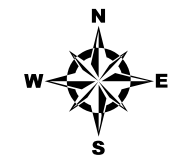
### Vacant Residential/Non-Residential Parcels with Services

#### 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  
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**Table 4: Summary of Vacant Residential and Non-Residential Parcels with Services**

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
C. Appleton	334	AG		Agricultural	Yes	-
C. Appleton	36	AG		Agricultural	No	-
C. Appleton	289	AG		Agricultural	-	Yes
C. Appleton	81	AG		Agricultural	-	No
C. Appleton	87	C-2		General Commercial	Yes	-
C. Appleton	8	C-2		General Commercial	No	-
C. Appleton	92	C-2		General Commercial	-	Yes
C. Appleton	3	C-2		General Commercial	-	No
C. Appleton	1	CBD		Central Business District	Yes	-
C. Appleton	0	CBD		Central Business District	No	-
C. Appleton	1	CBD		Central Business District	-	Yes
C. Appleton	0	CBD		Central Business District	-	No
C. Appleton	14	C-O		Commercial Office	Yes	Yes
C. Appleton	68	M-1		Industrial Park	Yes	-
C. Appleton	66	M-1		Industrial Park	-	Yes
C. Appleton	2	M-1		Industrial Park	-	No
C. Appleton	6	M-2		General Industrial	Yes	-
C. Appleton	4	M-2		General Industrial	No	-
C. Appleton	10	M-2		General Industrial	-	Yes
C. Appleton	0	M-2		General Industrial	-	No
C. Appleton	105	NC		Nature Conservancy	Yes	Yes
C. Appleton	0	P		Parking	Yes	Yes
C. Appleton	239	PD/C-2		Planned Development Overlay	Yes	-
C. Appleton	238	PD/C-2		Planned Development Overlay	-	Yes
C. Appleton	1	PD/C-2		Planned Development Overlay	-	No
C. Appleton	1	PD/R-1A	Planned Development Overlay		Yes	Yes
C. Appleton	1	PD/R-1B	Planned Development Overlay		Yes	Yes
C. Appleton	13	PD/R-2	Planned Development Overlay		Yes	Yes
C. Appleton	4	PD/R-3	Planned Development Overlay		Yes	-
C. Appleton	13	PD/R-3	Planned Development Overlay		No	-
C. Appleton	16	PD/R-3	Planned Development Overlay		-	Yes
C. Appleton	1	PD/R-3	Planned Development Overlay		-	No
C. Appleton	106	P-1		Public Institutional	Yes	Yes
C. Appleton	101	R-1A	Single Family Residential		Yes	
C. Appleton	99	R-1A	Single Family Residential		-	Yes
C. Appleton	2	R-1A	Single Family Residential		-	No
C. Appleton	278	R-1B	Single Family Residential		Yes	-
C. Appleton	3	R-1B	Single Family Residential		No	-
C. Appleton	281	R-1B	Single Family Residential		-	Yes
C. Appleton	3	R-1C	Central City Residential		Yes	-
C. Appleton	0	R-1C	Central City Residential		No	-
C. Appleton	3	R-1C	Central City Residential		-	Yes
C. Appleton	231	R-2	Two Family		Yes	-
C. Appleton	0	R-2	Two Family		No	-
C. Appleton	231	R-2	Two Family		-	Yes
C. Appleton	41	R-3	Multifamily		Yes	-
C. Appleton	40	R-3	Multifamily		-	Yes
C. Appleton	1	R-3	Multifamily		-	No
<b>C. Appleton Total Acres</b>			<b>673</b>	<b>959</b>	<b>Yes</b>	<b>-</b>

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
<b>C. Appleton Total Acres</b>			<b>16</b>	<b>49</b>	<b>No</b>	<b>-</b>
<b>C. Appleton Total Acres</b>			<b>685</b>	<b>921</b>	<b>-</b>	<b>Yes</b>
<b>C. Appleton Total Acres</b>			<b>3</b>	<b>88</b>	<b>-</b>	<b>No</b>
C. Fond du Lac	60	A		Agricultural	Yes	-
C. Fond du Lac	11	A		Agricultural	No	-
C. Fond du Lac	55	A		Agricultural	-	Yes
C. Fond du Lac	17	A		Agricultural	-	No
C. Fond du Lac	163	C-2		General Business	Yes	-
C. Fond du Lac	1	C-2		General Business	No	-
C. Fond du Lac	142	C-2		General Business	-	Yes
C. Fond du Lac	22	C-2		General Business	-	No
C. Fond du Lac	3	C-R		Commercial-Recreation	Yes	Yes
C. Fond du Lac	221	M-1		Industrial	Yes	-
C. Fond du Lac	0	M-1		Industrial	No	-
C. Fond du Lac	219	M-1		Industrial	-	Yes
C. Fond du Lac	1	M-1		Industrial	-	No
C. Fond du Lac	43	M-BP		Industrial-Business Park	Yes	Yes
C. Fond du Lac	45	O		Office	Yes	-
C. Fond du Lac	1	O		Office	No	-
C. Fond du Lac	47	O		Office	-	Yes
C. Fond du Lac	341	R-1	Single Family Residential		Yes	-
C. Fond du Lac	2	R-1	Single Family Residential		No	-
C. Fond du Lac	334	R-1	Single Family Residential		-	Yes
C. Fond du Lac	9	R-1	Single Family Residential		-	No
C. Fond du Lac	148	R-2	Two-Family Residential		Yes	-
C. Fond du Lac	1	R-2	Two-Family Residential		No	-
C. Fond du Lac	150	R-2	Two-Family Residential		-	Yes
C. Fond du Lac	1	R-3	Residential-Central Area		Yes	Yes
C. Fond du Lac	137	R-4	Multi-Family Residential		Yes	Yes
C. Fond du Lac	155	S-W		Shoreland-Wetland	Yes	No
<b>C. Fond du Lac Total Acres</b>			<b>628</b>	<b>690</b>	<b>Yes</b>	<b>-</b>
<b>C. Fond du Lac Total Acres</b>			<b>3</b>	<b>13</b>	<b>No</b>	<b>-</b>
<b>C. Fond du Lac Total Acres</b>			<b>622</b>	<b>509</b>	<b>-</b>	<b>Yes</b>
<b>C. Fond du Lac Total Acres</b>			<b>9</b>	<b>194</b>	<b>-</b>	<b>No</b>
C. Menasha	17	AG		General Agriculture	Yes	Yes
C. Menasha	0	B-2		Community Business	Yes	Yes
C. Menasha	0	B-3		Regional Business	Yes	Yes
C. Menasha	93	C1		General Commercial	Yes	Yes
C. Menasha	7	C2		Central Business	Yes	-
C. Menasha	2	C2		Central Business	No	-
C. Menasha	9	C2		Central Business	-	Yes
C. Menasha	21	C3		Business and Office	Yes	Yes
C. Menasha	8	C4		Business Park	Yes	Yes
C. Menasha	7	CC		Community Commercial	Yes	Yes
C. Menasha	1	COR		Office & Retail Commercial	Yes	Yes
C. Menasha	18	GU		Government Use	Yes	Yes
C. Menasha	4	NC		Natural & Conservancy	No	Yes
C. Menasha	43	PUD	Planned Unit Development		Yes	Yes
C. Menasha	177	R1	Single Family		Yes	-
C. Menasha	11	R1	Single Family		No	-
C. Menasha	187	R1	Single Family		-	Yes
C. Menasha	0	R1	Single Family		-	No
C. Menasha	5	R-1	Single Family		Yes	No
C. Menasha	1	R1A	Low Density Single Family		Yes	Yes
C. Menasha	15	R2	Two-Family		Yes	-

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
C. Menasha	15	R2	Two-Family		-	Yes
C. Menasha	0	R2	Two-Family		-	No
C. Menasha	0	R2A	Multi-Family Zero Lot Line		Yes	Yes
C. Menasha	3	R3	Multi-Family Medium Density		Yes	Yes
C. Menasha	0	R-3	Suburban Medium Density		No	Yes
C. Menasha	2	R4	Multi-Family High Density		Yes	-
C. Menasha	1	R4	Multi-Family High Density		No	-
C. Menasha	2	R4	Multi-Family High Density		-	Yes
C. Menasha	1	R4	Multi-Family High Density		-	No
C. Menasha	3	RS-1	Single-Family Residential (Suburban)		Yes	-
C. Menasha	1	RS-1	Single-Family Residential (Suburban)		No	-
C. Menasha	5	RS-1	Single-Family Residential (Suburban)		-	Yes
<b>C. Menasha Total Acres</b>			<b>249</b>	<b>172</b>	<b>Yes</b>	<b>-</b>
<b>C. Menasha Total Acres</b>			<b>13</b>	<b>6</b>	<b>No</b>	<b>-</b>
<b>C. Menasha Total Acres</b>			<b>256</b>	<b>178</b>	<b>-</b>	<b>Yes</b>
<b>C. Menasha Total Acres</b>			<b>7</b>	<b>0</b>	<b>-</b>	<b>No</b>
C. Oshkosh	30	BP		Business Park	Yes	Yes
C. Oshkosh	10	BP-PD		Business Park Planned Development Overlay	Yes	Yes
C. Oshkosh	13	CBP-PD		Corporate Business Park Planned Development Overlay	Yes	Yes
C. Oshkosh	1	CMU	Central Mixed-Use		Yes	Yes
C. Oshkosh	0	CMU-PD	Central Mixed-Use Planned Development Overlay		Yes	Yes
C. Oshkosh	9	DR-6	Duplex Residential - 6		Yes	
C. Oshkosh	9	DR-6	Duplex Residential - 6		-	Yes
C. Oshkosh	0	DR-6	Duplex Residential - 6		-	No
C. Oshkosh	1	DR-6-PD	Duplex Residential - 6 Planned Development Overlay		Yes	Yes
C. Oshkosh	573	HI		Heavy Industrial	Yes	-
C. Oshkosh	2	HI		Heavy Industrial	No	-
C. Oshkosh	572	HI		Heavy Industrial	-	Yes
C. Oshkosh	3	HI		Heavy Industrial	-	No
C. Oshkosh	130	I		Institutional	Yes	
C. Oshkosh	58	I		Institutional	No	
C. Oshkosh	188	I		Institutional	-	Yes
C. Oshkosh	1	I		Institutional	-	No
C. Oshkosh	2	I-PD		Institutional Planned Development Overlay	Yes	Yes
C. Oshkosh	4	MH-9-PD	Mobile Home Residential - 9 Planned Development Overlay		Yes	Yes
C. Oshkosh	97	MR-12	Multi-Family Residential - 12		Yes	Yes
C. Oshkosh	200	MR-12-PD	Multi-Family Residential - 12 Planned Development Overlay		Yes	-
C. Oshkosh	184	MR-12-PD	Multi-Family Residential - 12 Planned Development Overlay		-	Yes
C. Oshkosh	16	MR-12-PD	Multi-Family Residential - 12 Planned Development Overlay		-	No
C. Oshkosh	2	MR-20	Multi-Family Residential - 20		Yes	Yes

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
C. Oshkosh	19	MR-20-PD	Multi-Family Residential - 20 Planned Development Overlay		Yes	Yes
C. Oshkosh	0	MR-36	Multi-Family Residential - 36		Yes	Yes
C. Oshkosh	0	MR-36-PD	Multi-Family Residential - 36 Planned Development Overlay		Yes	Yes
	0	MR-36-UTO	Multi-Family - 36 University Transition Overlay		Yes	Yes
C. Oshkosh	1	NMU	Neighborhood Mixed Use		Yes	Yes
C. Oshkosh	41	NMU-PD	Neighborhood Mixed Use Planned Development Overlay		Yes	Yes
C. Oshkosh	35	RH		Rural Holding	Yes	Yes
C. Oshkosh	8	RMU	Riverfront Mixed-Use		Yes	Yes
C. Oshkosh	2	RMU-PD	Riverfront Mixed-Use Planned Development Overlay		Yes	Yes
C. Oshkosh	29	RMU-PD-RFO	Riverfront Mixed-Use Planned Development and Riverfront Overlays		Yes	Yes
C. Oshkosh	4	RMU-RFO		Riverfront Mixed-Use Riverfront Overlay	Yes	Yes
C. Oshkosh	190	SMU		Suburban Mixed-Use	Yes	-
C. Oshkosh	187	SMU		Suburban Mixed-Use	-	Yes
C. Oshkosh	3	SMU		Suburban Mixed-Use	-	No
C. Oshkosh	165	SMU-PD	Suburban Mixed-Use Planned Development Overlay		Yes	-
C. Oshkosh	164	SMU-PD	Suburban Mixed-Use Planned Development Overlay		-	Yes
C. Oshkosh	1	SMU-PD	Suburban Mixed-Use Planned Development Overlay		-	No
C. Oshkosh	38	SR-2	Single Family Residential - 2		Yes	
C. Oshkosh	30	SR-2	Single Family Residential - 2		-	Yes
C. Oshkosh	8	SR-2	Single Family Residential - 2		-	No
C. Oshkosh	4	SR-2-LRO	Single Family Residential - 2 Lakeshore Overlay		Yes	Yes
C. Oshkosh	50	SR-3	Single Family Residential - 3		Yes	Yes
C. Oshkosh	1	SR-3-LRO	Single Family Residential - 3 Lakeshore Overlay		Yes	Yes
C. Oshkosh	38	SR-3-PD	Single Family Residential - 3 Planned Development Overlay		Yes	Yes
C. Oshkosh	273	SR-5	Single Family Residential - 5		Yes	-
C. Oshkosh	30	SR-5	Single Family Residential - 5		No	-
C. Oshkosh	303	SR-5	Single Family Residential - 5		-	Yes
C. Oshkosh	10	SR-5-LRO	Single Family Residential - 5 Lakeshore Overlay		Yes	Yes

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
C. Oshkosh	22	SR-5-PD	Single Family Residential- 5 Planned Development Overlay		Yes	Yes
C. Oshkosh	1	SR-5-PD-LRO	Single Family Residential- 5 Planned Development and Lakeshore Overlays		Yes	Yes
C. Oshkosh	30	SR-9	Single Family Residential - 9		Yes	Yes
C. Oshkosh	2	SR-9-PD	Single Family Residential- 9 Planned Development Overlay		Yes	Yes
C. Oshkosh	6	TR-10	Two Family Residential - 10		Yes	Yes
C. Oshkosh	5	TR-10-PD	Two Family Residential - 10 Planned Development Overlay		Yes	Yes
C. Oshkosh	0	TR-10 PDUTO	Two Flat Residential - 10 Planned Development - University Transition Overlay		Yes	Yes
C. Oshkosh	0	TR-10 UTO	Two Flat Residential - 10 - University Transition Overlay		Yes	Yes
C. Oshkosh	39	UI		Urban Industrial	Yes	Yes
C. Oshkosh	58	UI-PD		Urban Industrial Planned Development Overlay	Yes	-
C. Oshkosh	19	UI-PD		Urban Industrial Planned Development Overlay	-	Yes
C. Oshkosh	40	UI-PD		Urban Industrial Planned Development Overlay	-	No
C. Oshkosh	16	UMU	Urban Mixed-Use		Yes	Yes
C. Oshkosh	9	UMU-PD	Urban Mixed-Use Planned Development Overlay		Yes	Yes
C. Oshkosh	3	UMU-RFO	Urban Mixed-Use Riverfront Overlay		Yes	Yes
<b>C. Oshkosh Total Acres</b>			<b>1,089</b>	<b>1,085</b>	<b>Yes</b>	<b>-</b>
<b>C. Oshkosh Total Acres</b>			<b>30</b>	<b>60</b>	<b>No</b>	<b>-</b>
<b>C. Oshkosh Total Acres</b>			<b>1,094</b>	<b>1,099</b>	<b>-</b>	<b>Yes</b>
<b>C. Oshkosh Total Acres</b>			<b>25</b>	<b>46</b>	<b>-</b>	<b>No</b>
C. Waupun	1	B-2		Central Business	Yes	Yes
C. Waupun	3	B-3		Shopping Center Business	Yes	Yes
C. Waupun	0	B-5		Warehousing/Business	Yes	Yes
C. Waupun	1	B-6		Neighborhood Commercial	Yes	-
C. Waupun	0	B-6		Neighborhood Commercial	-	Yes
C. Waupun	0	B-6		Neighborhood Commercial	-	No
C. Waupun	7	C		Conservancy District	Yes	Yes
C. Waupun	1	M-1		Closed Storage/Light Manufacturing	Yes	Yes
C. Waupun	13	M-2		Open Storage/Heavy Manufacturing	Yes	-
C. Waupun	9	M-2		Open Storage/Heavy Manufacturing	-	Yes
C. Waupun	4	M-2		Open Storage/Heavy Manufacturing	-	No



Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
C. Waupun	9	PCD		Planned Community Development	Yes	Yes
C. Waupun	178	R-1	Single Family Residential		Yes	-
C. Waupun	177	R-1	Single Family Residential		-	Yes
C. Waupun	1	R-1	Single Family Residential		-	No
C. Waupun	4	R-2	Two Family Residential		Yes	Yes
C. Waupun	4	R-3	Multiple Family Residential		Yes	Yes
C. Waupun	3	R-4	Central Area Single Family Residential		Yes	-
C. Waupun	1	R-4	Central Area Single Family Residential		No	-
C. Waupun	3	R-4	Central Area Single Family Residential		-	Yes
C. Waupun	15	R-6	Mobile Home		Yes	Yes
C. Waupun	27	Unknown if Residential or Nonresidential			Yes	Yes
<b>C. Waupun Total Acres</b>			<b>204</b>	<b>34</b>	<b>Yes</b>	<b>-</b>
<b>C. Waupun Total Acres</b>			<b>1</b>	<b>0</b>	<b>No</b>	<b>-</b>
<b>C. Waupun Total Acres</b>			<b>203</b>	<b>29</b>	<b>-</b>	<b>Yes</b>
<b>C. Waupun Total Acres</b>			<b>1</b>	<b>4</b>	<b>-</b>	<b>No</b>
<b>C. Waupun Total Acres</b>		<b>Unknown if Residential or Nonresidential</b>		<b>27</b>	<b>Yes</b>	<b>Yes</b>
V. Fox Crossing	259	A-2		General Agriculture	Yes	-
V. Fox Crossing	0	A-2		General Agriculture	No	-
V. Fox Crossing	260	A-2		General Agriculture	-	Yes
V. Fox Crossing	1	B-2		Community Business	Yes	Yes
V. Fox Crossing	14	B-3		Regional Business	Yes	-
V. Fox Crossing	14	B-3		Regional Business	-	Yes
V. Fox Crossing	0	B-3		Regional Business	-	No
V. Fox Crossing	23	I-1		Light Industrial	Yes	-
V. Fox Crossing	9	I-1		Light Industrial	No	-
V. Fox Crossing	32	I-1		Light Industrial	-	Yes
V. Fox Crossing	211	I-2		Heavy Industrial	Yes	-
V. Fox Crossing	40	I-2		Heavy Industrial	No	-
V. Fox Crossing	200	I-2		Heavy Industrial	-	Yes
V. Fox Crossing	51	I-2		Heavy Industrial	-	No
V. Fox Crossing	107	M-1		Mixed-Use District	Yes	Yes
V. Fox Crossing	0	M-1	Mixed-Use District		Yes	Yes
V. Fox Crossing	21	PDD	Planned Development		Yes	-
V. Fox Crossing	0	PDD	Planned Development		No	-
V. Fox Crossing	21	PDD	Planned Development		-	Yes
V. Fox Crossing	2	PDD-1	Planned Development-1		Yes	-
V. Fox Crossing	0	PDD-1	Planned Development-1		No	-
V. Fox Crossing	2	PDD-1	Planned Development-1		-	Yes
V. Fox Crossing	37	R-1	Rural Residential		Yes	
V. Fox Crossing	35	R-1	Rural Residential		-	Yes
V. Fox Crossing	2	R-1	Rural Residential		-	No
V. Fox Crossing	91	R-2	Suburban Low Density		Yes	
V. Fox Crossing	1	R-2	Suburban Low Density		No	
V. Fox Crossing	92	R-2	Suburban Low Density		-	Yes
V. Fox Crossing	0	R-2	Suburban Low Density		-	No
V. Fox Crossing	25	R-3	Suburban Medium Density		Yes	Yes
V. Fox Crossing	3	R-4	Suburban High Density		Yes	-
V. Fox Crossing	0	R-4	Suburban High Density		No	-
V. Fox Crossing	3	R-4	Suburban High Density		-	Yes
<b>V. Fox Crossing Total Acres</b>			<b>179</b>	<b>615</b>	<b>Yes</b>	<b>-</b>
<b>V. Fox Crossing Total Acres</b>			<b>1</b>	<b>49</b>	<b>No</b>	<b>-</b>
<b>V. Fox Crossing Total Acres</b>			<b>177</b>	<b>614</b>	<b>-</b>	<b>Yes</b>
<b>V. Fox Crossing Total Acres</b>			<b>3</b>	<b>51</b>	<b>-</b>	<b>No</b>

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
V. Harrison	33	AG	General Agriculture		Yes	Yes
V. Harrison	1,063	AG		General Agriculture	Yes	-
V. Harrison	20	AG		General Agriculture	No	-
V. Harrison	896	AG		General Agriculture	-	Yes
V. Harrison	187	AG		General Agriculture	-	No
V. Harrison	118	BP		Business Park	Yes	
V. Harrison	99	BP		Business Park	-	Yes
V. Harrison	19	BP		Business Park	-	No
V. Harrison	26	CC		Community Commercial	Yes	-
V. Harrison	13	CC		Community Commercial	No	-
V. Harrison	40	CC		Community Commercial	-	Yes
V. Harrison	22	CN		Neighborhood Commercial	Yes	-
V. Harrison	18	CN		Neighborhood Commercial	-	Yes
V. Harrison	4	CN		Neighborhood Commercial	-	No
V. Harrison	59	COR		Office & Retail Commercial	Yes	Yes
V. Harrison	23	NC		Natural & Conservancy	Yes	-
V. Harrison	15	NC		Natural & Conservancy	No	-
V. Harrison	38	NC		Natural & Conservancy	-	Yes
V. Harrison	0	R1	Single Family		Yes	Yes
V. Harrison	10	RM	Multiple Family Residential		Yes	Yes
V. Harrison	150	RS-1	Single-Family Residential (Suburban)		Yes	-
V. Harrison	3	RS-1	Single-Family Residential (Suburban)		No	-
V. Harrison	150	RS-1	Single-Family Residential (Suburban)		-	Yes
V. Harrison	3	RS-1	Single-Family Residential (Suburban)		-	No
V. Harrison	22	RS-2	Single-Family Residential (Traditional)		Yes	Yes
V. Harrison Total Acres			216	1,312	Yes	-
V. Harrison Total Acres			3	48	No	-
V. Harrison Total Acres			215	1,150	-	Yes
V. Harrison Total Acres			3	210	-	No
V. Little Chute	2	CB		Central Business	Yes	Yes
V. Little Chute	170	CH		Commercial Highway	Yes	-
V. Little Chute	5	CH		Commercial Highway	No	-
V. Little Chute	174	CH		Commercial Highway	-	Yes
V. Little Chute	1	CH		Commercial Highway	-	No
V. Little Chute	142	ID		Industrial	Yes	-
V. Little Chute	15	ID		Industrial	No	-
V. Little Chute	157	ID		Industrial	-	Yes
V. Little Chute	10	MH	Mobile Home		Yes	Yes
V. Little Chute	167	RC	Residential Single-Family		Yes	-
V. Little Chute	137	RC	Residential Single-Family		No	-
V. Little Chute	177	RC	Residential Single-Family		-	Yes
V. Little Chute	127	RC	Residential Single-Family		-	No
V. Little Chute	65	RM	Residential Multi-Family		Yes	Yes
V. Little Chute	69	RT	Residential Two-Family		Yes	-
V. Little Chute	0	RT	Residential Two-Family		No	-
V. Little Chute	69	RT	Residential Two-Family		-	Yes
V. Little Chute Total Acres			311	313	Yes	-
V. Little Chute Total Acres			137	20	No	-
V. Little Chute Total Acres			321	332	-	Yes
V. Little Chute Total Acres			127	1	-	No
T. Clayton	4,109	A-1		Agribusiness	No	No
T. Clayton	14,150	A-2		General Agriculture	No	No
T. Clayton	104	B-2		Commercial Business	No	No

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
T. Clayton	113	B-3		General Business	No	-
T. Clayton	112	B-3		General Business	-	Yes
T. Clayton	1	B-3		General Business	-	No
T. Clayton	114	I-1		Light Industrial	No	No
T. Clayton	129	I-2		Heavy Industrial	No	No
T. Clayton	5	P-1		Public Institutional	No	No
T. Clayton	173	R-1	Rural Residential		No	-
T. Clayton	2	R-1	Rural Residential		-	Yes
T. Clayton	171	R-1	Rural Residential		-	No
T. Clayton	904	R-2	Suburban Residential		No	
T. Clayton	19	R-2	Suburban Residential		-	Yes
T. Clayton	885	R-2	Suburban Residential		-	No
T. Clayton	19	R-3	Two-Family Residential		No	Yes
<b>T. Clayton Total Acres</b>			<b>0</b>	<b>0</b>	<b>Yes</b>	<b>-</b>
<b>T. Clayton Total Acres</b>			<b>1,096</b>	<b>18,723</b>	<b>No</b>	<b>-</b>
<b>T. Clayton Total Acres</b>			<b>39</b>	<b>112</b>	<b>-</b>	<b>Yes</b>
<b>T. Clayton Total Acres</b>			<b>1,056</b>	<b>18,611</b>	<b>-</b>	<b>No</b>
T. Fond du Lac	4	<i>Unknown if Residential or Nonresidential (Not within dedicated ROW)</i>			Yes	-
T. Fond du Lac	13	<i>Unknown if Residential or Nonresidential (Not within dedicated ROW)</i>			No	-
T. Fond du Lac	4	<i>Unknown if Residential or Nonresidential (Not within dedicated ROW)</i>			-	Yes
T. Fond du Lac	14	<i>Unknown if Residential or Nonresidential (Not within dedicated ROW)</i>			-	No
T. Fond du Lac	266	C		Commercial	Yes	-
T. Fond du Lac	183	C		Commercial	No	-
T. Fond du Lac	182	C		Commercial	-	Yes
T. Fond du Lac	266	C		Commercial	-	No
T. Fond du Lac	662	FP		Farmland Preservation	Yes	-
T. Fond du Lac	3,477	FP		Farmland Preservation	No	-
T. Fond du Lac	78	FP		Farmland Preservation	-	Yes
T. Fond du Lac	4,062	FP		Farmland Preservation	-	No
T. Fond du Lac	444	GA		General Agricultural	Yes	-
T. Fond du Lac	643	GA		General Agricultural	No	-
T. Fond du Lac	256	GA		General Agricultural	-	Yes
T. Fond du Lac	831	GA		General Agricultural	-	No
T. Fond du Lac	58	I		Industrial	Yes	-
T. Fond du Lac	37	I		Industrial	-	Yes
T. Fond du Lac	21	I		Industrial	-	?
T. Fond du Lac	97	RH	Residential (High Density)		Yes	Yes
T. Fond du Lac	451	RM	Residential (Medium Density)		Yes	-
T. Fond du Lac	178	RM	Residential (Medium Density)		No	-
T. Fond du Lac	320	RM	Residential (Medium Density)		-	Yes
T. Fond du Lac	310	RM	Residential (Medium Density)		-	No
T. Fond du Lac	319	RR	Residential (Rural)		Yes	-
T. Fond du Lac	545	RR	Residential (Rural)		No	-
T. Fond du Lac	252	RR	Residential (Rural)		-	Yes
T. Fond du Lac	612	RR	Residential (Rural)		-	No
<b>T. Fond du Lac Total Acres</b>			<b>868</b>	<b>1,430</b>	<b>Yes</b>	<b>-</b>
<b>T. Fond du Lac Total Acres</b>			<b>723</b>	<b>4,303</b>	<b>No</b>	<b>-</b>
<b>T. Fond du Lac Total Acres</b>			<b>669</b>	<b>553</b>	<b>-</b>	<b>Yes</b>
<b>T. Fond du Lac Total Acres</b>			<b>922</b>	<b>5,159</b>	<b>-</b>	<b>No</b>
<b>T. Fond du Lac Total Acres</b>		<i>Unknown if Residential or Nonresidential</i>		<b>4</b>	<b>Yes</b>	<b>-</b>
<b>T. Fond du Lac Total Acres</b>		<i>Unknown if Residential or Nonresidential</i>		<b>13</b>	<b>No</b>	<b>-</b>
<b>T. Fond du Lac Total Acres</b>		<i>Unknown if Residential or Nonresidential</i>		<b>4</b>	<b>-</b>	<b>Yes</b>
<b>T. Fond du Lac Total Acres</b>		<i>Unknown if Residential or Nonresidential</i>		<b>14</b>	<b>-</b>	<b>No</b>

Municipality	Acreage	Zoning Code	Residential	Non-Residential	Water	Sewer
<b>T. Fond du Lac Total Acres</b>		<i>Unknown if sewer</i>		<b>21</b>	-	?
T. Greenville	657	AGD		General Agricultural	Yes	-
T. Greenville	340	AGD		General Agricultural	No	-
T. Greenville	832	AGD		General Agricultural	-	Yes
T. Greenville	165	AGD		General Agricultural	-	No
T. Greenville	107	BP		Business Park	Yes	Yes
T. Greenville	104	GC		General Commercial	Yes	-
T. Greenville	0	GC		General Commercial	No	-
T. Greenville	87	GC		General Commercial	-	Yes
T. Greenville	18	GC		General Commercial	-	No
T. Greenville	228	I		Industrial	Yes	-
T. Greenville	15	I		Industrial	No	-
T. Greenville	224	I		Industrial	-	Yes
T. Greenville	20	I		Industrial	-	No
T. Greenville	17	PC		Planned Commercial	Yes	Yes
T. Greenville	2,183	R1	Single-Family Residential		Yes	-
T. Greenville	6	R1	Single-Family Residential		No	-
T. Greenville	2,180	R1	Single-Family Residential		-	Yes
T. Greenville	10	R1	Single-Family Residential		-	No
T. Greenville	20	R2	Two-Family Residential		Yes	Yes
T. Greenville	10	R3	Multifamily Residential		Yes	Yes
<b>T. Greenville Total Acres</b>			<b>2,213</b>	<b>1,114</b>	<b>Yes</b>	-
<b>T. Greenville Total Acres</b>			<b>6</b>	<b>355</b>	<b>No</b>	-
<b>T. Greenville Total Acres</b>			<b>2,210</b>	<b>1,267</b>	-	<b>Yes</b>
<b>T. Greenville Total Acres</b>			<b>10</b>	<b>203</b>	-	<b>No</b>
T. Neenah	256	A-1		Agribusiness	No	Yes
T. Neenah	17	A-2		General Agriculture	Yes	-
T. Neenah	91	A-2		General Agriculture	No	-
T. Neenah	109	A-2		General Agriculture	-	Yes
T. Neenah	0	B-1		Local Service	No	Yes
T. Neenah	1	B-3		General Business	Yes	-
T. Neenah	1	B-3		General Business	No	-
T. Neenah	2	B-3		General Business	-	Yes
T. Neenah	2	I-1		Light Industrial	No	Yes
T. Neenah	1	I-2		Heavy Industrial	Yes	-
T. Neenah	19	I-2		Heavy Industrial	No	-
T. Neenah	20	I-2		Heavy Industrial	-	Yes
T. Neenah	127	R-1	Rural Residential		No	Yes
T. Neenah	0	R-2	Suburban Residential		Yes	-
T. Neenah	42	R-2	Suburban Residential		No	-
T. Neenah	42	R-2	Suburban Residential		-	Yes
<b>T. Neenah Total Acres</b>			<b>0</b>	<b>19</b>	<b>Yes</b>	-
<b>T. Neenah Total Acres</b>			<b>169</b>	<b>370</b>	<b>No</b>	-
<b>T. Neenah Total Acres</b>			<b>170</b>	<b>389</b>	-	<b>Yes</b>
<b>Total Urbanized Area Regional Acres</b>			<b>6,628</b>	<b>7,744</b>	<b>Yes</b>	-
<b>Total Urbanized Area Regional Acres</b>			<b>2,197</b>	<b>23,997</b>	<b>No</b>	-
<b>Total Urbanized Area Regional Acres</b>			<b>6,660</b>	<b>7,153</b>	-	<b>Yes</b>
<b>Total Urbanized Area Regional Acres</b>			<b>2,166</b>	<b>24,567</b>	-	<b>No</b>
<b>Total Urbanized Area Regional Acres with Water<sup>1</sup></b>				<b>14,403</b>	-	-
<b>Total Urbanized Area Regional Acres with Sewer<sup>1</sup></b>				<b>13,843</b>	-	-
<b>Total Urbanized Area Regional Acres without Water<sup>1</sup></b>				<b>26,208</b>	-	-
<b>Total Urbanized Area Regional Acres without Sewer<sup>1</sup></b>				<b>26,747</b>	-	-
<b>Unknown if sewer available</b>				<b>21</b>	-	-

Note: Includes both residential and nonresidential parcels. Dedicated ROW, removed from T. Fond du Lac acreage counts.

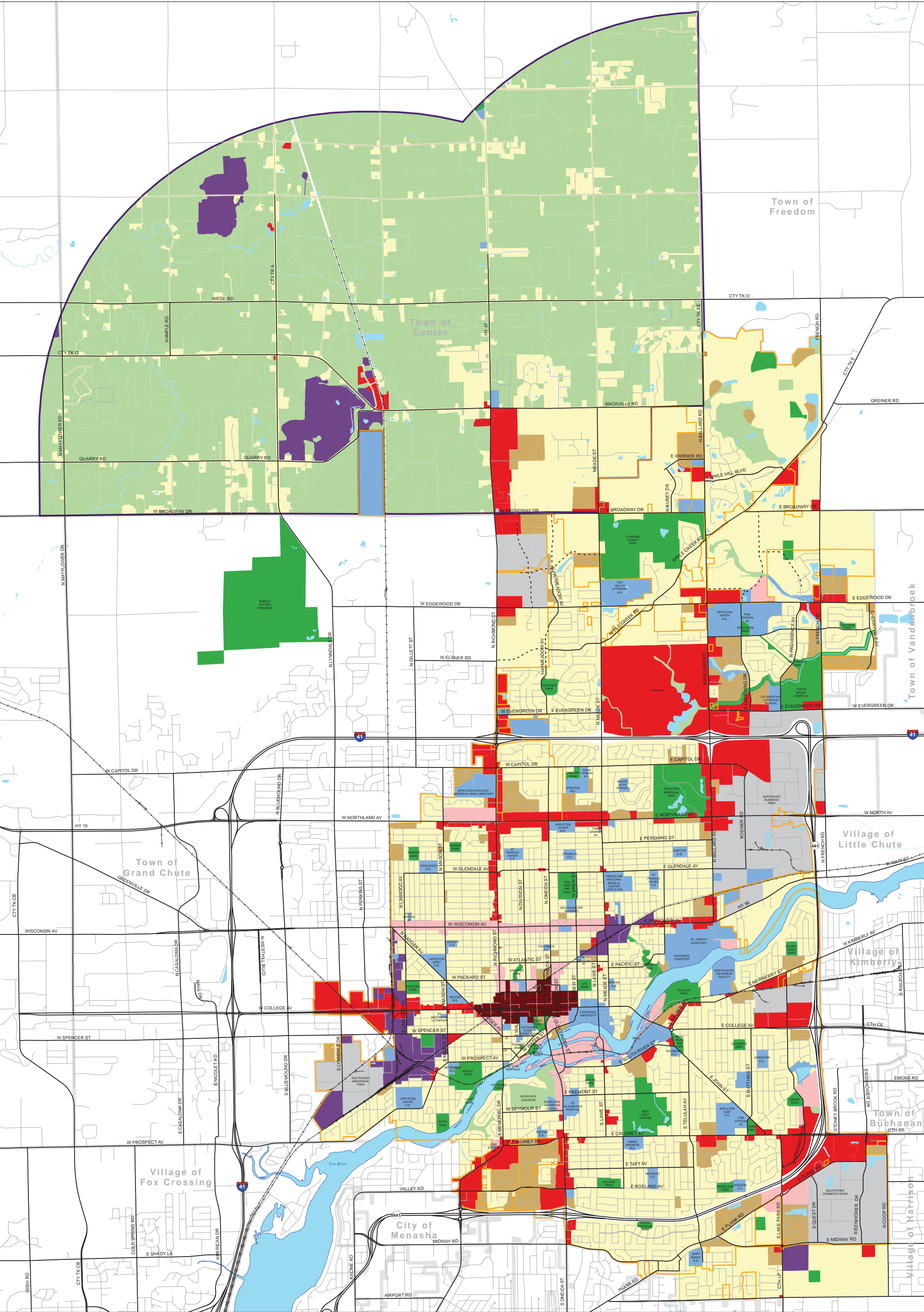




## **APPENDIX B**

### **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 2018.  
Latest version available at [www.appleton.org](http://www.appleton.org)



# City of Fond du Lac Land Use Plan



## Legend

### City of Fond du Lac Land Use Categories

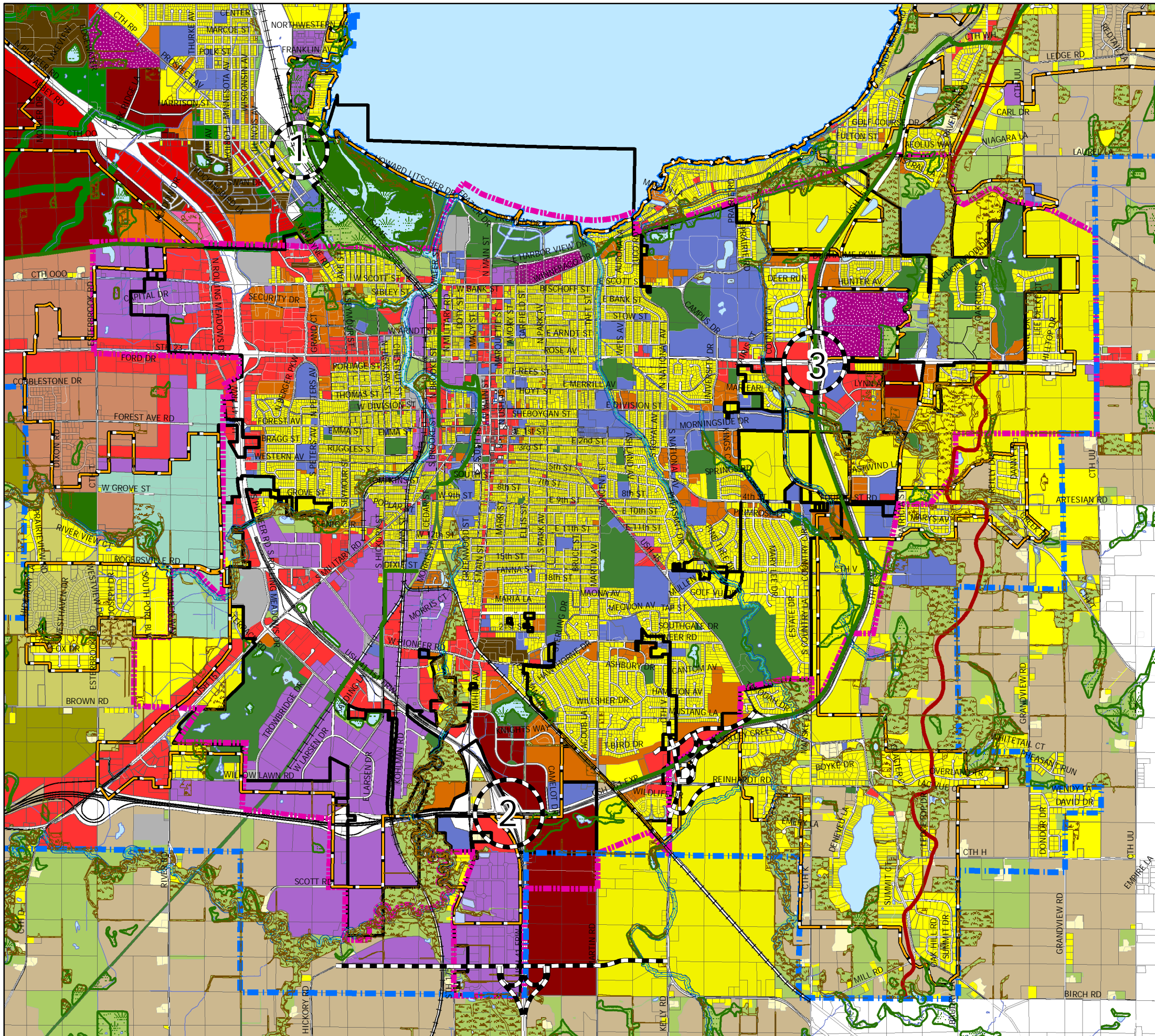
- Farmsteads
- Single Family Residential
- Multi-Family
- Mobile Home Parks
- Mixed Use
- Commercial
- Business Park
- Highway Business
- Industrial
- Quarries
- Utilities/Communications
- Public/Institutional
- Airport
- Recreational Facilities
- Agriculture
- Open Land
- Water Features
- Open Space (Flood Control)

### Town of Fond du Lac Land Use Categories

- Residential Sewered
- Residential Rural
- Agricultural Transition

### Coverages

- Wetlands
- Woodlands
- Public & Private Trails
- Niagara Escarpment
- Railroad Tracks
- Sewer Service Area Boundary
- Sewer Service Planning Area Boundary
- 2016 City Growth Area
- Corporate Limits
- Proposed Transportation Improvements
  - 1 Railroad Overpass
  - 2 USH 41/151 Full System Interchange
  - 3 USH 151/STH 23 Partial System Interchange



The base map data was created by Fond du Lac County Planning Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Martenson and Eisele, Inc. under the direction of the City of Fond du Lac.

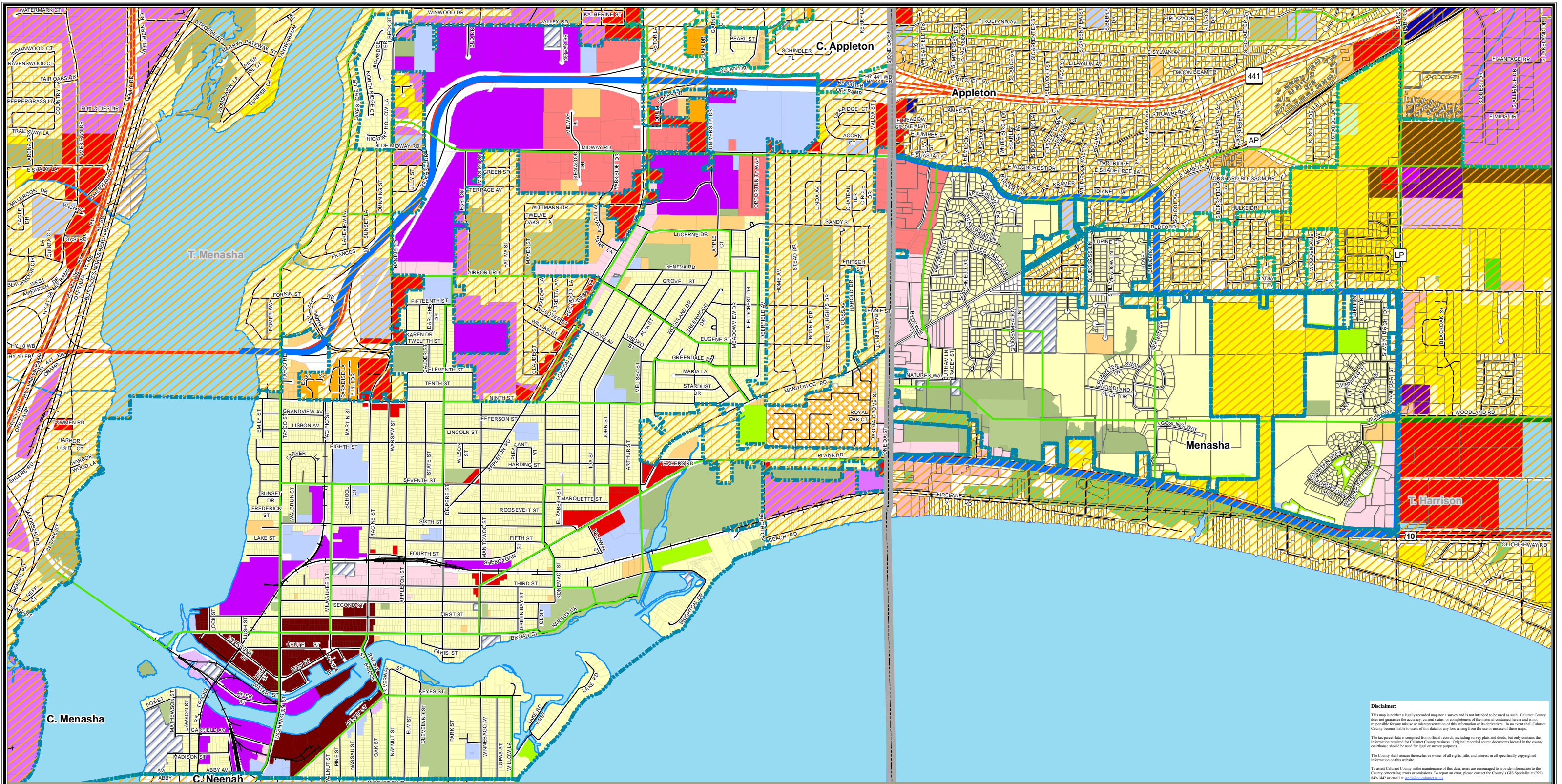
## Martenson & Eisele, Inc.



1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture





# Future Land Use

## City of Menasha, Calumet & Winnebago Counties

This Harrison future land use data was developed by the Town of Harrison working with Martenson & Eisele, Inc.

**Map Date:** May 19, 2008  
C:\Menasha\_Prefereed\U08.mxd

Calumet County LIO  
206 Court St  
Oshkosh WI, 53014  
920-849-1442

1 inch equals 1,975 feet

**Legend:**

- Railroad
- Federal Highways
- State Highways
- County Highways
- Local Roads
- City Streets
- Rivers
- Lakes
- Parks and Public Lands
- Parcel Boundaries
- City of Menasha Boundary
- Other Municipal Boundaries
- County Line
- Menasha Growth Management Boundary
- Trails

**Menasha Future Land Use**

- Low Density Residential
- Multiple Family Residential
- Mobile Home Park
- Community Commercial
- Regional Destination Commercial
- Mixed Use Neighborhood Center
- Mixed Use Commercial Core

**Industrial**

- Government/Institutional
- Mixed Use Area
- Utilities/Communications
- Public Parking
- Open Space
- Parks and Recreation

**Town of Menasha Future Land Use**

- Low Density Residential

**Harrison Existing Land Use**

- Wetlands
- Single Family Residential (sewered)
- Two Family Residential
- Multi-Family Residential
- Mobile Home Park
- Commercial

**Harrison Future Land Use**

- Industrial
- Public/Institutional
- Utilities
- Quarries
- Parks and Recreation
- Recreational Trails
- Water

**Woodlands**

- Special Ag/Nurseries
- Farmstead Homes
- Light Industrial

**Two Family Residential**

- Multi-Family Residential
- Commercial
- Public/Institutional
- Parks and Recreation

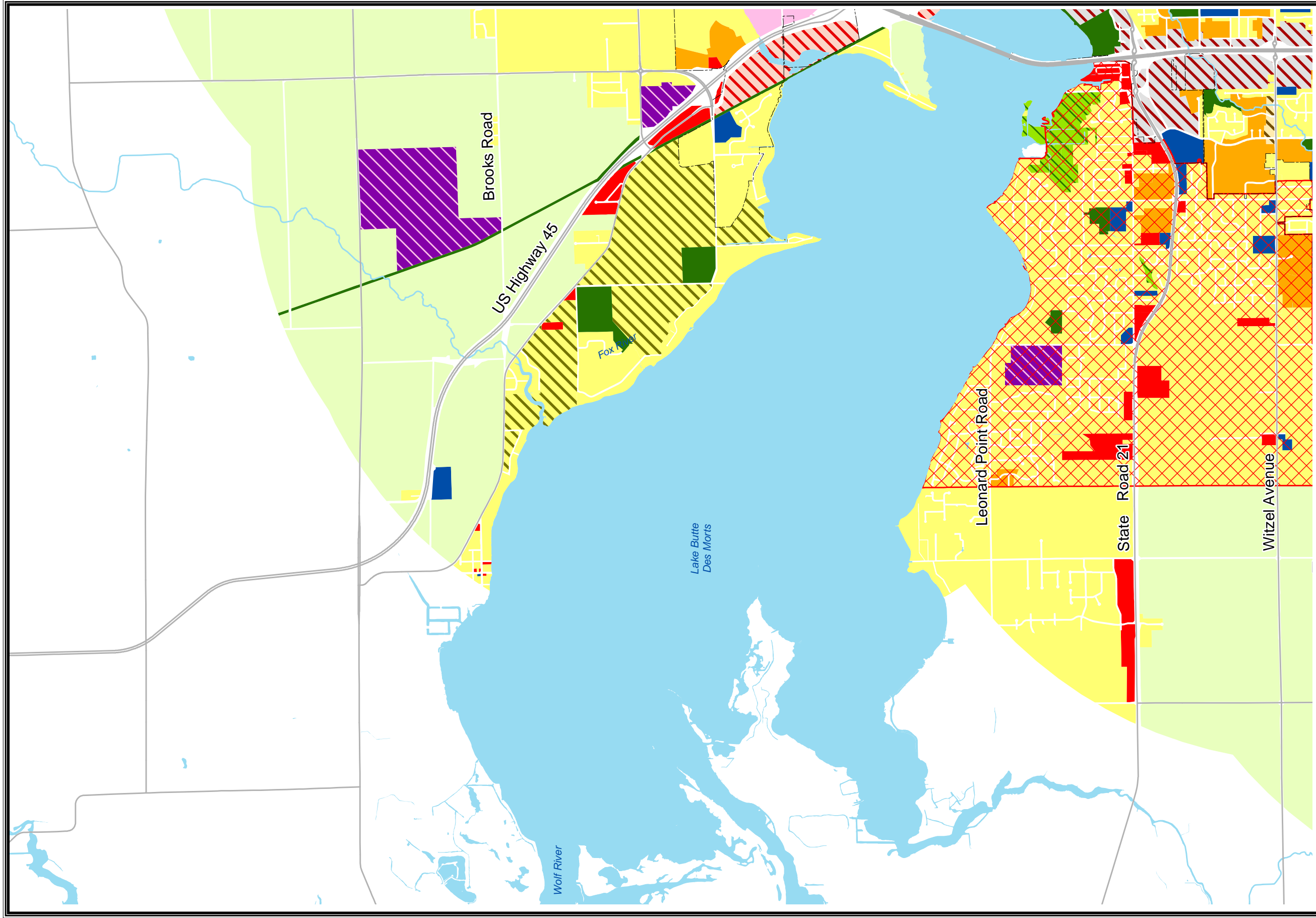
**Appleton Future Land Use**

- Single Family Residential
- Multiple Family Residential
- Multi-Tenant Building
- Commercial
- Industrial
- Institutional
- Recreational/Open Space

Calumet County Overview

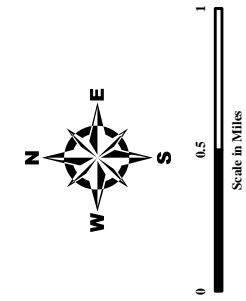
**Map 8-3**





**Map 4-3A: City of Oshkosh Comprehensive Plan Update Year 2040 Future Land Use**

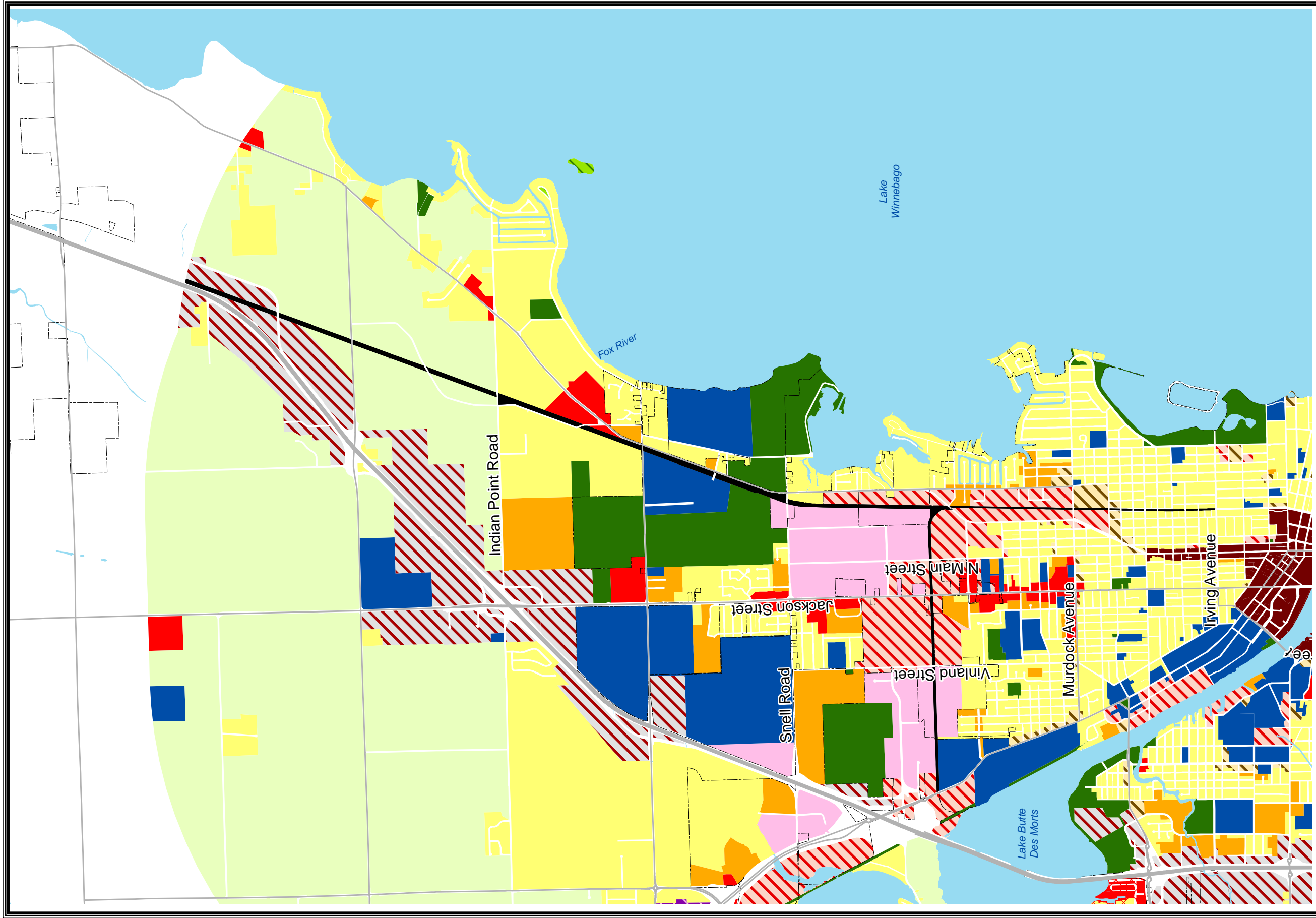
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- |                                     |                          |                    |
|-------------------------------------|--------------------------|--------------------|
| Wittman Regional Airport            | Conservation Residential | Industrial         |
| Protected Area                      | General Commercial       | Quarry             |
| Light Density Residential           | Interstate Commercial    | Community Facility |
| Medium and High Density Residential | Neighborhood Commercial  | Center City        |
| Rural Residential                   | Mixed Use                | Environmental      |
|                                     |                          | Park               |
|                                     |                          | Railroad ROW       |
|                                     |                          | Water              |

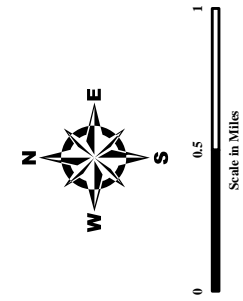


PREPARED SEPTEMBER 2018 BY:  
 Future Land Use from the City of Oshkosh 2018  
 Source:



**Map 4-3B: City of Oshkosh Comprehensive Plan Update Year 2040 Future Land Use**

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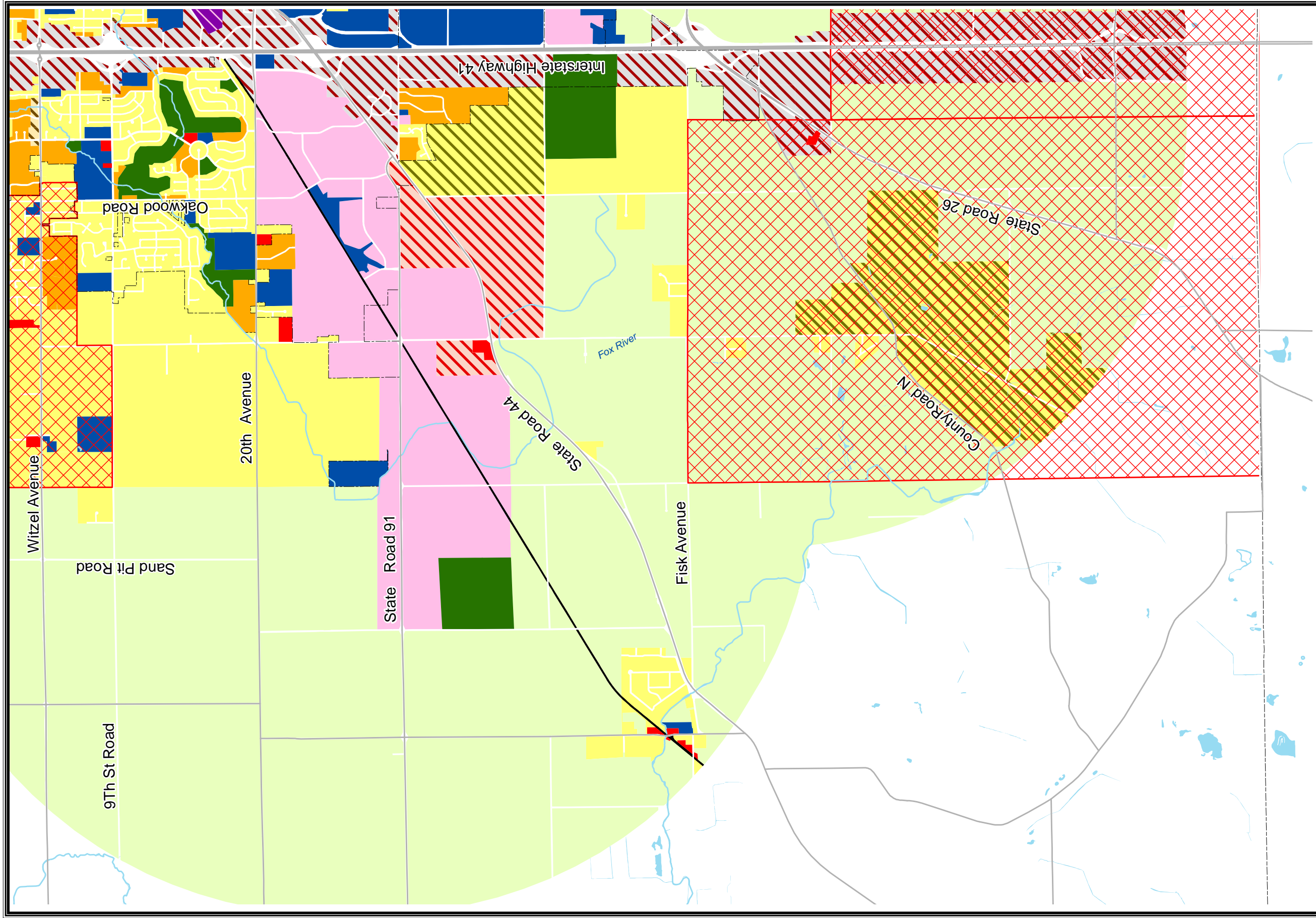


- |                                     |                          |                    |
|-------------------------------------|--------------------------|--------------------|
| Wittman Regional Airport            | Conservation Residential | Industrial         |
| Protected Area                      | General Commercial       | Quarry             |
| Light Density Residential           | Interstate Commercial    | Community Facility |
| Medium and High Density Residential | Neighborhood Commercial  | Center City        |
| Rural Residential                   | Mixed Use                | Environmental      |
|                                     |                          | Park               |
|                                     |                          | Railroad ROW       |
|                                     |                          | Water              |

PREPARED SEPTEMBER 2018 BY:  
East Central Wisconsin  
Regional Planning Commission  
**ECWRPC**

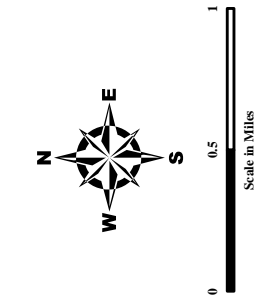
Source: Future Land Use from the City of Oshkosh 2018





**Map 4-3C: City of Oshkosh Comprehensive Plan Update Year 2040 Future Land Use**

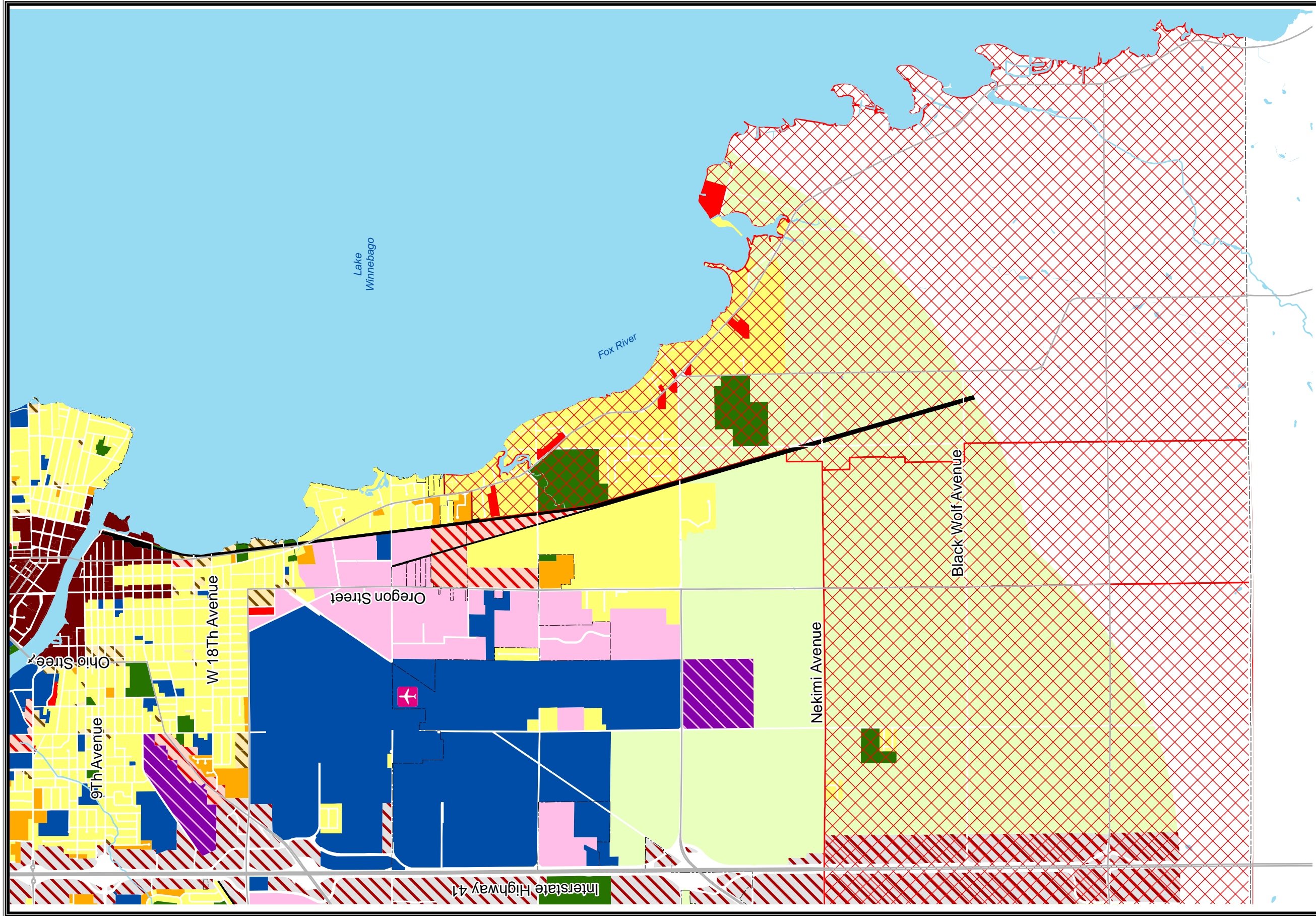
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- |                                     |                          |                    |
|-------------------------------------|--------------------------|--------------------|
| Wittman Regional Airport            | Conservation Residential | Industrial         |
| Protected Area                      | General Commercial       | Quarry             |
| Light Density Residential           | Interstate Commercial    | Community Facility |
| Medium and High Density Residential | Neighborhood Commercial  | Center City        |
| Rural Residential                   | Mixed Use                | Environmental      |
|                                     |                          | Park               |
|                                     |                          | Railroad ROW       |
|                                     |                          | Water              |

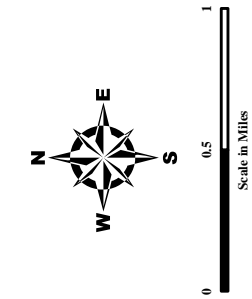
PREPARED SEPTEMBER 2018 BY:  
East Central Wisconsin Regional Planning Commission  
**ECWRPC**

Source: Future Land Use from the City of Oshkosh 2018



**Map 4-3D: City of Oshkosh Comprehensive Plan Update Year 2040 Future Land Use**

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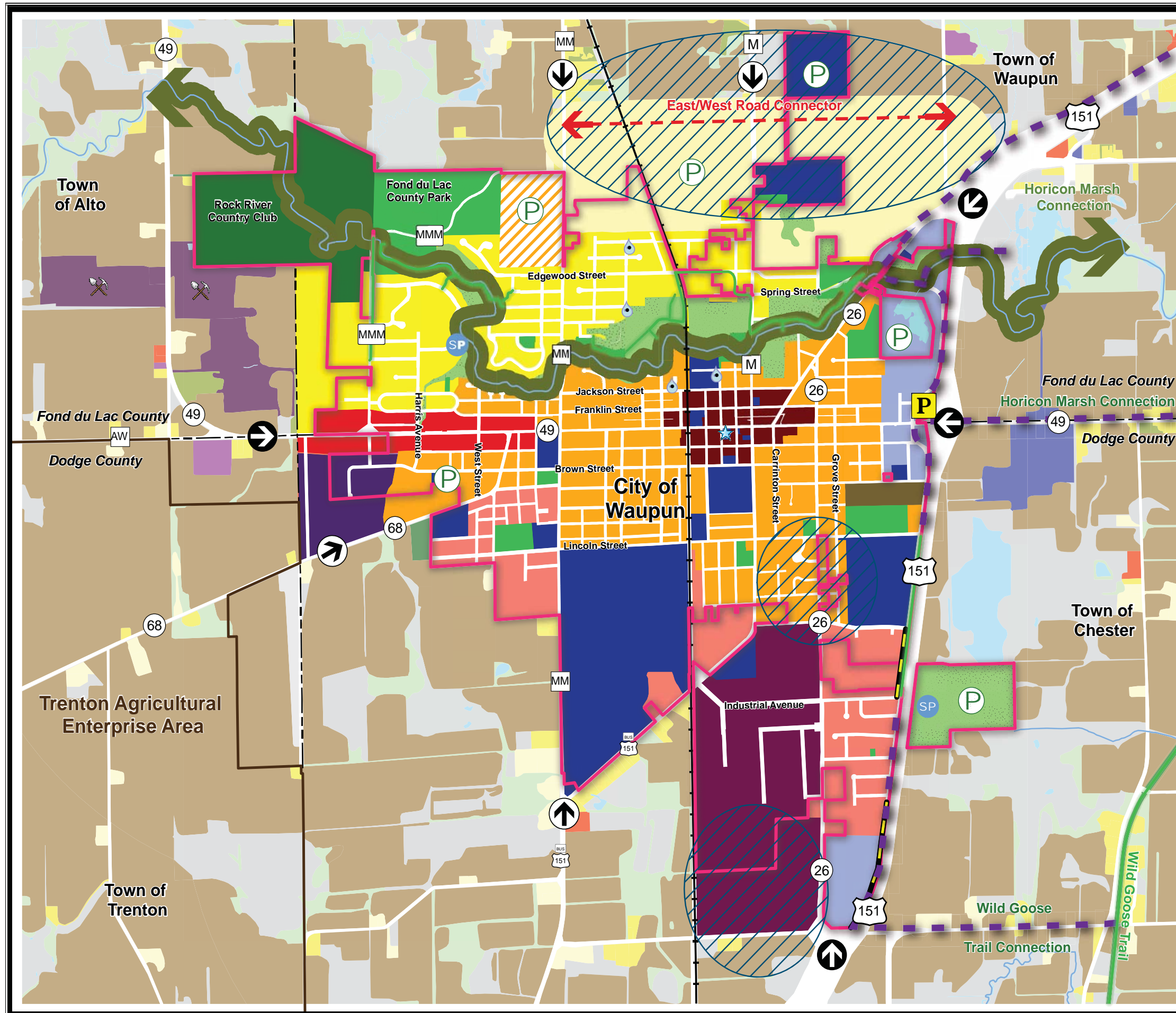
	Wittman Regional Airport		Conservation Residential		Industrial
	Protected Area		General Commercial		Quarry
	Light Density Residential		Interstate Commercial		Community Facility
	Medium and High Density Residential		Neighborhood Commercial		Center City
	Rural Residential		Mixed Use		Environmental
					Park
					Railroad ROW
					Water



PREPARED SEPTEMBER 2018 BY:  
 Future Land Use from the City of Oshkosh 2018



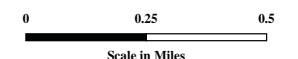
# Map 8-3 City of Waupun Comprehensive Plan Future Land Use



- | Existing                               | Future/Conceptual                        |
|--|--|
| Existing Quarries                      | Conceptual Parks                         |
| Wells                                  | Future Park N Ride                       |
| Railroad                               | Proposed Stormwater Pond                 |
| Existing Trails                        | Road Extension of Shaler Drive           |
| City Hall                              | Proposed Trails                          |
| Trenton Agricultural Enterprise Area   | Intergovernmental Coordination Area      |
| Public Parks & Recreational Facilities | Community Gateways (Minor)               |
| Single Family Residential              | Community Gateways (Major)               |
| Farmsteads                             | Environmentally Sensitive Areas***       |
| Multi-Family                           | Downtown Business District               |
| Mobile Home Parks                      | Neighborhood Commercial Corridor         |
| Commercial                             | Highway Commercial District              |
| Industrial                             | Industrial District                      |
| Quarries                               | Industrial Park District                 |
| Institutional Facilities               | Residential Neighborhood Investment Area |
| Transportation                         | Residential District                     |
| Utilities/Communications               | Mixed Use Residential                    |
| Non-Irrigated Cropland                 | High Density Residential District        |
| Private Recreational Facilities        | Future Residential District              |
| Planted Woodlands                      | Senior Residential District              |
| General Woodlands                      |  |
| Open Other Land                        |  |
| Water                                  |  |

\*\*\*Environmentally Sensitive Areas are Defined as:  
Wetlands (> 5 Acres)  
Floodways  
75' Stream Buffer  
Areas Zoned Conservancy

Source:  
Base data: Dodge & Fond du Lac Counties, 2016  
Existing Land Use: ECWRPC, 2015  
Future Land Use: ECWRPC, 2018



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PREPARED OCTOBER 2018 BY:





# Future Land Use

Comprehensive Plan  
2018-2038



Village of Fox Crossing

Planning Area

County Line

City of Appleton

City of Menasha

City of Neenah

Village of Harrison

Town Line

Waterbody

Perennial Stream/River

Bicycle Facility Type

Rural Lands & Urban Reserve

Low Density Residential

Medium Density Residential

High Density Residential

Neighborhood Mixed Use

Commercial

Industrial

Government, Institutional & Utilities

Parks, Recreation & Conservancy

Right-of-Way

Natural Resource Protection

Proposed Mixed-Use Village Center

Bike Lane

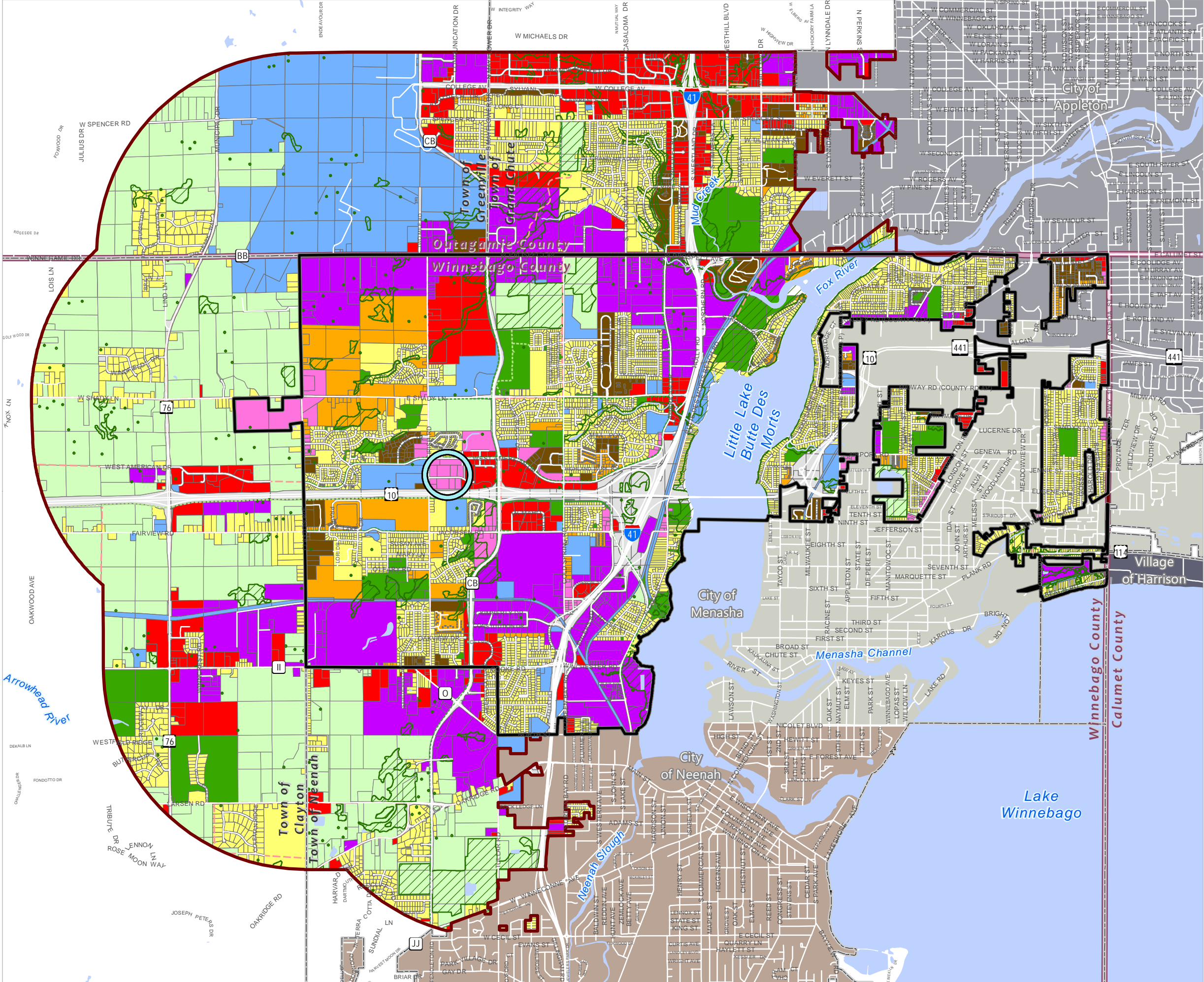
Off Road Unpaved

Off Road Paved

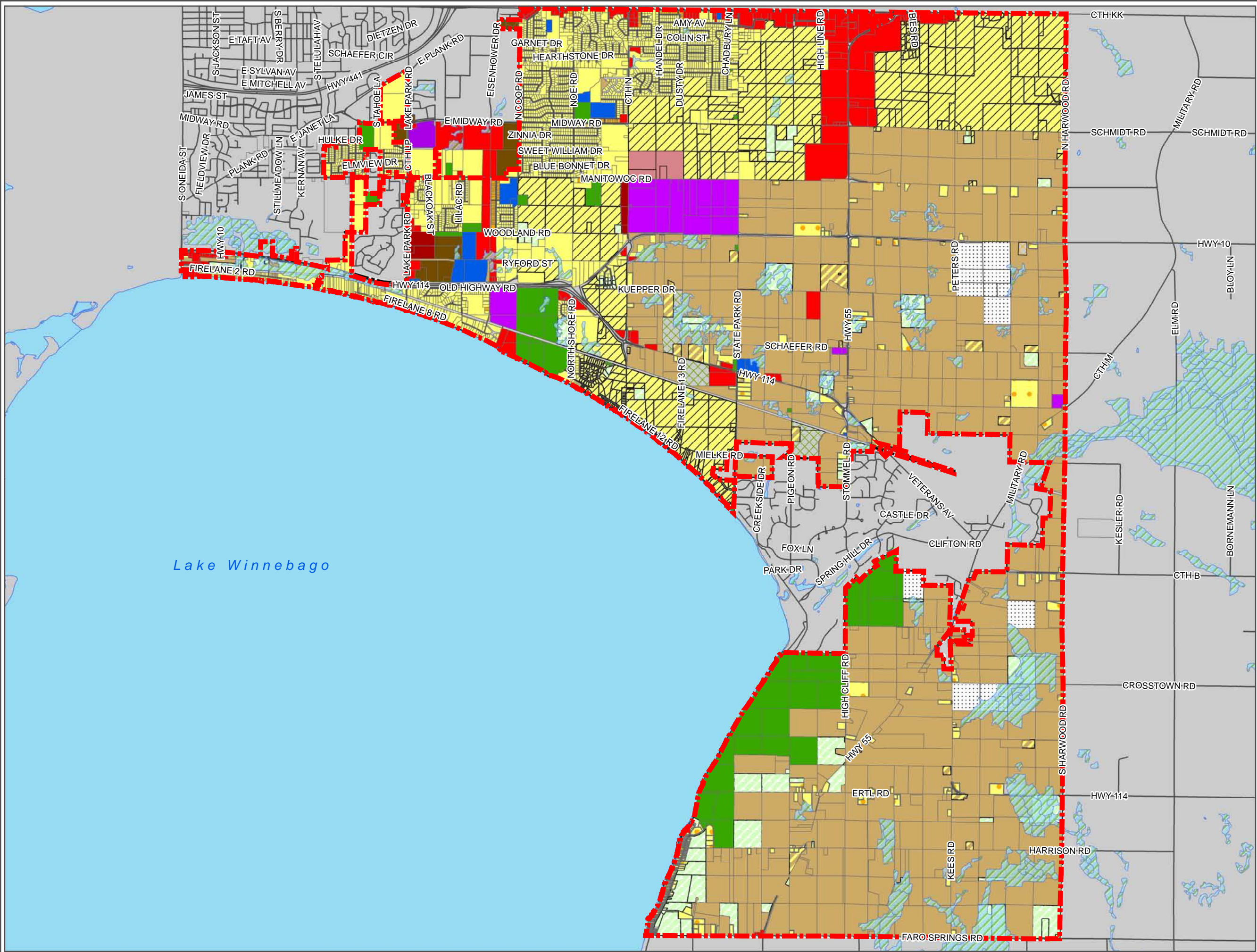
Planned Bike/Ped Facility

Data Sources:  
Municipal Boundaries: Winnebago, Calumet and Outagamie Counties.  
Street Centerlines: Winnebago, Calumet and Outagamie Counties.  
Bicycle Facilities: Village of Fox Crossing Bike/Ped Plan.  
Future Land Use: Fox Crossing (04-19-2018).

Village of Fox Crossing  
Winnebago County, WI



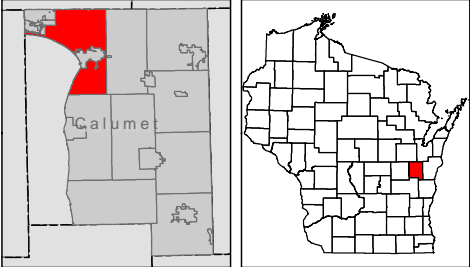




**Future Land Use**  
*Village of Harrison*

- Single-Family Residential (sewered)
- Single-Family Residential (transitional)
- Single-Family Residential (unsewered)
- Two-Family Residential
- Multi-Family Residential
- Mobile Home Park
- Farmstead Homes
- Village Center
- Commercial
- Mixed Use
- Parks and Recreation
- Industrial
- Public/Institutional
- Ag, Vacant, Undeveloped
- Special Ag/Nurseries
- Woodlands
- Utilities/Quarries
- Village Boundary

Map 13



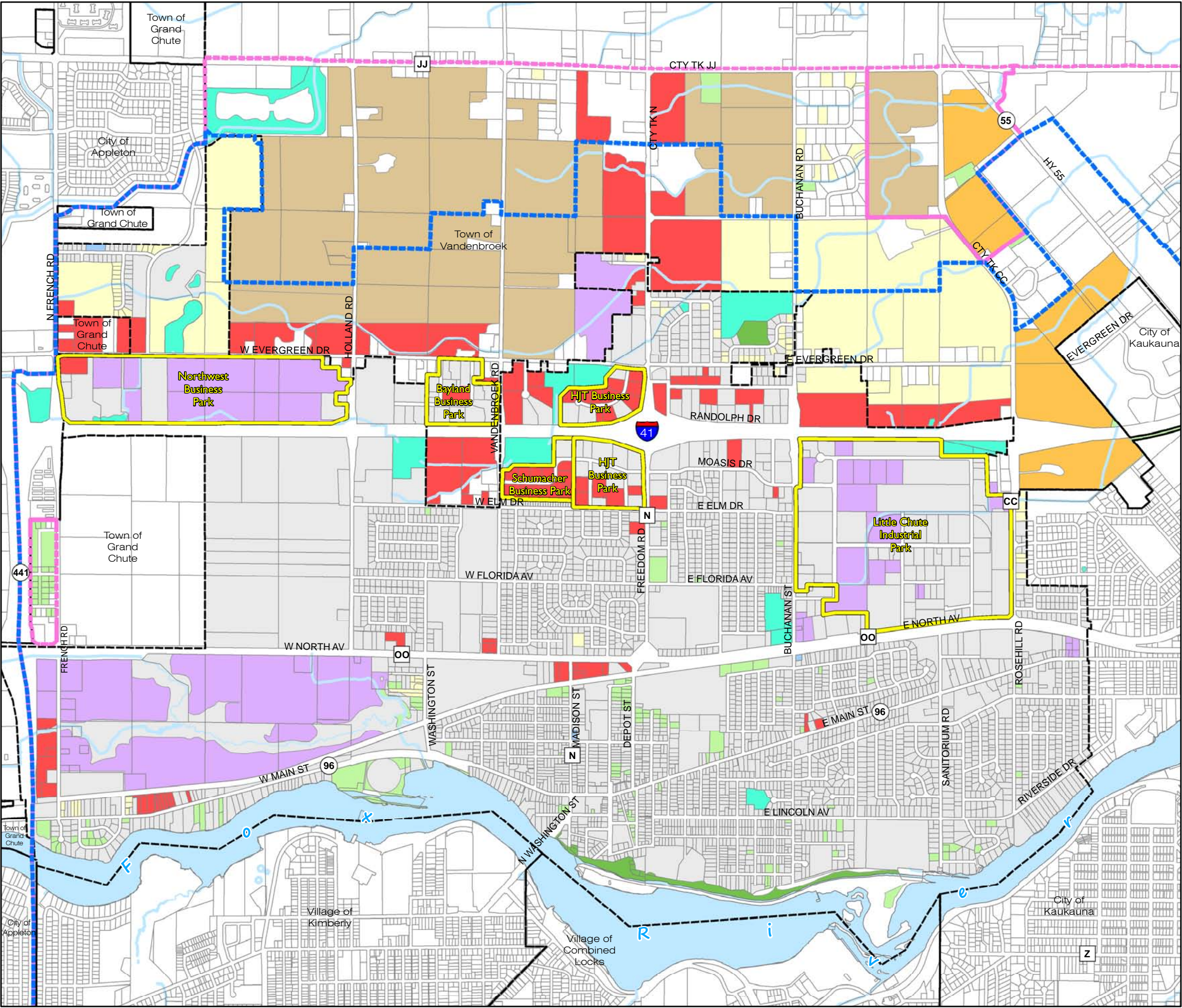
**Date Created: 12/22/2016**  
**Date Amended: 02/17/17**  
*Data Sources: Harrison, Calumet County, & Vierbicher*

0 0.35 0.7 1.4  
Miles

**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourier Drive, Suite 201, Madison, WI 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530





# MAP 1

## Future Land Use

Village of Little Chute  
Comprehensive Plan

- Commercial
- Currently Developed  
Redevelopment on these parcels shall follow current zoning.
- Industrial
- Non-irrigated Cropland
- Other Open Land  
Development on these parcels shall follow current zoning.
- Public Institution
- Recreation
- Residential
- Rural Preservation
- Stormwater Management Facility
- Industrial & Business Parks
- Sewer Service Area 2030
- Sewer Service Area 2050
- Municipal Boundary

Sources: Outagamie County, Village of Little Chute, East Central Regional Planning Commission, and Wisconsin Department of Natural Resources. April 2016.



0 0.25 0.5 1 Miles



# Town of Clayton

## Future Land Use Plan



- Agriculture/Open Space
- Agriculture/Rural Residential
- Conservation & Greenspace
- Working Lands
- Residential - Single and Duplex
- Residential Planned Unit Development
- Multi-Family Residential
- Manufactured Housing Community
- Business
- Business Planned Unit Development
- Business / Light Industrial
- Business / Light Industrial / Planned Unit Development
- Non-Metallic Mining Sites
- Utilities and Public Facilities
- Recreation and Conservation
- Abandoned Landfill Site
- Open Water/Pool Lakes
- Recreational Trails
- Future Roads
- Conservation/Drainage Way

NOTE: In the interest of making sound land use decisions, property owners in the USH 10 Corridor west of Oakwood Avenue are advised that at some point in the future, the demand for commercial development may expand west from the area shown as Business on this Future Land Use Plan. Property owners in the Corridor are advised that the Town of Clayton will support the expansion of commercial development in the USH 10 Corridor west of Oakwood Avenue when the infrastructure needed to support the commercial development can be provided in a cost effective and efficient manner. Property owners in the Corridor are advised that, in planning for the sale and/or development of their property, they should consider the potential impact of future commercial development on their property.

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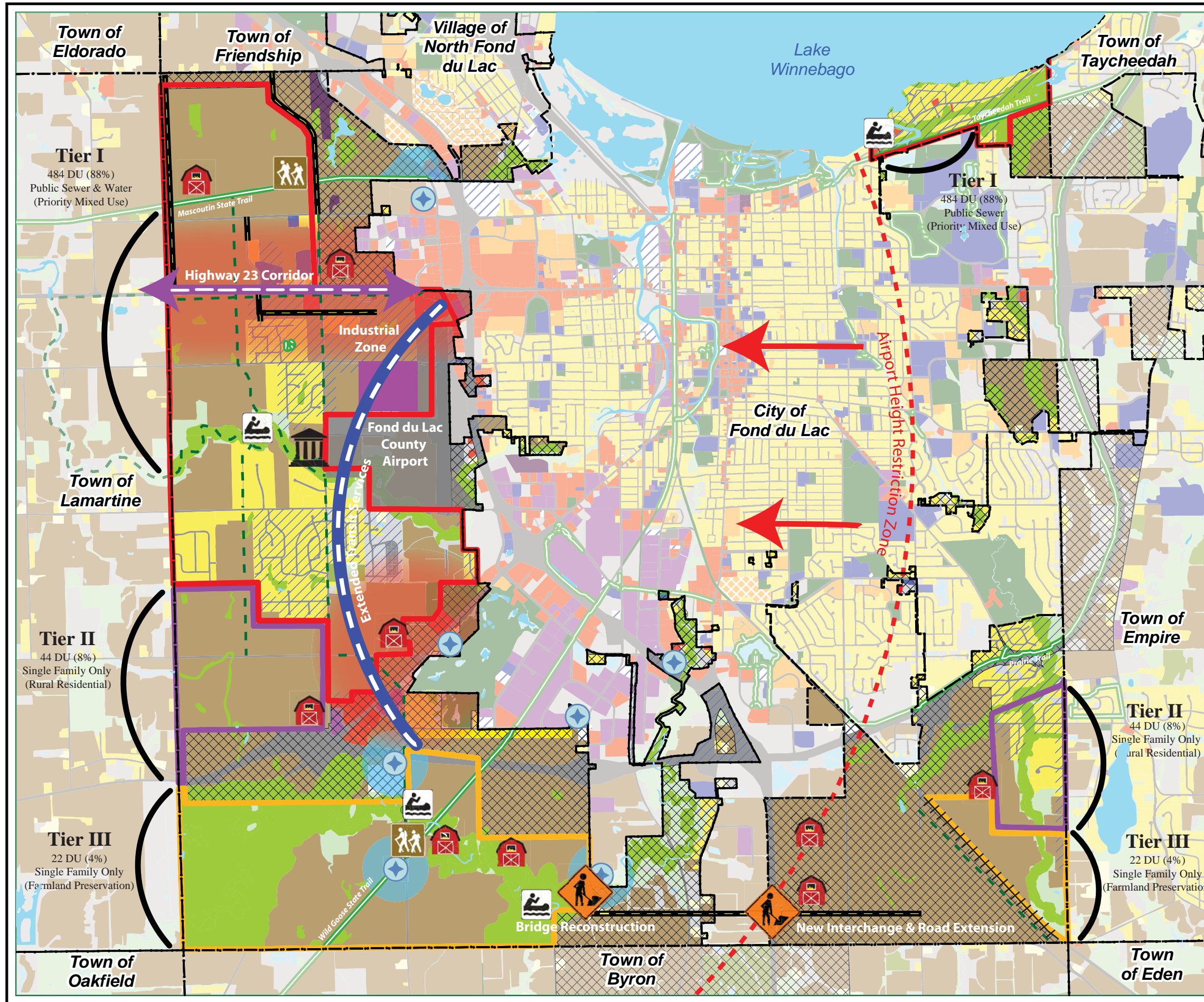
### Martenson & Eisele, Inc.

1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
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# Map 2-1 Town of Fond du Lac 2040 Land Use Framework





# Map 2-1 Year 2040 Land Use

## Future Land Use District (applicable zoning)

- Suburban Residential - Tier 1  
(R-1, R-2, R-3, NC, INST, OS)
- Limited Service Residential - Tier II  
(R-1/Rural/Conservation, INST, OS)
- Agricultural - Tier III  
(AED, AGD, INST, OS)
- Open Space & Natural Resource  
(INST, OS)
- Industrial/Employment  
(R-3, BP, IND, INST, OS)
- Airport  
(Airport)
- Mobile Home  
(MH)
- Heritage Overlay  
(R-1, R-2, R-3, GC, Heritage)
- Urban Overlay  
(R-3, GC, CP, INST, UCO)

- Gateway
- Potential Roundabout
- Private Road
- Local Road
- County Highway
- State Highway
- Officially Mapped Road
- Future Road
- Airport Boundary
- Greenville Boundary
- Municipality

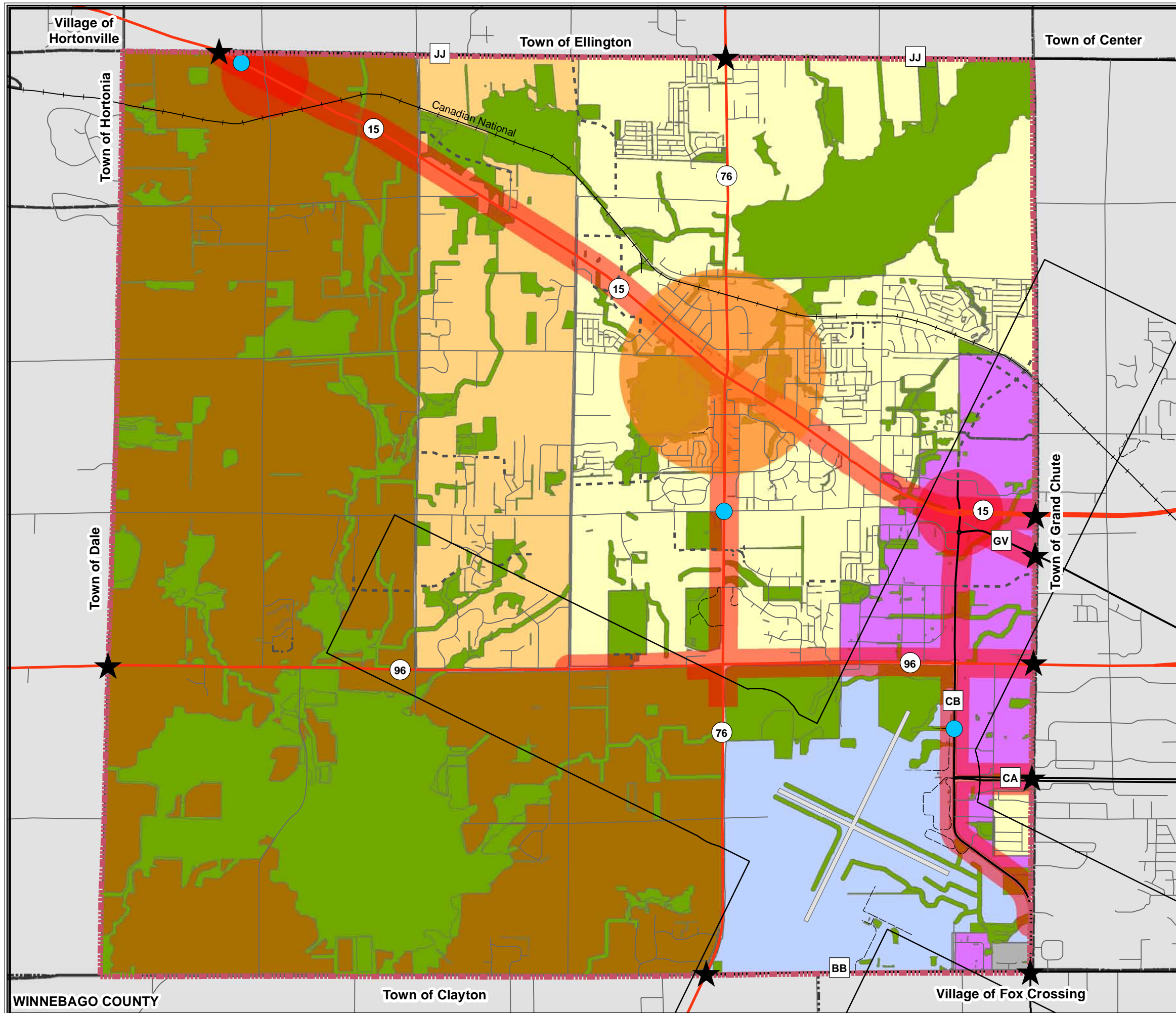
**See Framing Concept 4b:  
A District Approach for detailed  
description of each District**

Source: Transportation, Boundaries, - Outagamie County, 2018; Natural Resource Areas - ECWRPC, 2010; Officially Mapped & Future Roads, Future Land Use Districts, Overlay & Districts - Greenville, 2019

This map provides data containing geographic information about Greenville. The data was obtained from multiple sources and agencies. Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.



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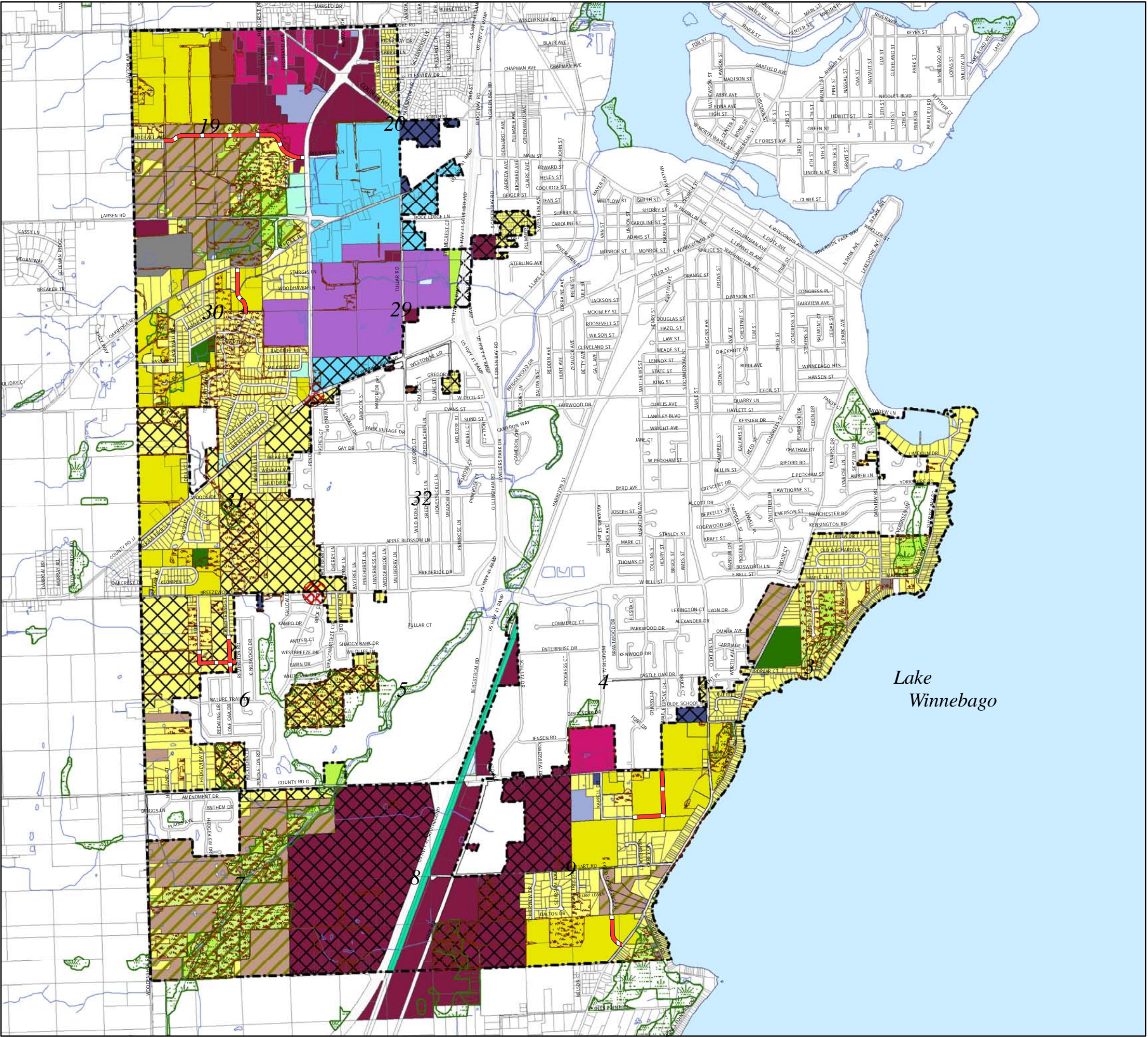
# Town of Neenah Land Use Plan



## 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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