

# **Housing Affordability Report**

## **Village of Little Chute**

**2021**



***Little Chute***

**E S T A B L I S H E D 1 8 4 8**

## ABSTRACT

TITLE: Village of Little Chute Housing Affordability Report

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SUBJECT: Housing Affordability

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

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## HOUSING AFFORDABILITY REPORT

### EXECUTIVE SUMMARY

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

## HOUSING AFFORDABILITY REPORT REQUIREMENTS

Requirements of this report include the following elements:

(1) In this section, “municipality” means a city or village with a population of 10,000 or more.

(2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:

- a. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- b. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- c. A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- d. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- e. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees. to do each of the following:

(1) Meet existing and forecasted housing demand, and;

(2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.



## HOUSING AFFORDABILITY DATA AND RESPONSES

**Part 2A:** The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2021) for the Village of Little Chute is illustrated in Table 1.

Table 1: Village of Little Chute Approved Plats, CSM's and Building Permits, 2021

| Subdivision Plats | Certified Survey Maps | Condominium Plats | Single Family Building Permits | 2-Family Building Permits | Multi-Family Building Permits | Mobile Home Building Permits |
|-------------------|-----------------------|-------------------|--------------------------------|---------------------------|-------------------------------|------------------------------|
| 0                 | 14                    | 1                 | 8                              | 11                        | 0                             | 19                           |

Note: Mobile Home permits primary to replace existing Mobile homes

**Part 2B:** The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2021) for the Village of Little Chute is illustrated in Table 2.

Table 2: Village of Little Chute New Residential Dwelling Units Proposed and Approved within Plats and CSM's, 2021

| Residential Dwelling Units (Subdivision Plats) | Proposed                                          |                                                | Approved                     |                         |                            |                            |
|------------------------------------------------|---------------------------------------------------|------------------------------------------------|------------------------------|-------------------------|----------------------------|----------------------------|
|                                                | Residential Dwelling Units (Certified Survey Map) | Residential Dwelling Units (Condominium Plats) | Single Family Building Units | 2-Family Building Units | Multi-family Building Unit | Mobile Home Building Units |
| 0                                              | 2                                                 | 0                                              | 0                            | 1                       | 0                          | 0                          |

**Parts 2C/2D:** A list and map of undeveloped parcels in the municipality that are zoned for residential development. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property. Maps for the Village of Little Chute were developed using a variety of GIS data sources and are contained in Appendix A. From a process standpoint, these maps were developed using the following methodologies:

### Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa Jan., 2021). A subset of "vacant" parcels was created by selecting all parcels which had no "improvement value" on the property.

2. Current zoning districts for the Village were overlaid on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).
3. The final map illustrates vacant parcels that contain “residential” zoning and those that are “non-residential” (i.e. commercial, industrial, institutional, etc.) in nature.
4. Table 3 provides the listing of parcels along with additional property characteristics.

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

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

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

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

### **Plans and Regulations**

The Village of Little Chute has a number of plans, policies, regulations and fee/permit requirements which guide land use and matters pertaining to residential housing development. The Village of Little Chute’s comprehensive plan, adopted in 2016 and includes a future land use map, dated April, 2016 (Appendix B). The future land use map illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 4.

Table 4: Village of Little Chute Comprehensive Plan Summary, 2021

| Question / Topic Regarding Comprehensive Plan                                                                                                                                                         | Response / Details                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| What year was your comprehensive plan adopted?                                                                                                                                                        | 2016                                                                                                                                                                                                                                                                            |
| Since its adoption, have amendments been made to the plan to accommodate residential development?                                                                                                     | No                                                                                                                                                                                                                                                                              |
| What year is next scheduled/planned 10-year update for the Comprehensive Plan?                                                                                                                        | 2025                                                                                                                                                                                                                                                                            |
| Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?          | Yes                                                                                                                                                                                                                                                                             |
| If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?                                                                                                | Yes                                                                                                                                                                                                                                                                             |
| Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?                                                   | No                                                                                                                                                                                                                                                                              |
| Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?                                           | Yes                                                                                                                                                                                                                                                                             |
| Does the housing element of the current comprehensive plan get referenced/reviewed formally during new housing development proposals (re-zonings, platting, etc.)?                                    | Yes                                                                                                                                                                                                                                                                             |
| Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?                                                   | Yes                                                                                                                                                                                                                                                                             |
| Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?                                                                       | No                                                                                                                                                                                                                                                                              |
| Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?                         | No                                                                                                                                                                                                                                                                              |
| Please list specific goal/objective/strategy/recommendation/action items within the housing element that have been implemented or addressed to any degree (including planned/pending implementation). | PAGE 99 The Village should increase the diversity of housing options in order to attract the needs associated with the retiring baby boomers and the millennial generation. Diversity will likely mean more multi-family, town house or smaller footprint owner occupied units. |

|                                                                                                                                                                                    |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?                                                                                       | No   |
| Have you completed other housing market or assessment studies?                                                                                                                     | No   |
| What limiting factors are present which prevent your community from moving forward on further implementation of the current comprehensive plan's housing element? Please describe. | None |

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

- Village of Little Chute Zoning Ordinance (Chapter 44) outlines basic land use requirements, lot sizes and property setbacks.
- Village of Little Chute Subdivision Ordinance (Chapter 42) which specifies site improvement requirements and land dedication requirements, if any.
- Plan Review and Building Permit procedures have been adopted by the Village of Little Chute and are reviewed periodically.
- Development Standards and Specifications for residential subdivisions are in place and are typically implemented through a Development Agreement. In most cases, the developer is responsible for the entire initial cost of infrastructure including, but not limited to: roads, curb, gutter, stormwater, sewer and water mains. Once the infrastructure meets the standards, the community will take ownership and be responsible for future maintenance (unless otherwise noted in the Developer's Agreement). In some cases, cost-sharing, credits, or deferred assessments will be provided. While the construction of infrastructure is a major consideration in the overall cost of housing, this report has made no attempt to calculate these costs as they can vary greatly depending on size and density of the subdivision, as well as other geographic factors. It should be noted that in general, higher density developments reduce infrastructure costs relative to low density ones. The development community has not fully utilized the ability to create such developments which therefore impacts the cost of housing.
- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying Housing Fee Report. The Village of Little Chute currently has several types of fees schedules published on its website which may apply to new housing development:
  - o Building Permit Fee Schedule
  - o Heating Fee Schedule
  - o Heart of the Valley Metropolitan Sewerage District Connection Fee
  - o Construction Site Pollutant Control Program

- o Post-construction Stormwater Management Program
- o Fees in Lieu of Dedication of Land
- o Plat Review Fees

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

The financial impacts of local regulations are outlined in the Village of Little Chute Housing Fee Report (2019). 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, postconstruction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

## **MODIFICATION OF CONSTRUCTION AND DEVELOPMENT REGULATIONS**

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

## **Housing Demand**

Housing demand for the Village of Little Chute 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 WDOA data, Table 5 illustrates the forecast household growth for the Village. Since the Village has exceeded household projections, land use demands by unit type are not included in this report. It is anticipated that the Village will continue to add housing units through 2040.

**Table 5: Village of Little Chute Year 2040 Household Projections**

| Municipality            | 2010  | 2015  | 2020  | 2025  | 2030  | 2035  | 2040  | Diff.<br>2010-<br>2040 |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|------------------------|
| Village of Little Chute | 4,207 | 4,309 | 4,504 | 4,650 | 4,775 | 4,823 | 4,806 | 599                    |

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

### **Housing Cost Burden**

Source: ECWRPC, 2019

Table 6 illustrates the current “Housing Cost Burden” for Village of Little Chute households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However, it is interesting to note that the Village of Little Chute’s numbers indicate that homeowners and renters overall have less of a cost burden than the urbanized area average as a whole.

Table 6: Village of Little Chute and Regional Housing Burden (2013-2017)

| Household Income & percent spent on housing costs | Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac) |                          | V. Little Chute |                          |
|---------------------------------------------------|-------------------------------------------------------------------|--------------------------|-----------------|--------------------------|
|                                                   | Totals                                                            | % of Total (30% or more) | Estimate        | % of Total (30% or more) |
| <b>Total Owner-occupied housing units:</b>        | 70,105                                                            | 18%                      | 3,075           | 15%                      |
| <b>Less than \$20,000:</b>                        | 4,419                                                             |                          | 143             |                          |
| 30 percent or more                                | 3,905                                                             | 88%                      | 120             | 84%                      |
| <b>\$20,000 to \$34,999:</b>                      | 8,097                                                             |                          | 279             |                          |
| 30 percent or more                                | 3,746                                                             | 46%                      | 108             | 39%                      |
| <b>\$35,000 to \$49,999:</b>                      | 8,674                                                             |                          | 455             |                          |
| 30 percent or more                                | 2,473                                                             | 29%                      | 142             | 31%                      |
| <b>\$50,000 to \$74,999:</b>                      | 15,091                                                            |                          | 691             |                          |
| 30 percent or more                                | 1,898                                                             | 13%                      | 59              | 9%                       |
| <b>\$75,000 or more:</b>                          | 33,444                                                            |                          | 1,507           |                          |
| 30 percent or more                                | 807                                                               | 2%                       | 20              | 1%                       |
| Zero or negative income                           | 380                                                               | n/a                      | 0               | n/a                      |
| <b>Total Renter-occupied housing units:</b>       | 39,869                                                            | 42%                      | 1,513           | 35%                      |
| <b>Less than \$20,000:</b>                        | 10,699                                                            |                          | 364             |                          |
| Less than 20 percent                              | 176                                                               | 2%                       | 0               | 0%                       |
| 20 to 29 percent                                  | 809                                                               | 8%                       | 19              | 5%                       |
| 30 percent or more                                | 9,714                                                             | 91%                      | 345             | 95%                      |
| <b>\$20,000 to \$34,999:</b>                      | 9,811                                                             |                          | 332             |                          |
| Less than 20 percent                              | 640                                                               | 7%                       | 52              | 16%                      |
| 20 to 29 percent                                  | 3,706                                                             | 38%                      | 144             | 43%                      |
| 30 percent or more                                | 5,465                                                             | 56%                      | 136             | 41%                      |
| <b>\$35,000 to \$49,999:</b>                      | 6,751                                                             |                          | 288             |                          |
| Less than 20 percent                              | 2,187                                                             | 32%                      | 38              | 13%                      |
| 20 to 29 percent                                  | 3,462                                                             | 51%                      | 204             | 71%                      |
| 30 percent or more                                | 1,102                                                             | 16%                      | 46              | 16%                      |
| <b>\$50,000 to \$74,999:</b>                      | 6,534                                                             |                          | 299             |                          |
| Less than 20 percent                              | 4,842                                                             | 74%                      | 274             | 92%                      |
| 20 to 29 percent                                  | 1,439                                                             | 22%                      | 25              | 8%                       |
| 30 percent or more                                | 253                                                               | 4%                       | 0               | 0%                       |
| <b>\$75,000 or more:</b>                          | 4,868                                                             |                          | 163             |                          |
| Less than 20 percent                              | 4,600                                                             | 94%                      | 163             | 100%                     |
| 20 to 29 percent                                  | 238                                                               | 5%                       | 0               | 0%                       |
| 30 percent or more                                | 30                                                                | 1%                       | 0               | 0%                       |
| Zero or negative income                           | 447                                                               | n/a                      | 0               | n/a                      |
| No cash rent                                      | 759                                                               | n/a                      | 67              | n/a                      |

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

Based on this information more affordable homes and rentals are needed within the Village, particularly for those with lower incomes.

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

### **Reductions in Time and Cost**

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

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

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



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

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

**Appendix #A**  
**Parcel Analysis Maps & Tables**

**Table 4: Vacant Residential and Non-Residential Parcels Zoning and Service**

| Parcel ID   | AC   | Zoning          |             |                  | Water | Sewer |
|-------------|------|-----------------|-------------|------------------|-------|-------|
|             |      | Zoning Code     | Residential | Non-Residential  |       |       |
| 260034400   | 0.18 | CB              |             | Central Business | Yes   | Yes   |
| 260044400   | 0.16 | CB              |             | Central Business | Yes   | Yes   |
| 260045500   | 0.07 | CB              |             | Central Business | Yes   | Yes   |
| 260053600   | 0.19 | CB              |             | Central Business | Yes   | Yes   |
| 260054300   | 0.2  | CB              |             | Central Business | Yes   | Yes   |
| 260054400   | 0.19 | CB              |             | Central Business | Yes   | Yes   |
| 260055600   | 0.17 | CB              |             | Central Business | Yes   | Yes   |
| 260055700   | 0.2  | CB              |             | Central Business | Yes   | Yes   |
| 260063400   | 0.14 | CB              |             | Central Business | Yes   | Yes   |
| 260063500   | 0.13 | CB              |             | Central Business | Yes   | Yes   |
| 260067000   | 0.28 | CB              |             | Central Business | Yes   | Yes   |
| <b>1.91</b> |      | <b>CB Total</b> |             |                  |       |       |

| Parcel ID | AC   | Zoning      |             |                             | Water | Sewer |
|-----------|------|-------------|-------------|-----------------------------|-------|-------|
|           |      | Zoning Code | Residential | Non-Residential             |       |       |
| 260017614 | 2.67 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260089602 | 0.76 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260089603 | 0.6  | CH          |             | Commercial Highway District | Yes   | No    |
| 260089700 | 0.32 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260089900 | 0.22 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260090000 | 0.53 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260090100 | 2.52 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260090301 | 0.35 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260127902 | 0.2  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260127906 | 1.14 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260129712 | 0.48 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260129911 | 1.63 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260130001 | 1    | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260130010 | 2.22 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260130500 | 0.27 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260130900 | 0.14 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260131100 | 0.44 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260132520 | 0.77 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260145505 | 1.76 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260291201 | 1.71 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260298400 | 0.48 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260303800 | 0.26 | CH          |             | Commercial Highway District | Yes   | Yes   |

| Parcel ID | AC   | Zoning Code | Residential | Non-Residential             | Water | Sewer |
|-----------|------|-------------|-------------|-----------------------------|-------|-------|
| 260304400 | 0.37 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260304500 | 0.31 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260304600 | 0.48 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260304700 | 0.41 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260304800 | 0.42 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260304900 | 0.44 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260305000 | 0.32 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260305100 | 2.18 | CH          |             | Commercial Highway District | No    | No    |
| 260305201 | 2.57 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260305400 | 0.57 | CH          |             | Commercial Highway District | No    | No    |
| 260305500 | 1.4  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260305600 | 1.12 | CH          |             | Commercial Highway District | No    | No    |
| 260305700 | 1.44 | CH          |             | Commercial Highway District | No    | No    |
| 260400510 | 2.59 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260400511 | 4.66 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260400522 | 0.57 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260400523 | 1.57 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260401400 | 0.82 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260406405 | 2.75 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260434100 | 0.58 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260436901 | 1.16 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260437000 | 2.66 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260437300 | 2.15 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260437600 | 1.7  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260437700 | 1.7  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260439702 | 1.7  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260439801 | 0.67 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260440502 | 3.96 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260440507 | 1.5  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260440508 | 2.29 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260440510 | 4.5  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260441101 | 4.1  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260441103 | 2.65 | CH          |             | Commercial Highway District | No    | No    |
| 260442000 | 1.5  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260442100 | 1.66 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260442200 | 1.88 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260442800 | 1.6  | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260443000 | 1.53 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260445700 | 1.41 | CH          |             | Commercial Highway District | Yes   | Yes   |
| 260445800 | 1.34 | CH          |             | Commercial Highway District | Yes   | Yes   |

| Parcel ID    | AC    | Zoning Code     | Residential | Non-Residential             | Water | Sewer |
|--------------|-------|-----------------|-------------|-----------------------------|-------|-------|
| 260445900    | 1.36  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446000    | 1.32  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446200    | 1.17  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446300    | 1.58  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446400    | 2.18  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446500    | 1.54  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446600    | 1.25  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446700    | 1.25  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446800    | 1.93  | CH              |             | Commercial Highway District | Yes   | Yes   |
| 260446905    | 38.45 | CH              |             | Commercial Highway District | No    | No    |
| 260451910    | 5.03  | CH              |             | Commercial Highway District | Yes   | Yes   |
| <b>144.8</b> |       | <b>CH Total</b> |             |                             |       |       |

| Parcel ID | AC   | Zoning      |             |                     | Water | Sewer |
|-----------|------|-------------|-------------|---------------------|-------|-------|
|           |      | Zoning Code | Residential | Non-Residential     |       |       |
| 260017601 | 3.01 | ID          |             | Industrial District | Yes   | Yes   |
| 260017605 | 3    | ID          |             | Industrial District | Yes   | Yes   |
| 260017606 | 6.02 | ID          |             | Industrial District | Yes   | Yes   |
| 260127301 | 0.59 | ID          |             | Industrial District | Yes   | Yes   |
| 260127508 | 2.86 | ID          |             | Industrial District | Yes   | Yes   |
| 260127517 | 1.33 | ID          |             | Industrial District | Yes   | Yes   |
| 260127518 | 1.54 | ID          |             | Industrial District | Yes   | Yes   |
| 260127805 | 0.51 | ID          |             | Industrial District | Yes   | Yes   |
| 260127909 | 2.15 | ID          |             | Industrial District | Yes   | Yes   |
| 260274801 | 0    | ID          |             | Industrial District | Yes   | Yes   |
| 260275800 | 0.68 | ID          |             | Industrial District | Yes   | Yes   |
| 260275900 | 0.68 | ID          |             | Industrial District | Yes   | Yes   |
| 260276000 | 0.37 | ID          |             | Industrial District | Yes   | Yes   |
| 260278300 | 1.42 | ID          |             | Industrial District | Yes   | Yes   |
| 260278400 | 3.07 | ID          |             | Industrial District | No    | No    |
| 260278500 | 6.3  | ID          |             | Industrial District | Yes   | Yes   |
| 260407100 | 2.4  | ID          |             | Industrial District | Yes   | Yes   |
| 260424900 | 2.66 | ID          |             | Industrial District | Yes   | Yes   |
| 260425300 | 2.23 | ID          |             | Industrial District | Yes   | Yes   |
| 260426100 | 2.97 | ID          |             | Industrial District | Yes   | Yes   |
| 260426200 | 2.97 | ID          |             | Industrial District | Yes   | Yes   |
| 260426300 | 2.97 | ID          |             | Industrial District | Yes   | Yes   |
| 260426400 | 2.97 | ID          |             | Industrial District | Yes   | Yes   |
| 260426500 | 8.17 | ID          |             | Industrial District | Yes   | Yes   |
| 260430800 | 0.71 | ID          |             | Industrial District | Yes   | Yes   |

| Parcel ID    | AC    | Zoning Code     | Residential | Non-Residential     | Water | Sewer |
|--------------|-------|-----------------|-------------|---------------------|-------|-------|
| 260433401    | 17.89 | ID              |             | Industrial District | Yes   | Yes   |
| 260433402    | 2     | ID              |             | Industrial District | No    | No    |
| 260433403    | 14.98 | ID              |             | Industrial District | No    | No    |
| 260440101    | 13.9  | ID              |             | Industrial District | Yes   | Yes   |
| 260440200    | 5.17  | ID              |             | Industrial District | Yes   | Yes   |
| 260440201    | 11.39 | ID              |             | Industrial District | Yes   | Yes   |
| 260440300    | 9.84  | ID              |             | Industrial District | Yes   | Yes   |
| 260440400    | 8.74  | ID              |             | Industrial District | Yes   | Yes   |
| <b>145.5</b> |       | <b>ID Total</b> |             |                     |       |       |

| Parcel ID | AC   | Zoning      |                           |                 | Water | Sewer |
|-----------|------|-------------|---------------------------|-----------------|-------|-------|
|           |      | Zoning Code | Residential               | Non-Residential |       |       |
| 260014501 | 0.2  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260017200 | 0.28 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260017612 | 1.45 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260017613 | 1.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260018803 | 0.37 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260019403 | 0.26 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260020200 | 0.17 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260020300 | 0.16 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260024401 | 0.16 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260039100 | 0.2  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260052500 | 0.15 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260062201 | 0.78 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260075400 | 0.16 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260072700 | 0.12 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260072800 | 0.09 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260076000 | 0.22 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260078600 | 0.22 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260078800 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260079100 | 0.21 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260079500 | 0.28 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260081000 | 0.18 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260081100 | 0.17 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260081300 | 0.26 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260081400 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260081500 | 0.27 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260081600 | 0.24 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260082000 | 0.19 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260082100 | 0.21 | RC          | Residential Single-Family |                 | Yes   | Yes   |

| Parcel ID | AC   | Zoning Code | Residential               | Non-Residential | Water | Sewer |
|-----------|------|-------------|---------------------------|-----------------|-------|-------|
| 260085800 | 0.21 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260085900 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086000 | 0.25 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086100 | 0.25 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086200 | 0.25 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086300 | 0.26 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086500 | 0.25 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086600 | 0.25 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086700 | 0.32 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260086800 | 0.27 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260087001 | 0.33 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260087100 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260087200 | 0.41 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260087400 | 0.47 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260087500 | 0.11 | RC          | Residential Single-Family |                 | Yes   | NO    |
| 260087600 | 0.13 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260096810 | 0.14 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260103901 | 0.26 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260104401 | 0.21 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260105300 | 0.33 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260105400 | 0.78 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260105500 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260110000 | 0.54 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260110900 | 0.18 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260111600 | 0.21 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260111700 | 0.22 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260112301 | 0.17 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260112302 | 0.23 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260112303 | 0.21 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260120400 | 0.16 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260123400 | 0.4  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260128502 | 0.2  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260133400 | 0.19 | RC          | Residential Single-Family |                 | Yes   | No    |
| 260141502 | 0.25 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260142802 | 0.24 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260146201 | 0.49 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260146302 | 0.42 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260146501 | 0.52 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260180400 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260180900 | 0.23 | RC          | Residential Single-Family |                 | Yes   | Yes   |

| Parcel ID | AC    | Zoning Code | Residential               | Non-Residential | Water | Sewer |
|-----------|-------|-------------|---------------------------|-----------------|-------|-------|
| 260186400 | 0.26  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260190000 | 0.25  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260193000 | 0.25  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260194200 | 0.22  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260194500 | 0.22  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260204000 | 0.19  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260204300 | 0.62  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260205700 | 0.36  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260229002 | 0.36  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260237400 | 0.22  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260237600 | 0.25  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260238400 | 0.45  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260256000 | 0.29  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260280400 | 0.32  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260293600 | 0.26  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260297200 | 0.22  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260297300 | 0.17  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260297400 | 0.2   | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260297600 | 0.24  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260297900 | 0.26  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260300701 | 4.75  | RC          | Residential Single-Family |                 | No    | No    |
| 260300800 | 4.07  | RC          | Residential Single-Family |                 | No    | No    |
| 260307000 | 0     | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260307900 | 0.36  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260308000 | 0.26  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260308700 | 0.27  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260308900 | 0.33  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260309000 | 0.39  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260309400 | 0.29  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260309500 | 0.32  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260309600 | 0.34  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260309700 | 0.42  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260312700 | 0.39  | RC          | Residential Single-Family |                 | No    | Yes   |
| 260312800 | 0.35  | RC          | Residential Single-Family |                 | No    | Yes   |
| 260312900 | 0.43  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260313000 | 0.28  | RC          | Residential Single-Family |                 | No    | Yes   |
| 260319000 | 4.97  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260400800 | 15    | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260400900 | 2.25  | RC          | Residential Single-Family |                 | No    | No    |
| 260401100 | 35.79 | RC          | Residential Single-Family |                 | No    | No    |



| Parcel ID | AC    | Zoning Code | Residential               | Non-Residential | Water | Sewer |
|-----------|-------|-------------|---------------------------|-----------------|-------|-------|
| 260401200 | 20    | RC          | Residential Single-Family |                 | No    | No    |
| 260401300 | 42.17 | RC          | Residential Single-Family |                 | No    | Yes   |
| 260402000 | 0.51  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260402100 | 0.43  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260403000 | 18.78 | RC          | Residential Single-Family |                 | No    | Yes   |
| 260403100 | 15.12 | RC          | Residential Single-Family |                 | No    | No    |
| 260403200 | 22.6  | RC          | Residential Single-Family |                 | No    | No    |
| 260403300 | 3.48  | RC          | Residential Single-Family |                 | No    | No    |
| 260403301 | 24.83 | RC          | Residential Single-Family |                 | No    | No    |
| 260403400 | 23.93 | RC          | Residential Single-Family |                 | No    | No    |
| 260403500 | 0.45  | RC          | Residential Single-Family |                 | No    | No    |
| 260403600 | 34.5  | RC          | Residential Single-Family |                 | No    | Yes   |
| 260403601 | 1     | RC          | Residential Single-Family |                 | No    | No    |
| 260403602 | 1     | RC          | Residential Single-Family |                 | No    | No    |
| 260403700 | 23.96 | RC          | Residential Single-Family |                 | No    | Yes   |
| 260403800 | 0.32  | RC          | Residential Single-Family |                 | No    | Yes   |
| 260405000 | 0.21  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405100 | 0.21  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405200 | 0.82  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405201 | 0.32  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405300 | 0.42  | RC          | Residential Single-Family |                 | No    | Yes   |
| 260405600 | 0.99  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405700 | 1     | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405800 | 0.54  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260405900 | 0.42  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260406000 | 0.34  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260406100 | 0.5   | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260406404 | 3.35  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260406800 | 0.32  | RC          | Residential Single-Family |                 | No    | No    |
| 260406900 | 0.44  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260407000 | 0.92  | RC          | Residential Single-Family |                 | No    | No    |
| 260407200 | 0.63  | RC          | Residential Single-Family |                 | No    | No    |
| 260407400 | 0.4   | RC          | Residential Single-Family |                 | Yes   | No    |
| 260407600 | 1.05  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260407800 | 0.83  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260407900 | 0.5   | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260408100 | 0.23  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260408300 | 0.29  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260408301 | 0.18  | RC          | Residential Single-Family |                 | Yes   | Yes   |
| 260408400 | 0.27  | RC          | Residential Single-Family |                 | Yes   | Yes   |

| Parcel ID     | AC    | Zoning Code     | Residential               | Non-Residential | Water | Sewer |
|---------------|-------|-----------------|---------------------------|-----------------|-------|-------|
| 260408500     | 1.23  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260408600     | 0.41  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260408700     | 0.62  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409200     | 0.41  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409400     | 0.41  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409500     | 0.41  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409600     | 0.37  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409700     | 0.34  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409800     | 0.18  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260409900     | 0.27  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260411700     | 0.33  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260411900     | 0.41  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260419700     | 0.33  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260421307     | 0.57  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260430700     | 0.3   | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260432100     | 0.41  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260433700     | 0.25  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260436400     | 0.59  | RC              | Residential Single-Family |                 | No    | NO    |
| 260441005     | 0.25  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260441006     | 0.25  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260441130     | 0     | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260441139     | 0     | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260441140     | 0     | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260441401     | 1.66  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260444700     | 0.46  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260446904     | 10    | RC              | Residential Single-Family |                 | No    | No    |
| 260447001     | 26.67 | RC              | Residential Single-Family |                 | No    | No    |
| 260447002     | 35    | RC              | Residential Single-Family |                 | No    | No    |
| 260447101     | 49.1  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260451911     | 0.34  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260451919     | 0.3   | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260451947     | 0.38  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260451966     | 0.28  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260451969     | 0.28  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| 260451973     | 0.34  | RC              | Residential Single-Family |                 | Yes   | Yes   |
| <b>478.23</b> |       | <b>RC Total</b> |                           |                 |       |       |

| Parcel ID | AC   | Zoning      |                          |                 | Water | Sewer |
|-----------|------|-------------|--------------------------|-----------------|-------|-------|
|           |      | Zoning Code | Residential              | Non-Residential |       |       |
| 260446903 | 2.03 | RM          | Residential Multi-Family |                 | Yes   | Yes   |

**2.03 RM Total**

| Parcel ID    | AC    | Zoning          |                        |                 | Water | Sewer |
|--------------|-------|-----------------|------------------------|-----------------|-------|-------|
|              |       | Zoning Code     | Residential            | Non-Residential |       |       |
| 260051100    | 0.35  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260051200    | 0.17  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260093901    | 0.14  | RT              | Residential Two-Family |                 | No    | Yes   |
| 260140801    | 0.21  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260188600    | 0.12  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260189400    | 0.14  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260202000    | 0.19  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260204201    | 1.6   | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260306000    | 2.99  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260325400    | 0.31  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260410802    | 1.15  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260447000    | 13.33 | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260447100    | 13.26 | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260449600    | 0.3   | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451921    | 0.37  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451922    | 0.67  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451923    | 0.4   | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451924    | 0.33  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451929    | 0.33  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451930    | 0.33  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451932    | 0.4   | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451933    | 0.55  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451937    | 0.17  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451944    | 0.37  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451945    | 0.37  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| 260451976    | 0.17  | RT              | Residential Two-Family |                 | Yes   | Yes   |
| <b>38.72</b> |       | <b>RT Total</b> |                        |                 |       |       |

**811.1 AC Total of all Vacant Parcels**



# Map 1

2021 Vacant Parcels with Residential  
& Non-Residential Zoning

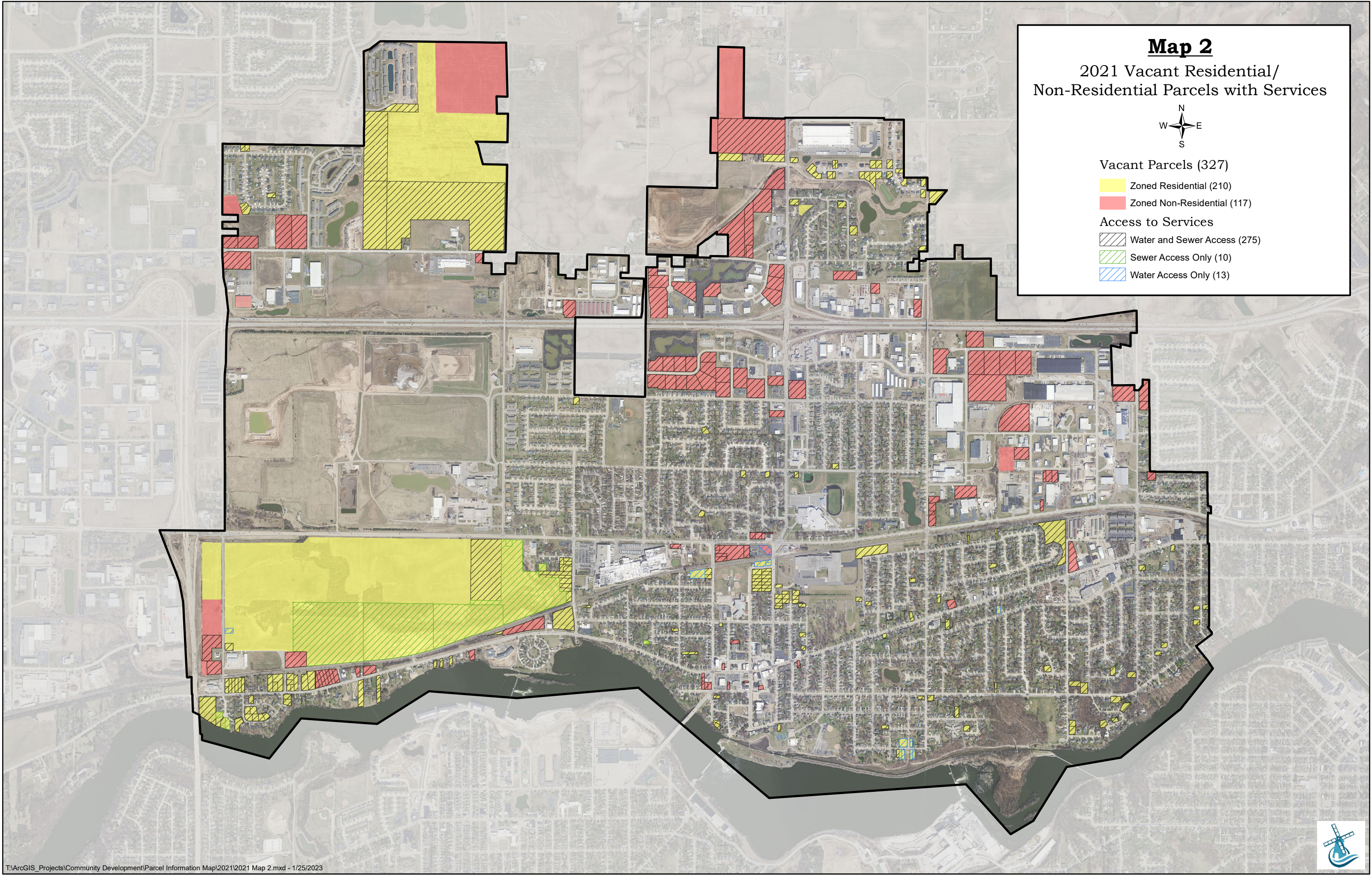


Vacant Parcels (327)

- Zoned Residential (210)
- Zoned Non-Residential (117)

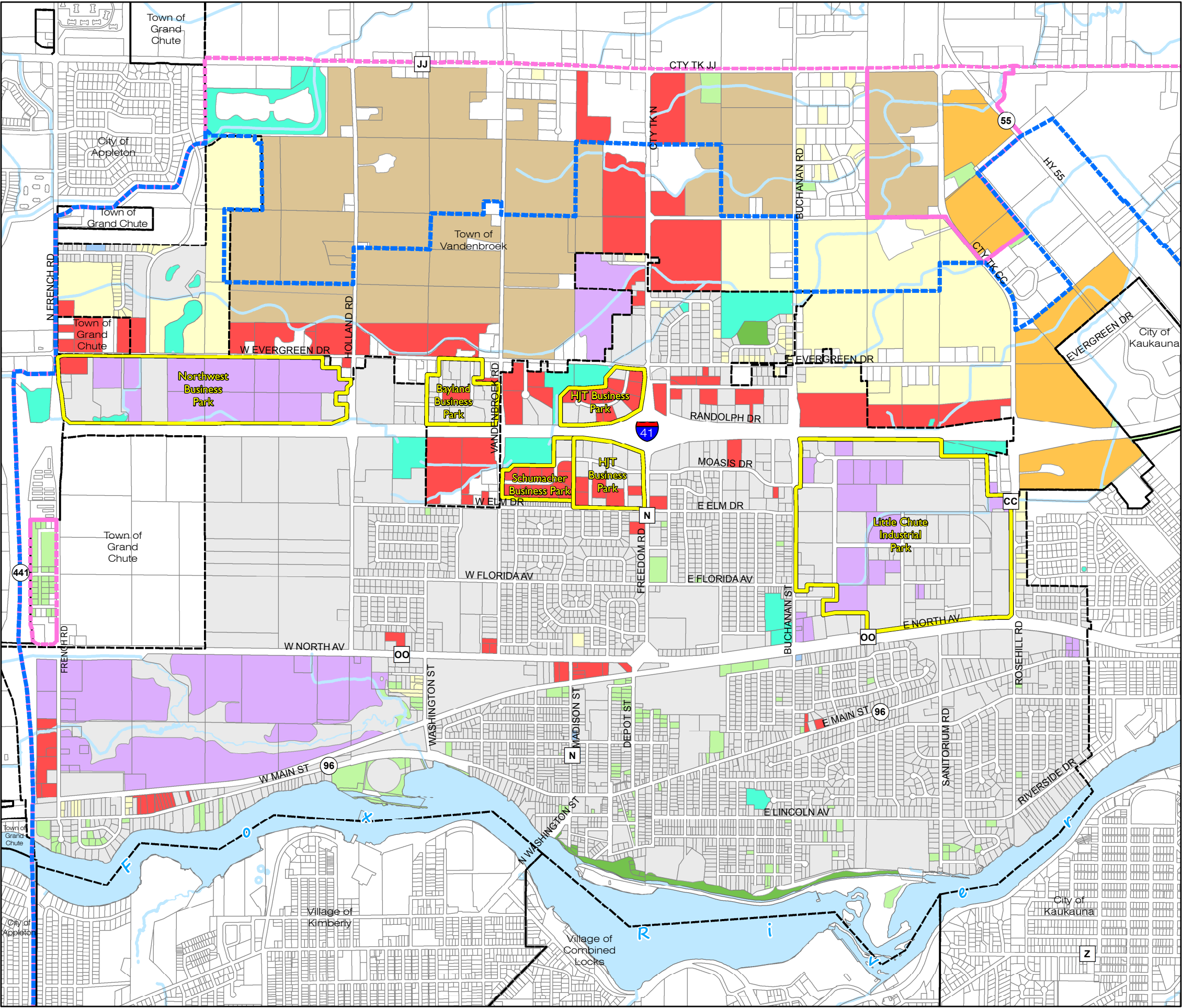








**Appendix #B-1**  
**Future Land Use Map**



# 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.

