

# **Housing Affordability Report**

## **Village of Little Chute**

**2020**



***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

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 (2020) for the Village of Little Chute is illustrated in Table 1.

Table 1: Village of Little Chute Approved Plats, CSM's and Building Permits, 2020

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	16	17	14	9

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 (2020) 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, 2020

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 Unit	Mobile Home Building Units
0	0	0	0	0	0	0

**Parts 2C/2D:** A list and map of undeveloped parcels in the municipality that are zoned for residential development. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property. Maps for the 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., 2020). 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, 2020

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. 2010- 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
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

**1.75 CB Total**

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
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
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

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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	2.82	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
260441203	6.34	CH		Commercial Highway District	Yes	Yes
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
260442900	1.22	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
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

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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>152.2</b>		<b>CH Total</b>				

Parcel ID	AC	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
260017400	37.12	ID		Industrial District	Yes	Yes
260017601	3.01	ID		Industrial District	Yes	Yes
260017605	3	ID		Industrial District	Yes	Yes
260017606	6.02	ID		Industrial District	Yes	Yes
260017611	18.75	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
260433401	17.89	ID		Industrial District	Yes	Yes

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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
260440401	17	ID		Industrial District	Yes	Yes

**199.78**

**ID Total**

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
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
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

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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
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

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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
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



Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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
260408400	0.27	RC	Residential Single-Family		Yes	Yes
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

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
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
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
260451913	0.34	RC	Residential Single-Family		Yes	Yes
260451918	0.36	RC	Residential Single-Family		Yes	Yes
260451919	0.3	RC	Residential Single-Family		Yes	Yes
260451947	0.38	RC	Residential Single-Family		Yes	Yes
260451948	0.31	RC	Residential Single-Family		Yes	Yes
260451949	0.31	RC	Residential Single-Family		Yes	Yes
260451950	0.31	RC	Residential Single-Family		Yes	Yes
260451951	0.31	RC	Residential Single-Family		Yes	Yes
260451952	0.31	RC	Residential Single-Family		Yes	Yes
260451955	0.4	RC	Residential Single-Family		Yes	Yes
260451956	0.26	RC	Residential Single-Family		Yes	Yes
260451957	0.27	RC	Residential Single-Family		Yes	Yes
260451959	0.29	RC	Residential Single-Family		Yes	Yes
260451960	0.3	RC	Residential Single-Family		Yes	Yes
260451961	0.3	RC	Residential Single-Family		Yes	Yes
260451962	0.31	RC	Residential Single-Family		Yes	Yes

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
260451963	0.42	RC	Residential Single-Family		Yes	Yes
260451966	0.28	RC	Residential Single-Family		Yes	Yes
260451967	0.28	RC	Residential Single-Family		Yes	Yes
260451968	0.26	RC	Residential Single-Family		Yes	Yes
260451969	0.28	RC	Residential Single-Family		Yes	Yes
260451971	0.34	RC	Residential Single-Family		Yes	Yes
260451973	0.34	RC	Residential Single-Family		Yes	Yes
<b>483.21</b>		<b>RC Total</b>				

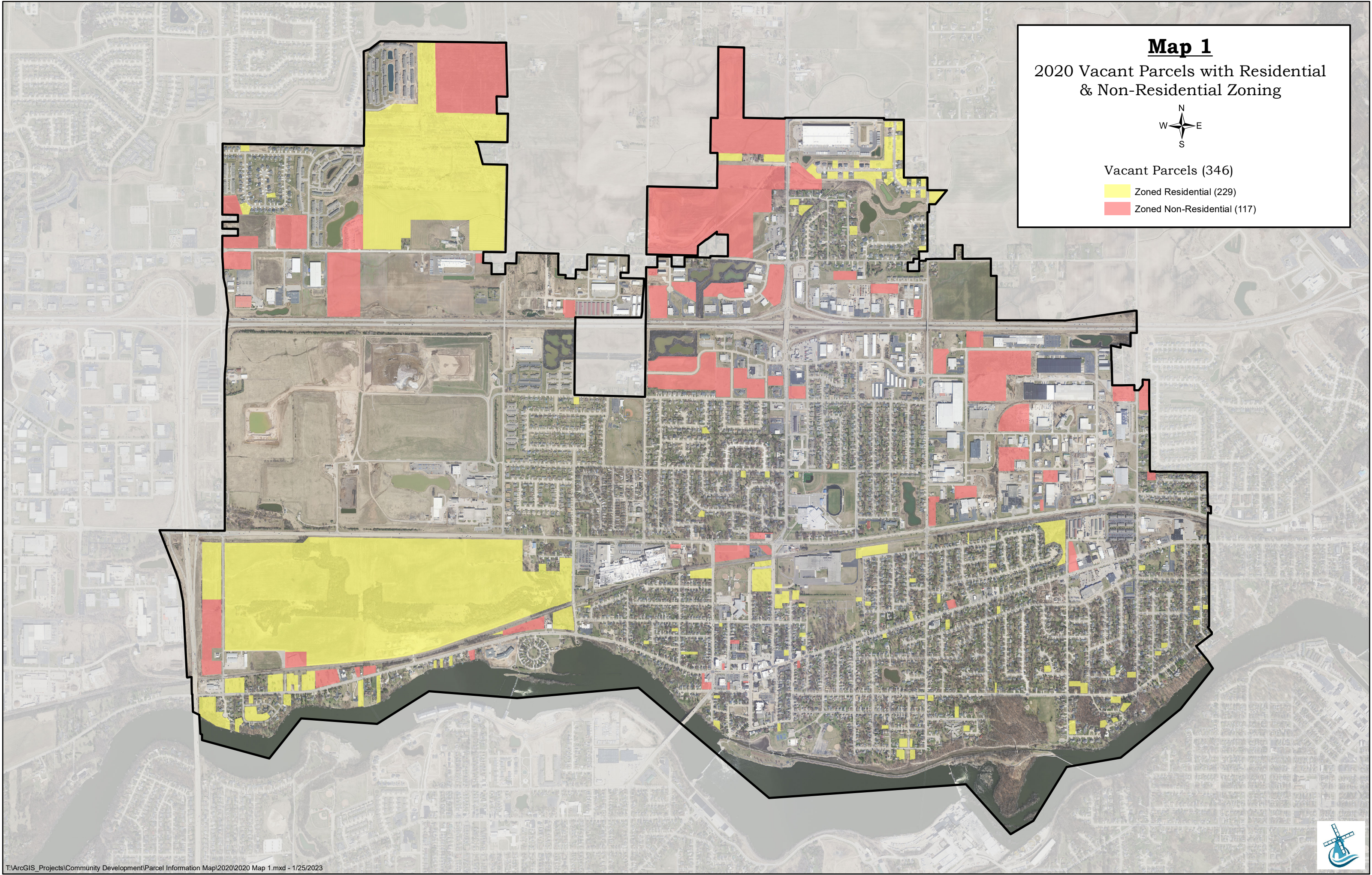
Parcel ID	AC	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
260446903	2.03	RM	Residential Multi-Family		Yes	Yes
<b>2.03</b>		<b>RM Total</b>				

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
260451925	0.33	RT	Residential Two-Family		Yes	Yes
260451927	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

Parcel ID	AC	Zoning Code	Residential	Non-Residential	Water	Sewer
260451937	0.17	RT	Residential Two-Family		Yes	Yes
260451941	0.33	RT	Residential Two-Family		Yes	Yes
260451944	0.37	RT	Residential Two-Family		Yes	Yes
260451945	0.37	RT	Residential Two-Family		Yes	Yes
260451946	0.34	RT	Residential Two-Family		Yes	Yes
260451976	0.17	RT	Residential Two-Family		Yes	Yes
<b>40.05</b>		<b>RT Total</b>				

**879.1 AC Total of all Vacant Parcels**





# Map 1

2020 Vacant Parcels with Residential  
& Non-Residential Zoning



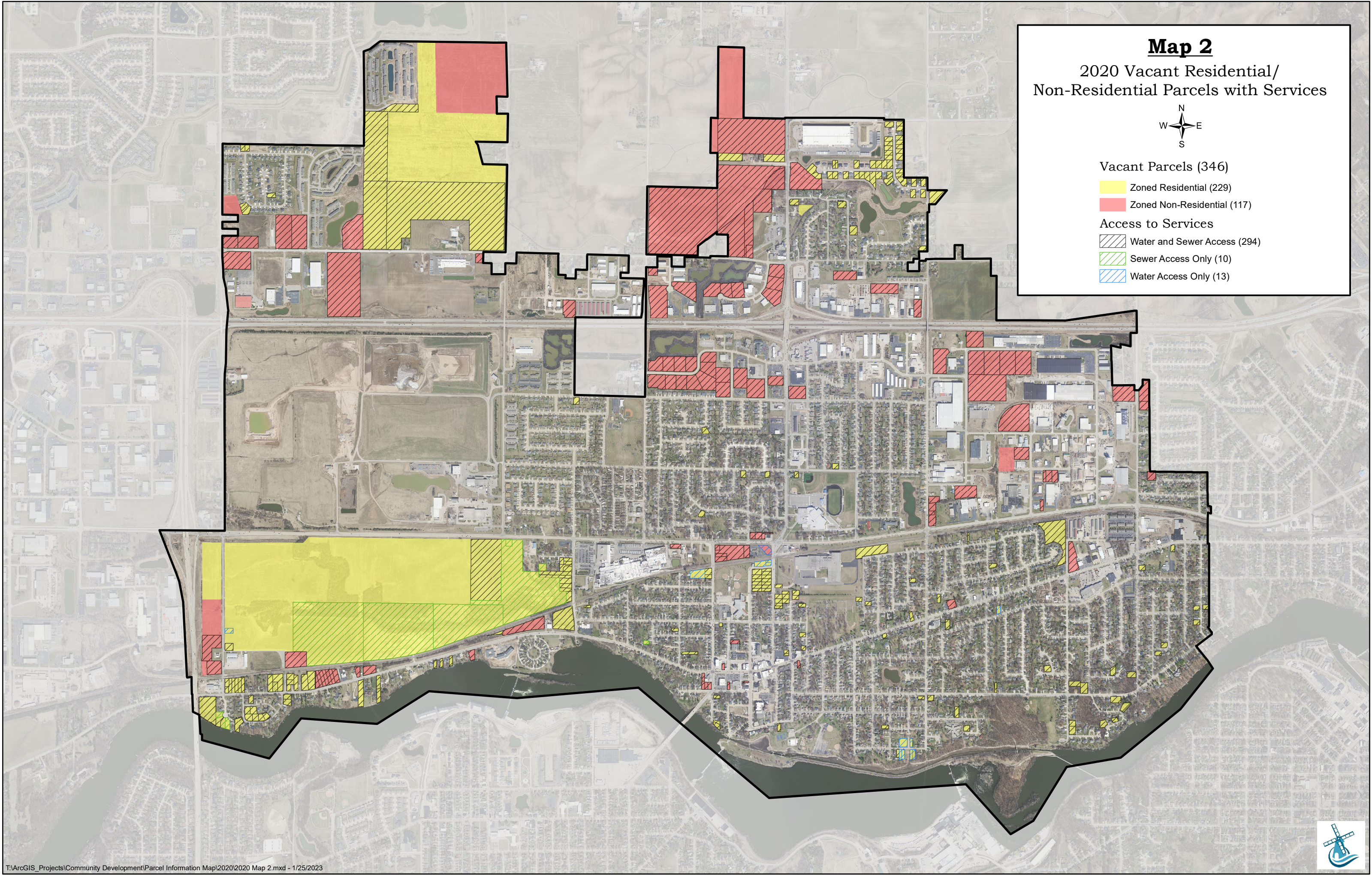
Vacant Parcels (346)

Zoned Residential (229)

Zoned Non-Residential (117)

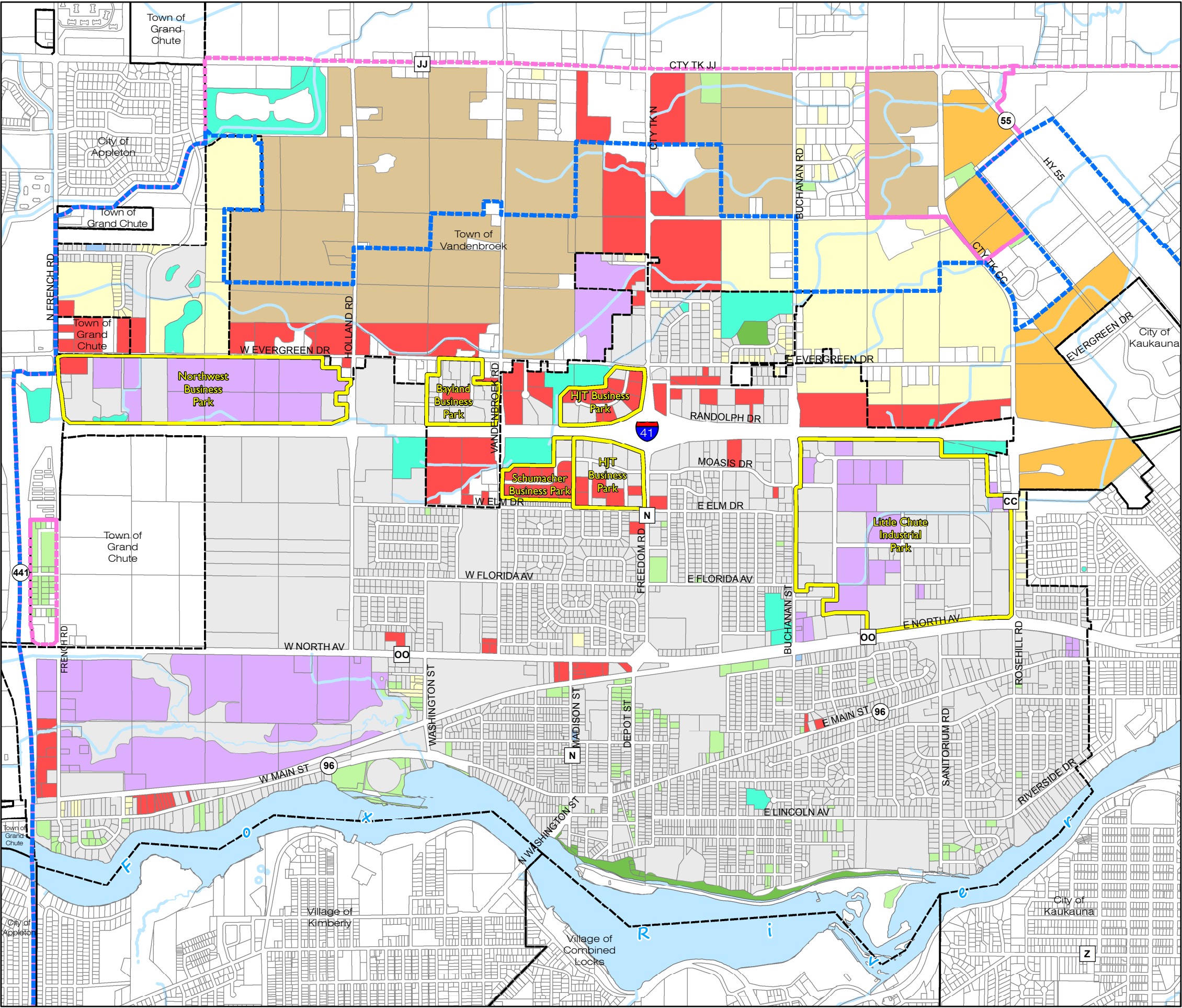








**Appendix #B-1**  
**Future Land Use Map**



# 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.

