



Meeting Agenda - Final-revised
Community & Economic Development Committee

Wednesday, January 27, 2021

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[21-0012](#) CEDC Minutes from 12-9-20

Attachments: [CEDC Minutes 12-9-20.pdf](#)

4. **Public Hearings/Apearances**

[21-0062](#) Third Substantial Amendment to the Community Development Block Grant (CDBG) 2020 Annual Action Plan (AAP) awarding an additional \$343,268 of CDBG Coronavirus Aid, Relief, and Economic Security (CARES Act) funding to community partner organizations (Associated with Action Item #21-0063)

Attachments: [AAP Third Substantial Amendment - Public Comment Period Notice 1-21-21.pdf](#)

[AAP Third Substantial Amendment - Notice of Public Hearing 1-21-21.pdf](#)

5. **Action Items**

[21-0063](#) Request to approve Third Substantial Amendment to the Community Development Block Grant (CDBG) 2020 Annual Action Plan (AAP) awarding an additional \$343,268 of CDBG Coronavirus Aid, Relief, and Economic Security (CARES Act) funding to community partner organizations as specified in the attached documents

Attachments: [2020 AAP Third Substantial Amendment Memo to CEDC.pdf](#)

[Appleton 2020 CDBG CV3 Award Letter.pdf](#)

[2020 AAP Third Substantial Amendment Draft.pdf](#)

[Final MOU - ADVOCAP 1-21-2021.pdf](#)

[21-0096](#) Request to enter into a Memorandum of Understanding with ADVOCAP as specified in the attached documents (Associated with Action Item #21-0063)

Attachments: [2020 AAP Third Substantial Amendment Memo to CEDC.pdf](#)
[Appleton 2020 CDBG CV3 Award Letter.pdf](#)
[2020 AAP Third Substantial Amendment Draft.pdf](#)
[Final MOU - ADVOCAP 1-21-2021.pdf](#)

[21-0076](#) Request to contract with and expend Wisconsin Department of Administration Community Development Block Grant (CDBG) Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Round 2 funding (CDBG-CV2) and enter into a Memorandum of Understanding with the Boys & Girls Club as specified in the attached documents

Attachments: [2020 DOA CDBG-CV2 Funding Memo to CEDC_1-27-2021.pdf](#)
[State of WI DOA CV2 Entitlement Memo-FINAL.pdf](#)
[Final MOU - CoA Boys+Girls Club.pdf](#)

6. Information Items

[21-0059](#) Resolution #1-R-21 Accessory Dwelling Units

Attachments: [#1-R-21 Accessory Dwelling Units.pdf](#)

Legislative History

1/20/21 Common Council referred to the Community & Economic Development Committee

[21-0013](#) Annual Updates to the Housing Affordability Report and the Housing Fee Report

Attachments: [StaffMemo_HousingAffordability&FeeReports2019_For01-13-21.pdf](#)
[AppletonHousingAffordabilityReport2019_For01-13-21.pdf](#)
[AppletonHousingFeeReport2019_For01-13-21.pdf](#)

7. Adjournment

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

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

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



City of Appleton

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

Meeting Minutes - Final Community & Economic Development Committee

Wednesday, December 9, 2020

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:30 p.m.

2. Roll call of membership

Present: 5 - Coenen, Reed, Firkus, Otis and Thao

Others present:
Jason Zimmerman, WBAY-TV

3. Approval of minutes from previous meeting

[20-1559](#)

CEDC Minutes from 11-11-20

Attachments: [CEDC Minutes 11-11-20.pdf](#)

**Firkus moved, seconded by Otis, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 5 - Coenen, Reed, Firkus, Otis and Thao

4. **Public Hearings/Appearances**

[20-1560](#)

Second Substantial Amendment to the Community Development Block Grant (CDBG) 2020 Annual Action Plan (AAP) reallocating \$78,386, originally awarded to Habitat for Humanity's Homeownership Program, [as part of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding], to the City of Appleton's Motel Voucher Program (Associated with Action Item #20-1561)

Attachments: [AAP Second Substantial Amendment - Public Comment Period Notice 12-4-20.pdf](#)
[AAP Second Substantial Amendment - Notice of Public Hearing 12-4-20.pdf](#)

This public hearing was held, and no one spoke on the item.

5. Action Items

[20-1561](#)

Request to approve Second Substantial Amendment to the Community Development Block Grant (CDBG) 2020 Annual Action Plan (AAP) reallocating \$78,386, originally awarded to Habitat for Humanity's Homeownership Program, [as part of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) funding], to the City of Appleton's Motel Voucher Program

Attachments: [2020 AAP Second Substantial Amendment Memo to CEDC 12-9-20.pdf](#)
[HUD DECISION Substantial Amendment for CARES Act Funding.pdf](#)
[2020 AAP Second Substantial Amendment Draft 11-30-2020.pdf](#)

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

Aye: 5 - Coenen, Reed, Firkus, Otis and Thao

6. Information Items

7. Adjournment

Reed moved, seconded by Firkus, that the meeting be adjourned at 4:39 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Coenen, Reed, Firkus, Otis and Thao

**Notice to the Public
Concerning the City of Appleton
Community Development Block Grant Program
CARES Act Funding Round 3**

When substantial amendments to the Consolidated Plan and/or Annual Action Plan are proposed, the City is required to hold a public comment period. The general public has a period of 5 days – January 21 to January 27, 2021– to offer comments on the proposed amendment. Written comments may be submitted via email to nikki.gerhard@appleton.org or via U.S. Mail to: City of Appleton – Community and Economic Development Department; 100 North Appleton Street; Appleton, WI 54911. A summary of all comments received in writing during this period will be attached to the substantial amendment when presented to Common Council for approval.

The primary function of this hearing is to obtain citizen views on the proposed 2020 Annual Action Plan substantial amendment, awarding an additional \$343,268 of CDBG CARES Act funding to community partner organizations. The CDBG-CV Round 3 funding has been allocated to activities that prevent, prepare for, or respond to COVID-19.

A copy of the proposed amendment is available on the CDBG website at <https://www.appleton.org/government/community-and-economic-development/grants-administration/news-announcements-6880>, starting January 21, 2021. For more information on Appleton’s CDBG Program, please visit the web site at <https://www.appleton.org/government/community-and-economic-development/grants-administration>, or for questions about project/program eligibility, contact Nikki Gerhard at 920-832-6469 or email at nikki.gerhard@appleton.org.

Publish: January 21, 2021

City of Appleton
Community Development Block Grant Program (CDBG)
Notice of Third Substantial Amendment to the
2020 Annual Action Plan

A public hearing will be held at a regularly scheduled Community and Economic Development Committee meeting on Wednesday, January 27, 2021, beginning at 4:30 p.m. in Council Chambers on the Sixth Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI. The primary function of this hearing is to obtain citizen views on the proposed 2020 Annual Action Plan substantial amendment (third version), awarding an additional \$343,268 of CDBG CARES Act funding to community partner organizations and an overflow emergency shelter site.

The CDBG-CV funding has been allocated to activities that prevent, prepare for, or respond to COVID-19. For more information on Appleton's CDBG Program, please visit the web site at <https://www.appleton.org/government/community-and-economic-development/grants-administration>, or for questions about project/program eligibility, contact Nikki Gerhard at 920-832-6469 or email at nikki.gerhard@appleton.org.

Run: January 21, 2021



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: Community and Economic Development Committee
FROM: Nikki Gerhard, Community Development Specialist
DATE: January 27, 2021
RE: 2020 Community Development Block Grant CARES Act Funding (CDBG-CV3)

Recently, the City of Appleton sought approval of allocations to community partners interested in administering the first round of CDBG-CV funding. The City of Appleton was awarded a second special allocation of \$343,268 in Community Development Block Grant funding to be used to prevent, prepare for, and respond to COVID-19. Similar to the last allocation, the CDBG-CV3 funds were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to respond to the growing effects of the public health crisis.

To address instability in our community as a result of the COVID-19 health emergency, staff makes the following recommendations [with the support of the philanthropic entities and community partners], as they manage the short and long-term needs as a result of this public health crisis. These recommendations will be considered by CEDC on January 27th and Common Council on February 3rd, and will be incorporated into the CDBG 2020 Annual Action Plan as a substantial amendment.

1. **ADVOCAP, Inc: Street Outreach/Case Management (\$278,909)**

Through an executed two-year MOU, ADVOCAP will provide street outreach, information and referrals, completed assessments, intakes, short-term case management, and services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach and Case Management role will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensure that people's basic needs are met while supporting them along pathways toward housing stability.

2. **City of Appleton: Community & Economic Development Department's Motel Voucher Program (\$64,359)**

The City of Appleton's Motel Voucher Program, approved by CEDC on July 22, 2020 and Council on July 29, 2020, is designed to ensure that individuals and families experiencing homelessness have a safe, temporary place to stay until a more permanent housing solution is identified. With colder weather upon us, City staff is working collaboratively with local agencies to ensure additional access to shelter options. The Motel Voucher Program also includes a case management component, food, transportation, and connection to housing solutions.

The following attachments are provided for additional information for this action item.

Attached Documents:

- 1.) September 16, 2020 CARES Act CDBG-CV3 award letter
- 2.) 2020PY Annual Action Plan Substantial Amendment request
- 3.) MOU between the City of Appleton and ADVOCAP, Inc.

If you have any questions, please contact me at 832-6469 or nikki.gerhard@appleton.org. Thank you!



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

September 11, 2020

The Honorable Jake Woodford
Mayor of Appleton
100 N Appleton Street
City Hall
Appleton, WI 54911-4799

Dear Mayor Woodford:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department immediately allocated \$2 billion on March 27, 2020, the same day President Trump signed the Act, based on the fiscal year 2020 CDBG formula; this constituted the first round of CDBG-CV funds. Next, \$1 billion was required by the Act to be allocated to States and insular areas within 45 days of enactment of the Act; HUD accomplished this on May 11, 2020, and this constituted the second round of CDBG-CV funds. Finally, the remaining \$2 billion in CDBG-CV funds was required by the Act to be allocated to states and local governments at the discretion of the Secretary on a rolling basis; HUD accomplished this on September 11, 2020, and this constituted the third round of CDBG-CV funds. Additionally, up to \$10 million will be set aside for technical assistance.

Accordingly, this letter informs you that your jurisdiction's allocation for the third round is \$343,268. Your cumulative amount for all allocation rounds is \$691,523.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2019 and FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the HUD Secretary to grant waivers and alternative requirements of statutes and regulations the HUD Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative

requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

The CDBG CARES Act Federal Register Notice (FR-6218-N-01) was released on August 10, 2020. The notice describes the allocations and grant procedures applicable to the CDBG-CV grants. It also describes the program flexibilities, waivers, and alternative requirements that apply to the CDBG-CV grants as well as the fiscal year 2019 and 2020 CDBG grants. As further such flexibilities become available, they will be posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and the requirement that each grantee have adequate procedures to prevent the duplication of benefits (DOB). HUD will provide guidance and technical assistance on DOB, the prevention of fraud, waste, and abuse, and on documenting the impact of this program for beneficiaries.

Reminder, all CPD Grantees must ensure they maintain active Dun and Bradstreet Numbering System (DUNS) numbers in the System for Award Management (SAM) system. Entities must have an active and unexpired DUNS before execution of grant agreements to avoid delays in the obligation of funds- which will delay your ability to drawdown funds in the Integrated Disbursement & Information System (IDIS). Grantees are required to maintain an active SAMs registration by re-activating their DUNS number annually in the SAM system for the entire drawdown period of their grants. DUNS numbers can be registered and renewed each year at the following website: <https://www.sam.gov/SAM/>.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "John Gibbs", written in a cursive style.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development



THIRD SUBSTANTIAL AMENDMENT TO THE CITY OF APPLETON'S 2020 ANNUAL ACTION PLAN

A. EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development (HUD) requires all entitlement communities receiving Community Development Block Grant (CDBG) funds, such as the City of Appleton, to prepare and submit a Consolidated Plan every five years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities. The City of Appleton City Council adopted the 2020-2024 Five Year Consolidated Plan ("Consolidated Plan") on December 18, 2019.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan. The City must submit an Annual Action Plan to HUD by no later than February 15 of each year during the five-year period (unless otherwise specified by HUD). The City of Appleton Council adopted the 2020 Annual Action Plan on March 18, 2020, and it was submitted to HUD on March 19, 2020.

Per the City's Citizen Participation Plan (CPP), a substantial amendment to a Consolidated Plan and Annual Action Plan is required when a "substantial" change is proposed as it relates to funding priorities, proposed activities, goals and objectives.

The first substantial amendment to the 2020-2024 Consolidated Plan, and subsequently the 2020 Annual Action Plan, was approved by City Council on October 21, 2020, incorporating the use of the CARES Act CDBG-CV1 funding of \$348,255. The second substantial amendment to the 2020-2024 Consolidated Plan, and the 2020 Annual Action Plan, was approved by City Council on December 16, 2020, updated the use of \$78,386 of the CDBG-CV1 award.

B. CITIZEN PARTICIPATION

A Notice of Public Hearing was published in the Appleton Post Crescent on January 21, 2021, and a 5-day public review period was published on January 21, 2021, informing the public of the proposed Substantial Amendment and inviting comments at the public hearing, during a regularly scheduled Community & Economic Development Committee meeting. The public review period began on January 21, 2021 and ended on January 27, 2021. Citizens are able to review copies of the Substantial Amendment at the City's CDBG website and the Customer Service desk on the first floor of City Hall.

C. PROPOSED THIRD SUBSTANTIAL AMENDMENT TO THE 2020 ANNUAL ACTION PLAN

The City is proposing to allocate \$278,909 to street outreach and case management efforts. The remaining \$64,359 will be allocated to the City of Appleton's Motel Voucher Program. The following table outlines the proposed activities described in this Substantial Amendment:

Table 1: Proposed Activity Budget

Agency/Program	CDBG-CV Allocation
ADVOCAP, Inc- Street Outreach/Case Management	\$278,909
City of Appleton Motel Voucher Program	\$64,359
TOTAL	\$343,268

D. 2020 PROPOSED ACTIVITY DETAIL

The following narrative provides activity descriptions, national objectives, and other required information for the proposed activity.

ADVOCAP, Inc: Street Outreach/Case Management (\$278,909)

Through an executed two-year MOU, ADVOCAP will provide street outreach, information and referrals, completed assessments, intakes, short-term case management, and services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach and Case Management role will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensure that people’s basic needs are met while supporting them along pathways toward housing stability.

City of Appleton: Community & Economic Development Department’s Motel Voucher Program (\$64,359)

The City of Appleton’s Motel Voucher Program, approved by CEDC on July 22, 2020 and Council on July 29, 2020, is designed to ensure that individuals and families experiencing homelessness have a safe, temporary place to stay until a more permanent housing solution is identified. With colder weather upon us, City staff is working collaboratively with local agencies to ensure additional access to shelter options. The Motel Voucher Program also includes a case management component, food, transportation, and connection to housing solutions.

E. PUBLIC COMMENTS

All public comments received during the 5-day public review period or at the public hearing will be incorporated into the overall Substantial Amendment submitted to HUD.



**MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF APPLETON
AND
ADVOCAP, INC.**



This Memorandum of Understanding (the “MOU”) is entered into February 4, 2021 (the “Effective Date”), by and between the City of Appleton with an address of 100 North Appleton Street, Appleton, WI 54911 (“COA”) and ADVOCAP, Inc with an address of P.O. Box 1108, Fond du Lac, WI 54936 (“ADVOCAP”), collectively “the Parties.”

WHEREAS, the Parties desire to enter into an MOU to administer a Street Outreach and Case Management program, (“project”), in conjunction with the COA’s Motel Voucher program; and

WHEREAS, the Parties desire to memorialize certain terms and conditions of their anticipated collaboration;

WHEREAS, the COA will financially support ADVOCAP in an amount not to exceed \$278,909 for eligible activities herein described (“Objectives”).

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Purpose and Scope.** The Parties intend for this MOU to provide the foundation and structure for any future agreement related, but not limited to conducting street outreach, providing information and referrals, completing assessments, intakes, performing short-term case management, and providing services.

The Program will provide street outreach, case management, and referral services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach Case Manager will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensures that people’s basic needs are met while supporting them along pathways toward housing stability. Community Outreach will be conducted by vehicle and on foot. The Street Outreach Case Manager will work with several City of Appleton departments, including but not limited to Community and Economic Development, Health Department, Public Works, the Police Department, and the Library as well as referrals from local community partners, including but not limited to the Fox Cities Housing Coalition members.

2. **Objectives.** The Parties agree as follows:
 - a. Provide targeted street outreach to identify unsheltered homeless households living on the streets or other places not meant for human habitation.
 - b. Determine the participant’s immediate safety needs using trauma-informed approaches, crisis intervention, LGBTQ-engagement techniques, and other strategies needed for engagement.
 - c. Perform assessments and refer participants to the Coordinated Entry Specialist.

- d. Complete WIBOSCOC pre-screen forms and necessary housing assessments.
 - e. Implement Housing First philosophy, and hereby not imposing barriers to access street outreach services or the motel voucher program.
 - f. Establish working relationships with community stakeholders- law enforcement, libraries, first responders, hospitals and other healthcare providers, and faith-based organizations.
 - g. Communicate and cooperate with staff from other Fox Cities Housing Coalition programs as needed to ensure delivery of service and appropriate referrals to support homeless households obtaining stable housing and services.
 - h. Provide outreach and training to organizations regarding the services offered as requested.
 - i. Complete appropriate Homeless Management Information System (HMIS) licensing and training, and maintain throughout terms of this Agreement.
 - j. Document contacts, services, and motel voucher entries/exits into the Homeless Management Information System (HMIS) on at least a weekly basis.
 - k. Regularly attend Coordinated Entry case conferencing meetings.
 - l. The Street Outreach Case Manager position will report to management at ADVOCAP and the City of Appleton.
 - m. Work together in a cooperative and coordinated effort to bring about the achievement and fulfillment of the purpose of the MOU.
 - n. Mutually contribute and take part in any and all phases of the planning and development of the Street Outreach Program to the fullest extent possible.
 - o. Comply with State and Federal regulations.
3. **Term.** This MOU shall commence upon the Effective Date, as stated above, and will continue until January 31, 2023.
4. **Termination.** This MOU may be terminated at any time by either Party upon 45 days written notice to the other Party.
5. **Representations and Warranties.** Both Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of either Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, or any other person, organization, or business or any law or governmental regulation.
6. **Indemnity.** The Parties each agree to indemnify and hold harmless the other Party, its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the negligence of or breach of this MOU by the indemnifying Party, its respective successors and assigns that occurs in connection with this MOU. This section remains in full force and effect even after termination of the MOU by its natural termination or the early termination by either Party.
7. **Limitation of Liability.** Under no circumstances shall either Party be liable to the other Party or any third party for any damages resulting from any part of this agreement such as, but not

limited to, loss of revenue or anticipated profit or lost business, costs of delay or failure of delivery, which are not related to or the direct result of a Party's negligence or breach.

8. **Severability.** In the event any provision of this MOU is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the MOU and all other provisions should continue in full force and effect as valid and enforceable.
9. **Waiver.** The failure by either Party to exercise any right, power or privilege under the terms of this MOU will not be construed as a waiver of any subsequent or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.
10. **Legal and Binding Agreement.** This MOU is legal and binding between the Parties as state above. The Parties each represent that they have the authority to enter into this Agreement.
11. **Entire Agreement.** The Parties acknowledge and agree that this MOU represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both Parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

ADVOCAP, Inc

By: _____
Michael Bonertz, Executive Officer
Date: _____

City of Appleton

By: _____
Jacob A. Woodford, Mayor
Date: _____

By: _____
Kami Lynch, City Clerk
Date: _____

Approved as to form:

Christopher R. Behrens, City Attorney
Date: _____

Anthony D. Saucerman, Finance Director
Date: _____

CityLaw A21-0066



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: Community and Economic Development Committee
FROM: Nikki Gerhard, Community Development Specialist
DATE: January 27, 2021
RE: 2020 Community Development Block Grant CARES Act Funding (CDBG-CV3)

Recently, the City of Appleton sought approval of allocations to community partners interested in administering the first round of CDBG-CV funding. The City of Appleton was awarded a second special allocation of \$343,268 in Community Development Block Grant funding to be used to prevent, prepare for, and respond to COVID-19. Similar to the last allocation, the CDBG-CV3 funds were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to respond to the growing effects of the public health crisis.

To address instability in our community as a result of the COVID-19 health emergency, staff makes the following recommendations [with the support of the philanthropic entities and community partners], as they manage the short and long-term needs as a result of this public health crisis. These recommendations will be considered by CEDC on January 27th and Common Council on February 3rd, and will be incorporated into the CDBG 2020 Annual Action Plan as a substantial amendment.

1. **ADVOCAP, Inc: Street Outreach/Case Management (\$278,909)**

Through an executed two-year MOU, ADVOCAP will provide street outreach, information and referrals, completed assessments, intakes, short-term case management, and services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach and Case Management role will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensure that people's basic needs are met while supporting them along pathways toward housing stability.

2. **City of Appleton: Community & Economic Development Department's Motel Voucher Program (\$64,359)**

The City of Appleton's Motel Voucher Program, approved by CEDC on July 22, 2020 and Council on July 29, 2020, is designed to ensure that individuals and families experiencing homelessness have a safe, temporary place to stay until a more permanent housing solution is identified. With colder weather upon us, City staff is working collaboratively with local agencies to ensure additional access to shelter options. The Motel Voucher Program also includes a case management component, food, transportation, and connection to housing solutions.

The following attachments are provided for additional information for this action item.

Attached Documents:

- 1.) September 16, 2020 CARES Act CDBG-CV3 award letter
- 2.) 2020PY Annual Action Plan Substantial Amendment request
- 3.) MOU between the City of Appleton and ADVOCAP, Inc.

If you have any questions, please contact me at 832-6469 or nikki.gerhard@appleton.org. Thank you!



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

September 11, 2020

The Honorable Jake Woodford
Mayor of Appleton
100 N Appleton Street
City Hall
Appleton, WI 54911-4799

Dear Mayor Woodford:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department immediately allocated \$2 billion on March 27, 2020, the same day President Trump signed the Act, based on the fiscal year 2020 CDBG formula; this constituted the first round of CDBG-CV funds. Next, \$1 billion was required by the Act to be allocated to States and insular areas within 45 days of enactment of the Act; HUD accomplished this on May 11, 2020, and this constituted the second round of CDBG-CV funds. Finally, the remaining \$2 billion in CDBG-CV funds was required by the Act to be allocated to states and local governments at the discretion of the Secretary on a rolling basis; HUD accomplished this on September 11, 2020, and this constituted the third round of CDBG-CV funds. Additionally, up to \$10 million will be set aside for technical assistance.

Accordingly, this letter informs you that your jurisdiction's allocation for the third round is \$343,268. Your cumulative amount for all allocation rounds is \$691,523.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2019 and FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the HUD Secretary to grant waivers and alternative requirements of statutes and regulations the HUD Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative

requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

The CDBG CARES Act Federal Register Notice (FR-6218-N-01) was released on August 10, 2020. The notice describes the allocations and grant procedures applicable to the CDBG-CV grants. It also describes the program flexibilities, waivers, and alternative requirements that apply to the CDBG-CV grants as well as the fiscal year 2019 and 2020 CDBG grants. As further such flexibilities become available, they will be posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and the requirement that each grantee have adequate procedures to prevent the duplication of benefits (DOB). HUD will provide guidance and technical assistance on DOB, the prevention of fraud, waste, and abuse, and on documenting the impact of this program for beneficiaries.

Reminder, all CPD Grantees must ensure they maintain active Dun and Bradstreet Numbering System (DUNS) numbers in the System for Award Management (SAM) system. Entities must have an active and unexpired DUNS before execution of grant agreements to avoid delays in the obligation of funds- which will delay your ability to drawdown funds in the Integrated Disbursement & Information System (IDIS). Grantees are required to maintain an active SAMs registration by re-activating their DUNS number annually in the SAM system for the entire drawdown period of their grants. DUNS numbers can be registered and renewed each year at the following website: <https://www.sam.gov/SAM/>.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "John Gibbs", written in a cursive style.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development



THIRD SUBSTANTIAL AMENDMENT TO THE CITY OF APPLETON'S 2020 ANNUAL ACTION PLAN

A. EXECUTIVE SUMMARY

The U.S. Department of Housing and Urban Development (HUD) requires all entitlement communities receiving Community Development Block Grant (CDBG) funds, such as the City of Appleton, to prepare and submit a Consolidated Plan every five years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities. The City of Appleton City Council adopted the 2020-2024 Five Year Consolidated Plan ("Consolidated Plan") on December 18, 2019.

The Consolidated Plan is carried out through Annual Action Plans, which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan. The City must submit an Annual Action Plan to HUD by no later than February 15 of each year during the five-year period (unless otherwise specified by HUD). The City of Appleton Council adopted the 2020 Annual Action Plan on March 18, 2020, and it was submitted to HUD on March 19, 2020.

Per the City's Citizen Participation Plan (CPP), a substantial amendment to a Consolidated Plan and Annual Action Plan is required when a "substantial" change is proposed as it relates to funding priorities, proposed activities, goals and objectives.

The first substantial amendment to the 2020-2024 Consolidated Plan, and subsequently the 2020 Annual Action Plan, was approved by City Council on October 21, 2020, incorporating the use of the CARES Act CDBG-CV1 funding of \$348,255. The second substantial amendment to the 2020-2024 Consolidated Plan, and the 2020 Annual Action Plan, was approved by City Council on December 16, 2020, updated the use of \$78,386 of the CDBG-CV1 award.

B. CITIZEN PARTICIPATION

A Notice of Public Hearing was published in the Appleton Post Crescent on January 21, 2021, and a 5-day public review period was published on January 21, 2021, informing the public of the proposed Substantial Amendment and inviting comments at the public hearing, during a regularly scheduled Community & Economic Development Committee meeting. The public review period began on January 21, 2021 and ended on January 27, 2021. Citizens are able to review copies of the Substantial Amendment at the City's CDBG website and the Customer Service desk on the first floor of City Hall.

C. PROPOSED THIRD SUBSTANTIAL AMENDMENT TO THE 2020 ANNUAL ACTION PLAN

The City is proposing to allocate \$278,909 to street outreach and case management efforts. The remaining \$64,359 will be allocated to the City of Appleton's Motel Voucher Program. The following table outlines the proposed activities described in this Substantial Amendment:

Table 1: Proposed Activity Budget

Agency/Program	CDBG-CV Allocation
ADVOCAP, Inc- Street Outreach/Case Management	\$278,909
City of Appleton Motel Voucher Program	\$64,359
TOTAL	\$343,268

D. 2020 PROPOSED ACTIVITY DETAIL

The following narrative provides activity descriptions, national objectives, and other required information for the proposed activity.

ADVOCAP, Inc: Street Outreach/Case Management (\$278,909)

Through an executed two-year MOU, ADVOCAP will provide street outreach, information and referrals, completed assessments, intakes, short-term case management, and services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach and Case Management role will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensure that people’s basic needs are met while supporting them along pathways toward housing stability.

City of Appleton: Community & Economic Development Department’s Motel Voucher Program (\$64,359)

The City of Appleton’s Motel Voucher Program, approved by CEDC on July 22, 2020 and Council on July 29, 2020, is designed to ensure that individuals and families experiencing homelessness have a safe, temporary place to stay until a more permanent housing solution is identified. With colder weather upon us, City staff is working collaboratively with local agencies to ensure additional access to shelter options. The Motel Voucher Program also includes a case management component, food, transportation, and connection to housing solutions.

E. PUBLIC COMMENTS

All public comments received during the 5-day public review period or at the public hearing will be incorporated into the overall Substantial Amendment submitted to HUD.



**MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF APPLETON
AND
ADVOCAP, INC.**



This Memorandum of Understanding (the “MOU”) is entered into February 4, 2021 (the “Effective Date”), by and between the City of Appleton with an address of 100 North Appleton Street, Appleton, WI 54911 (“COA”) and ADVOCAP, Inc with an address of P.O. Box 1108, Fond du Lac, WI 54936 (“ADVOCAP”), collectively “the Parties.”

WHEREAS, the Parties desire to enter into an MOU to administer a Street Outreach and Case Management program, (“project”), in conjunction with the COA’s Motel Voucher program; and

WHEREAS, the Parties desire to memorialize certain terms and conditions of their anticipated collaboration;

WHEREAS, the COA will financially support ADVOCAP in an amount not to exceed \$278,909 for eligible activities herein described (“Objectives”).

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Purpose and Scope.** The Parties intend for this MOU to provide the foundation and structure for any future agreement related, but not limited to conducting street outreach, providing information and referrals, completing assessments, intakes, performing short-term case management, and providing services.

The Program will provide street outreach, case management, and referral services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach Case Manager will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensures that people’s basic needs are met while supporting them along pathways toward housing stability. Community Outreach will be conducted by vehicle and on foot. The Street Outreach Case Manager will work with several City of Appleton departments, including but not limited to Community and Economic Development, Health Department, Public Works, the Police Department, and the Library as well as referrals from local community partners, including but not limited to the Fox Cities Housing Coalition members.

2. **Objectives.** The Parties agree as follows:
 - a. Provide targeted street outreach to identify unsheltered homeless households living on the streets or other places not meant for human habitation.
 - b. Determine the participant’s immediate safety needs using trauma-informed approaches, crisis intervention, LGBTQ-engagement techniques, and other strategies needed for engagement.
 - c. Perform assessments and refer participants to the Coordinated Entry Specialist.

- d. Complete WIBOSCOC pre-screen forms and necessary housing assessments.
 - e. Implement Housing First philosophy, and hereby not imposing barriers to access street outreach services or the motel voucher program.
 - f. Establish working relationships with community stakeholders- law enforcement, libraries, first responders, hospitals and other healthcare providers, and faith-based organizations.
 - g. Communicate and cooperate with staff from other Fox Cities Housing Coalition programs as needed to ensure delivery of service and appropriate referrals to support homeless households obtaining stable housing and services.
 - h. Provide outreach and training to organizations regarding the services offered as requested.
 - i. Complete appropriate Homeless Management Information System (HMIS) licensing and training, and maintain throughout terms of this Agreement.
 - j. Document contacts, services, and motel voucher entries/exits into the Homeless Management Information System (HMIS) on at least a weekly basis.
 - k. Regularly attend Coordinated Entry case conferencing meetings.
 - l. The Street Outreach Case Manager position will report to management at ADVOCAP and the City of Appleton.
 - m. Work together in a cooperative and coordinated effort to bring about the achievement and fulfillment of the purpose of the MOU.
 - n. Mutually contribute and take part in any and all phases of the planning and development of the Street Outreach Program to the fullest extent possible.
 - o. Comply with State and Federal regulations.
3. **Term.** This MOU shall commence upon the Effective Date, as stated above, and will continue until January 31, 2023.
 4. **Termination.** This MOU may be terminated at any time by either Party upon 45 days written notice to the other Party.
 5. **Representations and Warranties.** Both Parties represent that they are fully authorized to enter into this Agreement. The performance and obligations of either Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, or any other person, organization, or business or any law or governmental regulation.
 6. **Indemnity.** The Parties each agree to indemnify and hold harmless the other Party, its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the negligence of or breach of this MOU by the indemnifying Party, its respective successors and assigns that occurs in connection with this MOU. This section remains in full force and effect even after termination of the MOU by its natural termination or the early termination by either Party.
 7. **Limitation of Liability.** Under no circumstances shall either Party be liable to the other Party or any third party for any damages resulting from any part of this agreement such as, but not

limited to, loss of revenue or anticipated profit or lost business, costs of delay or failure of delivery, which are not related to or the direct result of a Party's negligence or breach.

8. **Severability.** In the event any provision of this MOU is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the MOU and all other provisions should continue in full force and effect as valid and enforceable.
9. **Waiver.** The failure by either Party to exercise any right, power or privilege under the terms of this MOU will not be construed as a waiver of any subsequent or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.
10. **Legal and Binding Agreement.** This MOU is legal and binding between the Parties as state above. The Parties each represent that they have the authority to enter into this Agreement.
11. **Entire Agreement.** The Parties acknowledge and agree that this MOU represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both Parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

ADVOCAP, Inc

By: _____
Michael Bonertz, Executive Officer
Date: _____

City of Appleton

By: _____
Jacob A. Woodford, Mayor
Date: _____

By: _____
Kami Lynch, City Clerk
Date: _____

Approved as to form:

Christopher R. Behrens, City Attorney
Date: _____

Anthony D. Saucerman, Finance Director
Date: _____

CityLaw A21-0066



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: Community and Economic Development Committee
FROM: Nikki Gerhard, Community Development Specialist
DATE: January 27, 2021
RE: 2020 Community Development Block Grant CARES Act Funding (CDBG-CV2)

The Wisconsin Department of Administration (DOA) has made available a special allocation of \$148,007.08 in Community Development Block Grant funding to the City of Appleton. Similar to the City's direct CDBG allocations, the DOA's CDBG-CV2 funds were authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) to respond to the growing effects of the public health crisis and must be used to prevent, prepare for, and respond to COVID-19.

Staff proposes the following recommendations [with the support of the philanthropic entities and community partners], in response to the short and long-term needs as a result of this public health crisis. These recommendations will be considered by CEDC on January 27th and Common Council on February 3rd. If approved, staff will submit a cover letter providing the synopsis of these recommendations to the DOA seeking a contract to use and administer the funds as outlined.

1. Boys & Girls Club of Appleton: Street Outreach/Case Management (\$148,007.08)

Through an executed two-year Memorandum of Understanding (MOU), the Boys & Girls Club of Appleton will provide street outreach, information and referrals, completed assessments, intakes, short-term case management, and services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Street Outreach and Case Management role will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensure that people's basic needs are met while supporting them along pathways toward housing stability.

This role will work intricately with the City's Motel Voucher Program. The City of Appleton's Motel Voucher Program is designed to ensure that individuals and families experiencing homelessness have a safe, temporary place to stay until a more permanent housing solution is identified. Staff will work collaboratively with local agencies to ensure additional access to shelter options. The Motel Voucher Program also includes a case management component, food, transportation, and connection to housing solutions.

The following attachments are provided for additional information for this action item.

Attached Documents:

- 1.) October 19, 2020 CARES Act CDBG-CV2 entitlement letter
- 2.) MOU between the City of Appleton and Boys & Girls Club of Appleton

If you have any questions, please contact me at 832-6469 or nikki.gerhard@appleton.org. Thank you!



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Joel Brennan, Secretary
Susan Brown, Division Administrator

**STATE OF WISCONSIN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CORONAVIRUS (CV) ROUND 2
CDBG CV2
ENTITLEMENT COMMUNITY APPLICATION PROCESS**

The following outline establishes the procedure Wisconsin entitlement communities may use to apply for CDBG CV Round 2 (CV2) funding from the State of Wisconsin. The outline includes a description of application procedures and documentation as well as a timeline for application intake and project completion. As administrator of the CDBG CV2 funds the Division of Energy, Housing and Community Resources has established two options within which entitlement communities may apply for CDBG CV2 funding.

Option 1: Utilize CDBG CV2 for Activities approved within a Substantial Amendment to a 2019 Consolidated Plan or within an Approved 2020 Annual Action Plan

- No later than July 1, 2021: Submit a cover letter providing the synopsis of use of funds and description of projects/programs being funded. Submit your HUD approved 2019 Consolidated Plan Substantial Amendment or HUD approved 2020 Annual Action Plan which outlines the use of CDBG CV funding. DEHCR is looking for the information provided to HUD outlining the use of CDBG-CV funding for your agency's Round 1 CDBG-CV funding. If an entitlement community does not submit their Plan by July 1, 2021 those funds will be redistributed to other grantees.
- DEHCR will review your agency's submittal and issue an intent to award letter which contains a list of documents/activities to complete prior to the issuance of a grant agreement. Each entitlement community must return all pre-agreement documents within 45 days.
- DEHCR will issue a grant agreement and execute the agreement upon return of the signed document by the entitlement community. Grant agreements will be written with a two-year performance period.
- Project Implementation Begins. Grantees must demonstrate to the satisfaction of the State they have expended or fully obligated their CV1 funding prior to drawing CDBG CV2 funds from the State.

Option 2: Utilize CDBG-CV2 for New Activities not included in a HUD approved Plan.

- Entitlement communities may propose to use CDBG-CV2 funding for new activities not identified in their Substantial Amendment or 2020 Annual Action Plan. The Entitlement must schedule a conference call with DEHCR staff to review the proposed activity(s). DEHCR will issue a custom application to the entitlement designed for the type of project activity being proposed. The application process will be similar to the State's CDBG CLOSE program. Applications must be submitted no later than July 1, 2021. If an

entitlement community does not submit their Plan by July 1, 2021 those funds will be redistributed to other grantees.

- Entitlement applicants will submit the completed application to DEHCR for review. DEHCR will contact the applicant if modifications or corrections are needed.
- DEHCR will issue an award letter and the grantee will have 45 days in which to return pre-agreement documents.
- DEHCR will issue a grant agreement and will execute the agreement upon return of signed document by the entitlement community. Grant agreements will be written with a two-year performance period.
- Project Implementation Begins. Grantees must demonstrate to the satisfaction of the State they have expended or fully obligated their CV1 funding prior to drawing CDBG CV2 funds from the State.

Funding available to each entitlement is as follows:

Dane County	\$310,573.26	Milwaukee City	\$4,069,176.26
Milwaukee County	\$421,697.04	Neenah City	\$54,538.92
Waukesha County	\$366,022.10	Oshkosh City	\$210,269.89
Appleton City	\$148,007.08	Racine City	\$471,171.71
Beloit City	\$163,320.97	Sheboygan City	\$229,479.30
Eau Claire City	\$134,550.00	Superior City	\$177,501.82
Fond du Lac City	\$142,584.55	Wausau City	\$157,932.02
Green Bay City	\$253,062.34	Wauwatosa City	\$252,560.42
Janesville City	\$121,727.86	West Allis City	\$323,847.17
Kenosha City	\$278,759.32		
La Crosse City	\$220,567.97		
Madison City	\$493,376.92		



**MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF APPLETON
AND
BOYS & GIRLS CLUB OF THE FOX VALLEY**



This Memorandum of Understanding (the “MOU”) is entered into February 4, 2021 (the “Effective Date”), by and between City of Appleton, with an address of 100 North Appleton Street, Appleton, WI 54911 (“COA”) and Boys & Girls Club of the Fox Valley with an address of 160 South Badger Avenue, Appleton, WI 54911 (“BG Club”), collectively “the Parties.”

WHEREAS, the Parties desire to enter into an MOU to administer a Street Outreach and Case Management program, (“Program”), in conjunction with the COA’s Motel Voucher program; and

WHEREAS, the Parties desire to memorialize certain terms and conditions of their anticipated collaboration;

WHEREAS, the COA will financially support BG Club in an amount not to exceed \$148,007.80 for eligible activities herein described (“Objectives”).

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

1. **Purpose and Scope.** The Parties intend for this MOU to provide the foundation and structure for any future agreement related, but not limited to conducting street outreach, providing information and referrals, completing assessments, intakes, performing short-term case management, and providing services including but not limited to motel vouchers, transportation, food, employment, mental health, and physical health.

The project will provide street outreach, case management and referral services to people living in unsheltered locations, such as cars, parks, abandoned buildings, and on the streets and that are not already working with a Fox Cities Housing Coalition members for services. The Home Base Community Outreach Coordinator will reach people who might not otherwise seek assistance or come to the attention of the homelessness service system and ensures that people’s basic needs are met while supporting them along pathways toward housing stability. Community Outreach will be conducted by vehicle and on foot. The Community Outreach Coordinator will work with several City of Appleton departments, including Community and Economic Development, Health Department, Public Works, the Police Department, and the Library as well as referrals from local community partners, including but not limited to the Fox Cities Housing Coalition members.

2. **Objectives.** The Parties agree as follows:
 - a. Provide targeted street outreach to identify unsheltered homeless households with youth living on the streets or other places not meant for human habitation.
 - b. Determine the participant’s immediate safety needs using trauma-informed approaches, crisis intervention, LGBTQ-engagement techniques, and other strategies needed for engagement.

- c. Perform assessments and refer participants to the Coordinated Entry Specialist.
 - d. Complete WIBOSCOC pre-screen forms and necessary housing assessments.
 - e. Implement Housing First philosophy, and hereby not impose barriers to access street outreach services or the motel voucher program.
 - f. Establish working relationships with community stakeholders- law enforcement, libraries, first responders, hospitals and other healthcare providers, and faith-based organizations.
 - g. Communicate and cooperate with staff from other Fox Cities Housing Coalition programs as needed to ensure delivery of service and appropriate referrals to support homeless households obtaining stable housing and services.
 - h. Provide outreach and training to organizations regarding the services offered as requested.
 - i. Complete appropriate Homeless Management Information System (HMIS) licensing and training, and maintain throughout terms of this Agreement.
 - j. Document contacts, services, and motel voucher entries/exits into the Homeless Management Information System (HMIS) on at least a weekly basis.
 - k. Regularly attend Coordinated Entry case conferencing meetings, and other similar collaborative efforts.
 - l. Work together in a cooperative and coordinated effort to bring about the achievement and fulfillment of the purpose of the MOU.
 - m. Mutually contribute and take part in any and all phases of the planning and development of the Street Outreach Program to the fullest extent possible.
 - n. Comply with State and Federal regulations.
3. **Term.** This MOU shall commence upon the Effective Date, as stated above, and will continue until January 31, 2023.
 4. **Termination.** This MOU may be terminated at any time by either Party upon 45 days written notice to the other Party.
 5. **Representations and Warranties.** Both Parties represent that they are fully authorized to enter into this MOU. The performance and obligations of either Party will not violate or infringe upon the rights of any third-party or violate any other agreement between the Parties, individually, or any other person, organization, or business or any law or governmental regulation.
 6. **Indemnity.** The Parties each agree to indemnify and hold harmless the other Party, its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the negligence of or breach of this MOU by the indemnifying Party, its respective successors and assigns that occurs in connection with this MOU. This section remains in full force and effect even after termination of the MOU by its natural termination or the early termination by either Party.
 7. **Limitation of Liability.** Under no circumstances shall either Party be liable to the other Party or any third party for any damages resulting from any part of this MOU such as, but not limited to,

loss of revenue or anticipated profit or lost business, costs of delay or failure of delivery, which are not related to or the direct result of a Party's negligence or breach.

8. **Severability.** In the event any provision of this MOU is deemed invalid or unenforceable, in whole or in part, that part shall be severed from the remainder of the MOU and all other provisions should continue in full force and effect as valid and enforceable.
9. **Waiver.** The failure by either Party to exercise any right, power or privilege under the terms of this MOU will not be construed as a waiver of any subsequent or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.
10. **Legal and Binding Agreement.** This MOU is legal and binding between the Parties as state above. The Parties each represent that they have the authority to enter into this MOU.
11. **Entire Agreement.** The Parties acknowledge and agree that this MOU represents the entire agreement between the Parties. In the event that the Parties desire to change, add, or otherwise modify any terms, they shall do so in writing to be signed by both Parties.

The Parties agree to the terms and conditions set forth above as demonstrated by their signatures as follows:

Boys & Girls Club of the Fox Valley

By: _____
Greg Lemke-Rochon, Chief Executive Officer
Date: _____

By: _____
Dan Flaherty, President, Board of Directors
Date: _____

City of Appleton

By: _____
Jacob A. Woodford, Mayor
Date: _____

By: _____
Kami Lynch, City Clerk
Date: _____

Approved as to form:

Christopher R. Behrens, City Attorney
Date: _____

Anthony D. Saucerman, Finance Director
Date: _____

CityLaw A21-0060

Resolution #1-R-21
Accessory Dwelling Units

Submitted By: Alderpersons Brad Firkus - District 3, Vered Meltzer - District 2, and Denise Fenton - District 6

Submitted Date: January 20, 2021

Referred To:

WHEREAS Accessory Dwelling Units, or ADUs offer communities a simple alternative for providing affordable housing solutions without the need for large scale redevelopment of existing neighborhoods; and

WHEREAS ADUs can provide a way for people to live closer together while maintaining their own independent and affordable living quarters that is denser than stand-alone single family properties, but less dense than are apartment or condominium complexes; and

WHEREAS construction of ADUs does not come from tax dollars, creates more work opportunities for construction workers, and can increase home values in neighborhoods where these are constructed;

THEREFORE Be It Resolved that the city of Appleton allow the construction of accessory dwelling units(ADU) on properties of all single family zoning. ADUs must meet all building and zoning codes to be inhabitable, including heating, electrical, and plumbing.

BE IT FURTHER RESOLVED that a lot may have a maximum of two accessory dwelling units. A maximum of one accessory dwelling unit may be detached or attached and a maximum of one attached junior accessory dwelling. ADUs cannot be mobile and cannot exceed the size of the principle building of the lot.

BE IT FURTHER RESOLVED that this resolution be referred to Community and Economic Development to review and amend the municipal code.



MEMORANDUM

TO: Community & Economic Development Committee

FROM: David Kress, Principal Planner

DATE: January 7, 2021

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

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

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

	2018	2019
Plats and CSMs Approved	24	19
Residential Building Permits	60	58
New Dwelling Units Approved	173	111
Applicable Fees Collected	\$86,170.58	\$108,393.00
Vacant Parcels	656	626

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

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

Housing Affordability Report, 2019

City of Appleton

January 13, 2021



Prepared by the
City of Appleton
Community and Economic Development Department

ABSTRACT

TITLE: City of Appleton Housing Affordability Report, 2019

CONTACT: Karen Harkness, Community and Economic Development Director

AUTHORS: Karen Harkness, Community and Economic Development Director
David Kress, Principal Planner
Jessica Schneider, GIS Specialist

SUBJECT: Housing Affordability

DATE: January 13, 2021

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

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

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HOUSING AFFORDABILITY REPORT

HOUSING AFFORDABILITY REPORT

EXECUTIVE SUMMARY

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

HOUSING AFFORDABILITY REPORT REQUIREMENTS

Requirements of this report include the following elements (note: the sections and subsections in this report refer to specific sections and subsections in Wis Stats. 66.10013):

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

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

HOUSING AFFORDABILITY DATA AND RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2019) for the City of Appleton is illustrated in Table 1. It should be noted that the City of Appleton does not approve condominium plats. The City receives copies of the plat and condominium declarations after they are recorded. The City’s Assessors Office reviews them to be sure they have been recorded properly, but does not approve the condominium plats. Calculations for additional residential units and/or lots are more accurately accounted for using subdivision plats and building permit data. Only one residential condominium plat was recorded in 2019 to separate ownership of an existing duplex, which did not result in additional residential units. Also, the number of building permits listed represent new projects only, not remodeling permits.

Table 1: City of Appleton Approved Plats, CSM’s and Building Permits, 2019

Subdivision Plats	Certified Survey Maps	Condominium Plats (Recorded)	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
0	19	1	55	1	2	0

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

Part 2B: The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2019) for the City of Appleton is illustrated in Table 2. It is difficult to determine the proposed number of dwelling units for a certified survey map (CSM). Unlike some plats, it is not a simple 1:1 ratio between lots and units. There were a total of 12 vacant residential lots included within the CSMs approved in 2019. However, some CSMs involving developed parcels may eventually yield new dwelling units through redevelopment. Also, lots in some CSMs are zoned for two-family, multi-family or mixed use, so the exact number of new dwelling units is unknown until a site plan or building permit is submitted.

Table 2: City of Appleton New Residential Dwelling Units Proposed and Approved within Plats and CSM's, 2019

Proposed			Approved			
Residential Dwelling Units (Subdivision Plats)	Residential Dwelling Units (Certified Survey Map)	Residential Dwelling Units (Condominium Plats)	Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Building Units
0	12	0	55	2	54	0

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

Maps and tables for the City of Appleton were developed using a variety of GIS data sources and are contained in Appendix A. From a process standpoint, these maps were developed using the following methodologies:

Map 1 – Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa December 2020). A subset of vacant parcels was created by selecting all parcels identified as “vacant” in the Assessor’s Office property code system.
2. Current zoning districts for the City were overlaid on this subset of vacant parcels and additional parcels were removed as necessary (i.e. City-owned land like stormwater ponds and parks, institutional land like schools and places of worship, etc.).
3. Map 1 illustrates vacant parcels that contain “residential” zoning and those that are “non-residential” (i.e. commercial, industrial, institutional, etc.) in nature.
4. Table 3 provides a listing of parcels along with additional property characteristics.

Map 2 – Undeveloped Parcels with Available Public Facilities/Services

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

1. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.
2. A 100-foot ‘buffer’ was applied to either side of these service lines.

3. Any of the vacant residential/non-residential zoned parcels which fell partly within this 100-foot buffer were selected to produce a map showing which undeveloped parcels have services available.
4. Table 4 provides a listing of parcels along with additional property characteristics.

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

Plans and Regulations

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

The City of Appleton's comprehensive plan, adopted in 2010 and updated in 2017 includes a future land use map, dated September, 2020 (Appendix B). The future land use map illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 5 below which were derived from a survey sent by East Central WI RPC to the City.

Table 5: City of Appleton Comprehensive Plan Summary, 2019

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	<i>Originally adopted in 2010 with a substantial 5-year update adopted in 2017.</i>
Since its adoption, have amendments been made to the plan to accommodate residential development?	Yes
If you answered Yes to above, please provide details for each amendment (date, location, action summary).	<i>Four Future Land Use Map Amendments have been approved and one has been denied between 2017 and 2019. None of the four approved amendments were made to accommodate residential development, but the one denial (consistent with staff recommendation) maintained an existing residential opportunity. Also, the 2017 Comprehensive Plan update included 86 Future Land Use Map Amendments across the City. 21 of these 86 amendments were changes to the One and Two-Family Residential or Multi-Family Residential</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	<i>2027</i>
Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?	Yes
If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?	Yes
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	Yes
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	<i>Yes (Plan Commission)</i>
Does the housing element of the current comprehensive plan get referenced/reviewed formally during new housing development proposals (re-zonings, platting, etc.)?	Yes
Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?	<i>Yes - Three Principal Planners; Housing Coordinator; Various other Community & Economic Development Department staff.</i>
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	<i>Yes - Numerous non-profit organizations are directly and indirectly involved in implementation. Recent sub-recipients awarded Community Development Block Grant (CDBG) funding through the City include: Pillars Inc., Greater Fox Cities Habitat for Humanity, Rebuilding Together Fox Valley, and St. Bernadette Parish/Thompson Center.</i>
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	<i>Yes - In 2018, Common Council adopted a Zoning Ordinance text amendment to add multi-family dwellings to the list of principal permitted uses in the CBD Central Business District. This change allows for standalone and ground floor residential development in some areas of downtown. Also, a recent zoning map amendment (rezoning) utilized the CBD Central Business District in another area of the City to promote denser</i>

	<i>infill and housing development. In 2019, Zoning Ordinance text amendments were approved for historic preservation regulations and procedures.</i>
Question / Topic Regarding Comprehensive Plan	Response / Details
Please list specific goal/objective/strategy/recommendation/action items within the housing element that have been implemented or addressed to any degree (including planned/pending implementation).	<p><i>Page #62 – Policy 5.2.2: Support existing programs to provide funding for home improvements for lower-income households. (Implemented by ongoing Homeowner Rehab Loan Program.)</i></p> <p><i>Page #63 – Policy 5.2.7: Continue to use federal funds directly and via partners to offer housing rehabilitation and replacement for low- and moderate-income family housing options. (Implemented by annual CDBG awards.)</i></p> <p><i>Page #63 – Policy 5.3.2: Identify preferred locations and encourage urban infill and redevelopment to meet the needs of retirees and Generation X and Millennial buyers or renters, such as redevelopment sites on the north side of downtown, along Wisconsin Avenue, and along the Fox River corridor. (Implemented by development projects under construction or anticipated to begin soon, such as RiverHeath - Willow, Zuelke Building, Crescent Lofts, Block 800, and 320 E. College Av.)</i></p> <p><i>Page #63 – Policy 5.3.3: Plan for a supply of developable land suitable for residential development. (Implemented by approval of several subdivision plats and CSMs for residential development, including North Edgewood Estates, Apple Ridge, Emerald Valley, Broadway Hills Estates, and Trail View Estates South.)</i></p> <p><i>Page #65 – Policy 5.5.3: Amend the Central Business District zoning regulations to allow for ground floor residential development in some areas of downtown. (Implemented by Zoning Ordinance text amendment to add multi-family dwellings to the list of principal permitted uses in the CBD District.)</i></p>
Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?	Yes
Have you completed other housing market or assessment studies?	Yes
What limiting factors are present which prevent your community from moving forward on further implementation of the current comprehensive plan's housing element? Please describe.	<i>The cost of infrastructure and the challenges with wetlands, navigable streams and contaminated soils. Land dedication fees are minimal and do not provide sufficient capital to cover costs of parkland and/or development. The City of Appleton is seeing significant investment in housing development at this time. Low cost housing is an area that may be a challenge due to the return on investment for local investors. Levy limits imposed by State. Incorporation of neighboring communities limiting growth area. Declining net new construction. Limited</i>

	<p><i>land availability and environmental limitations of available land.</i> <i>Privately-applied covenants for new home construction.</i> <i>Neighborhood opposition to “other” (not single-family) housing types.</i></p>
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Additional plans, policies and regulations have been adopted by the City to address residential housing including:

- City of Appleton Zoning Ordinance (Chapter 23) outlines basic land use requirements, lot sizes and property setbacks.
- City of Appleton Subdivision Ordinance (Chapter 17) which specifies site improvement requirements and land dedication requirements, if any.
- Plan Review and Building Permit procedures have been adopted by the City of Appleton and are reviewed periodically.
- Development Standards and Specifications for residential subdivisions are in place and are typically implemented through a Development Agreement. In most cases, the developer is responsible for a majority of the initial cost of infrastructure including, but not limited to: grade and gravel of roads, stormwater, sewer and water mains. Once the infrastructure meets the standards, the community will take ownership and be responsible for additional infrastructure such as temporary asphalt paving and concrete paving, and future maintenance (unless otherwise noted in the Developer’s Agreement). In some cases, cost-sharing, or deferred assessments will be provided. While the construction of infrastructure is a major consideration in the overall cost of housing, this report has made no attempt to calculate these costs as they can vary greatly depending on size and density of the subdivision, as well as other geographic factors. It should be noted that in general, higher density developments reduce infrastructure costs relative to low density ones. The development community has not fully utilized the ability to create such developments which therefore impacts the cost of housing.
- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying *Housing Fee Report*. The City of Appleton currently has several types of fee schedules published on its website which may apply to new housing development: A listing of the fee schedules are found in Appendix A of the *City of Appleton Housing Fee Report, 2019*.
- An *Analysis of Impediments to Fair Housing* (2019) report was prepared for use as a planning tool to ensure equal housing opportunities for all persons in the City of Appleton. The report has three main components: an analysis of demographic and economic characteristics in relation to their impact on fair housing; a description of fair housing impediments; and recommendations designed to dismantle impediments.

- Tax Increment Finance Districts. TIF Districts #3, #11 and #12 cover portions of downtown Appleton, along College Avenue primarily, but including various adjacent blocks. TIF Districts #11 and #12 offer the most opportunity for the construction of new housing as part of the ongoing redevelopment and enhancement of the downtown. However, construction of new housing can also occur in TIF's #8, #9 and #10.

Financial Impact of Plans and Regulations

The financial impacts of local regulations are outlined in the *City of Appleton Housing Fee Report (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, post-construction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

MODIFICATION OF CONSTRUCTION AND DEVELOPMENT REGULATIONS

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

Housing Demand

Housing demand for the City of Appleton has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing and land use demands by unit type, and; b) existing housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Tables 6 and 7 illustrate the forecast household growth for the City and the corresponding demands by housing unit type using existing land use density information. It should be noted that projected housing units in Table 7 are based on the percentage of existing single family, two family and multi-family units according to the U.S. Census, 2013-2017 American Community Survey 5-Year Estimates. In recent years, the City has been seeing more multi-family units being built in relation to single family/two family units. This may be altering the historical split between single family/two family and multi-family. Therefore, it is very likely that in actuality, the City may

experience a larger share of multi-family units than what is indicated below. Development densities in Table 7 are based on an average density for each residential unit type. This includes smaller lots in established neighborhoods as well as larger lots in newer subdivisions. Since the City is seeing larger lots in newer areas of the City, actual development densities may be lower than what is projected.

Table 6: City of Appleton Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
City of Appleton	28,874	29,874	31,623	32,983	34,200	34,853	34,938	6,064

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

Table 7: City of Appleton Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density (units per acre)			Acres Needed		
	Single Family	Two Family	Multi-Family	Single Family	Two Family	Multi-Family	Single Family	Two Family	Multi-Family
City of Appleton	3,981	442	158	4.67	9.33	12.89	853	47	12

Source: ECWRPC, 2019

Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for City of Appleton households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However, it is interesting to note that the City of Appleton’s numbers do not vary much from the urbanized area averages as a whole.

Table 8: City of Appleton and Regional Housing Burden (2013-2017)

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		C. Appleton	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
Total Owner-occupied housing units:	70,105	18%	18,980	19%
Less than \$20,000:	4,419		1,238	
30 percent or more	3,905	88%	1,067	86%
\$20,000 to \$34,999:	8,097		2,161	
30 percent or more	3,746	46%	1,055	49%
\$35,000 to \$49,999:	8,674		2,478	
30 percent or more	2,473	29%	683	28%
\$50,000 to \$74,999:	15,091		4,150	
30 percent or more	1,898	13%	585	14%
\$75,000 or more:	33,444		8,867	
30 percent or more	807	2%	216	2%

Zero or negative income	380	n/a	86	n/a
Total Renter-occupied housing units:	39,869	42%	9,912	40%
Less than \$20,000:	10,699		2,514	
Less than 20 percent	176	2%	24	1%
20 to 29 percent	809	8%	155	6%
30 percent or more	9,714	91%	2,335	93%
\$20,000 to \$34,999:	9,811		2,304	
Less than 20 percent	640	7%	181	8%
20 to 29 percent	3,706	38%	889	39%
30 percent or more	5,465	56%	1,234	54%
\$35,000 to \$49,999:	6,751		1,739	
Less than 20 percent	2,187	32%	568	33%
20 to 29 percent	3,462	51%	852	49%
30 percent or more	1,102	16%	319	18%
\$50,000 to \$74,999:	6,534		1,718	
Less than 20 percent	4,842	74%	1,284	75%
20 to 29 percent	1,439	22%	354	21%
30 percent or more	253	4%	80	5%
\$75,000 or more:	4,868		1,229	
Less than 20 percent	4,600	94%	1,109	90%
20 to 29 percent	238	5%	104	8%
30 percent or more	30	1%	16	1%
Zero or negative income	447	n/a	92	n/a
No cash rent	759	n/a	316	n/a

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

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

Reductions in Time and Cost

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

- 1) Where exactly this burden should be placed? Should this burden be placed on the public sector entirely? Or should the private sector (homebuilders, realty professionals, etc.) share some of this burden? Housing style, design, size and materials choice make up a

large portion of the cost of housing. When the development community places restrictive covenants on subdivisions, this inherently increases the costs for housing.

- 2) The cost of infrastructure and maintenance was not part of the State's requirement to analyze and include in this report yet is a critical factor for the costs associated with new housing development. Furthermore, state imposed levy limits further impact the municipalities' ability to maintain or construct new infrastructure.
- 3) Lastly, as noted in the Housing Fee Report, a number of additional costs are imposed by county, state or local entities (sanitary districts) for things such as plumbing plan reviews, utility assessments and the like. These items are not even considered in the statutory requirements for this report and not in the purview of the municipality to control.

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

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

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

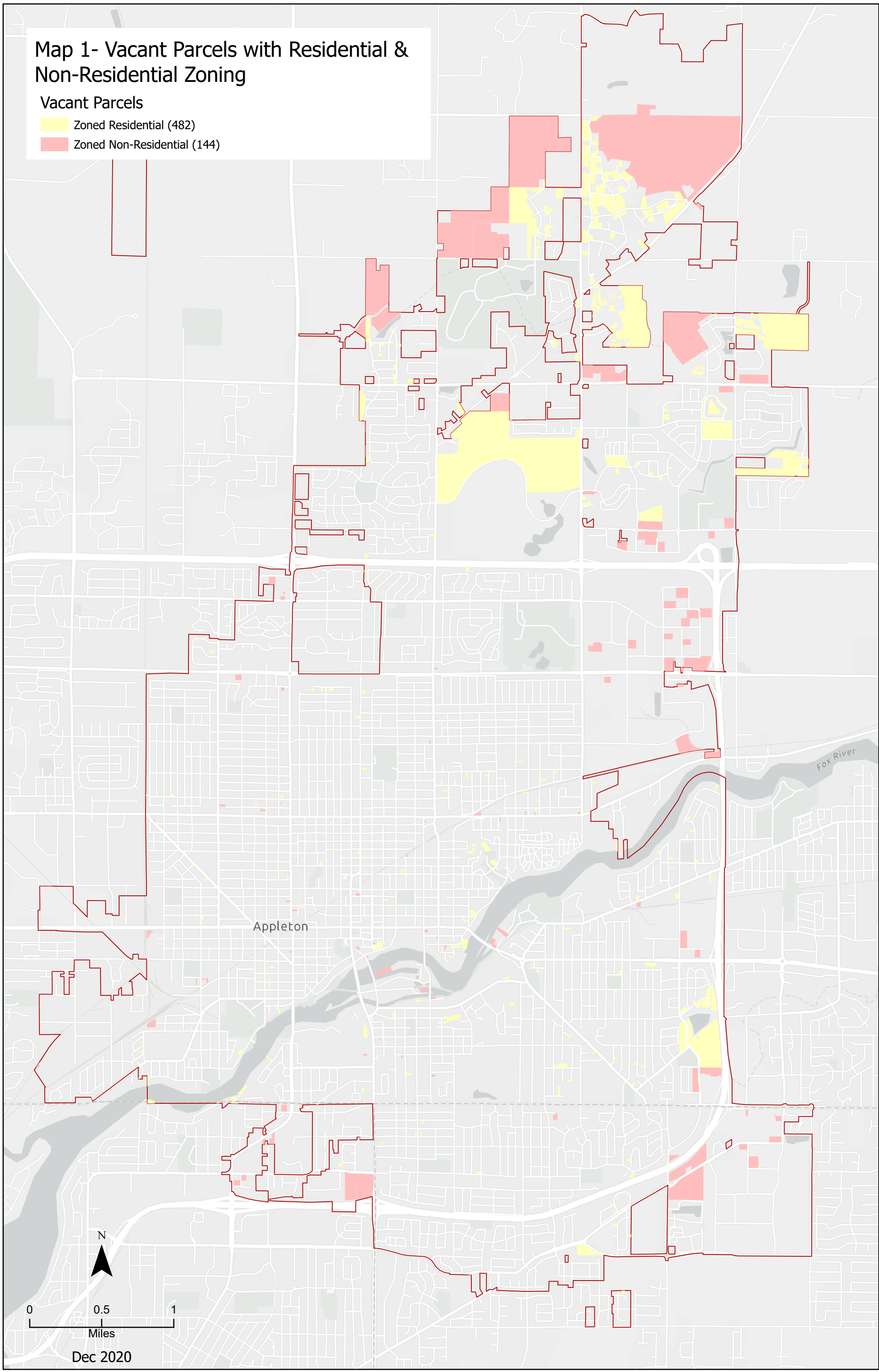


APPENDIX A
PARCEL ANALYSIS MAPS & TABLES

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

Vacant Parcels

- Zoned Residential (482)
- Zoned Non-Residential (144)



Appleton

Fox River



0 0.5 1
Miles

Dec 2020

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
319418000	24.71	AG		Agricultural
319418500	5.18	AG		Agricultural
311646200	10.35	AG		Agricultural
311931006	10.00	AG		Agricultural
311931018	22.41	AG		Agricultural
311931005	5.98	AG		Agricultural
311931002	18.14	AG		Agricultural
311931003	6.08	AG		Agricultural
311931004	33.90	AG		Agricultural
311920200	170.83	AG		Agricultural
311931017	20.10	AG		Agricultural
311931013	19.57	AG		Agricultural
311931014	36.77	AG		Agricultural
311931016	14.93	AG		Agricultural
311931024	12.02	AG		Agricultural
311760000	52.85	AG		Agricultural
316620000	33.11	AG		Agricultural
316620000	0.90	AG		Agricultural
316620100	1.02	AG		Agricultural
316620100	9.41	AG		Agricultural
316600000	3.40	AG		Agricultural
511.64		AG Total		
318156000	0.84	C2		General Commercial
318220100	0.57	C2		General Commercial
318220200	0.57	C2		General Commercial
314616203	1.20	C2		General Commercial
314616202	1.06	C2		General Commercial
314616205	1.00	C2		General Commercial
314616206	1.01	C2		General Commercial
314616207	5.10	C2		General Commercial
313010000	0.25	C2		General Commercial
311398701	0.16	C2		General Commercial
311656316	0.46	C2		General Commercial
315266201	0.27	C2		General Commercial
315241001	0.04	C2		General Commercial
315948317	0.49	C2		General Commercial
316214501	0.10	C2		General Commercial
315948312	0.14	C2		General Commercial
315948400	1.60	C2		General Commercial
311651037	2.44	C2		General Commercial
318211500	0.94	C2		General Commercial
318200600	0.49	C2		General Commercial
318210100	0.44	C2		General Commercial
311921010	0.89	C2		General Commercial
311195000	0.11	C2		General Commercial

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311132200	0.19	C2		General Commercial
313078800	0.12	C2		General Commercial
315069600	0.20	C2		General Commercial
311650802	3.01	C2		General Commercial
314572900	0.09	C2		General Commercial
314575000	0.62	C2		General Commercial
311760101	7.62	C2		General Commercial
314054202	0.16	C2		General Commercial
311830100	3.98	C2		General Commercial
311830104	1.76	C2		General Commercial
311830105	3.10	C2		General Commercial
313148101	0.04	C2		General Commercial
314076102	0.17	C2		General Commercial
315952924	0.98	C2		General Commercial
319418501	1.16	C2		General Commercial
318156300	1.09	C2		General Commercial
311194400	0.17	C2		General Commercial
311653008	0.19	C2		General Commercial
315431100	0.16	C2		General Commercial
315431000	0.16	C2		General Commercial
311830101	5.13	C2		General Commercial
311665131	1.09	C2		General Commercial
311830103	1.92	C2		General Commercial
319419501	7.73	C2		General Commercial
318160200	4.14	C2		General Commercial
318160100	7.88	C2		General Commercial
318160000	9.62	C2		General Commercial
314051800	0.06	C2		General Commercial
315145303	0.09	C2		General Commercial
314556807	1.24	C2		General Commercial
314556800	3.59	C2		General Commercial
311664002	0.91	C2		General Commercial
311672800	1.92	C2		General Commercial
90.40		C2 Total		
315114400	0.25	CBD		Central Business District
312053600	0.31	CBD		Central Business District
312021402	0.06	CBD		Central Business District
314029601	0.36	CBD		Central Business District
312079300	0.24	CBD		Central Business District
1.23		CBD Total		
311650133	0.66	CO		Commercial Office
311650132	0.62	CO		Commercial Office
311640800	6.12	CO		Commercial Office
7.39		CO Total		
319571211	3.25	M1		Industrial Park

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311530100	1.01	M1		Industrial Park
311530000	1.14	M1		Industrial Park
311672312	2.69	M1		Industrial Park
311672310	3.92	M1		Industrial Park
311651018	2.07	M1		Industrial Park
311533500	1.44	M1		Industrial Park
311534300	1.38	M1		Industrial Park
311535800	3.23	M1		Industrial Park
311535200	9.66	M1		Industrial Park
311535201	0.21	M1		Industrial Park
311431507	0.27	M1		Industrial Park
311431504	0.28	M1		Industrial Park
311431801	7.92	M1		Industrial Park
319571201	1.38	M1		Industrial Park
311651051	6.58	M1		Industrial Park
311672900	2.07	M1		Industrial Park
311532000	2.31	M1		Industrial Park
311536700	2.17	M1		Industrial Park
311535900	2.93	M1		Industrial Park
55.92		M1 Total		
314077300	0.07	M2		General Industrial
313008102	0.28	M2		General Industrial
313008400	0.13	M2		General Industrial
313131701	0.81	M2		General Industrial
311024500	0.11	M2		General Industrial
311000900	0.07	M2		General Industrial
312018102	0.08	M2		General Industrial
311432500	2.90	M2		General Industrial
313017402	1.61	M2		General Industrial
313497500	0.27	M2		General Industrial
314028205	0.15	M2		General Industrial
314027601	0.53	M2		General Industrial
314027400	0.65	M2		General Industrial
314027801	0.23	M2		General Industrial
314027500	1.02	M2		General Industrial
317004303	0.11	M2		General Industrial
9.01		M2 Total		
311921001	104.81	NC		Nature Conservancy
104.81		NC Total		
319571002	0.45	PDC2		Planned Development Overlay
319571504	1.18	PDC2		Planned Development Overlay
319571505	1.03	PDC2		Planned Development Overlay
319571506	1.00	PDC2		Planned Development Overlay
319111700	0.77	PDC2		Planned Development Overlay
314067800	0.09	PDC2		Planned Development Overlay

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
315954235	0.40	PDC2		Planned Development Overlay
311651004	1.38	PDC2		Planned Development Overlay
314082804	1.08	PDC2		Planned Development Overlay
311730102	2.60	PDC2		Planned Development Overlay
314028203	0.74	PDC2		Planned Development Overlay
313135501	0.11	PDC2		Planned Development Overlay
314082800	1.36	PDC2		Planned Development Overlay
316560105	0.18	PDC2		Planned Development Overlay
12.37 PDC2 Total				
311730003	0.42	PDR1A	Planned Development Overlay	
311730002	0.44	PDR1A	Planned Development Overlay	
311730005	0.36	PDR1A	Planned Development Overlay	
1.22 PDR1A Total				
316560058	0.06	PDR1B	Planned Development Overlay	
311820009	0.04	PDR1B	Planned Development Overlay	
311820014	0.05	PDR1B	Planned Development Overlay	
0.15 PDR1B Total				
314122201	0.20	PDR3	Planned Development Overlay	
314122208	0.26	PDR3	Planned Development Overlay	
314122205	0.30	PDR3	Planned Development Overlay	
314122204	0.27	PDR3	Planned Development Overlay	
316620227	0.42	PDR3	Planned Development Overlay	
316620228	2.60	PDR3	Planned Development Overlay	
4.06 PDR3 Total				
311055000	0.09	PI		Public Institutional
311054500	0.17	PI		Public Institutional
311051101	0.08	PI		Public Institutional
311049900	0.18	PI		Public Institutional
311760503	0.07	PI		Public Institutional
311760502	0.14	PI		Public Institutional
311760501	0.07	PI		Public Institutional
312016400	0.12	PI		Public Institutional
0.92 PI Total				
319490046	0.33	R1A	Single-Family	
319479900	0.04	R1A	Single-Family	
319416209	0.29	R1A	Single-Family	
319456001	0.08	R1A	Single-Family	
319416249	0.31	R1A	Single-Family	
319323300	0.53	R1A	Single-Family	
319328500	0.28	R1A	Single-Family	
318005400	0.09	R1A	Single-Family	
314616609	0.26	R1A	Single-Family	
314616632	0.29	R1A	Single-Family	
314616624	0.26	R1A	Single-Family	
314543500	0.23	R1A	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314521700	0.24	R1A	Single-Family	
314616618	0.32	R1A	Single-Family	
314616615	0.31	R1A	Single-Family	
314616616	0.42	R1A	Single-Family	
314616617	0.33	R1A	Single-Family	
314616614	0.26	R1A	Single-Family	
314616619	0.28	R1A	Single-Family	
314616611	0.26	R1A	Single-Family	
314616600	1.76	R1A	Single-Family	
314616634	0.29	R1A	Single-Family	
314616622	0.26	R1A	Single-Family	
314616613	0.26	R1A	Single-Family	
314616620	0.25	R1A	Single-Family	
314616612	0.26	R1A	Single-Family	
314616621	0.26	R1A	Single-Family	
314616610	0.26	R1A	Single-Family	
314616633	0.29	R1A	Single-Family	
314616623	0.26	R1A	Single-Family	
314556404	0.53	R1A	Single-Family	
314616607	0.29	R1A	Single-Family	
314616626	0.24	R1A	Single-Family	
314616600	1.87	R1A	Single-Family	
314616630	0.31	R1A	Single-Family	
314616608	0.26	R1A	Single-Family	
314616625	0.25	R1A	Single-Family	
314616631	0.30	R1A	Single-Family	
314616500	26.53	R1A	Single-Family	
314616627	0.45	R1A	Single-Family	
314616629	0.31	R1A	Single-Family	
314616628	0.31	R1A	Single-Family	
314616900	1.53	R1A	Single-Family	
314616606	0.33	R1A	Single-Family	
314616605	0.34	R1A	Single-Family	
314616604	0.30	R1A	Single-Family	
311551800	0.46	R1A	Single-Family	
316620077	0.31	R1A	Single-Family	
316408400	0.46	R1A	Single-Family	
311740000	15.37	R1A	Single-Family	
315949109	0.25	R1A	Single-Family	
311562100	0.10	R1A	Single-Family	
311650308	0.29	R1A	Single-Family	
311650301	0.46	R1A	Single-Family	
311650303	0.45	R1A	Single-Family	
316530300	0.35	R1A	Single-Family	
316570189	0.14	R1A	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
316620034	0.30	R1A	Single-Family	
316610300	0.85	R1A	Single-Family	
316620067	0.28	R1A	Single-Family	
316620210	0.25	R1A	Single-Family	
311830401	1.01	R1A	Single-Family	
314616600	0.90	R1A	Single-Family	
319416102	5.23	R1A	Single-Family	
314616600	1.73	R1A	Single-Family	
314557301	0.58	R1A	Single-Family	
316581101	0.01	R1A	Single-Family	
316581102	0.01	R1A	Single-Family	
316404000	0.40	R1A	Single-Family	
311822101	1.62	R1A	Single-Family	
314616603	0.28	R1A	Single-Family	
314616602	0.25	R1A	Single-Family	
314616601	0.29	R1A	Single-Family	
316530435	0.48	R1A	Single-Family	
316620019	0.33	R1A	Single-Family	
314616640	0.31	R1A	Single-Family	
316570188	0.08	R1A	Single-Family	
77.55		R1A Total		
319092200	0.28	R1B	Single-Family	
319054500	0.16	R1B	Single-Family	
319019200	0.17	R1B	Single-Family	
319053203	0.17	R1B	Single-Family	
314062900	0.00	R1B	Single-Family	
314062800	0.06	R1B	Single-Family	
314093602	0.07	R1B	Single-Family	
314526900	0.25	R1B	Single-Family	
313386500	0.06	R1B	Single-Family	
313172600	0.50	R1B	Single-Family	
314182900	0.25	R1B	Single-Family	
314090505	0.27	R1B	Single-Family	
314090506	0.28	R1B	Single-Family	
314090507	0.28	R1B	Single-Family	
314090508	0.27	R1B	Single-Family	
314477300	0.21	R1B	Single-Family	
313351300	0.21	R1B	Single-Family	
314545100	0.20	R1B	Single-Family	
313353800	0.21	R1B	Single-Family	
313163401	0.50	R1B	Single-Family	
314066900	0.17	R1B	Single-Family	
314091402	0.30	R1B	Single-Family	
314398400	0.21	R1B	Single-Family	
314555300	1.39	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314002302	0.13	R1B	Single-Family	
315177400	0.17	R1B	Single-Family	
314461000	0.21	R1B	Single-Family	
314518001	0.24	R1B	Single-Family	
314511401	0.27	R1B	Single-Family	
314513000	0.19	R1B	Single-Family	
314509000	0.21	R1B	Single-Family	
316094500	0.13	R1B	Single-Family	
311217900	0.22	R1B	Single-Family	
311301100	0.09	R1B	Single-Family	
315244000	0.21	R1B	Single-Family	
315385000	0.18	R1B	Single-Family	
314471500	0.42	R1B	Single-Family	
311223600	0.29	R1B	Single-Family	
311240300	0.14	R1B	Single-Family	
316103601	0.26	R1B	Single-Family	
316283300	0.34	R1B	Single-Family	
316316100	0.18	R1B	Single-Family	
316316200	0.18	R1B	Single-Family	
316316500	0.18	R1B	Single-Family	
311650001	0.41	R1B	Single-Family	
311650042	0.38	R1B	Single-Family	
311650049	0.32	R1B	Single-Family	
311910501	0.00	R1B	Single-Family	
311725010	3.51	R1B	Single-Family	
311725013	0.68	R1B	Single-Family	
311725012	0.37	R1B	Single-Family	
311830300	1.00	R1B	Single-Family	
316620097	0.32	R1B	Single-Family	
316620124	0.05	R1B	Single-Family	
316620105	0.46	R1B	Single-Family	
311760007	0.30	R1B	Single-Family	
311830306	0.89	R1B	Single-Family	
311920015	1.02	R1B	Single-Family	
316620091	0.24	R1B	Single-Family	
316620201	0.30	R1B	Single-Family	
311930030	0.27	R1B	Single-Family	
311920102	1.32	R1B	Single-Family	
311920005	0.67	R1B	Single-Family	
311930025	0.27	R1B	Single-Family	
311920064	0.71	R1B	Single-Family	
311920004	0.64	R1B	Single-Family	
311930037	0.27	R1B	Single-Family	
311930028	0.34	R1B	Single-Family	
311920054	0.91	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311930038	0.30	R1B	Single-Family	
311920003	0.65	R1B	Single-Family	
311930051	0.32	R1B	Single-Family	
311930053	0.30	R1B	Single-Family	
311930050	0.37	R1B	Single-Family	
311920047	0.80	R1B	Single-Family	
311920046	0.82	R1B	Single-Family	
311920045	0.75	R1B	Single-Family	
311920066	0.75	R1B	Single-Family	
311830324	0.05	R1B	Single-Family	
311930046	0.36	R1B	Single-Family	
311920382	0.83	R1B	Single-Family	
311920067	0.78	R1B	Single-Family	
311920097	0.94	R1B	Single-Family	
311920086	1.17	R1B	Single-Family	
311930010	0.35	R1B	Single-Family	
311920096	0.82	R1B	Single-Family	
311920087	1.03	R1B	Single-Family	
311930009	0.25	R1B	Single-Family	
311920366	0.76	R1B	Single-Family	
311920381	0.70	R1B	Single-Family	
311920088	0.91	R1B	Single-Family	
311930008	0.36	R1B	Single-Family	
311920094	0.73	R1B	Single-Family	
311920372	1.15	R1B	Single-Family	
311920367	0.68	R1B	Single-Family	
311920365	1.31	R1B	Single-Family	
311920375	0.66	R1B	Single-Family	
311920380	0.68	R1B	Single-Family	
311920093	0.78	R1B	Single-Family	
311920089	0.88	R1B	Single-Family	
311920090	0.87	R1B	Single-Family	
311920310	0.92	R1B	Single-Family	
311920092	0.96	R1B	Single-Family	
311920368	0.63	R1B	Single-Family	
311920364	0.97	R1B	Single-Family	
311920371	0.77	R1B	Single-Family	
311920376	0.64	R1B	Single-Family	
311920379	0.64	R1B	Single-Family	
311931019	0.00	R1B	Single-Family	
311920301	1.81	R1B	Single-Family	
311920369	0.64	R1B	Single-Family	
311920370	0.69	R1B	Single-Family	
311931019	0.10	R1B	Single-Family	
311920377	0.61	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311920363	1.14	R1B	Single-Family	
311920378	0.70	R1B	Single-Family	
311920312	0.88	R1B	Single-Family	
311920308	1.71	R1B	Single-Family	
311920313	0.87	R1B	Single-Family	
311920389	0.77	R1B	Single-Family	
311931020	1.64	R1B	Single-Family	
311931007	19.75	R1B	Single-Family	
311920390	0.75	R1B	Single-Family	
311920395	1.07	R1B	Single-Family	
311920314	0.83	R1B	Single-Family	
311920387	0.77	R1B	Single-Family	
311920315	0.77	R1B	Single-Family	
311931001	0.44	R1B	Single-Family	
311920316	0.68	R1B	Single-Family	
311920347	0.79	R1B	Single-Family	
311920384	1.72	R1B	Single-Family	
311920349	0.86	R1B	Single-Family	
311920357	1.12	R1B	Single-Family	
311920317	0.71	R1B	Single-Family	
311920346	0.96	R1B	Single-Family	
311920356	1.03	R1B	Single-Family	
311920350	0.98	R1B	Single-Family	
311920320	0.66	R1B	Single-Family	
311920319	0.63	R1B	Single-Family	
311920318	0.62	R1B	Single-Family	
311920324	0.88	R1B	Single-Family	
311920325	0.96	R1B	Single-Family	
311920354	0.69	R1B	Single-Family	
311920322	0.69	R1B	Single-Family	
311920323	0.77	R1B	Single-Family	
311920326	0.89	R1B	Single-Family	
311920327	1.06	R1B	Single-Family	
311920328	0.84	R1B	Single-Family	
311920340	0.88	R1B	Single-Family	
311920329	0.85	R1B	Single-Family	
311920338	0.86	R1B	Single-Family	
311920331	1.04	R1B	Single-Family	
311920332	0.98	R1B	Single-Family	
311920333	1.23	R1B	Single-Family	
311920334	1.17	R1B	Single-Family	
311920335	0.89	R1B	Single-Family	
311725014	0.13	R1B	Single-Family	
311725011	0.70	R1B	Single-Family	
316346900	0.19	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
316317000	0.22	R1B	Single-Family	
311398100	0.42	R1B	Single-Family	
311195100	0.17	R1B	Single-Family	
312016900	0.17	R1B	Single-Family	
312017300	0.20	R1B	Single-Family	
312017200	0.31	R1B	Single-Family	
312017100	0.34	R1B	Single-Family	
316243901	0.02	R1B	Single-Family	
314017400	0.17	R1B	Single-Family	
314013807	0.13	R1B	Single-Family	
314010902	0.50	R1B	Single-Family	
311650104	3.13	R1B	Single-Family	
311650103	3.29	R1B	Single-Family	
311305100	0.22	R1B	Single-Family	
311274900	0.11	R1B	Single-Family	
311394000	0.19	R1B	Single-Family	
311074001	0.87	R1B	Single-Family	
314391500	0.19	R1B	Single-Family	
314122303	0.14	R1B	Single-Family	
314031500	0.24	R1B	Single-Family	
314900500	0.26	R1B	Single-Family	
314900400	0.31	R1B	Single-Family	
314900300	0.23	R1B	Single-Family	
311137500	0.47	R1B	Single-Family	
313128301	0.01	R1B	Single-Family	
315192700	0.24	R1B	Single-Family	
311920082	1.08	R1B	Single-Family	
311920085	1.67	R1B	Single-Family	
313015100	0.17	R1B	Single-Family	
314070700	0.34	R1B	Single-Family	
311203501	0.23	R1B	Single-Family	
314110400	0.35	R1B	Single-Family	
314093500	0.12	R1B	Single-Family	
314122600	0.62	R1B	Single-Family	
314009000	0.26	R1B	Single-Family	
311650164	0.69	R1B	Single-Family	
314032000	0.20	R1B	Single-Family	
314061000	0.43	R1B	Single-Family	
314018105	0.43	R1B	Single-Family	
313049100	0.14	R1B	Single-Family	
313173201	0.05	R1B	Single-Family	
313031602	0.25	R1B	Single-Family	
316314600	0.26	R1B	Single-Family	
319020200	0.19	R1B	Single-Family	
311931025	3.49	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311931026	5.28	R1B	Single-Family	
311130200	1.56	R1B	Single-Family	
311098300	0.89	R1B	Single-Family	
314211700	0.30	R1B	Single-Family	
314091922	0.67	R1B	Single-Family	
314438100	0.26	R1B	Single-Family	
314086206	0.33	R1B	Single-Family	
314202300	0.25	R1B	Single-Family	
314079803	0.59	R1B	Single-Family	
314079804	0.61	R1B	Single-Family	
311761000	47.50	R1B	Single-Family	
311751302	0.26	R1B	Single-Family	
311920008	0.76	R1B	Single-Family	
311761112	0.35	R1B	Single-Family	
311761114	0.33	R1B	Single-Family	
311761115	0.22	R1B	Single-Family	
311761116	0.26	R1B	Single-Family	
311761117	0.26	R1B	Single-Family	
311761118	0.24	R1B	Single-Family	
311761119	0.22	R1B	Single-Family	
311761125	0.26	R1B	Single-Family	
311910501	0.16	R1B	Single-Family	
311830700	1.24	R1B	Single-Family	
311830703	9.59	R1B	Single-Family	
311830705	3.68	R1B	Single-Family	
311830704	19.85	R1B	Single-Family	
311830879	0.44	R1B	Single-Family	
311830811	0.34	R1B	Single-Family	
311830808	6.16	R1B	Single-Family	
311830875	1.01	R1B	Single-Family	
311830865	0.40	R1B	Single-Family	
311830864	0.35	R1B	Single-Family	
311830863	0.40	R1B	Single-Family	
311830861	1.34	R1B	Single-Family	
311830860	0.40	R1B	Single-Family	
311830859	0.37	R1B	Single-Family	
311830858	0.34	R1B	Single-Family	
311830883	1.01	R1B	Single-Family	
311830823	0.26	R1B	Single-Family	
311830821	0.31	R1B	Single-Family	
311830818	0.53	R1B	Single-Family	
311830817	0.58	R1B	Single-Family	
311830815	1.30	R1B	Single-Family	
311830826	0.34	R1B	Single-Family	
311830828	0.29	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311830829	0.39	R1B	Single-Family	
311830831	0.32	R1B	Single-Family	
311830832	0.36	R1B	Single-Family	
311830834	0.40	R1B	Single-Family	
311830837	0.23	R1B	Single-Family	
311830880	0.02	R1B	Single-Family	
311830844	0.33	R1B	Single-Family	
311830841	0.35	R1B	Single-Family	
311830849	0.20	R1B	Single-Family	
311830850	0.18	R1B	Single-Family	
311830851	0.18	R1B	Single-Family	
311830852	0.18	R1B	Single-Family	
311830853	0.18	R1B	Single-Family	
311830854	0.18	R1B	Single-Family	
311830855	0.18	R1B	Single-Family	
311830882	3.00	R1B	Single-Family	
313369000	0.10	R1B	Single-Family	
311760946	0.09	R1B	Single-Family	
311760905	0.41	R1B	Single-Family	
311760907	0.33	R1B	Single-Family	
311760916	0.31	R1B	Single-Family	
311760915	0.29	R1B	Single-Family	
311760914	0.30	R1B	Single-Family	
311760913	0.31	R1B	Single-Family	
311760912	0.30	R1B	Single-Family	
311760911	0.28	R1B	Single-Family	
311760910	0.28	R1B	Single-Family	
311760926	0.46	R1B	Single-Family	
311760924	0.33	R1B	Single-Family	
311760923	0.31	R1B	Single-Family	
311760922	0.30	R1B	Single-Family	
311760921	0.30	R1B	Single-Family	
311760920	0.30	R1B	Single-Family	
311760918	0.32	R1B	Single-Family	
311760917	0.31	R1B	Single-Family	
311760927	0.79	R1B	Single-Family	
311760928	0.41	R1B	Single-Family	
311760929	0.35	R1B	Single-Family	
311760930	0.33	R1B	Single-Family	
311760931	0.33	R1B	Single-Family	
311760932	0.33	R1B	Single-Family	
311760933	0.33	R1B	Single-Family	
311760934	0.29	R1B	Single-Family	
311760935	0.29	R1B	Single-Family	
311760936	0.32	R1B	Single-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
311760937	0.62	R1B	Single-Family	
311760938	0.56	R1B	Single-Family	
311760939	0.42	R1B	Single-Family	
311760940	0.37	R1B	Single-Family	
311760941	0.49	R1B	Single-Family	
311760942	0.53	R1B	Single-Family	
311760943	0.49	R1B	Single-Family	
311760944	0.49	R1B	Single-Family	
311760945	0.55	R1B	Single-Family	
311930016	0.25	R1B	Single-Family	
311930018	0.24	R1B	Single-Family	
311930019	0.31	R1B	Single-Family	
316580201	0.39	R1B	Single-Family	
316580200	0.41	R1B	Single-Family	
316580203	0.14	R1B	Single-Family	
316580202	3.88	R1B	Single-Family	
315264600	0.15	R1B	Single-Family	
311641000	19.78	R1B	Single-Family	
311751300	6.04	R1B	Single-Family	
311931030	0.26	R1B	Single-Family	
311931031	0.27	R1B	Single-Family	
311931033	0.34	R1B	Single-Family	
311931032	0.24	R1B	Single-Family	
305.33		R1B Total		
313108100	0.06	R1C	Central City Residential	
313062200	0.31	R1C	Central City Residential	
311045200	0.15	R1C	Central City Residential	
311045300	0.13	R1C	Central City Residential	
315129000	0.16	R1C	Central City Residential	
311016001	0.21	R1C	Central City Residential	
316036201	0.09	R1C	Central City Residential	
315094802	0.12	R1C	Central City Residential	
315094801	0.12	R1C	Central City Residential	
316024700	0.17	R1C	Central City Residential	
311129200	0.68	R1C	Central City Residential	
311129400	0.25	R1C	Central City Residential	
316065501	0.15	R1C	Central City Residential	
316009300	0.11	R1C	Central City Residential	
311070500	0.10	R1C	Central City Residential	
311074700	0.18	R1C	Central City Residential	
311076401	0.04	R1C	Central City Residential	
315062901	0.11	R1C	Central City Residential	
3.14		R1C Total		
318001600	0.51	R2	Two-Family	
314568200	0.62	R2	Two-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
314568100	0.48	R2	Two-Family	
314568000	0.47	R2	Two-Family	
314567900	0.44	R2	Two-Family	
314567800	0.41	R2	Two-Family	
314567700	0.38	R2	Two-Family	
314567600	0.34	R2	Two-Family	
314567500	0.30	R2	Two-Family	
314567400	0.27	R2	Two-Family	
314567300	0.31	R2	Two-Family	
311054900	0.14	R2	Two-Family	
315112600	0.10	R2	Two-Family	
312063000	0.08	R2	Two-Family	
315095800	0.04	R2	Two-Family	
311910700	1.14	R2	Two-Family	
311646101	220.93	R2	Two-Family	
314031000	0.18	R2	Two-Family	
311281600	0.14	R2	Two-Family	
314425701	0.38	R2	Two-Family	
311206900	0.20	R2	Two-Family	
315393601	0.14	R2	Two-Family	
314080415	0.28	R2	Two-Family	
314080416	0.83	R2	Two-Family	
311524200	0.24	R2	Two-Family	
312065201	0.06	R2	Two-Family	
229.41		R2 Total		
319416409	0.04	R3	Multi-Family	
319416410	0.03	R3	Multi-Family	
319416411	0.03	R3	Multi-Family	
319416412	0.04	R3	Multi-Family	
319416401	0.04	R3	Multi-Family	
319416402	0.03	R3	Multi-Family	
319416403	0.03	R3	Multi-Family	
319416404	0.04	R3	Multi-Family	
311054000	0.17	R3	Multi-Family	
312047400	0.19	R3	Multi-Family	
315069700	0.12	R3	Multi-Family	
312016700	0.18	R3	Multi-Family	
312017000	0.13	R3	Multi-Family	
312017400	0.17	R3	Multi-Family	
312016800	0.20	R3	Multi-Family	
314053400	1.34	R3	Multi-Family	
311640700	9.13	R3	Multi-Family	
311931200	2.29	R3	Multi-Family	
311077202	0.51	R3	Multi-Family	
319416433	0.04	R3	Multi-Family	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
319416434	0.04	R3	Multi-Family	
319416448	0.04	R3	Multi-Family	
319416447	0.04	R3	Multi-Family	
319416446	0.04	R3	Multi-Family	
319416445	0.04	R3	Multi-Family	
311641005	0.96	R3	Multi-Family	
311641006	0.50	R3	Multi-Family	
311641002	0.50	R3	Multi-Family	
311641004	0.61	R3	Multi-Family	
311641001	0.63	R3	Multi-Family	
311077201	1.87	R3	Multi-Family	
19.98		R3 Total		
640.85		Residential Total		
793.70		Non-Residential Total		
1434.55		GRAND TOTAL		

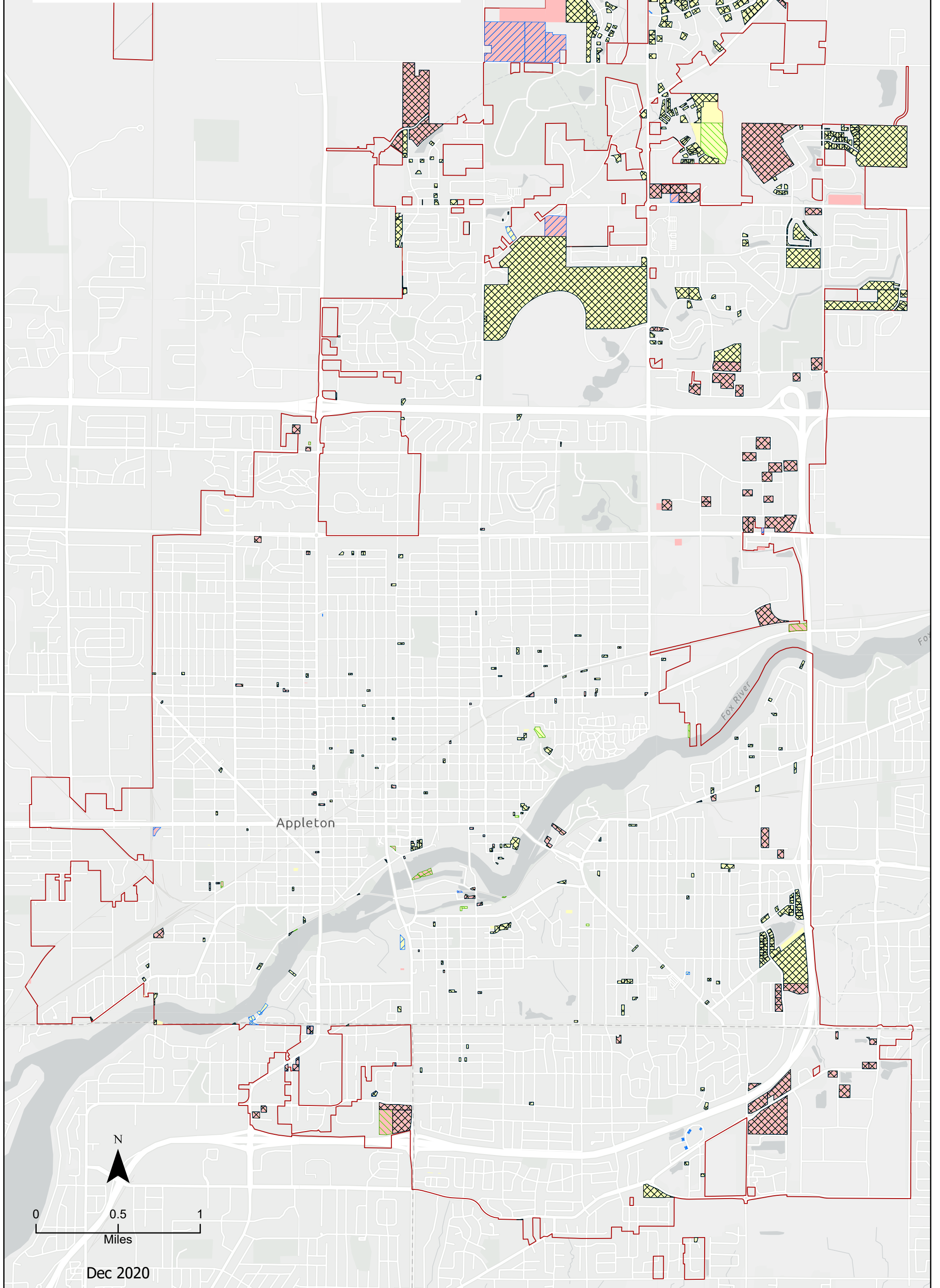
Map 2- Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels (626)

- Zoned Residential (482)
- Zoned Non-Residential (144)

Access to Services

- Sewer Access (562)
- Water Access (585)
- Both Water and Sewer Access (541)



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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319418000	24.71	AG		Agricultural	yes	yes
319418500	5.18	AG		Agricultural	yes	yes
311920200	170.83	AG		Agricultural	yes	yes
311760000	52.85	AG		Agricultural	yes	yes
316620000	33.11	AG		Agricultural	yes	yes
316620000	0.90	AG		Agricultural	yes	yes
316620100	1.02	AG		Agricultural	yes	yes
316620100	9.41	AG		Agricultural	yes	yes
316600000	3.40	AG		Agricultural	yes	yes
311646200	10.35	AG		Agricultural	yes	no
311931013	19.57	AG		Agricultural	yes	no
311931014	36.77	AG		Agricultural	yes	no
311931024	12.02	AG		Agricultural	yes	no
311931006	10.00	AG		Agricultural	no	yes
311931018	22.41	AG		Agricultural	no	yes
311931005	5.98	AG		Agricultural	no	no
311931002	18.14	AG		Agricultural	no	no
311931003	6.08	AG		Agricultural	no	no
311931004	33.90	AG		Agricultural	no	no
311931017	20.10	AG		Agricultural	no	no
311931016	14.93	AG		Agricultural	no	no
511.64		AG Total				
314616203	1.20	C2		General Commercial	yes	yes
314616202	1.06	C2		General Commercial	yes	yes
314616205	1.00	C2		General Commercial	yes	yes
314616206	1.01	C2		General Commercial	yes	yes
314616207	5.10	C2		General Commercial	yes	yes
313010000	0.25	C2		General Commercial	yes	yes
311398701	0.16	C2		General Commercial	yes	yes
311656316	0.46	C2		General Commercial	yes	yes
315266201	0.27	C2		General Commercial	yes	yes
315948317	0.49	C2		General Commercial	yes	yes
316214501	0.10	C2		General Commercial	yes	yes
315948400	1.60	C2		General Commercial	yes	yes
311651037	2.44	C2		General Commercial	yes	yes
311921010	0.89	C2		General Commercial	yes	yes
311195000	0.11	C2		General Commercial	yes	yes
311132200	0.19	C2		General Commercial	yes	yes
313078800	0.12	C2		General Commercial	yes	yes
315069600	0.20	C2		General Commercial	yes	yes
311650802	3.01	C2		General Commercial	yes	yes
314572900	0.09	C2		General Commercial	yes	yes
314575000	0.62	C2		General Commercial	yes	yes
311830100	3.98	C2		General Commercial	yes	yes
313148101	0.04	C2		General Commercial	yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314076102	0.17	C2		General Commercial	yes	yes
315952924	0.98	C2		General Commercial	yes	yes
319418501	1.16	C2		General Commercial	yes	yes
311194400	0.17	C2		General Commercial	yes	yes
311653008	0.19	C2		General Commercial	yes	yes
315431100	0.16	C2		General Commercial	yes	yes
315431000	0.16	C2		General Commercial	yes	yes
311830101	5.13	C2		General Commercial	yes	yes
319419501	7.73	C2		General Commercial	yes	yes
318160200	4.14	C2		General Commercial	yes	yes
318160000	9.62	C2		General Commercial	yes	yes
314051800	0.06	C2		General Commercial	yes	yes
315145303	0.09	C2		General Commercial	yes	yes
314556807	1.24	C2		General Commercial	yes	yes
314556800	3.59	C2		General Commercial	yes	yes
311672800	1.92	C2		General Commercial	yes	yes
318156000	0.84	C2		General Commercial	yes	yes
318211500	0.94	C2		General Commercial	yes	yes
318200600	0.49	C2		General Commercial	yes	yes
318210100	0.44	C2		General Commercial	yes	yes
318156300	1.09	C2		General Commercial	yes	yes
318220100	0.57	C2		General Commercial	yes	yes
318220200	0.57	C2		General Commercial	yes	yes
311830104	1.76	C2		General Commercial	yes	yes
311830105	3.10	C2		General Commercial	yes	yes
311830103	1.92	C2		General Commercial	yes	no
315948312	0.14	C2		General Commercial	no	yes
318160100	7.88	C2		General Commercial	no	yes
315241001	0.04	C2		General Commercial	no	no
311760101	7.62	C2		General Commercial	no	no
314054202	0.16	C2		General Commercial	no	no
311665131	1.09	C2		General Commercial	no	no
311664002	0.91	C2		General Commercial	no	no
90.40		C2 Total				
315114400	0.25	CBD		Central Business District	yes	yes
312053600	0.31	CBD		Central Business District	yes	yes
312021402	0.06	CBD		Central Business District	yes	yes
314029601	0.36	CBD		Central Business District	yes	yes
312079300	0.24	CBD		Central Business District	no	yes
1.23		CBD Total				
311650133	0.66	CO		Commercial Office	yes	yes
311650132	0.62	CO		Commercial Office	yes	yes
311640800	6.12	CO		Commercial Office	yes	yes
7.39		CO Total				
319571211	3.25	M1		Industrial Park	yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer	
		Zoning Code	Residential	Non-Residential			
311530100	1.01	M1		Industrial Park	yes	yes	
311530000	1.14	M1		Industrial Park	yes	yes	
311672312	2.69	M1		Industrial Park	yes	yes	
311672310	3.92	M1		Industrial Park	yes	yes	
311651018	2.07	M1		Industrial Park	yes	yes	
311533500	1.44	M1		Industrial Park	yes	yes	
311534300	1.38	M1		Industrial Park	yes	yes	
311535800	3.23	M1		Industrial Park	yes	yes	
311535200	9.66	M1		Industrial Park	yes	yes	
311431801	7.92	M1		Industrial Park	yes	yes	
311651051	6.58	M1		Industrial Park	yes	yes	
311672900	2.07	M1		Industrial Park	yes	yes	
311532000	2.31	M1		Industrial Park	yes	yes	
311536700	2.17	M1		Industrial Park	yes	yes	
311535900	2.93	M1		Industrial Park	yes	yes	
319571201	1.38	M1		Industrial Park	yes	yes	
311535201	0.21	M1		Industrial Park	yes	no	
311431507	0.27	M1		Industrial Park	no	no	
311431504	0.28	M1		Industrial Park	no	no	
55.92		M1 Total					
313008400	0.13	M2		General Industrial	yes	yes	
311024500	0.11	M2		General Industrial	yes	yes	
311000900	0.07	M2		General Industrial	yes	yes	
312018102	0.08	M2		General Industrial	yes	yes	
313017402	1.61	M2		General Industrial	yes	yes	
314027801	0.23	M2		General Industrial	yes	yes	
314028205	0.15	M2		General Industrial	yes	no	
313131701	0.81	M2		General Industrial	yes	no	
314077300	0.07	M2		General Industrial	no	yes	
313008102	0.28	M2		General Industrial	no	yes	
314027601	0.53	M2		General Industrial	no	yes	
314027400	0.65	M2		General Industrial	no	yes	
314027500	1.02	M2		General Industrial	no	yes	
311432500	2.90	M2		General Industrial	no	yes	
313497500	0.27	M2		General Industrial	no	no	
317004303	0.11	M2		General Industrial	no	no	
9.01		M2 Total					
311921001	104.81	NC		Nature Conservancy	yes	yes	
104.81		NC Total					
319111700	0.77	PDC2		Planned Development Overlay	yes	yes	
314067800	0.09	PDC2		Planned Development Overlay	yes	yes	
315954235	0.40	PDC2		Planned Development Overlay	yes	yes	
311651004	1.38	PDC2		Planned Development Overlay	yes	yes	
314082804	1.08	PDC2		Planned Development Overlay	yes	yes	
311730102	2.60	PDC2		Planned Development Overlay	yes	yes	

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314028203	0.74	PDC2		Planned Development Overlay	yes	yes
313135501	0.11	PDC2		Planned Development Overlay	yes	yes
314082800	1.36	PDC2		Planned Development Overlay	yes	yes
316560105	0.18	PDC2		Planned Development Overlay	yes	yes
319571002	0.45	PDC2		Planned Development Overlay	yes	yes
319571504	1.18	PDC2		Planned Development Overlay	yes	yes
319571505	1.03	PDC2		Planned Development Overlay	yes	yes
319571506	1.00	PDC2		Planned Development Overlay	yes	yes
12.37 PDC2 Total						
311730003	0.42	PDR1A	Planned Development Overlay		yes	yes
311730002	0.44	PDR1A	Planned Development Overlay		yes	yes
311730005	0.36	PDR1A	Planned Development Overlay		yes	yes
1.22 PDR1A Total						
316560058	0.06	PDR1B	Planned Development Overlay		yes	yes
311820009	0.04	PDR1B	Planned Development Overlay		yes	yes
311820014	0.05	PDR1B	Planned Development Overlay		yes	yes
0.15 PDR1B Total						
316620227	0.42	PDR3	Planned Development Overlay		yes	yes
316620228	2.60	PDR3	Planned Development Overlay		yes	yes
314122201	0.20	PDR3	Planned Development Overlay		yes	no
314122208	0.26	PDR3	Planned Development Overlay		yes	no
314122205	0.30	PDR3	Planned Development Overlay		yes	no
314122204	0.27	PDR3	Planned Development Overlay		yes	no
4.06 PDR3 Total						
311055000	0.09	PI		Public Institutional	yes	yes
311054500	0.17	PI		Public Institutional	yes	yes
311051101	0.08	PI		Public Institutional	yes	yes
311049900	0.18	PI		Public Institutional	yes	yes
311760503	0.07	PI		Public Institutional	yes	yes
311760502	0.14	PI		Public Institutional	yes	yes
311760501	0.07	PI		Public Institutional	yes	yes
312016400	0.12	PI		Public Institutional	yes	yes
0.92 PI Total						
319479900	0.04	R1A	Single-Family		yes	yes
319416209	0.29	R1A	Single-Family		yes	yes
319416249	0.31	R1A	Single-Family		yes	yes
319323300	0.53	R1A	Single-Family		yes	yes
319328500	0.28	R1A	Single-Family		yes	yes
314616609	0.26	R1A	Single-Family		yes	yes
314616632	0.29	R1A	Single-Family		yes	yes
314616624	0.26	R1A	Single-Family		yes	yes
314543500	0.23	R1A	Single-Family		yes	yes
314521700	0.24	R1A	Single-Family		yes	yes
314616618	0.32	R1A	Single-Family		yes	yes
314616615	0.31	R1A	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314616616	0.42	R1A	Single-Family		yes	yes
314616617	0.33	R1A	Single-Family		yes	yes
314616614	0.26	R1A	Single-Family		yes	yes
314616619	0.28	R1A	Single-Family		yes	yes
314616611	0.26	R1A	Single-Family		yes	yes
314616600	1.76	R1A	Single-Family		yes	yes
314616634	0.29	R1A	Single-Family		yes	yes
314616622	0.26	R1A	Single-Family		yes	yes
314616613	0.26	R1A	Single-Family		yes	yes
314616620	0.25	R1A	Single-Family		yes	yes
314616612	0.26	R1A	Single-Family		yes	yes
314616621	0.26	R1A	Single-Family		yes	yes
314616610	0.26	R1A	Single-Family		yes	yes
314616633	0.29	R1A	Single-Family		yes	yes
314616623	0.26	R1A	Single-Family		yes	yes
314556404	0.53	R1A	Single-Family		yes	yes
314616607	0.29	R1A	Single-Family		yes	yes
314616626	0.24	R1A	Single-Family		yes	yes
314616630	0.31	R1A	Single-Family		yes	yes
314616608	0.26	R1A	Single-Family		yes	yes
314616625	0.25	R1A	Single-Family		yes	yes
314616631	0.30	R1A	Single-Family		yes	yes
314616500	26.53	R1A	Single-Family		yes	yes
314616627	0.45	R1A	Single-Family		yes	yes
314616629	0.31	R1A	Single-Family		yes	yes
314616628	0.31	R1A	Single-Family		yes	yes
314616606	0.33	R1A	Single-Family		yes	yes
314616605	0.34	R1A	Single-Family		yes	yes
314616604	0.30	R1A	Single-Family		yes	yes
311551800	0.46	R1A	Single-Family		yes	yes
316620077	0.31	R1A	Single-Family		yes	yes
316408400	0.46	R1A	Single-Family		yes	yes
311740000	15.37	R1A	Single-Family		yes	yes
311562100	0.10	R1A	Single-Family		yes	yes
311650308	0.29	R1A	Single-Family		yes	yes
311650301	0.46	R1A	Single-Family		yes	yes
311650303	0.45	R1A	Single-Family		yes	yes
316530300	0.35	R1A	Single-Family		yes	yes
316570189	0.14	R1A	Single-Family		yes	yes
316620034	0.30	R1A	Single-Family		yes	yes
316610300	0.85	R1A	Single-Family		yes	yes
316620067	0.28	R1A	Single-Family		yes	yes
316620210	0.25	R1A	Single-Family		yes	yes
311830401	1.01	R1A	Single-Family		yes	yes
314616600	0.90	R1A	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319416102	5.23	R1A	Single-Family		yes	yes
314616600	1.73	R1A	Single-Family		yes	yes
314557301	0.58	R1A	Single-Family		yes	yes
316581101	0.01	R1A	Single-Family		yes	yes
316581102	0.01	R1A	Single-Family		yes	yes
316404000	0.40	R1A	Single-Family		yes	yes
314616603	0.28	R1A	Single-Family		yes	yes
314616602	0.25	R1A	Single-Family		yes	yes
314616601	0.29	R1A	Single-Family		yes	yes
316530435	0.48	R1A	Single-Family		yes	yes
316620019	0.33	R1A	Single-Family		yes	yes
314616640	0.31	R1A	Single-Family		yes	yes
318005400	0.09	R1A	Single-Family		yes	yes
319490046	0.33	R1A	Single-Family		yes	yes
311822101	1.62	R1A	Single-Family		yes	no
319456001	0.08	R1A	Single-Family		no	no
314616600	1.87	R1A	Single-Family		no	no
314616900	1.53	R1A	Single-Family		no	no
315949109	0.25	R1A	Single-Family		no	no
316570188	0.08	R1A	Single-Family		no	no
77.55		R1A Total				
319092200	0.28	R1B	Single-Family		yes	yes
319054500	0.16	R1B	Single-Family		yes	yes
319019200	0.17	R1B	Single-Family		yes	yes
319053203	0.17	R1B	Single-Family		yes	yes
314062900	0.00	R1B	Single-Family		yes	yes
314062800	0.06	R1B	Single-Family		yes	yes
314526900	0.25	R1B	Single-Family		yes	yes
313172600	0.50	R1B	Single-Family		yes	yes
314182900	0.25	R1B	Single-Family		yes	yes
314090505	0.27	R1B	Single-Family		yes	yes
314090506	0.28	R1B	Single-Family		yes	yes
314090507	0.28	R1B	Single-Family		yes	yes
314090508	0.27	R1B	Single-Family		yes	yes
313351300	0.21	R1B	Single-Family		yes	yes
314545100	0.20	R1B	Single-Family		yes	yes
313353800	0.21	R1B	Single-Family		yes	yes
313163401	0.50	R1B	Single-Family		yes	yes
314066900	0.17	R1B	Single-Family		yes	yes
314091402	0.30	R1B	Single-Family		yes	yes
314398400	0.21	R1B	Single-Family		yes	yes
314555300	1.39	R1B	Single-Family		yes	yes
314002302	0.13	R1B	Single-Family		yes	yes
315177400	0.17	R1B	Single-Family		yes	yes
314461000	0.21	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314518001	0.24	R1B	Single-Family		yes	yes
314511401	0.27	R1B	Single-Family		yes	yes
314513000	0.19	R1B	Single-Family		yes	yes
314509000	0.21	R1B	Single-Family		yes	yes
316094500	0.13	R1B	Single-Family		yes	yes
311217900	0.22	R1B	Single-Family		yes	yes
311301100	0.09	R1B	Single-Family		yes	yes
315244000	0.21	R1B	Single-Family		yes	yes
315385000	0.18	R1B	Single-Family		yes	yes
314471500	0.42	R1B	Single-Family		yes	yes
311223600	0.29	R1B	Single-Family		yes	yes
311240300	0.14	R1B	Single-Family		yes	yes
316103601	0.26	R1B	Single-Family		yes	yes
316283300	0.34	R1B	Single-Family		yes	yes
316316100	0.18	R1B	Single-Family		yes	yes
316316200	0.18	R1B	Single-Family		yes	yes
316316500	0.18	R1B	Single-Family		yes	yes
311650001	0.41	R1B	Single-Family		yes	yes
311650042	0.38	R1B	Single-Family		yes	yes
311650049	0.32	R1B	Single-Family		yes	yes
311910501	0.00	R1B	Single-Family		yes	yes
311725010	3.51	R1B	Single-Family		yes	yes
311725013	0.68	R1B	Single-Family		yes	yes
311725012	0.37	R1B	Single-Family		yes	yes
311830300	1.00	R1B	Single-Family		yes	yes
316620097	0.32	R1B	Single-Family		yes	yes
316620124	0.05	R1B	Single-Family		yes	yes
316620105	0.46	R1B	Single-Family		yes	yes
311760007	0.30	R1B	Single-Family		yes	yes
311830306	0.89	R1B	Single-Family		yes	yes
311920015	1.02	R1B	Single-Family		yes	yes
316620091	0.24	R1B	Single-Family		yes	yes
316620201	0.30	R1B	Single-Family		yes	yes
311930030	0.27	R1B	Single-Family		yes	yes
311920102	1.32	R1B	Single-Family		yes	yes
311920005	0.67	R1B	Single-Family		yes	yes
311930025	0.27	R1B	Single-Family		yes	yes
311920064	0.71	R1B	Single-Family		yes	yes
311920004	0.64	R1B	Single-Family		yes	yes
311930037	0.27	R1B	Single-Family		yes	yes
311930028	0.34	R1B	Single-Family		yes	yes
311920054	0.91	R1B	Single-Family		yes	yes
311930038	0.30	R1B	Single-Family		yes	yes
311920003	0.65	R1B	Single-Family		yes	yes
311930051	0.32	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311930053	0.30	R1B	Single-Family		yes	yes
311930050	0.37	R1B	Single-Family		yes	yes
311920047	0.80	R1B	Single-Family		yes	yes
311920046	0.82	R1B	Single-Family		yes	yes
311920045	0.75	R1B	Single-Family		yes	yes
311920066	0.75	R1B	Single-Family		yes	yes
311930046	0.36	R1B	Single-Family		yes	yes
311920382	0.83	R1B	Single-Family		yes	yes
311920067	0.78	R1B	Single-Family		yes	yes
311920097	0.94	R1B	Single-Family		yes	yes
311920086	1.17	R1B	Single-Family		yes	yes
311930010	0.35	R1B	Single-Family		yes	yes
311920096	0.82	R1B	Single-Family		yes	yes
311920087	1.03	R1B	Single-Family		yes	yes
311930009	0.25	R1B	Single-Family		yes	yes
311920366	0.76	R1B	Single-Family		yes	yes
311920381	0.70	R1B	Single-Family		yes	yes
311920088	0.91	R1B	Single-Family		yes	yes
311930008	0.36	R1B	Single-Family		yes	yes
311920094	0.73	R1B	Single-Family		yes	yes
311920372	1.15	R1B	Single-Family		yes	yes
311920367	0.68	R1B	Single-Family		yes	yes
311920365	1.31	R1B	Single-Family		yes	yes
311920375	0.66	R1B	Single-Family		yes	yes
311920380	0.68	R1B	Single-Family		yes	yes
311920093	0.78	R1B	Single-Family		yes	yes
311920089	0.88	R1B	Single-Family		yes	yes
311920090	0.87	R1B	Single-Family		yes	yes
311920310	0.92	R1B	Single-Family		yes	yes
311920092	0.96	R1B	Single-Family		yes	yes
311920368	0.63	R1B	Single-Family		yes	yes
311920364	0.97	R1B	Single-Family		yes	yes
311920371	0.77	R1B	Single-Family		yes	yes
311920376	0.64	R1B	Single-Family		yes	yes
311920379	0.64	R1B	Single-Family		yes	yes
311931019	0.00	R1B	Single-Family		yes	yes
311920301	1.81	R1B	Single-Family		yes	yes
311920369	0.64	R1B	Single-Family		yes	yes
311920370	0.69	R1B	Single-Family		yes	yes
311931019	0.10	R1B	Single-Family		yes	yes
311920377	0.61	R1B	Single-Family		yes	yes
311920363	1.14	R1B	Single-Family		yes	yes
311920378	0.70	R1B	Single-Family		yes	yes
311920312	0.88	R1B	Single-Family		yes	yes
311920308	1.71	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311920313	0.87	R1B	Single-Family		yes	yes
311920389	0.77	R1B	Single-Family		yes	yes
311931020	1.64	R1B	Single-Family		yes	yes
311931007	19.75	R1B	Single-Family		yes	yes
311920390	0.75	R1B	Single-Family		yes	yes
311920395	1.07	R1B	Single-Family		yes	yes
311920314	0.83	R1B	Single-Family		yes	yes
311920387	0.77	R1B	Single-Family		yes	yes
311920315	0.77	R1B	Single-Family		yes	yes
311931001	0.44	R1B	Single-Family		yes	yes
311920316	0.68	R1B	Single-Family		yes	yes
311920347	0.79	R1B	Single-Family		yes	yes
311920384	1.72	R1B	Single-Family		yes	yes
311920349	0.86	R1B	Single-Family		yes	yes
311920357	1.12	R1B	Single-Family		yes	yes
311920317	0.71	R1B	Single-Family		yes	yes
311920346	0.96	R1B	Single-Family		yes	yes
311920356	1.03	R1B	Single-Family		yes	yes
311920350	0.98	R1B	Single-Family		yes	yes
311920320	0.66	R1B	Single-Family		yes	yes
311920319	0.63	R1B	Single-Family		yes	yes
311920318	0.62	R1B	Single-Family		yes	yes
311920324	0.88	R1B	Single-Family		yes	yes
311920325	0.96	R1B	Single-Family		yes	yes
311920354	0.69	R1B	Single-Family		yes	yes
311920322	0.69	R1B	Single-Family		yes	yes
311920323	0.77	R1B	Single-Family		yes	yes
311920326	0.89	R1B	Single-Family		yes	yes
311920327	1.06	R1B	Single-Family		yes	yes
311920328	0.84	R1B	Single-Family		yes	yes
311920340	0.88	R1B	Single-Family		yes	yes
311920329	0.85	R1B	Single-Family		yes	yes
311920338	0.86	R1B	Single-Family		yes	yes
311920331	1.04	R1B	Single-Family		yes	yes
311920332	0.98	R1B	Single-Family		yes	yes
311920333	1.23	R1B	Single-Family		yes	yes
311920334	1.17	R1B	Single-Family		yes	yes
311920335	0.89	R1B	Single-Family		yes	yes
311725014	0.13	R1B	Single-Family		yes	yes
311725011	0.70	R1B	Single-Family		yes	yes
316346900	0.19	R1B	Single-Family		yes	yes
316317000	0.22	R1B	Single-Family		yes	yes
311398100	0.42	R1B	Single-Family		yes	yes
311195100	0.17	R1B	Single-Family		yes	yes
312016900	0.17	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
312017300	0.20	R1B	Single-Family		yes	yes
312017200	0.31	R1B	Single-Family		yes	yes
312017100	0.34	R1B	Single-Family		yes	yes
314017400	0.17	R1B	Single-Family		yes	yes
311650104	3.13	R1B	Single-Family		yes	yes
311650103	3.29	R1B	Single-Family		yes	yes
311305100	0.22	R1B	Single-Family		yes	yes
311274900	0.11	R1B	Single-Family		yes	yes
311394000	0.19	R1B	Single-Family		yes	yes
311074001	0.87	R1B	Single-Family		yes	yes
314391500	0.19	R1B	Single-Family		yes	yes
315192700	0.24	R1B	Single-Family		yes	yes
311920082	1.08	R1B	Single-Family		yes	yes
311920085	1.67	R1B	Single-Family		yes	yes
313015100	0.17	R1B	Single-Family		yes	yes
314070700	0.34	R1B	Single-Family		yes	yes
311203501	0.23	R1B	Single-Family		yes	yes
314110400	0.35	R1B	Single-Family		yes	yes
314009000	0.26	R1B	Single-Family		yes	yes
311650164	0.69	R1B	Single-Family		yes	yes
314032000	0.20	R1B	Single-Family		yes	yes
314061000	0.43	R1B	Single-Family		yes	yes
314018105	0.43	R1B	Single-Family		yes	yes
313049100	0.14	R1B	Single-Family		yes	yes
313031602	0.25	R1B	Single-Family		yes	yes
316314600	0.26	R1B	Single-Family		yes	yes
319020200	0.19	R1B	Single-Family		yes	yes
311931025	3.49	R1B	Single-Family		yes	yes
311931026	5.28	R1B	Single-Family		yes	yes
311098300	0.89	R1B	Single-Family		yes	yes
314211700	0.30	R1B	Single-Family		yes	yes
314091922	0.67	R1B	Single-Family		yes	yes
314438100	0.26	R1B	Single-Family		yes	yes
314086206	0.33	R1B	Single-Family		yes	yes
314202300	0.25	R1B	Single-Family		yes	yes
314079803	0.59	R1B	Single-Family		yes	yes
314079804	0.61	R1B	Single-Family		yes	yes
311761000	47.50	R1B	Single-Family		yes	yes
311920008	0.76	R1B	Single-Family		yes	yes
311761112	0.35	R1B	Single-Family		yes	yes
311761114	0.33	R1B	Single-Family		yes	yes
311761115	0.22	R1B	Single-Family		yes	yes
311761116	0.26	R1B	Single-Family		yes	yes
311761117	0.26	R1B	Single-Family		yes	yes
311761118	0.24	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311761119	0.22	R1B	Single-Family		yes	yes
311761125	0.26	R1B	Single-Family		yes	yes
311910501	0.16	R1B	Single-Family		yes	yes
311830700	1.24	R1B	Single-Family		yes	yes
311830879	0.44	R1B	Single-Family		yes	yes
311830811	0.34	R1B	Single-Family		yes	yes
311830808	6.16	R1B	Single-Family		yes	yes
311830875	1.01	R1B	Single-Family		yes	yes
311830865	0.40	R1B	Single-Family		yes	yes
311830864	0.35	R1B	Single-Family		yes	yes
311830863	0.40	R1B	Single-Family		yes	yes
311830861	1.34	R1B	Single-Family		yes	yes
311830860	0.40	R1B	Single-Family		yes	yes
311830859	0.37	R1B	Single-Family		yes	yes
311830858	0.34	R1B	Single-Family		yes	yes
311830883	1.01	R1B	Single-Family		yes	yes
311830823	0.26	R1B	Single-Family		yes	yes
311830821	0.31	R1B	Single-Family		yes	yes
311830818	0.53	R1B	Single-Family		yes	yes
311830817	0.58	R1B	Single-Family		yes	yes
311830815	1.30	R1B	Single-Family		yes	yes
311830826	0.34	R1B	Single-Family		yes	yes
311830828	0.29	R1B	Single-Family		yes	yes
311830829	0.39	R1B	Single-Family		yes	yes
311830831	0.32	R1B	Single-Family		yes	yes
311830832	0.36	R1B	Single-Family		yes	yes
311830834	0.40	R1B	Single-Family		yes	yes
311830837	0.23	R1B	Single-Family		yes	yes
311830880	0.02	R1B	Single-Family		yes	yes
311830844	0.33	R1B	Single-Family		yes	yes
311830841	0.35	R1B	Single-Family		yes	yes
311830849	0.20	R1B	Single-Family		yes	yes
311830850	0.18	R1B	Single-Family		yes	yes
311830851	0.18	R1B	Single-Family		yes	yes
311830852	0.18	R1B	Single-Family		yes	yes
311830853	0.18	R1B	Single-Family		yes	yes
311830854	0.18	R1B	Single-Family		yes	yes
311830855	0.18	R1B	Single-Family		yes	yes
311830882	3.00	R1B	Single-Family		yes	yes
313369000	0.10	R1B	Single-Family		yes	yes
311760946	0.09	R1B	Single-Family		yes	yes
311760905	0.41	R1B	Single-Family		yes	yes
311760907	0.33	R1B	Single-Family		yes	yes
311760916	0.31	R1B	Single-Family		yes	yes
311760915	0.29	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311760914	0.30	R1B	Single-Family		yes	yes
311760913	0.31	R1B	Single-Family		yes	yes
311760912	0.30	R1B	Single-Family		yes	yes
311760911	0.28	R1B	Single-Family		yes	yes
311760910	0.28	R1B	Single-Family		yes	yes
311760926	0.46	R1B	Single-Family		yes	yes
311760924	0.33	R1B	Single-Family		yes	yes
311760923	0.31	R1B	Single-Family		yes	yes
311760922	0.30	R1B	Single-Family		yes	yes
311760921	0.30	R1B	Single-Family		yes	yes
311760920	0.30	R1B	Single-Family		yes	yes
311760918	0.32	R1B	Single-Family		yes	yes
311760917	0.31	R1B	Single-Family		yes	yes
311760927	0.79	R1B	Single-Family		yes	yes
311760928	0.41	R1B	Single-Family		yes	yes
311760929	0.35	R1B	Single-Family		yes	yes
311760930	0.33	R1B	Single-Family		yes	yes
311760931	0.33	R1B	Single-Family		yes	yes
311760932	0.33	R1B	Single-Family		yes	yes
311760933	0.33	R1B	Single-Family		yes	yes
311760934	0.29	R1B	Single-Family		yes	yes
311760935	0.29	R1B	Single-Family		yes	yes
311760936	0.32	R1B	Single-Family		yes	yes
311760937	0.62	R1B	Single-Family		yes	yes
311760938	0.56	R1B	Single-Family		yes	yes
311760939	0.42	R1B	Single-Family		yes	yes
311760940	0.37	R1B	Single-Family		yes	yes
311760941	0.49	R1B	Single-Family		yes	yes
311760942	0.53	R1B	Single-Family		yes	yes
311760943	0.49	R1B	Single-Family		yes	yes
311760944	0.49	R1B	Single-Family		yes	yes
311760945	0.55	R1B	Single-Family		yes	yes
311930016	0.25	R1B	Single-Family		yes	yes
311930018	0.24	R1B	Single-Family		yes	yes
311930019	0.31	R1B	Single-Family		yes	yes
316580201	0.39	R1B	Single-Family		yes	yes
316580200	0.41	R1B	Single-Family		yes	yes
316580203	0.14	R1B	Single-Family		yes	yes
316580202	3.88	R1B	Single-Family		yes	yes
315264600	0.15	R1B	Single-Family		yes	yes
311931030	0.26	R1B	Single-Family		yes	yes
311931031	0.27	R1B	Single-Family		yes	yes
311931033	0.34	R1B	Single-Family		yes	yes
311931032	0.24	R1B	Single-Family		yes	yes
311751302	0.26	R1B	Single-Family		yes	yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311641000	19.78	R1B	Single-Family		yes	yes
311751300	6.04	R1B	Single-Family		yes	yes
314093602	0.07	R1B	Single-Family		yes	yes
314900500	0.26	R1B	Single-Family		yes	yes
314477300	0.21	R1B	Single-Family		yes	no
311830324	0.05	R1B	Single-Family		yes	no
316243901	0.02	R1B	Single-Family		yes	no
314122303	0.14	R1B	Single-Family		yes	no
314122600	0.62	R1B	Single-Family		yes	no
314013807	0.13	R1B	Single-Family		no	yes
314031500	0.24	R1B	Single-Family		no	yes
311137500	0.47	R1B	Single-Family		no	yes
313173201	0.05	R1B	Single-Family		no	yes
311130200	1.56	R1B	Single-Family		no	yes
311830704	19.85	R1B	Single-Family		no	yes
313386500	0.06	R1B	Single-Family		no	no
314010902	0.50	R1B	Single-Family		no	no
314900400	0.31	R1B	Single-Family		no	no
314900300	0.23	R1B	Single-Family		no	no
313128301	0.01	R1B	Single-Family		no	no
314093500	0.12	R1B	Single-Family		no	no
311830703	9.59	R1B	Single-Family		no	no
311830705	3.68	R1B	Single-Family		no	no
305.33		R1B Total				
313108100	0.06	R1C	Central City Residential		yes	yes
311045300	0.13	R1C	Central City Residential		yes	yes
315129000	0.16	R1C	Central City Residential		yes	yes
311016001	0.21	R1C	Central City Residential		yes	yes
316036201	0.09	R1C	Central City Residential		yes	yes
315094802	0.12	R1C	Central City Residential		yes	yes
315094801	0.12	R1C	Central City Residential		yes	yes
316024700	0.17	R1C	Central City Residential		yes	yes
311129200	0.68	R1C	Central City Residential		yes	yes
316065501	0.15	R1C	Central City Residential		yes	yes
316009300	0.11	R1C	Central City Residential		yes	yes
311070500	0.10	R1C	Central City Residential		yes	yes
311074700	0.18	R1C	Central City Residential		yes	yes
311076401	0.04	R1C	Central City Residential		yes	yes
315062901	0.11	R1C	Central City Residential		yes	yes
311045200	0.15	R1C	Central City Residential		no	yes
313062200	0.31	R1C	Central City Residential		no	no
311129400	0.25	R1C	Central City Residential		no	no
3.14		R1C Total				
314568200	0.62	R2	Two-Family		yes	yes
314568100	0.48	R2	Two-Family		yes	yes

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

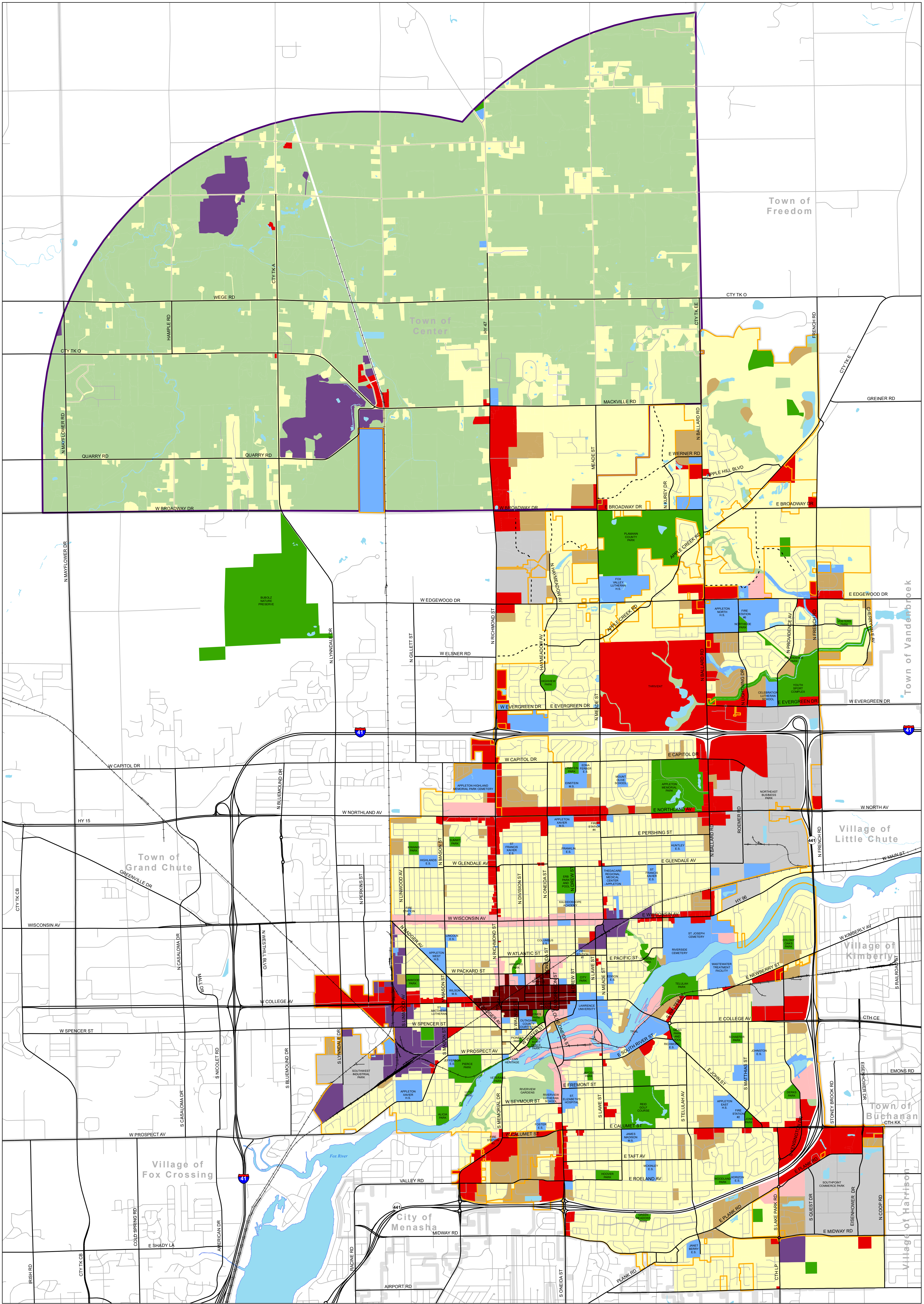
Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314568000	0.47	R2	Two-Family		yes	yes
314567900	0.44	R2	Two-Family		yes	yes
314567800	0.41	R2	Two-Family		yes	yes
314567700	0.38	R2	Two-Family		yes	yes
314567600	0.34	R2	Two-Family		yes	yes
314567500	0.30	R2	Two-Family		yes	yes
314567400	0.27	R2	Two-Family		yes	yes
314567300	0.31	R2	Two-Family		yes	yes
311054900	0.14	R2	Two-Family		yes	yes
315112600	0.10	R2	Two-Family		yes	yes
312063000	0.08	R2	Two-Family		yes	yes
311910700	1.14	R2	Two-Family		yes	yes
311646101	220.93	R2	Two-Family		yes	yes
311281600	0.14	R2	Two-Family		yes	yes
314425701	0.38	R2	Two-Family		yes	yes
311206900	0.20	R2	Two-Family		yes	yes
315393601	0.14	R2	Two-Family		yes	yes
314080416	0.83	R2	Two-Family		yes	yes
311524200	0.24	R2	Two-Family		yes	yes
312065201	0.06	R2	Two-Family		yes	yes
318001600	0.51	R2	Two-Family		yes	yes
314031000	0.18	R2	Two-Family		no	yes
315095800	0.04	R2	Two-Family		no	no
314080415	0.28	R2	Two-Family		no	no
229.41	R2 Total					
311054000	0.17	R3	Multi-Family		yes	yes
312047400	0.19	R3	Multi-Family		yes	yes
315069700	0.12	R3	Multi-Family		yes	yes
312016700	0.18	R3	Multi-Family		yes	yes
312017000	0.13	R3	Multi-Family		yes	yes
312017400	0.17	R3	Multi-Family		yes	yes
312016800	0.20	R3	Multi-Family		yes	yes
311640700	9.13	R3	Multi-Family		yes	yes
311931200	2.29	R3	Multi-Family		yes	yes
311077202	0.51	R3	Multi-Family		yes	yes
311077201	1.87	R3	Multi-Family		yes	yes
311641005	0.96	R3	Multi-Family		yes	yes
311641006	0.50	R3	Multi-Family		yes	yes
311641002	0.50	R3	Multi-Family		yes	yes
311641004	0.61	R3	Multi-Family		yes	yes
311641001	0.63	R3	Multi-Family		yes	yes
319416409	0.04	R3	Multi-Family		yes	no
314053400	1.34	R3	Multi-Family		yes	no
319416410	0.03	R3	Multi-Family		yes	no
319416411	0.03	R3	Multi-Family		yes	no

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319416412	0.04	R3	Multi-Family		yes	no
319416401	0.04	R3	Multi-Family		yes	no
319416402	0.03	R3	Multi-Family		yes	no
319416403	0.03	R3	Multi-Family		yes	no
319416404	0.04	R3	Multi-Family		yes	no
319416433	0.04	R3	Multi-Family		yes	no
319416434	0.04	R3	Multi-Family		yes	no
319416448	0.04	R3	Multi-Family		yes	no
319416447	0.04	R3	Multi-Family		yes	no
319416446	0.04	R3	Multi-Family		yes	no
319416445	0.04	R3	Multi-Family		yes	no
19.98		R3 Total				
640.85		Residential Total				
793.70		Non-Residential Total				
1434.55		GRAND TOTAL				



APPENDIX B
FUTURE LAND USE



Future Land Use

For additional detail on the Wisconsin Avenue Corridor, Richmond Street Corridor, South Oneida Street Corridor, Fox River Corridor, and Downtown, refer to the respective chapters in the Comprehensive Plan.

Future Land Use Map current as of September 2020. Latest version available at www.appleton.org



APPENDIX C

BUILDING PERMIT DATA FOR NEW DWELLING UNITS

2019 SINGLE-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1	DESC OF BLDG
B19-0010	1/4/2019	4873 CANVASBACK CIR	1-7301-12	\$305,000	ONE FAMILY	NEW BUILDING	6/17/2019	\$480.00	0	OF	R1B	SINGLE FAMILY
B19-0024	1/15/2019	5555 N HAYMEADOW AVE	6-6202-21	\$280,000	ONE FAMILY	NEW BUILDING	5/12/2020	\$700.00	0	OF	R1B	SINGLE FAMILY-NEW
B19-0048	2/8/2019	5371 N PROVIDENCE AVE	1-7600-89	\$290,000	ONE FAMILY	NEW BUILDING	7/30/2019	\$550.00	0	OF	R1B	SINGLE FAMILY
B19-0058	2/19/2019	1511 N MCDONALD ST	1-2764-00	\$85,000	ONE FAMILY	NEW BUILDING	9/11/2019	\$220.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0065	2/26/2019	5411 N HAYMEADOW AVE	6-6202-26	\$616,000	ONE FAMILY	NEW BUILDING	8/21/2019	\$710.00	0	OF	R1B	NEW HOME
B19-0087	3/11/2019	317 S PIERCE AVE	3-0761-04	\$95,000	ONE FAMILY	NEW BUILDING	8/21/2019	\$382.00	0	OF	R1B	NEW HOME
B19-0091	3/15/2019	2814 E INCLINE WAY	1-9200-95	\$900,000	ONE FAMILY	NEW BUILDING	11/18/2019	\$720.00	0	OF	R1B	SINGLE FAMILY
B19-0139	4/8/2019	5644 N SUMMERLAND DR	6-6202-12	\$382,000	ONE FAMILY	NEW BUILDING	10/21/2019	\$500.00	0	OF	R1A	SINGLE FAMILY
B19-0151	4/9/2019	837 E BROADWAY DR	1-9313-00	\$275,000	ONE FAMILY	NEW BUILDING	n/a	\$610.00	0	OF	R1B	SINGLE FAMILY
B19-0202	4/24/2019	326 S STORY ST	3-0761-08	\$92,500	ONE FAMILY	NEW BUILDING	1/16/2020	\$210.00	0	OF	R1B	SINGLE FAMILY
B19-0264	5/7/2019	1720 S KERNAN AVE	4-0156-05	\$190,000	ONE FAMILY	NEW BUILDING	10/19/2020	\$300.00	0	OF	R1B	NEW HOME
B19-0300	5/15/2019	6650 N MEADE ST	1-9310-15	\$407,000	ONE FAMILY	NEW BUILDING	n/a	\$580.00	0	OF	R1A	MEW HOME
B19-0335	5/23/2019	6880 N GRINNELL CT	1-9311-01	\$270,000	ONE FAMILY	NEW BUILDING	3/23/2020	\$410.00	0	OF	R3	SINGLE FAMILY
B19-0341	5/23/2019	5300 N AMETHYST DR	1-7611-22	\$300,000	ONE FAMILY	NEW BUILDING	12/6/2019	\$590.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0345	5/23/2019	2978 E BLUETOPAZ DR	1-7611-08	\$400,000	ONE FAMILY	NEW BUILDING	3/13/2020	\$520.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0362	5/29/2019	4869 CANVASBACK CIR	1-7301-13	\$340,000	ONE FAMILY	NEW BUILDING	n/a	\$460.00	0	OF	R1B	SINGLE FAMILY
B19-0402	6/5/2019	6800 N PURDY PKWY	1-9201-00	\$1,100,000	ONE FAMILY	NEW BUILDING	n/a	\$1,300.00	0	OF	R1B	SINGLE FAMILY
B19-0417	6/7/2019	313 S PIERCE AVE	3-0761-05	\$92,000	ONE FAMILY	NEW BUILDING	11/12/2019	\$230.00	0	OF	R1B	SINGLE FAMILY
B19-0423	6/10/2019	5310 N AMETHYST DR	1-7611-21	\$250,000	ONE FAMILY	NEW BUILDING	11/14/2019	\$520.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0463	6/14/2019	3401 S TAHOE LA	9-4162-16	\$250,000	ONE FAMILY	NEW BUILDING	1/31/2020	\$590.00	0	OF	R1A	SINGLE FAMILY HOME
B19-0483	6/21/2019	6353 N KUREY DR	1-9310-28	\$365,000	ONE FAMILY	NEW BUILDING	10/16/2019	\$460.00	0	OF	R1B	SINGLE FAMILY
B19-0512	6/28/2019	6766 N KUREY DR	1-9300-03	\$425,000	ONE FAMILY	NEW BUILDING	12/8/2020	\$570.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0520	7/1/2019	2909 E BLUETOPAZ DR	1-7611-24	\$330,000	ONE FAMILY	NEW BUILDING	11/18/2019	\$580.00	0	OF	R1B	SINGLE FAMILY
B19-0574	7/17/2019	3000 E BLUETOPAZ DR	1-7611-07	\$280,000	ONE FAMILY	NEW BUILDING	n/a	\$550.00	0	OF	R1B	SINGLE FAMILY
B19-0575	7/17/2019	6591 N HEADWALL CIR	1-9300-49	\$200,000	ONE FAMILY	NEW BUILDING	5/29/2020	\$660.00	0	OF	R1B	SINGLE FAMILY
B19-0586	7/23/2019	3131 E BLUETOPAZ DR	1-7600-80	\$350,000	ONE FAMILY	NEW BUILDING	2/13/2020	\$600.00	0	OF	R1B	SINGLE FAMILY
B19-0597	7/29/2019	2947 E BLUETOPAZ DR	1-7611-26	\$238,000	ONE FAMILY	NEW BUILDING	12/9/2019	\$410.00	0	OF	R1B	SINGLE FAMILY
B19-0633	8/9/2019	5440 N PROVIDENCE AVE	1-7600-83	\$250,000	ONE FAMILY	NEW BUILDING	1/3/2020	\$570.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0696	8/28/2019	6321 N KUREY DR	1-9310-29	\$385,000	ONE FAMILY	NEW BUILDING	1/14/2020	\$460.00	0	OF	R1B	SINGLE FAMILY
B19-0697	8/28/2019	2275 E BALDEAGLE DR	1-8308-22	\$269,900	ONE FAMILY	NEW BUILDING	12/31/2019	\$570.00	0	OF	R1B	SINGLE FAMILY
B19-0698	8/28/2019	2272 E BALDEAGLE DR	1-8308-09	\$332,000	ONE FAMILY	NEW BUILDING	12/20/2019	\$570.00	0	OF	R1B	SINGLE FAMILY
B19-0699	8/28/2019	2313 E BALDEAGLE DR	1-8308-76	\$370,000	ONE FAMILY	NEW BUILDING	1/6/2020	\$600.00	0	OF	R1B	SINGLE FAMILY
B19-0732	9/9/2019	6885 N GRINNELL CT	1-9311-07	\$300,000	ONE FAMILY	NEW BUILDING	5/26/2020	\$440.00	0	OF	R3	CONDOMINIUM
B19-0754	9/9/2019	2228 E BALDEAGLE DR	1-8308-04	\$300,000	ONE FAMILY	NEW BUILDING	5/11/2020	\$510.00	0	OF	R1B	SINGLE FAMILY
B19-0755	9/12/2019	2222 E BALDEAGLE DR	1-8308-03	\$257,900	ONE FAMILY	NEW BUILDING	1/16/2020	\$480.00	0	OF	R1B	SINGLE FAMILY
B19-0762	9/16/2019	6375 N KUREY DR	1-9310-27	\$275,000	ONE FAMILY	NEW BUILDING	n/a	\$540.00	0	OF	R1B	SINGLE FAMILY
B19-0782	9/20/2019	4865 CANVASBACK CIR	1-7301-15	\$400,000	ONE FAMILY	NEW BUILDING	2/7/2020	\$530.00	0	OF	R1B	NEW BUILDING
B19-0795	9/23/2019	4685 N CHERRYVALE AVE	1-7513-04	\$225,000	ONE FAMILY	NEW BUILDING	9/22/2020	\$400.00	0	OF	R1B	SINGLE FAMILY HOME
B19-0839	10/9/2019	3384 E AQUAMARINE AVE	1-7609-03	\$238,000	ONE FAMILY	NEW BUILDING	4/7/2020	\$410.00	0	OF	R1B	SINGLE FAMILY HOUSE
B19-0848	10/11/2019	2101 E BALDEAGLE CT	1-8308-14	\$345,000	ONE FAMILY	NEW BUILDING	4/2/2020	\$570.00	0	OF	R1B	SINGLE FAMILY
B19-0849	10/11/2019	2256 E BALDEAGLE DR	1-8308-07	\$345,000	ONE FAMILY	NEW BUILDING	n/a	\$570.00	0	OF	R1B	SINGLE FAMILY

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1	DESC OF BLDG
B19-0855	8/27/2019	516 N BATEMAN ST	1-0202-00	\$289,900	ONE FAMILY	NEW BUILDING	4/15/2020	\$420.00	0	OF	R1C	SINGLE FAMILY
B19-0861	10/15/2019	2969 E BLUETOPAZ DR	1-7611-27	\$360,000	ONE FAMILY	NEW BUILDING	10/2/2020	\$490.00	0	OF	R1B	SINGLE FAMILY
B19-0876	10/22/2019	2956 E BLUETOPAZ DR	1-7611-09	\$325,000	ONE FAMILY	NEW BUILDING	n/a	\$570.00	0	OF	R1B	SINGLE FAMILY
B19-0902	10/28/2019	2210 E BALDEAGLE DR	1-8308-02	\$230,000	ONE FAMILY	NEW BUILDING	5/4/2020	\$480.00	0	OF	R1B	SINGLE FAMILY
B19-0912	10/30/2019	5725 N DENALI LA	1-7609-25	\$300,000	ONE FAMILY	NEW BUILDING	n/a	\$510.00	0	OF	R1B	NEW HOME
B19-0917	10/31/2019	2232 E BALDEAGLE DR	1-8308-05	\$320,000	ONE FAMILY	NEW BUILDING	n/a	\$510.00	0	OF	R1B	SINGLE FAMILY
B19-0927	11/6/2019	2299 E BALDEAGLE DR	1-8308-24	\$242,900	ONE FAMILY	NEW BUILDING	2/28/2020	\$450.00	0	OF	R1B	SINGLE FAMILY
B19-0946	11/19/2019	5710 N SUMMERLAND CT	6-6200-72	\$720,000	ONE FAMILY	NEW BUILDING	n/a	\$940.00	0	OF	R1A	SINGLE FAMILY HOME
B19-0959	11/27/2019	3113 S SOLITUDE LA	9-4162-51	\$352,000	ONE FAMILY	NEW BUILDING	n/a	\$590.00	0	OF	R1A	SINGLE FAMILY
B19-0965	12/4/2019	4673 N CHERRYVALE AVE	1-7513-03	\$235,000	ONE FAMILY	NEW BUILDING	6/11/2020	\$420.00	0	OF	R1B	SINGLE FAMILY
B19-0972	12/10/2019	5550 N AMETHYST DR	1-7600-92	\$275,000	ONE FAMILY	NEW BUILDING	7/21/2020	\$490.00	0	OF	R1B	NEW HOME
B19-0973	12/10/2019	5670 N AMETHYST DR	1-7600-98	\$295,000	ONE FAMILY	NEW BUILDING	8/13/2020	\$470.00	0	OF	R1B	SINGLE FAMILY
B19-0995	12/23/2019	7019 N BARTON CT	1-9200-43	\$450,000	ONE FAMILY	NEW BUILDING	n/a	\$750.00	0	OF	R1B	SINGLE FAMILY
B19-0997	12/26/2019	2326 E BALDEAGLE DR	1-8308-12	\$356,900	ONE FAMILY	NEW BUILDING	5/14/2020	\$610.00	0	OF	R1B	SINGLE FAMILY HOME

SINGLE-FAMILY BUILDING PERMITS APPROVED IN 2019 (NEW CONSTRUCTION): 55

FEES COLLECTED FOR SINGLE-FAMILY BUILDING PERMITS IN 2019 (NEW CONSTRUCTION): \$29,332.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN SINGLE-FAMILY BUILDING PERMITS IN 2019: 55

2019 TWO-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS		PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1	DESC OF BLDG
B19-0978	12/11/2019	2308 E PLANK	CIR	9-4164-25	\$185,000	TWO FAMILY	NEW BUILDING	9/11/2020	\$640.00	0	TF	R3	DUPLEX

TWO-FAMILY BUILDING PERMITS APPROVED IN 2019 (NEW CONSTRUCTION): 1

FEE COLLECTED FOR TWO-FAMILY BUILDING PERMITS IN 2019 (NEW CONSTRUCTION): \$640.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN TWO-FAMILY BUILDING PERMITS IN 2019: 2

2019 MULTI-FAMILY BUILDING PERMITS (NEW CONSTRUCTION)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNING ZONE 1	DESC OF BLDG
B19-0907	10/29/2019	118 N DURKEE ST	2-0327-00	\$4,500,000	MULTI FAMILY	NEW BUILDING	9/10/2020	\$5,500.00	33	MF	CBD	AVANT APARTMENTS

MULTI-FAMILY BUILDING PERMITS APPROVED IN 2019 (NEW CONSTRUCTION): 1

FEES COLLECTED FOR MULTI-FAMILY BUILDING PERMITS IN 2019 (NEW CONSTRUCTION): \$5,500.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN MULTI-FAMILY BUILDING PERMITS IN 2019: 33

2019 MIXED-USE BUILDING PERMITS (WITH RESIDENTIAL)

PERMIT#	ISSUED	ADDRESS	PROP#	EST COST	TYPE DESC	REASON DESC	DATE APPROVED	RECEIPT AMOUNT	# OF UNITS IF APART	TYPE OF BUILDING	PLANNIN G ZONE 1	DESC OF BLDG
B19-0451	6/13/2019	201 E COLLEGE AVE	2-0031-00	\$3,550,000	MIXED USE	NEW BUILDING	n/a	\$9,520.00	21	MX	CBD	COMMERCIAL

MIXED-USE BUILDING PERMITS APPROVED IN 2019 (WITH RESIDENTIAL): 1

FEES COLLECTED FOR MIXED-USE BUILDING PERMITS IN 2019 (WITH RESIDENTIAL): \$9,520.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN MIXED-USE BUILDING PERMITS IN 2019: 21

Housing Fee Report, 2019

City of Appleton

January 13, 2021



Prepared by the
City of Appleton
Community and Economic Development Department

ABSTRACT

TITLE: City of Appleton Housing Fee Report, 2019

CONTACT: Karen Harkness, Community and Economic Development Director

AUTHORS: Karen Harkness, Community and Economic Development Director
David Kress, Principal Planner
Jessica Schneider, GIS Specialist

SUBJECT: Housing Development Fees

DATE: January 13, 2021

SOURCE OF COPIES: City of Appleton
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Appleton, WI 54911
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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing fees in an effort to shed light and foster potential change on affordable housing issues across the state. Specifically, reference Wis. Stats. 66. 10014 (New housing fee report).

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APPENDIX A: MUNICIPAL FEE SCHEDULEA-1



HOUSING FEE REPORT

HOUSING FEE REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster potential change on affordable housing issues across the state. The City of Appleton, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare the initial version of these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the initial reports were prepared. Subsequent updates were completed by City staff. Specifically, this document meets the requirements for Wis. Stats. 66. 10014 (New housing fee report).

HOUSING FEE REPORT

Requirements of this report include the following elements:

- (1) In this section, “municipality” means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's residential development fees. The report shall contain all of the following:
 - a. Whether the municipality imposes any of the following fees or other requirements for purposes related to residential construction, remodeling, or development and, if so, the amount of each fee:
 1. Building permit fee.
 2. Impact fee.
 3. Park fee.
 4. Land dedication or fee in lieu of land dedication requirement.
 5. Plat approval fee.
 6. Storm water management fee.
 7. Water or sewer hook-up fee.
 - b. The total amount of fees under par. (a) that the municipality imposed for purposes related to residential construction, remodeling, or development in the prior year and an amount calculated by dividing the total amount of fees under this paragraph by the number of new residential dwelling units approved in the municipality in the prior year.

(3)

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

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

Part 2A: The City of Appleton imposes the following fees or other requirements for purposes related to residential construction, remodeling, or development. Only fees the City sets/collects are included in this report. Fees set by others, such as sanitary and utility districts, county and etc., are not included in this report. A complete copy of the fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees.

Table 1: City of Appleton Schedule of Fees, 2019

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

Part 2B: The total amount of fees under Part A that the City of Appleton imposed for purposes related to residential construction, remodeling, or development in the prior year is listed in Table 2. This table only includes building and remodeling 2019 permit fees. It does not include fees collected for electrical, plumbing, HVAC, and other permits. Also, while they are sometimes referred to as "park fees," what the City collects is actually a fee in lieu of land dedication. This fee occurs in relation to land division (plat or certified survey map) and is listed under the "fee in lieu of land dedication" column in Table 2.

Table 2: City of Appleton Fees Collected, 2019

Building permit fee (new construction + remodel permits)	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Preliminary Plat Approval fee	Final Plat Approval fee	Storm water management fee	Water or sewer hook-up fee	Total Fees collected
\$65,428.00	\$0.00	\$0.00	\$37,650.00	\$2,425.00	\$0.00	\$2,890.00	\$0.00	\$108,393.00

The 2019 average total fee cost for a new residential housing unit has been calculated by dividing the total amount of fees collected by the number of new residential dwelling units approved in the City in the prior year (Table 3). The building permit data associated with new dwelling units, including the property address, can be found in Appendix C of the *City of Appleton Housing Affordability Report, 2019*.

Table 3: City of Appleton Approved Residential Dwelling Units by Type, 2019

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
55	2	54	0	111

Calculation: $\$108,393.00 \div 111 = \976.51

In 2019, the City of Appleton collected just over \$976 in fees for each new residential dwelling unit approved within the municipality.

Remodeling projects do not typically include the following fees: impact, park, land dedication or fee in lieu of land dedication requirement, preliminary plat approval, final plat approval, stormwater management, and water and sewer hookup. Also, remodeling projects do not result in new dwelling units. In 2019, the City collected \$20,436.00 in remodeling fees.

Calculation: $(\$108,393.00 - \$20,436.00) \div 111 = \$792.41$

The 2019 average total cost of each new residential dwelling unit, minus remodeling building fees, was just over \$792.

The calculations above represent a snapshot in time for 2019. However, development projects often extend beyond one calendar year. As such, the project's permits, fees, and resulting dwelling units may be counted in separate years. This disconnect can lead to fluctuation in the annual reporting calculations.

Lastly, it should be noted that with the recent trend of creating mixed use developments (i.e. first floor retail and upper story apartments), many such projects are dealt with under commercial land development procedures. As such, residential units associated with these projects are

challenging to incorporate in this report's platting and permitting data. For example, it is difficult to separate the residential versus non-residential fees collected when the building is reviewed as a whole.



APPENDIX A
Municipal Fee Schedule

FEES

Lot Line Adjustment	\$30.00
Certified Survey Map	\$100.00
Preliminary Plat	\$100.00 + \$25.00 per lot
• Reapplication / Preliminary Plat	\$20.00
Final Plat	\$75.00
• Park Fees – when no land dedication	\$300.00 per unit / R-1A \$300.00 per unit / R-1B \$200.00 per unit / R-2 \$150.00 per unit / R-3 \$150.00 per unit / PD
Rezoning	\$450.00
Planned Development / TND	\$450.00
Planned Development / TND Amendments	\$150.00
Special Use Permit	\$450.00
Site Plan	
• Parking lots under 10,000 sq. ft.	\$100.00
• + 10,000 sq. ft. buildings or + 20 unit residential buildings	\$200.00
• All others	\$150.00
Temporary Use Permit	\$75.00
Zoning Verification Letter	\$25

NO Fees are charged for the following:

Comprehensive Land use plan or map amendment \$0

Special use permit amendment \$0

Historic building, structure site designations \$0

Historic district designations \$0

Certificate of Appropriateness (historic designated buildings, structures, sites) \$0

Site Plan Amendments \$0

Home Occupations permits \$0

Street Vacations (citizen initiated) \$0

Public dedications (parks, right-of-way) \$0

Annexations (city fee) \$0



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

CITY OF APPLETON
BUILDING PERMIT FEE SCHEDULE

(Updated January 1, 2017)

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

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

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



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

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

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

Commercial & Industrial Buildings³

For work costing up to \$500, the fee shall be \$40.00.

For work costing \$501 to \$1,000, the fee shall be \$60.00.

For work costing from \$1,001 to \$10,000, the fee shall be \$60.00 plus \$2.30 per \$100 or fraction thereof over \$1,000.

For work costing from \$10,001 to \$50,000, the fee shall be \$270.00 plus \$1.30 per \$100 or fraction thereof over \$10,000.

For work costing from \$50,001 to \$100,000, the fee shall be \$790.00 plus 80¢ per \$100 or fraction thereof over \$50,000.

For work costing over \$100,000, the fee shall be \$1,190 plus 40¢ per \$100 or fraction thereof over \$100,000.

Change of Service

One- and Two-Family..... Up to 200-amp, the fee shall be \$40.00.
Over 200-amp, the fee shall be \$50.00.

Multi-family, Commercial, Industrial..... Based on Commercial Fee Structure.³

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

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



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

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



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

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

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

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

Square footage includes house & basement – not garage.

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

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

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



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

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



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CITY OF APPLETON
PLUMBING/SEWER PERMIT FEE SCHEDULE

(effective 1/1/2017)

New Construction – One and Two Family Dwellings:

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

New Construction – Multi Family, Commercial or Industrial:

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

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

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

Repair Work on Existing Installations:

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

Septic Tank and Private Disposal System \$ 40.00

Water Well \$ 40.00

Minimum Fee \$ 40.00

Fee per Fixture or Appliance Connection \$ 7.00 ea.

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

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

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

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

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

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

STORMWATER PERMIT FEE

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

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

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

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

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

Table 3

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

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

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

**CITY OF APPLETON, WI
POLICY FOR SPECIAL ASSESSMENTS 2021**

I. STREET CONSTRUCTION AND RECONSTRUCTION

ADOPTED 8/19/20

A. General Information

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

* See Calculation Guidelines

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

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

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

* See Calculation Guidelines

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

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

* See Calculation Guidelines

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

B. Calculation Guidelines – Street Construction and Reconstruction

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

regardless of the zoning. (BPW 2/2/94) All county, state and federal governments will be exempt from assessment charges. (City Attorney 1/23/14)

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

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

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

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

II. SIDEWALKS

A. General Information

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

* See Calculation Guidelines

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

B. Calculation Guidelines - Sidewalks

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

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

III. SANITARY SEWER

A. General Information

SANITARY SEWER (not including New Subdivisions)		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		New	Recon.	New	Recon.	New	Recon.
	Max. Size (Diameter)	12"	12"	12"	12"	12"	12"
	Max. Depth	16'	16'	16'	16'	16'	16'
	% Assessed (Main/Laterals)	33%/50%	0%/50%	33%/50%	0%/50%	33%/50%	0%/50%
	Multiple Frontage Reduction	Yes*	N/A	Yes*	N/A	Yes*	N/A
Current (33% main) Rate	Actual Cost	N/A	Actual Cost	N/A	Actual Cost	N/A	
(Y=Assessed N =Not Assessed)		New		Reconstruction		Individual Rates (if not included in current Rate above)	
Construction Items							
Administrative Fees		Y		N		-	
Property Owner Notification		Y		N		-	
Sanitary area assessment		Y		N		-	
Sanitary Sewer Main		Y		N		-	
Sanitary Manholes		Y		N		-	
Drop Manholes		Y		N		-	
Manhole Castings		Y		N		-	
Sanitary Laterals (50% Rate)		Y		Y		4" and 6" = \$52.00 >4-6" = Actual Cost	
Private Lateral Televising		N		N		-	
Lateral Connections		Y		N		-	
Pipe Bedding		Y		N		-	
Pipe Backfill Material		Y		N		-	
Terrace Restoration		Y		N		-	
Seed & Mulch		Y		N		-	
Pavement Restoration		N		N		-	
Sawcutting		N		N		-	
Asphalt removal		N		N		-	
Concrete Removal		N		N		-	
Sidewalk Removal		N		N		-	
Erosion Control		N		N		-	

* See Calculation Guidelines

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

B. Calculation Guidelines – Sanitary Sewer

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

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

IV. SANITARY SEWER LATERALS

A. General Definition

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

B. Calculation Guidelines

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

V. **STORMWATER FACILITIES**

A. General Information

STORM SEWER (not including New Subdivisions)		R-1 Zoning		R-2 Zoning		All Other Zoning**	
		New	Recon.	New	Recon.	New	Recon.
	Max. Size (Diameter)	-	-	-	-	15"	15"
	Max. Depth	-	-	-	-	10'	10'
	% Assessed (Main/Laterals)	0% / 0% ⁺	0% / 0% ⁺	0% / 0% ⁺	0% / 0% ⁺	33%/50%	33%/50%
	Corner Lot Reduction	Yes*	Yes*	Yes*	Yes*	None	None
	Current Rate	Actual Cost	\$36.00	Actual Cost	\$36.00	Actual Cost	\$36.00
(Y=Assessed N =Not Assessed)							
Construction Items		New	Reconstruction	Individual Rates (if not included in current Rate above)			
Administrative Fees		Y	Y	-			
Property Owner Notification		Y	Y	-			
Regional Stormwater Facilities (built prior to 1/1/02)		Y	Y	See rates Pg. 21			
Regional Stormwater Facilities (built between 1/1/02 and 3/1/06)		Y	Y	See rates Pg. 21			
Regional Stormwater Facilities (built after 3/1/06)		N	N	-			
Local Water Quality Practices		N	N	-			
Storm Sewer Main		Y	Y	-			
Storm Manholes		Y	Y	-			
Inlets		Y	Y	-			
Inlet Leads		Y	Y	-			
Drop Manholes		Y	Y	-			
Manhole Castings		Y	Y	-			
Storm Laterals		Y	Y	6" = \$31.00 8" = \$37.00 10" = \$40.00 12" = \$43.00 Greater than 12" actual cost			
Lateral Connections		N	N	-			
Pipe Bedding		Y	Y	-			
Pipe Backfill Material		Y	Y	-			
Terrace Restoration		Y	Y	-			
Seed & Mulch		Y	Y	-			
Pavement Restoration		N	N	-			
Sawcutting		N	N	-			
Asphalt removal		N	N	-			
Concrete Removal		N	N	-			
Sidewalk Removal		N	N	-			
Erosion Control		N	N	-			

* See Calculation Guidelines

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

⁺ See Section V.B.3.b. for exceptions

B. Calculation Guidelines – Stormwater Facilities

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

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

VI. STORM SEWER LATERALS

A. General Information

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

B. Calculation Guidelines

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

VII. WATERMANS AND SERVICES

A. General Information

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

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

* See Calculation Guidelines

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

B. Calculation Guidelines – Water Mains and Services

1. Assessments will be levied according to the front foot dimensions of abutting property, except as noted. The assessment rate will be determined on the basis of actual construction cost required by the city for development:
 - a. R-1, R-2 and R-3 zoning. All costs to construct water main up to and including 8” main, hydrants and valves.
 - b. C-1 and C-2 zoning. All costs to construct water main up to and including 12” main, hydrants and valves.

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

easement length will be considered as “frontage” for purposes of calculating multiple-frontage reductions (see 7a. above).

- g. Assessments for water services will be based on the unit cost per foot as indicated in the chart in section VII.A applied to the length of the service between the main and the property line. The length of water service assessed shall not exceed ½ the street right-of-way width.
- h. Assessments for water services within cul-de-sacs will be based on the actual length of service installed, but shall not exceed the right-of-way radius for the cul-de-sac bulb.
- i. Assessments for laterals connected to watermain within easements will be based on actual length of lateral installed, but not to exceed ½ the right-of-way width of the street for which the property is addressed.

VIII. STREET LIGHTING

A. Calculation Guidelines

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

B. Assessment Exceptions:

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

IX. NEW SUBDIVISIONS

A. General Information

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

* See Calculation Guidelines

+ See Section IX.B.2 for exceptions

B. Calculation Guidelines – New subdivisions

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

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

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

X. SPECIAL CHARGES

A. General definition

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

XI. METHOD OF PAYMENT

A. General Definition

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

XII. APPEAL PROCESS

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

XIII. MISCELLANEOUS

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

XIV. REFERENCED ITEMS

1/17/83 Street and Sanitation Committee #3

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

7/06/83 Street and Sanitation Committee #6

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

3/03/93 Street and Sanitation Committee #10

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

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

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

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

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

1/18/95 Board of Public Works #3 - The Board reaffirms its previous recommendation that: The special assessment policy for stormwater that recovers 75% of costs from new developers and 40% from existing benefiting owners be approved. Existing is defined as that

a building permit has been issued at the time of adoption of the policy by the Common Council.

1/17/96 Board of Public Works – This was adopted with the assessment policy.

Sidewalks B.2 – The assessment rate for reconstruction of sidewalks will be 125% of the rate of new sidewalks.

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

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

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

XV. SPECIAL ASSESSMENT RATES

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

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

SE Basin	75% of cost	\$173.25
AAL Basin	75% of cost	\$430.20
Meade Pond		\$797.04
Holland Pond		\$345.78
Ashbury Pond		\$593.76
Mud Creek South Pond		\$815.00 (2002 basin rate)
Cost for 2003 basins		\$860.00

Southpoint Commerce Park Pond North (K2a), Plank Road West

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

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

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

RATE FILE
Public Service Commission of Wisconsin
Appleton Water Department

WATER LATERAL INSTALLATION CHARGE

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

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

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

Billing: Same as Schedule Mg-1.

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