



City of Appleton

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

Meeting Agenda - Final Community Development Committee

Wednesday, January 8, 2025

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

2. Pledge of Allegiance

3. Roll call of membership

4. Approval of minutes from previous meeting

[24-1605](#) CDC Minutes from 11-20-24

Attachments: [CDC Minutes 11-20-24.pdf](#)

5. **Public Hearing/Apearances**

[24-1606](#) Community Development Block Grant (CDBG) Notice of Funding Available and Community Needs for the 2025 Program Year (4/1/25 - 3/31/26) (Associated with Action Item #24-1607)

Attachments: [Funding Available Community Needs Public Hearing Notice For 1-8-25 CDC.pdf](#)

6. **Action Items**

[24-1607](#) Request to approve City Program Funding for 2025 Community Development Block Grant (CDBG) Funding as specified in the attached document

Attachments: [CDBG City Allocations Prelim Rec Memo to CDC 1-8-25.pdf](#)

7. **Information Items**

[24-1608](#) Annual Updates to the Housing Affordability Report and the Housing Fee Report

Attachments: [StaffMemo_HousingAffordability&FeeReports2023_For01-08-25.pdf](#)

[FINAL_Housing_Affordability_Report_2023.pdf](#)

[FINAL_Fee_Report_2023.pdf](#)

[24-1609](#)

Inspection Division Permit Summary Reports Ending 10-31-24 and
11-30-24

Attachments: [Inspections Permit Report October 2024.pdf](#)

[Inspections Permit Report November 2024.pdf](#)

[24-1610](#)

Neighbors in Action Workshop Update (f/k/a Neighborhood Leadership
Academy)

Attachments: [Neighbors in Action Workshop Memo to CDC 1-8-25.pdf](#)

8. 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 Kara Homan, Director, Community 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 Development Committee

Wednesday, November 20, 2024

6:45 PM

Council Chambers, 6th Floor

Special Meeting

1. Call meeting to order

Chair Hartzheim called the meeting to order at 6:45 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

4. Approval of minutes from previous meeting

[24-1475](#)

CDC Minutes from 10-9-24

Attachments: [CDC Minutes 10-9-24.pdf](#)

Jones moved, seconded by Wolff, that the Minutes be approved. Roll Call.
Motion carried by the following vote:

Aye: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

5. **Public Hearing/Appearances**

6. **Action Items**

[24-1476](#)

Request to approve an extension of the purchase date to February 28, 2025 under the Development Agreement (Phase II) with Merge LLC for a mixed-use development located on the southeast corner of W. Washington Street and N. Appleton Street (Tax Id #31-2-0272-00) in Tax Increment Financing District No. 11

Attachments: [Merge Ph II DA Extend Purchase Date Memo to CDC 11-20-24.pdf](#)

Jones moved, seconded by Wolff, that the extension of the purchase date be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

7. Information Items

8. Adjournment

**Wolff moved, seconded by Jones, that the meeting be adjourned at 6:48 p.m.
Roll Call. Motion carried by the following vote:**

Aye: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

**CITY OF APPLETON
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)
NOTICE OF FUNDING AVAILABLE AND COMMUNITY NEEDS PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held at a regularly scheduled Community Development Committee meeting on Wednesday, January 8, 2025, beginning at 4:30 p.m., or as soon thereafter as can be heard, in Council Chambers on the 6th Floor of Appleton City Hall, 100 N. Appleton Street, Appleton, WI 54911. The primary function of this hearing is to obtain citizen views on priority community needs and the use of the City's CDBG funds for the 2025 program year. All persons interested are invited to attend this meeting and will be given an opportunity to be heard.

The federal CDBG Program aims to develop viable urban communities through provision of decent housing, suitable living environments and economic opportunities, namely for low- and moderate-income persons. For more information on Appleton's CDBG Program, please visit the web site at https://www.appletonwi.gov/government/departments/community_development/planning_development/housing/cdbg.php, or for questions about project/program eligibility, contact Olivia Galyon, Community Development Specialist, in the Community Development Department at 920-832-6469 or by email at olivia.galyon@appletonwi.gov.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

RUN: December 31, 2024



CITY OF APPLETON

MEMORANDUM

Date: January 8, 2025
To: Community Development Committee
From: Olivia Galyon, Community Development Specialist
Subject: CDBG Preliminary Allocations – City and Core Projects

Appleton's Community Development Department has begun the process of allocating the 2025 Community Development Block Grant (CDBG) funds. This is a preliminary process, and allocations may need updates following the official allocation from the U.S. Department of Housing and Urban Development (HUD). An award estimate of \$588,231 was determined for the 2025 program year. This amount is an estimate based on the previous 5-years' allocations and is subject to change upon official allocation from HUD.

According to City CDBG policy, the Community Development Committee makes a recommendation and Common Council approves allocations for all City CDBG programs. The proposed City program allocations are as follows:

Housing Rehabilitation Loan Program: \$200,000

Community Resource Navigator: \$88,231

Neighborhood Grant Program: \$40,000

Appleton Housing Authority: \$25,000

Fair Housing: \$25,000

CDBG Administration: \$65,000

There are a few restrictions on CDBG funds that we must follow. First, up to 15% of funds can be used for public services. The Community Resource Navigator position is a public services project and is expected to use the full sum of available public service dollars. Second, up to 20% of funds can be used for administration, which includes Fair Housing. Fair Housing is also a required funding category and must be funded each year. The recommended administration and fair housing allocation of \$90,000 amounts to 15.3% of funds, which is under the funding cap.

The remaining balance of CDBG funds, \$145,000, has been made available to external non-profit organizations through a competitive application process. The CDBG Advisory Board members are individually reviewing the submitted applications and will come together in late January to make preliminary external funding recommendations. These preliminary recommendations will be brought to Community Development Committee and Common Council for approval in February. Once the official allocation is received from HUD, final allocation amounts for City and external projects will be brought to Community Development Committee and Common Council for final approval.



CITY OF APPLETON

MEMORANDUM

Date: January 8, 2025
To: Community Development Committee
From: Colin Kafka, Principal Planner
Subject: Annual Update of Housing Affordability Report and Housing Fee Report

OVERVIEW

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 2023. These updates were completed by City staff with collaboration from multiple departments. The primary emphasis was updating the necessary data found in tables, maps, and related narrative. For comparison purposes, below are some highlights from the previous reports.

	2019	2020	2021	2022	2023
Plats and CSMs Approved	19	28	25	31	11
Residential Building Permits	58	86	113	124	101
New Dwelling Units Approved	111	180	229	199	146
Applicable Fees Collected	\$108,393.00	\$110,406.60	\$249,848.96	\$124,684.48	\$142,799.78
Vacant Parcels	626	766	756	761	725

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, 2023

City of Appleton

January 8, 2024



DEPARTMENT OF
**COMMUNITY
DEVELOPMENT**

Prepared by the
City of Appleton
Community Development Department

ABSTRACT

TITLE: City of Appleton Housing Affordability Report, 2023

CONTACT: Colin Kafka, Principal Planner

AUTHORS: Colin Kafka, Principal Planner
Jessica Schneider, GIS Specialist

SUBJECT: Housing Affordability

DATE: January 8, 2024

SOURCE OF COPIES: City of Appleton
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In 2018, the Wisconsin State Legislature approved new legislation which requires communities of 10,000 population or more to provide an annual report related to housing in an effort to shed light and foster 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 (2023) for the City of Appleton is illustrated in Table 1. Three subdivision plats, eight Certified Survey Maps (CSM) and one condominium declaration were recorded in 2023. The condominium plat did not result in additional residential units. It should be noted that the City of Appleton does not approve condominium plats, and instead reviews copies of the plat and condominium declarations after they are recorded. 98 single family building permits, one 2-family building permit, and two multi-family building permits building permits were issued in 2023. No mobile home building permits were issued. The number of building permits listed includes new projects only and does not include remodeling permits.

Table 1: City of Appleton Approved Plats, CSMs, and Building Permits, 2023

Subdivision Plats	Certified Survey Maps	Condominium Plats (Recorded)	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
3	8	1	98	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 approved in the prior year (2023) is illustrated in Table 2. A total of 57 residential lots were included in the three approved subdivision plats. In addition, three vacant residential lots were included within the Certified Survey Maps (CSM) approved in 2023. Approved CSMs may include lots zoned for two-family, multi-family, and mixed use or may include lots not zoned for residential use. Therefore, the number of approved CSMs is not directly equivalent to the number of residential units created through CSM approval. In addition, some CSMs may involve already developed parcels that may eventually yield new dwelling units through redevelopment. 98 single family

units, two, 2-family units, and 46 multi-family units were developed in 2023, resulting in a total of 146 new residential units in the City of Appleton.

Table 2: City of Appleton New Residential Dwelling Units Proposed and Approved within Plats and CSMs, 2023

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
31	3	0	98	2	46	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. The maps were developed using the following methodologies:

Map 1 – Undeveloped Parcels Zoned for Residential Development and Available Public Facilities/Services

1. Map 1 was created by using current tax parcel data (circa December 2024). 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. It also illustrates parcels with available public facilities/services.
4. Municipal sewer and water line data was obtained, typically with service lines being located in the road rights-of-way.
5. A 100-foot ‘buffer’ was applied to either side of these service lines.

6. 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.
7. Table 3 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 several 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 2024 (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 1). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 4 below which were derived from a survey sent by East Central WI RPC to the City.

Table 4: City of Appleton Comprehensive Plan Summary, 2023

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>Fifteen Future Land Use Map Amendments have been approved and one has been denied between 2017 and 2023. Four of the approved amendments were made to accommodate residential development, and 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
	<i>designations.</i>
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	2027
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?	Yes (<i>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?	Yes - <i>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?	Yes - <i>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: Greater Fox Cities Habitat for Humanity, Rebuilding Together Fox Valley, Pillars, Salvation Army and Appleton Housing Authority.</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?	Yes - <i>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 infill and</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
	<p><i>housing development. In 2019, Zoning Ordinance text amendments were approved for historic preservation regulations and procedures. In 2020, numerous Zoning Ordinance text amendments were approved, including changes to allow zero lot line duplexes in the R-2 Two-Family District and R-3 Multi-Family District and allow standalone residential development in the C-1 Neighborhood Mixed Use District. In 2021, Zoning Ordinance text amendments were approved to allow for accessory dwelling units and junior accessory dwelling units in residential zoning districts. These amendments also increased the maximum density allowed in the R-3 multi-family district.</i></p>
<p>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>	<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 5.3.1: Evaluate conditions under which it may be appropriate to allow accessory units in some parts of the City. (Implemented by Zoning Ordinance text amendments to allow accessory dwelling units.)</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 recent/ongoing development projects, such as Zuelke Building, 320 E. College Av., and Park Central Apartments.)</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, Broadway Hills Estates, Trail View Estates South, and Apple Fields.)</i></p> <p><i>Page #64 – Policy 5.4.3: Continue to offer funding through the Neighborhood Grant Program to help carry out neighborhood improvement projects and encourage neighbors to connect. (Implemented by awards to Historic Central Neighborhood and Lawrence-City Park Neighborhood for “porchfest” and block party events.)</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</i></p>

Question / Topic Regarding Comprehensive Plan	Response / Details
	<i>District.)</i>
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 land availability and environmental limitations of available land. Privately-applied covenants for new home construction. Neighborhood opposition to "other" (not single-family) housing types. Rising interest rates, labor shortage and cost of construction is also limiting housing growth.</i>

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 takes ownership and responsibility for

additional infrastructure such as temporary asphalt paving and concrete paving, and future maintenance (unless otherwise noted in the Development Agreement). In some cases, cost-sharing, or deferred assessments are provided. While the construction of infrastructure is a major consideration in the overall cost of housing, the evaluation of these costs is not included in the report given costs 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 is found in Appendix A of the *City of Appleton Housing Fee Report, 2023*.
- 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 (2023)*. 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 5 and 6 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 6 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 6 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 5: 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 6: 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 7 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 7: 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

City of Appleton Vacant Parcels with Residential & Non-Residential Zoning

Access to Service

-  Water Access Only (22)
-  Sewer Access Only (29)
-  Both Water & Sewer Access (677)

Vacant Parcels

-  Zoned Residential (530)
-  Zoned Non-Residential (238)

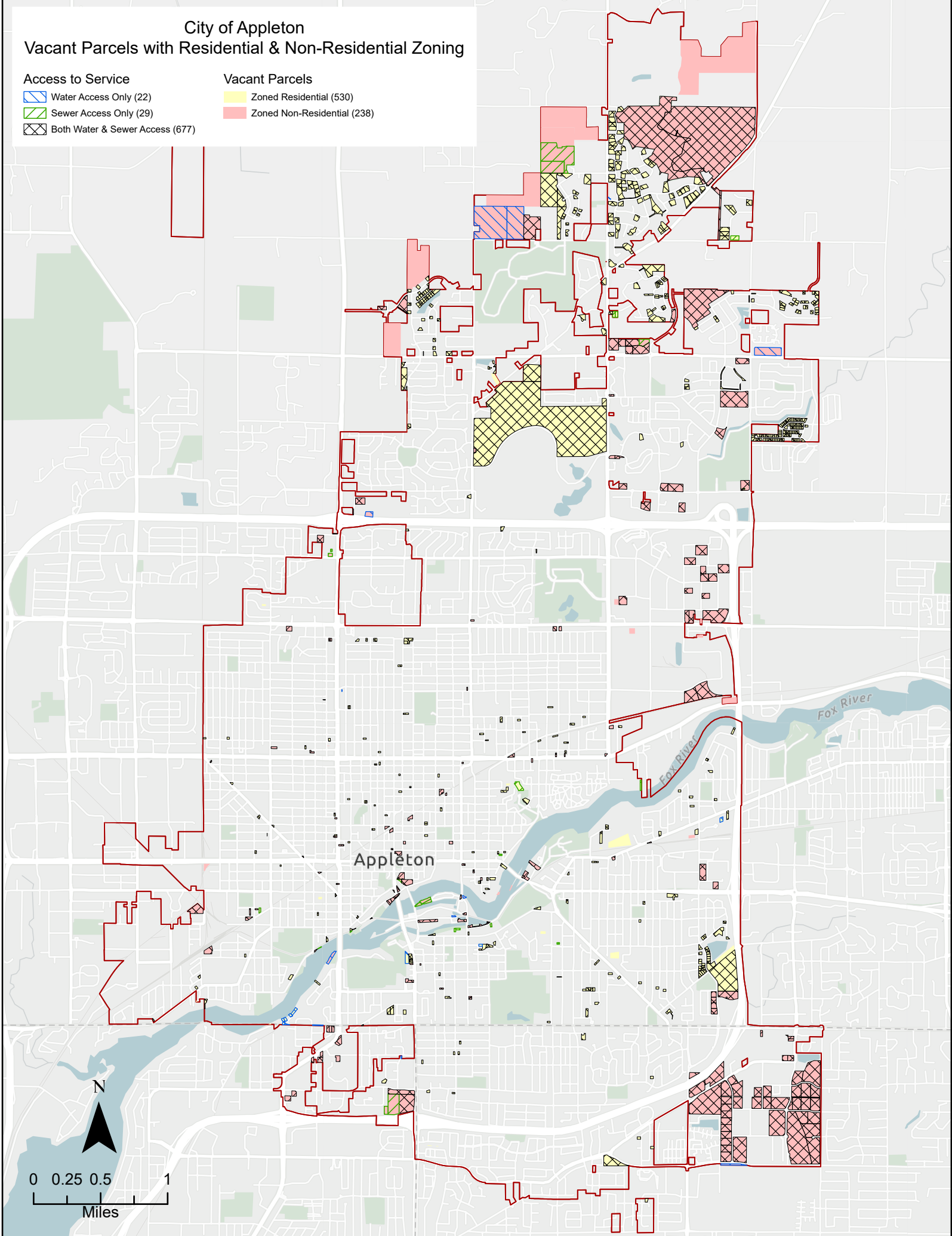


Table 3: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311760000	33.26	AG		Agricultural	YES	YES
311920200	170.82	AG		Agricultural	YES	YES
311921002	2.68	AG		Agricultural	YES	YES
311922000	100.13	AG		Agricultural		
311931013	19.57	AG		Agricultural	YES	
311931014	36.77	AG		Agricultural	YES	
311931016	14.93	AG		Agricultural		
311931017	20.10	AG		Agricultural		
311931018	21.69	AG		Agricultural		YES
311931024	12.02	AG		Agricultural	YES	YES
311931004	43.34	AG		Agricultural		
311931005	20.75	AG		Agricultural		
311931006	10.00	AG		Agricultural		YES
316600000	3.40	AG		Agricultural	YES	YES
316600110	17.28	AG		Agricultural		
316600102	0.21	AG		Agricultural	YES	YES
316600109	2.29	AG		Agricultural		
316620000	30.62	AG		Agricultural		
319418000	24.71	AG		Agricultural	YES	YES
319418500	5.18	AG		Agricultural	YES	YES
589.75		AG Total				
311132200	0.19	C2		General Commercial	YES	YES
311194400	0.17	C2		General Commercial	YES	YES
311195000	0.11	C2		General Commercial	YES	YES
311398701	0.16	C2		General Commercial	YES	YES
311521600	0.46	C2		General Commercial	YES	YES
311650802	3.01	C2		General Commercial	YES	YES
311651037	2.44	C2		General Commercial	YES	YES
311653008	0.19	C2		General Commercial	YES	YES
311655114	0.58	C2		General Commercial	YES	YES
311655122	0.40	C2		General Commercial	YES	YES
311656316	0.46	C2		General Commercial	YES	YES
311664002	0.91	C2		General Commercial		
311665131	1.09	C2		General Commercial		
311672800	1.92	C2		General Commercial	YES	YES
311760101	7.62	C2		General Commercial	YES	
311830100	3.98	C2		General Commercial	YES	YES
311830101	5.13	C2		General Commercial	YES	YES
311830103	1.92	C2		General Commercial	YES	YES
311830104	1.76	C2		General Commercial	YES	YES
311830105	3.09	C2		General Commercial	YES	YES
311830106	2.02	C2		General Commercial		YES
311921010	0.89	C2		General Commercial	YES	YES
313010000	0.25	C2		General Commercial	YES	YES
313033304	0.05	C2		General Commercial	YES	YES
313078800	0.12	C2		General Commercial	YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
313090000	0.11	C2		General Commercial	YES	YES
313148101	0.04	C2		General Commercial	YES	YES
314051800	0.06	C2		General Commercial	YES	YES
314054300	0.80	C2		General Commercial	YES	YES
314076101	0.15	C2		General Commercial	YES	YES
314076102	0.17	C2		General Commercial	YES	YES
314556800	3.59	C2		General Commercial	YES	YES
314556807	1.24	C2		General Commercial	YES	YES
314572900	0.09	C2		General Commercial	YES	YES
314616202	1.06	C2		General Commercial	YES	YES
314616203	1.20	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
315069600	0.20	C2		General Commercial	YES	YES
315127800	0.10	C2		General Commercial	YES	YES
315145303	0.09	C2		General Commercial	YES	YES
315167000	0.05	C2		General Commercial	YES	YES
315241001	0.04	C2		General Commercial		
315266201	0.27	C2		General Commercial	YES	YES
315431000	0.16	C2		General Commercial	YES	YES
315431100	0.16	C2		General Commercial	YES	YES
315948001	0.06	C2		General Commercial	YES	YES
315948312	0.14	C2		General Commercial		YES
315948317	0.49	C2		General Commercial		YES
315948400	1.60	C2		General Commercial	YES	YES
315952924	0.98	C2		General Commercial	YES	YES
316214501	0.10	C2		General Commercial	YES	YES
316450001	2.16	C2		General Commercial	YES	YES
316450003	1.35	C2		General Commercial	YES	
318156000	0.84	C2		General Commercial	YES	YES
318156300	1.09	C2		General Commercial	YES	YES
318160000	9.62	C2		General Commercial	YES	YES
318160100	7.88	C2		General Commercial		YES
318160200	4.13	C2		General Commercial	YES	YES
318200600	0.49	C2		General Commercial	YES	YES
318200800	1.40	C2		General Commercial	YES	YES
318200900	0.87	C2		General Commercial	YES	YES
318210100	0.44	C2		General Commercial	YES	YES
318211500	0.94	C2		General Commercial	YES	YES
318220100	0.57	C2		General Commercial	YES	YES
318220200	0.57	C2		General Commercial	YES	YES
318220300	0.57	C2		General Commercial	YES	YES
319418501	1.16	C2		General Commercial	YES	YES
319419501	7.73	C2		General Commercial	YES	YES
100.77		C2 Total				

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
312014400	1.36	CBD		Central Business District	YES	YES
312015600	2.01	CBD		Central Business District	YES	YES
312021400	0.37	CBD		Central Business District	YES	YES
312021402	0.06	CBD		Central Business District	YES	YES
312027200	0.84	CBD		Central Business District	YES	YES
312038400	0.21	CBD		Central Business District	YES	YES
312041900	0.10	CBD		Central Business District	YES	YES
312048900	0.39	CBD		Central Business District	YES	YES
312063700	0.25	CBD		Central Business District	YES	YES
312079300	0.24	CBD		Central Business District		YES
314029601	0.36	CBD		Central Business District	YES	YES
314029604	0.47	CBD		Central Business District	YES	YES
315114400	0.25	CBD		Central Business District	YES	YES
6.92		CBD Total				
311640800	1.99	CO		Commercial Office	YES	YES
311640801	4.12	CO		Commercial Office	YES	YES
311650120	1.57	CO		Commercial Office	YES	YES
311650132	0.62	CO		Commercial Office	YES	YES
311650133	0.66	CO		Commercial Office	YES	YES
314053600	0.14	CO		Commercial Office	YES	YES
9.10		CO Total				
311431504	0.28	M1		Industrial Park		
311431507	0.27	M1		Industrial Park		
311431801	7.93	M1		Industrial Park	YES	YES
311651018	2.07	M1		Industrial Park	YES	YES
311672310	3.92	M1		Industrial Park	YES	YES
311672312	2.69	M1		Industrial Park	YES	YES
311672900	2.07	M1		Industrial Park	YES	YES
319571200	14.23	M1		Industrial Park	YES	YES
319571214	2.17	M1		Industrial Park	YES	YES
319571215	4.67	M1		Industrial Park	YES	YES
319571216	3.61	M1		Industrial Park	YES	YES
319571218	3.82	M1		Industrial Park	YES	YES
319571219	3.24	M1		Industrial Park	YES	YES
319571221	2.59	M1		Industrial Park	YES	YES
319571222	2.59	M1		Industrial Park	YES	YES
319571223	2.59	M1		Industrial Park	YES	YES
319571224	2.76	M1		Industrial Park	YES	YES
319571225	4.69	M1		Industrial Park	YES	YES
319571234	2.59	M1		Industrial Park	YES	YES
319571235	2.59	M1		Industrial Park	YES	YES
319571236	2.59	M1		Industrial Park	YES	YES
319571237	2.59	M1		Industrial Park	YES	YES
319571239	3.64	M1		Industrial Park	YES	YES
319571240	6.72	M1		Industrial Park	YES	YES
319571205	2.32	M1		Industrial Park	YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
319571206	3.01	M1		Industrial Park	YES	YES
319571300	1.07	M1		Industrial Park	YES	
319571400	11.90	M1		Industrial Park	YES	YES
319580001	12.59	M1		Industrial Park	YES	YES
319580010	4.87	M1		Industrial Park	YES	YES
319580011	7.71	M1		Industrial Park	YES	YES
319580012	10.06	M1		Industrial Park	YES	YES
319580013	31.59	M1		Industrial Park	YES	YES
319580015	1.88	M1		Industrial Park	YES	YES
319580002	4.21	M1		Industrial Park	YES	YES
319580003	3.83	M1		Industrial Park	YES	YES
319580004	4.62	M1		Industrial Park	YES	YES
319580005	3.48	M1		Industrial Park	YES	YES
319580006	4.35	M1		Industrial Park	YES	YES
319580007	4.05	M1		Industrial Park	YES	YES
319580008	3.67	M1		Industrial Park	YES	YES
319580009	4.34	M1		Industrial Park	YES	YES
206.45		M1 Total				
311000900	0.07	M2		General Industrial	YES	YES
311010800	0.70	M2		General Industrial	YES	YES
311024500	0.11	M2		General Industrial	YES	YES
311076600	0.25	M2		General Industrial		
311431800	5.48	M2		General Industrial	YES	YES
311432500	2.90	M2		General Industrial		
312079000	0.15	M2		General Industrial	YES	YES
313008102	0.28	M2		General Industrial		YES
313008400	0.13	M2		General Industrial	YES	YES
313011500	0.57	M2		General Industrial	YES	YES
313017402	1.61	M2		General Industrial	YES	YES
313131701	0.80	M2		General Industrial		
313475001	3.38	M2		General Industrial	YES	YES
314027400	0.65	M2		General Industrial		YES
314027500	1.02	M2		General Industrial		YES
314027601	0.53	M2		General Industrial		YES
314027702	0.17	M2		General Industrial	YES	YES
314027703	0.21	M2		General Industrial	YES	
314027801	0.23	M2		General Industrial	YES	YES
314028205	0.15	M2		General Industrial	YES	
314029501	1.71	M2		General Industrial	YES	YES
314082701	0.22	M2		General Industrial		
314559200	0.70	M2		General Industrial		
317004303	0.11	M2		General Industrial		
21.36		M2 Total				
311921001	104.82	NC		Nature Conservancy	YES	YES
104.82		NC Total				
311730102	2.60	PDC2		Planned Development Overlay	YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
312078700	0.65	PDC2		Planned Development Overlay	YES	YES
312078800	0.40	PDC2		Planned Development Overlay	YES	YES
312078900	0.34	PDC2		Planned Development Overlay	YES	YES
313135501	0.11	PDC2		Planned Development Overlay	YES	YES
314028203	0.74	PDC2		Planned Development Overlay	YES	YES
314068500	0.18	PDC2		Planned Development Overlay	YES	YES
314082800	1.37	PDC2		Planned Development Overlay	YES	YES
314082802	0.23	PDC2		Planned Development Overlay	YES	YES
314082804	1.08	PDC2		Planned Development Overlay	YES	YES
315954235	0.40	PDC2		Planned Development Overlay	YES	YES
316530300	0.35	PDC2		Planned Development Overlay	YES	YES
316560105	0.18	PDC2		Planned Development Overlay	YES	YES
318151504	1.09	PDC2		Planned Development Overlay		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	0.55	PDC2		Planned Development Overlay	YES	YES
319571508	0.44	PDC2		Planned Development Overlay	YES	YES
13.36 PDC2 Total						
311730002	0.44	PDR1A	Planned Development Overlay		Yes	Yes
311730003	0.42	PDR1A	Planned Development Overlay		Yes	Yes
311730005	0.36	PDR1A	Planned Development Overlay		Yes	Yes
1.22 PDR1A Total						
311820014	0.17	PDR1B	Planned Development Overlay		YES	YES
311820030	0.40	PDR1B	Planned Development Overlay		YES	YES
311820031	0.11	PDR1B	Planned Development Overlay		YES	YES
311820009	0.13	PDR1B	Planned Development Overlay		YES	YES
0.81 PDR1B Total						
314122201	0.20	PDR3	Planned Development Overlay		YES	
314122204	0.27	PDR3	Planned Development Overlay		YES	
314122205	0.30	PDR3	Planned Development Overlay		YES	
314122208	0.26	PDR3	Planned Development Overlay		YES	
1.03 PDR3 Total						
311032200	0.36	PI		Public Institutional	YES	YES
311049900	0.18	PI		Public Institutional	YES	YES
311051100	0.08	PI		Public Institutional	YES	YES
311051101	0.08	PI		Public Institutional	YES	YES
311054500	0.17	PI		Public Institutional	YES	YES
311055000	0.09	PI		Public Institutional	YES	YES
311650501	2.61	PI		Public Institutional	YES	YES
311740000	15.37	PI		Public Institutional	YES	YES
311760502	0.14	PI		Public Institutional	YES	YES
311800601	0.31	PI		Public Institutional	YES	YES
311830110	1.77	PI		Public Institutional	YES	YES
312058700	0.54	PI		Public Institutional	YES	YES
314081400	0.19	PI		Public Institutional		YES

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

Parcel ID	Acreage	Zoning			Water	Sewer	
		Zoning Code	Residential	Non-Residential			
314122601	1.23	PI		Public Institutional	YES		
314418501	0.35	PI		Public Institutional	YES	YES	
316600101	1.04	PI		Public Institutional	YES	YES	
24.53		PI Total					
311551800	0.46	R1A	Single-Family		YES	YES	
311562100	0.10	R1A	Single-Family		YES	YES	
311822101	1.60	R1A	Single-Family				
311830401	1.00	R1A	Single-Family		YES	YES	
314521700	0.24	R1A	Single-Family		YES	YES	
314543500	0.23	R1A	Single-Family		YES	YES	
314556404	0.53	R1A	Single-Family		YES	YES	
314557301	0.58	R1A	Single-Family		YES	YES	
314588600	0.61	R1A	Single-Family		YES	YES	
314616300	0.39	R1A	Single-Family		YES	YES	
314616500	26.53	R1A	Single-Family		YES	YES	
314616600	1.76	R1A	Single-Family		YES	YES	
314616600	1.87	R1A	Single-Family				
314616600	1.73	R1A	Single-Family		YES	YES	
314616610	0.26	R1A	Single-Family		YES	YES	
314616611	0.26	R1A	Single-Family		YES	YES	
314616613	0.26	R1A	Single-Family		YES	YES	
314616614	0.26	R1A	Single-Family		YES	YES	
314616615	0.30	R1A	Single-Family		YES	YES	
314616616	0.42	R1A	Single-Family		YES	YES	
314616617	0.33	R1A	Single-Family		YES	YES	
314616618	0.32	R1A	Single-Family		YES	YES	
314616619	0.28	R1A	Single-Family		YES	YES	
314616602	0.25	R1A	Single-Family		YES	YES	
314616620	0.25	R1A	Single-Family		YES	YES	
314616621	0.26	R1A	Single-Family		YES	YES	
314616628	0.31	R1A	Single-Family		YES	YES	
314616629	0.31	R1A	Single-Family		YES	YES	
314616630	0.31	R1A	Single-Family		YES	YES	
314616631	0.30	R1A	Single-Family		YES	YES	
314616632	0.29	R1A	Single-Family		YES	YES	
314616633	0.29	R1A	Single-Family		YES	YES	
314616634	0.29	R1A	Single-Family		YES	YES	
314616636	0.26	R1A	Single-Family		YES	YES	
314616637	0.33	R1A	Single-Family		YES	YES	
314616607	0.29	R1A	Single-Family		YES	YES	
314616900	1.53	R1A	Single-Family				
315949109	0.25	R1A	Single-Family				
316404000	0.40	R1A	Single-Family		YES	YES	
316530435	0.48	R1A	Single-Family		YES	YES	
316530456	0.10	R1A	Single-Family				
316570188	0.08	R1A	Single-Family				

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
316570189	0.09	R1A	Single-Family			
316610300	0.85	R1A	Single-Family	YES	YES	
316620019	0.33	R1A	Single-Family	YES	YES	
316620034	0.30	R1A	Single-Family	YES	YES	
316620067	0.28	R1A	Single-Family	YES	YES	
316620077	0.31	R1A	Single-Family	YES	YES	
316620210	0.25	R1A	Single-Family	YES	YES	
318005400	0.09	R1A	Single-Family	YES		
319328500	0.28	R1A	Single-Family	YES	YES	
319416249	0.31	R1A	Single-Family	YES	YES	
319416209	0.29	R1A	Single-Family	YES	YES	
319456001	0.04	R1A	Single-Family			
319456001	0.08	R1A	Single-Family			
319490046	0.33	R1A	Single-Family	YES	YES	
50.74		R1A Total				
311072901	0.59	R1B	Single-Family	YES	YES	
311098300	0.89	R1B	Single-Family	YES	YES	
311130200	1.56	R1B	Single-Family		YES	
311137500	0.47	R1B	Single-Family		YES	
311195100	0.17	R1B	Single-Family	YES	YES	
311203501	0.23	R1B	Single-Family	YES	YES	
311217900	0.22	R1B	Single-Family	YES	YES	
311223600	0.29	R1B	Single-Family	YES	YES	
311240300	0.14	R1B	Single-Family	YES	YES	
311274900	0.11	R1B	Single-Family	YES	YES	
311301100	0.09	R1B	Single-Family	YES	YES	
311305100	0.22	R1B	Single-Family	YES	YES	
311394000	0.19	R1B	Single-Family	YES	YES	
311398100	0.42	R1B	Single-Family	YES	YES	
311641118	0.22	R1B	Single-Family	YES	YES	
311641120	0.21	R1B	Single-Family	YES	YES	
311641121	0.21	R1B	Single-Family	YES	YES	
311641123	0.23	R1B	Single-Family	YES	YES	
311641124	0.33	R1B	Single-Family	YES	YES	
311641126	0.17	R1B	Single-Family	YES	YES	
311641127	0.17	R1B	Single-Family	YES	YES	
311641128	0.17	R1B	Single-Family	YES	YES	
311641129	0.17	R1B	Single-Family	YES	YES	
311641130	0.17	R1B	Single-Family	YES	YES	
311641136	0.17	R1B	Single-Family	YES	YES	
311641137	0.17	R1B	Single-Family	YES	YES	
311641138	0.19	R1B	Single-Family	YES	YES	
311641139	0.18	R1B	Single-Family	YES	YES	
311641145	0.17	R1B	Single-Family	YES	YES	
311641146	0.17	R1B	Single-Family	YES	YES	
311641147	0.17	R1B	Single-Family	YES	YES	

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311641148	0.17	R1B	Single-Family		YES	YES
311641149	0.21	R1B	Single-Family		YES	YES
311641150	0.19	R1B	Single-Family		YES	YES
311641151	0.25	R1B	Single-Family		YES	YES
311641152	0.18	R1B	Single-Family		YES	YES
311641153	0.18	R1B	Single-Family		YES	YES
311641154	0.18	R1B	Single-Family		YES	YES
311641155	0.18	R1B	Single-Family		YES	YES
311641156	0.18	R1B	Single-Family		YES	YES
311641157	0.18	R1B	Single-Family		YES	YES
311641158	0.18	R1B	Single-Family		YES	YES
311641159	0.18	R1B	Single-Family		YES	YES
311641160	0.18	R1B	Single-Family		YES	YES
311641161	0.18	R1B	Single-Family		YES	YES
311641162	0.27	R1B	Single-Family		YES	YES
311641163	0.24	R1B	Single-Family		YES	YES
311641164	0.19	R1B	Single-Family		YES	YES
311641165	0.33	R1B	Single-Family		YES	YES
311641166	0.24	R1B	Single-Family		YES	YES
311641167	0.17	R1B	Single-Family		YES	YES
311641168	0.18	R1B	Single-Family		YES	YES
311641169	0.21	R1B	Single-Family		YES	YES
311641170	0.21	R1B	Single-Family		YES	YES
311641171	0.18	R1B	Single-Family		YES	YES
311641172	0.18	R1B	Single-Family		YES	YES
311641173	0.18	R1B	Single-Family		YES	YES
311641174	0.18	R1B	Single-Family		YES	YES
311641175	0.18	R1B	Single-Family		YES	YES
311641176	0.18	R1B	Single-Family		YES	YES
311641177	0.18	R1B	Single-Family		YES	YES
311641178	0.25	R1B	Single-Family		YES	YES
311641179	0.27	R1B	Single-Family		YES	YES
311641180	0.18	R1B	Single-Family		YES	YES
311641181	0.18	R1B	Single-Family		YES	YES
311641182	0.18	R1B	Single-Family		YES	YES
311641183	0.18	R1B	Single-Family		YES	YES
311641184	0.18	R1B	Single-Family		YES	YES
311641185	0.18	R1B	Single-Family		YES	YES
311641186	0.19	R1B	Single-Family		YES	YES
311641187	0.21	R1B	Single-Family		YES	YES
311641188	0.25	R1B	Single-Family		YES	YES
311641189	0.24	R1B	Single-Family		YES	YES
311641190	0.18	R1B	Single-Family		YES	YES
311641191	0.18	R1B	Single-Family		YES	YES
311641192	0.27	R1B	Single-Family		YES	YES
311641193	0.17	R1B	Single-Family		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311641194	0.17	R1B	Single-Family		YES	YES
311641195	0.17	R1B	Single-Family		YES	YES
311641196	0.17	R1B	Single-Family		YES	YES
311641197	0.17	R1B	Single-Family		YES	YES
311641198	0.17	R1B	Single-Family		YES	YES
311641199	0.17	R1B	Single-Family		YES	YES
311641200	0.17	R1B	Single-Family		YES	YES
311641201	0.17	R1B	Single-Family		YES	YES
311641210	0.18	R1B	Single-Family		YES	YES
311641211	0.21	R1B	Single-Family		YES	YES
311641212	0.28	R1B	Single-Family		YES	YES
311641215	0.19	R1B	Single-Family		YES	YES
311641216	0.19	R1B	Single-Family		YES	YES
311641217	0.28	R1B	Single-Family		YES	YES
311641218	0.18	R1B	Single-Family		YES	YES
311641219	0.17	R1B	Single-Family		YES	YES
311651202	0.17	R1B	Single-Family		YES	YES
311641220	0.17	R1B	Single-Family		YES	YES
311641221	0.17	R1B	Single-Family		YES	YES
311641222	0.17	R1B	Single-Family		YES	YES
311641223	0.17	R1B	Single-Family		YES	YES
311641224	0.17	R1B	Single-Family		YES	YES
311641225	0.17	R1B	Single-Family		YES	YES
311641226	0.17	R1B	Single-Family		YES	YES
311641228	0.05	R1B	Single-Family		YES	YES
311641203	0.17	R1B	Single-Family		YES	YES
311641204	0.17	R1B	Single-Family		YES	YES
311641205	0.17	R1B	Single-Family		YES	YES
311641206	0.17	R1B	Single-Family		YES	YES
311641209	0.26	R1B	Single-Family		YES	YES
311650001	0.40	R1B	Single-Family		YES	YES
311650164	0.69	R1B	Single-Family		YES	YES
311725011	0.70	R1B	Single-Family		YES	YES
311725012	0.37	R1B	Single-Family		YES	YES
311725013	0.68	R1B	Single-Family		YES	YES
311725014	0.13	R1B	Single-Family		YES	YES
311760007	0.30	R1B	Single-Family		YES	YES
311760917	0.31	R1B	Single-Family		YES	YES
311760946	0.09	R1B	Single-Family		YES	YES
311761143	0.33	R1B	Single-Family		YES	YES
311761144	0.33	R1B	Single-Family		YES	YES
311761158	0.30	R1B	Single-Family		YES	YES
311761200	0.29	R1B	Single-Family		YES	YES
311761201	0.29	R1B	Single-Family		YES	YES
311761210	0.50	R1B	Single-Family		YES	YES
311761211	0.32	R1B	Single-Family		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311761214	0.28	R1B	Single-Family		YES	YES
311761202	0.34	R1B	Single-Family		YES	YES
311761220	1.35	R1B	Single-Family		YES	YES
311761225	0.68	R1B	Single-Family		YES	YES
311761226	0.42	R1B	Single-Family		YES	YES
311761227	0.39	R1B	Single-Family		YES	YES
311761232	0.33	R1B	Single-Family		YES	YES
311761234	0.31	R1B	Single-Family		YES	YES
311761238	0.30	R1B	Single-Family		YES	YES
311761239	0.33	R1B	Single-Family		YES	YES
311761204	0.63	R1B	Single-Family		YES	YES
311761246	0.33	R1B	Single-Family		YES	YES
311761205	0.37	R1B	Single-Family		YES	YES
311761250	0.28	R1B	Single-Family		YES	YES
311761251	0.28	R1B	Single-Family		YES	YES
311761255	0.33	R1B	Single-Family		YES	YES
311761258	0.32	R1B	Single-Family		YES	YES
311761259	0.30	R1B	Single-Family		YES	YES
311761264	0.33	R1B	Single-Family		YES	YES
311761209	0.40	R1B	Single-Family		YES	YES
311830300	1.00	R1B	Single-Family		YES	YES
311830310	1.15	R1B	Single-Family		YES	YES
311830312	1.20	R1B	Single-Family		YES	YES
311830313	2.24	R1B	Single-Family		YES	YES
311830314	1.73	R1B	Single-Family		YES	YES
311830315	1.18	R1B	Single-Family		YES	YES
311830316	3.44	R1B	Single-Family		YES	YES
311830318	1.27	R1B	Single-Family		YES	YES
311830322	0.31	R1B	Single-Family		YES	YES
311830323	1.53	R1B	Single-Family		YES	YES
311830324	0.05	R1B	Single-Family		YES	
311830306	0.89	R1B	Single-Family		YES	YES
311830510	0.38	R1B	Single-Family		YES	YES
311830511	0.54	R1B	Single-Family			YES
311830512	0.53	R1B	Single-Family			YES
311830875	1.01	R1B	Single-Family		YES	YES
311830879	0.44	R1B	Single-Family		YES	YES
311830808	6.16	R1B	Single-Family		YES	YES
311830882	3.00	R1B	Single-Family		YES	YES
311830883	1.01	R1B	Single-Family		YES	YES
311830911	0.23	R1B	Single-Family		YES	YES
311830912	0.30	R1B	Single-Family		YES	YES
311830919	0.46	R1B	Single-Family		YES	YES
311830929	0.29	R1B	Single-Family		YES	YES
311830938	0.28	R1B	Single-Family		YES	YES
311830939	0.21	R1B	Single-Family		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311830948	0.24	R1B	Single-Family		YES	YES
311830949	0.23	R1B	Single-Family		YES	YES
311830958	0.22	R1B	Single-Family		YES	YES
311830907	0.20	R1B	Single-Family		YES	YES
311830972	0.22	R1B	Single-Family		YES	YES
311830973	0.19	R1B	Single-Family		YES	YES
311830974	0.24	R1B	Single-Family		YES	YES
311830908	0.19	R1B	Single-Family		YES	YES
311830983	0.20	R1B	Single-Family		YES	YES
311830984	0.21	R1B	Single-Family		YES	YES
311830985	0.20	R1B	Single-Family		YES	YES
311830909	0.27	R1B	Single-Family		YES	YES
311830993	0.01	R1B	Single-Family		YES	YES
311910501	0.16	R1B	Single-Family		YES	YES
311920003	0.65	R1B	Single-Family		YES	YES
311920004	0.64	R1B	Single-Family		YES	YES
311920045	0.75	R1B	Single-Family		YES	YES
311920005	0.67	R1B	Single-Family		YES	YES
311920054	0.91	R1B	Single-Family		YES	YES
311920064	0.71	R1B	Single-Family		YES	YES
311920066	0.75	R1B	Single-Family		YES	YES
311920067	0.78	R1B	Single-Family		YES	YES
311920008	0.76	R1B	Single-Family		YES	YES
311920082	1.08	R1B	Single-Family		YES	YES
311920085	1.67	R1B	Single-Family		YES	YES
311920086	1.17	R1B	Single-Family		YES	YES
311920087	1.03	R1B	Single-Family		YES	YES
311920088	0.91	R1B	Single-Family		YES	YES
311920090	0.87	R1B	Single-Family		YES	YES
311920092	0.96	R1B	Single-Family		YES	YES
311920093	0.78	R1B	Single-Family		YES	YES
311920094	0.73	R1B	Single-Family		YES	YES
311920096	0.82	R1B	Single-Family		YES	YES
311920102	1.32	R1B	Single-Family		YES	YES
311920301	1.81	R1B	Single-Family		YES	YES
311920312	0.88	R1B	Single-Family		YES	YES
311920313	0.87	R1B	Single-Family		YES	YES
311920315	0.77	R1B	Single-Family		YES	YES
311920316	0.68	R1B	Single-Family		YES	YES
311920317	0.71	R1B	Single-Family		YES	YES
311920318	0.62	R1B	Single-Family		YES	YES
311920322	0.70	R1B	Single-Family		YES	YES
311920324	0.88	R1B	Single-Family		YES	YES
311920325	0.96	R1B	Single-Family		YES	YES
311920326	0.89	R1B	Single-Family		YES	YES
311920327	1.06	R1B	Single-Family		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311920328	0.84	R1B	Single-Family		YES	YES
311920329	0.85	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	0.88	R1B	Single-Family		YES	YES
311920338	0.86	R1B	Single-Family		YES	YES
311920340	0.88	R1B	Single-Family		YES	YES
311920354	0.69	R1B	Single-Family		YES	YES
311920356	1.03	R1B	Single-Family		YES	YES
311920357	1.12	R1B	Single-Family		YES	YES
311920364	0.97	R1B	Single-Family		YES	YES
311920366	0.76	R1B	Single-Family		YES	YES
311920367	0.68	R1B	Single-Family		YES	YES
311920368	0.63	R1B	Single-Family		YES	YES
311920369	0.64	R1B	Single-Family		YES	YES
311920370	0.69	R1B	Single-Family		YES	YES
311920371	0.77	R1B	Single-Family		YES	YES
311920375	0.66	R1B	Single-Family		YES	YES
311920377	0.61	R1B	Single-Family		YES	YES
311920378	0.70	R1B	Single-Family		YES	YES
311920379	0.64	R1B	Single-Family		YES	YES
311920308	1.70	R1B	Single-Family		YES	YES
311920380	2.21	R1B	Single-Family		YES	YES
311920384	1.72	R1B	Single-Family		YES	YES
311920387	0.77	R1B	Single-Family		YES	YES
311920390	0.75	R1B	Single-Family		YES	YES
311920395	1.07	R1B	Single-Family		YES	YES
311921020	1.41	R1B	Single-Family		YES	YES
311921021	1.41	R1B	Single-Family		YES	YES
311921022	1.41	R1B	Single-Family		YES	YES
311921027	2.01	R1B	Single-Family		YES	YES
311921037	1.26	R1B	Single-Family			YES
311921042	1.09	R1B	Single-Family		YES	YES
311930016	0.25	R1B	Single-Family		YES	YES
311930018	0.24	R1B	Single-Family		YES	YES
311930030	0.27	R1B	Single-Family		YES	YES
311930037	0.27	R1B	Single-Family		YES	YES
311930038	0.30	R1B	Single-Family		YES	YES
311930046	0.36	R1B	Single-Family		YES	YES
311930050	0.37	R1B	Single-Family		YES	YES
311930051	0.32	R1B	Single-Family		YES	YES
311930008	0.36	R1B	Single-Family		YES	YES
311930009	0.25	R1B	Single-Family		YES	YES
311931019	0.10	R1B	Single-Family		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311931020	1.60	R1B	Single-Family		YES	YES
311931025	3.48	R1B	Single-Family		YES	YES
311931026	5.28	R1B	Single-Family		YES	YES
311931031	0.27	R1B	Single-Family		YES	YES
311931032	0.24	R1B	Single-Family		YES	YES
311931007	19.75	R1B	Single-Family		YES	YES
313015100	0.17	R1B	Single-Family		YES	YES
313031602	0.25	R1B	Single-Family		YES	YES
313033303	0.14	R1B	Single-Family		YES	YES
313033303	0.04	R1B	Single-Family			YES
313041300	0.12	R1B	Single-Family		YES	YES
313049100	0.14	R1B	Single-Family		YES	YES
313163401	0.50	R1B	Single-Family		YES	YES
313172600	0.50	R1B	Single-Family		YES	YES
313173201	0.05	R1B	Single-Family			YES
313351300	0.21	R1B	Single-Family		YES	YES
313353800	0.21	R1B	Single-Family		YES	YES
313369000	0.10	R1B	Single-Family		YES	YES
313386500	0.06	R1B	Single-Family			
314002302	0.13	R1B	Single-Family		YES	YES
314009000	0.26	R1B	Single-Family		YES	YES
314010902	0.50	R1B	Single-Family			
314013807	0.13	R1B	Single-Family			YES
314015108	0.02	R1B	Single-Family		YES	YES
314017400	0.17	R1B	Single-Family		YES	YES
314018105	0.42	R1B	Single-Family		YES	YES
314019002	0.97	R1B	Single-Family		YES	YES
314029700	0.26	R1B	Single-Family		YES	YES
314031500	0.24	R1B	Single-Family			YES
314032000	0.20	R1B	Single-Family		YES	YES
314053000	0.09	R1B	Single-Family		YES	YES
314053100	0.14	R1B	Single-Family		YES	YES
314053200	0.14	R1B	Single-Family		YES	YES
314060500	0.76	R1B	Single-Family		YES	YES
314060600	0.95	R1B	Single-Family		YES	YES
314061000	0.43	R1B	Single-Family		YES	YES
314062800	0.06	R1B	Single-Family		YES	YES
314066900	0.17	R1B	Single-Family		YES	YES
314070700	0.34	R1B	Single-Family		YES	YES
314077401	0.12	R1B	Single-Family		YES	YES
314079804	0.61	R1B	Single-Family		YES	YES
314086206	0.33	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

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
314091402	0.30	R1B	Single-Family		YES	YES
314091922	0.67	R1B	Single-Family		YES	YES
314093500	0.12	R1B	Single-Family			
314093602	0.07	R1B	Single-Family			
314103500	0.24	R1B	Single-Family		YES	
314110400	0.35	R1B	Single-Family		YES	YES
314122303	0.14	R1B	Single-Family		YES	
314122600	0.62	R1B	Single-Family		YES	
314182900	0.25	R1B	Single-Family		YES	YES
314202300	0.25	R1B	Single-Family		YES	YES
314211700	0.29	R1B	Single-Family		YES	YES
314391500	0.19	R1B	Single-Family		YES	YES
314398400	0.21	R1B	Single-Family		YES	YES
314438100	0.26	R1B	Single-Family		YES	YES
314461000	0.21	R1B	Single-Family		YES	YES
314471500	0.42	R1B	Single-Family		YES	YES
314477300	0.21	R1B	Single-Family		YES	YES
314509000	0.21	R1B	Single-Family		YES	YES
314511401	0.27	R1B	Single-Family		YES	YES
314513000	0.19	R1B	Single-Family		YES	YES
314518001	0.24	R1B	Single-Family		YES	YES
314519801	0.07	R1B	Single-Family			
314545100	0.20	R1B	Single-Family		YES	YES
314546900	0.27	R1B	Single-Family		YES	YES
314555300	1.39	R1B	Single-Family		YES	YES
314558500	0.48	R1B	Single-Family		YES	
314578900	1.88	R1B	Single-Family			
315012400	0.14	R1B	Single-Family		YES	YES
315171301	0.10	R1B	Single-Family		YES	YES
315177400	0.17	R1B	Single-Family		YES	YES
315183901	0.00	R1B	Single-Family		YES	YES
315192700	0.24	R1B	Single-Family		YES	YES
315244000	0.21	R1B	Single-Family		YES	YES
315264600	0.15	R1B	Single-Family		YES	YES
315345801	0.00	R1B	Single-Family		YES	YES
315385000	0.18	R1B	Single-Family		YES	YES
316010100	0.15	R1B	Single-Family		YES	YES
316094500	0.13	R1B	Single-Family		YES	YES
316103601	0.26	R1B	Single-Family		YES	YES
316135600	0.13	R1B	Single-Family		YES	YES
316135700	0.13	R1B	Single-Family		YES	YES
316243901	0.02	R1B	Single-Family		YES	
316283300	0.34	R1B	Single-Family		YES	YES
316283400	0.67	R1B	Single-Family		YES	YES
316283401	0.45	R1B	Single-Family		YES	YES
316314600	0.26	R1B	Single-Family		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
316316100	0.18	R1B	Single-Family		YES	YES
316316200	0.18	R1B	Single-Family		YES	YES
316316500	0.18	R1B	Single-Family		YES	YES
316317000	0.22	R1B	Single-Family		YES	YES
316346900	0.19	R1B	Single-Family		YES	YES
316580200	0.41	R1B	Single-Family		YES	YES
316580202	3.88	R1B	Single-Family		YES	YES
316580203	0.14	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
316620201	0.30	R1B	Single-Family		YES	YES
316620231	0.40	R1B	Single-Family		YES	YES
316620234	0.36	R1B	Single-Family		YES	YES
316620238	0.42	R1B	Single-Family		YES	YES
316620241	0.37	R1B	Single-Family		YES	YES
316620246	0.39	R1B	Single-Family		YES	YES
316620251	0.26	R1B	Single-Family		YES	YES
316620256	0.15	R1B	Single-Family		YES	YES
316620257	0.28	R1B	Single-Family		YES	YES
316620258	0.26	R1B	Single-Family		YES	YES
316620259	0.26	R1B	Single-Family		YES	YES
316620260	0.27	R1B	Single-Family		YES	YES
316620261	0.28	R1B	Single-Family		YES	YES
316620262	0.28	R1B	Single-Family		YES	YES
316620263	0.40	R1B	Single-Family		YES	YES
316620264	0.40	R1B	Single-Family		YES	YES
316620265	0.42	R1B	Single-Family		YES	YES
316620266	0.42	R1B	Single-Family		YES	YES
316620267	0.41	R1B	Single-Family		YES	YES
316620268	0.41	R1B	Single-Family		YES	YES
316620269	0.43	R1B	Single-Family		YES	YES
316620270	0.53	R1B	Single-Family		YES	YES
316620071	0.23	R1B	Single-Family		YES	YES
316620272	0.87	R1B	Single-Family		YES	YES
319019200	0.17	R1B	Single-Family		YES	YES
319020200	0.19	R1B	Single-Family		YES	YES
319053203	0.17	R1B	Single-Family		YES	YES
319054500	0.16	R1B	Single-Family		YES	YES
319124701	0.14	R1B	Single-Family		YES	YES
319479300	0.25	R1B	Single-Family		YES	YES
210.89		R1B Total				
311016001	0.21	R1C	Central City Residential		YES	YES
311045200	0.15	R1C	Central City Residential			YES
311045300	0.13	R1C	Central City Residential		YES	YES
311070500	0.10	R1C	Central City Residential		YES	YES

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
311074700	0.18	R1C	Central City Residential		YES	YES
311076401	0.04	R1C	Central City Residential		YES	YES
311129200	0.68	R1C	Central City Residential		YES	YES
311129400	0.25	R1C	Central City Residential			
313062200	0.31	R1C	Central City Residential			
313108100	0.06	R1C	Central City Residential		YES	YES
315062901	0.11	R1C	Central City Residential		YES	YES
315094801	0.12	R1C	Central City Residential		YES	YES
315094802	0.12	R1C	Central City Residential		YES	YES
315129000	0.16	R1C	Central City Residential		YES	YES
316009300	0.11	R1C	Central City Residential		YES	YES
316024700	0.17	R1C	Central City Residential		YES	YES
316025101	0.09	R1C	Central City Residential		YES	YES
316036201	0.09	R1C	Central City Residential		YES	YES
316065501	0.15	R1C	Central City Residential		YES	YES
3.23		R1C Total				
311009500	0.17	R2	Two-Family		YES	YES
311041800	0.11	R2	Two-Family		YES	YES
311054900	0.14	R2	Two-Family		YES	YES
311206900	0.20	R2	Two-Family		YES	YES
311281600	0.14	R2	Two-Family		YES	YES
311524200	0.24	R2	Two-Family		YES	YES
311646101	222.80	R2	Two-Family		YES	YES
311646200	10.37	R2	Two-Family		YES	YES
311910700	1.14	R2	Two-Family		YES	YES
312056200	0.15	R2	Two-Family		YES	YES
312056300	0.15	R2	Two-Family		YES	YES
312063000	0.08	R2	Two-Family		YES	YES
312064400	0.16	R2	Two-Family		YES	YES
312065201	0.06	R2	Two-Family		YES	YES
313063500	0.09	R2	Two-Family		YES	YES
314018500	0.48	R2	Two-Family		YES	YES
314031000	0.18	R2	Two-Family			YES
314080415	0.28	R2	Two-Family		YES	
314080416	0.83	R2	Two-Family		YES	YES
314425701	0.38	R2	Two-Family		YES	YES
314568300	0.19	R2	Two-Family		YES	YES
315112600	0.10	R2	Two-Family		YES	YES
315393601	0.14	R2	Two-Family		YES	YES
318001600	0.51	R2	Two-Family		YES	YES
239.11		R2 Total				
311054000	0.17	R3	Multi-Family		YES	YES
311077202	0.51	R3	Multi-Family		YES	YES
311931200	2.29	R3	Multi-Family		YES	YES
312047400	0.19	R3	Multi-Family		YES	YES
314053400	1.34	R3	Multi-Family		YES	

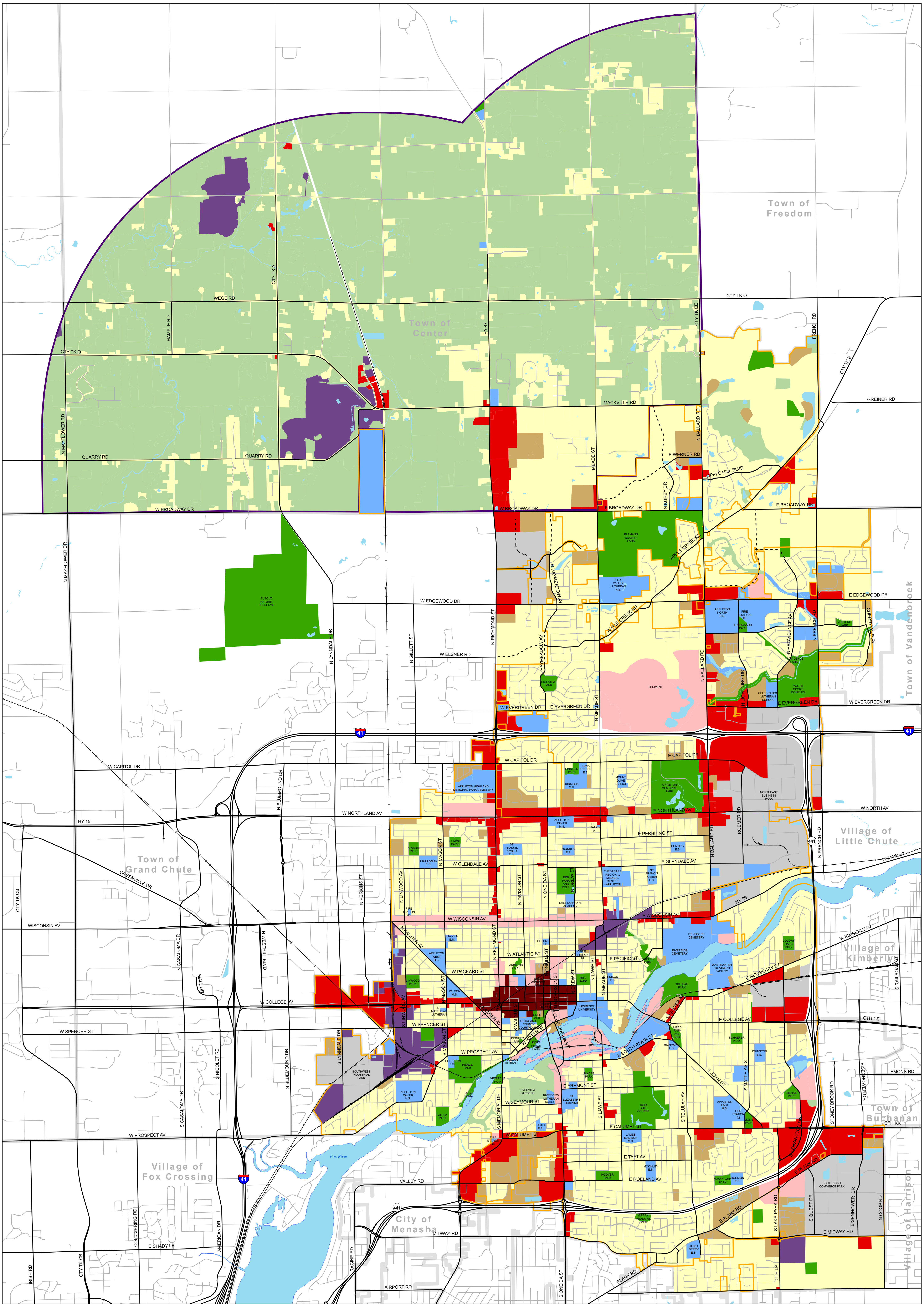
Table 3: Vacant Residential and Non-Residential Parcels with Services

Parcel ID	Acreage	Zoning			Water	Sewer	
		Zoning Code	Residential	Non-Residential			
314208100	0.82	R3	Multi-Family		YES	YES	
314380100	6.97	R3	Multi-Family				
315069700	0.12	R3	Multi-Family		YES	YES	
319111700	0.77	R3	Multi-Family		YES	YES	
319416102	5.23	R3	Multi-Family		YES	YES	
18.40		R3 Total					
525.43		Residential Total					
1077.06		Non-Residential Total					
1602.49		GRAND TOTAL					



APPENDIX B

FUTURE LAND USE



Future Land Use

- | | | |
|--------------------------------|-------------------------------------|-------------------------------|
| One and Two-Family Residential | Industrial | Extraterritorial Jurisdiction |
| Multifamily Residential | Public / Institutional | Appleton City Limits |
| Commercial | Public Parks and Open Space | Major Roads |
| Mixed-Use | Agricultural and Private Open Space | Roads |
| Central Business District | Ponds/Water | Railroads |
| Business / Industrial | | Officially Mapped Roads |

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

Future Land Use Map current as of September 2024. Latest version available at www.appleton.org



APPENDIX C
BUILDING PERMIT DATA FOR NEW DWELLING UNITS

2023 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
B23-0008	1/5/2023	2310 E CELTIC XING	1-9203-47	\$958,802	ONE FAMILY	NEW BUILDING	7/11/2023	\$770.00	0	OF	R1B
B23-0021	1/17/2023	5822 N KESTREL CIR	1-8309-52	\$310,900	ONE FAMILY	NEW BUILDING	8/20/2024	\$420.00	0	OF	R1B
B23-0023	1/18/2023	2889 E TURQUOISE LA	1-7611-52	\$360,000	ONE FAMILY	NEW BUILDING	3/22/2023	\$410.00	0	OF	R1B
B23-0028	1/19/2023	2901 E TURQUOISE LA	1-7611-51	\$360,000	ONE FAMILY	NEW BUILDING	5/23/2023	\$425.00	0	OF	R1B
B23-0029	1/19/2023	3355 E AQUAMARINE AVE	1-7609-14	\$310,000	ONE FAMILY	NEW BUILDING	5/24/2023	\$400.00	0	OF	R1B
B23-0048	1/30/2023	5586 N PROVIDENCE AVE	1-7611-33	\$420,000	ONE FAMILY	NEW BUILDING	12/18/2023	\$550.00	0	OF	R1B
B23-0042	2/2/2023	5834 N KESTREL CIR	1-8309-53	\$345,900	ONE FAMILY	NEW BUILDING	5/24/2023	\$480.00	0	OF	R1B
B23-0043	2/2/2023	2524 E BALDEAGLE DR	1-8309-81	\$330,900	ONE FAMILY	NEW BUILDING	6/13/2023	\$480.00	0	OF	R1B
B23-0057	2/7/2023	5759 N YOSEMITE LA	1-7612-22	\$425,000	ONE FAMILY	NEW BUILDING	8/1/2023	\$460.00	0	OF	R1B
B23-0058	2/7/2023	5680 N YOSEMITE LA	1-7612-30	\$425,000	ONE FAMILY	NEW BUILDING	1/8/2024	\$470.00	0	OF	R1B
B23-0061	2/8/2023	5668 N KESTREL CIR	1-8309-42	\$380,900	ONE FAMILY	NEW BUILDING	12/25/2023	\$580.00	0	OF	R1B
B23-0060	2/8/2023	5667 N KESTREL CIR	1-8309-30	\$395,900	ONE FAMILY	NEW BUILDING	n/a	\$0.00	0	OF	R1B
B23-0066	2/9/2023	3220 E FRITZ CT	1-9210-47	\$831,000	ONE FAMILY	NEW BUILDING	10/13/2023	\$950.00	0	OF	R1B
B23-0068	2/9/2023	1630 S MAYFAIR DR	3-3908-00	\$115,000	ONE FAMILY	NEW BUILDING	7/31/2023	\$260.00	0	OF	R1B
B23-0079	2/16/2023	2826 E SUNSTONE PL	1-7611-74	\$360,000	ONE FAMILY	NEW BUILDING	n/a	\$440.00	0	OF	R1B
B23-0080	2/16/2023	2848 E SUNSTONE PL	1-7611-75	\$360,000	ONE FAMILY	NEW BUILDING	8/30/2023	\$420.00	0	OF	R1B
B23-0083	2/20/2023	5639 N KESTREL CIR	1-8309-35	\$369,900	ONE FAMILY	NEW BUILDING	4/15/2024	\$480.00	0	OF	R1B
B23-0084	2/20/2023	2551 SCHAEFER CIR	9-3233-00	\$380,000	ONE FAMILY	NEW BUILDING	12/27/2023	\$480.00	0	OF	R1A
B23-0093	3/1/2023	3802 E ZION LA	1-7612-15	\$500,000	ONE FAMILY	NEW BUILDING	10/10/2023	\$550.00	0	OF	R1B
B23-0144	3/23/2023	5809 N KESTREL CIR	1-8309-17	\$400,900	ONE FAMILY	NEW BUILDING	7/17/2023	\$530.00	0	OF	R1B
B23-0145	3/20/2023	2379 E BALDEAGLE DR	1-8309-02	\$346,900	ONE FAMILY	NEW BUILDING	7/27/2023	\$340.00	1	OF	R1B
B23-0143	3/21/2023	260 E SPARTAN DR	6-6202-43	\$650,000	ONE FAMILY	NEW BUILDING	9/29/2023	\$640.00	0	OF	R1B
B23-0154	3/28/2023	4323 N SILVERLEAF CT	1-6503-01	\$550,000	ONE FAMILY	NEW BUILDING	9/12/2023	\$510.00	1	OF	R1A
B23-0161	3/29/2023	3776 E GLADIOLUS PL	1-6411-40	\$200,000	ONE FAMILY	NEW BUILDING	10/25/2023	\$380.00	0	OF	R1B
B23-0160	3/29/2023	4523 N CHERRYVALE AVE	1-6411-10	\$200,000	ONE FAMILY	NEW BUILDING	9/15/2023	\$380.00	1	OF	R1B
B23-0166	4/3/2023	5642 N PROVIDENCE AVE	1-7611-36	\$400,000	ONE FAMILY	NEW BUILDING	11/29/2023	\$470.00	0	OF	R1B
B23-0174	4/3/2023	2452 E BALDEAGLE DR	1-8309-70	\$386,900	ONE FAMILY	NEW BUILDING	7/19/2023	\$582.00	0	OF	R1B
B23-0182	4/6/2023	2947 E TURQUOISE LA	1-7611-48	\$360,000	ONE FAMILY	NEW BUILDING	10/10/2023	\$430.00	0	OF	R1B
B23-0181	4/6/2023	2925 E TURQUOISE LA	1-7611-49	\$360,000	ONE FAMILY	NEW BUILDING	10/10/2023	\$410.00	0	OF	R1B
B23-0206	4/13/2023	2322 W PROSPECT AVE	3-3686-00	\$115,000	ONE FAMILY	NEW BUILDING	11/29/2023	\$250.00	0	OF	PDR2
B23-0204	4/13/2023	244 E SPARTAN DR	6-6202-42	\$500,000	ONE FAMILY	NEW BUILDING	1/4/2023	\$530.00	0	OF	R1B
B23-0262	4/27/2023	2322 E HONEYGOLD CT	1-6501-81	\$300,000	ONE FAMILY	NEW BUILDING	n/a	\$385.00	0	OF	R1B
B23-0261	4/27/2023	2284 E HONEYGOLD CT	1-6501-79	\$300,000	ONE FAMILY	NEW BUILDING	n/a	\$410.00	0	OF	R1B
B23-0277	5/2/2023	5325 N AMETHYST DR	1-7611-12	\$360,000	ONE FAMILY	NEW BUILDING	10/10/2023	\$410.00	0	OF	R1B
B23-0276	5/2/2023	2912 E TURQUOISE LA	1-7611-61	\$380,000	ONE FAMILY	NEW BUILDING	12/18/2023	\$470.00	0	OF	R1B
B23-0293	5/4/2023	2339 E HONEYGOLD CT	1-6501-67	\$300,000	ONE FAMILY	NEW BUILDING	3/15/2024	\$342.00	0	OF	R1B
B23-0294	5/4/2023	4504 N HABITAT WAY	1-6500-42	\$350,000	ONE FAMILY	NEW BUILDING	n/a	\$453.00	0	OF	R1B
B23-0304	5/9/2023	3679 E GLADIOLUS PL	1-6411-33	\$325,000	ONE FAMILY	NEW BUILDING	11/15/2023	\$411.00	0	OF	R1B

2023 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
B23-0305	5/9/2023	3657 E GLADIOLUS PL	1-6411-34	\$325,000	ONE FAMILY	NEW BUILDING	11/29/2023	\$410.00	0	OF	R1B
B23-0342	5/17/2023	2501 N MEADE ST	6-1808-00	\$115,000	ONE FAMILY	NEW BUILDING	12/14/2023	\$250.00	0	OF	R1B
B23-0369	5/24/2023	2528 E BALDEAGLE DR	1-8309-82	\$330,900	ONE FAMILY	NEW BUILDING	4/2/2024	\$530.00	0	OF	R1B
B23-0378	5/23/2023	2870 E TURQUOISE LA	1-7611-59	\$240,000	ONE FAMILY	NEW BUILDING	12/26/2023	\$420.00	0	OF	R1B
B23-0406	5/31/2023	7400 N PURDY PKWY	1-9203-46	\$1,365,000	ONE FAMILY	NEW BUILDING	n/a	\$920.00	0	OF	R1B
B23-0441	6/7/2023	2552 E BALDEAGLE DR	1-8309-88	\$330,900	ONE FAMILY	NEW BUILDING	3/27/2024	\$480.00	0	OF	R1B
B23-0489	6/15/2023	6501 N SNOWDRIFT DR	1-9210-25	\$700,000	ONE FAMILY	NEW BUILDING	1/30/2024	\$830.00	0	OF	R1B
B23-0529	6/22/2023	2934 E TURQUOISE LA	1-7611-62	\$390,000	ONE FAMILY	NEW BUILDING	3/18/2024	\$510.00	0	OF	R1B
B23-0544	6/26/2023	2283 E HONEYGOLD CT	1-6501-70	\$300,000	ONE FAMILY	NEW BUILDING	11/29/2023	\$400.00	0	OF	R1B
B23-0547	6/27/2023	2151 E BALDEAGLE DR	1-8308-18	\$388,900	ONE FAMILY	NEW BUILDING	9/28/2023	\$530.00	0	OF	R1B
B23-0567	7/6/2023	4339 N SILVERLEAF CT	1-6503-03	\$449,900	ONE FAMILY	NEW BUILDING	3/4/2024	\$550.00	0	OF	R1A
B23-0577	7/6/2023	7476 N PURDY PKWY	1-9203-36	\$900,000	ONE FAMILY	NEW BUILDING	10/16/2023	\$930.00	0	OF	R1B
B23-0586	7/10/2023	2428 E BALDEAGLE DR	1-8309-68	\$387,900	ONE FAMILY	NEW BUILDING	n/a	\$530.00	0	OF	R1B
B23-0598	7/11/2023	3754 E ZION LA	1-7612-17	\$400,000	ONE FAMILY	NEW BUILDING	1/26/2024	\$470.00	0	OF	R1B
B23-0597	7/11/2023	5457 N JASPER LA	1-7611-57	\$350,000	ONE FAMILY	NEW BUILDING	11/15/2023	\$460.00	0	OF	R1B
B23-0596	7/11/2023	5755 N ACADIA DR	1-7612-37	\$380,000	ONE FAMILY	NEW BUILDING	1/9/2024	\$440.00	0	OF	R1B
B23-0587	7/10/2023	5695 N KESTREL CIR	1-8309-26	\$389,900	ONE FAMILY	NEW BUILDING	n/a	\$530.00	0	OF	R1B
B23-0629	7/19/2023	5858 N KESTREL CIR	1-8309-55	\$346,900	ONE FAMILY	NEW BUILDING	11/13/2023	\$480.00	0	OF	R1B
B23-0641	7/21/2023	2808 E SUNSTONE PL	1-7611-73	\$338,900	ONE FAMILY	NEW BUILDING	1/10/2024	\$410.00	0	OF	R1B
B23-0653	7/27/2023	6444 N SNOWDRIFT DR	1-9210-34	\$800,000	ONE FAMILY	NEW BUILDING	12/21/2023	\$800.00	0	OF	R1B
B23-0668	8/1/2023	2548 E BALDEAGLE DR	1-8309-87	\$330,900	ONE FAMILY	NEW BUILDING	4/12/2024	\$530.00	0	OF	R1B
B23-0669	8/1/2023	5756 N YOSEMITE LA	1-7612-33	\$380,000	ONE FAMILY	NEW BUILDING	1/17/2024	\$490.00	0	OF	R1B
B23-0714	8/9/2023	2564 E BALDEAGLE DR	1-8309-91	\$398,900	ONE FAMILY	NEW BUILDING	11/30/2023	\$590.00	0	OF	R1B
B23-0687	8/7/2023	5421 N JASPER LA	1-7611-55	\$400,000	ONE FAMILY	NEW BUILDING	n/a	\$470.00	0	OF	R1B
B23-0720	8/10/2023	2875 E TURQUOISE LA	1-7611-53	\$320,000	ONE FAMILY	NEW BUILDING	7/15/2024	\$450.00	0	OF	R1B
B23-0742	8/16/2023	2969 E TURQUOISE LA	1-7611-47	\$359,000	ONE FAMILY	NEW BUILDING	4/29/2024	\$420.00	0	OF	R1B
B23-0743	7/25/2023	2995 E TURQUOISE LA	1-7611-45	\$338,900	ONE FAMILY	NEW BUILDING	2/6/2024	\$410.00	0	OF	R1B
B23-0751	8/17/2023	2445 E BALDEAGLE DR	1-8309-06	\$392,900	ONE FAMILY	NEW BUILDING	12/18/2023	\$530.00	0	OF	R1B
B23-0760	8/18/2023	2937 E SUNSTONE PL	1-7611-66	\$420,000	ONE FAMILY	NEW BUILDING	n/a	\$540.00	0	OF	R1B
B23-0789	8/28/2023	5348 N AMETHYST DR	1-7611-15	\$346,000	ONE FAMILY	NEW BUILDING	6/7/2024	\$410.00	0	OF	R1B
B23-0788	8/28/2023	5324 N AMETHYST DR	1-7611-19	\$344,000	ONE FAMILY	NEW BUILDING	6/3/2024	\$410.00	0	OF	R1B
B23-0794	8/28/2023	2719 S GREENVIEW ST	9-0922-00	\$190,000	ONE FAMILY	NEW BUILDING	3/14/2024	\$380.00	0	OF	R1B
B23-0796	8/28/2023	2932 E AQUAMARINE AVE	1-7611-40	\$500,000	ONE FAMILY	NEW BUILDING	2/23/2024	\$540.00	0	OF	R1B
B23-0805	8/31/2023	5711 N HAYMEADOW AVE	6-6202-35	\$420,000	ONE FAMILY	NEW BUILDING	n/a	\$540.00	0	OF	R1B
B23-0806	8/31/2023	166 E SPARTAN DR	6-6202-39	\$775,000	ONE FAMILY	NEW BUILDING	4/9/2024	\$710.00	0	OF	R1B
B23-0866	9/14/2023	2527 E BALDEAGLE DR	1-8309-56	\$330,900	ONE FAMILY	NEW BUILDING	12/18/2023	\$410.00	0	OF	R1B
B23-0867	9/14/2023	2440 E BALDEAGLE DR	1-8309-69	\$458,900	ONE FAMILY	NEW BUILDING	1/10/2024	\$610.00	0	OF	R1B
B23-0869	9/15/2023	2605 E CORRIDOR DR	1-6500-49	\$375,000	ONE FAMILY	NEW BUILDING	n/a	\$600.00	0	OF	R1B

2023 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
B23-0901	9/21/2023	2911 E AQUAMARINE AVE	1-7611-41	\$425,000	ONE FAMILY	NEW BUILDING	3/9/2024	\$480.00	0	OF	R1B
B23-0902	9/21/2023	2968 E SUNSTONE PL	1-7611-42	\$425,000	ONE FAMILY	NEW BUILDING	3/29/2024	\$470.00	0	OF	R1B
B23-0930	9/28/2023	210 E SPARTAN DR	6-6202-40	\$650,000	ONE FAMILY	NEW BUILDING	4/9/2024	\$580.00	0	OF	R1B
B23-0942	10/4/2023	3768 E GLADIOLUS PL	1-6411-41	\$225,000	ONE FAMILY	NEW BUILDING	3/11/2024	\$380.00	0	OF	R1B
B23-0960	10/3/2023	3175 E FRITZ CT	1-9210-44	\$800,000	ONE FAMILY	NEW BUILDING	n/a	\$690.00	0	OF	R1B
B23-0966	10/16/2023	2220 E DOWNS RDG	1-9203-89	\$962,400	ONE FAMILY	NEW BUILDING	4/23/2024	\$810.00	0	OF	R1B
B23-1002	10/23/2023	5764 N HAYMEADOW AVE	6-6202-53	\$576,000	ONE FAMILY	NEW BUILDING	n/a	\$570.00	0	OF	R1B
B23-1017	10/26/2023	3305 E RUBYRED DR	1-7609-27	\$425,000	ONE FAMILY	NEW BUILDING	4/29/2024	\$460.00	0	OF	R1B
B23-1037	11/2/2023	2823 E SUNSTONE PL	1-7611-71	\$350,000	ONE FAMILY	NEW BUILDING	8/1/2024	\$480.00	0	OF	R1B
B23-1038	11/2/2023	5684 N KESTREL CIR	1-8309-43	\$419,900	ONE FAMILY	NEW BUILDING	3/14/2024	\$630.00	0	OF	R1B
B23-1042	11/7/2023	2410 E CELTIC XING	1-9203-49	\$1,200,000	ONE FAMILY	NEW BUILDING	n/a	\$800.00	0	OF	R1B
B23-1045	11/8/2023	1621 E CANYON LA	1-9300-28	\$510,000	ONE FAMILY	NEW BUILDING	6/14/2024	\$550.00	0	OF	R1B
B23-1053	11/13/2023	5767 N SEQUOIA DR	1-7612-56	\$350,000	ONE FAMILY	NEW BUILDING	n/a	\$550.00	0	OF	R1B
B23-1072	11/21/2023	3800 E TETON LA	1-7612-49	\$300,000	ONE FAMILY	NEW BUILDING	7/12/2024	\$440.00	0	OF	R1B
B23-1087	11/28/2023	2255 E HONEYGOLD CT	1-6501-71	\$310,000	ONE FAMILY	NEW BUILDING	4/24/2024	\$380.00	0	OF	R1B
B23-1102	12/7/2023	2240 E HONEYGOLD CT	1-6501-77	\$312,000	ONE FAMILY	NEW BUILDING	7/18/2024	\$390.00	0	OF	R1B
B23-1103	12/7/2023	2875 E SUNSTONE PL	1-7611-69	\$300,000	ONE FAMILY	NEW BUILDING	8/7/2024	\$450.00	0	OF	R1B
B23-1104	12/8/2023	2556 E BALDEAGLE DR	1-8309-89	\$435,900	ONE FAMILY	NEW BUILDING	4/5/2024	\$630.00	0	OF	R1B
B23-1105	12/8/2023	5702 N KESTREL CIR	1-8309-44	\$455,900	ONE FAMILY	NEW BUILDING	3/15/2024	\$530.00	0	OF	R1B
B23-1118	12/14/2023	3691 E GLADIOLUS PL	1-6411-32	\$375,000	ONE FAMILY	NEW BUILDING	7/29/2024	\$380.00	0	OF	R1B
B23-1119	12/14/2023	3705 E GLADIOLUS PL	1-6411-31	\$375,000	ONE FAMILY	NEW BUILDING	7/30/2024	\$380.00	0	OF	R1B
B23-1124	12/18/2023	801 W HAWES AVE	5-2445-00	\$220,000	ONE FAMILY	NEW BUILDING	10/1/2024	\$108.00	0	OF	R1B

SINGLE-FAMILY BUILDING PERMITS APPROVED IN 2023 (NEW CONSTRUCTION): 98

FEES COLLECTED FOR SINGLE-FAMILY BUILDING PERMITS IN 2023 (NEW CONSTRUCTION): \$48,416.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN SINGLE-FAMILY BUILDING PERMITS IN 2023: 98

2020 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
B23-0408	5/30/2023	411 N ONEIDA ST	2-0536-00	\$585,000	TWO FAMILY	NEW BUILDING	1/9/2024	\$350.00	0	TF	CBD

TWO-FAMILY BUILDING PERMITS APPROVED IN 2020 (NEW CONSTRUCTION): 1

FEEES COLLECTED FOR TWO-FAMILY BUILDING PERMITS IN 2020 (NEW CONSTRUCTION): \$350.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN TWO-FAMILY BUILDING PERMITS IN 2020: 2

2023 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
B23-0397	5/30/2023	102 W HARRIS ST	2-0536-00	\$1,500,000	MULTI FAMILY	NEW BUILDING	7/30/2024	\$13,410.00	6	MF	CBD

MULTI-FAMILY BUILDING PERMITS APPROVED IN 2023 (NEW CONSTRUCTION): 1

FEES COLLECTED FOR MULTI-FAMILY BUILDING PERMITS IN 2023 (NEW CONSTRUCTION): \$13,410.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN MULTI-FAMILY BUILDING PERMITS IN 2020: 6

2023 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	PLANNING ZONE 1
B21-0858	5/30/2023	113 W HARRIS ST	2-0441-00	\$7,150,000	MIXED USE	NEW BUILDING	7/30/2024	\$7,335.00	40	MX	CBD

MIXED-USE BUILDING PERMITS APPROVED IN 2023 (WITH RESIDENTIAL): 1

FEES COLLECTED FOR MIXED-USE BUILDING PERMITS IN 2023 (WITH RESIDENTIAL): \$7,335.00

NUMBER OF NEW DWELLING UNITS INCLUDED IN MIXED-USE BUILDING PERMITS IN 2023: 40

Housing Fee Report, 2023

City of Appleton

January 8, 2024



DEPARTMENT OF
**COMMUNITY
DEVELOPMENT**

Prepared by the
City of Appleton
Community Development Department

ABSTRACT

TITLE: City of Appleton Housing Fee Report, 2023

CONTACT: Colin Kafka, Principal Planner

AUTHORS: Colin Kafka, Principal Planner
Jessica Schneider, GIS Specialist

SUBJECT: Housing Development Fees

DATE: January 8, 2024

SOURCE OF COPIES: City of Appleton
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Appleton, WI 54911
(920) 832-6468
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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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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 state, etc., are not included in this report. On October 4, 2023, Common Council approved an update to the land use application fee schedule, which becomes effective January 1, 2024. Also, changes to the fee in lieu of parkland dedication were approved by Common Council on February 1, 2023. Current fee information is identified on the "New Housing Fee Report" page on the City's website. A complete copy of the 2024 fee schedule is included in Appendix A. Table 1 lists the types and amounts of these fees for 2023.

Table 1: City of Appleton Schedule of Fees, 2023

Building permit fee	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Pre Plat fee	Final plat fee	Stormwater 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): \$1,100 per unit in R-1A, R-1B, R-1C, and R-2. \$900 per unit in R-3, PD, and TND.	\$100 + \$25 per lot, Reapplication fee for preliminary plat \$50	\$150	Charged per actual cost to review stormwater management plan	N/A (case-by-case with annex)

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 2023 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, 2023

Building permit fee (new construction + remodel permits)	Impact fee	Park fee	Land dedication or fee in lieu of land dedication requirement	Pre Plat fee	Final Plat fee	Stormwater management fee	Water or sewer hook-up fee	Total Fees collected
\$101,897.00	\$0.00	\$0.00	\$23,400.00	\$3,250.00	\$450.00	\$2,465.38	\$11,337.40	\$142,799.78

The 2021 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 (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, 2023*.

Table 3: City of Appleton Approved Residential Dwelling Units by Type, 2023

Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Units	Total
98	2	46	0	146

Calculation: $\$142,799.78 \div 146 = \978.08

In 2023, the City of Appleton collected just over \$978.00 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, nor do these projects result in new dwelling units. In 2023, the City collected \$32,386.00 in remodeling fees. Furthermore, the two water/sewer hook-up fees collected in 2023, a total of \$11,337.40, did not result in the creation of new dwelling units.

Calculation: $(\$142,799.78 - \$32,386.00 - \$11,337.40) \div 146 = \678.61

The 2023 average total fee cost for each new residential dwelling unit, minus remodeling and water/sewer hook-up (after annexation) fees, was just over \$678.61

The calculations above represent a snapshot in time for 2023. 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.

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APPENDIX A
Municipal Fee Schedule



CITY OF APPLETON

Community Development Department

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PLANNING DIVISION LAND USE APPLICATION FEES (Updated January 1, 2024)

Lot Line Adjustment	\$30.00
Certified Survey Map	\$150.00 + \$25.00 per lot
Preliminary Plat	\$500.00 + \$25.00 per lot
• Reapplication / Preliminary Plat	\$50.00
Final Plat	\$250.00 + \$25.00 per lot

For land divisions that create new lots, parkland and/or trail dedication is required pursuant to Section 17-29 of the Municipal Code. In lieu of dedication, the landowner shall pay a fee upon the issuance of a building permit for an individual lot.

<u>Zoning District</u>	<u>In Lieu Payment (per dwelling unit)</u>
R-1A, R-1B, R-1C, and R-2	\$1,100.00
R-3, PD, and TND	\$900.00

Comprehensive Land Use Plan Map Amendment	\$600.00
Rezoning	\$600.00
Planned Development	
• Initial Rezoning	\$600.00
• Major Amendment	\$150.00
Traditional Neighborhood Development (TND)	
• Initial Rezoning	\$600.00
• Major Amendment	\$150.00
Special Use Permit	\$450.00
• Amendment	\$100.00

Site Plan Review	\$3,000.00
<ul style="list-style-type: none"> • New Cell Tower or Class 1 Collocation 	
Site Plan Review	\$600.00
<ul style="list-style-type: none"> • New and additions to principal buildings and structures, not including 1 and 2 family dwellings (see Section 23-570(2), Zoning Code) • Construction, reconstruction, rehabilitation and/or expansion of parking lots and loading areas of 20 or more spaces • Parking lot and loading area reconstructions (patching) that affects greater than 15% of the total parking lot and loading area per calendar year (starts January 1st) 	
Site Plan Minor Review	\$300.00
<ul style="list-style-type: none"> • Construction, reconstruction, rehabilitation and expansion of parking lots and loading areas, less than 20 spaces • New accessory buildings and structures 2,500 s.f. or greater in size • Utility buildings/cabinets accessory to a cell tower 	
Street Vacations (Citizen requested/initiated)	\$200.00
Temporary Use Permit	
<ul style="list-style-type: none"> • Initial - New Location • Renewal - Same Location 	 \$150.00 \$75.00
Zoning Verification Letter	\$50.00/parcel



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, 2024)

One and Two-family dwellings.....	\$ 15.00 per 100 square feet ¹ (Min. fee is \$50.00)
One and Two-family acc. buildings...	\$ 10.00 per 100 square feet (Min. fee is \$50.00)
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.....	\$50.00
Residential structures.....	\$50.00
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.....	\$50.00
Fences.....	\$50.00
Paving.....	\$50.00
State Sticker Fee	
One and Two-Family Residential	\$40.00
Plan Exam Fee	
One and Two-Family Residential.....	\$6.00 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.



DEPARTMENT OF PUBLIC WORKS
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CITY OF APPLETON
ELECTRICAL PERMIT FEE SCHEDULE
(effective 1/1/2024)

One and Two-Family Dwellings..... \$3.00 per 100 square feet² (\$50.00 min. fee)

Multi-family Dwellings.....\$3.50 per 100 square feet² (\$50.00 min. fee)

Commercial & Industrial Buildings³

- For work costing up to \$500, the fee shall be \$50.00.
- 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
HEATING, VENTILATING AND A/C PERMIT FEE SCHEDULE
 (effective 1/1/2024)

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 \$40 fee (see below).

Residential Alterations (Replacement & Conversions)..... \$1.50 per \$100 of estimated cost or fraction thereof.

Minimum Fee..... \$50.00

Heated Garages..... \$50.00

Residential Air Conditioning..... \$50.00

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 1/1/2024)

Sign Permit	\$100.00 per sign
New HVAC License	\$50.00 (Renewal \$50.00 every 5 years)
Board of Appeals	\$350.00
Board of Building Inspection	\$45.00



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CITY OF APPLETON
PLUMBING/SEWER PERMIT FEE SCHEDULE

(effective 1/1/2024)

New Construction – One and Two Family Dwellings:

Plumbing Permit	\$150.00
Sewer Permit - Water Service	\$ 50.00
Sewer Permit - Sanitary/Stormwater from Main to Property Line	\$ 50.00
Sewer Permit - Sanitary/Stormwater from Property Line to Building	\$ 50.00

New Construction – Multi Family, Commercial or Industrial:

Plumbing Permit Fee per Fixture or Appliance Connection	\$ 7.00 ea.
Sewer Permit -Water Service	\$ 50.00
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.
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Repair Work on Existing Installations:

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

Septic Tank and Private Disposal System \$ 50.00

Water Well \$ 50.00

Minimum Fee \$ 50.00

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.



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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

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

Community Development Department

Assessor's Office

100 N. Appleton Street

Appleton, WI 54911

p: 920.832.5850

f: 920.832.5908

www.appleton.org/government/assessor-s-office

ASSESSOR'S OFFICE PROPERTY RECORDS MAINTENANCE FEE (Effective January 1, 2024)

New Construction/Additions

- New Single Family/Two-Family Residential \$125.00
- Commercial (includes Multi-Family & Industrial) \$350.00
- Garages/Accessory Structures & Single Family/Two-Family Additions \$30.00

Alterations/Renovations

- Garages/Accessory Structures & Single Family/Two-Family Alterations \$30.00
- Commercial (includes Multi-Family & Industrial) \$150.00

**CITY OF APPLETON, WI
POLICY FOR SPECIAL ASSESSMENTS 2024**

I. STREET CONSTRUCTION AND RECONSTRUCTION

ADOPTED 12/06/23

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% 100%	75% 100%	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)		New Concrete		Rural to Urban Conversion		Direct Assessments (in addition to Base Rate)	
Construction Items							
Administrative Fees (6%)		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		\$1.50/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		-	
Maintenance Hole / Inlet Reconstruction		N		N		-	
Maintenance Hole/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 (6%)	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	-
Maintenance Hole / Inlet Reconstruction	N	N	N	-
Maintenance Hole/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 (6%)	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:
 - 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 to be 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 only for sidewalk replacement, reconstructed asphalt and **reconstructed** concrete streets. Not for rural to urban conversion **of asphalt replacement** 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 (6%)		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 (6%)		Y		N		-	
Property Owner Notification		Y		N		-	
Sanitary area assessment		Y		N		-	
Sanitary Sewer Main		Y		N		-	
Sanitary Maintenance Holes		Y		N		-	
Drop Maintenance Holes		Y		N		-	
Maintenance Hole Castings		Y		N		-	
Sanitary Laterals (50% Rate)		Y		Y		4" and 6"= \$52.00 > 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 maintenance holes. 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 maintenance hole 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 (6%)		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 Maintenance Holes		Y	Y	-			
Inlets		Y	Y	-			
Inlet Leads		Y	Y	-			
Drop Maintenance Holes		Y	Y	-			
Maintenance Hole Castings		Y	Y	-			
Storm Laterals		Y	Y	6" = \$33.00 8" = \$44.00 10" = \$47.00 12" = \$51.00 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, maintenance holes, 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'), maintenance holes, 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. Prior to total reconstruction, at locations where existing storm sewers are being replaced or new storm sewers are being installed, storm laterals shall be installed to all properties that are not yet served.

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 $\frac{1}{2}$ 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. 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 $\frac{1}{2}$ the right-of-way width of the street for which the property is addressed.

VII. WATERMAINS 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 (6%)	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.

Decorative lighting beyond these standards will be based on the additional cost to install equipment, along with the annual charge to power the decorative street lighting. On-going annual special assessments will be reviewed to determine the lighting charge based on current utility company approved rates.

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 (6%)		Y	Y	Y
Area Assessment - Sanitary		Y	Y	Y
Regional Stormwater Facilities		Y	Y	Y
Sewer Televising		Y	Y	Y
Temporary Asphalt Pavement		Y	Y	Y
Concrete Pavement +		Y	Y	D
Sidewalks		Y	Y	D
Boulevard Trees		Y	Y	D
Street Name Signs		Y	Y	Y
Traffic Control Signs		Y	Y	Y
Sanitary Sewer		D	D	D
Sanitary Overbuild		D	D	D
Storm Sewer		D	D	D
Storm Overbuild		D	D	D
Water Main		D	D	D
Water Main Overbuild		D	D	D
Sanitary Laterals		D	D	D
Storm Laterals		D	D	D
Water Services		D	D	D
Rear-yard Drains		D	D	D
Grading & Graveling (Right-of-way)		D	D	D
Lot Grading		D	D	D
Private Utilities (Gas, Electric, Telephone, Cable TV)		D	D	D
Seed & Mulch (Right-of-way)		D	D	D
Seed & Mulch (Lot areas)		D	D	D
Street Lights		D	D	D
Erosion Control		D	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-foot high on a wooden pole, spaced anywhere from 250 to 300 feet apart. Decorative lighting beyond these standards will have on-going annual special assessments per development agreements.
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 Finance Committee 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"	\$52.00/ft
	> 6"	actual cost
Storm Sewer Reconstruction up to & including 15" main:		\$36.00/ft
Storm Sewer Laterals Reconstruction	6"	\$31.00/ft
	8"	\$37.00/ft
	10"	\$40.00/ft
	12"	\$43.00/ft
	> 12"	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

XV. 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

Department of Community Development Inspection Division

Permit Summary Count YTD Comparison

01/01/24 Thru 10/31/24

Report Date: 11/1/2024

Permit Type	Year Issued	Permit Count	Total Estimated Cost	Total Receipt Amount
BUILDING				
	2023	1,024	155,707,913	518,445.39
	2024	974	173,355,068	435,184.56
		-4.88 %	11.33 %	-16.06 %
DISPLAY SIGN				
	2023	142	1,257,624	5,828.00
	2024	120	963,972	11,940.00
		-15.49 %	-23.35 %	104.87 %
ELECTRICAL				
	2023	762	19,604,488	138,031.56
	2024	949	20,035,803	142,784.10
		24.54 %	2.20 %	3.44 %
EROSION CNTL				
	2023	18		2,650.00
	2024	25		3,850.00
		38.89 %	%	45.28 %
HEATING				
	2023	796	21,045,811	82,682.00
	2024	808	25,926,915	92,313.91
		1.51 %	23.19 %	11.65 %
PLAN REVIEW				
	2023	80		31,165.00
	2024	63		24,655.00
		-21.25 %	%	-20.89 %
PLUMBING				
	2023	621	10,283,684	39,248.00
	2024	833	12,612,477	56,992.00
		34.14 %	22.65 %	45.21 %
SEWER				
	2023	371	13,235,147	30,354.00
	2024	535	3,870,255	41,186.00
		44.20 %	-70.76 %	35.69 %
WELL				
	2023	14		560.00
	2024	5		200.00
		-64.29 %	%	-64.29 %

Department of Community Development Inspection Division

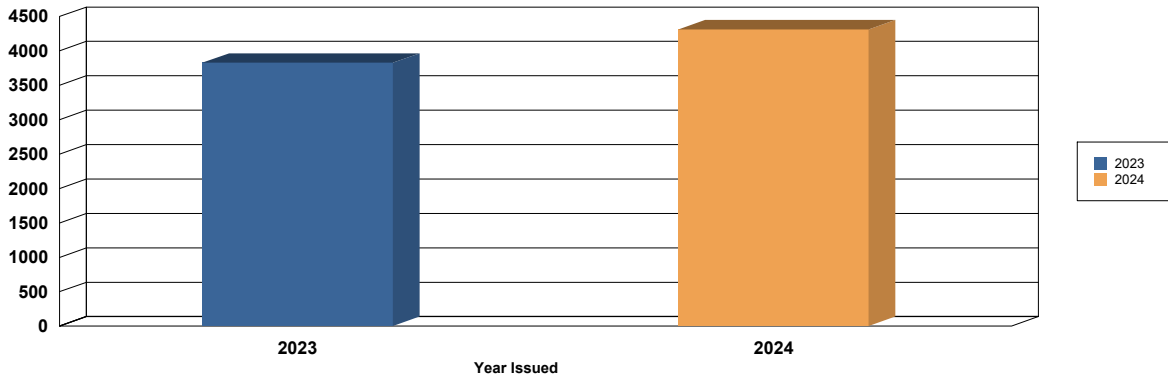
Permit Summary Count YTD Comparison

01/01/24 Thru 10/31/24

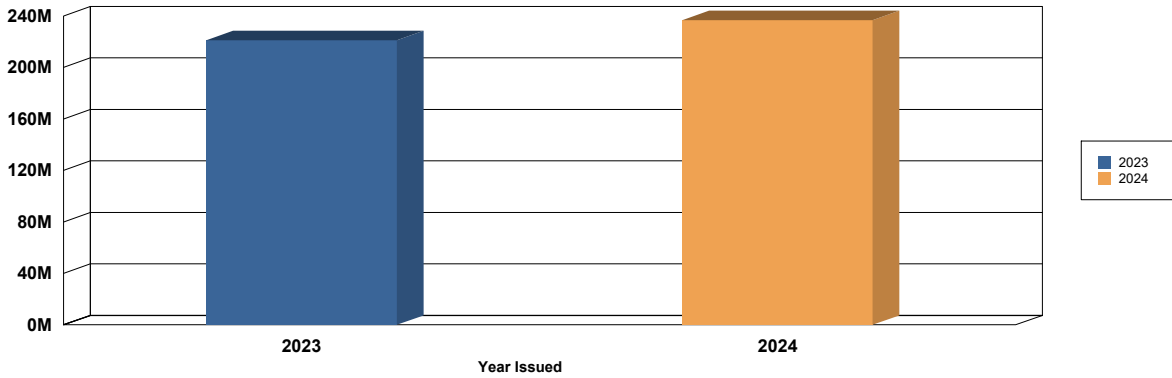
Report Date: 11/1/2024

	2023	2024
Permits	3828	4312
Estimated Cost	221,134,667.00	236,764,490.00
Receipt Amount	848,963.95	809,105.57

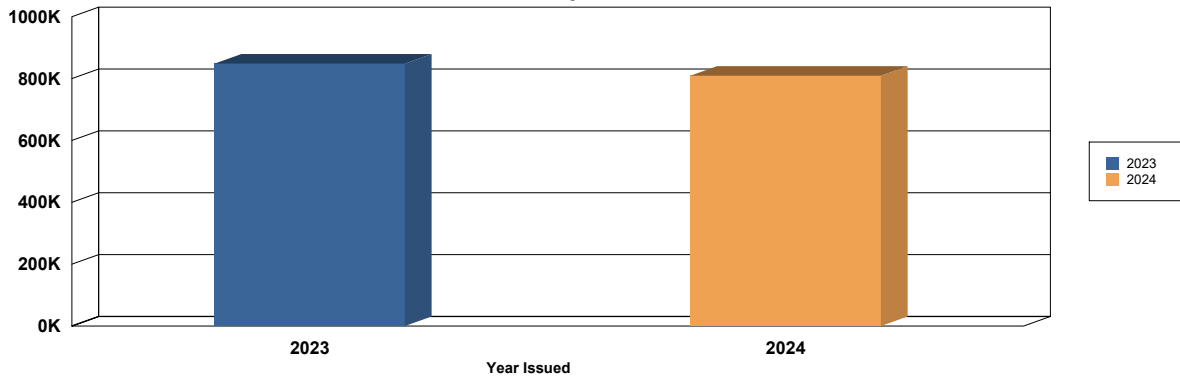
Number of Permits



Estimated Cost



Receipt Amount



Department of Community Development Inspection Division

Permit Summary Count YTD Comparison

01/01/24 Thru 11/30/24

Report Date: 12/3/2024

Permit Type	Year Issued	Permit Count	Total Estimated Cost	Total Receipt Amount
BUILDING				
	2023	1,084	161,934,901	532,499.39
	2024	1,054	188,069,126	495,469.56
		-2.77 %	16.14 %	-6.95 %
DISPLAY SIGN				
	2023	143	1,258,204	5,868.00
	2024	131	1,052,824	36,930.00
		-8.39 %	-16.32 %	529.35 %
ELECTRICAL				
	2023	801	19,983,188	142,037.22
	2024	1,005	20,716,331	152,483.67
		25.47 %	3.67 %	7.35 %
EROSION CNTL				
	2023	18		2,650.00
	2024	26		4,000.00
		44.44 %	%	50.94 %
HEATING				
	2023	885	22,888,218	93,059.70
	2024	883	26,504,043	98,679.03
		-0.23 %	15.80 %	6.04 %
PLAN REVIEW				
	2023	87		32,535.00
	2024	68		27,605.00
		-21.84 %	%	-15.15 %
PLUMBING				
	2023	668	11,580,484	43,373.40
	2024	864	13,061,711	58,945.00
		29.34 %	12.79 %	35.90 %
SEWER				
	2023	396	13,343,364	32,854.00
	2024	550	4,247,400	43,839.00
		38.89 %	-68.17 %	33.44 %
WELL				
	2023	15		600.00
	2024	5		200.00
		-66.67 %	%	-66.67 %

Department of Community Development Inspection Division

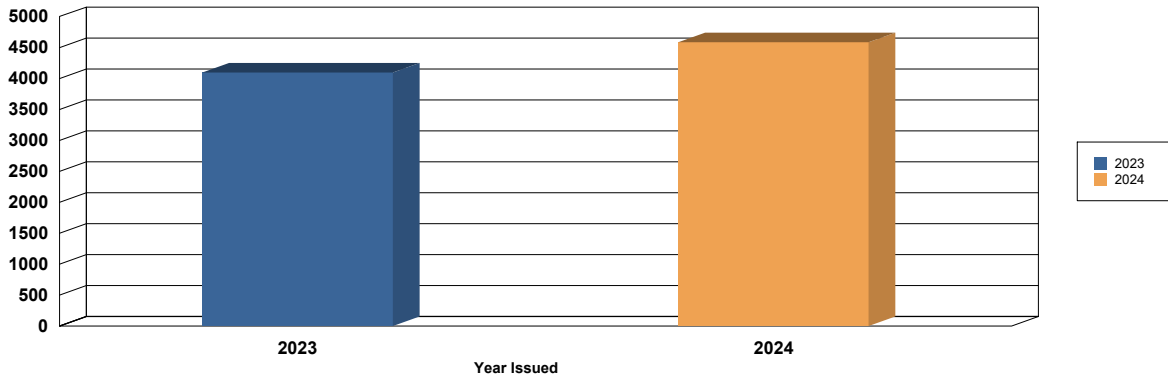
Permit Summary Count YTD Comparison

01/01/24 Thru 11/30/24

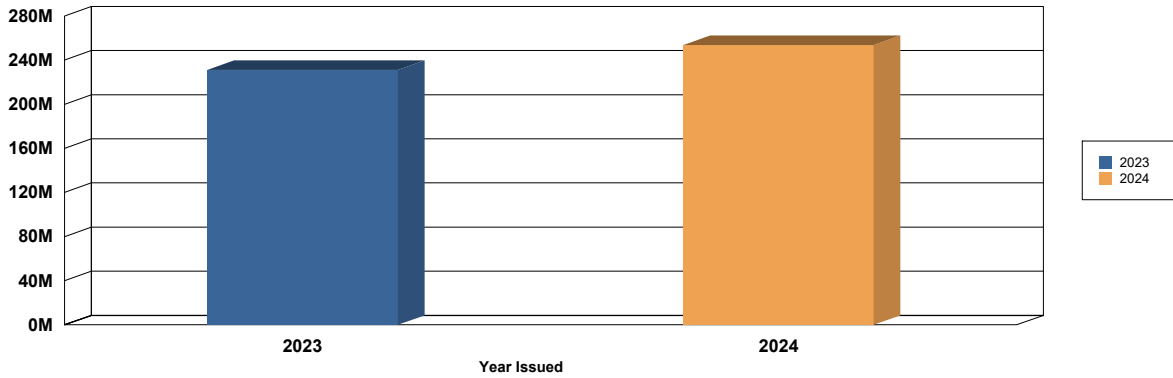
Report Date: 12/3/2024

	2023	2024
Permits	4097	4586
Estimated Cost	230,988,359.00	253,651,435.00
Receipt Amount	885,476.71	918,151.26

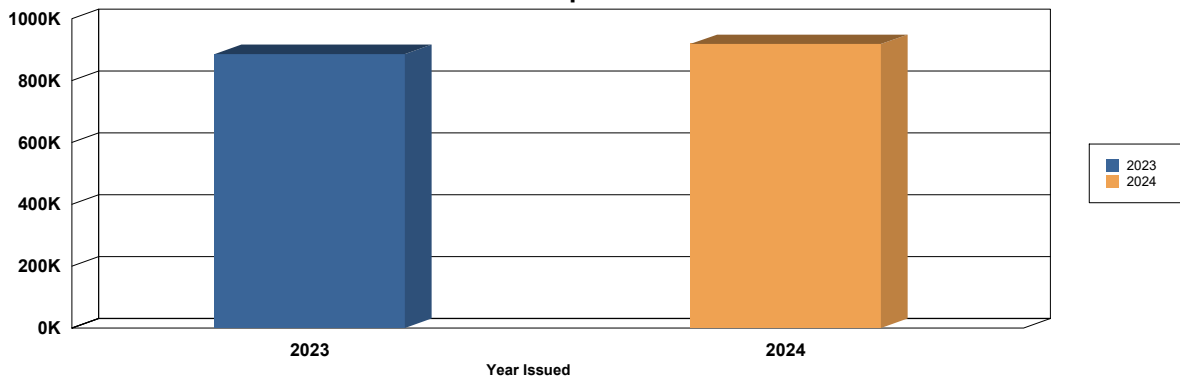
Number of Permits



Estimated Cost



Receipt Amount





CITY OF APPLETON

MEMORANDUM

Date: January 8, 2025
To: Community Development Committee
From: Olivia Galyon, Community Development Specialist
Subject: Neighbors in Action Workshop Update

The City of Appleton received \$14,891,841 in funds from the American Rescue Plan Act (ARPA), passed in March 2021, for projects related to recovery from the COVID-19 pandemic. Appleton's Common Council set aside \$1,000,000 for Social Infrastructure, Belonging, and Neighborhood Resiliency. Based on community feedback, City staff identified a neighborhood engagement project that would provide residents with an opportunity to learn best practices for running a neighborhood organization, how to best engage other neighbors, and practice Asset Based Community Development (ABCD).

This project was approved by Common Council on April 3, 2024, then called the Neighborhood Leadership Academy, and initially funded at \$100,000. Staff in Community Development put out a Request for Proposals (RFP) for a consultant organization that could develop the curriculum and deliver the programming in a series of workshops for Appleton residents. The City received a total of three responses to the RFP, and after a proposal review and interview process, staff identified NeighborWorks Green Bay (NWGB) as the top consultant for this project.

The contract with NWGB was approved at \$80,000, and the remaining \$20,000 from the initial allocation was able to be reallocated to a new project. The final project name is the Neighbors in Action Workshop. There will be two sets of workshop sessions, the first in Winter/Spring 2025 and second in Winter/Spring 2026.

City staff have been working with Julie Filapek of NWGB, who is administering the project, as well as a few sub-consultants to develop curriculum, materials, and plan for the workshop kick-off. In preparation for the first workshop session, City staff and NWGB staff are working to promote the Neighbors in Action Workshop opportunity to as many community members as possible. The first set of workshop sessions will start on February 6, 2025, and sessions will take place the first Thursday of the month through May. Some topics to be covered include:

- Asset Based Community Development (ABCD)
- Building a Neighborhood Identity
- Project and Event Planning and Implementation
- Organizational Structure, Group Dynamics, Leadership Styles, and Communication
- Partnership Development and Relationships with City Staff

Please help City staff promote the Neighbors in Action Workshop opportunity to your constituents. The following language can be added to any communications with residents:

The City of Appleton is excited to offer a new training opportunity for neighborhood organizations. The Neighbors in Action Workshop series will equip residents with leadership and engagement skills, provide educational opportunities related to event planning, grant management, and neighborhood development, and help neighbors across Appleton connect and build community together.

The workshop sessions will be held the first Thursday of the month in Winter/Spring 2025, starting February 6th. This project is being facilitated by Julie Filapek of NeighborWorks Green Bay. Julie is an Appleton resident with extensive experience in neighborhood development and neighborhood organizing across northeastern Wisconsin.

The workshop sessions will cover a wide variety of topics related to neighborhood organizations and provide many opportunities for connection and collaboration with neighbors. Areas of interest for the workshop sessions include:

- Identify and leverage the strengths you have to build on in your neighborhood
- Set a vision and goals and take action to achieve them
- Build a team that works together well and gets other neighbors excited to participate
- Establish and communicate your neighborhood's unique identity
- Use traditional and creative methods for communicating with neighbors
- Build partnerships and raise funds to help you realize your goals
- Work with City of Appleton elected officials and department staff

You can learn more about the Neighbors in Action Workshop on the [City's website](#). You can [register for the Neighbors in Action Workshop here](#). Please also share this information with anyone you think may be interested in participating in the workshop opportunity.