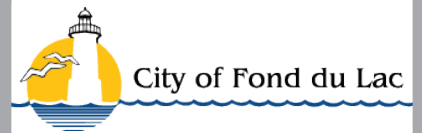


City of Fond du Lac Housing Affordability Report, 2018



East Central Wisconsin
Regional Planning Commission
ECWRPC

Calumet • Fond du Lac • Menominee • Outagamie
Shawano • Waupaca • Waushara • Winnebago

Final
December 2019

Housing Affordability Report, 2018

City of Fond du Lac

December, 2019

Prepared by the
East Central Wisconsin Regional Planning Commission

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

FOND DU LAC COUNTY

Allen Buechel
Martin Farrell
Brenda Schneider
Brian Kolstad
Charles Hornung

MENOMINEE COUNTY

Ruth Winter
Laure Pecore
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
(Kara Homan, Alt.)
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

Jerry Erdmann
Thomas Kautza
Chuck Dallas

WAUPACA COUNTY

Dick Koeppen
James Nygaard
Brian Smith
DuWayne Federwitz

WAUSHARA COUNTY

Donna Kalata
Larry Timm
Neal Strehlow

WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Lori Palmeri
Ken Robl
Robert Schmeichel

EX-OFFICIO MEMBERS

Jill Michaelson, WisDOT
Ronald McDonald, Valley Transit

ABSTRACT

TITLE: City Fond du Lac Housing Affordability Report, 2018

CONTACT: Eric Fowle-Executive Director

AUTHORS: Eric Fowle-Executive Director
Kathy Thunes-Principal Planner
Kolin Erickson-Planner
Mike Zuege-GIS Coordinator

SUBJECT: Housing Affordability

DATE: December, 2019

PLANNING AGENCY: East Central Wisconsin Regional Planning Commission

SOURCE OF COPIES: East Central Wisconsin Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952
(920) 751-4770
www.ecwrpc.org

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

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
HOUSING AFFORDABILITY REPORT REQUIREMENTS.....	1
HOUSING AFFORDABILITY DATA & RESPONSES	2
Undeveloped Parcels Zoned for Residential Development	3
Undeveloped Parcels with Available Public Facilities/Services	3
Plans & Regulations	4
Financial Impact of Plans & Regulations	7
MODIFICATION OF CONSTRUCTION & DEVELOPMENT REGULATIONS	7
Housing Demand	8
Housing Cost Burden	8
Reductions in Time and Cost	10

APPENDICES

Appendix A: Parcel Analysis Maps & Tables.....	A-1
Appendix B: Future Land Use.....	B-1



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 change on affordable housing issues across the state. The City of Fond du Lac, along with 11 other communities in the region, elected to contract with the East Central Wisconsin Regional Planning Commission to prepare these reports. As such, a Housing Report Advisory Team was created so that input and feedback from all communities could be considered as the reports were prepared. Specifically, this document meets the requirements for Wis. Stats. 66.10013 (Housing affordability report).

HOUSING AFFORDABILITY REPORT REQUIREMENTS

Requirements of this report include the following elements:

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

regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees. to do each of the following:

- (1) Meet existing and forecasted housing demand, and;
- (2) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

HOUSING AFFORDABILITY DATA AND RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2018) for the City of Fond du Lac is illustrated in Table 1.

Table 1: City of Fond du Lac Approved Plats, CSM's and Building Permits, 2018

Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
0	2	0	21	4	7	10

Part 2B: The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year (2018) for the City of Fond du Lac is illustrated in Table 2.

Table 2: City of Fond du Lac Proposed and Approved Residential Dwelling Units within Plats and CSM's, 2018

Proposed			Approved			
Residential Dwelling Units (Subdivision Plats)	Residential Dwelling Units (Certified Survey Map)	Residential Dwelling Units (Condominium Plats)	Single Family Building Units	2-Family Building Units	Multi-family Building Units	Mobile Home Building Units
0	0	0	21	8	180	10

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

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

Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa August, 2019). A subset of “vacant” parcels was created by selecting all parcels which had no “improvement value” on the property.
2. Current zoning districts for the City were overlaid on this subset of vacant parcels and additional parcels were removed as necessary (i.e. stormwater ponds, larger areas of institutional lands which have no development potential, etc.).
3. The final map illustrates vacant parcels that contain “residential” zoning and those that are “non-residential” (i.e. commercial, industrial, institutional, etc.) in nature.
4. Table 3 provides a listing of parcels along with additional property characteristics.

Undeveloped Parcels with Available Public Facilities/Services

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

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

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

Plans and Regulations

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

The City of Fond du Lac's comprehensive plan, adopted in 2009 and currently going through an update includes a future land use map, dated October, 2009 (Appendix B). The future land use map illustrates the preferred land use and sets forth the broad policy decisions regarding the location and types of housing that are envisioned in the future. This document is of primary importance in that it sets the tone for addressing affordable housing opportunities and guiding development decisions (Map 3). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 5 below which were derived from a survey sent by East Central WI RPC to the City.

Table 5: City of Fond du Lac Comprehensive Plan Summary, 2018

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	2009
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).	12/6/2010: 220 Ruggles St/199 Western Ave - Coincidental to rezoning action from manufacturing to residential to allow multifamily development. 8/15/19: Wildlife Acres Lots 1-2, Lighthouse Drive - Coincidental to rezoning action from commercial to residential to allow two-family condominium homes.
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	2019
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?	No
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	Unknown

Question / Topic Regarding Comprehensive Plan	Response / Details
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	No
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>Community Development Director</i>)
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	<i>The Fond du Lac Housing Coalition is comprised of multiple nonprofit organizations that deal with housing, health, mental health and social service needs.</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>Various zoning code amendments to recognize lot size for residential development and address the potential for various types of residential development.</i>
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).	
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 primary challenges that relate to housing are housing cost, and opportunities and choices.</i>

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

- City of Fond du Lac Zoning Ordinance (Chapter 720) outlines basic land use requirements, lot sizes and property setbacks.
- City of Fond du Lac Subdivision Ordinance (Chapter 705) specifies site improvement requirements and land dedication requirements, if any.
- Plan Review and Building Permit procedures have been adopted by the City of Fond du Lac and are reviewed periodically.
- Development Standards and Specifications for residential subdivisions are in place and are typically implemented through a Development Agreement. In most cases, the developer is responsible for the entire initial cost of infrastructure including, but not limited to: roads, curb, gutter, stormwater, sewer and water mains. Once the infrastructure meets the standards, the community will take ownership and be responsible for future maintenance (unless otherwise noted in the Developer's Agreement). In some cases, cost-sharing, credits, or deferred assessments will be provided. While the construction of infrastructure is a major consideration in the overall cost of housing, this report has made no attempt to calculate these costs as they can vary greatly depending on size and density of the subdivision, as well as other geographic factors. It should be noted that in general, higher density developments reduce infrastructure costs relative to low density ones. The development community has not fully utilized the ability to create such developments which therefore impacts the cost of housing.
- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying *Housing Fee Report*. The City of Fond du Lac currently has several types of fees schedules published on its website which may apply to new housing development:
 - Building Permit Fee Schedule
 - Occupancy Permit Fee Schedule
 - HVAC and Electrical Permit Fee Schedule
 - Assessment Valuation Inspection Fee
 - Plumbing Permit Fee Schedule
 - Erosion Control Permit Fee Schedule – Refer to Section 325: Erosion Control and Stormwater Management (Fond du Lac Municipal Code)
- An *Analysis of Impediments to Fair Housing* (2017) report was prepared for use as a planning tool to ensure equal housing opportunities for all persons in the City of Fond du Lac. 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.

- *A Summary of Assisted Care and Affordable Housing* was prepared to assist those looking for assisted living and/or affordable housing.
- Tax Increment Finance Districts:
 - TIF District #13 – Mixed Use District. Since its creation, the District has attracted more commercial uses.
 - TID #15 – Redevelopment District at Brooke Street and Western Avenue included the development of affordable housing units.
 - TID #16 – Redevelopment District at Macy Street and Merrill Avenue included the development of affordable housing units (with a focus or desire to support live/work spaces for artists and other entrepreneurs.
 - TID #19 – Redevelopment District – 131 S. Main Street – market rate housing with first floor commercial in the downtown.
 - TID #20 – Redevelopment District – St Mary's Parish School Apartments – affordable housing units.
 - TID #21 – Redevelopment District – Brooke Street – the goal is to include commercial uses and with a mix of housing types (affordable and market rate).

Financial Impact of Plans and Regulations

The financial impacts of local regulations are outlined in the *City of Fond du Lac's Housing Fee Report (2018)*. Regulations enforced by federal and state government also contributed to the increase in costs for development, yet municipalities have no control over these regulations or the associated costs to enforce. Wisconsin has adopted a state-wide uniform building code, which establishes standards for residential dwelling units. In addition, the requirements of NR216 have substantially increased the cost of stormwater management. Under NR216, municipalities are required to reduce stormwater runoff by implementing stormwater management programs. These programs include construction site pollutant control, post-construction stormwater management, etc. Furthermore, restrictive covenants imposed by developers may also add cost to development by setting architectural guidelines, types of exterior building materials, structural design or dictating the size of a dwelling unit.

MODIFICATION OF CONSTRUCTION AND DEVELOPMENT REGULATIONS

This analysis shall identify 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 Fond du Lac 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 demand by unit type, and; b) housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Table 6 and 7 illustrates household growth for the City and the corresponding demands by housing unit type using existing land use density information.

Table 6: City of Fond du Lac Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
City of Fond du Lac	17,942	18,642	19,415	20,104	20,645	20,856	20,773	2,831

WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

Table 7: City of Fond du Lac Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	MF
City of Fond du Lac	1,708	77	163	4.65	9.29	15.17	368	8	11

Source: ECWRPC, 2019

Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for City of Fond du Lac households. For any particular household income category, the corresponding number of households which spend 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. It is interesting to note that the lowest income owner occupied housing are finding the City slightly more affordable than the urbanized area average as a whole.

Table 8: City of Fond du Lac and Regional Housing Burden (2013-2017)

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		C. Fond du Lac	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
Total Owner-occupied housing units:	70,105	18%	10,384	19%
Less than \$20,000:	4,419		715	
30 percent or more	3,905	88%	669	94%
\$20,000 to \$34,999:	8,097		1,428	
30 percent or more	3,746	46%	577	40%
\$35,000 to \$49,999:	8,674		1,576	

30 percent or more	2,473	29%	367	23%
\$50,000 to \$74,999:	15,091		2,457	
30 percent or more	1,898	13%	342	14%
\$75,000 or more:	33,444		4,141	
30 percent or more	807	2%	54	1%
Zero or negative income	380	n/a	67	n/a
Total Renter-occupied housing units:	39,869	42%	7,513	43%
Less than \$20,000:	10,699		1,975	
Less than 20 percent	176	2%	73	4%
20 to 29 percent	809	8%	181	9%
30 percent or more	9,714	91%	1,721	87%
\$20,000 to \$34,999:	9,811		1,976	
Less than 20 percent	640	7%	68	3%
20 to 29 percent	3,706	38%	685	35%
30 percent or more	5,465	56%	1,223	62%
\$35,000 to \$49,999:	6,751		1,209	
Less than 20 percent	2,187	32%	409	34%
20 to 29 percent	3,462	51%	541	45%
30 percent or more	1,102	16%	259	21%
\$50,000 to \$74,999:	6,534		1,226	
Less than 20 percent	4,842	74%	984	80%
20 to 29 percent	1,439	22%	222	18%
30 percent or more	253	4%	20	2%
\$75,000 or more:	4,868		856	
Less than 20 percent	4,600	94%	839	98%
20 to 29 percent	238	5%	17	2%
30 percent or more	30	1%	0	0%
Zero or negative income	447	n/a	137	n/a
No cash rent	759	n/a	134	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. Additionally, the City has only one qualifying Census tract (located in the downtown) in which to

build affordable housing units eligible for Housing Tax Credits. Not only does this limit the number of projects that can be built but it does not take into account providing affordable housing closer to employment areas such as the west side of the City where manufacturing jobs are located within the industrial parks.

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 Fond du Lac could, of course, simply slash the costs of its various permits and fees by 20%, thereby reducing the amount of revenue generated (see Housing Fee Report). This revenue is used by the 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. Also, there may be more affordable housing units but some landlords may be unwilling to rent to certain individuals with limited incomes or concerns with rental histories. Finally, the City of Fond du Lac has a larger share of the rental market, when compared to the county as a whole, since smaller communities are either not interested or may not be able to accommodate rental development.

Reductions in time could reduce costs; however, developers and the state also play a role in the process (cost) to approve a new residential subdivision. For example an incomplete application will necessitate additional time by the developer to submit further information. Plats must be approved following state statute 236, which clearly sets out procedures which must be followed by an entity approving a plat. If the proposed development is outside of a municipality, it must first be annexed into the community. Again the process to annex properties is also laid out in the state statutes (66.0217, 66.0219, 66.0221 and 66.0223), and municipalities must follow these procedures. The City of Fond du Lac has a Cooperative Plan (Intergovernmental Agreement) in place with adjoining towns. Parcels within its growth area are generally required to annex into the City before they are allowed to develop. This may provide additional opportunities for housing development. Municipalities may be able to incorporate additional efficiencies in the subdivision review process which may impact the time necessary to approve a plat.



APPENDICES



APPENDIX #A

PARCEL ANALYSIS MAPS & TABLES

Map 1 Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels (669)

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



0 0.4 0.8
Scale in Miles

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

This data was created for use by the East Central Wisconsin Regional Planning
Commission Geographic Information System. Any other use/application of
this information is the responsibility of the user and such use/application is at
their own risk. East Central Wisconsin Regional Planning Commission
disclaims all liability regarding fitness of the information for any use other than
for East Central Wisconsin Regional Planning Commission business.

PREPARED DECEMBER 2019 BY:



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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517014249900	5.31	A		Agricultural District
FDL1517053475000	16.63	A		Agricultural District
FDL1517054350000	1.68	A		Agricultural District
FDL1517054350200	27.61	A		Agricultural District
FDL1517124124800	5.64	A		Agricultural District
FDL1517124499800	7.65	A		Agricultural District
FDL1517124499900	11.50	A		Agricultural District
FDL1518052475200	0.17	A		Agricultural District
FDL1518053100101	0.36	A		Agricultural District
FDL1518053225000	28.05	A		Agricultural District
FDL1518053476000	0.87	A		Agricultural District
FDL1518063353300	5.94	A		Agricultural District
FDL1518071100100	3.69	A		Agricultural District
	115.10	A Total		
FDL1517023353000	0.27	C-2		General Business District
FDL1517023353400	0.31	C-2		General Business District
FDL1517033479600	4.20	C-2		General Business District
FDL1517034351002	0.00	C-2		General Business District
FDL1517044350300	0.94	C-2		General Business District
FDL1517044350301	0.66	C-2		General Business District
FDL1517044352300	0.26	C-2		General Business District
FDL1517044352600	1.12	C-2		General Business District
FDL1517044352800	1.08	C-2		General Business District
FDL1517053475000	16.63	C-2		General Business District
FDL1517054475000	3.99	C-2		General Business District
FDL1517054475001	2.32	C-2		General Business District
FDL1517054475100	3.01	C-2		General Business District
FDL1517054475400	5.07	C-2		General Business District
FDL1517081100701	0.34	C-2		General Business District
FDL1517081100801	0.49	C-2		General Business District
FDL1517081350000	2.65	C-2		General Business District
FDL1517081350103	0.52	C-2		General Business District
FDL1517081350105	1.45	C-2		General Business District
FDL1517081350201	1.24	C-2		General Business District
FDL1517081350400	0.96	C-2		General Business District
FDL1517084476200	1.44	C-2		General Business District
FDL1517091350800	1.63	C-2		General Business District
FDL1517091351200	0.28	C-2		General Business District
FDL1517091476000	0.32	C-2		General Business District
FDL1517091476600	0.19	C-2		General Business District
FDL1517091477001	2.29	C-2		General Business District
FDL1517091478600	0.55	C-2		General Business District
FDL1517093358005	1.68	C-2		General Business District
FDL1517101232300	0.18	C-2		General Business District
FDL1517102351500	0.10	C-2		General Business District
FDL1517102352500	0.14	C-2		General Business District
FDL1517102354800	0.13	C-2		General Business District
FDL1517103227400	0.15	C-2		General Business District
FDL1517103234100	0.17	C-2		General Business District
FDL1517103234500	0.13	C-2		General Business District

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517103364700	0.14	C-2		General Business District
FDL1517104101900	0.11	C-2		General Business District
FDL1517104107100	0.15	C-2		General Business District
FDL1517121351200	2.34	C-2		General Business District
FDL1517121351300	2.47	C-2		General Business District
FDL1517121476700	0.98	C-2		General Business District
FDL1517124225001	0.76	C-2		General Business District
FDL1517142483600	0.25	C-2		General Business District
FDL1517142483700	0.00	C-2		General Business District
FDL1517144229900	0.21	C-2		General Business District
FDL1517144476600	0.21	C-2		General Business District
FDL1517144476700	0.21	C-2		General Business District
FDL1517144476801	0.31	C-2		General Business District
FDL1517144477500	0.33	C-2		General Business District
FDL1517144477700	0.17	C-2		General Business District
FDL1517153232300	0.34	C-2		General Business District
FDL1517153232400	0.29	C-2		General Business District
FDL1517161480100	0.28	C-2		General Business District
FDL1517162226600	1.37	C-2		General Business District
FDL1517162352500	0.65	C-2		General Business District
FDL1517162352600	0.24	C-2		General Business District
FDL1517163350100	2.12	C-2		General Business District
FDL1517163350302	1.48	C-2		General Business District
FDL1517163350700	0.84	C-2		General Business District
FDL1517164352500	0.26	C-2		General Business District
FDL1517211475101	1.50	C-2		General Business District
FDL1517212100100	2.14	C-2		General Business District
FDL1517212100102	1.06	C-2		General Business District
FDL1517213101000	5.11	C-2		General Business District
FDL1517214475600	2.79	C-2		General Business District
FDL1517223101101	5.71	C-2		General Business District
FDL1517224101900	2.12	C-2		General Business District
FDL1517224226800	0.60	C-2		General Business District
FDL1517224350500	0.85	C-2		General Business District
FDL1517224350900	0.94	C-2		General Business District
FDL1517261124902	59.02	C-2		General Business District
FDL1517261499700	0.39	C-2		General Business District
FDL1517264100100	1.05	C-2		General Business District
FDL1517264100200	4.78	C-2		General Business District
FDL1517264104000	0.10	C-2		General Business District
FDL1517271225301	1.18	C-2		General Business District
FDL1517271225501	1.82	C-2		General Business District
FDL1518063352901	1.18	C-2		General Business District
FDL1518063353001	2.53	C-2		General Business District
FDL1518063353100	1.50	C-2		General Business District
FDL1518063353200	1.28	C-2		General Business District
FDL1518073100401	1.30	C-2		General Business District
FDL1518181350001	4.06	C-2		General Business District
	176.41	C-2 Total		
FDL1517024228000	0.00	C-R		Commercial-Recreation District

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517033476300	0.23	C-R		Commercial-Recreation District
FDL1517033476400	0.26	C-R		Commercial-Recreation District
FDL1517033476600	0.22	C-R		Commercial-Recreation District
FDL1517033476800	0.99	C-R		Commercial-Recreation District
FDL1517033477500	0.32	C-R		Commercial-Recreation District
FDL1517102105200	0.56	C-R		Commercial-Recreation District
FDL1517102225100	0.17	C-R		Commercial-Recreation District
FDL1517102225200	0.39	C-R		Commercial-Recreation District
	3.14	C-R Total		
FDL1517043475200	1.48	M-1		Industrial District
FDL1517053475000	16.63	M-1		Industrial District
FDL1517102104001	2.66	M-1		Industrial District
FDL1517102476500	0.50	M-1		Industrial District
FDL1517102476600	0.29	M-1		Industrial District
FDL1517103103900	0.15	M-1		Industrial District
FDL1517103104000	0.15	M-1		Industrial District
FDL1517103104100	0.30	M-1		Industrial District
FDL1517103104500	0.17	M-1		Industrial District
FDL1517103350200	0.11	M-1		Industrial District
FDL1517103350600	0.00	M-1		Industrial District
FDL1517103475900	0.18	M-1		Industrial District
FDL1517103477500	0.47	M-1		Industrial District
FDL1517103478900	0.10	M-1		Industrial District
FDL1517152104000	0.56	M-1		Industrial District
FDL1517152104200	0.23	M-1		Industrial District
FDL1517152104300	0.48	M-1		Industrial District
FDL1517152350700	1.46	M-1		Industrial District
FDL1517164352000	0.00	M-1		Industrial District
FDL1517213475500	6.97	M-1		Industrial District
FDL1517223100700	1.27	M-1		Industrial District
FDL1517223225101	2.16	M-1		Industrial District
FDL1517223225301	0.93	M-1		Industrial District
FDL1517272374900	42.00	M-1		Industrial District
FDL1517281100600	2.99	M-1		Industrial District
FDL1517281100700	1.68	M-1		Industrial District
FDL1517331100100	154.67	M-1		Industrial District
FDL1517331100100	154.67	M-1		Industrial District
FDL1517331100100	154.67	M-1		Industrial District
	547.93	M-1 Total		
FDL1517271101800	2.75	M-BP		Industrial-Business Park District
FDL1517272499900	39.83	M-BP		Industrial-Business Park District
	42.58	M-BP Total		
FDL1517023351600	0.16	O		office District
FDL1517023352501	1.23	O		office District
FDL1517091477001	2.29	O		office District
FDL1517104486600	0.93	O		office District
FDL1517213225201	1.84	O		office District
FDL1518063353300	5.94	O		office District
FDL1518073100500	2.07	O		office District
FDL1518073100700	3.57	O		office District

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1518073100900	5.94	O		office District
FDL1518073101000	5.94	O		office District
FDL1518073249900	5.82	O		office District
FDL1518073350000	6.56	O		office District
FDL1518073350100	5.01	O		office District
FDL1518073475001	11.73	O		office District
FDL1518073475100	1.50	O		office District
FDL1518073475200	3.54	O		office District
	64.07	O Total		
FDL1517014351400	0.80	R-1	Single-Family Residential District	
FDL1517014351800	0.77	R-1	Single-Family Residential District	
FDL1517014475000	0.81	R-1	Single-Family Residential District	
FDL1517014475100	0.55	R-1	Single-Family Residential District	
FDL1517014475200	0.63	R-1	Single-Family Residential District	
FDL1517014475400	0.60	R-1	Single-Family Residential District	
FDL1517014475500	0.60	R-1	Single-Family Residential District	
FDL1517014475600	0.91	R-1	Single-Family Residential District	
FDL1517014475700	0.69	R-1	Single-Family Residential District	
FDL1517014475800	0.72	R-1	Single-Family Residential District	
FDL1517014476000	0.69	R-1	Single-Family Residential District	
FDL1517014476400	0.41	R-1	Single-Family Residential District	
FDL1517014476500	0.47	R-1	Single-Family Residential District	
FDL1517014476600	0.72	R-1	Single-Family Residential District	
FDL1517014476900	0.72	R-1	Single-Family Residential District	
FDL1517014477000	0.72	R-1	Single-Family Residential District	
FDL1517014477100	0.72	R-1	Single-Family Residential District	
FDL1517014477200	0.72	R-1	Single-Family Residential District	
FDL1517014477300	0.73	R-1	Single-Family Residential District	
FDL1517014477400	0.71	R-1	Single-Family Residential District	
FDL1517014477500	0.71	R-1	Single-Family Residential District	
FDL1517014477600	0.73	R-1	Single-Family Residential District	
FDL1517014477700	0.74	R-1	Single-Family Residential District	
FDL1517014477800	0.75	R-1	Single-Family Residential District	
FDL1517014477900	0.76	R-1	Single-Family Residential District	
FDL1517014478000	0.67	R-1	Single-Family Residential District	
FDL1517014478100	0.61	R-1	Single-Family Residential District	
FDL1517024358500	0.37	R-1	Single-Family Residential District	
FDL1517044353100	0.29	R-1	Single-Family Residential District	
FDL1517044353200	0.39	R-1	Single-Family Residential District	
FDL1517044480700	0.17	R-1	Single-Family Residential District	
FDL1517044485100	0.30	R-1	Single-Family Residential District	
FDL1517091476100	0.42	R-1	Single-Family Residential District	
FDL1517091476200	0.29	R-1	Single-Family Residential District	
FDL1517091477001	2.29	R-1	Single-Family Residential District	
FDL1517091478200	0.44	R-1	Single-Family Residential District	
FDL1517094486300	0.20	R-1	Single-Family Residential District	
FDL1517102226200	0.15	R-1	Single-Family Residential District	
FDL1517102350700	0.36	R-1	Single-Family Residential District	
FDL1517102350800	0.23	R-1	Single-Family Residential District	
FDL1517102350900	0.11	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517102351000	0.42	R-1	Single-Family Residential District	
FDL1517102357600	0.21	R-1	Single-Family Residential District	
FDL1517103229200	0.12	R-1	Single-Family Residential District	
FDL1517103229300	0.12	R-1	Single-Family Residential District	
FDL1517103233900	0.12	R-1	Single-Family Residential District	
FDL1517111229400	0.20	R-1	Single-Family Residential District	
FDL1517111229600	0.25	R-1	Single-Family Residential District	
FDL1517112105100	0.15	R-1	Single-Family Residential District	
FDL1517112108900	0.15	R-1	Single-Family Residential District	
FDL1517112113900	0.15	R-1	Single-Family Residential District	
FDL1517112475400	0.14	R-1	Single-Family Residential District	
FDL1517112475500	0.14	R-1	Single-Family Residential District	
FDL1517112476400	0.13	R-1	Single-Family Residential District	
FDL1517112476900	0.14	R-1	Single-Family Residential District	
FDL1517112477000	0.28	R-1	Single-Family Residential District	
FDL1517113107600	0.12	R-1	Single-Family Residential District	
FDL1517113112800	0.17	R-1	Single-Family Residential District	
FDL1517113229000	0.17	R-1	Single-Family Residential District	
FDL1517113355300	0.21	R-1	Single-Family Residential District	
FDL1517113476600	0.13	R-1	Single-Family Residential District	
FDL1517113478900	0.24	R-1	Single-Family Residential District	
FDL1517113479000	0.37	R-1	Single-Family Residential District	
FDL1517113479100	0.24	R-1	Single-Family Residential District	
FDL1517114106700	0.20	R-1	Single-Family Residential District	
FDL1517114226400	0.15	R-1	Single-Family Residential District	
FDL1517114352700	0.38	R-1	Single-Family Residential District	
FDL1517121100300	0.61	R-1	Single-Family Residential District	
FDL1517121100400	0.87	R-1	Single-Family Residential District	
FDL1517121100500	0.74	R-1	Single-Family Residential District	
FDL1517121100600	0.76	R-1	Single-Family Residential District	
FDL1517121100700	0.80	R-1	Single-Family Residential District	
FDL1517121100800	0.77	R-1	Single-Family Residential District	
FDL1517121102500	0.77	R-1	Single-Family Residential District	
FDL1517121102600	1.54	R-1	Single-Family Residential District	
FDL1517121102700	0.69	R-1	Single-Family Residential District	
FDL1517121102800	0.64	R-1	Single-Family Residential District	
FDL1517121102900	0.57	R-1	Single-Family Residential District	
FDL1517121103000	0.55	R-1	Single-Family Residential District	
FDL1517121103300	0.97	R-1	Single-Family Residential District	
FDL1517121225500	0.78	R-1	Single-Family Residential District	
FDL1517121225600	1.00	R-1	Single-Family Residential District	
FDL1517121225700	0.92	R-1	Single-Family Residential District	
FDL1517121350000	0.63	R-1	Single-Family Residential District	
FDL1517121351200	2.34	R-1	Single-Family Residential District	
FDL1517121475000	0.74	R-1	Single-Family Residential District	
FDL1517121475100	0.66	R-1	Single-Family Residential District	
FDL1517121475200	0.66	R-1	Single-Family Residential District	
FDL1517121475300	0.65	R-1	Single-Family Residential District	
FDL1517121475400	0.64	R-1	Single-Family Residential District	
FDL1517121475800	1.97	R-1	Single-Family Residential District	
FDL1517121475901	0.95	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517121475902	0.25	R-1	Single-Family Residential District	
FDL1517121476001	0.93	R-1	Single-Family Residential District	
FDL1517121476101	0.92	R-1	Single-Family Residential District	
FDL1517123482100	0.39	R-1	Single-Family Residential District	
FDL1517124374800	0.85	R-1	Single-Family Residential District	
FDL1517131350504	0.00	R-1	Single-Family Residential District	
FDL1517133476800	0.31	R-1	Single-Family Residential District	
FDL1517133482402	0.33	R-1	Single-Family Residential District	
FDL1517134101300	0.23	R-1	Single-Family Residential District	
FDL1517134101500	0.38	R-1	Single-Family Residential District	
FDL1517134101804	0.88	R-1	Single-Family Residential District	
FDL1517134102400	0.27	R-1	Single-Family Residential District	
FDL1517134102700	0.23	R-1	Single-Family Residential District	
FDL1517134102800	0.23	R-1	Single-Family Residential District	
FDL1517134103500	0.23	R-1	Single-Family Residential District	
FDL1517134103700	0.23	R-1	Single-Family Residential District	
FDL1517134103800	0.23	R-1	Single-Family Residential District	
FDL1517134104000	0.23	R-1	Single-Family Residential District	
FDL1517134104100	0.23	R-1	Single-Family Residential District	
FDL1517134475000	0.23	R-1	Single-Family Residential District	
FDL1517134475300	0.24	R-1	Single-Family Residential District	
FDL1517134475500	0.24	R-1	Single-Family Residential District	
FDL1517134475600	0.24	R-1	Single-Family Residential District	
FDL1517134475700	0.24	R-1	Single-Family Residential District	
FDL1517134475800	0.24	R-1	Single-Family Residential District	
FDL1517134476900	0.28	R-1	Single-Family Residential District	
FDL1517134477000	0.28	R-1	Single-Family Residential District	
FDL1517134477100	0.28	R-1	Single-Family Residential District	
FDL1517134477200	0.28	R-1	Single-Family Residential District	
FDL1517134478000	0.23	R-1	Single-Family Residential District	
FDL1517134478200	0.25	R-1	Single-Family Residential District	
FDL1517134478600	0.26	R-1	Single-Family Residential District	
FDL1517134478800	0.31	R-1	Single-Family Residential District	
FDL1517134479400	0.22	R-1	Single-Family Residential District	
FDL1517134479500	0.22	R-1	Single-Family Residential District	
FDL1517134479600	0.22	R-1	Single-Family Residential District	
FDL1517134479700	0.22	R-1	Single-Family Residential District	
FDL1517134480200	0.23	R-1	Single-Family Residential District	
FDL1517134480300	0.23	R-1	Single-Family Residential District	
FDL1517134480400	0.22	R-1	Single-Family Residential District	
FDL1517134480500	0.22	R-1	Single-Family Residential District	
FDL1517134480600	0.22	R-1	Single-Family Residential District	
FDL1517134480700	0.23	R-1	Single-Family Residential District	
FDL1517134480900	0.26	R-1	Single-Family Residential District	
FDL1517134481000	0.26	R-1	Single-Family Residential District	
FDL1517134481100	0.23	R-1	Single-Family Residential District	
FDL1517134481200	0.23	R-1	Single-Family Residential District	
FDL1517134481800	0.24	R-1	Single-Family Residential District	
FDL1517134481900	0.22	R-1	Single-Family Residential District	
FDL1517134482600	0.20	R-1	Single-Family Residential District	
FDL1517134482900	0.23	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517134483100	0.23	R-1	Single-Family Residential District	
FDL1517134484000	0.23	R-1	Single-Family Residential District	
FDL1517134484300	0.22	R-1	Single-Family Residential District	
FDL1517134484500	0.24	R-1	Single-Family Residential District	
FDL1517134484800	0.23	R-1	Single-Family Residential District	
FDL1517134485000	0.23	R-1	Single-Family Residential District	
FDL1517134485300	0.20	R-1	Single-Family Residential District	
FDL1517141100700	0.26	R-1	Single-Family Residential District	
FDL1517141235800	0.16	R-1	Single-Family Residential District	
FDL1517141350700	0.15	R-1	Single-Family Residential District	
FDL1517141350800	0.30	R-1	Single-Family Residential District	
FDL1517141361600	0.17	R-1	Single-Family Residential District	
FDL1517141482500	0.17	R-1	Single-Family Residential District	
FDL1517141482900	0.00	R-1	Single-Family Residential District	
FDL1517142103400	0.13	R-1	Single-Family Residential District	
FDL1517142367700	0.90	R-1	Single-Family Residential District	
FDL1517142483800	0.23	R-1	Single-Family Residential District	
FDL1517142491400	0.40	R-1	Single-Family Residential District	
FDL1517143226500	0.14	R-1	Single-Family Residential District	
FDL1517143228800	0.11	R-1	Single-Family Residential District	
FDL1517143239900	0.17	R-1	Single-Family Residential District	
FDL1517143365500	0.13	R-1	Single-Family Residential District	
FDL1517144106700	0.00	R-1	Single-Family Residential District	
FDL1517144229400	0.14	R-1	Single-Family Residential District	
FDL1517151362101	0.15	R-1	Single-Family Residential District	
FDL1517151362102	0.15	R-1	Single-Family Residential District	
FDL1517152228200	0.37	R-1	Single-Family Residential District	
FDL1517152232500	0.19	R-1	Single-Family Residential District	
FDL1517152353200	0.00	R-1	Single-Family Residential District	
FDL1517152477200	0.39	R-1	Single-Family Residential District	
FDL1517152477700	0.10	R-1	Single-Family Residential District	
FDL1517152481500	0.23	R-1	Single-Family Residential District	
FDL1517153100200	0.34	R-1	Single-Family Residential District	
FDL1517153230000	0.00	R-1	Single-Family Residential District	
FDL1517153236700	0.18	R-1	Single-Family Residential District	
FDL1517154227700	0.17	R-1	Single-Family Residential District	
FDL1517154227800	0.17	R-1	Single-Family Residential District	
FDL1517154227900	0.15	R-1	Single-Family Residential District	
FDL1517154229400	0.11	R-1	Single-Family Residential District	
FDL1517154355700	0.31	R-1	Single-Family Residential District	
FDL1517154357000	0.00	R-1	Single-Family Residential District	
FDL1517154479100	0.18	R-1	Single-Family Residential District	
FDL1517161101000	0.14	R-1	Single-Family Residential District	
FDL1517161101100	0.14	R-1	Single-Family Residential District	
FDL1517161225500	0.15	R-1	Single-Family Residential District	
FDL1517161230700	0.14	R-1	Single-Family Residential District	
FDL1517161356300	0.27	R-1	Single-Family Residential District	
FDL1517161477300	0.23	R-1	Single-Family Residential District	
FDL1517161480500	0.00	R-1	Single-Family Residential District	
FDL1517161480600	0.00	R-1	Single-Family Residential District	
FDL1517161482600	0.00	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517164102202	0.15	R-1	Single-Family Residential District	
FDL1517164102203	0.15	R-1	Single-Family Residential District	
FDL1517164226500	0.24	R-1	Single-Family Residential District	
FDL1517164350000	0.18	R-1	Single-Family Residential District	
FDL1517224352101	0.30	R-1	Single-Family Residential District	
FDL1517224352102	0.18	R-1	Single-Family Residential District	
FDL1517224476100	0.15	R-1	Single-Family Residential District	
FDL1517232107300	0.14	R-1	Single-Family Residential District	
FDL1517232350101	0.25	R-1	Single-Family Residential District	
FDL1517232351000	0.29	R-1	Single-Family Residential District	
FDL1517232357200	0.00	R-1	Single-Family Residential District	
FDL1517232358401	0.10	R-1	Single-Family Residential District	
FDL1517241100101	0.43	R-1	Single-Family Residential District	
FDL1517241102400	0.47	R-1	Single-Family Residential District	
FDL1517241104000	0.42	R-1	Single-Family Residential District	
FDL1517241225700	0.90	R-1	Single-Family Residential District	
FDL1517241226600	1.23	R-1	Single-Family Residential District	
FDL1517241475000	0.41	R-1	Single-Family Residential District	
FDL1517241475100	0.44	R-1	Single-Family Residential District	
FDL1517241475101	0.43	R-1	Single-Family Residential District	
FDL1517241475200	0.42	R-1	Single-Family Residential District	
FDL1517241475300	0.43	R-1	Single-Family Residential District	
FDL1517241475400	0.44	R-1	Single-Family Residential District	
FDL1517241475600	0.46	R-1	Single-Family Residential District	
FDL1517241475700	0.49	R-1	Single-Family Residential District	
FDL1517242100200	0.00	R-1	Single-Family Residential District	
FDL1517242100300	0.40	R-1	Single-Family Residential District	
FDL1517242101001	0.43	R-1	Single-Family Residential District	
FDL1517242101301	0.26	R-1	Single-Family Residential District	
FDL1517242226201	0.27	R-1	Single-Family Residential District	
FDL1517242356100	0.43	R-1	Single-Family Residential District	
FDL1517243101100	1.35	R-1	Single-Family Residential District	
FDL1517243101200	0.59	R-1	Single-Family Residential District	
FDL1517244102700	0.66	R-1	Single-Family Residential District	
FDL1517244103000	0.70	R-1	Single-Family Residential District	
FDL1517252100100	0.26	R-1	Single-Family Residential District	
FDL1517252100300	0.26	R-1	Single-Family Residential District	
FDL1517252100800	0.29	R-1	Single-Family Residential District	
FDL1517252101500	0.23	R-1	Single-Family Residential District	
FDL1517252225900	0.30	R-1	Single-Family Residential District	
FDL1517252226100	0.31	R-1	Single-Family Residential District	
FDL1517252227000	0.23	R-1	Single-Family Residential District	
FDL1517252227200	0.20	R-1	Single-Family Residential District	
FDL1517252227400	0.20	R-1	Single-Family Residential District	
FDL1517261101400	0.49	R-1	Single-Family Residential District	
FDL1517261102200	0.38	R-1	Single-Family Residential District	
FDL1517261124902	59.02	R-1	Single-Family Residential District	
FDL1517261124902	59.02	R-1	Single-Family Residential District	
FDL1517261225200	0.38	R-1	Single-Family Residential District	
FDL1517261231000	0.25	R-1	Single-Family Residential District	
FDL1517261232000	0.24	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517261233000	0.23	R-1	Single-Family Residential District	
FDL1517261233300	0.32	R-1	Single-Family Residential District	
FDL1517261233600	0.27	R-1	Single-Family Residential District	
FDL1517261234100	0.29	R-1	Single-Family Residential District	
FDL1517261234200	0.30	R-1	Single-Family Residential District	
FDL1517261350700	0.28	R-1	Single-Family Residential District	
FDL1517261350900	0.35	R-1	Single-Family Residential District	
FDL1517261351500	0.31	R-1	Single-Family Residential District	
FDL1517261351600	0.26	R-1	Single-Family Residential District	
FDL1517261351700	0.26	R-1	Single-Family Residential District	
FDL1517261351800	0.26	R-1	Single-Family Residential District	
FDL1517261351900	0.31	R-1	Single-Family Residential District	
FDL1517261352200	0.26	R-1	Single-Family Residential District	
FDL1517261352300	0.26	R-1	Single-Family Residential District	
FDL1517261352400	0.26	R-1	Single-Family Residential District	
FDL1517261475200	0.29	R-1	Single-Family Residential District	
FDL1517262107100	0.29	R-1	Single-Family Residential District	
FDL1517262107700	0.28	R-1	Single-Family Residential District	
FDL1517262108300	0.29	R-1	Single-Family Residential District	
FDL1517262108500	0.28	R-1	Single-Family Residential District	
FDL1517262225400	0.87	R-1	Single-Family Residential District	
FDL1518053124900	0.35	R-1	Single-Family Residential District	
FDL1518053225000	28.05	R-1	Single-Family Residential District	
FDL1518053475700	0.78	R-1	Single-Family Residential District	
FDL1518053476000	0.87	R-1	Single-Family Residential District	
FDL1518054350300	0.65	R-1	Single-Family Residential District	
FDL1518054350400	0.48	R-1	Single-Family Residential District	
FDL1518054350500	0.49	R-1	Single-Family Residential District	
FDL1518054350600	0.49	R-1	Single-Family Residential District	
FDL1518054351500	0.46	R-1	Single-Family Residential District	
FDL1518054351600	0.46	R-1	Single-Family Residential District	
FDL1518054351700	0.48	R-1	Single-Family Residential District	
FDL1518054352000	18.18	R-1	Single-Family Residential District	
FDL1518061100100	0.53	R-1	Single-Family Residential District	
FDL1518061100200	0.60	R-1	Single-Family Residential District	
FDL1518061100300	0.76	R-1	Single-Family Residential District	
FDL1518061100400	0.82	R-1	Single-Family Residential District	
FDL1518061100500	3.78	R-1	Single-Family Residential District	
FDL1518061100700	0.52	R-1	Single-Family Residential District	
FDL1518061100800	0.77	R-1	Single-Family Residential District	
FDL1518061101000	0.45	R-1	Single-Family Residential District	
FDL1518061101300	2.27	R-1	Single-Family Residential District	
FDL1518061101400	0.47	R-1	Single-Family Residential District	
FDL1518061101700	0.58	R-1	Single-Family Residential District	
FDL1518061101800	0.65	R-1	Single-Family Residential District	
FDL1518061101900	0.63	R-1	Single-Family Residential District	
FDL1518061102000	0.48	R-1	Single-Family Residential District	
FDL1518061102100	0.52	R-1	Single-Family Residential District	
FDL1518061102200	0.47	R-1	Single-Family Residential District	
FDL1518061102400	1.06	R-1	Single-Family Residential District	
FDL1518061102600	0.44	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1518061102800	0.52	R-1	Single-Family Residential District	
FDL1518061102900	0.55	R-1	Single-Family Residential District	
FDL1518061103000	0.60	R-1	Single-Family Residential District	
FDL1518061103100	0.50	R-1	Single-Family Residential District	
FDL1518061103200	0.30	R-1	Single-Family Residential District	
FDL1518061103400	0.28	R-1	Single-Family Residential District	
FDL1518061103600	0.34	R-1	Single-Family Residential District	
FDL1518061225200	0.45	R-1	Single-Family Residential District	
FDL1518061225300	0.42	R-1	Single-Family Residential District	
FDL1518061226200	0.32	R-1	Single-Family Residential District	
FDL1518061226300	0.38	R-1	Single-Family Residential District	
FDL1518061226500	0.39	R-1	Single-Family Residential District	
FDL1518061226600	0.43	R-1	Single-Family Residential District	
FDL1518061226700	0.41	R-1	Single-Family Residential District	
FDL1518061226800	0.44	R-1	Single-Family Residential District	
FDL1518061226900	0.34	R-1	Single-Family Residential District	
FDL1518061227000	0.30	R-1	Single-Family Residential District	
FDL1518061227100	0.32	R-1	Single-Family Residential District	
FDL1518061227200	8.63	R-1	Single-Family Residential District	
FDL1518063475000	0.51	R-1	Single-Family Residential District	
FDL1518063475100	0.36	R-1	Single-Family Residential District	
FDL1518063475200	0.30	R-1	Single-Family Residential District	
FDL1518063475300	0.26	R-1	Single-Family Residential District	
FDL1518063475400	0.26	R-1	Single-Family Residential District	
FDL1518063475500	0.26	R-1	Single-Family Residential District	
FDL1518063475600	0.26	R-1	Single-Family Residential District	
FDL1518063475700	0.26	R-1	Single-Family Residential District	
FDL1518063475800	0.26	R-1	Single-Family Residential District	
FDL1518063475900	0.26	R-1	Single-Family Residential District	
FDL1518063476000	0.26	R-1	Single-Family Residential District	
FDL1518063476100	0.26	R-1	Single-Family Residential District	
FDL1518063476200	0.26	R-1	Single-Family Residential District	
FDL1518063476300	0.26	R-1	Single-Family Residential District	
FDL1518063476400	0.29	R-1	Single-Family Residential District	
FDL1518063476500	0.30	R-1	Single-Family Residential District	
FDL1518063476600	0.25	R-1	Single-Family Residential District	
FDL1518063476700	0.25	R-1	Single-Family Residential District	
FDL1518063476800	0.29	R-1	Single-Family Residential District	
FDL1518063476900	0.26	R-1	Single-Family Residential District	
FDL1518063477000	0.23	R-1	Single-Family Residential District	
FDL1518063477100	0.23	R-1	Single-Family Residential District	
FDL1518063477200	0.23	R-1	Single-Family Residential District	
FDL1518063477300	0.26	R-1	Single-Family Residential District	
FDL1518063477400	0.26	R-1	Single-Family Residential District	
FDL1518063477500	0.27	R-1	Single-Family Residential District	
FDL1518063477800	0.35	R-1	Single-Family Residential District	
FDL1518063477900	0.23	R-1	Single-Family Residential District	
FDL1518063478000	0.23	R-1	Single-Family Residential District	
FDL1518063478100	0.23	R-1	Single-Family Residential District	
FDL1518063479400	0.27	R-1	Single-Family Residential District	
FDL1518063479500	0.28	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1518063479600	0.28	R-1	Single-Family Residential District	
FDL1518063479700	0.28	R-1	Single-Family Residential District	
FDL1518063479800	0.29	R-1	Single-Family Residential District	
FDL1518063479900	0.28	R-1	Single-Family Residential District	
FDL1518063480000	0.31	R-1	Single-Family Residential District	
FDL1518063480100	0.23	R-1	Single-Family Residential District	
FDL1518063480200	0.23	R-1	Single-Family Residential District	
FDL1518063480300	0.29	R-1	Single-Family Residential District	
FDL1518063480400	0.31	R-1	Single-Family Residential District	
FDL1518063480500	0.23	R-1	Single-Family Residential District	
FDL1518063480600	0.24	R-1	Single-Family Residential District	
FDL1518063480700	0.24	R-1	Single-Family Residential District	
FDL1518063480800	0.24	R-1	Single-Family Residential District	
FDL1518063480900	0.24	R-1	Single-Family Residential District	
FDL1518063481000	0.24	R-1	Single-Family Residential District	
FDL1518063481100	0.24	R-1	Single-Family Residential District	
FDL1518063481200	0.35	R-1	Single-Family Residential District	
FDL1518063481300	0.25	R-1	Single-Family Residential District	
FDL1518063481400	0.36	R-1	Single-Family Residential District	
FDL1518063481500	0.24	R-1	Single-Family Residential District	
FDL1518063481600	0.24	R-1	Single-Family Residential District	
FDL1518063481700	0.24	R-1	Single-Family Residential District	
FDL1518063481800	0.24	R-1	Single-Family Residential District	
FDL1518063481900	0.24	R-1	Single-Family Residential District	
FDL1518063482000	0.30	R-1	Single-Family Residential District	
FDL1518063482100	0.52	R-1	Single-Family Residential District	
FDL1518063482200	0.51	R-1	Single-Family Residential District	
FDL1518063482300	0.42	R-1	Single-Family Residential District	
FDL1518063482400	0.33	R-1	Single-Family Residential District	
FDL1518063482500	0.28	R-1	Single-Family Residential District	
FDL1518063482600	0.28	R-1	Single-Family Residential District	
FDL1518063482700	0.38	R-1	Single-Family Residential District	
FDL1518063482800	0.41	R-1	Single-Family Residential District	
FDL1518063482900	0.37	R-1	Single-Family Residential District	
FDL1518063483000	0.38	R-1	Single-Family Residential District	
FDL1518063483100	0.37	R-1	Single-Family Residential District	
FDL1518063483200	0.34	R-1	Single-Family Residential District	
FDL1518063483300	0.34	R-1	Single-Family Residential District	
FDL1518063483900	0.37	R-1	Single-Family Residential District	
FDL1518063484000	0.52	R-1	Single-Family Residential District	
FDL1518063484100	0.55	R-1	Single-Family Residential District	
FDL1518063484200	0.41	R-1	Single-Family Residential District	
FDL1518063484300	0.31	R-1	Single-Family Residential District	
FDL1518063484400	0.27	R-1	Single-Family Residential District	
FDL1518063484500	0.26	R-1	Single-Family Residential District	
FDL1518063484600	0.35	R-1	Single-Family Residential District	
FDL1518063484700	0.34	R-1	Single-Family Residential District	
FDL1518063484800	0.26	R-1	Single-Family Residential District	
FDL1518063484900	0.23	R-1	Single-Family Residential District	
FDL1518063485000	0.23	R-1	Single-Family Residential District	
FDL1518063485100	0.24	R-1	Single-Family Residential District	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1518063485200	0.24	R-1	Single-Family Residential District	
FDL1518063485300	0.23	R-1	Single-Family Residential District	
FDL1518063485400	0.24	R-1	Single-Family Residential District	
FDL1518064350000	0.29	R-1	Single-Family Residential District	
FDL1518064350100	0.23	R-1	Single-Family Residential District	
FDL1518064350200	0.23	R-1	Single-Family Residential District	
FDL1518064350300	0.24	R-1	Single-Family Residential District	
FDL1518064350400	0.24	R-1	Single-Family Residential District	
FDL1518064350500	0.24	R-1	Single-Family Residential District	
FDL1518064350600	0.26	R-1	Single-Family Residential District	
FDL1518064350700	0.34	R-1	Single-Family Residential District	
FDL1518064350800	0.29	R-1	Single-Family Residential District	
FDL1518064351400	0.33	R-1	Single-Family Residential District	
FDL1518064351500	0.23	R-1	Single-Family Residential District	
FDL1518064351600	0.23	R-1	Single-Family Residential District	
FDL1518064351700	0.23	R-1	Single-Family Residential District	
FDL1518064351800	0.23	R-1	Single-Family Residential District	
FDL1518064351900	0.23	R-1	Single-Family Residential District	
FDL1518064352000	0.29	R-1	Single-Family Residential District	
FDL1518064352100	0.32	R-1	Single-Family Residential District	
FDL1518064352200	0.25	R-1	Single-Family Residential District	
FDL1518064352300	0.25	R-1	Single-Family Residential District	
FDL1518064352400	0.25	R-1	Single-Family Residential District	
FDL1518064352500	0.25	R-1	Single-Family Residential District	
FDL1518064352600	0.36	R-1	Single-Family Residential District	
FDL1518071100800	1.00	R-1	Single-Family Residential District	
FDL1518074475000	0.78	R-1	Single-Family Residential District	
FDL1518082100100	0.38	R-1	Single-Family Residential District	
FDL1518082225300	0.68	R-1	Single-Family Residential District	
FDL1518083225000	6.65	R-1	Single-Family Residential District	
FDL1518182480900	3.21	R-1	Single-Family Residential District	
FDL1518182499901	62.80	R-1	Single-Family Residential District	
	409.33	R-1 Total		
FDL1517014351300	0.97	R-2	Two-Family Residential District	
FDL1517014478200	0.43	R-2	Two-Family Residential District	
FDL1517014478300	0.43	R-2	Two-Family Residential District	
FDL1517014478500	0.43	R-2	Two-Family Residential District	
FDL1517014478600	0.43	R-2	Two-Family Residential District	
FDL1517014499700	11.71	R-2	Two-Family Residential District	
FDL1517033477100	0.17	R-2	Two-Family Residential District	
FDL15171011111100	0.22	R-2	Two-Family Residential District	
FDL15171011111300	0.12	R-2	Two-Family Residential District	
FDL1517133102500	0.32	R-2	Two-Family Residential District	
FDL1517134476000	0.24	R-2	Two-Family Residential District	
FDL1517134476401	0.32	R-2	Two-Family Residential District	
FDL1517153234400	0.18	R-2	Two-Family Residential District	
FDL1517153234700	0.18	R-2	Two-Family Residential District	
FDL1517224499800	1.22	R-2	Two-Family Residential District	
FDL1517234225500	0.00	R-2	Two-Family Residential District	
FDL1517243499900	34.35	R-2	Two-Family Residential District	

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

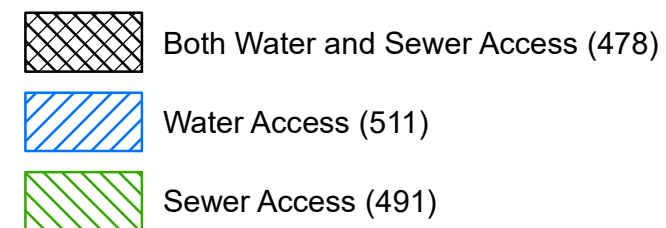
Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517261124902	59.02	R-2	Two-Family Residential District	
FDL1517261352600	0.27	R-2	Two-Family Residential District	
FDL1517261352700	0.27	R-2	Two-Family Residential District	
FDL1517261352800	0.27	R-2	Two-Family Residential District	
FDL1517261475100	0.29	R-2	Two-Family Residential District	
FDL1518053354400	0.78	R-2	Two-Family Residential District	
FDL1518053354500	0.76	R-2	Two-Family Residential District	
FDL1518053354700	0.60	R-2	Two-Family Residential District	
FDL1518053354900	0.74	R-2	Two-Family Residential District	
FDL1518061225400	0.42	R-2	Two-Family Residential District	
FDL1518061225500	0.59	R-2	Two-Family Residential District	
FDL1518061225600	0.94	R-2	Two-Family Residential District	
FDL1518061225700	0.60	R-2	Two-Family Residential District	
FDL1518061225900	0.77	R-2	Two-Family Residential District	
FDL1518061226000	0.44	R-2	Two-Family Residential District	
FDL1518063350000	0.33	R-2	Two-Family Residential District	
FDL1518063350100	0.33	R-2	Two-Family Residential District	
FDL1518063350200	0.42	R-2	Two-Family Residential District	
FDL1518063350300	0.32	R-2	Two-Family Residential District	
FDL1518063350400	0.26	R-2	Two-Family Residential District	
FDL1518063350500	0.25	R-2	Two-Family Residential District	
FDL1518063350600	0.24	R-2	Two-Family Residential District	
FDL1518063350700	0.24	R-2	Two-Family Residential District	
FDL1518063350800	0.24	R-2	Two-Family Residential District	
FDL1518063350900	0.23	R-2	Two-Family Residential District	
FDL1518063351000	0.24	R-2	Two-Family Residential District	
FDL1518063351100	0.29	R-2	Two-Family Residential District	
FDL1518074106600	0.16	R-2	Two-Family Residential District	
FDL1518182499901	62.80	R-2	Two-Family Residential District	
	184.83	R-2 Total		
FDL1517103482200	0.32	R-3	Residential-Central Area District	
FDL1517113356300	0.22	R-3	Residential-Central Area District	
FDL1517113358200	0.17	R-3	Residential-Central Area District	
FDL1517152100300	0.19	R-3	Residential-Central Area District	
	0.90	R-3 Total		
FDL1517024228101	2.48	R-4	Multi-Family Residential District	
FDL1517043475500	6.34	R-4	Multi-Family Residential District	
FDL1517043477500	2.19	R-4	Multi-Family Residential District	
FDL1517091226201	6.22	R-4	Multi-Family Residential District	
FDL1517101236700	0.25	R-4	Multi-Family Residential District	
FDL1517101237900	0.11	R-4	Multi-Family Residential District	
FDL1517101351100	0.11	R-4	Multi-Family Residential District	
FDL1517114475900	0.15	R-4	Multi-Family Residential District	
FDL1517114476000	0.14	R-4	Multi-Family Residential District	
FDL1517132100400	1.13	R-4	Multi-Family Residential District	
FDL1517132104200	0.80	R-4	Multi-Family Residential District	
FDL1517132104400	0.26	R-4	Multi-Family Residential District	
FDL1517132107200	7.04	R-4	Multi-Family Residential District	
FDL1517132107400	1.29	R-4	Multi-Family Residential District	
FDL1517133100300	0.28	R-4	Multi-Family Residential District	

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

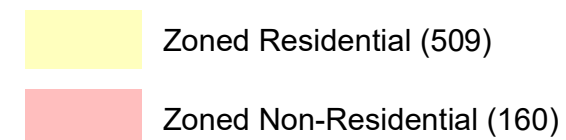
Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
FDL1517133100500	0.88	R-4	Multi-Family Residential District	
FDL1517134226600	0.50	R-4	Multi-Family Residential District	
FDL1517153482000	0.34	R-4	Multi-Family Residential District	
FDL1517154357000	0.00	R-4	Multi-Family Residential District	
FDL1517162226400	0.13	R-4	Multi-Family Residential District	
FDL1517162226900	0.65	R-4	Multi-Family Residential District	
FDL1517164102517	0.11	R-4	Multi-Family Residential District	
FDL1517234225300	0.47	R-4	Multi-Family Residential District	
FDL1517234225400	0.00	R-4	Multi-Family Residential District	
FDL1517243499900	34.35	R-4	Multi-Family Residential District	
FDL1517261124902	59.02	R-4	Multi-Family Residential District	
FDL1517263499901	105.51	R-4	Multi-Family Residential District	
FDL1518063351300	4.54	R-4	Multi-Family Residential District	
FDL1518063352301	7.93	R-4	Multi-Family Residential District	
	243.22	R-4 Total		
FDL1517044484900	0.00	S-W		Shoreland-Wetland District
FDL1517103104900	0.29	S-W		Shoreland-Wetland District
FDL1517103477500	0.47	S-W		Shoreland-Wetland District
FDL1517331100100	154.67	S-W		Shoreland-Wetland District
FDL1517331100100	154.67	S-W		Shoreland-Wetland District
FDL1517331100100	154.67	S-W		Shoreland-Wetland District
FDL1518073249900	5.82	S-W		Shoreland-Wetland District
	470.59	S-W Total		
	2258.10	Grand Total		

Map 2 Vacant Residential/Non-Residential Parcels with Services

Access to Services



Vacant Parcels (669)



0 0.4 0.8
Scale in Miles

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

This data was created for use by the East Central Wisconsin Regional Planning
Commission Geographic Information System. Any other use/application of
this information is the responsibility of the user and such use/application is at
their own risk. East Central Wisconsin Regional Planning Commission
disclaims all liability regarding fitness of the information for any use other than
for East Central Wisconsin Regional Planning Commission business.

PREPARED DECEMBER 2019 BY:



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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517014249900	5.31	A		Agricultural District	No	Yes
FDL1517053475000	16.63	A		Agricultural District	Yes	No
FDL1517054350000	1.68	A		Agricultural District	Yes	Yes
FDL1517124124800	5.64	A		Agricultural District	No	Yes
FDL1517124499800	7.65	A		Agricultural District	Yes	Yes
FDL1518052475200	0.17	A		Agricultural District	Yes	Yes
FDL1518053100101	0.36	A		Agricultural District	Yes	Yes
FDL1518053225000	28.05	A		Agricultural District	Yes	Yes
FDL1518063353300	5.94	A		Agricultural District	Yes	Yes
	71.43	A Total				
FDL1517023353000	0.27	C-2		General Business District	Yes	Yes
FDL1517023353400	0.31	C-2		General Business District	Yes	Yes
FDL1517033479600	4.20	C-2		General Business District	Yes	Yes
FDL1517034351002	0.00	C-2		General Business District	Yes	Yes
FDL1517044350300	0.94	C-2		General Business District	Yes	Yes
FDL1517044350301	0.66	C-2		General Business District	Yes	Yes
FDL1517044352600	1.12	C-2		General Business District	Yes	Yes
FDL1517044352800	1.08	C-2		General Business District	Yes	Yes
FDL1517053475000	16.63	C-2		General Business District	Yes	No
FDL1517054475000	3.99	C-2		General Business District	Yes	Yes
FDL1517054475001	2.32	C-2		General Business District	Yes	Yes
FDL1517054475100	3.01	C-2		General Business District	Yes	Yes
FDL1517054475400	5.07	C-2		General Business District	Yes	Yes
FDL1517081100701	0.34	C-2		General Business District	Yes	Yes
FDL1517081100801	0.49	C-2		General Business District	Yes	Yes
FDL1517081350000	2.65	C-2		General Business District	Yes	No
FDL1517081350103	0.52	C-2		General Business District	Yes	Yes
FDL1517081350105	1.45	C-2		General Business District	Yes	Yes
FDL1517081350201	1.24	C-2		General Business District	Yes	Yes
FDL1517081350400	0.96	C-2		General Business District	Yes	Yes
FDL1517084476200	1.44	C-2		General Business District	Yes	Yes
FDL1517091350800	1.63	C-2		General Business District	Yes	Yes
FDL1517091351200	0.28	C-2		General Business District	Yes	Yes
FDL1517091476000	0.32	C-2		General Business District	Yes	Yes
FDL1517091476600	0.19	C-2		General Business District	Yes	Yes
FDL1517091478600	0.55	C-2		General Business District	Yes	Yes
FDL1517093358005	1.68	C-2		General Business District	No	Yes
FDL1517101232300	0.18	C-2		General Business District	Yes	Yes
FDL1517102351500	0.10	C-2		General Business District	Yes	Yes
FDL1517102352500	0.14	C-2		General Business District	Yes	Yes
FDL1517102354800	0.13	C-2		General Business District	Yes	Yes
FDL1517103227400	0.15	C-2		General Business District	Yes	Yes
FDL1517103234100	0.17	C-2		General Business District	Yes	Yes
FDL1517103234500	0.13	C-2		General Business District	Yes	Yes
FDL1517103364700	0.14	C-2		General Business District	Yes	Yes
FDL1517104101900	0.11	C-2		General Business District	Yes	Yes
FDL1517104107100	0.15	C-2		General Business District	Yes	Yes
FDL1517121351200	2.34	C-2		General Business District	Yes	Yes
FDL1517121351300	2.47	C-2		General Business District	Yes	Yes
FDL1517121476700	0.98	C-2		General Business District	Yes	No
FDL1517124225001	0.76	C-2		General Business District	Yes	Yes
FDL1517142483600	0.25	C-2		General Business District	Yes	Yes
FDL1517142483700	0.00	C-2		General Business District	Yes	Yes
FDL1517144229900	0.21	C-2		General Business District	Yes	Yes
FDL1517144476600	0.21	C-2		General Business District	Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517144476700	0.21	C-2		General Business District	Yes	Yes
FDL1517144476801	0.31	C-2		General Business District	Yes	Yes
FDL1517144477500	0.33	C-2		General Business District	Yes	Yes
FDL1517144477700	0.17	C-2		General Business District	Yes	Yes
FDL1517153232300	0.34	C-2		General Business District	Yes	Yes
FDL1517153232400	0.29	C-2		General Business District	Yes	Yes
FDL1517161480100	0.28	C-2		General Business District	Yes	Yes
FDL1517162352500	0.65	C-2		General Business District	Yes	Yes
FDL1517162352600	0.24	C-2		General Business District	Yes	Yes
FDL1517163350100	2.12	C-2		General Business District	Yes	No
FDL1517164352500	0.26	C-2		General Business District	Yes	Yes
FDL1517211475101	1.50	C-2		General Business District	Yes	Yes
FDL1517212100102	1.06	C-2		General Business District	No	Yes
FDL1517213101000	5.11	C-2		General Business District	Yes	Yes
FDL1517214475600	2.79	C-2		General Business District	Yes	Yes
FDL1517223101101	5.71	C-2		General Business District	Yes	Yes
FDL1517224226800	0.60	C-2		General Business District	Yes	Yes
FDL1517224350500	0.85	C-2		General Business District	Yes	Yes
FDL1517224350900	0.94	C-2		General Business District	Yes	Yes
FDL1517261124902	59.02	C-2		General Business District	Yes	Yes
FDL1517261499700	0.39	C-2		General Business District	Yes	No
FDL1517264100100	1.05	C-2		General Business District	Yes	Yes
FDL1517264100200	4.78	C-2		General Business District	Yes	Yes
FDL1517264104000	0.10	C-2		General Business District	Yes	Yes
FDL1517271225301	1.18	C-2		General Business District	Yes	Yes
FDL1518063352901	1.18	C-2		General Business District	Yes	Yes
FDL1518063353001	2.53	C-2		General Business District	Yes	Yes
FDL1518063353100	1.50	C-2		General Business District	Yes	Yes
FDL1518063353200	1.28	C-2		General Business District	Yes	Yes
FDL1518073100401	1.30	C-2		General Business District	Yes	Yes
FDL1518181350001	4.06	C-2		General Business District	Yes	Yes
	164.09	C-2 Total				
FDL1517024228000	0.00	C-R		Commercial-Recreation District	Yes	Yes
FDL1517033476300	0.23	C-R		Commercial-Recreation District	Yes	Yes
FDL1517033476400	0.26	C-R		Commercial-Recreation District	Yes	Yes
FDL1517033476600	0.22	C-R		Commercial-Recreation District	Yes	Yes
FDL1517033476800	0.99	C-R		Commercial-Recreation District	Yes	Yes
FDL1517033477500	0.32	C-R		Commercial-Recreation District	Yes	Yes
FDL1517102105200	0.56	C-R		Commercial-Recreation District	Yes	Yes
FDL1517102225100	0.17	C-R		Commercial-Recreation District	Yes	Yes
FDL1517102225200	0.39	C-R		Commercial-Recreation District	Yes	Yes
	3.14	C-R Total				
FDL1517043475200	1.48	M-1		Industrial District	Yes	Yes
FDL1517102104001	2.66	M-1		Industrial District	Yes	Yes
FDL1517102476500	0.50	M-1		Industrial District	Yes	Yes
FDL1517102476600	0.29	M-1		Industrial District	Yes	Yes
FDL1517103103900	0.15	M-1		Industrial District	No	Yes
FDL1517103104500	0.17	M-1		Industrial District	Yes	Yes
FDL1517103350200	0.11	M-1		Industrial District	Yes	Yes
FDL1517103350600	0.00	M-1		Industrial District	Yes	Yes
FDL1517103475900	0.18	M-1		Industrial District	Yes	Yes
FDL1517103477500	0.47	M-1		Industrial District	Yes	No
FDL1517103478900	0.10	M-1		Industrial District	Yes	Yes
FDL1517152104300	0.48	M-1		Industrial District	Yes	Yes
FDL1517152350700	1.46	M-1		Industrial District	Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517164352000	0.00	M-1		Industrial District	Yes	Yes
FDL1517213475500	6.97	M-1		Industrial District	Yes	Yes
FDL1517223100700	1.27	M-1		Industrial District	Yes	Yes
FDL1517223225101	2.16	M-1		Industrial District	Yes	Yes
FDL1517223225301	0.93	M-1		Industrial District	Yes	No
FDL1517272374900	42.00	M-1		Industrial District	Yes	Yes
FDL1517281100600	2.99	M-1		Industrial District	Yes	Yes
FDL1517281100700	1.68	M-1		Industrial District	Yes	Yes
FDL1517331100100	154.67	M-1		Industrial District	Yes	Yes
	220.72	M-1 Total				
FDL1517271101800	2.75	M-BP		Industrial-Business Park District	Yes	Yes
FDL1517272499900	39.83	M-BP		Industrial-Business Park District	Yes	Yes
	42.58	M-BP Total				
FDL1517023351600	0.16	O		office District	Yes	Yes
FDL1517023352501	1.23	O		office District	No	Yes
FDL1517091477001	2.29	O		office District	Yes	Yes
FDL1517104486600	0.93	O		office District	Yes	Yes
FDL1517213225201	1.84	O		office District	Yes	Yes
FDL1518063353300	5.94	O		office District	Yes	Yes
FDL1518073100500	2.07	O		office District	Yes	Yes
FDL1518073100700	3.57	O		office District	Yes	Yes
FDL1518073100900	5.94	O		office District	Yes	Yes
FDL1518073101000	5.94	O		office District	Yes	Yes
FDL1518073475001	11.73	O		office District	Yes	Yes
FDL1518073475100	1.50	O		office District	Yes	Yes
FDL1518073475200	3.54	O		office District	Yes	Yes
	46.68	O Total				
FDL1517014351400	0.80	R-1	Single-Family Residential District		Yes	Yes
FDL1517014351800	0.77	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475000	0.81	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475100	0.55	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475200	0.63	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475400	0.60	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475500	0.60	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475600	0.91	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475700	0.69	R-1	Single-Family Residential District		Yes	Yes
FDL1517014475800	0.72	R-1	Single-Family Residential District		Yes	Yes
FDL1517014476000	0.69	R-1	Single-Family Residential District		Yes	Yes
FDL1517014476400	0.41	R-1	Single-Family Residential District		Yes	Yes
FDL1517014476500	0.47	R-1	Single-Family Residential District		Yes	Yes
FDL1517014476600	0.72	R-1	Single-Family Residential District		Yes	Yes
FDL1517014476900	0.72	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477000	0.72	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477100	0.72	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477200	0.72	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477300	0.73	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477400	0.71	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477500	0.71	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477600	0.73	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477700	0.74	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477800	0.75	R-1	Single-Family Residential District		Yes	Yes
FDL1517014477900	0.76	R-1	Single-Family Residential District		Yes	Yes
FDL1517014478000	0.67	R-1	Single-Family Residential District		Yes	Yes
FDL1517014478100	0.61	R-1	Single-Family Residential District		Yes	Yes
FDL1517024358500	0.37	R-1	Single-Family Residential District		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517044480700	0.17	R-1	Single-Family Residential District		Yes	Yes
FDL1517044485100	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1517091476100	0.42	R-1	Single-Family Residential District		Yes	Yes
FDL1517091476200	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517091477001	2.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517091478200	0.44	R-1	Single-Family Residential District		Yes	Yes
FDL1517094486300	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517102226200	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517102357600	0.21	R-1	Single-Family Residential District		Yes	Yes
FDL1517103229200	0.12	R-1	Single-Family Residential District		Yes	Yes
FDL1517103229300	0.12	R-1	Single-Family Residential District		Yes	Yes
FDL1517103233900	0.12	R-1	Single-Family Residential District		Yes	Yes
FDL1517111229400	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517111229600	0.25	R-1	Single-Family Residential District		Yes	Yes
FDL1517112105100	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517112108900	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517112113900	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517112475400	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517112475500	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517112476400	0.13	R-1	Single-Family Residential District		Yes	Yes
FDL1517112476900	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517112477000	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517113107600	0.12	R-1	Single-Family Residential District		Yes	Yes
FDL1517113112800	0.17	R-1	Single-Family Residential District		Yes	Yes
FDL1517113229000	0.17	R-1	Single-Family Residential District		Yes	Yes
FDL1517113355300	0.21	R-1	Single-Family Residential District		Yes	Yes
FDL1517113476600	0.13	R-1	Single-Family Residential District		Yes	Yes
FDL1517114106700	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517114226400	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517114352700	0.38	R-1	Single-Family Residential District		Yes	Yes
FDL1517121100300	0.61	R-1	Single-Family Residential District		Yes	Yes
FDL1517121100400	0.87	R-1	Single-Family Residential District		Yes	Yes
FDL1517121100500	0.74	R-1	Single-Family Residential District		Yes	Yes
FDL1517121100600	0.76	R-1	Single-Family Residential District		Yes	Yes
FDL1517121100700	0.80	R-1	Single-Family Residential District		Yes	Yes
FDL1517121100800	0.77	R-1	Single-Family Residential District		Yes	Yes
FDL1517121102500	0.77	R-1	Single-Family Residential District		Yes	Yes
FDL1517121102600	1.54	R-1	Single-Family Residential District		Yes	Yes
FDL1517121102700	0.69	R-1	Single-Family Residential District		Yes	Yes
FDL1517121102800	0.64	R-1	Single-Family Residential District		Yes	Yes
FDL1517121102900	0.57	R-1	Single-Family Residential District		Yes	Yes
FDL1517121103000	0.55	R-1	Single-Family Residential District		Yes	Yes
FDL1517121103300	0.97	R-1	Single-Family Residential District		Yes	Yes
FDL1517121225500	0.78	R-1	Single-Family Residential District		Yes	Yes
FDL1517121225600	1.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517121225700	0.92	R-1	Single-Family Residential District		Yes	Yes
FDL1517121350000	0.63	R-1	Single-Family Residential District		No	Yes
FDL1517121351200	2.34	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475000	0.74	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475100	0.66	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475200	0.66	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475300	0.65	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475400	0.64	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475800	1.97	R-1	Single-Family Residential District		Yes	Yes
FDL1517121475901	0.95	R-1	Single-Family Residential District		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517121476001	0.93	R-1	Single-Family Residential District		Yes	Yes
FDL1517121476101	0.92	R-1	Single-Family Residential District		Yes	Yes
FDL1517123482100	0.39	R-1	Single-Family Residential District		Yes	Yes
FDL1517124374800	0.85	R-1	Single-Family Residential District		Yes	Yes
FDL1517131350504	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517133476800	0.31	R-1	Single-Family Residential District		Yes	Yes
FDL1517133482402	0.33	R-1	Single-Family Residential District		Yes	Yes
FDL1517134101300	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134101500	0.38	R-1	Single-Family Residential District		Yes	Yes
FDL1517134101804	0.88	R-1	Single-Family Residential District		Yes	Yes
FDL1517134102400	0.27	R-1	Single-Family Residential District		Yes	Yes
FDL1517134102700	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134102800	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134103500	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134103700	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134103800	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134104000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134104100	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134475000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134475300	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134475500	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134475600	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134475700	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134475800	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134476900	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517134477000	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517134477100	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517134477200	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517134478000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134478200	0.25	R-1	Single-Family Residential District		Yes	Yes
FDL1517134478600	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517134478800	0.31	R-1	Single-Family Residential District		Yes	Yes
FDL1517134479400	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134479500	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134479600	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134479700	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480200	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480300	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480400	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480500	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480600	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480700	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134480900	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517134481000	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517134481100	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134481200	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134481800	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134481900	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134482600	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517134482900	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134483100	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134484000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134484300	0.22	R-1	Single-Family Residential District		Yes	Yes
FDL1517134484500	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517134484800	0.23	R-1	Single-Family Residential District		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517134485000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517134485300	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517141100700	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517141235800	0.16	R-1	Single-Family Residential District		Yes	Yes
FDL1517141350800	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1517141361600	0.17	R-1	Single-Family Residential District		Yes	Yes
FDL1517141482500	0.17	R-1	Single-Family Residential District		Yes	Yes
FDL1517141482900	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517142103400	0.13	R-1	Single-Family Residential District		Yes	Yes
FDL1517142483800	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517142491400	0.40	R-1	Single-Family Residential District		Yes	Yes
FDL1517143226500	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517143228800	0.11	R-1	Single-Family Residential District		Yes	Yes
FDL1517143365500	0.13	R-1	Single-Family Residential District		Yes	Yes
FDL1517144106700	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517144229400	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517151362101	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517151362102	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517152228200	0.37	R-1	Single-Family Residential District		Yes	Yes
FDL1517152232500	0.19	R-1	Single-Family Residential District		Yes	Yes
FDL1517152353200	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517152477200	0.39	R-1	Single-Family Residential District		Yes	Yes
FDL1517152477700	0.10	R-1	Single-Family Residential District		Yes	Yes
FDL1517152481500	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517153100200	0.34	R-1	Single-Family Residential District		Yes	Yes
FDL1517153230000	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517153236700	0.18	R-1	Single-Family Residential District		Yes	Yes
FDL1517154229400	0.11	R-1	Single-Family Residential District		Yes	Yes
FDL1517154357000	0.00	R-1	Single-Family Residential District		Yes	No
FDL1517154479100	0.18	R-1	Single-Family Residential District		Yes	Yes
FDL1517161101000	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517161101100	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517161225500	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517161230700	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517161356300	0.27	R-1	Single-Family Residential District		Yes	Yes
FDL1517161477300	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517161480500	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517161480600	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517161482600	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517164102202	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517164102203	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517164350000	0.18	R-1	Single-Family Residential District		Yes	Yes
FDL1517224352101	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1517224352102	0.18	R-1	Single-Family Residential District		Yes	Yes
FDL1517224476100	0.15	R-1	Single-Family Residential District		Yes	Yes
FDL1517232107300	0.14	R-1	Single-Family Residential District		Yes	Yes
FDL1517232350101	0.25	R-1	Single-Family Residential District		Yes	Yes
FDL1517232351000	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517232357200	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517241100101	0.43	R-1	Single-Family Residential District		Yes	Yes
FDL1517241102400	0.47	R-1	Single-Family Residential District		Yes	Yes
FDL1517241104000	0.42	R-1	Single-Family Residential District		Yes	Yes
FDL1517241225700	0.90	R-1	Single-Family Residential District		Yes	Yes
FDL1517241226600	1.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475000	0.41	R-1	Single-Family Residential District		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1517241475100	0.44	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475101	0.43	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475200	0.42	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475300	0.43	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475400	0.44	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475600	0.46	R-1	Single-Family Residential District		Yes	Yes
FDL1517241475700	0.49	R-1	Single-Family Residential District		Yes	Yes
FDL1517242100200	0.00	R-1	Single-Family Residential District		Yes	Yes
FDL1517242100300	0.40	R-1	Single-Family Residential District		Yes	Yes
FDL1517242101001	0.43	R-1	Single-Family Residential District		Yes	Yes
FDL1517242101301	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517242226201	0.27	R-1	Single-Family Residential District		Yes	Yes
FDL1517242356100	0.43	R-1	Single-Family Residential District		Yes	Yes
FDL1517243101100	1.35	R-1	Single-Family Residential District		No	Yes
FDL1517244102700	0.66	R-1	Single-Family Residential District		Yes	Yes
FDL1517252100100	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517252100300	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517252100800	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517252101500	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517252225900	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1517252226100	0.31	R-1	Single-Family Residential District		Yes	Yes
FDL1517252227000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517252227200	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517252227400	0.20	R-1	Single-Family Residential District		Yes	Yes
FDL1517261101400	0.49	R-1	Single-Family Residential District		Yes	Yes
FDL1517261102200	0.38	R-1	Single-Family Residential District		Yes	Yes
FDL1517261124902	59.02	R-1	Single-Family Residential District		Yes	Yes
FDL1517261124902	59.02	R-1	Single-Family Residential District		Yes	Yes
FDL1517261225200	0.38	R-1	Single-Family Residential District		Yes	Yes
FDL1517261231000	0.25	R-1	Single-Family Residential District		Yes	Yes
FDL1517261232000	0.24	R-1	Single-Family Residential District		Yes	Yes
FDL1517261233000	0.23	R-1	Single-Family Residential District		Yes	Yes
FDL1517261233300	0.32	R-1	Single-Family Residential District		Yes	Yes
FDL1517261233600	0.27	R-1	Single-Family Residential District		Yes	Yes
FDL1517261234100	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517261234200	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1517261350700	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517261350900	0.35	R-1	Single-Family Residential District		Yes	Yes
FDL1517261351500	0.31	R-1	Single-Family Residential District		Yes	Yes
FDL1517261351600	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517261351700	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517261351800	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517261351900	0.31	R-1	Single-Family Residential District		Yes	Yes
FDL1517261352200	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517261352300	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517261352400	0.26	R-1	Single-Family Residential District		Yes	Yes
FDL1517261475200	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517262107100	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517262107700	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517262108300	0.29	R-1	Single-Family Residential District		Yes	Yes
FDL1517262108500	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1517262225400	0.87	R-1	Single-Family Residential District		Yes	Yes
FDL1518053124900	0.35	R-1	Single-Family Residential District		Yes	Yes
FDL1518053475700	0.78	R-1	Single-Family Residential District		Yes	Yes
FDL1518054350300	0.65	R-1	Single-Family Residential District		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1518054350400	0.48	R-1	Single-Family Residential District		Yes	Yes
FDL1518054350500	0.49	R-1	Single-Family Residential District		Yes	Yes
FDL1518054350600	0.49	R-1	Single-Family Residential District		Yes	Yes
FDL1518054351500	0.46	R-1	Single-Family Residential District		Yes	Yes
FDL1518054351600	0.46	R-1	Single-Family Residential District		Yes	Yes
FDL1518054351700	0.48	R-1	Single-Family Residential District		Yes	Yes
FDL1518054352000	18.18	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100100	0.53	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100200	0.60	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100300	0.76	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100400	0.82	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100500	3.78	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100700	0.52	R-1	Single-Family Residential District		Yes	Yes
FDL1518061100800	0.77	R-1	Single-Family Residential District		Yes	Yes
FDL1518061101000	0.45	R-1	Single-Family Residential District		Yes	Yes
FDL1518061101300	2.27	R-1	Single-Family Residential District		Yes	No
FDL1518061101400	0.47	R-1	Single-Family Residential District		Yes	Yes
FDL1518061101700	0.58	R-1	Single-Family Residential District		Yes	Yes
FDL1518061101800	0.65	R-1	Single-Family Residential District		Yes	Yes
FDL1518061101900	0.63	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102000	0.48	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102100	0.52	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102200	0.47	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102400	1.06	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102600	0.44	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102800	0.52	R-1	Single-Family Residential District		Yes	Yes
FDL1518061102900	0.55	R-1	Single-Family Residential District		Yes	Yes
FDL1518061103000	0.60	R-1	Single-Family Residential District		Yes	Yes
FDL1518061103100	0.50	R-1	Single-Family Residential District		Yes	Yes
FDL1518061103200	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1518061103400	0.28	R-1	Single-Family Residential District		Yes	Yes
FDL1518061103600	0.34	R-1	Single-Family Residential District		Yes	Yes
FDL1518061225200	0.45	R-1	Single-Family Residential District		Yes	Yes
FDL1518061225300	0.42	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226200	0.32	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226300	0.38	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226500	0.39	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226600	0.43	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226700	0.41	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226800	0.44	R-1	Single-Family Residential District		Yes	Yes
FDL1518061226900	0.34	R-1	Single-Family Residential District		Yes	Yes
FDL1518061227000	0.30	R-1	Single-Family Residential District		Yes	Yes
FDL1518061227100	0.32	R-1	Single-Family Residential District		Yes	Yes
FDL1518061227200	8.63	R-1	Single-Family Residential District		Yes	Yes
FDL1518063475000	0.51	R-1	Single-Family Residential District		Yes	No
FDL1518063475100	0.36	R-1	Single-Family Residential District		Yes	No
FDL1518063477400	0.26	R-1	Single-Family Residential District		Yes	No
FDL1518063477500	0.27	R-1	Single-Family Residential District		Yes	No
FDL1518063477800	0.35	R-1	Single-Family Residential District		Yes	No
FDL1518063479400	0.27	R-1	Single-Family Residential District		Yes	No
FDL1518063479500	0.28	R-1	Single-Family Residential District		Yes	No
FDL1518063483300	0.34	R-1	Single-Family Residential District		Yes	No
FDL1518063483900	0.37	R-1	Single-Family Residential District		Yes	No
FDL1518063484200	0.41	R-1	Single-Family Residential District		Yes	No
FDL1518063484300	0.31	R-1	Single-Family Residential District		Yes	No

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1518063484400	0.27	R-1	Single-Family Residential District		Yes	No
FDL1518063484500	0.26	R-1	Single-Family Residential District		Yes	No
FDL1518063484600	0.35	R-1	Single-Family Residential District		Yes	No
FDL1518063484700	0.34	R-1	Single-Family Residential District		Yes	Yes
FDL1518063484800	0.26	R-1	Single-Family Residential District		Yes	No
FDL1518063484900	0.23	R-1	Single-Family Residential District		Yes	No
FDL1518063485000	0.23	R-1	Single-Family Residential District		Yes	No
FDL1518063485100	0.24	R-1	Single-Family Residential District		Yes	No
FDL1518063485200	0.24	R-1	Single-Family Residential District		Yes	No
FDL1518063485300	0.23	R-1	Single-Family Residential District		Yes	No
FDL1518063485400	0.24	R-1	Single-Family Residential District		Yes	No
FDL1518064351400	0.33	R-1	Single-Family Residential District		Yes	Yes
FDL1518064352600	0.36	R-1	Single-Family Residential District		Yes	Yes
FDL1518071100800	1.00	R-1	Single-Family Residential District		Yes	Yes
FDL1518074475000	0.78	R-1	Single-Family Residential District		Yes	Yes
FDL1518082100100	0.38	R-1	Single-Family Residential District		Yes	No
FDL1518082225300	0.68	R-1	Single-Family Residential District		Yes	Yes
FDL1518182480900	3.21	R-1	Single-Family Residential District		Yes	Yes
FDL1518182499901	62.80	R-1	Single-Family Residential District		Yes	Yes
	343.36	R-1 Total				
FDL1517014351300	0.97	R-2	Two-Family Residential District		Yes	Yes
FDL1517014478200	0.43	R-2	Two-Family Residential District		Yes	Yes
FDL1517014478300	0.43	R-2	Two-Family Residential District		Yes	Yes
FDL1517014478500	0.43	R-2	Two-Family Residential District		Yes	Yes
FDL1517014478600	0.43	R-2	Two-Family Residential District		Yes	Yes
FDL1517014499700	11.71	R-2	Two-Family Residential District		Yes	Yes
FDL1517033477100	0.17	R-2	Two-Family Residential District		Yes	Yes
FDL1517101111300	0.12	R-2	Two-Family Residential District		Yes	Yes
FDL1517133102500	0.32	R-2	Two-Family Residential District		Yes	Yes
FDL1517134476000	0.24	R-2	Two-Family Residential District		Yes	Yes
FDL1517134476401	0.32	R-2	Two-Family Residential District		Yes	Yes
FDL1517153234400	0.18	R-2	Two-Family Residential District		Yes	Yes
FDL1517153234700	0.18	R-2	Two-Family Residential District		Yes	Yes
FDL1517224499800	1.22	R-2	Two-Family Residential District		Yes	Yes
FDL1517234225500	0.00	R-2	Two-Family Residential District		Yes	Yes
FDL1517261124902	59.02	R-2	Two-Family Residential District		Yes	Yes
FDL1517261352600	0.27	R-2	Two-Family Residential District		Yes	Yes
FDL1517261352700	0.27	R-2	Two-Family Residential District		Yes	Yes
FDL1517261352800	0.27	R-2	Two-Family Residential District		Yes	Yes
FDL1517261475100	0.29	R-2	Two-Family Residential District		Yes	Yes
FDL1518053354400	0.78	R-2	Two-Family Residential District		Yes	Yes
FDL1518053354500	0.76	R-2	Two-Family Residential District		Yes	Yes
FDL1518053354700	0.60	R-2	Two-Family Residential District		Yes	Yes
FDL1518053354900	0.74	R-2	Two-Family Residential District		Yes	Yes
FDL1518061225400	0.42	R-2	Two-Family Residential District		Yes	Yes
FDL1518061225500	0.59	R-2	Two-Family Residential District		Yes	Yes
FDL1518061225600	0.94	R-2	Two-Family Residential District		Yes	Yes
FDL1518061225700	0.60	R-2	Two-Family Residential District		Yes	Yes
FDL1518061225900	0.77	R-2	Two-Family Residential District		Yes	Yes
FDL1518061226000	0.44	R-2	Two-Family Residential District		Yes	Yes
FDL1518063350200	0.42	R-2	Two-Family Residential District		Yes	Yes
FDL1518063350300	0.32	R-2	Two-Family Residential District		Yes	Yes
FDL1518063350400	0.26	R-2	Two-Family Residential District		No	Yes
FDL1518063350500	0.25	R-2	Two-Family Residential District		No	Yes
FDL1518063350600	0.24	R-2	Two-Family Residential District		No	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
FDL1518063350700	0.24	R-2	Two-Family Residential District		No	Yes
FDL1518063350800	0.24	R-2	Two-Family Residential District		No	Yes
FDL1518063350900	0.23	R-2	Two-Family Residential District		Yes	Yes
FDL1518063351000	0.24	R-2	Two-Family Residential District		Yes	Yes
FDL1518063351100	0.29	R-2	Two-Family Residential District		Yes	Yes
FDL1518074106600	0.16	R-2	Two-Family Residential District		Yes	Yes
FDL1518182499901	62.80	R-2	Two-Family Residential District		Yes	Yes
	149.60	R-2 Total				
FDL1517103482200	0.32	R-3	Residential-Central Area District		Yes	Yes
FDL1517113356300	0.22	R-3	Residential-Central Area District		Yes	Yes
FDL1517113358200	0.17	R-3	Residential-Central Area District		Yes	Yes
FDL1517152100300	0.19	R-3	Residential-Central Area District		Yes	Yes
	0.90	R-3 Total				
FDL1517024228101	2.48	R-4	Multi-Family Residential District		Yes	Yes
FDL1517043475500	6.34	R-4	Multi-Family Residential District		Yes	Yes
FDL1517043477500	2.19	R-4	Multi-Family Residential District		Yes	Yes
FDL1517091226201	6.22	R-4	Multi-Family Residential District		Yes	Yes
FDL1517101236700	0.25	R-4	Multi-Family Residential District		Yes	Yes
FDL1517101237900	0.11	R-4	Multi-Family Residential District		Yes	Yes
FDL1517101351100	0.11	R-4	Multi-Family Residential District		Yes	Yes
FDL1517114475900	0.15	R-4	Multi-Family Residential District		Yes	Yes
FDL1517114476000	0.14	R-4	Multi-Family Residential District		Yes	Yes
FDL1517132100400	1.13	R-4	Multi-Family Residential District		Yes	Yes
FDL1517132104200	0.80	R-4	Multi-Family Residential District		Yes	Yes
FDL1517132107200	7.04	R-4	Multi-Family Residential District		Yes	Yes
FDL1517132107400	1.29	R-4	Multi-Family Residential District		Yes	Yes
FDL1517133100300	0.28	R-4	Multi-Family Residential District		Yes	Yes
FDL1517133100500	0.88	R-4	Multi-Family Residential District		Yes	Yes
FDL1517134226600	0.50	R-4	Multi-Family Residential District		Yes	Yes
FDL1517162226900	0.65	R-4	Multi-Family Residential District		Yes	Yes
FDL1517164102517	0.11	R-4	Multi-Family Residential District		Yes	Yes
FDL1517234225300	0.47	R-4	Multi-Family Residential District		Yes	Yes
FDL1517234225400	0.00	R-4	Multi-Family Residential District		Yes	Yes
FDL1517243499900	34.35	R-4	Multi-Family Residential District		Yes	Yes
FDL1517261124902	59.02	R-4	Multi-Family Residential District		Yes	Yes
FDL1518063351300	4.54	R-4	Multi-Family Residential District		Yes	Yes
FDL1518063352301	7.93	R-4	Multi-Family Residential District		Yes	Yes
	136.98	R-4 Total				
FDL1517331100100	154.67	S-W		Shoreland-Wetland District	Yes	No
	154.67	S-W Total				
	1334.15	Grand Total				



APPENDIX B

FUTURE LAND USE

City of Fond du Lac Land Use Plan



Legend

City of Fond du Lac Land Use Categories

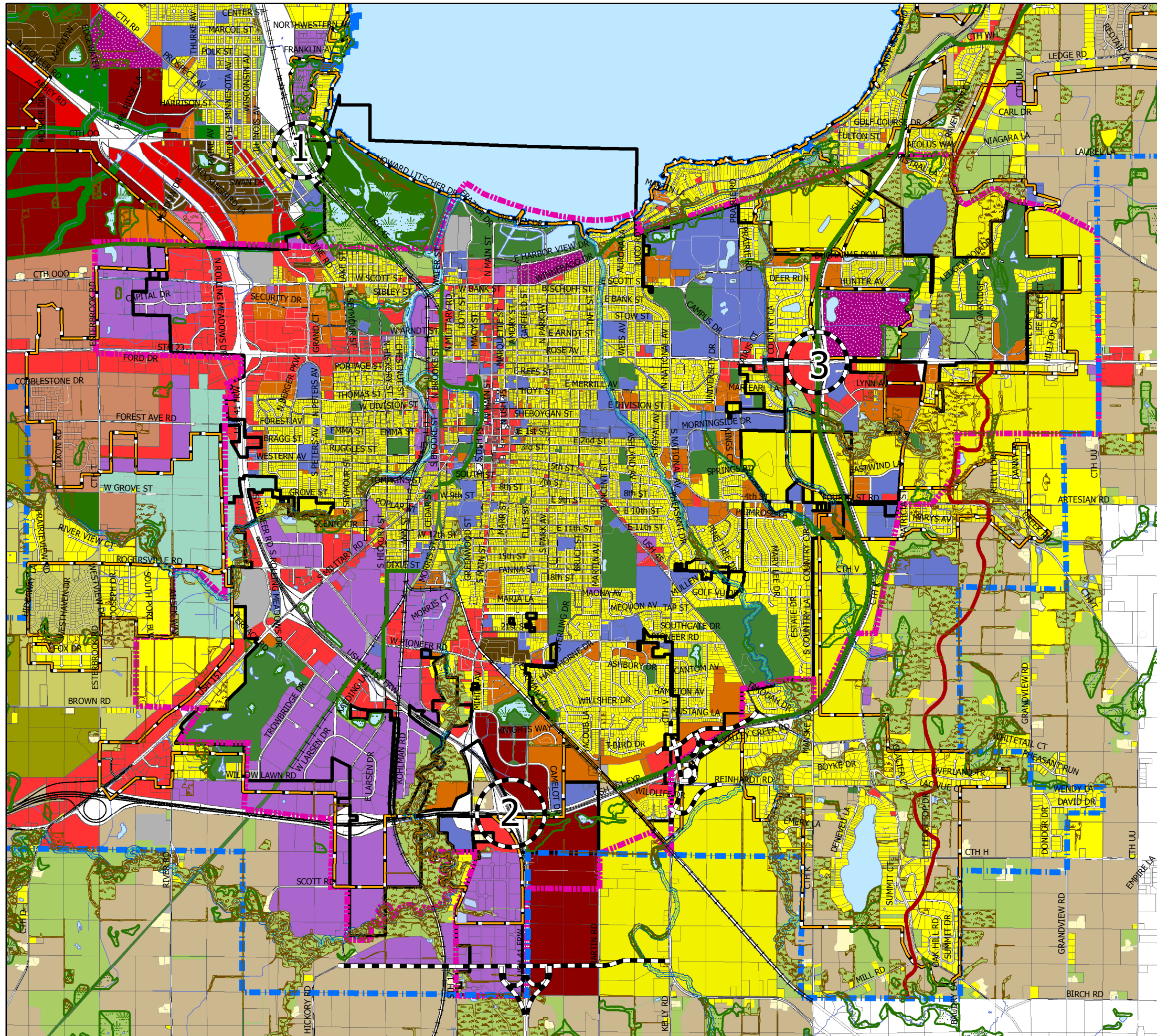
- Farmsteads
- Single Family Residential
- Multi-Family
- Mobile Home Parks
- Mixed Use
- Commercial
- Business Park
- Highway Business
- Industrial
- Quarries
- Utilities/Communications
- Public/Institutional
- Airport
- Recreational Facilities
- Agriculture
- Open Land
- Water Features
- Open Space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

Town of Fond du Lac Land Use Categories

- Residential Sewered
- Residential Rural
- Agricultural Transition

Coverages

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



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

Martenson & Eisele, Inc.



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

Planning
Environmental
Surveying
Engineering
Architecture

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

FOND DU LAC COUNTY

Martin Farrell
Brenda Schneider
Brian Kolstad
Allen Buechel
Charles Hornung

MENOMINEE COUNTY

Ruth Winter
Laure Pecore
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
(Kara Homan, Alt.)
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

Jerry Erdmann
Thomas Kautza
Chuck Dallas

WAUPACA COUNTY

Dick Koeppen
James Nygaard
Brian Smith
DuWayne Federwitz

WAUSHARA COUNTY

Donna Kalata
Larry Timm
Neal Strehlow

WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Lori Palmeri
Ken Robl
Robert Schmeichel

EX-OFFICIO MEMBERS

Jill Michaelson
Ronald McDonald

