

# Village of Harrison Housing Affordability Report, 2018



**Final  
December 2019**

# **Housing Affordability Report, 2018**

## **Village of Harrison**

**December, 2019**

Prepared by the  
East Central Wisconsin Regional Planning Commission

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## ABSTRACT

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

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# HOUSING AFFORDABILITY REPORT

## HOUSING AFFORDABILITY REPORT

### EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. The Village of Harrison, 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 Village of Harrison is illustrated in Table 1.

**Table 1: Village of Harrison 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
3	12	0	77	0	0	0

**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 Village of Harrison is illustrated in Table 2.

**Table 2: Village of Harrison New Residential Dwelling Units Proposed and Approved 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
114	20	0	77	0	0	0

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



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

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

## Plans and Regulations

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

The Village of Harrison’s comprehensive plan, adopted in 2004 and updated in 2017 includes a future land use map, dated February, 2017 (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 Village.

**Table 5: Village of Harrison Comprehensive Plan Summary, 2018**

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	2004, Update 2017
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).	Numerous amendments to the future land use map. 2012 to allow multi-family residential along Hwy 10/114 was approved. 2013 to allow a mix of single-family and two-family along Spring Valley Road was approved. 2017 major update to Comprehensive Plan identified many areas in the Village suitable for multi-family residential. This update also include the development of a Village Center Master Plan that identified a mix of commercial and residential (apartment and townhome) uses.
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	2027
Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?	Yes
If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?	Yes

Question / Topic Regarding Comprehensive Plan	Response / Details
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	Yes
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	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
Are there existing non-profit organizations involved in the implementation of the current comprehensive plan's housing element?	No
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	No
Please list specific goal/objective/strategy/recommendation/action items within the housing element that have been implemented or addressed to any degree (including planned/pending implementation).	<i>Provide opportunities for retirement facilities, elderly housing, and specialized housing such as nursing homes or community-based residential facilities, and ensure that they are adequately served with transit service, pedestrian facilities, bicycle facilities, recreational facilities, and convenient, nearby shopping, service and entertainment areas. Page 17</i>
	<i>Encourage a mix of housing types throughout the Village that provide a range of options for existing and future residents with varying incomes. Page 17</i>
	<i>Utilize the patterns presented on the Future Land Use Maps as a guide for development approvals. Page 17</i>
	<i>Create appropriate standards for the development of lot sizes for various housing types. Page 17</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
	<i>To encourage safe, affordable, and quality housing of various types for residents in all stages of life while maintaining the existing housing stock. Page 17</i>
Are you a CDBG-Entitlement Community that has prepared an Impediments to Fair Housing study?	No
Have you completed other housing market or assessment studies?	No
What limiting factors are present which prevent your community from moving forward on further implementation of the current comprehensive plan's housing element? Please describe.	<i>Cost of raw land makes it difficult for developers to create affordable housing. Developers have their own plan on housing density that they wish to develop.</i>

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

- Village of Harrison Zoning Ordinance (Chapter 117) outlines basic land use requirements, lot sizes and property setbacks.
- Village of Harrison Land Division Ordinance (Chapter 115) which specifies site improvement requirements and land dedication requirements, if any.
- Mobile Homes and Mobile Home Communities (Chapter 107) regulate mobile home.
- Plan Review and Building Permit procedures have been adopted by the Village of Harrison 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). While the construction of infrastructure is a major consideration in the overall cost of housing, this report has made no attempt to calculate these costs as they can vary greatly depending on size and density of the subdivision, as well as other geographic factors. It should be noted that in general, higher density developments reduce infrastructure costs relative to low density ones. The development community has not fully utilized the ability to create such developments which therefore impacts the cost of housing.

- Fees have been adopted for various activities related to housing development. These fees are outlined in detail in the accompanying *Housing Fee Report*. The Village of Harrison currently has several types of fees schedules published on its website which may apply to new housing development:
  - Building Permit Fee Schedule
  - Multi-family and Commercial Permit Fees
  - Electrical Permit Fee Schedule
  - Erosion Control Permit Fee Schedule
  - Impact Fees
  - HVAC Permit Fee Schedule
  - Miscellaneous Permit Fee Schedule
  - Plumbing and Sewer Permit Fee Schedule
  - Stormwater Management Permit Fee Schedule
  
- Tax Increment Finance Districts. TIF District #1 is located at the southwestern portion of the Village, at the northeast corner of Highway 10/114 and County LP. The purpose of this district is to increase mixed use development, which includes residential units.

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

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

## Housing Demand

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

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

**Table 6: Village of Harrison Year 2040 Household Projections**

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
Village of Harrison	3,644	3,980	4,675	5,344	6,040	6,619	7,075	3,431

WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

**Table 7: Village of Harrison Year 2040 Projected Housing and Land Use Demands**

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	MF
Village of Harrison	2,635	41	0	1.65	3.30	1.21	2,635	41	0

Source: ECWRPC, 2019

## Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for Village of Harrison households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However it is interesting to note that the Village of Harrison’s housing cost burden overall for homeowners is higher than the urbanized area average. (Note Village of Harrison data used was includes information prior to the Village of Harrison incorporation.)

**Table 8: Village of Harrison and Regional Housing Burden (2013-2017)**

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		V. Harrison	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
<b>Total Owner-occupied housing units:</b>	70,105	18%	3,652	12%
<b>Less than \$20,000:</b>	4,419		138	
30 percent or more	3,905	88%	138	100%
<b>\$20,000 to \$34,999:</b>	8,097		178	
30 percent or more	3,746	46%	53	30%
<b>\$35,000 to \$49,999:</b>	8,674		256	
30 percent or more	2,473	29%	81	32%
<b>\$50,000 to \$74,999:</b>	15,091		547	
30 percent or more	1,898	13%	109	20%
<b>\$75,000 or more:</b>	33,444		2,508	
30 percent or more	807	2%	47	2%
Zero or negative income	380	n/a	25	n/a
<b>Total Renter-occupied housing units:</b>	39,869	42%	157	41%
<b>Less than \$20,000:</b>	10,699		10	
Less than 20 percent	176	2%	0	0%
20 to 29 percent	809	8%	0	0%
30 percent or more	9,714	91%	10	100%
<b>\$20,000 to \$34,999:</b>	9,811		49	
Less than 20 percent	640	7%	0	0%
20 to 29 percent	3,706	38%	0	0%
30 percent or more	5,465	56%	49	100%
<b>\$35,000 to \$49,999:</b>	6,751		0	
Less than 20 percent	2,187	32%	0	0%
20 to 29 percent	3,462	51%	0	0%
30 percent or more	1,102	16%	0	0%
<b>\$50,000 to \$74,999:</b>	6,534		65	
Less than 20 percent	4,842	74%	0	0%
20 to 29 percent	1,439	22%	59	91%
30 percent or more	253	4%	6	9%
<b>\$75,000 or more:</b>	4,868		21	
Less than 20 percent	4,600	94%	11	52%
20 to 29 percent	238	5%	10	48%
30 percent or more	30	1%	0	0%
Zero or negative income	447	n/a	0	n/a
No cash rent	759	n/a	12	n/a

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

Based on this information more affordable homes and rentals are needed within the Village, particularly for those with lower incomes. However, providing affordable housing involves more than reducing costs imposed by municipalities or revising local policies. Policies imposed by others and limited funding also affect housing affordability. The U.S. Department of Housing and Urban Development provides housing choice vouchers for very low-income families to reduce

the cost of housing. Yet, this program has not been expanded in years and does not supply a sufficient supply of vouchers to address housing affordability for renters. Other programs correspondingly provide assistance for low-income renters and homeowners but these programs likewise fall short of the needs. Banks and other financial institutions must also accept some of the responsibility since they must approve financing for affordable housing.

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

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

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

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

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



reduce housing costs. Partnerships with non-profit organizations such as Habitat for Humanity have also proven successful.

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

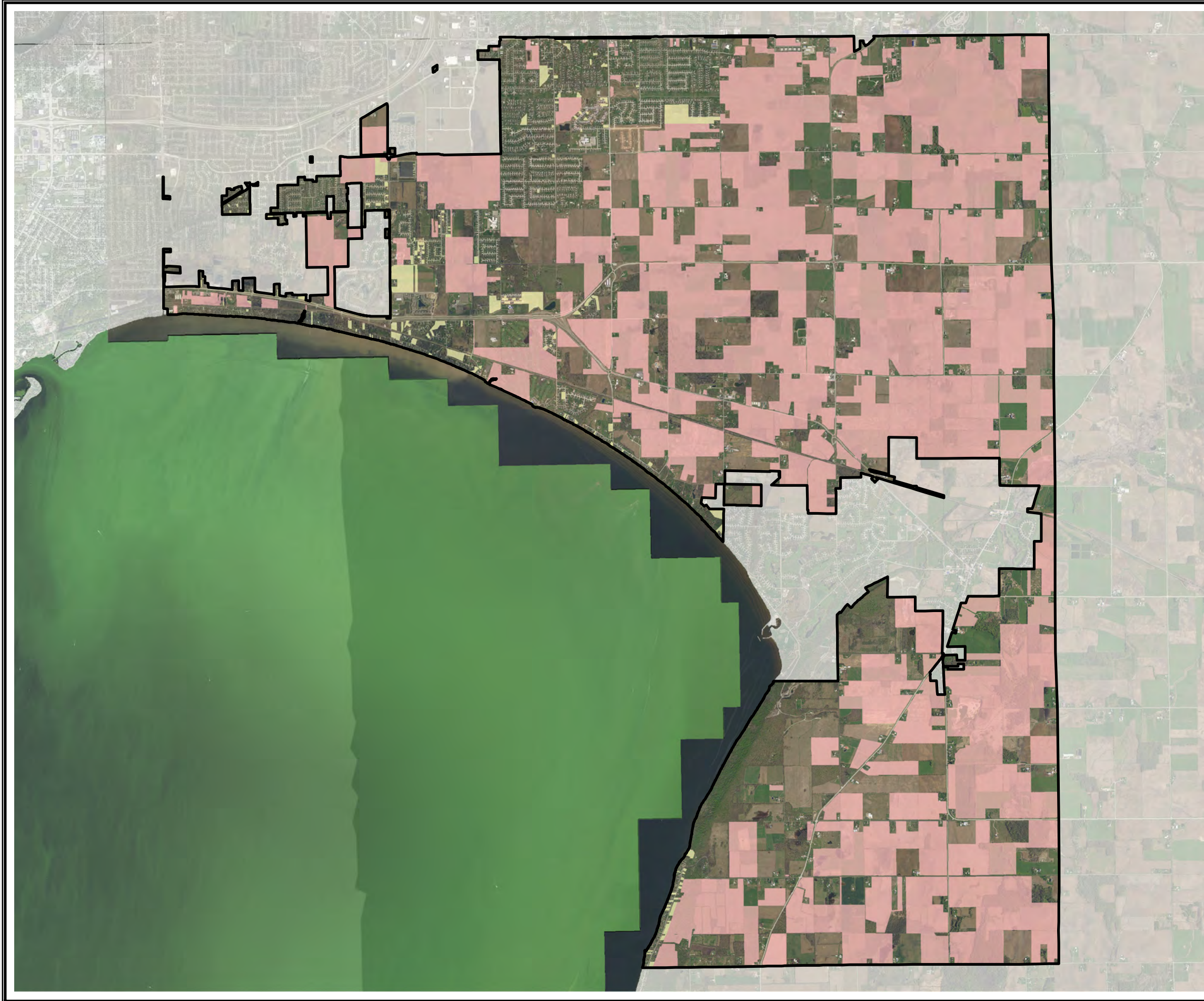


## **APPENDICES**



## **APPENDIX A**

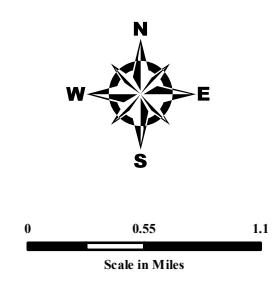
# PARCEL ANALYSIS MAPS & TABLES



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

**Vacant Parcels 842**

- Zoned Residential (205)
- Zoned Non-Residential (637)



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].

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PREPARED NOVEMBER 2019 BY:



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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
32562	19.87	AG		General Agriculture
32646	2.39	AG		General Agriculture
32648	2.46	AG		General Agriculture
33094	22.04	AG		General Agriculture
33098	13.07	AG		General Agriculture
33122	2.00	AG		General Agriculture
33162	29.94	AG		General Agriculture
33162	29.94	AG		General Agriculture
33166	8.06	AG		General Agriculture
33166	8.06	AG		General Agriculture
33168	40.00	AG		General Agriculture
33168	40.00	AG		General Agriculture
33246	7.21	AG		General Agriculture
33250	12.06	AG		General Agriculture
33264	23.12	AG		General Agriculture
33272	10.17	AG		General Agriculture
33276	11.89	AG		General Agriculture
33346	14.33	AG		General Agriculture
33386	27.06	AG		General Agriculture
33386	27.06	AG		General Agriculture
33408	5.05	AG		General Agriculture
33444	1.00	AG		General Agriculture
33450	3.00	AG		General Agriculture
33452	1.00	AG		General Agriculture
33454	1.00	AG		General Agriculture
33456	8.85	AG		General Agriculture
33470	1.99	AG		General Agriculture
33472	33.94	AG		General Agriculture
33474	6.06	AG		General Agriculture
33488	29.00	AG		General Agriculture
33502	39.81	AG		General Agriculture
33502	39.81	AG		General Agriculture
33528	37.47	AG		General Agriculture
33530	34.00	AG		General Agriculture
33532	3.00	AG		General Agriculture
33536	26.39	AG		General Agriculture
33536	26.39	AG		General Agriculture
33546	3.75	AG		General Agriculture
33546	3.75	AG		General Agriculture
33550	3.90	AG		General Agriculture
33550	3.90	AG		General Agriculture
33556	6.35	AG		General Agriculture
33556	6.35	AG		General Agriculture
33558	1.14	AG		General Agriculture
33586	9.31	AG		General Agriculture
33598	20.00	AG		General Agriculture
33600	20.00	AG		General Agriculture
33600	20.00	AG		General Agriculture
33602	20.00	AG		General Agriculture
33628	2.50	AG		General Agriculture
33636	18.06	AG	General Agriculture	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
33640	14.55	AG	General Agriculture	
38212	2.00	AG		General Agriculture
38376	37.28	AG		General Agriculture
38384	3.66	AG		General Agriculture
38422	18.61	AG		General Agriculture
38450	6.06	AG		General Agriculture
38452	19.12	AG		General Agriculture
38454	5.53	AG		General Agriculture
38456	6.15	AG		General Agriculture
38458	3.14	AG		General Agriculture
38460	6.06	AG		General Agriculture
38462	33.94	AG		General Agriculture
38468	2.39	AG		General Agriculture
38496	17.67	AG		General Agriculture
38496	17.67	AG		General Agriculture
38498	0.76	AG		General Agriculture
38520	16.82	AG		General Agriculture
38520	16.82	AG		General Agriculture
38526	21.29	AG		General Agriculture
38548	23.44	AG		General Agriculture
38548	23.44	AG		General Agriculture
38558	13.20	AG		General Agriculture
38568	5.17	AG		General Agriculture
38584	0.47	AG		General Agriculture
38590	41.00	AG		General Agriculture
38594	40.00	AG		General Agriculture
38596	40.00	AG		General Agriculture
38604	21.17	AG		General Agriculture
38608	15.70	AG		General Agriculture
38618	20.00	AG		General Agriculture
38620	20.00	AG		General Agriculture
38628	2.50	AG		General Agriculture
38638	0.70	AG		General Agriculture
38640	25.39	AG		General Agriculture
38644	40.00	AG		General Agriculture
38646	37.50	AG		General Agriculture
38648	2.50	AG		General Agriculture
38658	36.65	AG		General Agriculture
38672	10.70	AG		General Agriculture
38674	12.18	AG		General Agriculture
38694	0.85	AG		General Agriculture
38708	1.30	AG		General Agriculture
38714	9.81	AG		General Agriculture
38714	9.81	AG		General Agriculture
38718	23.93	AG		General Agriculture
38718	23.93	AG		General Agriculture
38726	40.00	AG		General Agriculture
38730	39.75	AG		General Agriculture
38732	40.00	AG		General Agriculture
38734	40.00	AG		General Agriculture
38748	40.00	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
38750	36.65	AG		General Agriculture
38752	40.00	AG		General Agriculture
38754	33.92	AG		General Agriculture
38760	29.56	AG		General Agriculture
38766	29.11	AG		General Agriculture
38770	10.00	AG		General Agriculture
38772	30.44	AG		General Agriculture
38774	12.00	AG		General Agriculture
38776	19.48	AG		General Agriculture
38778	20.00	AG		General Agriculture
38780	31.25	AG		General Agriculture
38790	43.69	AG		General Agriculture
38794	28.39	AG		General Agriculture
38812	38.11	AG		General Agriculture
38820	33.65	AG		General Agriculture
38828	21.90	AG		General Agriculture
38830	20.00	AG		General Agriculture
38832	35.97	AG		General Agriculture
38842	1.50	AG		General Agriculture
38844	1.61	AG		General Agriculture
38848	21.90	AG		General Agriculture
38850	13.60	AG		General Agriculture
38852	29.50	AG		General Agriculture
38862	8.00	AG		General Agriculture
38864	40.00	AG		General Agriculture
38866	38.00	AG		General Agriculture
38872	28.22	AG		General Agriculture
38878	0.75	AG		General Agriculture
38880	33.12	AG		General Agriculture
38882	40.00	AG		General Agriculture
38884	35.36	AG		General Agriculture
38890	33.85	AG		General Agriculture
38892	26.81	AG		General Agriculture
38894	33.00	AG		General Agriculture
38898	20.00	AG		General Agriculture
38900	6.28	AG		General Agriculture
38906	20.00	AG		General Agriculture
38908	1.97	AG		General Agriculture
38910	37.90	AG		General Agriculture
38914	46.97	AG		General Agriculture
38918	44.85	AG		General Agriculture
38922	16.52	AG		General Agriculture
38924	3.14	AG		General Agriculture
38928	6.86	AG		General Agriculture
38932	37.00	AG		General Agriculture
38936	20.00	AG		General Agriculture
38938	40.00	AG		General Agriculture
38940	40.00	AG		General Agriculture
38942	5.00	AG		General Agriculture
38946	5.00	AG		General Agriculture
38948	35.00	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
38952	40.00	AG		General Agriculture
38954	40.00	AG		General Agriculture
38956	40.00	AG		General Agriculture
38958	37.62	AG		General Agriculture
38966	23.20	AG		General Agriculture
38968	23.20	AG		General Agriculture
38970	44.93	AG		General Agriculture
38974	43.35	AG		General Agriculture
38980	27.91	AG		General Agriculture
38982	17.26	AG		General Agriculture
38986	39.65	AG		General Agriculture
38988	10.72	AG		General Agriculture
39012	20.90	AG		General Agriculture
39018	30.47	AG		General Agriculture
39024	8.24	AG		General Agriculture
39040	19.99	AG		General Agriculture
39040	19.99	AG		General Agriculture
39042	20.00	AG		General Agriculture
39044	18.27	AG		General Agriculture
39050	1.16	AG		General Agriculture
39052	15.84	AG		General Agriculture
39058	40.00	AG		General Agriculture
39060	39.79	AG		General Agriculture
39062	20.01	AG		General Agriculture
39064	20.00	AG		General Agriculture
39066	35.00	AG		General Agriculture
39116	40.00	AG		General Agriculture
39118	12.44	AG		General Agriculture
39122	20.00	AG		General Agriculture
39124	4.00	AG		General Agriculture
39126	20.00	AG		General Agriculture
39128	16.00	AG		General Agriculture
39130	14.99	AG		General Agriculture
39134	5.01	AG		General Agriculture
39136	40.00	AG		General Agriculture
39146	35.44	AG		General Agriculture
39154	13.13	AG		General Agriculture
39156	26.21	AG		General Agriculture
39162	0.33	AG		General Agriculture
39166	20.00	AG		General Agriculture
39168	35.41	AG		General Agriculture
39170	20.00	AG		General Agriculture
39172	20.00	AG		General Agriculture
39178	12.30	AG		General Agriculture
39180	8.38	AG		General Agriculture
39182	26.67	AG		General Agriculture
39184	6.67	AG		General Agriculture
39186	6.66	AG		General Agriculture
39194	6.67	AG		General Agriculture
39196	18.00	AG		General Agriculture
39198	5.46	AG		General Agriculture



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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
39200	17.03	AG		General Agriculture
39204	1.50	AG		General Agriculture
39208	11.88	AG		General Agriculture
39210	13.34	AG		General Agriculture
39214	20.00	AG		General Agriculture
39216	13.75	AG		General Agriculture
39218	3.22	AG		General Agriculture
39220	5.49	AG		General Agriculture
39224	11.57	AG		General Agriculture
39228	4.88	AG		General Agriculture
39230	10.33	AG		General Agriculture
39232	4.45	AG		General Agriculture
39234	26.67	AG		General Agriculture
39238	4.00	AG		General Agriculture
39240	13.33	AG		General Agriculture
39242	26.67	AG		General Agriculture
39244	13.33	AG		General Agriculture
39248	24.83	AG		General Agriculture
39252	39.61	AG		General Agriculture
39256	40.00	AG		General Agriculture
39258	22.64	AG		General Agriculture
39262	35.56	AG		General Agriculture
39264	0.75	AG		General Agriculture
39282	40.00	AG		General Agriculture
39284	40.00	AG		General Agriculture
39292	39.86	AG		General Agriculture
39296	39.00	AG		General Agriculture
39300	20.00	AG		General Agriculture
39302	20.00	AG		General Agriculture
39306	13.33	AG		General Agriculture
39308	26.67	AG		General Agriculture
39314	6.67	AG		General Agriculture
39316	13.33	AG		General Agriculture
39318	12.52	AG		General Agriculture
39320	73.18	AG		General Agriculture
39322	20.00	AG		General Agriculture
39326	19.00	AG		General Agriculture
39328	19.00	AG		General Agriculture
39344	33.58	AG		General Agriculture
39350	11.33	AG		General Agriculture
39354	24.67	AG		General Agriculture
39358	20.00	AG		General Agriculture
39360	20.00	AG		General Agriculture
39362	20.00	AG		General Agriculture
39364	20.00	AG		General Agriculture
39366	26.67	AG		General Agriculture
39366	26.67	AG		General Agriculture
39368	11.33	AG		General Agriculture
39368	11.33	AG		General Agriculture
39372	1.00	AG		General Agriculture
39378	32.16	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
39378	32.16	AG		General Agriculture
39386	13.33	AG		General Agriculture
39392	3.66	AG		General Agriculture
39394	4.25	AG		General Agriculture
39396	20.00	AG		General Agriculture
39398	18.51	AG		General Agriculture
39404	15.50	AG		General Agriculture
39406	18.05	AG		General Agriculture
39414	8.25	AG		General Agriculture
39418	40.00	AG		General Agriculture
39420	10.00	AG		General Agriculture
39422	10.00	AG		General Agriculture
39424	20.00	AG		General Agriculture
39430	20.00	AG		General Agriculture
39506	20.00	AG		General Agriculture
39506	20.00	AG		General Agriculture
39506	20.00	AG		General Agriculture
39510	28.32	AG		General Agriculture
39510	28.32	AG		General Agriculture
39510	28.32	AG		General Agriculture
39514	2.76	AG		General Agriculture
39514	2.76	AG		General Agriculture
39516	18.80	AG		General Agriculture
39516	18.80	AG		General Agriculture
39518	39.75	AG		General Agriculture
39522	13.99	AG		General Agriculture
39524	13.15	AG		General Agriculture
39536	0.58	AG		General Agriculture
39538	15.52	AG		General Agriculture
39664	15.24	AG		General Agriculture
39922	18.86	AG		General Agriculture
39922	18.86	AG		General Agriculture
39936	0.90	AG		General Agriculture
39940	4.89	AG		General Agriculture
39948	5.00	AG		General Agriculture
39950	33.10	AG		General Agriculture
39956	6.14	AG		General Agriculture
39966	2.40	AG		General Agriculture
39968	14.01	AG		General Agriculture
39980	2.40	AG		General Agriculture
39984	15.43	AG		General Agriculture
39990	33.82	AG		General Agriculture
39994	1.29	AG		General Agriculture
39998	1.81	AG		General Agriculture
40002	13.01	AG		General Agriculture
40004	8.23	AG		General Agriculture
40008	36.72	AG		General Agriculture
40008	36.72	AG		General Agriculture
40012	37.95	AG		General Agriculture
40016	32.88	AG		General Agriculture
40018	2.06	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
40018	2.06	AG		General Agriculture
40020	1.39	AG		General Agriculture
40050	0.44	AG		General Agriculture
40076	18.95	AG		General Agriculture
40080	7.80	AG		General Agriculture
40082	26.36	AG		General Agriculture
40088	11.68	AG		General Agriculture
40090	10.44	AG		General Agriculture
40092	7.78	AG		General Agriculture
40094	6.14	AG		General Agriculture
40096	13.48	AG		General Agriculture
40108	11.40	AG		General Agriculture
40118	5.58	AG		General Agriculture
40126	15.87	AG		General Agriculture
40132	2.50	AG		General Agriculture
40142	5.30	AG		General Agriculture
40146	29.57	AG		General Agriculture
40150	17.78	AG		General Agriculture
40152	8.10	AG		General Agriculture
40154	9.00	AG		General Agriculture
40162	8.93	AG		General Agriculture
40172	4.00	AG		General Agriculture
40174	18.60	AG		General Agriculture
40178	11.45	AG		General Agriculture
40182	5.96	AG		General Agriculture
40186	34.07	AG		General Agriculture
40190	29.04	AG		General Agriculture
40198	2.21	AG		General Agriculture
40208	13.06	AG		General Agriculture
40210	13.06	AG		General Agriculture
40218	3.62	AG		General Agriculture
40220	1.57	AG		General Agriculture
40222	10.00	AG		General Agriculture
40258	4.00	AG		General Agriculture
40258	4.00	AG		General Agriculture
40260	4.91	AG		General Agriculture
40260	4.91	AG		General Agriculture
40284	43.87	AG		General Agriculture
40288	30.74	AG		General Agriculture
40290	30.00	AG		General Agriculture
40292	10.00	AG		General Agriculture
40296	200.33	AG		General Agriculture
40298	17.39	AG		General Agriculture
40308	30.00	AG		General Agriculture
40312	26.67	AG		General Agriculture
40318	40.00	AG		General Agriculture
40324	19.18	AG		General Agriculture
40326	40.00	AG		General Agriculture
40328	32.00	AG		General Agriculture
40340	21.00	AG		General Agriculture
40342	14.01	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
40346	10.57	AG		General Agriculture
40370	14.15	AG		General Agriculture
40372	13.35	AG		General Agriculture
40374	14.59	AG		General Agriculture
40376	24.28	AG		General Agriculture
40400	39.66	AG		General Agriculture
40402	0.34	AG		General Agriculture
40406	9.19	AG		General Agriculture
40416	13.35	AG		General Agriculture
40418	14.65	AG		General Agriculture
40424	26.65	AG		General Agriculture
40426	26.65	AG		General Agriculture
40438	37.18	AG		General Agriculture
40446	40.00	AG		General Agriculture
40448	40.00	AG		General Agriculture
40452	40.00	AG		General Agriculture
40454	38.32	AG		General Agriculture
40460	34.25	AG		General Agriculture
40466	31.33	AG		General Agriculture
40472	12.96	AG		General Agriculture
40474	19.45	AG		General Agriculture
40480	74.11	AG		General Agriculture
40486	37.53	AG		General Agriculture
40488	40.00	AG		General Agriculture
40490	19.73	AG		General Agriculture
40500	1.95	AG		General Agriculture
40504	31.93	AG		General Agriculture
40508	33.45	AG		General Agriculture
40516	28.99	AG		General Agriculture
40522	20.00	AG		General Agriculture
40524	20.00	AG		General Agriculture
40526	29.11	AG		General Agriculture
40536	2.74	AG		General Agriculture
40538	37.86	AG		General Agriculture
40544	40.00	AG		General Agriculture
40548	36.91	AG		General Agriculture
40550	38.50	AG		General Agriculture
40558	36.52	AG		General Agriculture
40560	36.91	AG		General Agriculture
40566	1.00	AG		General Agriculture
40570	36.00	AG		General Agriculture
40584	39.45	AG		General Agriculture
40586	31.33	AG		General Agriculture
40592	40.00	AG		General Agriculture
40594	32.71	AG		General Agriculture
40600	40.00	AG		General Agriculture
40604	20.00	AG		General Agriculture
40606	10.00	AG		General Agriculture
40608	20.00	AG		General Agriculture
40610	10.00	AG		General Agriculture
40612	10.00	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
40614	40.00	AG		General Agriculture
40618	24.99	AG		General Agriculture
40624	1.15	AG		General Agriculture
40628	40.00	AG		General Agriculture
40630	40.00	AG		General Agriculture
40632	40.00	AG		General Agriculture
40634	33.46	AG		General Agriculture
40650	40.00	AG		General Agriculture
40652	36.58	AG		General Agriculture
40656	34.65	AG		General Agriculture
40662	29.42	AG		General Agriculture
40666	34.87	AG		General Agriculture
40668	37.00	AG		General Agriculture
40670	40.47	AG		General Agriculture
40678	27.33	AG		General Agriculture
40682	38.00	AG		General Agriculture
40686	40.00	AG		General Agriculture
40688	17.50	AG		General Agriculture
40690	25.00	AG		General Agriculture
40692	22.50	AG		General Agriculture
40696	50.00	AG		General Agriculture
40702	20.00	AG		General Agriculture
40704	20.00	AG		General Agriculture
40706	25.00	AG		General Agriculture
40708	15.00	AG		General Agriculture
40710	40.00	AG		General Agriculture
40712	20.00	AG		General Agriculture
40714	20.00	AG		General Agriculture
40718	20.00	AG		General Agriculture
40722	17.12	AG		General Agriculture
40730	16.50	AG		General Agriculture
40738	20.00	AG		General Agriculture
40740	20.00	AG		General Agriculture
40742	37.98	AG		General Agriculture
40746	17.59	AG		General Agriculture
40748	3.80	AG		General Agriculture
40750	6.40	AG		General Agriculture
40752	2.45	AG		General Agriculture
40754	5.22	AG		General Agriculture
40764	0.21	AG		General Agriculture
40768	3.61	AG		General Agriculture
40772	0.15	AG		General Agriculture
40784	20.00	AG		General Agriculture
40786	20.00	AG		General Agriculture
40788	10.00	AG		General Agriculture
40796	10.00	AG		General Agriculture
40798	20.00	AG		General Agriculture
40800	24.99	AG		General Agriculture
40804	4.95	AG		General Agriculture
40808	20.00	AG		General Agriculture
40814	10.00	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
40816	20.00	AG		General Agriculture
40818	20.00	AG		General Agriculture
40820	40.00	AG		General Agriculture
40822	40.00	AG		General Agriculture
40828	36.67	AG		General Agriculture
40830	34.72	AG		General Agriculture
40834	40.00	AG		General Agriculture
40840	40.00	AG		General Agriculture
40840	40.00	AG		General Agriculture
40844	40.00	AG		General Agriculture
40850	18.40	AG		General Agriculture
40852	30.00	AG		General Agriculture
40856	18.36	AG		General Agriculture
40862	4.71	AG		General Agriculture
40868	20.00	AG		General Agriculture
40870	30.00	AG		General Agriculture
40884	20.00	AG		General Agriculture
40886	20.00	AG		General Agriculture
40896	40.00	AG		General Agriculture
40904	15.65	AG		General Agriculture
40908	12.93	AG		General Agriculture
40910	21.43	AG		General Agriculture
40912	18.57	AG		General Agriculture
40914	14.32	AG		General Agriculture
40926	6.61	AG		General Agriculture
40928	14.22	AG		General Agriculture
40930	16.10	AG		General Agriculture
40934	18.50	AG		General Agriculture
40934	18.50	AG		General Agriculture
40936	1.50	AG		General Agriculture
40938	13.43	AG		General Agriculture
40940	20.00	AG		General Agriculture
40946	16.61	AG		General Agriculture
40952	14.71	AG		General Agriculture
40954	3.13	AG		General Agriculture
40962	40.00	AG		General Agriculture
40964	12.07	AG		General Agriculture
40966	20.00	AG		General Agriculture
40970	1.04	AG		General Agriculture
40972	45.66	AG		General Agriculture
40982	11.00	AG		General Agriculture
40986	20.00	AG		General Agriculture
40988	2.47	AG		General Agriculture
40996	16.98	AG		General Agriculture
41006	16.73	AG		General Agriculture
41008	16.22	AG		General Agriculture
41010	0.74	AG		General Agriculture
41012	20.00	AG		General Agriculture
41014	20.00	AG		General Agriculture
41016	40.00	AG		General Agriculture
41018	40.00	AG		General Agriculture

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
41020	40.00	AG		General Agriculture
41022	20.81	AG		General Agriculture
41028	4.59	AG		General Agriculture
42072	6.47	AG		General Agriculture
42304	1.02	AG		General Agriculture
42306	2.50	AG		General Agriculture
42322	1.15	AG		General Agriculture
42324	1.21	AG		General Agriculture
42326	1.05	AG		General Agriculture
42330	1.40	AG		General Agriculture
42350	0.88	AG		General Agriculture
42360	9.66	AG		General Agriculture
42370	24.00	AG		General Agriculture
42490	19.48	AG		General Agriculture
42580	2.85	AG		General Agriculture
42818	8.64	AG		General Agriculture
42822	20.00	AG		General Agriculture
42842	2.06	AG		General Agriculture
42874	34.23	AG		General Agriculture
43052	10.70	AG		General Agriculture
43062	10.05	AG		General Agriculture
43286	20.00	AG		General Agriculture
43288	30.00	AG		General Agriculture
43292	37.72	AG		General Agriculture
43380	4.41	AG		General Agriculture
43796	24.16	AG		General Agriculture
43796	24.16	AG		General Agriculture
43816	23.32	AG		General Agriculture
44042	33.30	AG		General Agriculture
44050	0.30	AG		General Agriculture
44052	40.00	AG		General Agriculture
44056	38.79	AG		General Agriculture
44058	38.79	AG		General Agriculture
44060	40.00	AG		General Agriculture
44062	39.84	AG		General Agriculture
44068	10.00	AG		General Agriculture
44454	35.00	AG		General Agriculture
44458	0.45	AG		General Agriculture
44466	12.59	AG		General Agriculture
44502	9.50	AG		General Agriculture
	<b>11276.64</b>	<b>AG Total</b>		
39008	9.00	BP		Business Park
39652	15.30	BP		Business Park
39652	15.30	BP		Business Park
39652	15.30	BP		Business Park
39652	15.30	BP		Business Park
39652	15.30	BP		Business Park
39654	1.24	BP		Business Park
39654	1.24	BP		Business Park
39656	5.75	BP		Business Park

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
39656	5.75	BP		Business Park
39924	18.86	BP		Business Park
39924	18.86	BP		Business Park
39924	18.86	BP		Business Park
40378	50.71	BP		Business Park
40396	1.03	BP		Business Park
40398	8.24	BP		Business Park
41622	8.04	BP		Business Park
41622	8.04	BP		Business Park
43988	2.00	BP		Business Park
	<b>234.12</b>	<b>BP Total</b>		
33158	5.05	CC		Community Commercial
33158	5.05	CC		Community Commercial
33456	8.85	CC		Community Commercial
34398	0.86	CC		Community Commercial
34406	0.88	CC		Community Commercial
39060	39.79	CC		Community Commercial
39750	1.11	CC		Community Commercial
39750	1.11	CC		Community Commercial
39754	0.46	CC		Community Commercial
39754	0.46	CC		Community Commercial
39762	1.10	CC		Community Commercial
39762	1.10	CC		Community Commercial
39766	0.58	CC		Community Commercial
39766	0.58	CC		Community Commercial
39806	6.84	CC		Community Commercial
39812	0.54	CC		Community Commercial
39816	6.60	CC		Community Commercial
39816	6.60	CC		Community Commercial
39868	1.80	CC		Community Commercial
40406	9.19	CC		Community Commercial
	<b>98.55</b>	<b>CC Total</b>		
33224	1.52	CN		Neighborhood Commercial
33226	2.93	CN		Neighborhood Commercial
33226	2.93	CN		Neighborhood Commercial
33448	2.18	CN		Neighborhood Commercial
38670	0.43	CN		Neighborhood Commercial
39940	4.89	CN		Neighborhood Commercial
40118	5.58	CN		Neighborhood Commercial
40142	5.30	CN		Neighborhood Commercial
40750	6.40	CN		Neighborhood Commercial
42188	4.23	CN		Neighborhood Commercial
42188	4.23	CN		Neighborhood Commercial
43810	2.11	CN		Neighborhood Commercial
43838	2.27	CN		Neighborhood Commercial
44466	12.59	CN		Neighborhood Commercial
	<b>57.59</b>	<b>CN Total</b>		
33114	10.97	COR		office & Retail Commercial
33114	10.97	COR		office & Retail Commercial
33118	1.65	COR		office & Retail Commercial



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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
33148	2.54	COR		office & Retail Commercial
33148	2.54	COR		office & Retail Commercial
33346	14.33	COR		office & Retail Commercial
35800	0.21	COR		office & Retail Commercial
35804	1.35	COR		office & Retail Commercial
35808	1.34	COR		office & Retail Commercial
40384	13.89	COR		office & Retail Commercial
40390	10.78	COR		office & Retail Commercial
42826	0.60	COR		office & Retail Commercial
43990	0.17	COR		office & Retail Commercial
44254	0.50	COR		office & Retail Commercial
44254	0.50	COR		office & Retail Commercial
44464	0.59	COR		office & Retail Commercial
	<b>72.93</b>	<b>COR Total</b>		
40074	3.78	IM		Industrial & Manufacturing
40078	9.83	IM		Industrial & Manufacturing
	<b>13.61</b>	<b>IM Total</b>		
39676	0.07	NC		Natural & Conservancy
39738	0.32	NC		Natural & Conservancy
39746	1.00	NC		Natural & Conservancy
39746	1.00	NC		Natural & Conservancy
39748	0.29	NC		Natural & Conservancy
39774	6.67	NC		Natural & Conservancy
39774	6.67	NC		Natural & Conservancy
39774	6.67	NC		Natural & Conservancy
39806	6.84	NC		Natural & Conservancy
39816	6.60	NC		Natural & Conservancy
39816	6.60	NC		Natural & Conservancy
39816	6.60	NC		Natural & Conservancy
39818	0.60	NC		Natural & Conservancy
39820	0.95	NC		Natural & Conservancy
41704	1.24	NC		Natural & Conservancy
41716	0.35	NC		Natural & Conservancy
41782	7.90	NC		Natural & Conservancy
42180	16.52	NC		Natural & Conservancy
	<b>76.89</b>	<b>NC Total</b>		
42818	8.64	R1	Single Family	
44050	0.30	R1	Single Family	
	<b>8.94</b>	<b>R1 Total</b>		
43840	10.43	RM	Multiple-Family Residential	
	<b>10.43</b>	<b>RM Total</b>		
33228	0.37	RS-1	Single-Family Residential (Suburban)	
33252	8.80	RS-1	Single-Family Residential (Suburban)	
33260	26.09	RS-1	Single-Family Residential (Suburban)	
33320	0.50	RS-1	Single-Family Residential (Suburban)	
33366	8.18	RS-1	Single-Family Residential (Suburban)	
33386	27.06	RS-1	Single-Family Residential (Suburban)	
33400	0.62	RS-1	Single-Family Residential (Suburban)	
33622	2.95	RS-1	Single-Family Residential (Suburban)	
33694	1.00	RS-1	Single-Family Residential (Suburban)	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
33720	0.80	RS-1	Single-Family Residential (Suburban)	
33820	0.02	RS-1	Single-Family Residential (Suburban)	
33900	0.99	RS-1	Single-Family Residential (Suburban)	
33928	0.81	RS-1	Single-Family Residential (Suburban)	
34062	0.68	RS-1	Single-Family Residential (Suburban)	
34088	0.58	RS-1	Single-Family Residential (Suburban)	
34100	0.52	RS-1	Single-Family Residential (Suburban)	
34104	0.66	RS-1	Single-Family Residential (Suburban)	
34138	0.38	RS-1	Single-Family Residential (Suburban)	
34270	0.10	RS-1	Single-Family Residential (Suburban)	
34984	0.44	RS-1	Single-Family Residential (Suburban)	
35062	0.32	RS-1	Single-Family Residential (Suburban)	
35144	0.52	RS-1	Single-Family Residential (Suburban)	
35656	3.07	RS-1	Single-Family Residential (Suburban)	
35912	0.37	RS-1	Single-Family Residential (Suburban)	
35914	0.47	RS-1	Single-Family Residential (Suburban)	
36532	0.47	RS-1	Single-Family Residential (Suburban)	
37596	0.59	RS-1	Single-Family Residential (Suburban)	
37598	0.62	RS-1	Single-Family Residential (Suburban)	
37990	1.32	RS-1	Single-Family Residential (Suburban)	
38092	0.29	RS-1	Single-Family Residential (Suburban)	
38104	0.32	RS-1	Single-Family Residential (Suburban)	
38106	0.32	RS-1	Single-Family Residential (Suburban)	
38206	1.14	RS-1	Single-Family Residential (Suburban)	
38208	1.04	RS-1	Single-Family Residential (Suburban)	
38210	0.95	RS-1	Single-Family Residential (Suburban)	
38280	0.40	RS-1	Single-Family Residential (Suburban)	
38468	2.39	RS-1	Single-Family Residential (Suburban)	
38480	0.30	RS-1	Single-Family Residential (Suburban)	
38492	0.20	RS-1	Single-Family Residential (Suburban)	
38498	0.76	RS-1	Single-Family Residential (Suburban)	
38508	0.61	RS-1	Single-Family Residential (Suburban)	
38512	0.34	RS-1	Single-Family Residential (Suburban)	
38520	16.82	RS-1	Single-Family Residential (Suburban)	
38522	0.61	RS-1	Single-Family Residential (Suburban)	
38534	0.77	RS-1	Single-Family Residential (Suburban)	
38536	0.71	RS-1	Single-Family Residential (Suburban)	
38538	0.07	RS-1	Single-Family Residential (Suburban)	
38540	0.11	RS-1	Single-Family Residential (Suburban)	
38544	0.07	RS-1	Single-Family Residential (Suburban)	
38548	23.44	RS-1	Single-Family Residential (Suburban)	
38714	9.81	RS-1	Single-Family Residential (Suburban)	
39448	0.30	RS-1	Single-Family Residential (Suburban)	
39478	0.66	RS-1	Single-Family Residential (Suburban)	
39486	0.92	RS-1	Single-Family Residential (Suburban)	
39488	0.69	RS-1	Single-Family Residential (Suburban)	
39490	1.98	RS-1	Single-Family Residential (Suburban)	
39592	0.60	RS-1	Single-Family Residential (Suburban)	
39616	3.09	RS-1	Single-Family Residential (Suburban)	
39622	1.80	RS-1	Single-Family Residential (Suburban)	
39626	1.50	RS-1	Single-Family Residential (Suburban)	

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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
39630	1.20	RS-1	Single-Family Residential (Suburban)	
39676	0.07	RS-1	Single-Family Residential (Suburban)	
39702	0.29	RS-1	Single-Family Residential (Suburban)	
39732	1.33	RS-1	Single-Family Residential (Suburban)	
39774	6.67	RS-1	Single-Family Residential (Suburban)	
39818	0.60	RS-1	Single-Family Residential (Suburban)	
39916	0.76	RS-1	Single-Family Residential (Suburban)	
40046	0.46	RS-1	Single-Family Residential (Suburban)	
40236	2.07	RS-1	Single-Family Residential (Suburban)	
40238	2.78	RS-1	Single-Family Residential (Suburban)	
40240	1.83	RS-1	Single-Family Residential (Suburban)	
40256	1.37	RS-1	Single-Family Residential (Suburban)	
41066	0.22	RS-1	Single-Family Residential (Suburban)	
41072	0.23	RS-1	Single-Family Residential (Suburban)	
41074	0.22	RS-1	Single-Family Residential (Suburban)	
41080	0.23	RS-1	Single-Family Residential (Suburban)	
41082	0.22	RS-1	Single-Family Residential (Suburban)	
41116	0.16	RS-1	Single-Family Residential (Suburban)	
41122	0.34	RS-1	Single-Family Residential (Suburban)	
41124	0.34	RS-1	Single-Family Residential (Suburban)	
41126	0.34	RS-1	Single-Family Residential (Suburban)	
41128	0.34	RS-1	Single-Family Residential (Suburban)	
41130	0.34	RS-1	Single-Family Residential (Suburban)	
41134	1.14	RS-1	Single-Family Residential (Suburban)	
41158	0.00	RS-1	Single-Family Residential (Suburban)	
41184	0.24	RS-1	Single-Family Residential (Suburban)	
41188	0.47	RS-1	Single-Family Residential (Suburban)	
41242	0.47	RS-1	Single-Family Residential (Suburban)	
41252	0.72	RS-1	Single-Family Residential (Suburban)	
41286	0.00	RS-1	Single-Family Residential (Suburban)	
41288	0.00	RS-1	Single-Family Residential (Suburban)	
41292	0.00	RS-1	Single-Family Residential (Suburban)	
41322	0.34	RS-1	Single-Family Residential (Suburban)	
41354	0.21	RS-1	Single-Family Residential (Suburban)	
41356	0.21	RS-1	Single-Family Residential (Suburban)	
41360	0.21	RS-1	Single-Family Residential (Suburban)	
41362	0.21	RS-1	Single-Family Residential (Suburban)	
41368	0.21	RS-1	Single-Family Residential (Suburban)	
41370	0.21	RS-1	Single-Family Residential (Suburban)	
41378	0.20	RS-1	Single-Family Residential (Suburban)	
41382	0.20	RS-1	Single-Family Residential (Suburban)	
41384	0.20	RS-1	Single-Family Residential (Suburban)	
41420	0.38	RS-1	Single-Family Residential (Suburban)	
41488	0.65	RS-1	Single-Family Residential (Suburban)	
41492	0.70	RS-1	Single-Family Residential (Suburban)	
41504	0.78	RS-1	Single-Family Residential (Suburban)	
41590	1.63	RS-1	Single-Family Residential (Suburban)	
41620	0.50	RS-1	Single-Family Residential (Suburban)	
41658	1.47	RS-1	Single-Family Residential (Suburban)	
41660	1.07	RS-1	Single-Family Residential (Suburban)	
41662	0.45	RS-1	Single-Family Residential (Suburban)	

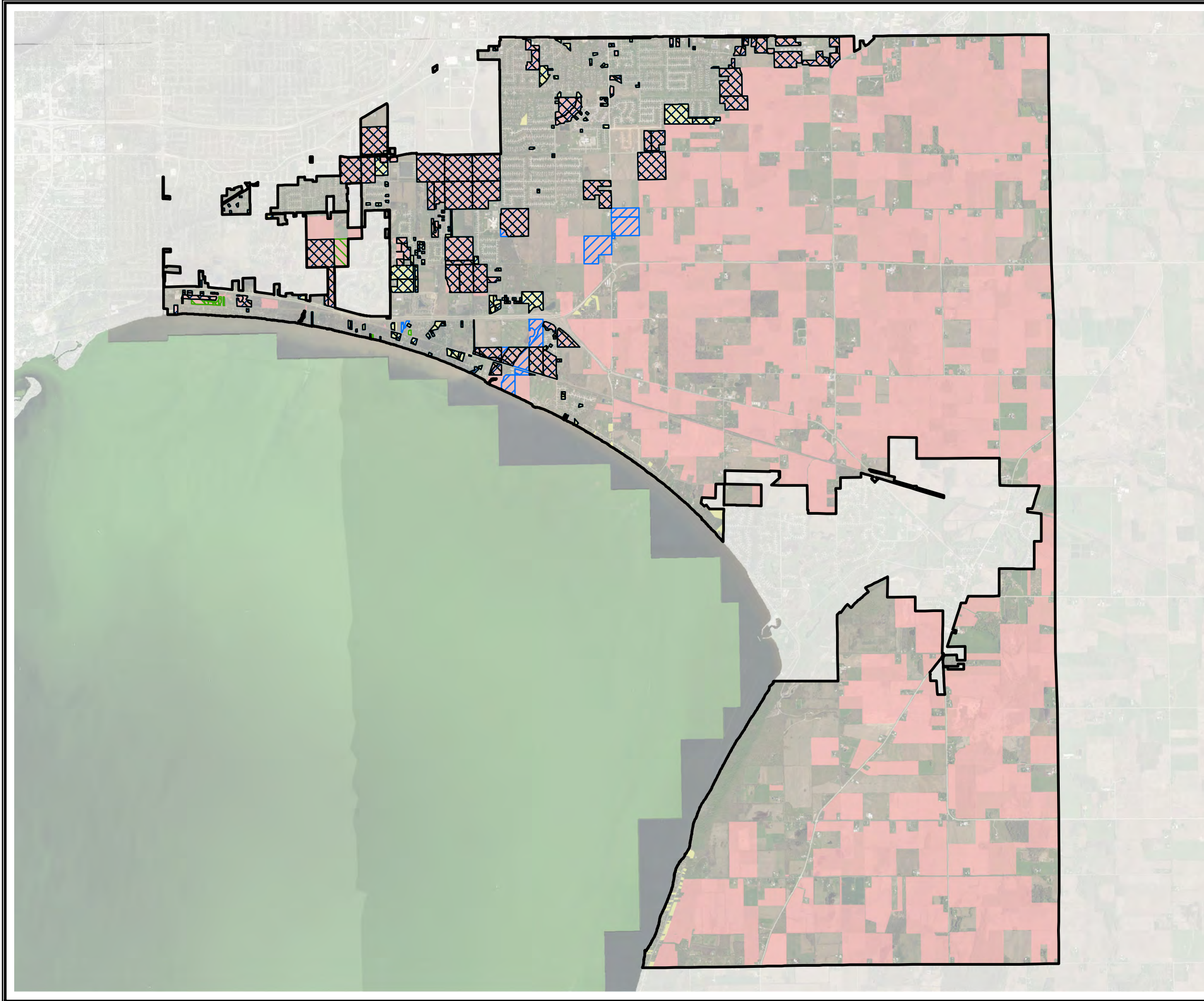
**Table 3: Vacant Parcels with Residential and Non-Residential Zoning**

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
41666	0.12	RS-1	Single-Family Residential (Suburban)	
41672	0.19	RS-1	Single-Family Residential (Suburban)	
41674	0.71	RS-1	Single-Family Residential (Suburban)	
41680	1.16	RS-1	Single-Family Residential (Suburban)	
41684	0.40	RS-1	Single-Family Residential (Suburban)	
41704	1.24	RS-1	Single-Family Residential (Suburban)	
41712	0.81	RS-1	Single-Family Residential (Suburban)	
41752	0.26	RS-1	Single-Family Residential (Suburban)	
41756	0.26	RS-1	Single-Family Residential (Suburban)	
41768	0.17	RS-1	Single-Family Residential (Suburban)	
41834	0.27	RS-1	Single-Family Residential (Suburban)	
42150	0.49	RS-1	Single-Family Residential (Suburban)	
42172	0.45	RS-1	Single-Family Residential (Suburban)	
42174	0.45	RS-1	Single-Family Residential (Suburban)	
42176	0.45	RS-1	Single-Family Residential (Suburban)	
42194	0.28	RS-1	Single-Family Residential (Suburban)	
42196	0.49	RS-1	Single-Family Residential (Suburban)	
42216	0.57	RS-1	Single-Family Residential (Suburban)	
42230	0.55	RS-1	Single-Family Residential (Suburban)	
42596	0.68	RS-1	Single-Family Residential (Suburban)	
42604	0.31	RS-1	Single-Family Residential (Suburban)	
42608	0.43	RS-1	Single-Family Residential (Suburban)	
42612	0.46	RS-1	Single-Family Residential (Suburban)	
42614	0.34	RS-1	Single-Family Residential (Suburban)	
42620	0.31	RS-1	Single-Family Residential (Suburban)	
42842	2.06	RS-1	Single-Family Residential (Suburban)	
42860	0.60	RS-1	Single-Family Residential (Suburban)	
42900	0.49	RS-1	Single-Family Residential (Suburban)	
43170	0.34	RS-1	Single-Family Residential (Suburban)	
43172	0.34	RS-1	Single-Family Residential (Suburban)	
43214	0.30	RS-1	Single-Family Residential (Suburban)	
43222	0.30	RS-1	Single-Family Residential (Suburban)	
43230	0.42	RS-1	Single-Family Residential (Suburban)	
43232	0.43	RS-1	Single-Family Residential (Suburban)	
43284	0.67	RS-1	Single-Family Residential (Suburban)	
43322	0.28	RS-1	Single-Family Residential (Suburban)	
43340	0.53	RS-1	Single-Family Residential (Suburban)	
43346	0.45	RS-1	Single-Family Residential (Suburban)	
43354	0.33	RS-1	Single-Family Residential (Suburban)	
43830	2.50	RS-1	Single-Family Residential (Suburban)	
43832	1.50	RS-1	Single-Family Residential (Suburban)	
43834	1.65	RS-1	Single-Family Residential (Suburban)	
43856	0.35	RS-1	Single-Family Residential (Suburban)	
43858	0.42	RS-1	Single-Family Residential (Suburban)	
43858	0.42	RS-1	Single-Family Residential (Suburban)	
43860	0.39	RS-1	Single-Family Residential (Suburban)	
43870	0.30	RS-1	Single-Family Residential (Suburban)	
43872	0.62	RS-1	Single-Family Residential (Suburban)	
44034	1.49	RS-1	Single-Family Residential (Suburban)	
44074	1.72	RS-1	Single-Family Residential (Suburban)	
44074	1.72	RS-1	Single-Family Residential (Suburban)	




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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
44092	0.17	RS-1	Single-Family Residential (Suburban)	
44096	0.14	RS-1	Single-Family Residential (Suburban)	
44102	0.71	RS-1	Single-Family Residential (Suburban)	
44142	0.22	RS-1	Single-Family Residential (Suburban)	
44148	0.17	RS-1	Single-Family Residential (Suburban)	
44156	0.41	RS-1	Single-Family Residential (Suburban)	
44180	0.29	RS-1	Single-Family Residential (Suburban)	
44182	0.22	RS-1	Single-Family Residential (Suburban)	
44206	0.22	RS-1	Single-Family Residential (Suburban)	
44462	0.45	RS-1	Single-Family Residential (Suburban)	
44488	1.15	RS-1	Single-Family Residential (Suburban)	
44490	0.35	RS-1	Single-Family Residential (Suburban)	
44492	0.72	RS-1	Single-Family Residential (Suburban)	
	<b>235.28</b>	<b>RS-1 Total</b>		
33582	16.72	RS-2	Single-Family Residential (Traditional)	
38138	0.70	RS-2	Single-Family Residential (Traditional)	
38162	0.19	RS-2	Single-Family Residential (Traditional)	
38166	0.19	RS-2	Single-Family Residential (Traditional)	
42392	0.22	RS-2	Single-Family Residential (Traditional)	
42394	0.22	RS-2	Single-Family Residential (Traditional)	
42402	0.19	RS-2	Single-Family Residential (Traditional)	
42414	0.20	RS-2	Single-Family Residential (Traditional)	
42416	0.20	RS-2	Single-Family Residential (Traditional)	
42438	0.18	RS-2	Single-Family Residential (Traditional)	
42442	0.19	RS-2	Single-Family Residential (Traditional)	
42572	0.23	RS-2	Single-Family Residential (Traditional)	
43880	0.30	RS-2	Single-Family Residential (Traditional)	
43882	0.23	RS-2	Single-Family Residential (Traditional)	
43884	0.23	RS-2	Single-Family Residential (Traditional)	
43890	0.23	RS-2	Single-Family Residential (Traditional)	
43892	0.23	RS-2	Single-Family Residential (Traditional)	
43898	0.23	RS-2	Single-Family Residential (Traditional)	
43900	0.23	RS-2	Single-Family Residential (Traditional)	
43902	0.23	RS-2	Single-Family Residential (Traditional)	
43904	0.23	RS-2	Single-Family Residential (Traditional)	
43906	0.23	RS-2	Single-Family Residential (Traditional)	
43912	0.23	RS-2	Single-Family Residential (Traditional)	
43914	0.23	RS-2	Single-Family Residential (Traditional)	
43916	0.23	RS-2	Single-Family Residential (Traditional)	
	<b>22.49</b>	<b>RS-2 Total</b>		
	<b>12107.47</b>	<b>Grand Total</b>		



## Map 2 Vacant Residential/Non-Residential Parcels with Services

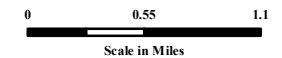
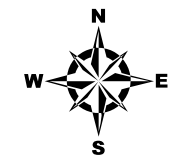


### Access to Services

-  Both Water and Sewer Access (232)
-  Water Access (246)
-  Sewer Access (243)

### Vacant Parcels **842**

-  Zoned Residential (205)
-  Zoned Non-Residential (637)



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  
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 disclaims all liability regarding fitness of the information for any use other than  
 for East Central Wisconsin Regional Planning Commission business.

PREPARED NOVEMBER 2019 BY:



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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
33122	2.00	AG		General Agriculture	Yes	Yes
33162	29.94	AG		General Agriculture	Yes	Yes
33246	7.21	AG		General Agriculture	Yes	Yes
33250	12.06	AG		General Agriculture	Yes	Yes
33346	14.33	AG		General Agriculture	Yes	Yes
33386	27.06	AG		General Agriculture	Yes	Yes
33386	27.06	AG		General Agriculture	Yes	Yes
33408	5.05	AG		General Agriculture	Yes	Yes
33450	3.00	AG		General Agriculture	Yes	Yes
33456	8.85	AG		General Agriculture	Yes	Yes
33470	1.99	AG		General Agriculture	Yes	Yes
33472	33.94	AG		General Agriculture	Yes	Yes
33474	6.06	AG		General Agriculture	Yes	Yes
33488	29.00	AG		General Agriculture	Yes	Yes
33502	39.81	AG		General Agriculture	Yes	Yes
33502	39.81	AG		General Agriculture	Yes	No
33530	34.00	AG		General Agriculture	Yes	No
33586	9.31	AG		General Agriculture	Yes	Yes
33598	20.00	AG		General Agriculture	Yes	Yes
33600	20.00	AG		General Agriculture	Yes	Yes
33602	20.00	AG		General Agriculture	Yes	Yes
33636	18.06	AG	General Agriculture		Yes	Yes
33640	14.55	AG	General Agriculture		Yes	Yes
38988	10.72	AG		General Agriculture	Yes	Yes
39012	20.90	AG		General Agriculture	Yes	Yes
39044	18.27	AG		General Agriculture	Yes	Yes
39136	40.00	AG		General Agriculture	Yes	Yes
39154	13.13	AG		General Agriculture	Yes	No
39156	26.21	AG		General Agriculture	Yes	No
39162	0.33	AG		General Agriculture	Yes	No
39506	20.00	AG		General Agriculture	Yes	No
39506	20.00	AG		General Agriculture	Yes	No
39510	28.32	AG		General Agriculture	Yes	No
39510	28.32	AG		General Agriculture	Yes	Yes
39510	28.32	AG		General Agriculture	Yes	Yes
39514	2.76	AG		General Agriculture	Yes	No
39514	2.76	AG		General Agriculture	Yes	No
39516	18.80	AG		General Agriculture	Yes	Yes
39516	18.80	AG		General Agriculture	Yes	Yes
39522	13.99	AG		General Agriculture	Yes	Yes
39536	0.58	AG		General Agriculture	Yes	Yes
39664	15.24	AG		General Agriculture	Yes	Yes
42822	20.00	AG		General Agriculture	No	Yes
42842	2.06	AG		General Agriculture	Yes	Yes
43286	20.00	AG		General Agriculture	Yes	Yes
43288	30.00	AG		General Agriculture	Yes	Yes
43292	37.72	AG		General Agriculture	Yes	Yes
44050	0.30	AG		General Agriculture	Yes	Yes
44052	40.00	AG		General Agriculture	Yes	Yes
44056	38.79	AG		General Agriculture	Yes	Yes
44058	38.79	AG		General Agriculture	Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
44060	40.00	AG		General Agriculture	Yes	Yes
44062	39.84	AG		General Agriculture	Yes	Yes
44068	10.00	AG		General Agriculture	Yes	Yes
44454	35.00	AG		General Agriculture	Yes	Yes
44466	12.59	AG		General Agriculture	Yes	Yes
	<b>1115.63</b>	<b>AG Total</b>				
39008	9.00	BP		Business Park	Yes	Yes
39652	15.30	BP		Business Park	Yes	Yes
39652	15.30	BP		Business Park	Yes	Yes
39652	15.30	BP		Business Park	Yes	Yes
39652	15.30	BP		Business Park	Yes	Yes
39652	15.30	BP		Business Park	Yes	Yes
39654	1.24	BP		Business Park	Yes	Yes
39654	1.24	BP		Business Park	Yes	Yes
39656	5.75	BP		Business Park	Yes	Yes
39656	5.75	BP		Business Park	Yes	Yes
39924	18.86	BP		Business Park	Yes	No
	<b>118.34</b>	<b>BP Total</b>				
33158	5.05	CC		Community Commercial	Yes	Yes
33158	5.05	CC		Community Commercial	Yes	Yes
34398	0.86	CC		Community Commercial	Yes	Yes
34406	0.88	CC		Community Commercial	Yes	Yes
39750	1.11	CC		Community Commercial	Yes	Yes
39754	0.46	CC		Community Commercial	Yes	Yes
39754	0.46	CC		Community Commercial	Yes	Yes
39762	1.10	CC		Community Commercial	Yes	Yes
39762	1.10	CC		Community Commercial	Yes	Yes
39766	0.58	CC		Community Commercial	Yes	Yes
39766	0.58	CC		Community Commercial	Yes	Yes
39806	6.84	CC		Community Commercial	Yes	Yes
39812	0.54	CC		Community Commercial	Yes	Yes
39816	6.60	CC		Community Commercial	No	Yes
39816	6.60	CC		Community Commercial	No	Yes
39868	1.80	CC		Community Commercial	Yes	Yes
	<b>39.61</b>	<b>CC Total</b>				
33224	1.52	CN		Neighborhood Commercial	Yes	Yes
33226	2.93	CN		Neighborhood Commercial	Yes	Yes
33226	2.93	CN		Neighborhood Commercial	Yes	Yes
33448	2.18	CN		Neighborhood Commercial	Yes	Yes
42188	4.23	CN		Neighborhood Commercial	Yes	Yes
42188	4.23	CN		Neighborhood Commercial	Yes	No
43810	2.11	CN		Neighborhood Commercial	Yes	Yes
43838	2.27	CN		Neighborhood Commercial	Yes	Yes
	<b>22.40</b>	<b>CN Total</b>				
33114	10.97	COR		office & Retail Commercial	Yes	Yes
33114	10.97	COR		office & Retail Commercial	Yes	Yes
33118	1.65	COR		office & Retail Commercial	Yes	Yes
33148	2.54	COR		office & Retail Commercial	Yes	Yes
33148	2.54	COR		office & Retail Commercial	Yes	Yes
33346	14.33	COR		office & Retail Commercial	Yes	Yes
35800	0.21	COR		office & Retail Commercial	Yes	Yes



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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
35804	1.35	COR		office & Retail Commercial	Yes	Yes
35808	1.34	COR		office & Retail Commercial	Yes	Yes
40390	10.78	COR		office & Retail Commercial	Yes	Yes
42826	0.60	COR		office & Retail Commercial	Yes	Yes
44254	0.50	COR		office & Retail Commercial	Yes	Yes
44254	0.50	COR		office & Retail Commercial	Yes	Yes
44464	0.59	COR		office & Retail Commercial	Yes	Yes
	<b>58.87</b>	<b>COR Total</b>				
39774	6.67	NC		Natural & Conservancy	Yes	Yes
39816	6.60	NC		Natural & Conservancy	No	Yes
39816	6.60	NC		Natural & Conservancy	No	Yes
39818	0.60	NC		Natural & Conservancy	No	Yes
39820	0.95	NC		Natural & Conservancy	No	Yes
42180	16.52	NC		Natural & Conservancy	Yes	Yes
	<b>37.94</b>	<b>NC Total</b>				
44050	0.30	R1	Single Family		Yes	Yes
	<b>0.30</b>	<b>R1 Total</b>				
43840	10.43	RM	Multiple-Family Residential		Yes	Yes
	<b>10.43</b>	<b>RM Total</b>				
33228	0.37	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33252	8.80	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33260	26.09	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33320	0.50	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33366	8.18	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33386	27.06	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33400	0.62	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33622	2.95	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33694	1.00	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33720	0.80	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33900	0.99	RS-1	Single-Family Residential (Suburban)		Yes	Yes
33928	0.81	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34062	0.68	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34088	0.58	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34100	0.52	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34104	0.66	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34138	0.38	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34270	0.10	RS-1	Single-Family Residential (Suburban)		Yes	Yes
34984	0.44	RS-1	Single-Family Residential (Suburban)		Yes	Yes
35062	0.32	RS-1	Single-Family Residential (Suburban)		Yes	Yes
35144	0.52	RS-1	Single-Family Residential (Suburban)		Yes	Yes
35912	0.37	RS-1	Single-Family Residential (Suburban)		Yes	Yes
35914	0.47	RS-1	Single-Family Residential (Suburban)		Yes	Yes
36532	0.47	RS-1	Single-Family Residential (Suburban)		Yes	Yes
37596	0.59	RS-1	Single-Family Residential (Suburban)		Yes	Yes
37598	0.62	RS-1	Single-Family Residential (Suburban)		Yes	Yes
37990	1.32	RS-1	Single-Family Residential (Suburban)		Yes	Yes
38092	0.29	RS-1	Single-Family Residential (Suburban)		Yes	Yes
38104	0.32	RS-1	Single-Family Residential (Suburban)		Yes	Yes
38106	0.32	RS-1	Single-Family Residential (Suburban)		Yes	Yes
38206	1.14	RS-1	Single-Family Residential (Suburban)		Yes	Yes
38210	0.95	RS-1	Single-Family Residential (Suburban)		Yes	No

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
38280	0.40	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39592	0.60	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39616	3.09	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39622	1.80	RS-1	Single-Family Residential (Suburban)		Yes	No
39626	1.50	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39630	1.20	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39676	0.07	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39702	0.29	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39732	1.33	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39774	6.67	RS-1	Single-Family Residential (Suburban)		Yes	Yes
39818	0.60	RS-1	Single-Family Residential (Suburban)		No	Yes
39916	0.76	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41242	0.47	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41252	0.72	RS-1	Single-Family Residential (Suburban)		No	Yes
41286	0.00	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41288	0.00	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41292	0.00	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41488	0.65	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41492	0.70	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41504	0.78	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41590	1.63	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41620	0.50	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41658	1.47	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41660	1.07	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41662	0.45	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41666	0.12	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41674	0.71	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41680	1.16	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41684	0.40	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41704	1.24	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41712	0.81	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41752	0.26	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41756	0.26	RS-1	Single-Family Residential (Suburban)		No	Yes
41768	0.17	RS-1	Single-Family Residential (Suburban)		Yes	Yes
41834	0.27	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42150	0.49	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42172	0.45	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42174	0.45	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42176	0.45	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42194	0.28	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42196	0.49	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42216	0.57	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42230	0.55	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42596	0.68	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42604	0.31	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42608	0.43	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42612	0.46	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42614	0.34	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42620	0.31	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42842	2.06	RS-1	Single-Family Residential (Suburban)		Yes	Yes
42860	0.60	RS-1	Single-Family Residential (Suburban)		Yes	Yes

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

Parcel ID	Acreage	Zoning			Water	Sewer
		Zoning Code	Residential	Non-Residential		
42900	0.49	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43170	0.34	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43172	0.34	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43214	0.30	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43222	0.30	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43230	0.42	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43232	0.43	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43284	0.67	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43322	0.28	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43340	0.53	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43346	0.45	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43354	0.33	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43830	2.50	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43832	1.50	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43834	1.65	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43856	0.35	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43858	0.42	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43858	0.42	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43860	0.39	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43870	0.30	RS-1	Single-Family Residential (Suburban)		Yes	Yes
43872	0.62	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44034	1.49	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44074	1.72	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44074	1.72	RS-1	Single-Family Residential (Suburban)		No	Yes
44092	0.17	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44096	0.14	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44102	0.71	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44142	0.22	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44148	0.17	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44156	0.41	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44180	0.29	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44182	0.22	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44206	0.22	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44462	0.45	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44490	0.35	RS-1	Single-Family Residential (Suburban)		Yes	Yes
44492	0.72	RS-1	Single-Family Residential (Suburban)		Yes	Yes
	<b>152.33</b>	<b>RS-1 Total</b>				
33582	16.72	RS-2	Single-Family Residential (Traditional)		Yes	Yes
38138	0.70	RS-2	Single-Family Residential (Traditional)		Yes	Yes
38162	0.19	RS-2	Single-Family Residential (Traditional)		Yes	Yes
38166	0.19	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42392	0.22	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42394	0.22	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42402	0.19	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42414	0.20	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42416	0.20	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42438	0.18	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42442	0.19	RS-2	Single-Family Residential (Traditional)		Yes	Yes
42572	0.23	RS-2	Single-Family Residential (Traditional)		Yes	Yes
43880	0.30	RS-2	Single-Family Residential (Traditional)		Yes	Yes
43882	0.23	RS-2	Single-Family Residential (Traditional)		Yes	Yes

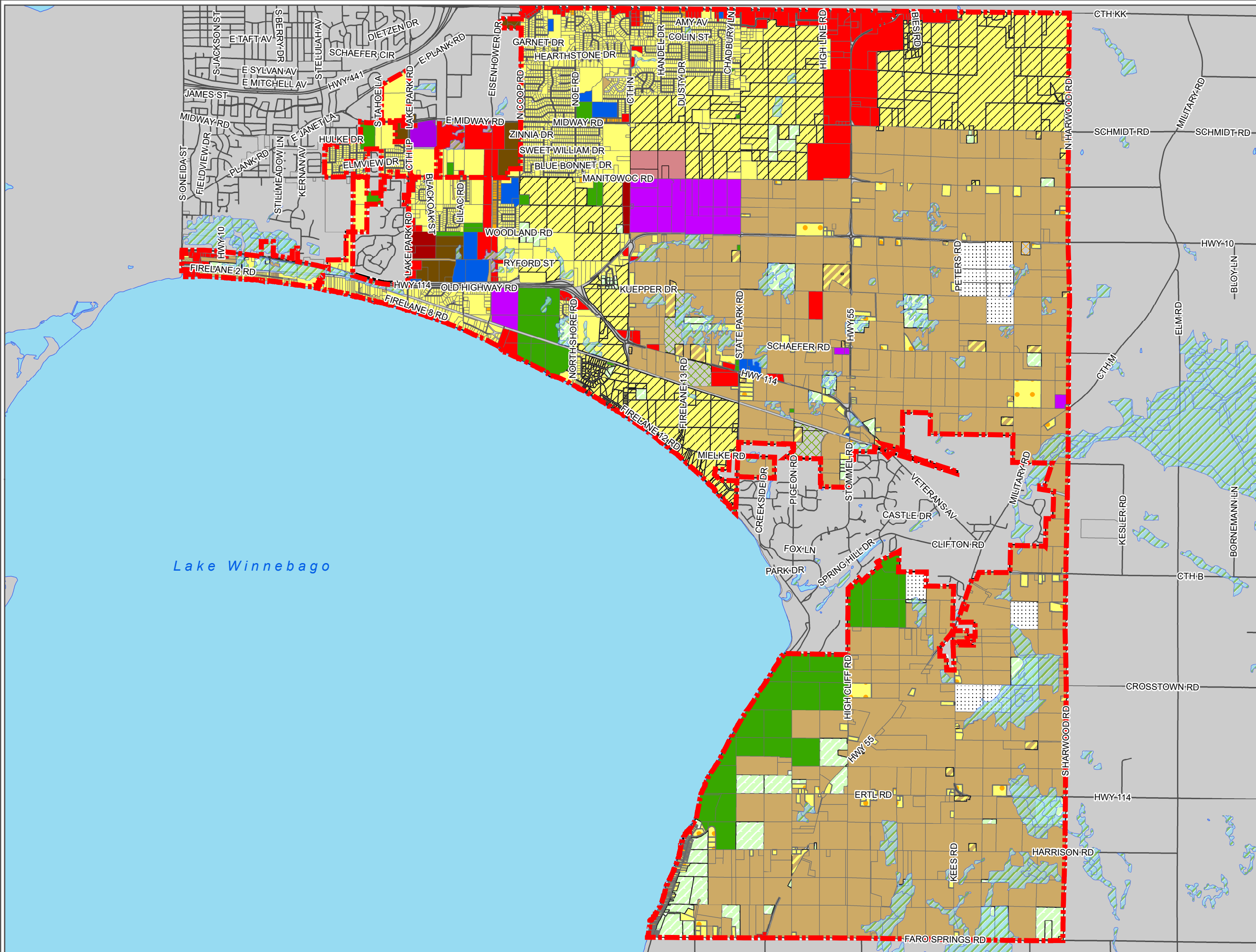
**Table 4: Vacant Residential and Non-Residential Parcels with Services**

Parcel ID	Acreage	Zoning		Water	Sewer
		Zoning Code	Residential		
43884	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43890	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43892	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43898	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43900	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43902	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43904	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43906	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43912	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43914	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
43916	0.23	RS-2	Single-Family Residential (Traditional)	Yes	Yes
	<b>22.49</b>	<b>RS-2 Total</b>			
	<b>1578.34</b>	<b>Grand Total</b>			



## **APPENDIX B**

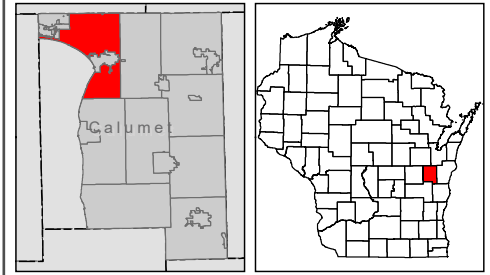
### **FUTURE LAND USE**



- ### Future Land Use Village of Harrison
- Single-Family Residential (sewered)
  - Single-Family Residential (transitional)
  - Single-Family Residential (unsewered)
  - Two-Family Residential
  - Multi-Family Residential
  - Mobile Home Park
  - Farmstead Homes
  - Village Center
  - Commercial
  - Mixed Use
  - Parks and Recreation
  - Industrial
  - Public/Institutional
  - Ag, Vacant, Undeveloped
  - Special Ag/Nurseries
  - Woodlands
  - Utilities/Quarries
  - Village Boundary

Lake Winnebago

Map 13



Date Created: 12/22/2016  
 Date Amended: 02/17/17  
 Data Sources: Data Sources: Harrison, Calumet County, & Vierbicher

0 0.35 0.7 1.4  
 Miles

**vierbicher**  
 planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
 999 Fourier Drive, Suite 201, Madison, WI 53717  
 Phone: (608) 826-0532 Fax: (608) 826-0530

File Path: M:\Harrison, Village of\150343 - Comp Plan Update & District Plan\Planning & Zoning\Maps & Renderings\Comp Plan MXDs

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

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