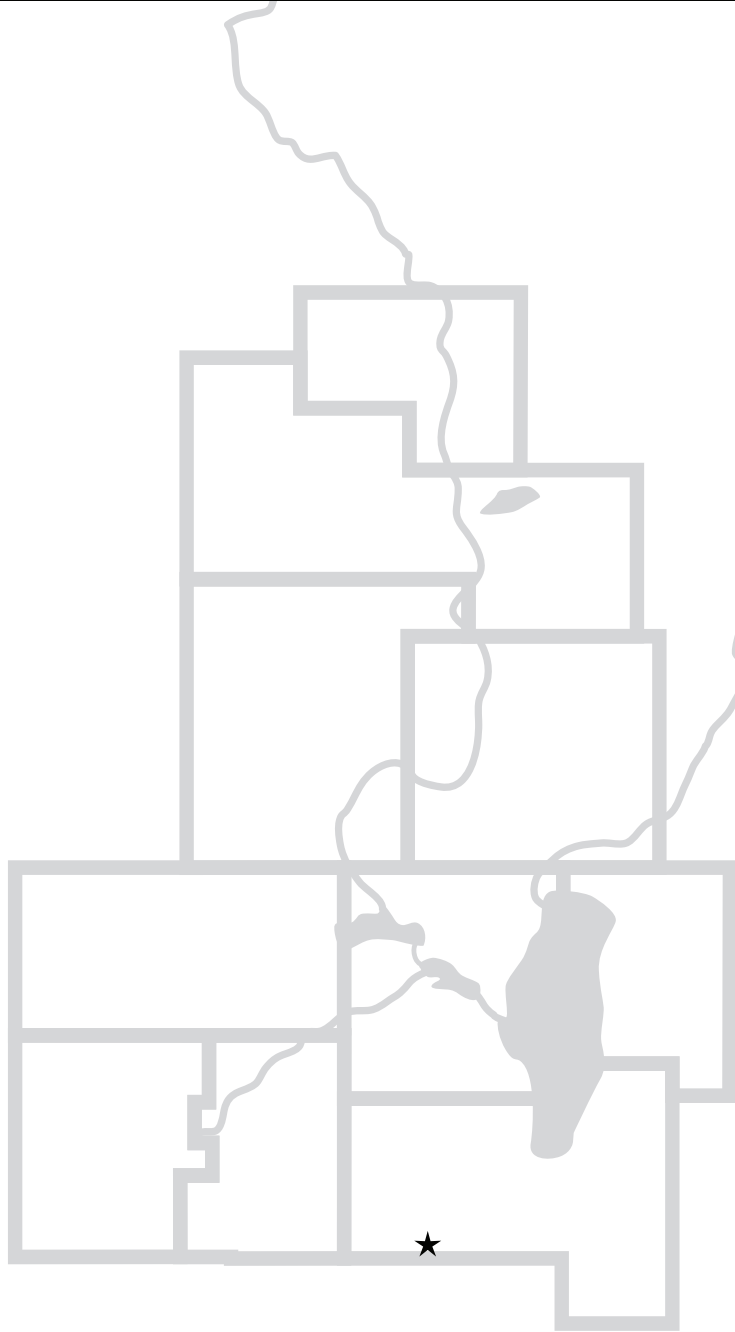


# City of Waupun Housing Affordability Report, 2018



**Final  
December 2019**

**East Central Wisconsin  
Regional Planning Commission  
ECWRPC**  
Calumet • Fond du Lac • Menominee • Outagamie  
Shawano • Waupaca • Waushara • Winnebago

# **Housing Affordability Report, 2018**

**City of Waupun**

**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 that requires villages and cities of 10,000 population or more to provide two separate annual reports related to housing affordability and housing fees in an effort to shed light and foster change on affordable housing issues across the state. The City of Waupun, 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 Waupun is illustrated in Table 1.

**Table 1: City of Waupun 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	0	0	13	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 City of Waupun is illustrated in Table 2.

**Table 2: City of Waupun 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
0	0	0	13	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 City of Waupun 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 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 included in Appendix A, was 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 Waupun 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 Waupun’s comprehensive plan, adopted in 2018 and includes a future land use map, dated October, 2018 (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 Waupun Comprehensive Plan Summary, 2018**

Question / Topic Regarding Comprehensive Plan	Response / Details
What year was your comprehensive plan adopted?	2018
Since its adoption, have amendments been made to the plan to accommodate residential development?	No
What year is next scheduled/planned 10-year update for the Comprehensive Plan?	2028
Were specific concerns about affordable housing brought up by your plan commission, business community or residents during the plan development process for your current comprehensive plan?	Yes
If yes, was affordable housing a community issue at that time, or was it alluded to as a future issue?	Yes
Were there any housing-related organizations or individuals involved in the development of the current comprehensive plan (or its housing element)?	No
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	No

Question / Topic Regarding Comprehensive Plan	Response / Details
Does the housing element of the current comprehensive plan get referenced/reviewed formally during new housing development proposals (re-zonings, platting, etc.)?	No
Is there dedicated municipal staff which lead, or assist, in the implementation and monitoring of the current comprehensive plan's housing element?	No
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>Recommendation 2.6.1 (Page 2-9) - Continue the City's housing rehabilitation program for owner and renter occupied properties. The City currently uses Community Development Block Grant (CDBG) funds to rehabilitate the existing housing stock. This program/work continues to be contracted out to MSA&gt;</i>
	<i>Recommendation 2.6.20 (Page 2-10) - Develop a housing plan that includes a housing market analysis. Cedar Corporation has been hired to do this work and will be done by the end of 2019. Results of this study will be shared with the public and developers upon approve (Recommendation 2.6.21)</i>
	<i>Recommendation 2.6.30 (Page 2-11) When new development proposals are received, seek input from fire, police, parks and recreation, public works, streets, water, etc. to determine how these areas will be served.</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>Limited resources (in terms of staffing) and the rising cost of construction. With the low housing and rental prices it is hard for developers to make a project cash flow.</i>

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

- City of Waupun Zoning Ordinance (Chapter 16) outlines basic land use requirements, lot sizes and property setbacks.
- City of Waupun Subdivision Ordinance (Chapter 17) which specifies site improvement requirements and land dedication requirements, if any.
- Plan Review and Building Permit procedures have been adopted by the City of Waupun 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 Waupun currently has several types of fees schedules published on its website which may apply to new housing development:
  - Building Permit Fee Schedule<sup>1</sup>
- Tax Increment Finance Districts.
  - TID#3 (Fond du Lac and Dodge Counties) – lies in the downtown business district and was created in 2005 as mixed use/blighted area.
  - TID#5 (Dodge County) – lies on the City's east side and was created as a mixed use district.
  - TID#6 (Fond du Lac and Dodge Counties) - lies on the City's west side and was created as a mixed use/blighted district.

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<sup>1</sup> Building Permit Fee includes fees for electrical, HVAC, Plumbing, Erosion Control, etc.

- TID#7 (Dodge County) – lies on the City’s south side as was created as a mixed use district.
- TID#8 (Fond du Lac County) – lies on the City’s west side and was created as a mixed use district.

**Financial Impact of Plans and Regulations**

The financial impacts of local regulations are outlined in the City of Waupun 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 City of Waupun has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing and land use demands by unit type, and; b) existing housing cost burden.

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

**Table 6: City of Waupun Year 2040 Household Projections**

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
City of Waupun	3,485	3,637	3,844	4,026	4,166	4,206	4,147	662

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

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

Municipality	Adjusted Remaining Units Needed (2019-2040)			Development Density (units/acre)			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	MF
City of Waupun	446	33	75	9.31	18.63	39.96	48	2	2

Source: ECWRPC, 2019

### Housing Cost Burden

Table 8 illustrates the current “Housing Cost Burden” for City of Waupun households. For any particular household income category, the corresponding number which spent 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However it is interesting to note that the City of Waupun’s numbers show that overall the homeowners are slightly more cost burdened than the urbanized area average as a whole, while overall renters are slightly less cost burdened than the urbanized area average as a whole.

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

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		C. Waupun	
	Totals	% of Total (30% or more)	Estimate	% of Total (30% or more)
<b>Total Owner-occupied housing units:</b>	70,105	18%	2,544	22%
<b>Less than \$20,000:</b>	4,419		302	
30 percent or more	3,905	88%	256	85%
<b>\$20,000 to \$34,999:</b>	8,097		239	
30 percent or more	3,746	46%	142	59%
<b>\$35,000 to \$49,999:</b>	8,674		361	
30 percent or more	2,473	29%	118	33%
<b>\$50,000 to \$74,999:</b>	15,091		582	
30 percent or more	1,898	13%	23	4%
<b>\$75,000 or more:</b>	33,444		1,042	
30 percent or more	807	2%	9	1%
Zero or negative income	380	n/a	18	n/a
<b>Total Renter-occupied housing units:</b>	39,869	42%	1,336	39%
<b>Less than \$20,000:</b>	10,699		348	
Less than 20 percent	176	2%	19	5%
20 to 29 percent	809	8%	0	0%
30 percent or more	9,714	91%	329	95%
<b>\$20,000 to \$34,999:</b>	9,811		338	
Less than 20 percent	640	7%	0	0%
20 to 29 percent	3,706	38%	169	50%
30 percent or more	5,465	56%	169	50%

<b>\$35,000 to \$49,999:</b>	6,751		222	
Less than 20 percent	2,187	32%	133	60%
20 to 29 percent	3,462	51%	63	28%
30 percent or more	1,102	16%	26	12%
<b>\$50,000 to \$74,999:</b>	6,534		173	
Less than 20 percent	4,842	74%	110	64%
20 to 29 percent	1,439	22%	63	36%
30 percent or more	253	4%	0	0%
<b>\$75,000 or more:</b>	4,868		186	
Less than 20 percent	4,600	94%	186	100%
20 to 29 percent	238	5%	0	0%
30 percent or more	30	1%	0	0%
Zero or negative income	447	n/a	51	n/a
No cash rent	759	n/a	18	n/a

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

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

### Reductions in Time and Cost

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

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

reviews, utility assessments and the like. These items are not even considered in the statutory requirements for this report and not in the purview of the municipality to control.

The City of Waupun 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.

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**

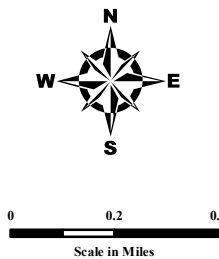
# PARCEL ANALYSIS MAPS & TABLES



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

**Vacant Parcels 192**

- Zoned Residential (143)
- Zoned Non-Residential (49)



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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 for East Central Wisconsin Regional Planning Commission business.

PREPARED NOVEMBER 2019 BY:





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

Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
WPN1415311000200	10.00			
WPN141599FA51000	0.43			
WPN141599SE30000	0.23			
WPN1415311000200	10.00	AG		Agricultural District
	<b>10.00</b>	<b>AG Total</b>		
29213150521002	0.32	B-2		Central Business District
WPN1415311000500	10.15	B-2		Central Business District
WPN1415311000600	0.18	B-2		Central Business District
WPN1415311000700	0.18	B-2		Central Business District
WPN1415311000800	0.18	B-2		Central Business District
WPN141599EA03400	0.16	B-2		Central Business District
WPN141599TC05000	0.29	B-2		Central Business District
	<b>11.46</b>	<b>B-2 Total</b>		
29213150424008	1.50	B-3		Shopping Center Business District
29213150612050	0.39	B-3		Shopping Center Business District
29213150612051	0.77	B-3		Shopping Center Business District
	<b>2.66</b>	<b>B-3 Total</b>		
29213150432027	0.20	B-5		Warehousing/Business District
	<b>0.20</b>	<b>B-5 Total</b>		
WPN141599OV03001	0.35	B-6		Neighborhood Commercial District
WPN141599OV07301	0.16	B-6		Neighborhood Commercial District
WPN141599OV07302	0.17	B-6		Neighborhood Commercial District
	<b>0.68</b>	<b>B-6 Total</b>		
WPN141599ME16500	3.01	C		Conservancy District
WPN141599ME30500	1.95	C		Conservancy District
WPN141599ME34000	0.23	C		Conservancy District
WPN141599OV06001	1.25	C		Conservancy District
WPN141599OV08404	1.35	C		Conservancy District
	<b>7.79</b>	<b>C Total</b>		
WPN141599OV08303	0.43	M-1		Closed Storage/Light Manufacturing
WPN141599SE31000	0.17	M-1		Closed Storage/Light Manufacturing
	<b>0.60</b>	<b>M-1 Total</b>		
29213150612053	0.63	M-2		Open Storage/Heavy Manufacturing
29213150622014	2.01	M-2		Open Storage/Heavy Manufacturing
29213150622014	2.01	M-2		Open Storage/Heavy Manufacturing
29213150622017	6.27	M-2		Open Storage/Heavy Manufacturing
29213150814008	1.13	M-2		Open Storage/Heavy Manufacturing
29213150814012	1.00	M-2		Open Storage/Heavy Manufacturing
	<b>13.05</b>	<b>M-2 Total</b>		
WPN1415330801100	5.00	PCD		Planned Community Development
WPN1415330900100	0.34	PCD		Planned Community Development
WPN1415330900300	2.81	PCD		Planned Community Development
WPN1415331203200	1.15	PCD		Planned Community Development
	<b>9.30</b>	<b>PCD Total</b>		
29213150614011	0.29	R-1	Single Family Residential District	
29213150641006	8.09	R-1	Single Family Residential District	
29213150922009	0.47	R-1	Single Family Residential District	
29213150922021	0.27	R-1	Single Family Residential District	
29213150922045	0.45	R-1	Single Family Residential District	
WPN1414360100200	1.00	R-1	Single Family Residential District	
WPN1415310100100	56.92	R-1	Single Family Residential District	
WPN1415310900100	8.80	R-1	Single Family Residential District	
WPN1415310900300	0.23	R-1	Single Family Residential District	
WPN1415311400100	4.60	R-1	Single Family Residential District	
WPN1415311500300	0.27	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
WPN1415320300400	0.92	R-1	Single Family Residential District	
WPN1415320301800	0.65	R-1	Single Family Residential District	
WPN1415320600100	34.31	R-1	Single Family Residential District	
WPN1415320700500	1.13	R-1	Single Family Residential District	
WPN1415320700700	1.16	R-1	Single Family Residential District	
WPN141599CO14000	0.31	R-1	Single Family Residential District	
WPN141599FA10000	0.66	R-1	Single Family Residential District	
WPN141599FA16000	0.63	R-1	Single Family Residential District	
WPN141599FA18000	0.55	R-1	Single Family Residential District	
WPN141599FA19000	0.52	R-1	Single Family Residential District	
WPN141599FA20000	0.43	R-1	Single Family Residential District	
WPN141599FA21000	0.42	R-1	Single Family Residential District	
WPN141599FA22000	0.42	R-1	Single Family Residential District	
WPN141599FA23000	0.45	R-1	Single Family Residential District	
WPN141599FA26000	0.50	R-1	Single Family Residential District	
WPN141599FA28000	0.59	R-1	Single Family Residential District	
WPN141599FA30000	0.60	R-1	Single Family Residential District	
WPN141599FA33000	0.56	R-1	Single Family Residential District	
WPN141599FA34000	0.63	R-1	Single Family Residential District	
WPN141599FA35000	0.60	R-1	Single Family Residential District	
WPN141599FA37000	0.48	R-1	Single Family Residential District	
WPN141599FA38000	0.50	R-1	Single Family Residential District	
WPN141599FA39000	0.45	R-1	Single Family Residential District	
WPN141599FA40000	0.52	R-1	Single Family Residential District	
WPN141599FA42000	0.56	R-1	Single Family Residential District	
WPN141599FA44000	0.50	R-1	Single Family Residential District	
WPN141599FA45000	0.51	R-1	Single Family Residential District	
WPN141599FA47000	0.11	R-1	Single Family Residential District	
WPN141599FA48000	14.25	R-1	Single Family Residential District	
WPN141599FA49000	5.79	R-1	Single Family Residential District	
WPN141599FA50000	2.01	R-1	Single Family Residential District	
WPN141599ME11000	0.39	R-1	Single Family Residential District	
WPN141599ME27000	0.25	R-1	Single Family Residential District	
WPN141599ME38000	0.28	R-1	Single Family Residential District	
WPN141599MF01000	0.24	R-1	Single Family Residential District	
WPN141599NE02000	0.24	R-1	Single Family Residential District	
WPN141599OV05701	0.43	R-1	Single Family Residential District	
WPN141599PE06000	0.17	R-1	Single Family Residential District	
WPN141599PF01500	0.41	R-1	Single Family Residential District	
WPN141599PF02000	0.40	R-1	Single Family Residential District	
WPN141599PF03000	0.81	R-1	Single Family Residential District	
WPN141599PG20000	0.32	R-1	Single Family Residential District	
WPN141599PG21000	0.32	R-1	Single Family Residential District	
WPN141599PG22000	0.32	R-1	Single Family Residential District	
WPN141599PG23000	0.32	R-1	Single Family Residential District	
WPN141599PG24000	0.32	R-1	Single Family Residential District	
WPN141599PG25000	0.32	R-1	Single Family Residential District	
WPN141599PG26000	0.32	R-1	Single Family Residential District	
WPN141599PG27000	0.38	R-1	Single Family Residential District	
WPN141599PG28000	0.38	R-1	Single Family Residential District	
WPN141599PG29000	0.32	R-1	Single Family Residential District	
WPN141599PG30000	0.32	R-1	Single Family Residential District	
WPN141599PG31000	0.32	R-1	Single Family Residential District	
WPN141599PG32000	0.32	R-1	Single Family Residential District	
WPN141599PG33000	0.32	R-1	Single Family Residential District	
WPN141599PG34000	0.32	R-1	Single Family Residential District	

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

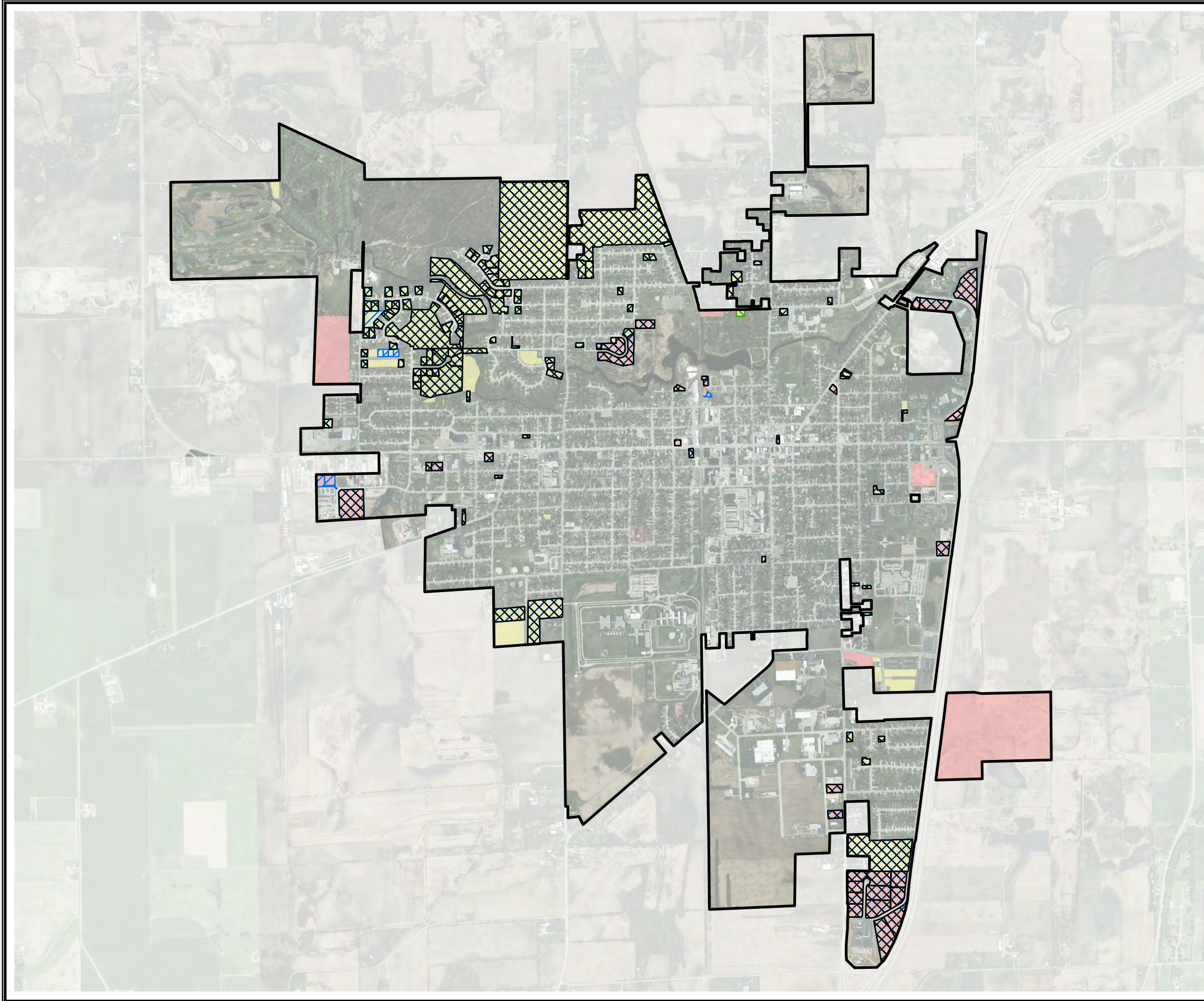
Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
WPN141599PG39000	0.40	R-1	Single Family Residential District	
WPN141599PG40000	0.80	R-1	Single Family Residential District	
WPN141599PG41000	1.01	R-1	Single Family Residential District	
WPN141599PG42000	0.88	R-1	Single Family Residential District	
WPN141599PG43000	0.82	R-1	Single Family Residential District	
WPN141599PG44000	1.17	R-1	Single Family Residential District	
WPN141599PG50000	0.43	R-1	Single Family Residential District	
WPN141599PG54000	0.15	R-1	Single Family Residential District	
WPN141599PI08000	0.95	R-1	Single Family Residential District	
WPN141599WA20000	0.30	R-1	Single Family Residential District	
WPN141599WO01000	0.34	R-1	Single Family Residential District	
WPN141599WO05000	0.41	R-1	Single Family Residential District	
WPN141599WO06000	0.56	R-1	Single Family Residential District	
WPN141599WO07000	0.58	R-1	Single Family Residential District	
WPN141599WO08000	0.54	R-1	Single Family Residential District	
WPN141599WO16000	0.45	R-1	Single Family Residential District	
WPN141599WO17000	0.43	R-1	Single Family Residential District	
WPN141599WO19000	0.49	R-1	Single Family Residential District	
WPN141599WO21000	0.66	R-1	Single Family Residential District	
WPN141599WO22000	0.47	R-1	Single Family Residential District	
WPN141599WO23000	0.48	R-1	Single Family Residential District	
WPN141599WO24000	0.75	R-1	Single Family Residential District	
WPN141599WO25000	0.59	R-1	Single Family Residential District	
WPN141599WO26000	0.53	R-1	Single Family Residential District	
WPN141599WO27000	0.34	R-1	Single Family Residential District	
WPN141599WO33000	10.60	R-1	Single Family Residential District	
	<b>186.78</b>	<b>R-1 Total</b>		
WPN141599EL14000	0.33	R-2	Two Family Residential District	
WPN141599EL15000	0.32	R-2	Two Family Residential District	
WPN141599FA05000	0.38	R-2	Two Family Residential District	
WPN141599PG45000	0.39	R-2	Two Family Residential District	
WPN141599PG46000	0.35	R-2	Two Family Residential District	
WPN141599PG47000	0.35	R-2	Two Family Residential District	
WPN141599PG48000	0.47	R-2	Two Family Residential District	
WPN141599PG49000	0.42	R-2	Two Family Residential District	
WPN141599ST07000	0.24	R-2	Two Family Residential District	
WPN141599WO30000	0.39	R-2	Two Family Residential District	
WPN141599WO31000	0.40	R-2	Two Family Residential District	
	<b>4.04</b>	<b>R-2 Total</b>		
29213150641002	3.39	R-3	Multiple Family Residential District	
29213150641003	3.36	R-3	Multiple Family Residential District	
29213150641004	3.08	R-3	Multiple Family Residential District	
WPN1415311100600	0.63	R-3	Multiple Family Residential District	
	<b>10.46</b>	<b>R-3 Total</b>		
29213150423000	0.50	R-4	Central Area Single Family Residential District	
29213150432040	0.20	R-4	Central Area Single Family Residential District	
29213150432047	0.20	R-4	Central Area Single Family Residential District	
29213150513001	0.18	R-4	Central Area Single Family Residential District	
29213150611064	0.19	R-4	Central Area Single Family Residential District	
29213150613009	0.40	R-4	Central Area Single Family Residential District	
WPN141599CH13000	0.17	R-4	Central Area Single Family Residential District	
WPN141599CH13300	0.39	R-4	Central Area Single Family Residential District	
WPN141599CH13700	0.11	R-4	Central Area Single Family Residential District	
WPN141599HD14000	0.24	R-4	Central Area Single Family Residential District	
WPN141599OU27000	0.18	R-4	Central Area Single Family Residential District	
WPN141599OV01505	0.42	R-4	Central Area Single Family Residential District	

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




Parcel ID	Acreage	Zoning		
		Zoning Code	Residential	Non-Residential
WPN141599OV01506	0.21	R-4	Central Area Single Family Residential District	
WPN141599OV06003	0.50	R-4	Central Area Single Family Residential District	
	<b>3.89</b>	<b>R-4 Total</b>		
29213150932027	15.08	R-6	Mobile Home District	
	<b>15.08</b>	<b>R-6 Total</b>		
29213150433027	2.87			
29213150433028	0.32			
29213150433030	0.31			
29213150433031	0.32			
29213150433032	0.32			
29213150433036	1.20			
29213150433037	0.31			
29213150433038	0.30			
29213150433039	0.31			
29213150433040	0.32			
29213150433041	0.34			
29213150433042	0.34			
29213150433043	0.28			
29213150433044	0.29			
29213150433045	0.29			
29213150433046	0.28			
29213150433047	0.37			
29213150912001	70.36			
29213150932028	1.50			
29213150932029	1.51			
29213150932030	1.66			
29213150932031	2.84			
29213150932032	3.00			
29213150932033	2.08			
29213150932034	2.08			
29213150933002	1.64			
29213150933003	3.11			
29213150933004	3.07			
29213150933005	4.53			
WPN141599OV11006	0.00			
WPN141599PF00500	0.28			
WPN141599PF01000	0.33			
WPN141599PI20000	1.12			
				B-4
	<b>394.53</b>	<b>Grand Total</b>		





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

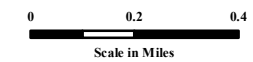
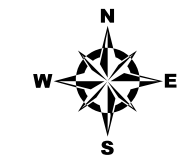


### Access to Services

-  Both Water and Sewer Access (136)
-  Water Access (144)
-  Sewer Access (137)

### Vacant Parcels 192

-  Zoned Residential (143)
-  Zoned Non-Residential (49)



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 NOVEMBER 2019 BY:





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

Parcel ID	Acreage	Zoning		Water	Sewer	
		Zoning Code	Residential			Non-Residential
WPN141599FA51000	0.43			Yes	Yes	
WPN141599SE30000	0.23			Yes	Yes	
29213150521002	0.32	B-2		Central Business District	Yes	Yes
WPN141599EA03400	0.16	B-2		Central Business District	Yes	Yes
WPN141599TC05000	0.29	B-2		Central Business District	Yes	Yes
	0.77	<b>B-2 Total</b>				
29213150424008	1.50	B-3		Shopping Center Business District	Yes	Yes
29213150612050	0.39	B-3		Shopping Center Business District	Yes	Yes
29213150612051	0.77	B-3		Shopping Center Business District	Yes	Yes
	2.66	<b>B-3 Total</b>				
29213150432027	0.20	B-5		Warehousing/Business District	Yes	Yes
	0.20	<b>B-5 Total</b>				
WPN141599OV03001	0.35	B-6		Neighborhood Commercial District	Yes	Yes
WPN141599OV07302	0.17	B-6		Neighborhood Commercial District	Yes	No
	0.52	<b>B-6 Total</b>				
WPN141599ME16500	3.01	C		Conservancy District	Yes	Yes
WPN141599ME30500	1.95	C		Conservancy District	Yes	Yes
WPN141599ME34000	0.23	C		Conservancy District	Yes	Yes
WPN141599OV08404	1.35	C		Conservancy District	Yes	Yes
	6.54	<b>C Total</b>				
WPN141599OV08303	0.43	M-1		Closed Storage/Light Manufacturing	Yes	Yes
WPN141599SE31000	0.17	M-1		Closed Storage/Light Manufacturing	Yes	Yes
	0.60	<b>M-1 Total</b>				
29213150612053	0.63	M-2		Open Storage/Heavy Manufacturing	Yes	Yes
29213150622014	2.01	M-2		Open Storage/Heavy Manufacturing	Yes	No
29213150622014	2.01	M-2		Open Storage/Heavy Manufacturing	Yes	No
29213150622017	6.27	M-2		Open Storage/Heavy Manufacturing	Yes	Yes
29213150814008	1.13	M-2		Open Storage/Heavy Manufacturing	Yes	Yes
29213150814012	1.00	M-2		Open Storage/Heavy Manufacturing	Yes	Yes
	13.05	<b>M-2 Total</b>				
WPN1415330801100	5.00	PCD		Planned Community Development	Yes	Yes
WPN1415330900100	0.34	PCD		Planned Community Development	Yes	Yes
WPN1415330900300	2.81	PCD		Planned Community Development	Yes	Yes
WPN1415331203200	1.15	PCD		Planned Community Development	Yes	Yes
	9.30	<b>PCD Total</b>				
29213150641006	8.09	R-1	Single Family Residential District		Yes	Yes
29213150922009	0.47	R-1	Single Family Residential District		Yes	Yes
29213150922021	0.27	R-1	Single Family Residential District		Yes	Yes
29213150922045	0.45	R-1	Single Family Residential District		Yes	Yes
WPN1415310100100	56.92	R-1	Single Family Residential District		Yes	Yes
WPN1415310900100	8.80	R-1	Single Family Residential District		Yes	Yes
WPN1415311500300	0.27	R-1	Single Family Residential District		Yes	Yes
WPN1415320300400	0.92	R-1	Single Family Residential District		Yes	Yes
WPN1415320301800	0.65	R-1	Single Family Residential District		Yes	Yes
WPN1415320600100	34.31	R-1	Single Family Residential District		Yes	Yes
WPN1415320700500	1.13	R-1	Single Family Residential District		Yes	Yes
WPN1415320700700	1.16	R-1	Single Family Residential District		Yes	Yes
WPN141599CO14000	0.31	R-1	Single Family Residential District		Yes	Yes
WPN141599FA10000	0.66	R-1	Single Family Residential District		Yes	Yes
WPN141599FA16000	0.63	R-1	Single Family Residential District		Yes	Yes
WPN141599FA18000	0.55	R-1	Single Family Residential District		Yes	Yes
WPN141599FA19000	0.52	R-1	Single Family Residential District		Yes	Yes
WPN141599FA20000	0.43	R-1	Single Family Residential District		Yes	Yes
WPN141599FA21000	0.42	R-1	Single Family Residential District		Yes	Yes
WPN141599FA22000	0.42	R-1	Single Family Residential District		Yes	Yes
WPN141599FA23000	0.45	R-1	Single Family Residential District		Yes	Yes
WPN141599FA26000	0.50	R-1	Single Family Residential District		Yes	Yes
WPN141599FA28000	0.59	R-1	Single Family Residential District		Yes	Yes
WPN141599FA30000	0.60	R-1	Single Family Residential District		Yes	Yes
WPN141599FA33000	0.56	R-1	Single Family Residential District		Yes	Yes
WPN141599FA34000	0.63	R-1	Single Family Residential District		Yes	Yes
WPN141599FA35000	0.60	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
WPN141599FA37000	0.48	R-1	Single Family Residential District		Yes	Yes
WPN141599FA38000	0.50	R-1	Single Family Residential District		Yes	Yes
WPN141599FA39000	0.45	R-1	Single Family Residential District		Yes	Yes
WPN141599FA40000	0.52	R-1	Single Family Residential District		Yes	Yes
WPN141599FA42000	0.56	R-1	Single Family Residential District		Yes	Yes
WPN141599FA44000	0.50	R-1	Single Family Residential District		Yes	Yes
WPN141599FA45000	0.51	R-1	Single Family Residential District		Yes	Yes
WPN141599FA47000	0.11	R-1	Single Family Residential District		Yes	Yes
WPN141599FA48000	14.25	R-1	Single Family Residential District		Yes	Yes
WPN141599FA49000	5.79	R-1	Single Family Residential District		Yes	Yes
WPN141599FA50000	2.01	R-1	Single Family Residential District		Yes	No
WPN141599ME11000	0.39	R-1	Single Family Residential District		Yes	Yes
WPN141599ME27000	0.25	R-1	Single Family Residential District		Yes	Yes
WPN141599ME38000	0.28	R-1	Single Family Residential District		Yes	Yes
WPN141599MF01000	0.24	R-1	Single Family Residential District		Yes	Yes
WPN141599NE02000	0.24	R-1	Single Family Residential District		Yes	Yes
WPN141599OV05701	0.43	R-1	Single Family Residential District		Yes	Yes
WPN141599PE06000	0.17	R-1	Single Family Residential District		Yes	Yes
WPN141599PF01500	0.41	R-1	Single Family Residential District		Yes	Yes
WPN141599PF02000	0.40	R-1	Single Family Residential District		Yes	Yes
WPN141599PF03000	0.81	R-1	Single Family Residential District		Yes	Yes
WPN141599PG20000	0.32	R-1	Single Family Residential District		Yes	Yes
WPN141599PG27000	0.38	R-1	Single Family Residential District		Yes	Yes
WPN141599PG28000	0.38	R-1	Single Family Residential District		Yes	Yes
WPN141599PG31000	0.32	R-1	Single Family Residential District		Yes	No
WPN141599PG32000	0.32	R-1	Single Family Residential District		Yes	No
WPN141599PG33000	0.32	R-1	Single Family Residential District		Yes	No
WPN141599PG34000	0.32	R-1	Single Family Residential District		Yes	No
WPN141599PG39000	0.40	R-1	Single Family Residential District		Yes	Yes
WPN141599PG40000	0.80	R-1	Single Family Residential District		Yes	Yes
WPN141599PG41000	1.01	R-1	Single Family Residential District		Yes	Yes
WPN141599PG42000	0.88	R-1	Single Family Residential District		Yes	Yes
WPN141599PG43000	0.82	R-1	Single Family Residential District		Yes	Yes
WPN141599PG44000	1.17	R-1	Single Family Residential District		Yes	Yes
WPN141599PG50000	0.43	R-1	Single Family Residential District		Yes	Yes
WPN141599PI08000	0.95	R-1	Single Family Residential District		Yes	Yes
WPN141599WA20000	0.30	R-1	Single Family Residential District		Yes	Yes
WPN141599WO01000	0.34	R-1	Single Family Residential District		Yes	Yes
WPN141599WO05000	0.41	R-1	Single Family Residential District		Yes	Yes
WPN141599WO06000	0.56	R-1	Single Family Residential District		Yes	Yes
WPN141599WO07000	0.58	R-1	Single Family Residential District		Yes	Yes
WPN141599WO08000	0.54	R-1	Single Family Residential District		Yes	Yes
WPN141599WO16000	0.45	R-1	Single Family Residential District		Yes	Yes
WPN141599WO17000	0.43	R-1	Single Family Residential District		Yes	Yes
WPN141599WO19000	0.49	R-1	Single Family Residential District		Yes	Yes
WPN141599WO21000	0.66	R-1	Single Family Residential District		Yes	Yes
WPN141599WO22000	0.47	R-1	Single Family Residential District		Yes	Yes
WPN141599WO23000	0.48	R-1	Single Family Residential District		Yes	Yes
WPN141599WO24000	0.75	R-1	Single Family Residential District		Yes	Yes
WPN141599WO25000	0.59	R-1	Single Family Residential District		Yes	Yes
WPN141599WO26000	0.53	R-1	Single Family Residential District		Yes	Yes
WPN141599WO27000	0.34	R-1	Single Family Residential District		Yes	Yes
WPN141599WO33000	10.60	R-1	Single Family Residential District		Yes	Yes
	<b>177.95</b>	<b>R-1 Total</b>				
WPN141599EL14000	0.33	R-2	Two Family Residential District		Yes	Yes
WPN141599EL15000	0.32	R-2	Two Family Residential District		Yes	Yes
WPN141599FA05000	0.38	R-2	Two Family Residential District		Yes	Yes
WPN141599PG45000	0.39	R-2	Two Family Residential District		Yes	Yes
WPN141599PG46000	0.35	R-2	Two Family Residential District		Yes	Yes
WPN141599PG47000	0.35	R-2	Two Family Residential District		Yes	Yes
WPN141599PG48000	0.47	R-2	Two Family Residential District		Yes	Yes
WPN141599PG49000	0.42	R-2	Two Family Residential District		Yes	Yes
WPN141599ST07000	0.24	R-2	Two Family Residential District		Yes	Yes

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

Parcel ID	Acreage	Zoning		Water	Sewer
		Zoning Code	Residential		
WPN141599WO30000	0.39	R-2	Two Family Residential District	Yes	Yes
WPN141599WO31000	0.40	R-2	Two Family Residential District	Yes	Yes
	<b>4.04</b>	<b>R-2 Total</b>			
29213150641002	3.39	R-3	Multiple Family Residential District	Yes	Yes
WPN1415311100600	0.63	R-3	Multiple Family Residential District	Yes	Yes
	<b>4.02</b>	<b>R-3 Total</b>			
29213150423000	0.50	R-4	Central Area Single Family Residential District	Yes	Yes
29213150432040	0.20	R-4	Central Area Single Family Residential District	Yes	Yes
29213150432047	0.20	R-4	Central Area Single Family Residential District	Yes	Yes
29213150513001	0.18	R-4	Central Area Single Family Residential District	Yes	Yes
29213150611064	0.19	R-4	Central Area Single Family Residential District	Yes	Yes
29213150613009	0.40	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599CH13000	0.17	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599CH13300	0.39	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599CH13700	0.11	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599HD14000	0.24	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599OU27000	0.18	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599OV01506	0.21	R-4	Central Area Single Family Residential District	Yes	Yes
WPN141599OV06003	0.50	R-4	Central Area Single Family Residential District	No	Yes
	<b>3.47</b>	<b>R-4 Total</b>			
29213150932027	15.08	R-6	Mobile Home District	Yes	Yes
	<b>15.08</b>	<b>R-6 Total</b>			
29213150932028	1.50			Yes	Yes
29213150932029	1.51			Yes	Yes
29213150932030	1.66			Yes	Yes
29213150932031	2.84			Yes	Yes
29213150932032	3.00			Yes	Yes
29213150932033	2.08			Yes	Yes
29213150932034	2.08			Yes	Yes
29213150933002	1.64			Yes	Yes
29213150933003	3.11			Yes	Yes
29213150933004	3.07			Yes	Yes
29213150933005	4.53			Yes	Yes
	<b>265.88</b>	<b>Grand Total</b>			

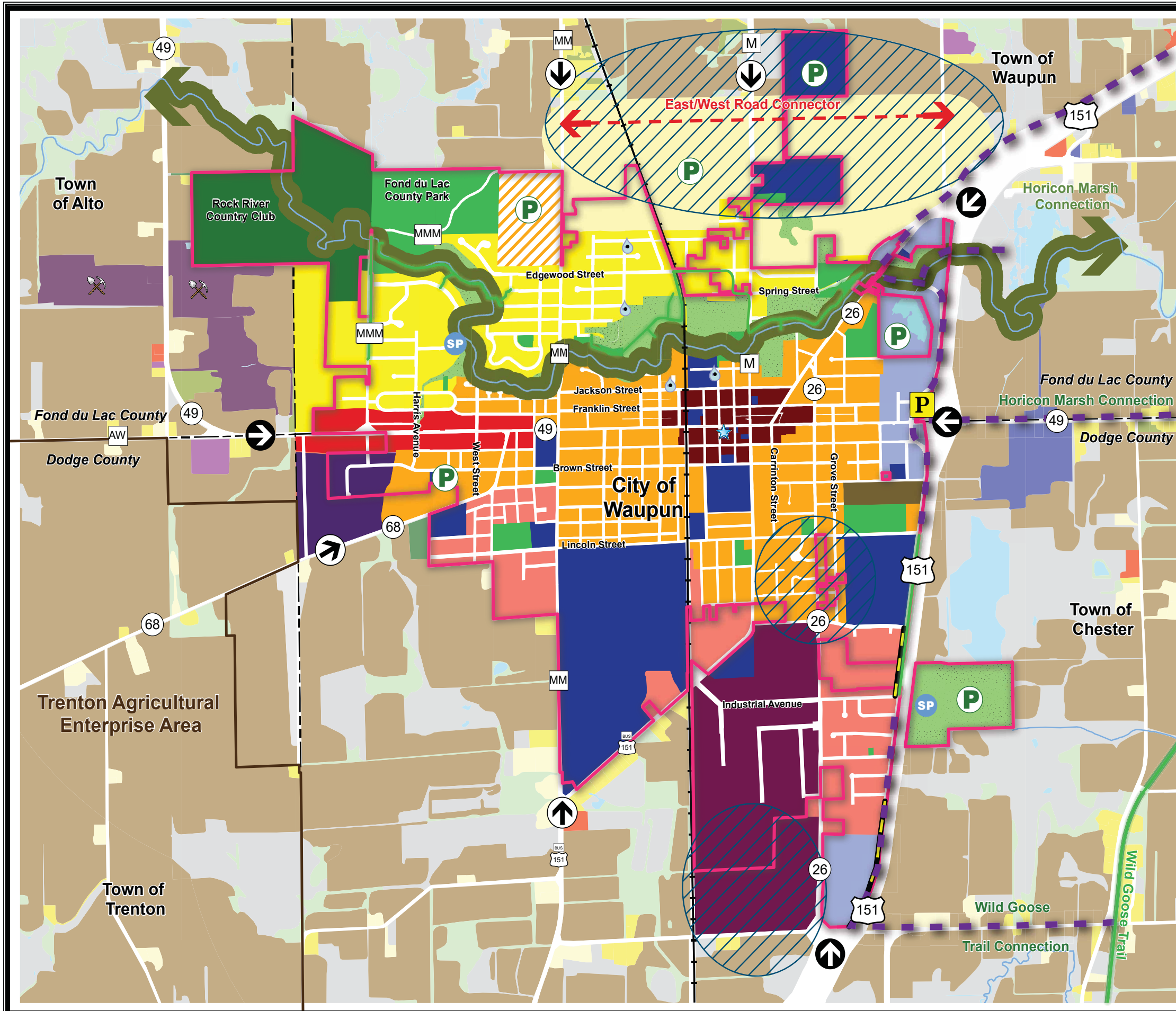


## **APPENDIX B**

### **FUTURE LAND USE**



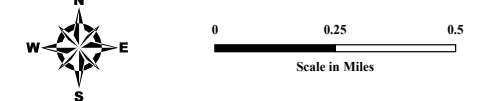
# Map 8-3 City of Waupun Comprehensive Plan Future Land Use



- | Existing                               | Future/Conceptual                        |
|--|--|
| Existing Quarries                      | Conceptual Parks                         |
| Wells                                  | Future Park N Ride                       |
| Railroad                               | Proposed Stormwater Pond                 |
| City Hall                              | Road Extension of Shaler Drive           |
| Trenton Agricultural Enterprise Area   | Proposed Trails                          |
| Public Parks & Recreational Facilities | Intergovernmental Coordination Area      |
| Single Family Residential              | Community Gateways (Minor)               |
| Farmsteads                             | Community Gateways (Major)               |
| Multi-Family                           | Environmentally Sensitive Areas***       |
| Mobile Home Parks                      | Downtown Business District               |
| Commercial                             | Neighborhood Commercial Corridor         |
| Industrial                             | Highway Commercial District              |
| Quarries                               | Industrial District                      |
| Institutional Facilities               | Industrial Park District                 |
| Transportation                         | Residential Neighborhood Investment Area |
| Utilities/Communications               | Residential District                     |
| Non-Irrigated Cropland                 | Mixed Use Residential                    |
| Private Recreational Facilities        | High Density Residential District        |
| Planted Woodlands                      | Future Residential District              |
| General Woodlands                      | Senior Residential District              |
| Open Other Land                        |  |
| Water                                  |  |

\*\*\*Environmentally Sensitive Areas are Defined as:  
Wetlands (> 5 Acres)  
Floodways  
75' Stream Buffer  
Areas Zoned Conservancy

Source:  
Base data: Dodge & Fond du Lac Counties, 2016  
Existing Land Use: ECWRPC, 2015  
Future Land Use: ECWRPC, 2018



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 OCTOBER 2018 BY:



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