



HOUSING AFFORDABILITY REPORT

2025

Village of Fox Crossing
Department of Community Development
January 2026

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HOUSING AFFORDABILITY REPORT

EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation, which requires communities of 10,000 population or more to provide two separate annual reports related to housing and housing fees in an effort to shed light and foster change on affordable housing issues across the state. The Village of Fox Crossing, 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).

This report was updated based upon the Housing Affordability Report 2018, drafted in partnership with East Central Wisconsin Planning Commission.

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, 2018, 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 & RESPONSES

Part 2A: The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year (2025) for the Village is illustrated in Table 1.

Table 1: Village of Fox Crossing Approved Plats, CSM's and Building Permits

Subdivision Plats	Certified Survey Maps	Condominium Plats	Single Family Building Permits	2-Family Building Permits	Multi-family Building Permits	Mobile Home Building Permits
0	7	1	13	1	7	5

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 (2025) for the Village is illustrated in Table 2.

Table 2: Village of Fox Crossing Proposed Residential Dwelling Units by Type

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	1	18	1

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 Fox Crossing were developed using a variety of GIS data sources using the following methodologies:

Undeveloped Parcels Zoned for Residential Development

1. Map 1 was created by using current tax parcel data (circa Aug., 2020). 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 overlain on this subset of vacant parcels and additional parcels were removed as necessary (i.e. storm water 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 7 was created which provides the listing of parcels along with additional property characteristics.

Undeveloped Parcels with Available Public Facilities/Services

Map 2 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 & Regulations

The Village of Fox Crossing 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 Fox Crossing’s comprehensive plan, adopted in 2018 includes a future land use map, dated July, 2018. 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 4). This plan addresses many aspects of housing, including affordable housing and key aspects of the plan are shown in Table 3 below which were derived from a survey sent by East Central WI RPC to the Village.

Table 3: Village of Fox Crossing Comprehensive Plan Summary

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
If you answered Yes to above, please provide details for each amendment (date, location, action summary).	
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)?	Yes

Question / Topic Regarding Comprehensive Plan	Response / Details
Is there a dedicated municipal Committee responsible for implementing and monitoring all/portions of the housing element of the current comprehensive plan?	Yes
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?	Yes
Were existing zoning ordinances, subdivision regulations or other codes/ordinances significantly modified after the plan's adoption to better align with the housing element?	Yes
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>Page 3-3 Household and individuals with different needs and income levels will be able to find housing in Fox Crossing. Staff encourages affordable housing and supports Habitat homes and has approved a number of them.</i>
	<i>Page 3-3a. Provide a diversity of housing opportunities om the Village b. Identify most suitable areas c. Maintain attractive neighborhoods. Staff encourages all new development to incorporate moderate income housing. Staff also supports habitat homes and assists with locating sites for reasonably priced apartments.</i>
	<i>3-3 The Village has supported habitat housing.</i>
	<i>3-3 The Village allows small lot sizes and narrower rights of way.</i>
	<i>3-3 Reduced lot setbacks and lot size.</i>

Question / Topic Regarding Comprehensive Plan	Response / Details
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>Lack of developer proposals</i>

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

- Village of Fox Crossing Zoning Ordinance (Chapter 435) outlines basic land use requirements, lot sizes and property setbacks.
- Village of Fox Crossing Land Division Ordinance (Chapter 419) which specifies site improvement requirements and land dedication requirements, if any.
- Village of Fox Crossing Mobile Home Parks, Mobile Homes and Recreational Campers (Chapter 276) enforces minimum standards for mobile home parks.
- Village of Fox Crossing Minimum Standards for Housing Code (Chapter 407) specifies requirements for sanitation, light, ventilation, heating, floor space, etc.
- Plan Review & Building Permit procedures have been adopted by the Village of Fox Crossing and are reviewed periodically.
- 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 Fox Crossing currently has several types of fees schedules published on its website which may apply to new housing development:
 - Impact Fees
 - Land Division Control
 - Mobile Home Parks, Mobile Homes, and Recreational Campers
 - Public Works Department Fees
 - Stormwater Management and Construction Site Erosion Control
 - Village Building Code

- A Fee Schedule is attached with all other miscellaneous fees
- Tax Increment Finance Districts. The Village has five TIF Districts. These TIF districts offer an opportunity for mixed use residential development. TIF District #2 was amended in 2020. Originally located between HWY CB and Cold Spring Road, now has been extended north of HWY 10 to cover a few parcels on West American Drive from Cold Spring Road half way before HWY CB.

Financial Impact of Plans & Regulations

The financial impacts of local regulations are outlined in the Village of Fox Crossing 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 storm water management. Under NR216, municipalities are required to reduce storm water runoff by implementing storm water management programs. These programs include construction site pollutant control, post-construction storm water 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 & 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 for the Village of Fox Crossing has been calculated using accepted methodologies developed by the East Central Wisconsin Regional Planning Commission. In this case, two components were evaluated: a) forecasted housing demand by unit type, and; b) housing cost burden.

Based on Wisconsin Department of Administration and U.S. Census data, Tables 4 and 5 illustrate the forecasted household growth for the Village and the corresponding demands by housing type using existing land use density information. *(Note Village of Fox Crossing data used was includes information prior to the Village of Fox Crossing incorporation.)*

Table 4: Village of Fox Crossing Year 2040 Household Projections

Municipality	2010	2015	2020	2025	2030	2035	2040	Diff. 2010-2040
Village of Fox Crossing	7,948	8,220	8,764	9,268	9,746	10,121	10,381	2,433

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

Table 5: Village of Fox Crossing Year 2040 Projected Housing & Land Use Demands

Municipality	Adjusted Remaining Units Needed (2020-2040)			Development Density			Acres Needed		
	SF	2F	MF	SF	2F	MF	SF	2F	M
Village of Fox Crossing	1,418	22	515	3.34	6.69	10.91	42	3	47

Source: ECWRPC, 2020

Table 6 illustrates the current “Housing Cost Burden” for Village of Fox Crossing households. For any particular household income category, the corresponding number of households which spend 30% or more of their income on housing costs is shown. In general, those with lower incomes are more burdened. However, it is interesting to note that owner-occupied households with incomes of less than \$50,000 have a larger percentage of households that are paying more than 30% of their income on housing when compared to the urbanized area average as a whole. Overall renters in the Village are slightly less cost burdened than the urbanized area average as a whole.

Table 6: Village of Fox Crossing and Regional Housing Burden

Household Income & percent spent on housing costs	Urbanized Area Regional Total (Fox Cities, Oshkosh & Fond du Lac)		V. Fox Crossing	
	Totals	% of Total (30% or more)	5,491	% of Total (30% or more)
Total Owner-occupied housing units:	70,105	18%	221	16%
Less than \$20,000:	4,419		213	
30 percent or more	3,905	88%	626	96%
\$20,000 to \$34,999:	8,097		299	
30 percent or more	3,746	46%	707	48%
\$35,000 to \$49,999:	8,674		247	
30 percent or more	2,473	29%	1,000	35%
\$50,000 to \$74,999:	15,091		59	
30 percent or more	1,898	13%	2,910	6%
\$75,000 or more:	33,444		87	
30 percent or more	807	2%	27	3%
Zero or negative income	380	n/a		n/a

Total Renter-occupied housing units:	39,869	42%	668	39%
Less than \$20,000:	10,699		0	
Less than 20 percent	176	2%	0	0%
20 to 29 percent	809	8%	668	0%
30 percent or more	9,714	91%	800	100%
\$20,000 to \$34,999:	9,811		0	
Less than 20 percent	640	7%	314	0%
20 to 29 percent	3,706	38%	486	39%
30 percent or more	5,465	56%	463	61%
\$35,000 to \$49,999:	6,751		216	
Less than 20 percent	2,187	32%	228	47%
20 to 29 percent	3,462	51%	19	49%
30 percent or more	1,102	16%	416	4%
\$50,000 to \$74,999:	6,534		295	
Less than 20 percent	4,842	74%	121	71%
20 to 29 percent	1,439	22%	0	29%
30 percent or more	253	4%	590	0%
\$75,000 or more:	4,868		566	
Less than 20 percent	4,600	94%	24	96%
20 to 29 percent	238	5%	0	4%
30 percent or more	30	1%	33	0%
Zero or negative income	447	n/a	27	n/a
No cash rent	759	n/a	5,491	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 & 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 Fox Crossing could reduce 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 they 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 and other fees will be needed or taxes will need to be raised which would affect all property owners.

The Village has reduced minimum lot sizes, but this has not proven to encourage smaller more affordable houses. Reducing parking requirements and street width can potentially reduce the cost to build and maintain infrastructure, making housing more affordable but has not proven to do so. The added benefit can reduce infrastructure costs storm water runoff from impervious surfaces. While the Village has made 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 have been encouraged 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.

APPENDIX A: PARCEL ANALYSIS MAPS & TABLES

Parcel ID	Acres	Zoning
12101080302	0.33	A-2: General Agriculture
1210156	17.25	A-2: General Agriculture
12101640102	86.85	A-2: General Agriculture
121016403	7.18	A-2: General Agriculture
12101660102	2.57	A-2: General Agriculture
12101670202	6.78	A-2: General Agriculture
1210175	7.84	A-2: General Agriculture
1210177	8.36	A-2: General Agriculture
1210178	15.96	A-2: General Agriculture
1210179	40.39	A-2: General Agriculture
1210180	40.98	A-2: General Agriculture
1210182	18.83	A-2: General Agriculture
1210183	24.12	A-2: General Agriculture
121018302	13.28	A-2: General Agriculture
121018502	4.44	A-2: General Agriculture
1210187	5.03	A-2: General Agriculture
121018701	52.07	A-2: General Agriculture
121019202	14.86	A-2: General Agriculture
1210193	27.73	A-2: General Agriculture
1210195	15.9	A-2: General Agriculture
1210197	15.94	A-2: General Agriculture
1210198	16.05	A-2: General Agriculture
121020001	1.07	A-2: General Agriculture
1210204	20.41	A-2: General Agriculture
1210210	12.81	A-2: General Agriculture
121021002	6.84	A-2: General Agriculture
121021009	35.49	A-2: General Agriculture
121021901	12.5	A-2: General Agriculture
12102200101	0.8	A-2: General Agriculture
12102330401	2.55	A-2: General Agriculture
12102330601	5.32	A-2: General Agriculture
12102330602	4.51	A-2: General Agriculture
12102330603	1.15	A-2: General Agriculture
12102330608	1.5	A-2: General Agriculture
12102330609	2.28	A-2: General Agriculture
12102330610	2.29	A-2: General Agriculture
12102330617	3.25	A-2: General Agriculture
121054302	0.55	A-2: General Agriculture
121055203	4.96	A-2: General Agriculture
1210554	59.48	A-2: General Agriculture
121057617	16.59	A-2: General Agriculture
TOTAL A-2	637.09	
121037302	0.41	B-2: Community Business District
1211578	0.22	B-2: Community Business District
TOTAL B-2	0.63	
12100291001	0.11	B-3: Regional Business District
1210065	1.26	B-3: Regional Business District
1210066	0.81	B-3: Regional Business District
121006601	0.23	B-3: Regional Business District
121013901	0.24	B-3: Regional Business District
12101450901	0.53	B-3: Regional Business District
12102430302	0.68	B-3: Regional Business District
1210253	2.36	B-3: Regional Business District
121025401	0.26	B-3: Regional Business District
121025601	0.13	B-3: Regional Business District

12102750502	2.28 B-3: Regional Business District
1210326	1.11 B-3: Regional Business District
121051001	10.94 B-3: Regional Business District
1210982	0.17 B-3: Regional Business District
1212283	0.41 B-3: Regional Business District
1214999	0.06 B-3: Regional Business District

TOTAL B-3 21.58

121005302	0.43 I-1: Light Industrial District
121005602	1.83 I-1: Light Industrial District
1210158	20 I-1: Light Industrial District
121020101	0.4 I-1: Light Industrial District
121045501	4.98 I-1: Light Industrial District
12104650102	0.17 I-1: Light Industrial District

TOTAL I-1 27.81

121006602	0.52 I-2: Heavy Industrial District
121011301	1.52 I-2: Heavy Industrial District
1210118	4.1 I-2: Heavy Industrial District
121012001	2.42 I-2: Heavy Industrial District
121012004	1.93 I-2: Heavy Industrial District
12101200402	1.49 I-2: Heavy Industrial District
1210125	12.48 I-2: Heavy Industrial District
121015001	3.29 I-2: Heavy Industrial District
1210181	1 I-2: Heavy Industrial District
1210351	0.37 I-2: Heavy Industrial District
121046406	1.39 I-2: Heavy Industrial District
1210473	0.64 I-2: Heavy Industrial District
1210476	1 I-2: Heavy Industrial District
12105271301	0.99 I-2: Heavy Industrial District
121073101	0.19 I-2: Heavy Industrial District
1210733	0.17 I-2: Heavy Industrial District
1210745	0.38 I-2: Heavy Industrial District
121074701	0.09 I-2: Heavy Industrial District
121074702	0.07 I-2: Heavy Industrial District
121074703	0.11 I-2: Heavy Industrial District
121074704	0.13 I-2: Heavy Industrial District
121074705	0.15 I-2: Heavy Industrial District
121074802	0.34 I-2: Heavy Industrial District
121150001	0.31 I-2: Heavy Industrial District
1214685	1.08 I-2: Heavy Industrial District
1214812	3.16 I-2: Heavy Industrial District

TOTAL I-2 39.32

1210224	1.68 M-1: Mixed-Use District
121022402	6.96 M-1: Mixed-Use District
12102300201	3.06 M-1: Mixed-Use District
12102300202	3.04 M-1: Mixed-Use District
121023005	2 M-1: Mixed-Use District
121023006	4.26 M-1: Mixed-Use District
1210231	21.08 M-1: Mixed-Use District
12102310301	0.73 M-1: Mixed-Use District
121023104	1.05 M-1: Mixed-Use District
12102310401	1.21 M-1: Mixed-Use District
121023106	1.13 M-1: Mixed-Use District
121023108	1.22 M-1: Mixed-Use District
12102360302	3.73 M-1: Mixed-Use District
12102370203	2.87 M-1: Mixed-Use District
12102370204	1.88 M-1: Mixed-Use District

121024002	2.1 M-1: Mixed-Use District
12102400201	0.54 M-1: Mixed-Use District
12102400302	0.31 M-1: Mixed-Use District
12102400303	0.07 M-1: Mixed-Use District
12102400307	3.14 M-1: Mixed-Use District
1210515	15.69 M-1: Mixed-Use District
12105210201	2.84 M-1: Mixed-Use District
121054005	0.67 M-1: Mixed-Use District
121522402	2.24 M-1: Mixed-Use District
1215229	1.91 M-1: Mixed-Use District
1215230	1.83 M-1: Mixed-Use District
TOTAL I-2	87.24
1210216	7.32 PDD: Planned Development District
121021655	0.06 PDD: Planned Development District
121021656	0.05 PDD: Planned Development District
121021670	0.06 PDD: Planned Development District
12102350421	0.14 PDD: Planned Development District
12102350429	0.17 PDD: Planned Development District
12104650103	0.46 PDD: Planned Development District
1215271	0.33 PDD: Planned Development District
1215272	0.59 PDD: Planned Development District
1215529	0.42 PDD: Planned Development District
1216132	4.33 PDD: Planned Development District
1216249	0.24 PDD: Planned Development District
TOTAL PDD	14.17
121000107	0.31 R-1: Rural Residential District
121004507	0.69 R-1: Rural Residential District
12102030106	2.32 R-1: Rural Residential District
12102030110	0.44 R-1: Rural Residential District
1210221	7.36 R-1: Rural Residential District
121024301	0.46 R-1: Rural Residential District
121029002	1.46 R-1: Rural Residential District
121029103	0.86 R-1: Rural Residential District
12102910304	1.63 R-1: Rural Residential District
12103380104	2 R-1: Rural Residential District
121033803	0.99 R-1: Rural Residential District
121033804	1 R-1: Rural Residential District
12104480101	0.28 R-1: Rural Residential District
121044903	1 R-1: Rural Residential District
12104560103	0.14 R-1: Rural Residential District
121046203	0.53 R-1: Rural Residential District
12105710103	1.57 R-1: Rural Residential District
TOTAL R-1	23.04
121011103	0.33 R-2: Suburban Low Density District
121030901	0.5 R-2: Suburban Low Density District
121033604	0.72 R-2: Suburban Low Density District
1210338	2.62 R-2: Suburban Low Density District
12103400501	0.26 R-2: Suburban Low Density District
121034013	0.21 R-2: Suburban Low Density District
121034303	0.47 R-2: Suburban Low Density District
121035106	0.4 R-2: Suburban Low Density District
12105450605	2.06 R-2: Suburban Low Density District
121065201	0.49 R-2: Suburban Low Density District
121067401	0.29 R-2: Suburban Low Density District
121069101	0.48 R-2: Suburban Low Density District
121069301	0.32 R-2: Suburban Low Density District

12107050101	0.25 R-2: Suburban Low Density District
12107051001	0.36 R-2: Suburban Low Density District
121070511	0.34 R-2: Suburban Low Density District
121070512	0.29 R-2: Suburban Low Density District
121070517	0.89 R-2: Suburban Low Density District
121070519	0.29 R-2: Suburban Low Density District
1210771	0.43 R-2: Suburban Low Density District
1210811	0.34 R-2: Suburban Low Density District
121085102	0.53 R-2: Suburban Low Density District
12108810202	0.61 R-2: Suburban Low Density District
121088803	0.2 R-2: Suburban Low Density District
121089101	0.48 R-2: Suburban Low Density District
121101102	0.67 R-2: Suburban Low Density District
121104301	0.44 R-2: Suburban Low Density District
1211046	0.08 R-2: Suburban Low Density District
1211062	0.22 R-2: Suburban Low Density District
121108903	0.29 R-2: Suburban Low Density District
1211149	0.17 R-2: Suburban Low Density District
1211154	0.17 R-2: Suburban Low Density District
1211181	0.23 R-2: Suburban Low Density District
1211237	0.17 R-2: Suburban Low Density District
1211247	0.25 R-2: Suburban Low Density District
1211326	0.19 R-2: Suburban Low Density District
121136701	0.23 R-2: Suburban Low Density District
1211372	0.29 R-2: Suburban Low Density District
1211407	0.08 R-2: Suburban Low Density District
1211415	0.2 R-2: Suburban Low Density District
121156202	0.48 R-2: Suburban Low Density District
1211636	0.12 R-2: Suburban Low Density District
121164801	0.26 R-2: Suburban Low Density District
1211750	0.3 R-2: Suburban Low Density District
1211751	0.23 R-2: Suburban Low Density District
1211772	0.23 R-2: Suburban Low Density District
1211803	0.28 R-2: Suburban Low Density District
1211838	0.31 R-2: Suburban Low Density District
1211894	0.48 R-2: Suburban Low Density District
1211909	0.34 R-2: Suburban Low Density District
1211944	0.22 R-2: Suburban Low Density District
1211945	0.22 R-2: Suburban Low Density District
1211960	0.22 R-2: Suburban Low Density District
1211968	0.25 R-2: Suburban Low Density District
1212001	0.26 R-2: Suburban Low Density District
1212013	0.24 R-2: Suburban Low Density District
1212026	0.35 R-2: Suburban Low Density District
1212029	0.31 R-2: Suburban Low Density District
1212111	0.24 R-2: Suburban Low Density District
1212114	0.15 R-2: Suburban Low Density District
1212131	0.38 R-2: Suburban Low Density District
1212262	0.22 R-2: Suburban Low Density District
1212437	0.36 R-2: Suburban Low Density District
1212464	0.35 R-2: Suburban Low Density District
1212482	0.33 R-2: Suburban Low Density District
1212516	0.26 R-2: Suburban Low Density District
1212687	0.37 R-2: Suburban Low Density District
121270401	0.29 R-2: Suburban Low Density District
1212714	0.45 R-2: Suburban Low Density District

121294301	0.17 R-2: Suburban Low Density District
121316103	0.4 R-2: Suburban Low Density District
1213203	0.24 R-2: Suburban Low Density District
121322101	0.14 R-2: Suburban Low Density District
1213223	0.25 R-2: Suburban Low Density District
1213235	0.35 R-2: Suburban Low Density District
121325501	0.28 R-2: Suburban Low Density District
1213328	0.18 R-2: Suburban Low Density District
1213329	0.26 R-2: Suburban Low Density District
1213331	0.17 R-2: Suburban Low Density District
1213395	0.42 R-2: Suburban Low Density District
1213481	0.25 R-2: Suburban Low Density District
121353701	0.2 R-2: Suburban Low Density District
1213574	0.35 R-2: Suburban Low Density District
1213593	0.32 R-2: Suburban Low Density District
1213595	0.35 R-2: Suburban Low Density District
1213857	0.31 R-2: Suburban Low Density District
121396101	0.51 R-2: Suburban Low Density District
1214366	0.33 R-2: Suburban Low Density District
1214719	0.5 R-2: Suburban Low Density District
1214782	0.92 R-2: Suburban Low Density District
1214783	0.51 R-2: Suburban Low Density District
1214891	0.34 R-2: Suburban Low Density District
1215000	0.15 R-2: Suburban Low Density District
1215001	0.57 R-2: Suburban Low Density District
1215092	6.7 R-2: Suburban Low Density District
1215093	0.53 R-2: Suburban Low Density District
1215143	0.87 R-2: Suburban Low Density District
1215422	0.33 R-2: Suburban Low Density District
121542701	1.8 R-2: Suburban Low Density District
1215566	0.68 R-2: Suburban Low Density District
1215578	0.53 R-2: Suburban Low Density District
1215582	0.28 R-2: Suburban Low Density District
1215593	0.27 R-2: Suburban Low Density District
1215811	0.27 R-2: Suburban Low Density District
1215860	0.34 R-2: Suburban Low Density District
1215913	2.44 R-2: Suburban Low Density District
1216111	0.36 R-2: Suburban Low Density District
1216112	0.34 R-2: Suburban Low Density District
1216113	0.34 R-2: Suburban Low Density District
1216114	0.34 R-2: Suburban Low Density District
1216115	0.44 R-2: Suburban Low Density District
1216116	0.34 R-2: Suburban Low Density District
1216117	0.34 R-2: Suburban Low Density District
1216118	0.57 R-2: Suburban Low Density District
1216272	0.27 R-2: Suburban Low Density District
TOTAL R-2	53.19
12102670104	0.55 R-3: Suburban Medium Density District
12102670105	3.2 R-3: Suburban Medium Density District
1210425	4.48 R-3: Suburban Medium Density District
121042515	0.49 R-3: Suburban Medium Density District
1210428	0.71 R-3: Suburban Medium Density District
121043806	0.3 R-3: Suburban Medium Density District
121049201	1.02 R-3: Suburban Medium Density District
1211203	0.17 R-3: Suburban Medium Density District
1213187	0.19 R-3: Suburban Medium Density District

1213833	0.3 R-3: Suburban Medium Density District
1215772	0.33 R-3: Suburban Medium Density District
1215912	0.38 R-3: Suburban Medium Density District

TOTAL R-3	12.12
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1213628	0.29 R-4: Suburban High Density District
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TOTAL R-4	0.29
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Grand Total	916.48
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Residential Total - 88.64

Non Residential Total - 827.84

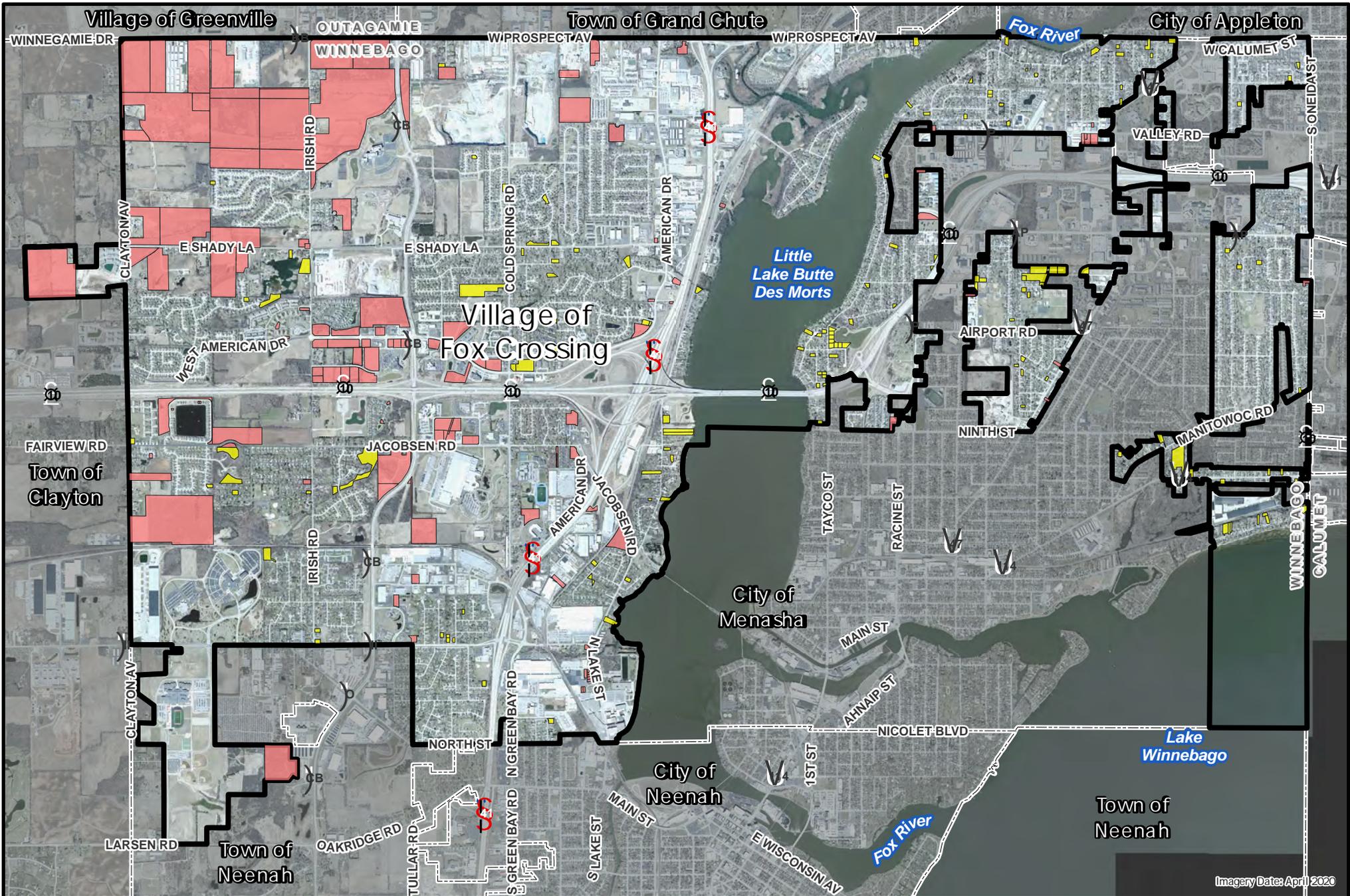
Parcel ID	Acres	Zoning	Water	Sanitary
12101080302	0.33	A-2: General Agriculture	Yes	Yes
1210156	17.25	A-2: General Agriculture	No	No
12101640102	86.85	A-2: General Agriculture	Yes	Yes
121016403	7.18	A-2: General Agriculture	No	No
12101660102	2.57	A-2: General Agriculture	Yes	Yes
12101670202	6.78	A-2: General Agriculture	No	No
1210175	7.84	A-2: General Agriculture	Yes	Yes
1210177	8.36	A-2: General Agriculture	Yes	Yes
1210178	15.96	A-2: General Agriculture	Yes	Yes
1210179	40.39	A-2: General Agriculture	No	No
1210180	40.98	A-2: General Agriculture	Yes	Yes
1210182	18.83	A-2: General Agriculture	Yes	Yes
1210183	24.12	A-2: General Agriculture	No	No
121018302	13.28	A-2: General Agriculture	No	No
121018502	4.44	A-2: General Agriculture	No	No
1210187	5.03	A-2: General Agriculture	No	No
121018701	52.07	A-2: General Agriculture	No	No
121019202	14.86	A-2: General Agriculture	Yes	Yes
1210193	27.73	A-2: General Agriculture	Yes	Yes
1210195	15.9	A-2: General Agriculture	Yes	Yes
1210197	15.94	A-2: General Agriculture	Yes	Yes
1210198	16.05	A-2: General Agriculture	Yes	Yes
121020001	1.07	A-2: General Agriculture	Yes	Yes
1210204	20.41	A-2: General Agriculture	Yes	Yes
1210210	12.81	A-2: General Agriculture	Yes	Yes
121021002	6.84	A-2: General Agriculture	Yes	Yes
121021009	35.49	A-2: General Agriculture	No	No
121021901	12.5	A-2: General Agriculture	Yes	Yes
12102200101	0.8	A-2: General Agriculture	Yes	Yes
12102330401	2.55	A-2: General Agriculture	No	No
12102330601	5.32	A-2: General Agriculture	Yes	Yes
12102330602	4.51	A-2: General Agriculture	No	No
12102330603	1.15	A-2: General Agriculture	No	No
12102330608	1.5	A-2: General Agriculture	No	No
12102330609	2.28	A-2: General Agriculture	No	No
12102330610	2.29	A-2: General Agriculture	No	No
12102330617	3.25	A-2: General Agriculture	No	No
121054302	0.55	A-2: General Agriculture	Yes	Yes
121055203	4.96	A-2: General Agriculture	Yes	Yes
1210554	59.48	A-2: General Agriculture	Yes	Yes
121057617	16.59	A-2: General Agriculture	No	No
TOTAL A-2	637.09			
121037302	0.41	B-2: Community Business District	Yes	Yes
1211578	0.22	B-2: Community Business District	Yes	Yes
TOTAL B-2	0.63			
12100291001	0.11	B-3: Regional Business District	Yes	Yes
1210065	1.26	B-3: Regional Business District	Yes	Yes
1210066	0.81	B-3: Regional Business District	Yes	Yes
121006601	0.23	B-3: Regional Business District	Yes	Yes
121013901	0.24	B-3: Regional Business District	Yes	Yes
12101450901	0.53	B-3: Regional Business District	Yes	Yes
12102430302	0.68	B-3: Regional Business District	Yes	Yes
1210253	2.36	B-3: Regional Business District	Yes	Yes
121025401	0.26	B-3: Regional Business District	Yes	Yes
121025601	0.13	B-3: Regional Business District	No	No
12102750502	2.28	B-3: Regional Business District	Yes	Yes
1210326	1.11	B-3: Regional Business District	Yes	Yes
121051001	10.94	B-3: Regional Business District	Yes	Yes
1210982	0.17	B-3: Regional Business District	Yes	Yes
1212283	0.41	B-3: Regional Business District	Yes	Yes
1214999	0.06	B-3: Regional Business District	Yes	Yes
TOTAL B-3	21.58			
121005302	0.43	I-1: Light Industrial District	Yes	Yes
121005602	1.83	I-1: Light Industrial District	Yes	Yes
1210158	20	I-1: Light Industrial District	No	No

121020101	0.4 I-1: Light Industrial District	Yes	Yes
121045501	4.98 I-1: Light Industrial District	No	No
12104650102	0.17 I-1: Light Industrial District	No	No
TOTAL I-1	27.81		
121006602	0.52 I-2: Heavy Industrial District	Yes	Yes
121011301	1.52 I-2: Heavy Industrial District	Yes	No
1210118	4.1 I-2: Heavy Industrial District	Yes	Yes
121012001	2.42 I-2: Heavy Industrial District	No	No
121012004	1.93 I-2: Heavy Industrial District	Yes	Yes
12101200402	1.49 I-2: Heavy Industrial District	Yes	Yes
1210125	12.48 I-2: Heavy Industrial District	No	No
121015001	3.29 I-2: Heavy Industrial District	No	No
1210181	1 I-2: Heavy Industrial District	Yes	Yes
1210351	0.37 I-2: Heavy Industrial District	Yes	Yes
121046406	1.39 I-2: Heavy Industrial District	Yes	Yes
1210473	0.64 I-2: Heavy Industrial District	No	No
1210476	1 I-2: Heavy Industrial District	Yes	Yes
12105271301	0.99 I-2: Heavy Industrial District	Yes	Yes
121073101	0.19 I-2: Heavy Industrial District	Yes	Yes
1210733	0.17 I-2: Heavy Industrial District	Yes	Yes
1210745	0.38 I-2: Heavy Industrial District	Yes	Yes
121074701	0.09 I-2: Heavy Industrial District	Yes	Yes
121074702	0.07 I-2: Heavy Industrial District	No	No
121074703	0.11 I-2: Heavy Industrial District	No	No
121074704	0.13 I-2: Heavy Industrial District	No	No
121074705	0.15 I-2: Heavy Industrial District	No	No
121074802	0.34 I-2: Heavy Industrial District	Yes	Yes
121150001	0.31 I-2: Heavy Industrial District	Yes	Yes
1214685	1.08 I-2: Heavy Industrial District	Yes	Yes
1214812	3.16 I-2: Heavy Industrial District	Yes	Yes
TOTAL I-2	39.32		
1210224	1.68 M-1: Mixed-Use District	Yes	Yes
121022402	6.96 M-1: Mixed-Use District	Yes	Yes
12102300201	3.06 M-1: Mixed-Use District	Yes	Yes
12102300202	3.04 M-1: Mixed-Use District	Yes	Yes
121023005	2 M-1: Mixed-Use District	Yes	Yes
121023006	4.26 M-1: Mixed-Use District	Yes	Yes
1210231	21.08 M-1: Mixed-Use District	Yes	Yes
12102310301	0.73 M-1: Mixed-Use District	Yes	Yes
121023104	1.05 M-1: Mixed-Use District	Yes	Yes
12102310401	1.21 M-1: Mixed-Use District	Yes	Yes
121023106	1.13 M-1: Mixed-Use District	Yes	Yes
121023108	1.22 M-1: Mixed-Use District	Yes	Yes
12102360302	3.73 M-1: Mixed-Use District	Yes	Yes
12102370203	2.87 M-1: Mixed-Use District	Yes	Yes
12102370204	1.88 M-1: Mixed-Use District	Yes	Yes
121024002	2.1 M-1: Mixed-Use District	Yes	Yes
12102400201	0.54 M-1: Mixed-Use District	Yes	Yes
12102400302	0.31 M-1: Mixed-Use District	Yes	Yes
12102400303	0.07 M-1: Mixed-Use District	No	No
12102400307	3.14 M-1: Mixed-Use District	Yes	Yes
1210515	15.69 M-1: Mixed-Use District	Yes	Yes
12105210201	2.84 M-1: Mixed-Use District	No	No
121054005	0.67 M-1: Mixed-Use District	Yes	Yes
121522402	2.24 M-1: Mixed-Use District	Yes	Yes
1215229	1.91 M-1: Mixed-Use District	Yes	Yes
1215230	1.83 M-1: Mixed-Use District	Yes	Yes
TOTAL I-2	87.24		
1210216	7.32 PDD: Planned Development District	Yes	Yes
121021655	0.06 PDD: Planned Development District	Yes	Yes
121021656	0.05 PDD: Planned Development District	Yes	Yes
121021670	0.06 PDD: Planned Development District	Yes	Yes
12102350421	0.14 PDD: Planned Development District	Yes	Yes
12102350429	0.17 PDD: Planned Development District	No	Yes
12104650103	0.46 PDD: Planned Development District	Yes	Yes
1215271	0.33 PDD: Planned Development District	Yes	Yes

1215272	0.59 PDD: Planned Development District	Yes	Yes
1215529	0.42 PDD: Planned Development District	Yes	Yes
1216132	4.33 PDD: Planned Development District	Yes	Yes
1216249	0.24 PDD: Planned Development District	Yes	Yes
TOTAL PDD	14.17		
121000107	0.31 R-1: Rural Residential District	Yes	Yes
121004507	0.69 R-1: Rural Residential District	Yes	No
12102030106	2.32 R-1: Rural Residential District	Yes	Yes
12102030110	0.44 R-1: Rural Residential District	Yes	Yes
1210221	7.36 R-1: Rural Residential District	Yes	Yes
121024301	0.46 R-1: Rural Residential District	Yes	Yes
121029002	1.46 R-1: Rural Residential District	Yes	Yes
121029103	0.86 R-1: Rural Residential District	Yes	Yes
12102910304	1.63 R-1: Rural Residential District	Yes	Yes
12103380104	2 R-1: Rural Residential District	No	No
121033803	0.99 R-1: Rural Residential District	No	No
121033804	1 R-1: Rural Residential District	No	No
12104480101	0.28 R-1: Rural Residential District	Yes	Yes
121044903	1 R-1: Rural Residential District	Yes	Yes
12104560103	0.14 R-1: Rural Residential District	No	No
121046203	0.53 R-1: Rural Residential District	Yes	Yes
12105710103	1.57 R-1: Rural Residential District	Yes	Yes
TOTAL R-1	23.04		
121011103	0.33 R-2: Suburban Low Density District	Yes	Yes
121030901	0.5 R-2: Suburban Low Density District	Yes	Yes
121033604	0.72 R-2: Suburban Low Density District	Yes	Yes
1210338	2.62 R-2: Suburban Low Density District	Yes	Yes
12103400501	0.26 R-2: Suburban Low Density District	No	No
121034013	0.21 R-2: Suburban Low Density District	Yes	Yes
121034303	0.47 R-2: Suburban Low Density District	Yes	Yes
121035106	0.4 R-2: Suburban Low Density District	Yes	Yes
12105450605	2.06 R-2: Suburban Low Density District	Yes	Yes
121065201	0.49 R-2: Suburban Low Density District	Yes	Yes
121067401	0.29 R-2: Suburban Low Density District	Yes	Yes
121069101	0.48 R-2: Suburban Low Density District	Yes	Yes
121069301	0.32 R-2: Suburban Low Density District	Yes	Yes
12107050101	0.25 R-2: Suburban Low Density District	No	No
12107051001	0.36 R-2: Suburban Low Density District	Yes	Yes
121070511	0.34 R-2: Suburban Low Density District	Yes	Yes
121070512	0.29 R-2: Suburban Low Density District	Yes	Yes
121070517	0.89 R-2: Suburban Low Density District	Yes	Yes
121070519	0.29 R-2: Suburban Low Density District	Yes	Yes
1210771	0.43 R-2: Suburban Low Density District	Yes	Yes
1210811	0.34 R-2: Suburban Low Density District	Yes	Yes
121085102	0.53 R-2: Suburban Low Density District	No	No
12108810202	0.61 R-2: Suburban Low Density District	Yes	Yes
121088803	0.2 R-2: Suburban Low Density District	Yes	Yes
121089101	0.48 R-2: Suburban Low Density District	Yes	Yes
121101102	0.67 R-2: Suburban Low Density District	Yes	Yes
121104301	0.44 R-2: Suburban Low Density District	No	No
1211046	0.08 R-2: Suburban Low Density District	Yes	No
1211062	0.22 R-2: Suburban Low Density District	Yes	Yes
121108903	0.29 R-2: Suburban Low Density District	Yes	Yes
1211149	0.17 R-2: Suburban Low Density District	Yes	Yes
1211154	0.17 R-2: Suburban Low Density District	Yes	Yes
1211181	0.23 R-2: Suburban Low Density District	Yes	Yes
1211237	0.17 R-2: Suburban Low Density District	Yes	Yes
1211247	0.25 R-2: Suburban Low Density District	Yes	Yes
1211326	0.19 R-2: Suburban Low Density District	Yes	Yes
121136701	0.23 R-2: Suburban Low Density District	Yes	Yes
1211372	0.29 R-2: Suburban Low Density District	Yes	Yes
1211407	0.08 R-2: Suburban Low Density District	No	No
1211415	0.2 R-2: Suburban Low Density District	Yes	Yes
121156202	0.48 R-2: Suburban Low Density District	Yes	Yes
1211636	0.12 R-2: Suburban Low Density District	Yes	Yes
121164801	0.26 R-2: Suburban Low Density District	Yes	Yes

1211750	0.3 R-2: Suburban Low Density District	Yes	Yes
1211751	0.23 R-2: Suburban Low Density District	Yes	Yes
1211772	0.23 R-2: Suburban Low Density District	Yes	Yes
1211803	0.28 R-2: Suburban Low Density District	Yes	Yes
1211838	0.31 R-2: Suburban Low Density District	Yes	Yes
1211894	0.48 R-2: Suburban Low Density District	Yes	Yes
1211909	0.34 R-2: Suburban Low Density District	Yes	Yes
1211944	0.22 R-2: Suburban Low Density District	Yes	Yes
1211945	0.22 R-2: Suburban Low Density District	Yes	Yes
1211960	0.22 R-2: Suburban Low Density District	Yes	Yes
1211968	0.25 R-2: Suburban Low Density District	Yes	Yes
1212001	0.26 R-2: Suburban Low Density District	Yes	Yes
1212013	0.24 R-2: Suburban Low Density District	Yes	Yes
1212026	0.35 R-2: Suburban Low Density District	Yes	Yes
1212029	0.31 R-2: Suburban Low Density District	Yes	Yes
1212111	0.24 R-2: Suburban Low Density District	Yes	Yes
1212114	0.15 R-2: Suburban Low Density District	Yes	Yes
1212131	0.38 R-2: Suburban Low Density District	Yes	Yes
1212262	0.22 R-2: Suburban Low Density District	Yes	Yes
1212437	0.36 R-2: Suburban Low Density District	Yes	Yes
1212464	0.35 R-2: Suburban Low Density District	Yes	Yes
1212482	0.33 R-2: Suburban Low Density District	Yes	Yes
1212516	0.26 R-2: Suburban Low Density District	Yes	Yes
1212687	0.37 R-2: Suburban Low Density District	Yes	Yes
121270401	0.29 R-2: Suburban Low Density District	Yes	Yes
1212714	0.45 R-2: Suburban Low Density District	Yes	Yes
121294301	0.17 R-2: Suburban Low Density District	Yes	Yes
121316103	0.4 R-2: Suburban Low Density District	No	No
1213203	0.24 R-2: Suburban Low Density District	Yes	Yes
121322101	0.14 R-2: Suburban Low Density District	Yes	Yes
1213223	0.25 R-2: Suburban Low Density District	Yes	Yes
1213235	0.35 R-2: Suburban Low Density District	Yes	Yes
121325501	0.28 R-2: Suburban Low Density District	Yes	Yes
1213328	0.18 R-2: Suburban Low Density District	No	No
1213329	0.26 R-2: Suburban Low Density District	Yes	Yes
1213331	0.17 R-2: Suburban Low Density District	Yes	Yes
1213395	0.42 R-2: Suburban Low Density District	Yes	Yes
1213481	0.25 R-2: Suburban Low Density District	Yes	Yes
121353701	0.2 R-2: Suburban Low Density District	No	No
1213574	0.35 R-2: Suburban Low Density District	Yes	Yes
1213593	0.32 R-2: Suburban Low Density District	Yes	Yes
1213595	0.35 R-2: Suburban Low Density District	Yes	Yes
1213857	0.31 R-2: Suburban Low Density District	Yes	Yes
121396101	0.51 R-2: Suburban Low Density District	No	No
1214366	0.33 R-2: Suburban Low Density District	Yes	Yes
1214719	0.5 R-2: Suburban Low Density District	Yes	Yes
1214782	0.92 R-2: Suburban Low Density District	Yes	Yes
1214783	0.51 R-2: Suburban Low Density District	Yes	Yes
1214891	0.34 R-2: Suburban Low Density District	Yes	Yes
1215000	0.15 R-2: Suburban Low Density District	Yes	Yes
1215001	0.57 R-2: Suburban Low Density District	Yes	Yes
1215092	6.7 R-2: Suburban Low Density District	Yes	Yes
1215093	0.53 R-2: Suburban Low Density District	Yes	Yes
1215143	0.87 R-2: Suburban Low Density District	Yes	Yes
1215422	0.33 R-2: Suburban Low Density District	Yes	Yes
121542701	1.8 R-2: Suburban Low Density District	Yes	Yes
1215566	0.68 R-2: Suburban Low Density District	Yes	Yes
1215578	0.53 R-2: Suburban Low Density District	Yes	Yes
1215582	0.28 R-2: Suburban Low Density District	Yes	Yes
1215593	0.27 R-2: Suburban Low Density District	Yes	Yes
1215811	0.27 R-2: Suburban Low Density District	Yes	Yes
1215860	0.34 R-2: Suburban Low Density District	Yes	Yes
1215913	2.44 R-2: Suburban Low Density District	Yes	Yes
1216111	0.36 R-2: Suburban Low Density District	Yes	Yes
1216112	0.34 R-2: Suburban Low Density District	Yes	Yes
1216113	0.34 R-2: Suburban Low Density District	Yes	Yes

1216114	0.34 R-2: Suburban Low Density District	Yes	Yes
1216115	0.44 R-2: Suburban Low Density District	Yes	Yes
1216116	0.34 R-2: Suburban Low Density District	Yes	Yes
1216117	0.34 R-2: Suburban Low Density District	Yes	Yes
1216118	0.57 R-2: Suburban Low Density District	Yes	Yes
1216272	0.27 R-2: Suburban Low Density District	Yes	Yes
TOTAL R-2	53.19		
12102670104	0.55 R-3: Suburban Medium Density District	Yes	Yes
12102670105	3.2 R-3: Suburban Medium Density District	Yes	Yes
1210425	4.48 R-3: Suburban Medium Density District	Yes	Yes
121042515	0.49 R-3: Suburban Medium Density District	Yes	Yes
1210428	0.71 R-3: Suburban Medium Density District	Yes	Yes
121043806	0.3 R-3: Suburban Medium Density District	No	No
121049201	1.02 R-3: Suburban Medium Density District	Yes	Yes
1211203	0.17 R-3: Suburban Medium Density District	Yes	Yes
1213187	0.19 R-3: Suburban Medium Density District	Yes	Yes
1213833	0.3 R-3: Suburban Medium Density District	Yes	Yes
1215772	0.33 R-3: Suburban Medium Density District	Yes	Yes
1215912	0.38 R-3: Suburban Medium Density District	Yes	Yes
TOTAL R-3	12.12		
1213628	0.29 R-4: Suburban High Density District	No	Yes
TOTAL R-4	0.29		
		Total Water and Sewer	226



Imagery Date: April 2020

MAP 1

Vacant Parcels with Residential & Non-Residential Zoning

Vacant Parcels (274)

Zoned Residential (145)

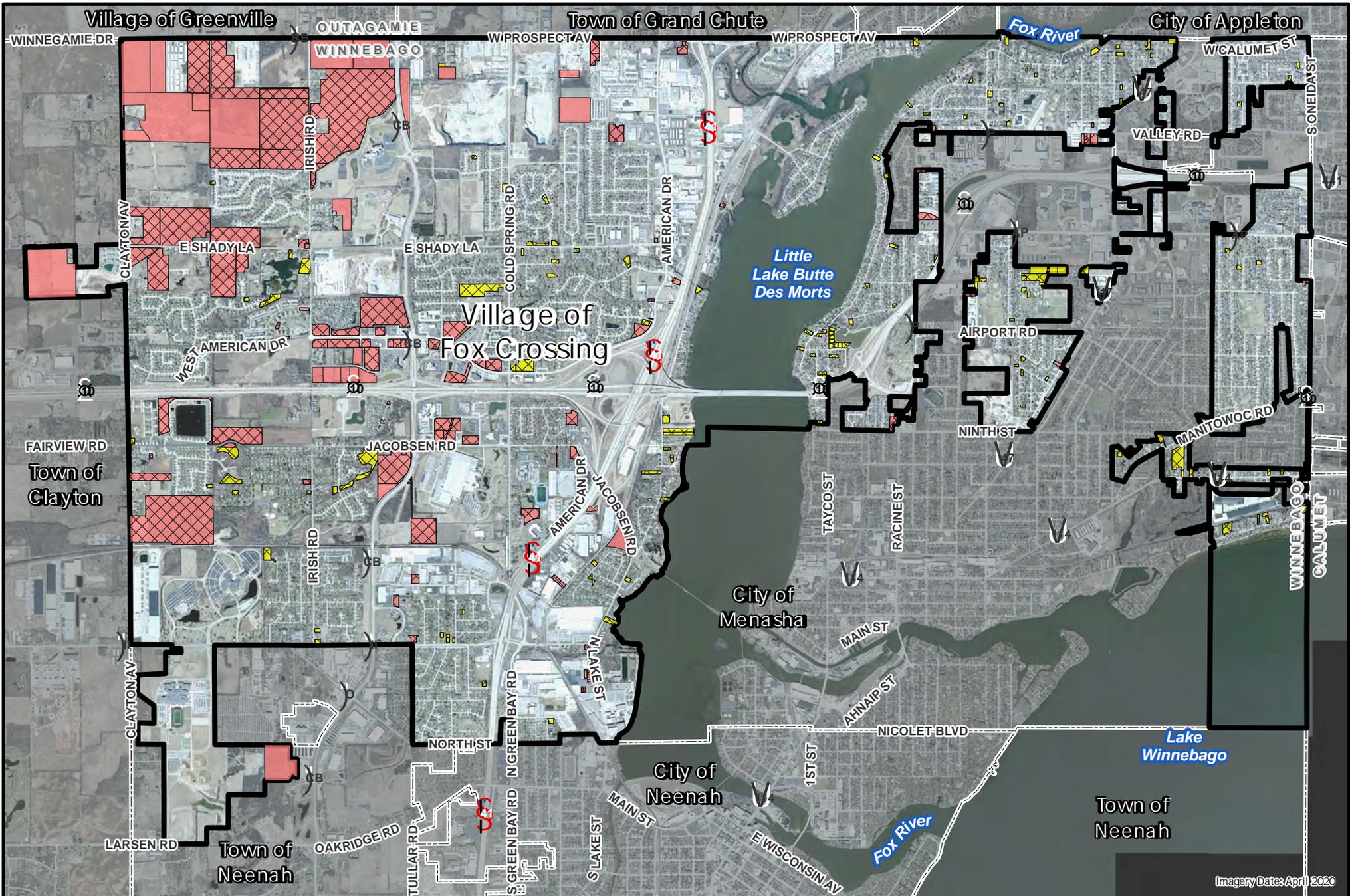
Zoned Non-Residential (129)



Source: Village of Fox Crossing, Winnebago County

Disclaimer: Village of Fox Crossing maps and data are intended to be used for general identification purposes only, and the Village of Fox Crossing assumes no liability for the accuracy of the information. Those using the information are responsible for verifying accuracy.

APPENDIX B: Tax Incrementing Finance Districts



Imagery Date: April 2020

MAP 2

Vacant Parcels with Residential & Non-Residential with Services

Access to Services

 Both Water and Sewer Access (226)

Vacant Parcels (274)

 Zoned Residential (145)

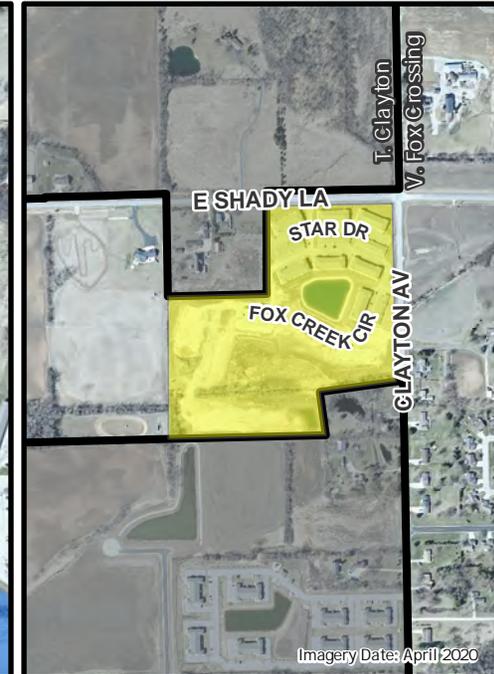
 Zoned Non-Residential (129)



Source: Village of Fox Crossing, Winnebago County

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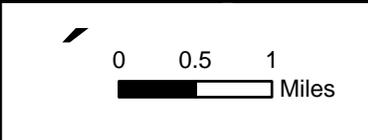
APPENDIX C: FUTURE LAND USE



Imagery Date: April 2020

MAP 3 Tax Increment Financing Districts

- TIF Districts**
- TID #1
 - TID #2
 - TID #3
 - TID #4
 - TID #5



Source: Village of Fox Crossing, Winnebago County
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