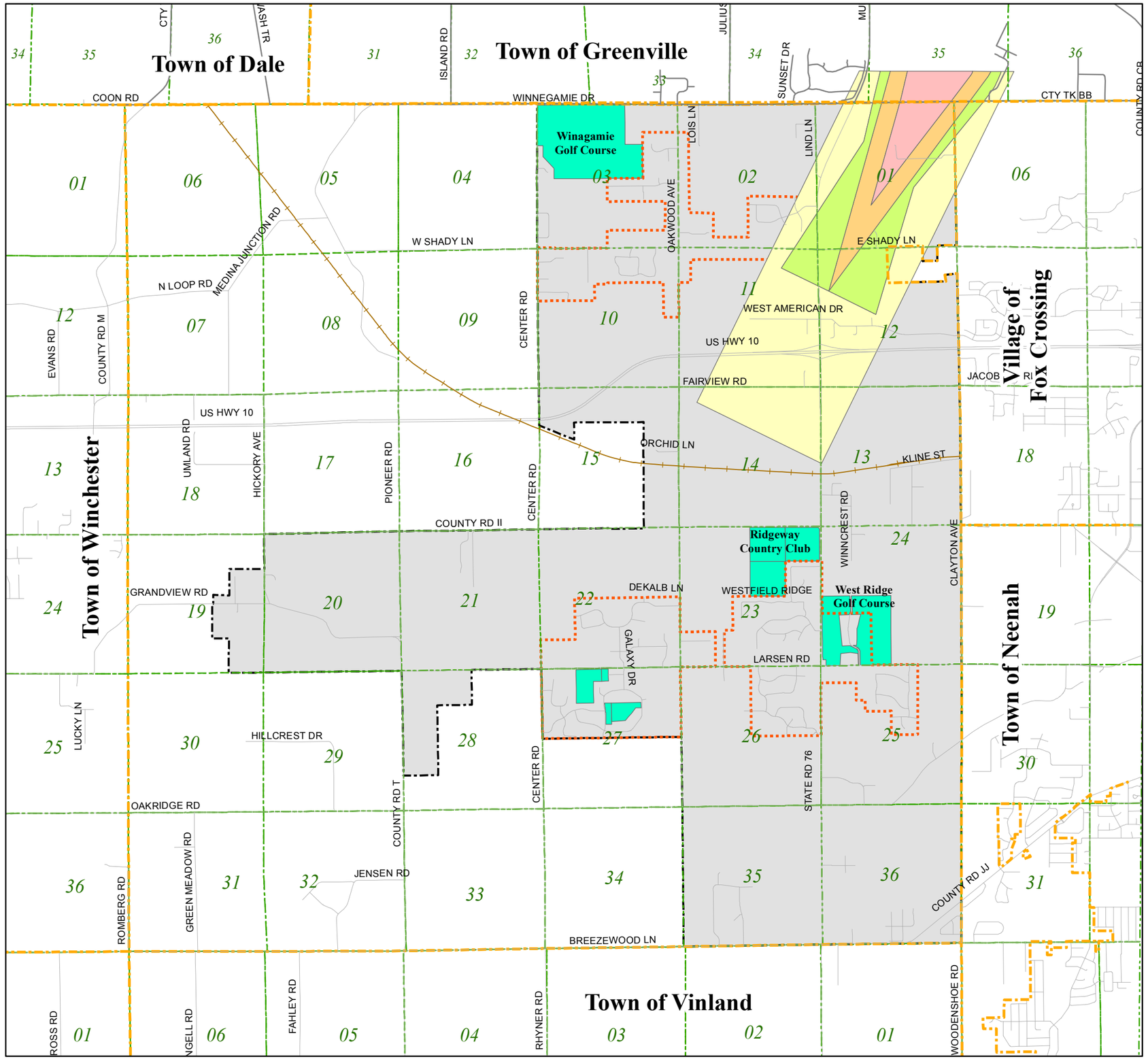

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #1

Incorporation Boundary

- Areas with > 500 people per Square Mile
- Recreational Areas
- Incorporation Boundary
- Municipal Boundary
- Section Line
- Railroad Centerline

Airport Overlay Zoning Districts

- Zone 1
- Zone 2A
- Zone 2B
- Zone 3

N W E S

Approximate Scale

0 1,150 2,300 4,600 6,900 9,200 Feet

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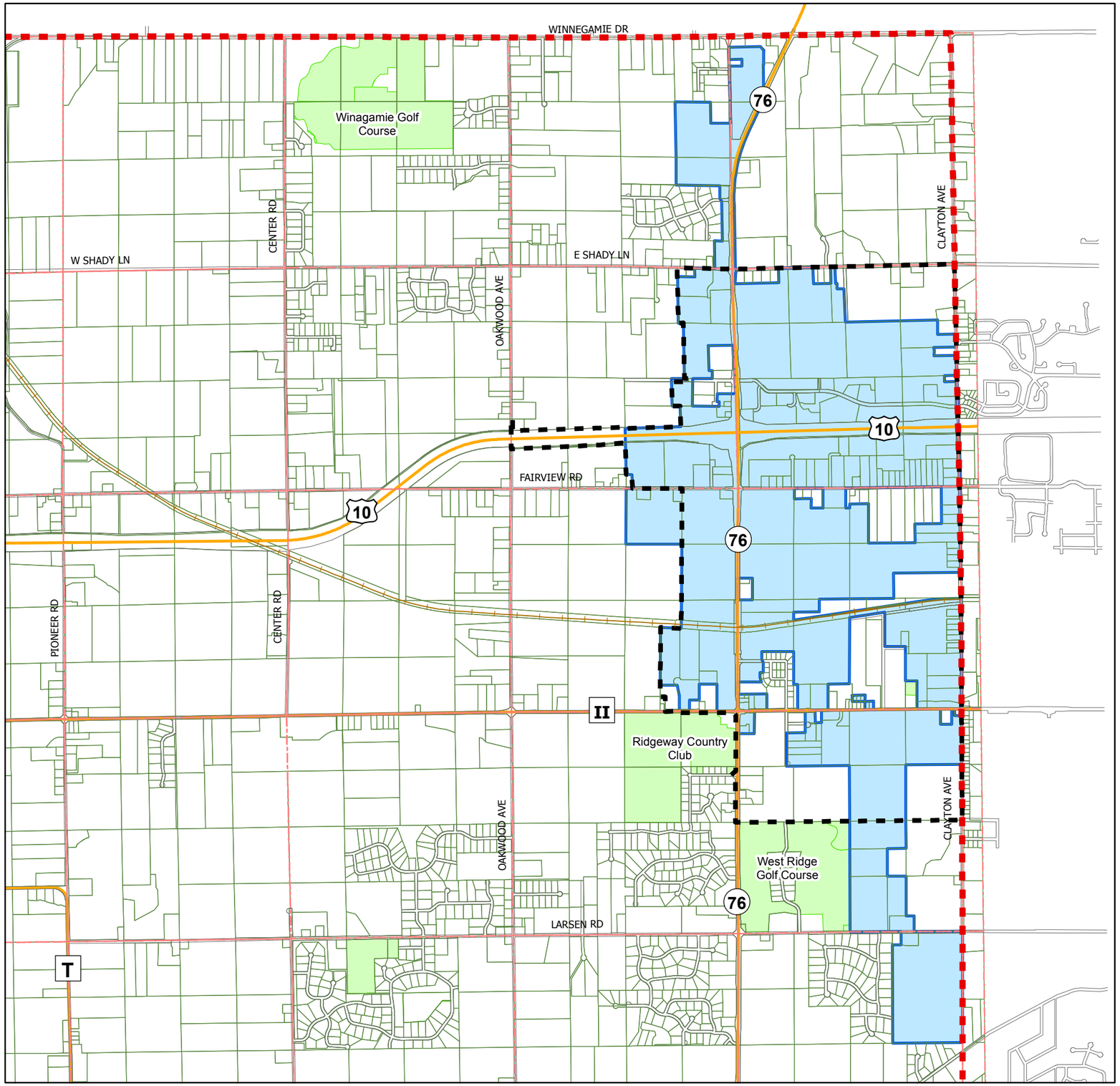

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #2

Tax Increment District #1

Legend

- Railroad
- Clayton Parcels
- Clayton Parks
- Town of Clayton Boundary
- Sanitary District Boundary
- TID Parcels

N W E S

Approximate Scale

0 700 1,400 2,800 4,200 5,600 Feet

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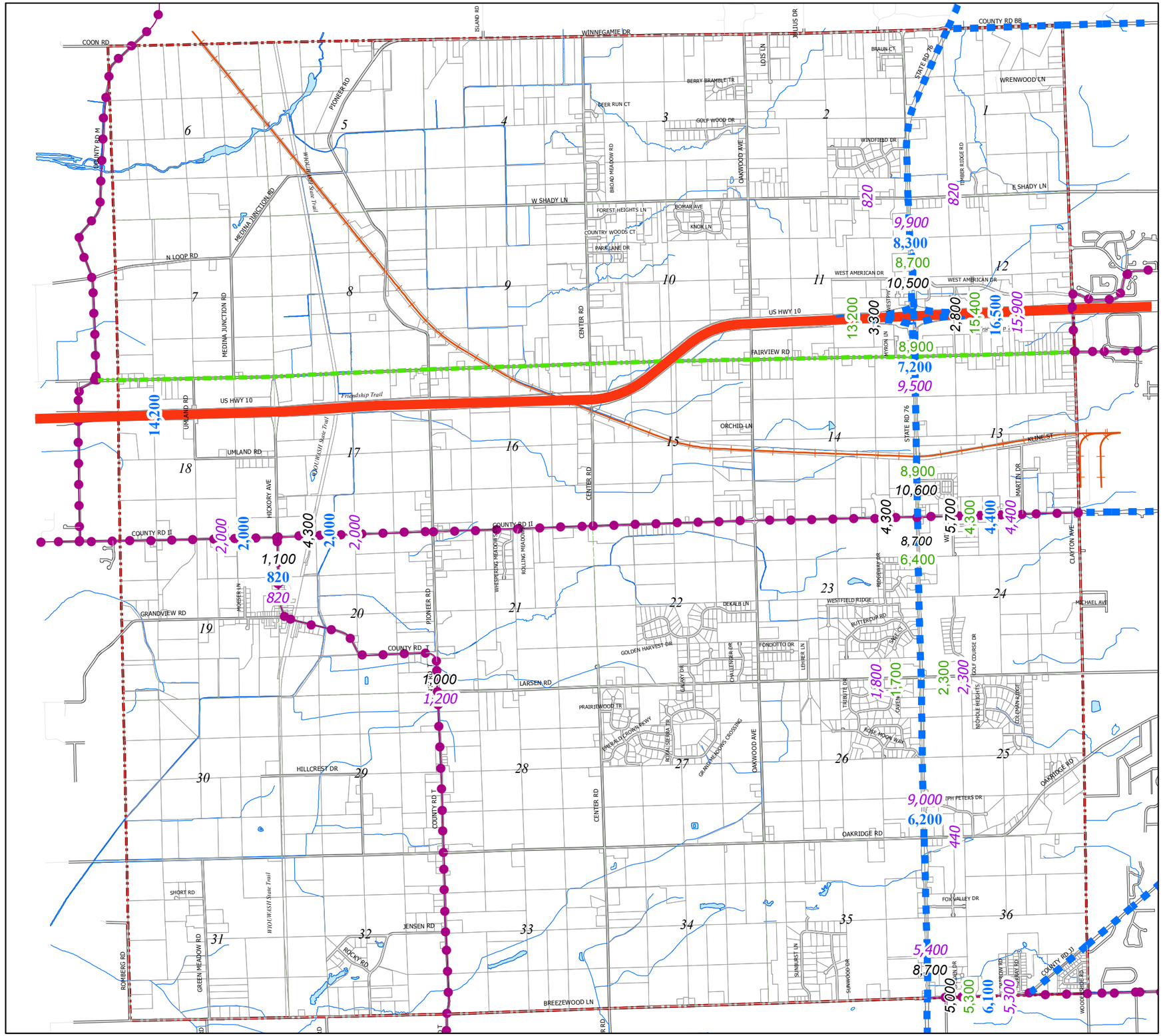

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #3

Highway Functional Class and Daily Traffic Volumes

Functional Classification

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local Minor Collector
- Railroads

Daily Traffic Counts

2000	*Annual Average Daily Traffic Count*
2007	Annual Average Daily Traffic Count
2010	**Annual Average Daily Traffic Count**
2015	*Annual Average Daily Traffic Count*

N W E S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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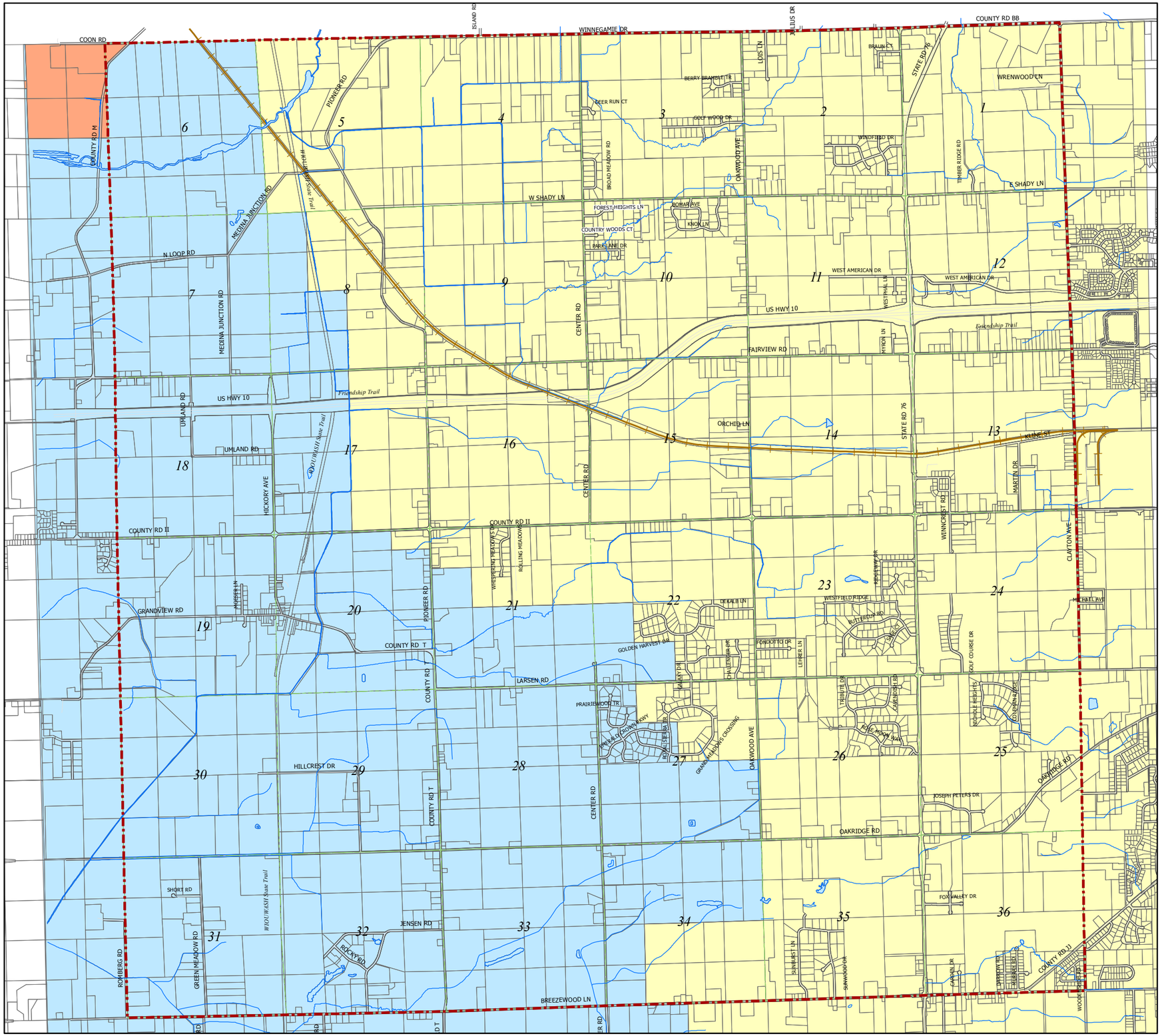

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #4

School District Boundaries

Legend

- Neenah Joint School District
- Winneconne Community School District
- School District of New London

N
W E
S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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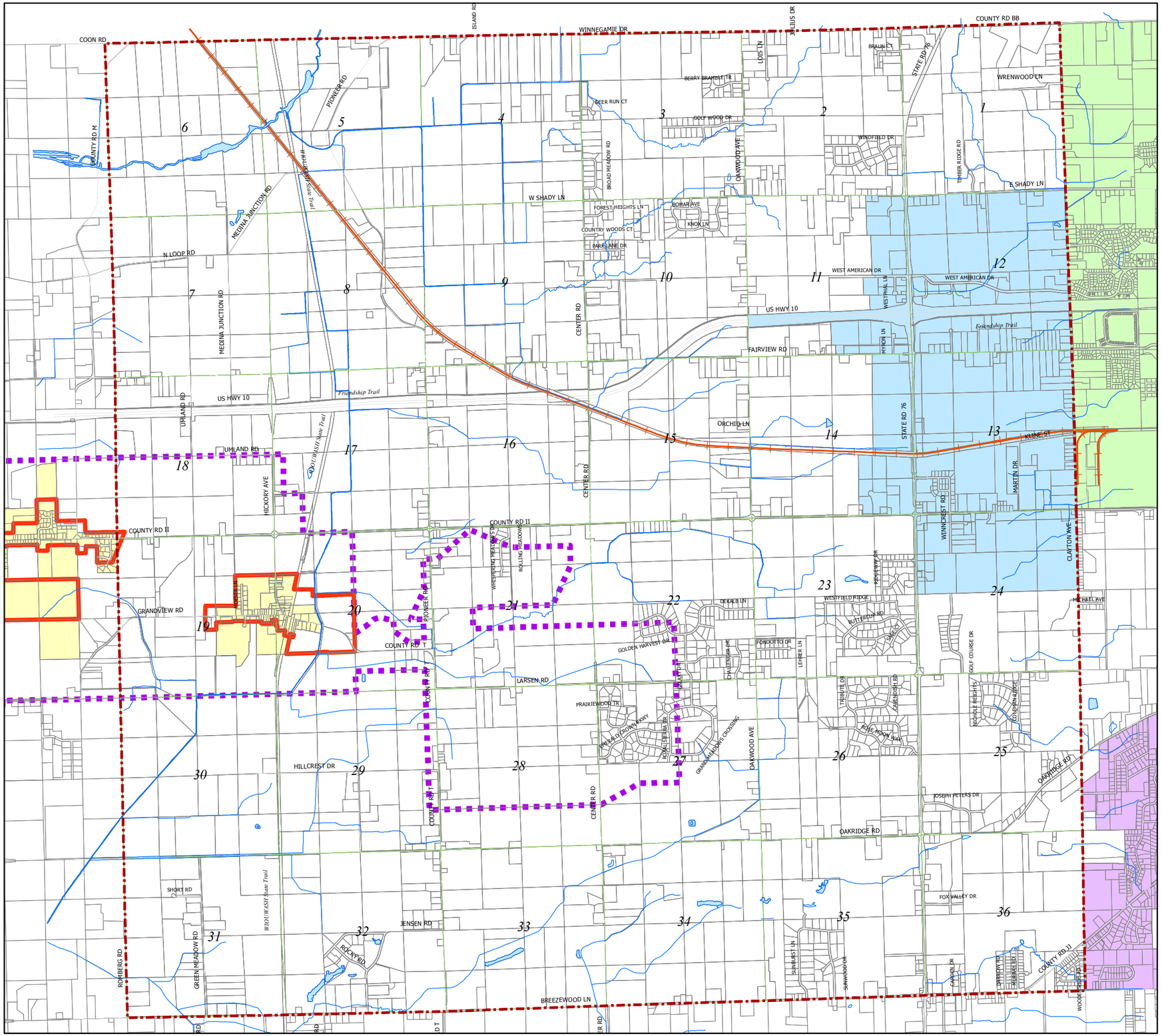

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #5

Sanitary Districts and Sewer Service Areas

- Larsen-Winchester Sewer Service Area
- Larsen-Winchester Planned Area Boundary
- Larsen-Winchester Sanitary District
- Clayton Sanitary District
- Town of Neenah Sanitary District #1
- Town of Menasha Utility District

N W E S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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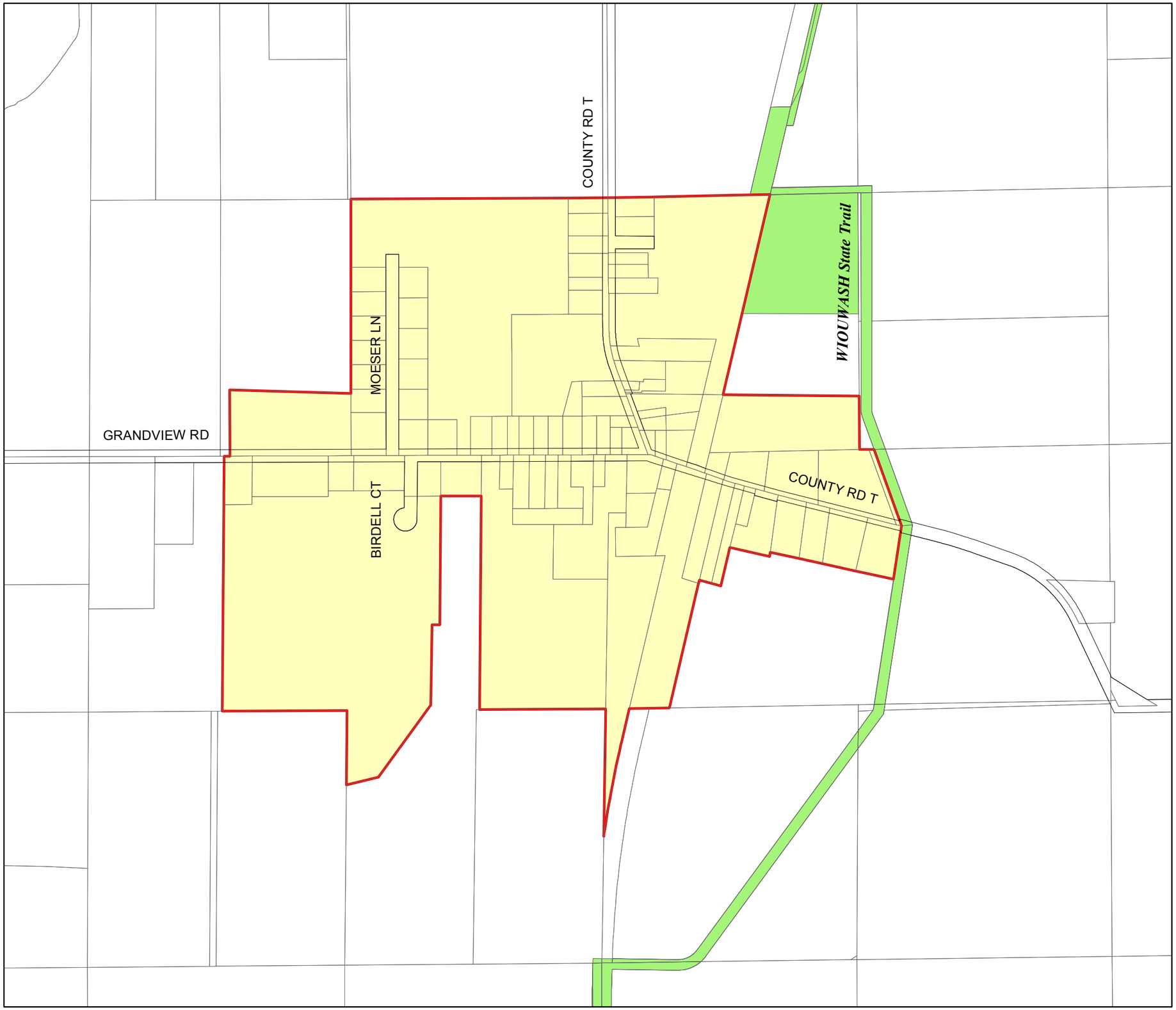

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #5A

Larsen-Winchester Sanitary District
Clayton Boundary

Legend

- Clayton Boundary Area
- Parcel Lines
- Parks and Recreation

N
W E
S

Approximate Scale

0 0.0325 0.065 0.13 0.195 0.26 Miles

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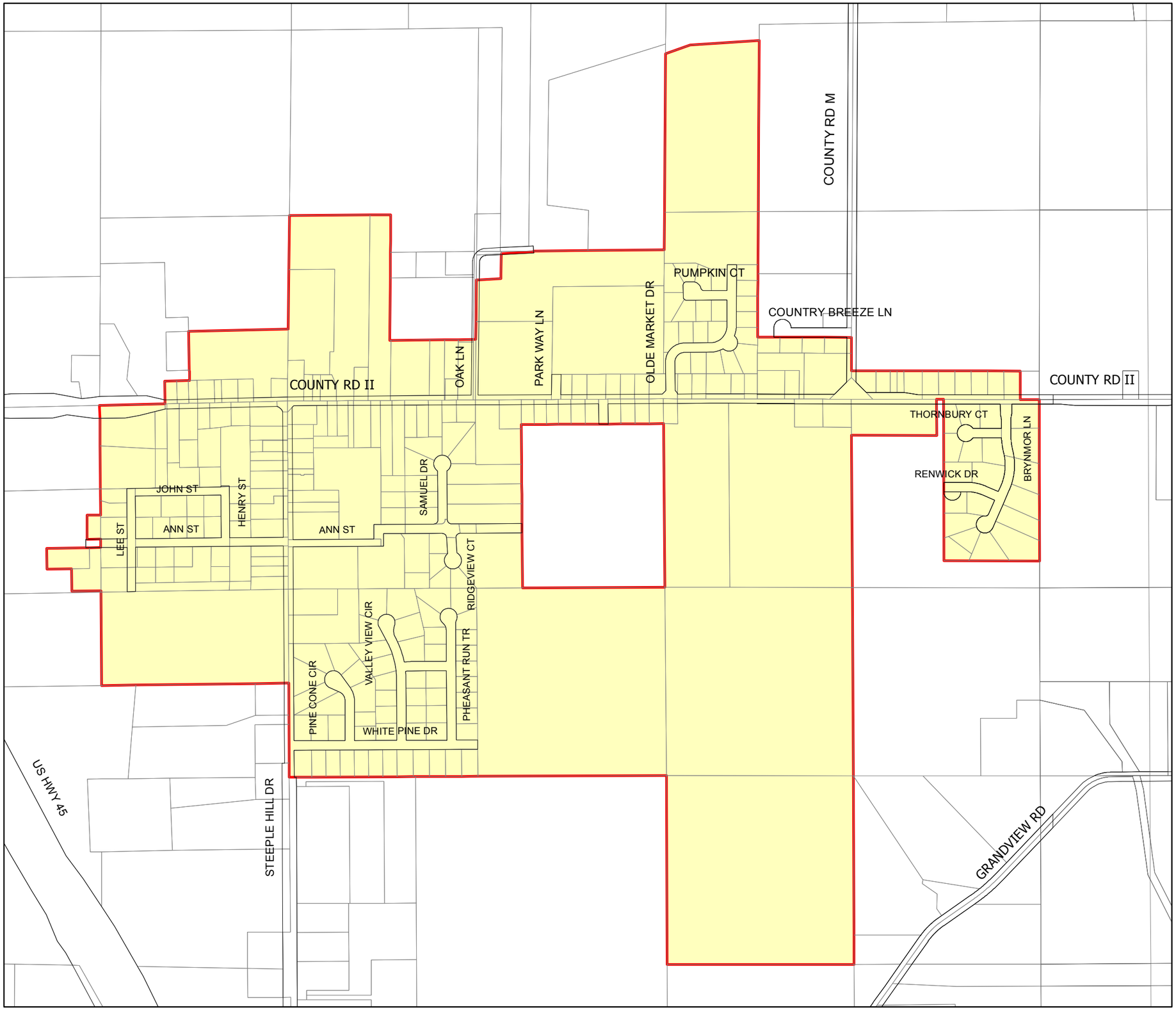

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #5B

Larsen-Winchester Sanitary District
Winchester Boundary

Legend

Winchester Boundary Area

Parcel Lines

N
W E
S

Approximate Scale

0 0.0425 0.085 0.17 0.255 0.34 Miles

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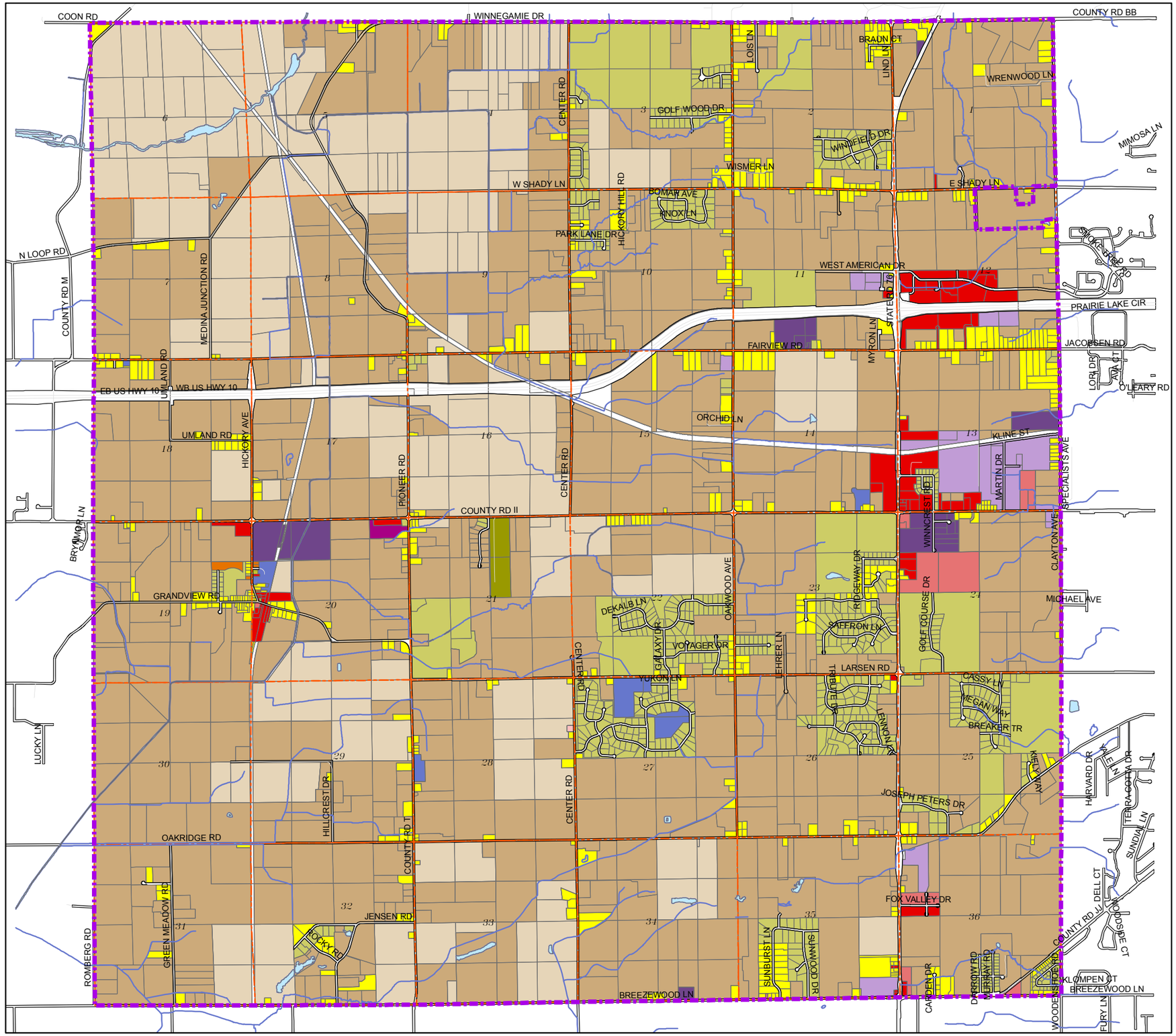

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #6

Zoning Map

Zoning Districts

- A-1 AGRIBUSINESS
- A-2 GENERAL AGRICULTURE
- R-1 RURAL RESIDENTIAL
- R-2 SUBURBAN RESIDENTIAL
- R-3 TWO-FAMILY RESIDENTIAL
- R-4 MULTIFAMILY RESIDENTIAL
- R-8 MANUFACTURED HOUSING COMMUNITY
- P-1 PUBLIC INSTITUTIONAL
- B-1 LOCAL SERVICE BUSINESS
- B-2 COMMUNITY BUSINESS
- B-3 GENERAL BUSINESS
- M-1 MIXED-USE
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL
- PDD PLANNED DEVELOPMENT

Map Features

- CORPORATE LIMITS
- SECTION LINES
- PARCEL LINES
- RIGHT OF WAY
- WATERWAYS
- OPEN WATER

0 1,050 2,100 4,200 6,300 8,400 Feet

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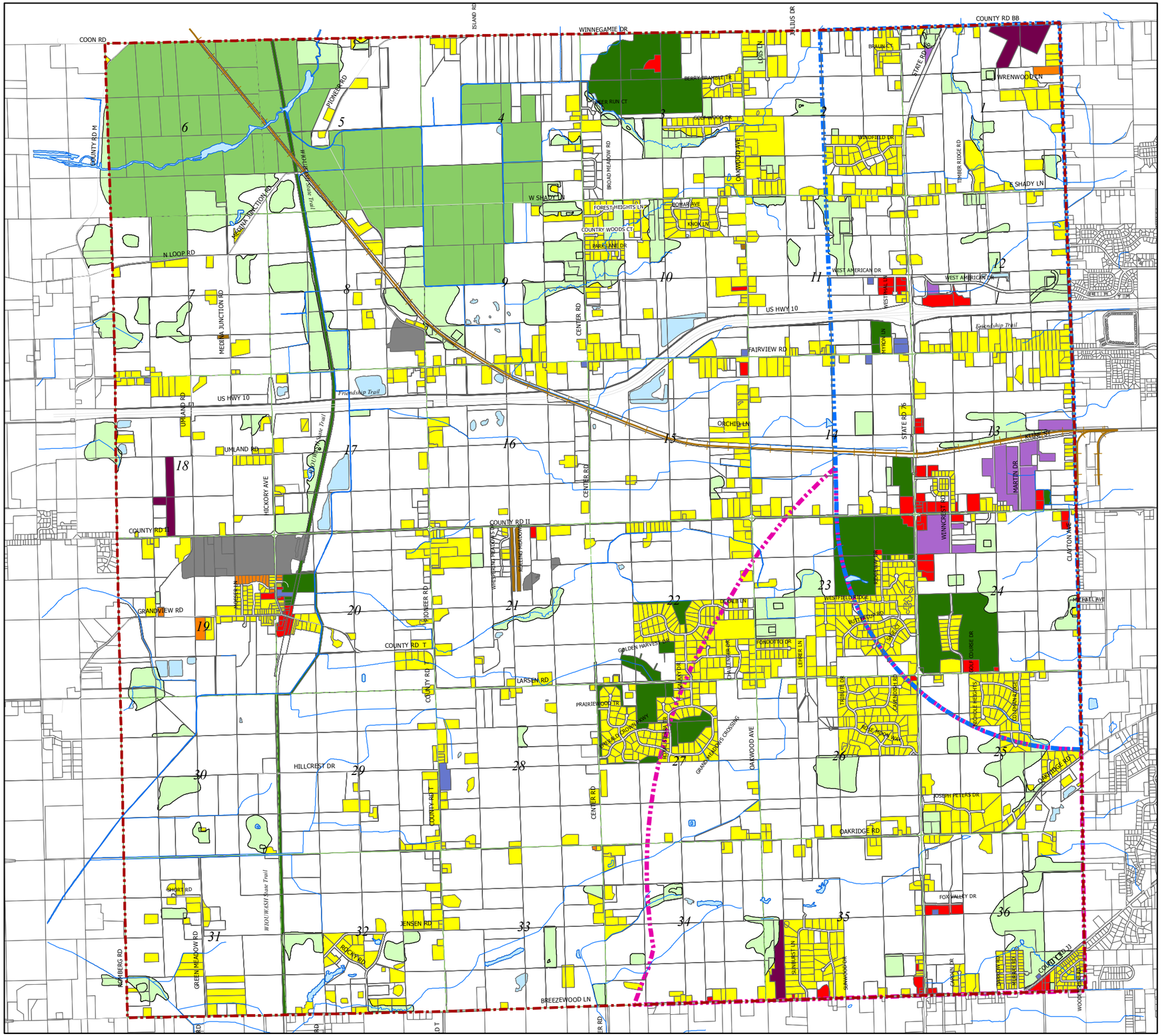
arcgis_10018013zn.mxd_Town Amended March 8, 2017
Printed on 06/24/2020



Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #7

Existing Land Use Map

- Single Family Residential
- Two Family Residential
- Manufactured Housing
- Commercial
- Industrial
- Non-Metallic Mining Sites
- Utilities and Public Facilities
- Recreation and Conservation
- Wisconsin/DNR Lands
- Undeveloped/Agriculture Area
- Wetlands
- Woods
- Open Water/Pool Lakes
- Airport

Existing Land Use Source; Inventory was done by East Central Wisconsin Regional Planning Commission with an update done by the Town of Clayton in 2015.

- City of Neenah - Extraterritorial Zoning Boundary
- Village of Fox Crossing - Extraterritorial Zoning Boundary

N W E S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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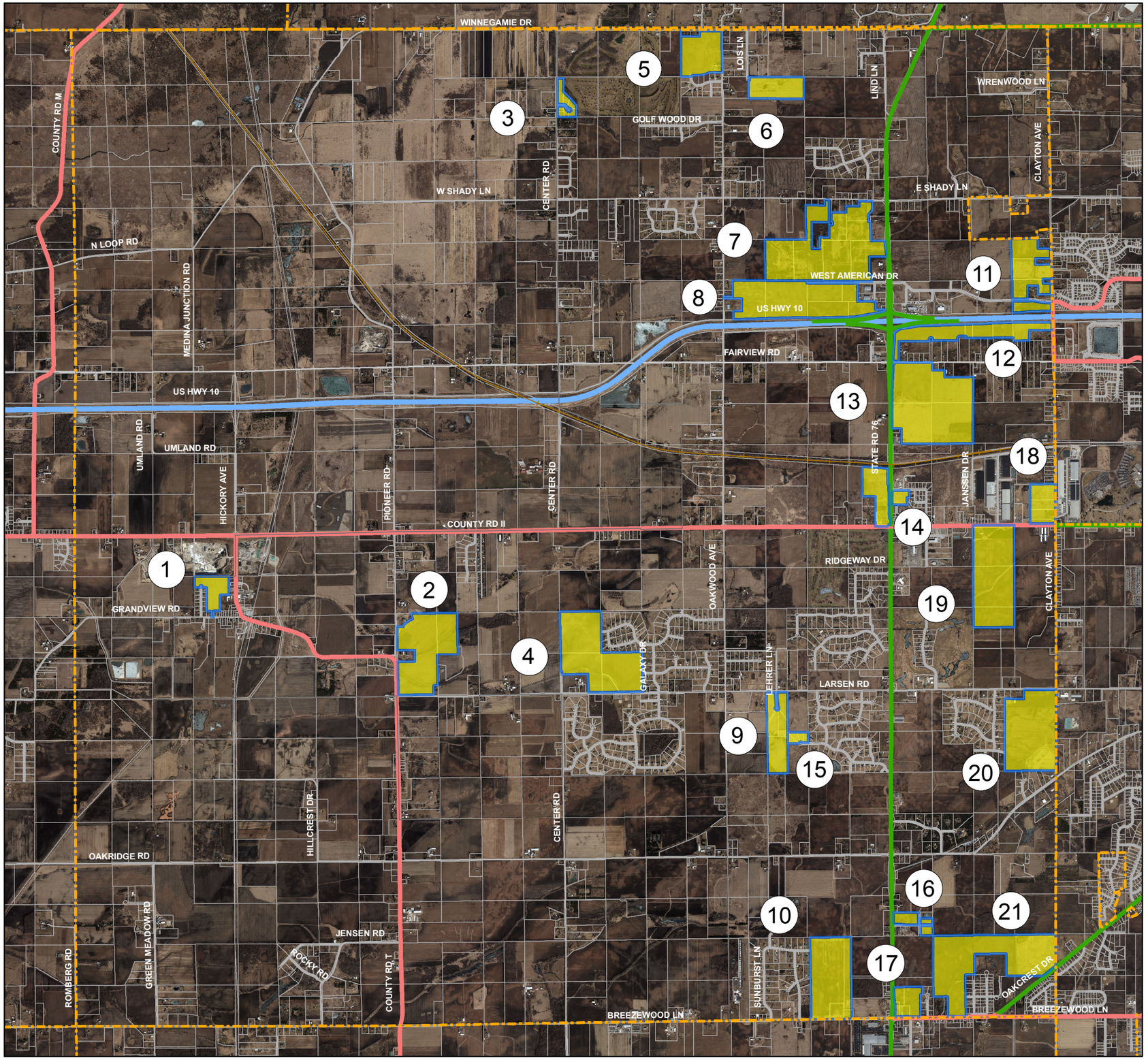

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #8

Proposed Developoment Projects

Legend

- Potential Development Projects Under Review in the Proposed Village
- Municipal Boundary
- Parcel Lines
- US Highway
- State Road
- County Road

N
W E
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Approximate Scale

0 1,000 2,000 4,000 6,000 8,000 Feet

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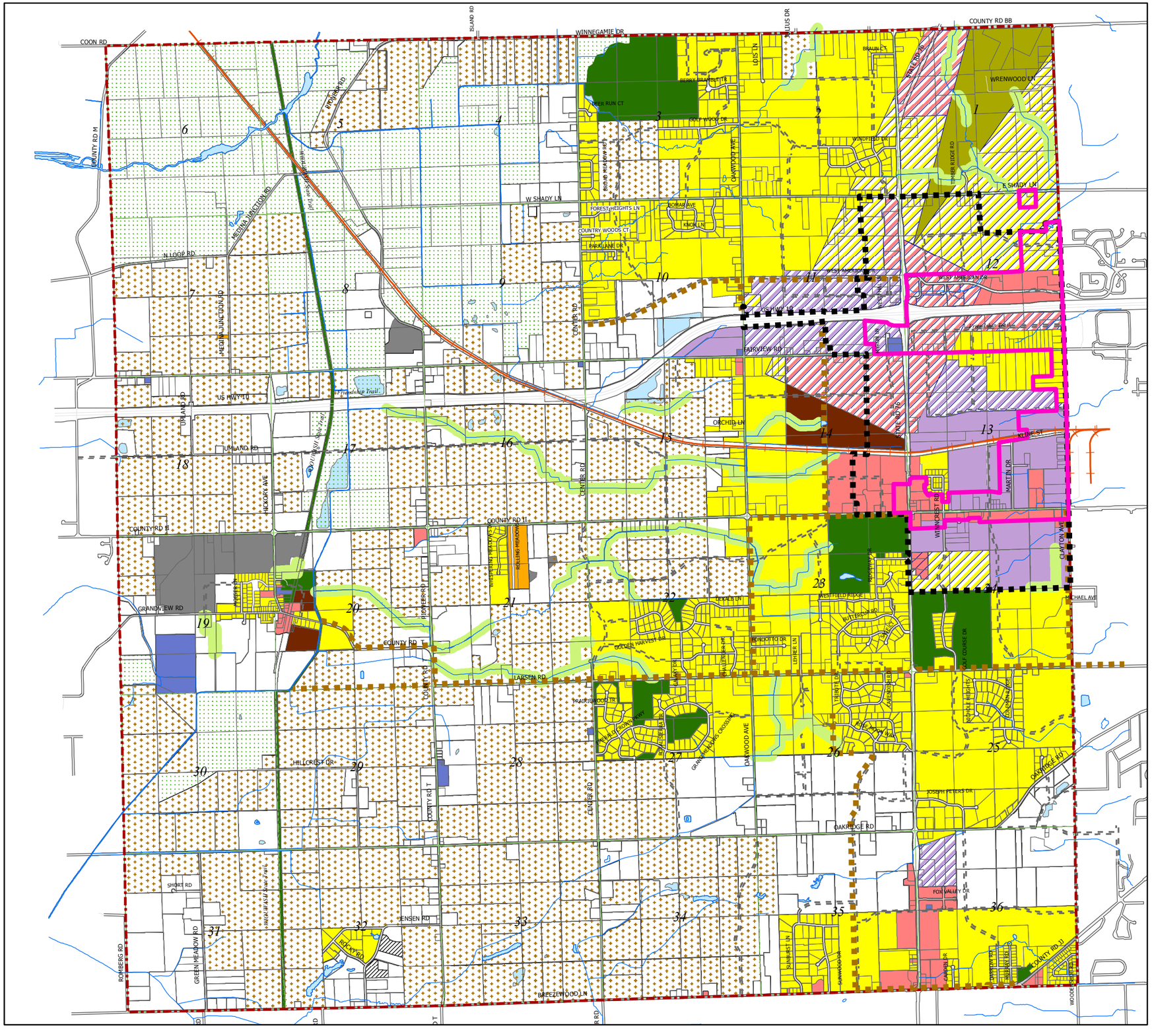

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #9

Future Land Use Plan

- Agriculture / Open Space
- Agriculture / Rural Residential
- Conservation / Greenspace
- Working Lands
- Residential - Single and Duplex
- Residential Planned Unit Development
- Multi-Family Residential
- Manufactured Housing
- Business
- Business Planned Unit Development
- Business / Light Industrial
- Business / Light Industrial Planned Unit Development
- Non-Metallic Mining Sites
- Utilities and Public Facilities
- Recreation and Conservation
- Abandoned Landfill Site
- Open Water/Pool Lakes
- Conservation/Drainage Way
- Recreation Trails
- Future Roads
- Town of Clayton Sanitary District Boundary #1
- Proposed Sewer Service Area

N W E S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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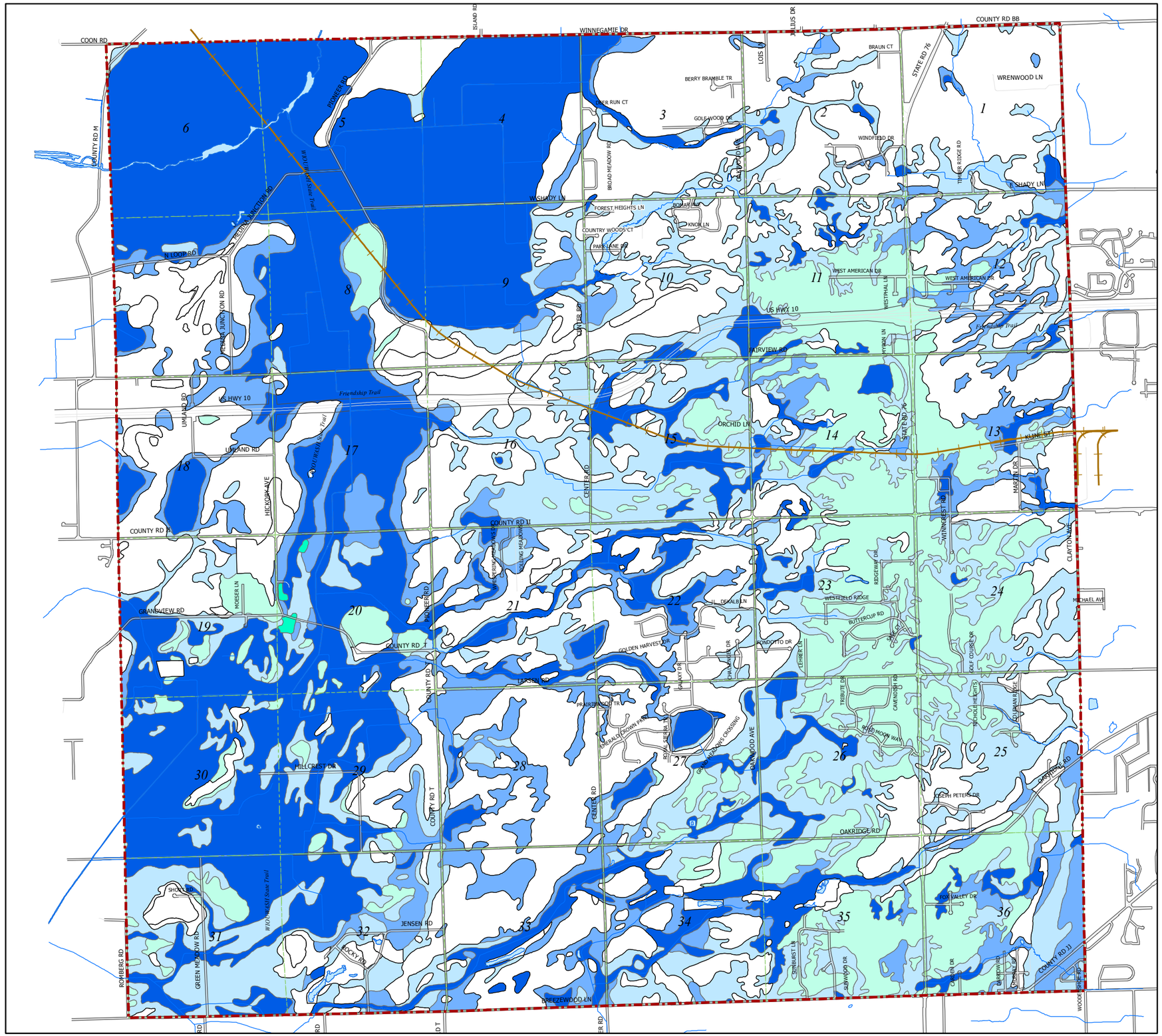

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #10

Depth to Water Table

Legend

- 0 feet
- 0.50 feet
- 1.0 feet
- 2.5 feet
- 3.3 feet
- Greater than 5.8 feet

Depth to Water Table at selected sites and on evidence of a saturated zone in the soil.

N W E S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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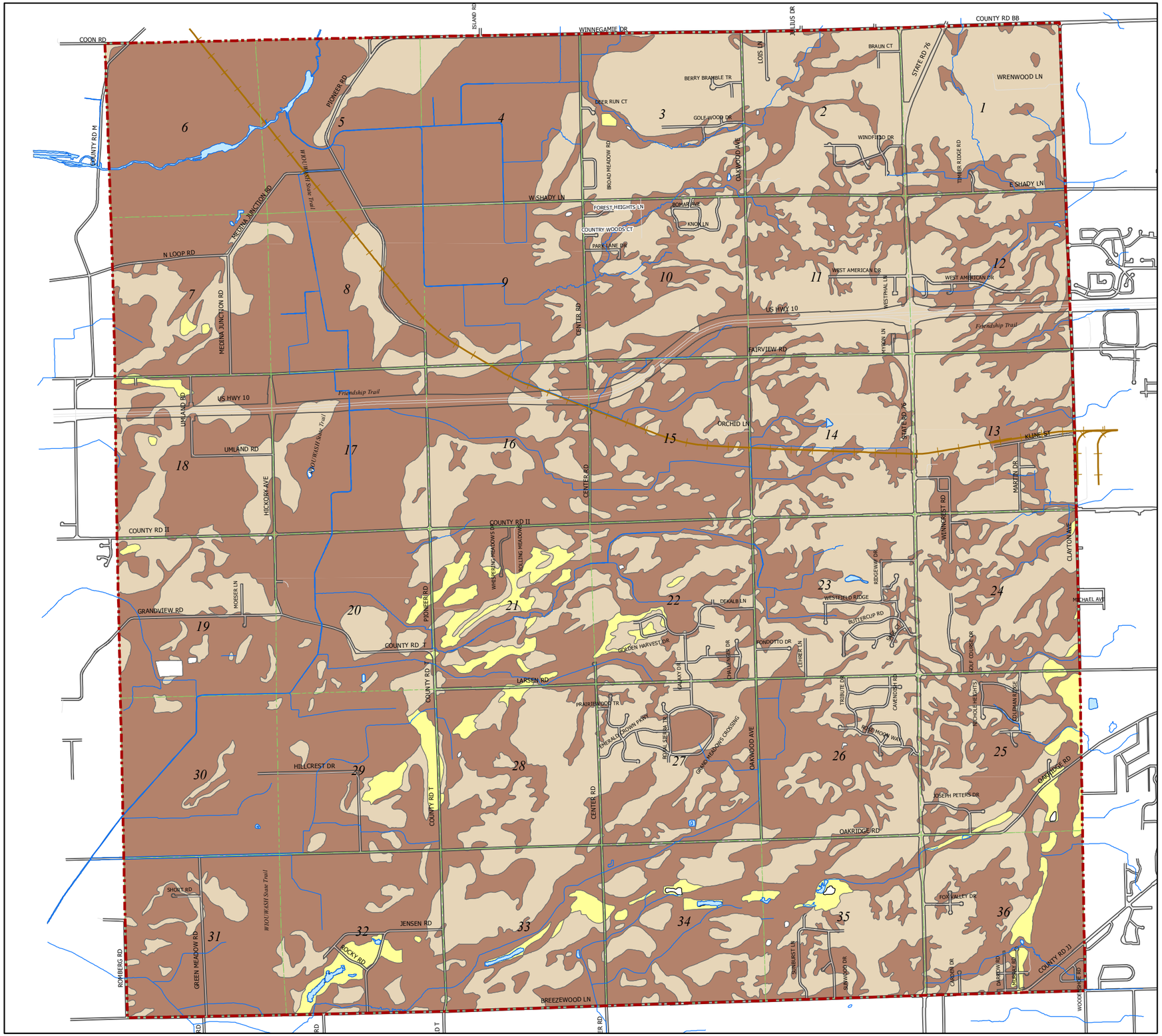

Village of Larsen

Winnebago County, Wisconsin

Incorporation Submittal

Map #11

Soil Potential for Homes with Basements

Soils Ratings

- Not limited
- Somewhat limited
- Very limited

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

N W E S

Approximate Scale

0 1,100 2,200 4,400 6,600 8,800 Feet

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