# Town of Fond du Lac
# Comprehensive Plan Update 2040









**Adopted**
**March 27, 2017**

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

# Town of Fond du Lac
# Comprehensive Plan Update 2040

# Fond du Lac County

**March 27, 2017**

Prepared by the
East Central Wisconsin Regional Planning Commission

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## ABSTRACT

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|---|---|
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This report describes existing conditions, projects future growth and offers recommendations to guide future development in the Town of Fond du Lac.

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INTRODUCTION

# CHAPTER 1: INTRODUCTION

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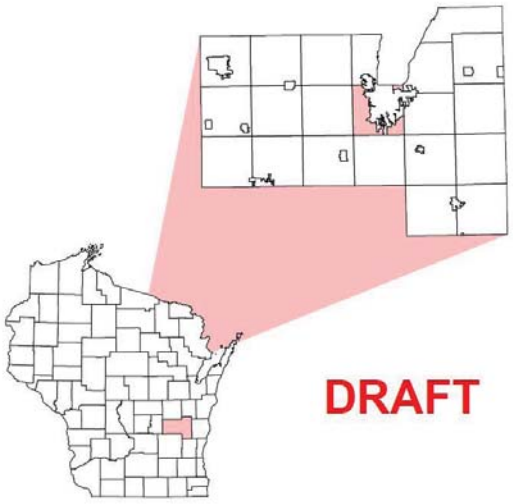

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# CHAPTER 1: INTRODUCTION

## INTRODUCTION

The Town of Fond du Lac is located in central Fond du Lac County at the southern tip of Lake Winnebago. It abuts the City of Fond du Lac on the north, east, south and west sides. It also shares borders with the Village of North Fond du Lac and the Town of Friendship on the North, the Town of Eldorado to the northwest, the Town of Lamartine to the west, the Town of Oakfield to the southwest, the Town of Byron to the south, the Town of Eden to the Southeast and the towns of Empire and Taycheedah to the east (Figure 1-1). Approximately 3,516[1] people live in the Town that encompasses about 18.98 square miles.[2] Between 2000 (2,027) and 2010 (3,015), the Town experienced significant population growth with its population growing by 49 percent during this time period. At the same time, the Town's land area decreased by approximately 9.3 percent due to numerous annexations.[3] The *1996 Intergovernmental Agreement among the City of Fond du Lac and the towns of Fond du Lac, Empire, Taycheedah and Friendship* ended many decades of annexation wars and has provided areas for Town expansion. Another agreement, the 1997 Intergovernmental Agreement Among the Village of North Fond du Lac, the Town of Fond du Lac and the Town Sanitary District No. 3 of the Town of Fond du Lac identified growth areas for the Town as well.

**Figure 1-1: Location Map**




## PLANNING HISTORY

This plan updates an earlier comprehensive plan that was adopted by the Town of Fond du Lac in December of 2005. Similar to the earlier plan, this plan complies with the "Smart Growth" legislation (Wisconsin Statutes 66.1001). According to the legislation, a comprehensive plan "shall be updated no less than once every 10 years".

[1] Wisconsin Department of Administration, Official Final Estimates, 1/1/2015,
[2] U.S. Census, 2010, Table GCT-PH1, Land and water area.
[3] U.S. Census 2000, Table GCT-PH1, Land and water area was equal to 20.93 square miles.

## PURPOSE AND SCOPE OF THE PLAN

The purpose of the Town of Fond du Lac's comprehensive plan is to aid local officials in making land use decisions that are harmonious with the overall vision of the community's future and will ensure the future sustainability of the local natural resource base. Developing a comprehensive plan is a proactive attempt to delineate the ground rules and guidelines for future development. Comprehensive planning decisions evaluate existing facilities and future needs; promote public health, safety, community aesthetics, orderly development and preferred land use patterns; and foster economic prosperity and general welfare in the process of development. The plan evaluates what development will best benefit the community's interests, while at the same time provide flexibility for land owners and protect property rights.

### Plan Components

The Town of Fond du Lac's comprehensive plan identified a 20-year planning horizon and contains four major components:

1. A profile of the demographic, economic, and housing characteristics.
2. An inventory and assessment of the environment, community facilities; and agricultural, natural and cultural resources.
3. Goals, strategies and recommendations.
4. A series of land use maps that depict existing and optimum land use patterns.

The comprehensive plan also contains the nine elements required by the Wisconsin Statutes 66.1001:

1. Issues and Opportunities
2. Economic Development
3. Housing
4. Transportation
5. Utilities and Community Facilities
6. Agricultural, Natural and Cultural Resources
7. Land Use
8. Intergovernmental Cooperation
9. Implementation

Each element (chapters 3 – 11) discusses specific information pertinent to the overall land use plan. The Issues and Opportunities element summarizes demographic information. The Economic Development element inventories the labor force, analyzes the community's economic base, and provides a development strategy regarding existing and future economic conditions within the community. The Housing element presents an inventory of the existing housing stock as well as an analysis of future housing needs based on population and household projections. The Transportation element provides an inventory of the existing transportation system and an overview of transportation needs. The Utilities and Community Facilities element inventories existing utilities and community facilities including schools, recreational facilities, cemeteries, communications, gas, electric, public safety and emergency response services. It also addresses how population projections will affect the efficiency and adequacy of these services. The Agricultural, Natural, and Cultural Resources element describes the physical setting and cultural resources of the planning area and evaluates how they will affect or will be affected by future growth. Specific natural areas and cultural/historical

landmarks are identified for protection and preservation. The Land Use element inventories and describes existing land use patterns and includes a projection of future land use demands. The Intergovernmental Cooperation element addresses programs and policies for joint planning and decision-making efforts with other jurisdictions including school districts, adjacent local governmental units, and state and federal agencies. The Implementation element contains a recommendation and action plan to assist implementation efforts of the comprehensive plan.

Policies and programs that are relevant to the Town can be found in Appendix E. The future land use map and the goals, strategies and recommendations related to each element are contained in Chapter 2: Plan Framework.

**Interrelationships Between Plan Elements**

Although all required elements are presented as separate chapters, it is important to recognize that they are interrelated. For instance, transportation infrastructure allows for the movement of goods, services, and employees; likewise, land use and zoning affects the types of housing that can be built within the Town, thus affecting the affordability of housing.

Chapter 2: Plan Framework integrates the goals, strategies and recommendations into one location, Map 2-1 2040 Land Use Framework, which not only depicts future land use but also illustrates key items that affect land use, as identified in other elements. These include, but are not limited to, natural resources, growth areas, potential upgrades to transportation infrastructure (trails, roads, transit) and public infrastructure (wells).

**State of Wisconsin "Smart Growth" Comprehensive Planning Goals**

In addition to the goals, strategies and recommendations outlined in this plan, the plan also addresses the 14 goals for comprehensive planning established by the State of Wisconsin Act 9 in 1999. The 14 goals include:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive farmlands and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and state governmental utility costs.
6. Preservation of cultural, historic, and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.

12. Balancing individual property rights with community interest and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety that meets the needs of all citizens, including transit dependent and disabled citizens.

## PLANNING PROCESS

The Town of Fond du Lac's comprehensive plan was completed in six phases, all of which provided opportunities for public involvement, as specified in the public participation plan (Appendix A). The phases include: Organization, Plan Kickoff and Visioning, Inventory/Analysis and Issue Identification, Plan/Goal Alternative Development, Plan Implementation, and Plan Adoption. The Town's Planning Commission worked with East Central staff on the development of the plan.

The first phase (Organization) involved the creation and development of the public participation plan. Preliminary demographic information was prepared and presented at the kickoff meeting.

During the second phase (Plan Kickoff and Visioning), a news article appeared in the summer edition of the Town's newsletter to let community members know about the upcoming visioning session. General information about comprehensive planning and the process were discussed at an initial meeting with the planning commission. A community visioning session was held to identify key issues and opportunities that should be considered during the planning effort.

Data from the previous comprehensive plan was used as a starting point for the third phase (Inventory/Analysis and Issue Identification) of the planning effort. Background information was revised to reflect new U.S. Census data and updated to reflect changes to the physical, social and economic resources of the Town. This data was analyzed to identify existing and potential issues. Using results from the Community Visioning Session, feedback from the Fond du Lac Planning Commission, Town Board, Board of Adjustments and Town staff, as well as background data compiled during the inventory stage, key issues and opportunities were identified.

A draft framework plan that included goals, strategies and recommendations was developed for each of the comprehensive planning elements as part of the fourth phase (Plan/Goal Alternative Development). Utilizing the framework plan, input from the Planning Commission, the community visioning session and Town staff, a draft framework map (Map 2-1) was created. An article detailing progress on the plan appeared in the spring edition of the Town Newsletter.

The fifth phase (Plan Implementation) established the tools necessary for implementation of the plan. Recommendations for regulatory techniques including zoning and an action plan with an accompanying timeline were developed to ensure that the intent of the plan is achieved. An intergovernmental meeting was held to obtain input from neighboring jurisdictions, county departments, local governmental units and state agencies.

The final phase (Plan Review, Public Hearing and Adoption) of the planning process culminates in the adoption of the comprehensive plan update by the Town Board. Draft plans were provided at the Town Hall, and local libraries, as well as on the plan website. Following the

publication of a 30 day notice in the local newspaper and a public hearing, the Planning Commission recommended that the Town Board adopt the plan by ordinance.

**Public Participation**

Public participation is a major component of the comprehensive planning process. In accordance with s. 66.1001 (4), which defines "Procedures for Adopting Comprehensive Plans", the Town of Fond du Lac actively sought public participation from its citizens. To gain citizen understanding and support throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process. The first step in the planning process was the development and adoption of a public participation plan for comprehensive planning. This plan laid out the goals of the public participation plan; public participation strategy, methods and plan adoption procedures.

Public input was encouraged through meetings and activities. ECWRPC staff conducted approximately seven (7) public meetings with the Town of Fond du Lac Planning Commission, as well as one community vision session and one public information meeting at the end of the planning effort. All meetings were open to the general public; notices were posted at predetermined public areas. Periodically, articles were included in the Town newsletter. A public hearing was held to present the final draft version of the plan to the general public and neighboring municipalities and to solicit further input. The draft plans were available for review at the Fond du Lac Public Library, the Town Hall, and the comprehensive plan update website. A website specific to the planning effort was developed for the planning effort. To facilitate public knowledge and involvement in the comprehensive planning process, the plan identified four major goals, provided a timeline, outlined notification methods and identified how to submit written comments.

**Community and Neighborhood Visioning Workshop**

A Community Visioning Workshop was held on Wednesday, August 12, 2015 at the Town Hall. Twenty-two people participated in the open house style workshop which included a series of five main concepts. Key community assets identified by multiple participants included:

- Town Hall
- Public Boat Landing/Access to Lake Winnebago
- Simon Riverside Park
- Surface Water Resources
- Wooded Areas
- Cemeteries

Barriers to connectivity/mobility, community improvements, and new development were also addressed. People identified areas of congestion and safety concerns, and accessibility issues, as well as a desire to see the ability to safely bike to existing trails. Finally, future land use preferences were identified. Input from this workshop was used to identify key issues and opportunities. Results from the Community and Neighborhood Visioning Workshop are included in Appendix B.

**Intergovernmental Meeting**

The Fond du Lac Planning Commission hosted an intergovernmental meeting on February 24, 2016. Invitations, which included the plan framework document and map, were sent to neighboring jurisdictions, county departments, local governmental units and state agencies.

The meeting was designed as an open forum for the Planning Commission to solicit input into the development of the comprehensive plan update. Results from the meeting are contained in Appendix C.



# CHAPTER 2

PLAN FRAMEWORK

## CHAPTER 2: PLAN FRAMEWORK

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# CHAPTER 2: PLAN FRAMEWORK

## INTRODUCTION

The following goals, strategies and recommendations provide an overall framework for the development of the Town of Fond du Lac over the next twenty years. This framework is meant to guide the development of future land use policies, regulations, and individual decisions and should be considered somewhat flexible in nature.

The proposed framework plan contains various 'target numbers' for future development based on discussions with the Town of Fond du Lac Plan Commission. The target population for the year 2040 was established at 4,455, which corresponds to a total of 2,007 estimated dwelling units. Any physical 'boundaries' defined in this framework should be considered 'approximate' in nature and the actual extent of these areas can be modified based on a development proposal's 'fit' with the overall intent of the statements contained below. A majority of the basic concepts, as well as more detailed plan recommendations from the text, are illustrated on Map 2-1, Year 2040 Land Use Framework.

The plan goals, strategies, and recommendations are arranged by the nine elements of the comprehensive plan: Issues and Opportunities; Land Use; Economic Development; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Intergovernmental Cooperation; and Implementation. An overall goal and sub-goals have been identified for each element. Framework plans have been developed for each element.

Goals are defined as broad, long-range statements which describe a desired future condition. Strategies are statements which describe specific conditions which will help attain the stated goals. Finally, recommendations are specific actions which must be performed to implement the goals and strategies.

The following provides a summary of the overall goals and strategies found within the individual framework plans:

The goal of the Issues and Opportunities Framework Plan is to *"Enhance the quality of life and sense of community within the Town of Fond du Lac*" and to "*Respond to changing demographics in terms of services, housing and facilities*". The first goal will be accomplished by encouraging activities and land use patterns that strengthen and promote community interaction and sense of identity, and by increasing the level of community involvement in local government decisions. The second goal will be accomplished by monitoring community needs in terms of changing demographics.

The goal of the Land Use Framework Plan is to *"Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Town".* This will be accomplished by minimizing the adverse environmental impacts of sprawl, as well as the costs of providing community services; promoting economic growth and vitality, while preserving the Town's natural amenities, resources and agricultural base; ensuring that the transportation system is well integrated with the existing and future land use plan; working closely with the City of Fond du Lac, the Village of North Fond du Lac, neighboring towns and Fond du Lac County to coordinate present and future planning activities to ensure that land uses are compatible near common borders and consistent with the Town's comprehensive plan;

protecting and preserving the Town's natural resources and features; protecting important cultural resources; providing a balanced allocation for the various land uses to meet social, economic and physical needs; and preserving and providing open space and recreational areas to enhance the quality of the environment, maximize natural resource conservation, buffer incompatible uses and facilitate active and passive outdoor recreational pursuits by all age groups.

The goal of the Economic Development Framework Plan is to *"Support a range of economic development activities that encourages retail, commercial and industrial growth", "Improve the overall economic wellbeing of Town residents without compromising the natural resources and quiet rural character they value", "Promote lifelong learning and entrepreneurial opportunities for local youth and adult" and "Ensure that developing parcels on airport property remain in the Town of Fond du Lac".* The first goal will be accomplished by partnering with others to promote economic development in the Town; working with Fond du Lac County Economic Development Corporation (FCEDC) to promote industry cluster development; cost-effectively serving new commercial and industrial development; and supporting existing businesses. The second goal will be accomplished by protecting the economic viability of existing farm operations and the "right to farm"; encouraging compatible commercial and light industrial uses that meet the needs of Town and area residents; supporting the establishment of small businesses or "home-based" businesses that provide economic opportunities for local residents; and providing adequate technological infrastructure to accommodate the needs of businesses and residents. The third goal will be accomplished by supporting existing educational and entrepreneurial programs and worker retention and recruitment initiatives. The fourth goals will be accomplished by maintain the stability of the Town and its municipal boundaries and its future.

The goal of the Housing Framework Plan is to *"Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs"*, and "*Preserve the integrity of the existing housing stock and the cultural identify and history of the area".* The first goal will be accomplished by encouraging residential developments that provide a balance of low-income, moderate-income and high-income housing; increasing housing density; and by addressing the relationship between housing and other land uses in both private and public arenas. The second goal will be accomplished by reducing the incidence of poorly maintained housing, and by encouraging preservation and renovation of historic homes.

The goal of the Transportation Framework Plan is to *"Ensure that the Town's local transportation system is well maintained, is safe and operates as an efficient system"* and "*Provide, support and maintain a wide range of transportation alternatives for residents and visitors."* The first goal will be accomplished by addressing identified safety and congestion concerns within the Town; providing a well maintained transportation network; ensuring that the road network operates as an efficient system; addressing the mobility needs for automobiles, trucks, bicycles and pedestrians; coordinating short and long range transportation planning efforts; and exploring opportunities for cost efficiencies and shared services. The second goal will be accomplished by providing opportunities for active lifestyles; and by encouraging the availability of public and private transportation services for elderly and other transportation dependent residents.

The goal of the Utilities and Community Facilities Framework Plan is to *"Provide high-quality and cost effective community facilities and services that meet existing and projected future needs", "Maintain and enhance recreational opportunities in the Town", "Promote quality*

*schools and access to educational programs and library services", "Ensure the proper treatment of wastewater to protect public health, and ground and surface water quality, while meeting current and future Town needs", "Ensure that the public water system has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is able to meet current and future needs", "Provide a level of law enforcement, fire and emergency services, and solid waste and recycling collections that meet current and future needs of Town residents" and "Enhance opportunities for senior citizens in the Town of Fond du Lac".*

The first goal will be accomplished by providing adequate services and facilities in a fiscally responsible manner. Goal 2 will be accomplished by providing adequate active and passive recreational opportunities for local residents. Goal 3 will be accomplished by ensuring that new school facilities serve not only the needs of the school district but also the needs of the community, and working with the Fond du Lac and Spillman public libraries to ensure that public library needs are being met. The fourth goal will be accomplished by encouraging new development to occur within areas already served or to areas adjacent to existing development, and working with Fond du Lac County to protect public health, and ground and surface water quality (on-site systems). The fifth goal will be accomplished by coordinating the orderly extension of service to areas not currently served by public water. Goal 6 will be accomplished by continuing to work Fond du Lac County and others to provide police, fire and emergency services, and solid waste and recycling collection in the Town. The seventh goal will be accomplished by considering the needs of seniors when designing new facilities or providing new services.

The goal of the Agricultural, Natural and Cultural Resource Framework Plan is *"Maintain the economic viability of the Town's agricultural community", "Preserve and protect the natural resources of the Town", "Preserve and protect groundwater supplies and surface water resources", "Preserve the intrinsic visual qualities of the landscape that defines its rural character", and "Preserve the Town's important cultural and historical resources".* The agricultural resource goal will be accomplished by preserving the Town's most productive farmland for continued agricultural activities; continuing to support local farmers in their ability to make their operations more economically viable; encouraging the expansion and/or creation of new complementary industrial and commercial agribusinesses; and minimize conflicts between ongoing agricultural operations and rural non-farm residents. The first natural resource goal will be accomplished by protecting environmentally sensitive areas and open spaces; reducing non-point nutrient runoff into lakes, streams and rivers; protecting the integrity of existing and future non-metallic mining sites; and maintaining a quality forest resource. The second natural resource goal will be accomplished by ensuring that adequate amounts of safe drinking water are available to area residents. The third natural resource goal will be accomplished by considering the visual impact of non-farm development on the rural landscape; preserving the night sky; and allowing landowners to develop natural areas as a way to protect rural character. The cultural resources goal will be accomplished by compiling an inventory of significant cultural and historical resources; and preserving and protecting historical sites and structures, important and unique architecture, elements reflecting the Town ethnic heritage and other significant cultural features.

The goal of the Intergovernmental Cooperation Framework Plan is to *"Establish and maintain cooperative working relationships and work with the City of Fond du Lac, Village of North Fond du Lac and neighboring towns; Fond du Lac County; federal, state and county agencies; the local school districts; and others when opportunities and/or issues arise that can be more effectively addressed cooperatively".* This goal can be achieved by maintaining the stability of

the Town and its municipal boundaries and its future; .strengthening existing partnerships and building new relationships to promote economic development; improving communication within the Town and between utilities, local school districts, neighboring municipalities, Fond du Lac County and others; working with Fond du Lac County, WisDOT, ECWRPC, Fond du Lac MPO and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents; and continuing to work with others to explore opportunities for cost efficiencies through shared services.

The goal of the Implementation Framework Plan is to *"Implement to the extent possible recommendations contained within the Comprehensive Plan Update."* This goal can be accomplished by closely monitoring the implementation of the plan recommendations, updating the plan as necessary, and emphasizing the need for intergovernmental cooperation throughout the implementation process.

The framework plans developed for the Town of Fond du Lac are provided below.

## ISSUES AND OPPORTUNITIES FRAMEWORK PLAN

**Goal IO 1: Enhance the quality of life and sense of community within the Town of Fond du Lac.**
Fragmentation and a multitude of new residents in recent years coupled with urbanization patterns have resulted in loss of community identity. The Town should encourage actions that strengthen community interaction and identity; and raise awareness of community needs.

**"Sense of Community"**

Sense of community is a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together (McMillan, 1976).

**Strategy IO 1.1: Encourage activities and land use patterns that strengthen and promotes community interaction and sense of identity.**

- ***Recommendation IO 1.1.1: Develop a Town logo.*** The development of a logo will visually help establish the Town's unique identity.

- ***Recommendation IO 1.1.2: In the future, utilize Town owned property, to develop a Town Campus*** (See Strategies LU 1.1 and CF 1.1)**.** The Town Campus, which would include a new town hall, fire station and public works department, should be developed on the existing site of the Simon Riverside Park. The Town Campus should be designed/used as a focal point for social gatherings.

- ***Recommendation IO 1.1.3: Work with local residents and businesses to develop an annual Town event*** (See Strategy ED 2.1)**.** The event could be organized and sponsored by local civic organizations and businesses (including agricultural businesses), as a way to promote community interaction, raise awareness of the importance of farming and the right to farm, as well as other activities and issues occurring in the Town.

- ***Recommendation IO 1.1.4: Monitor the efforts of ENVISION Fond du Lac, a strategic planning effort looking at Economic Development and Entrepreneurship, retaining young people and attracting young families and professionals,***

***community identify and neighborhood livability.*** Work with others to implement recommendations of the planning effort (See Goal ED 3).

**Strategy IO 1.2: Increase the level of community involvement in local government decisions.**

- ***Recommendation IO 1.2.1: Encourage youth participation in local government decisions.***
  - Appoint a youth member to the Planning Commission. Contact and work with the Fond du Lac, North Fond du Lac and Oakfield public school districts to appoint a youth interested in local government.
  - Initiate a local Youth in Government Day. Invite students from the Fond du Lac, North Fond du Lac and Oakfield public school districts to participate.

- ***Recommendation IO 1.2.2: Increase the level of adult participation in local government.***
  - Utilize the Town's newsletter and website to raise awareness of community needs and how people can become involved.

**Goal IO 2: Respond to changing demographics in terms of services, housing and facilities.** In 2010, about 15 percent of the Town and county population was age 65 and older.[1] By 2040, it is estimated that this will increase to over 27 percent.[2] As people age, they may require additional services to remain in their homes or be looking for alternative housing opportunities.

**Strategy IO 2.1: Monitor community needs in terms of changing demographics.** Continue to listen to community input and work with others to address the changing housing, service and transportation needs of the elderly and disabled population in the Town as they arise.

- ***Recommendation IO 2.1.1: Work with Fond du Lac County Department of Social Services Department to address the needs of the growing elderly population.*** Continue to monitor community needs and support efforts of Fond du Lac County to provide services to Town residents.

- ***Recommendation IO 2.1.2: Consider the needs of the entire population, including the elderly component and millennials, when planning new public facilities*** (See Strategy CF 7.1). New facilities should consider the needs of the elderly and disabled as well as the needs of children, millennials and other adults. Millennials are looking for a vibrant community that is diverse and involved. They enjoy an active lifestyle and are looking for the ability to safely walk and bike to major destinations as well as for leisure pursuits. Additionally, they are looking for technology enabled communities with good schools and parks.

**Who are millennials and what are they looking for?**

Millennials were born between the years 1982 and 2004. Older millennials are looking for a vibrant community that is diverse and involved. They enjoy an active lifestyle and are looking for the ability to safely walk and bike to major destinations as well as for leisure pursuits. Additionally, they are looking for technology enabled communities with good schools and parks.

[1] U.S. Census 2010, SF-1.
[2] WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections.

## LAND USE FRAMEWORK PLAN

**Quality of Life**

Quality of Life is the general well-being of individuals and societies. Standard indicators of the quality of life include not only wealth and employment but also the built environment, physical and mental health, education, recreation and leisure time, and social belonging (Wikipedia).

**Goal LU 1: Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Town.**

**Strategy LU 1.1: Minimize the adverse environmental impacts of sprawl, as well as the cost of providing community services.** It is more cost effective to locate new development in areas where existing infrastructure (street and utilities) already exist or is readily available. Costs to provide garbage pickup, snow plowing, and police, fire and emergency services are less when densities are higher and located closer to the origin of these services.

- ***Recommendation LU 1.1.1: Encourage development in those areas of the Town that are within existing sewer service areas and are already served by public sewer and water, or can be economically extended*** (See Strategies AG 1.1, CF 5.1, ED 1.3, NR 3.1, CF 4.1)**.** Preference should be given to new infill or revitalization projects within existing sewer service areas that can be accommodated without extending existing public infrastructure. New developments that are non-contiguous should be discouraged.

- ***Recommendation LU 1.1.2: When reviewing development proposals ensure that environmentally sensitive areas such as wetlands, floodplains and surface water resources are protected*** (See Strategies ED 2.2, NR 1.1)**.**

- ***Recommendation LU 1.1.3: In the future, when warranted, construct a new Town Campus that includes a town hall, public works department, fire station and recreational improvements on Town owned property off of Esterbrook Road*** (See Strategies IO 1.1 and CF 1.1)***.***

- ***Recommendation LU 1.1.4: Ensure that public sewer and water, transportation and community facilities will support the land use pattern indicated on the future land use map*** (See Strategy CF 1.1)**.**

- ***Recommendation LU 1.1.5: Designate areas for mixed use and walkable developments*** (See Strategy LU 1.7)**.**

**Strategy LU 1.2: Promote economic growth and vitality while preserving the Town's natural amenities, resources and agricultural base.**

- ***Recommendation LU 1.2.1: Encourage lower density residential development in areas preserved for agriculture use*** (See Strategy LU 1.7)**.** Major subdivisions should be directed towards areas in Town where sewer and water is available or can be cost-effectively extended to minimize conflicts between urban and rural land uses and protect the right of existing farm operations to continue. Only limited Certified Survey Maps (CSM's) should occur in rural areas.

- ***Recommendation LU 1.2.2: Develop design standards that future commercial and industrial proposals must meet in order to be approved by the community*** (See Strategy ED 2.2)**.** Use design standards to ensure that commercial and industrial development are compatible with community character.

**Strategy LU 1.3: Ensure that the transportation system is well integrated with the existing and future land use plan.**

- ***Recommendation LU 1.3.1: Address mobility needs for automobiles, trucks, bicycles and pedestrians.*** Geographical constraints south of USH 151 and the upgrade of the USH 151 corridor may limit east-west movement in the southern part of the Town. East-west mobility is also limited between the western portion of the Town and the City of Fond du Lac due to the placement of the Fond du Lac Skyport. In addition, residents have identified the need for safe bicycling and pedestrian infrastructure to access existing and planned trails and destinations in the Fond du Lac area. As a result, the Town should work with others to improve/address the following mobility needs:
    - East-west movement in the southern portion of the Town (south of USH 151) (See Strategy T 1.4).
    - Congestion and safety along the STH 23 corridor (See Strategy T 1.1).
    - Access to existing and planned bicycling and pedestrian trails in the City of Fond du Lac and in the Town (See Strategy T 2.1).
    - Bicycling and pedestrian access to key destinations in the Town and area (See Strategy T 2.1).
    - East-west movement from the western part of the Town to the City of Fond du Lac (See Strategy 1.4).
    - Consider realigning Hickory Road from the East Branch of the Fond du Lac River south to the Town boundary (See Strategy T 1.2).

- ***Recommendation LU 1.3.2: Work with WisDOT, the Town of Lamartine, the City of Fond du Lac, East Central Wisconsin Regional Planning Commission, Fond du Lac County and the Fond du Lac Urbanized Area Metropolitan Planning Organization to ensure that the Town's needs and desires are being incorporated into the redesign of the STH 23 corridor*** (See Strategy T 1.5)**.**

- ***Recommendation LU 1.3.3: Work with WisDOT and others on the USH 151 Bypass Corridor project to keep informed of upcoming improvements*** See Strategy T 1.5)***.***

**Strategy LU 1.4: Work closely with the City of Fond du Lac, the Village of North Fond du Lac, neighboring towns and Fond du Lac County to coordinate present and future planning activities to ensure that land uses are compatible near common borders and consistent with the Town's comprehensive plan.**

- ***Recommendation LU 1.4.1: Hold an annual meeting with neighboring communities and Fond du Lac County to share information and discuss items of mutual concern*** (See Strategy IC 1.3)**.**

- ***Recommendation LU 1.4.2: Continue to work with neighboring communities to ensure that new development along common borders is compliant with the Town's comprehensive plan.***

**Strategy LU 1.5: Protect and preserve the Town's natural resources and features.**

- ***Recommendation LU 1.5.1: Limit development on private wells near the county's former landfill*** (See Strategy NR 2.1)**.**
    - *Indicate a 1,200 foot buffer around the county's former landfill.*

- ***Recommendation LU 1.5.2: Work with the City of Fond du Lac to protect existing municipal wellhead locations from land uses in the Town that could potentially contaminate groundwater*** (See Strategy NR 2.1)**.** The City of Fond du Lac has developed a wellhead protection plan that includes wells located in the Town of Fond du Lac. The Town should be aware of uses that could negatively impact city wells.
    - *Indicate the zone of influence for the City of Fond du Lac municipal well locations in the Town.*

**Strategy LU 1.6: Protect the Town's important cultural resources.**

- ***Recommendation LU 1.6.1: Consider cultural and historic preservation in any future land use decision*** (See Strategy CR 1.2)**.**

**Strategy LU 1.7: Provide a balanced allocation of space for the various land uses to meet social, economic and physical needs.**

- ***Recommendation LU 1.7.1: Direct commercial/industrial growth to the Aeronautical Business Park, and along the STH 23, and CTH D corridors*** (See Strategy ED 2.2)**.**

- ***Recommendation LU 1.7.2: Divide the Town into three Tiers for the purposes of targeting new development*** (See Strategy LU 1.1)**.**
    - **Tier I: Priority Mixed Use Growth Areas.** This area will be given priority. It is anticipated that 88 percent of the new single-family, all of the two-family and multi-family, commercial and industrial development will occur in this tier. New medium density residential, as well as commercial and industrial development should be served by public sewer and water and should follow a logical progression. As new development occurs, existing development not currently on sewer and/or water should be required to connect.
    - **Tier II: Rural Residential Growth Areas.** Limited single-family residential development (approximately 8 percent) should occur in these areas. New development will be served by on-site wastewater systems and private wells.
    - **Tier III: Farmland Preservation Growth Areas.** This area is currently included in the farmland preservation area. It is anticipated that new residential development will be extremely limited (approximately 4 percent) and will occur on larger individual lots.

**Strategy LU 1.8: Preserve and provide for open space and recreational areas to enhance the quality of the environment, maximize natural resource conservation, buffer incompatible uses and facilitate active and passive outdoor recreational pursuits by all age groups.**

- ***Recommendation LU 1.8.1: Provide and/or preserve public access to local waterways, including Lake Winnebago*** (See Strategy CF 2.1)**.**

**Strategy LU 1.9: Ensure that the zoning map and ordinances are consistent.**

- ***Recommendation LU 1.9.1: Review the ordinance and zoning map and update the ordinance and/or map so that they are consistent.*** The current zoning map includes a RH Residential District; this is not included in Title 13 – Zoning Code, dated October 8, 2014. The latest copy of the zoning ordinance and map should be posted on the Town's website and available to the public.

## ECONOMIC DEVELOPMENT FRAMEWORK PLAN

**Goal ED 1: Support a range of economic development activities that encourages retail, commercial and industrial growth.** The Town of Fond du Lac's economy is dependent on the economy of others in the area, county, region and state. For this reason the Town should work with others to strengthen the local economy and promote the Town of Fond du Lac.

**Strategy ED 1.1: Partner with others to promote economic development in the Town of Fond du Lac.** Many local and regional economic development organizations and groups are working to promote economic development in the state, region and county. The Town of Fond du Lac's economy can benefit from these efforts and the Town should be aware of and encourage efforts to promote economic development in the Town.

- ***Recommendation ED 1.1.1: Work with the Fond du Lac County Economic Development Corporation (FCEDC) to promote economic development in the Town of Fond du*** Lac (See Strategy IC 1.2). The FCEDC works with communities to promote economic development within Fond du Lac County by promoting available properties and the amenities of the area.
    - ***Promote the Aeronautical Business Park.***
    - ***Identify and promote underutilized commercial and industrial properties that may have commercial or residential development potential.***
    - ***Identify and promote available properties/buildings in the Town of Fond du Lac.***
    - ***Promote the amenities and quality of life within the Fond du Lac area.*** Amenities within the Fond du Lac area include the availability of a quality educational system, proximity to key transportation corridors, natural areas and recreational opportunities and low cost of living.

**Strategy ED 1.2: *Work with Fond du Lac County Economic Development Corporation (FCEDC) to promote industry cluster development.*** FCEDC has identified seven targeted industry clusters: Advanced Manufacturing: Machinery and Metal Industry; Advanced Materials Manufacturing; Agribusinesses, Food Processing and Technology Industry, Biomedical-Biotechnical; Energy (Fossil and Renewable) Industry; Printing and Publishing Industry; Transportation and Logistics Industry.

**What is an industry cluster?**

An industry cluster is a geographical group of interconnected companies or associations in a particular field. An industry cluster can include product producers, service providers, suppliers, educational institutions and trade associations.

- ***Recommendation ED 1.2.1: Work with the Fond du Lac County Economic Development Corporation (FCEDC) to encourage the establishment of businesses in the Town that would complement existing business in the Town and area.***

- ***Recommendation ED 1.2.2: Encourage businesses to utilize one of the revolving loan funds administered by the Fond du Lac County Economic Development Corporation (FCEDC).*** Revolving loan fund programs (RLF's) provide low interest funding to businesses for working capital, equipment or for expansion. FCEDC administers four RLFs, three of which can be utilized by Town residents.

- ***Recommendation ED 1.2.3: Capitalize on the Town's location along the I-41 corridor and freight opportunities to attract businesses.*** I-41, a nationally recognized corridor, intersects the Town of Fond du Lac and provides access to Milwaukee, Chicago and other states to the south and Oshkosh, the Fox Cities and Green Bay to the north. It provides better access for customers, reduces transportation costs, increases safety, and enhances delivery times for goods and services. I-41, combined with the Fond du Lac Skyport and nearby railroads increases opportunities for freight movement.

- ***Recommendation ED 1.2.4: Engage in regional efforts with the Fond du Lac County Economic Development Corporation (FCEDC) to diversify and expand the economy.*** Opportunities to become more involved with business expansion, recruitment and retention exist through ongoing programs by FCEDC.

- ***Recommendation ED 1.2.5: Work with the Fond du Lac County Economic Development Corporation (FCEDC) to inform entrepreneurs and businesses about "Virtual Building" a tool for building site selection.***

**Strategy ED 1.3: Cost-effectively serve new commercial and industrial development.** It is more cost effective to serve new development in areas where existing infrastructure is currently available or in areas adjacent to existing development.

- ***Recommendation ED 1.3.1: Direct development to areas already served by public infrastructure and services (sewer, water, streets, emergency services).*** Give second priority to areas adjacent to public services (See Strategies CF 4.1, CF 5.1 and LU 1.1). The Town should utilize Fond du Lac Sewer Service Area plans developed by ECWRPC.

**Strategy ED 1.4: Support existing businesses.** Buying products and services from local businesses supports the local business and economy.

- ***Recommendation ED 1.4.1: Support a "buy local" philosophy.*** Local purchasing means supporting local businesses by purchasing products and services that were produced locally.

- ***Recommendation ED 1.4.2: Use the Town's newsletter to regularly feature a local business or family farm*** (See Strategy IC 1.3). Highlighting a local business or family farm could enhance the sense of community.

- ***Recommendation ED 1.4.3: Invite local business stakeholders to an annual meeting to discuss issues of mutual concern.***

**Goal ED 2: Improve the overall economic wellbeing of Town residents without compromising the natural resources and quiet rural character they value.**

**Strategy ED 2.1: Protect the economic viability of existing farm operations and the "right to farm".** Farming has and continues to play an important role in Fond du Lac County's economy. Residents new to country living often have misconceptions about what it means to live in the country. Helping them understand that living in the country is not all "milk and honey" can help them cope when an aspect of farming offends one or more of their senses.

- ***Recommendation ED 2.1.1: Continue to use an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and that the hours of operation may begin before dawn and extend well past dusk, including weekends*** (See Strategy AG 1.4)**.**

- ***Recommendation ED 2.1.2: Require that all subdivisions that are developed adjacent to active farm properties contain a statement regarding the "Right to Farm"*** (See Strategy AG 1.4)**.**

- ***Recommendation ED 2.1.3: Support the annual "Breakfast on the Farm" program.*** The "Breakfast on the Farm" program teaches non-farm residents about farming and how their food is produced.

- ***Recommendation ED 2.1.4: Support community-wide activities*** (See Strategy IO 1.1)**.** These events could promote the "sense of community" and would allow neighbors and other members of the community to connect with each other for a common bond.

**Strategy ED 2.2: Encourage compatible commercial and light industrial uses that meet the needs of Town and area residents.** It is the intent of the Town to limit commercial and industrial development in the Town. However, commercial and light industrial uses along STH 23 and CTH D that complement and are compatible with existing businesses and land uses are welcome.

- ***Recommendation ED 2.2.1: Accommodate new light industrial and commercial uses that are compatible and consistent with existing zoning and/or the Town's comprehensive plan*** (See also Strategy LU 1.7)**.** Some light industrial activities may be compatible with existing infrastructure and resources. However, heavy industrial activities or industries that require high water usage are not compatible with existing Town resources or the desires of Town residents.

- ***Recommendation ED 2.2.2: Generally direct light industrial and commercial development in the Town to areas along STH 23, and CTH D corridors*** (See Strategy LU 1.7)**.** New light industrial and commercial development should be directed to areas served by municipal sewer and water along the STH 23 and CTH D corridors. Industries requiring higher water usage should be encouraged to locate in communities that can support these types of industries such as the City of Fond du Lac or the Village of North Fond du Lac.

- ***Recommendation ED 2.2.3: Develop design standards that future commercial and industrial proposals must meet in order to be approved by the community*** (See Strategy LU 1.2)**.** Guidelines could include landscaping requirements, architectural control, buffers, lighting, fencing, signage, etc.

- ***Recommendation ED 2.2.4: When identifying future commercial or industrial sites, consider the environmental conditions of the area such as wetlands and floodplains*** (See Strategy LU 1.1, NR 1.1)**.**

**Strategy ED 2.3: Support the establishment of small businesses or "home-based" businesses that provide economic opportunities for local residents.** Home-based businesses allow residents to work out of their home.

- ***Recommendation ED 2.3.1: Review current zoning requirements so that small and home-based businesses which complement the community and do not unduly impact neighboring properties are allowable.*** Home Occupations are defined in Section 13-1-2 of the Town of Fond du Lac zoning code. The Town should review the definition to ensure that it meets the Town's vision.

**Strategy ED 2.4: Provide adequate technological infrastructure to accommodate the needs of businesses and residents.** For businesses to compete effectively, it is essential that affordable access to cutting-edge telecommunications be available. As more people work from home and as technology continues to play an ever more important role in daily lives, it will be vital that cutting edge technology is available to the residential user as well.

- ***Recommendation ED 2.4.1: Keep informed of new technologies which will improve communication and overall efficiency of local enterprises such as high speed internet, high speed definition digital television and others.***

**Goal ED 3: Promote lifelong learning and entrepreneurial opportunities for local youth and adults.** A number of initiatives are already occurring in the Fond du Lac area to address workforce skills gaps, worker recruitment and retention, and entrepreneurship. Moraine Park Technical College offers welding and Computer Numerical Control (CNC) machinist boot camp sessions within its Manufacturing Skills Academy. Fond du Lac Works is a coordinated community effort to address skilled worker shortages through the Fond du Lac Area Association of Commerce. The Fond du Lac School District offers two chapter schools that focus on Science, Technology, Engineering, and Math (STEM); the STEM Academy for grades 3 to 5, and the STEM Institute for grades 6 through 8. IGNITE is a resource for innovators and entrepreneurs. Finally ENVISION Fond du Lac is a strategic planning effort looking at Economic Development and Entrepreneurship, retaining young people and attracting young families and professionals, community identify and neighborhood livability (See Strategy IO 1.1).

**Strategy ED 3:1: Support existing educational and entrepreneurial programs and worker retention and recruitment initiatives.**

- ***Recommendation ED 3.1.1: Utilize the Town's website to promote local educational and entrepreneurial programs and opportunities to residents.***

- ***Recommendation ED 3.1.2: Designate a local contact to learn more about existing educational and entrepreneurial programs and how the Town can support these efforts, where needed and appropriate.***

**Goal ED 4: Ensure that developing parcels on airport property remain in the Town of Fond du Lac.**

**Strategy ED 4.1: Maintain the stability of the Town and its municipal boundaries and its future.**

- ***Recommendation ED 4.1.1: Work with the City of Fond du Lac and Fond du Lac County to address annexation of Town areas at the Fond du Lac Skyport*** (See Strategy IC 1.1)**.** Space is currently available in the Town of Fond du Lac to accommodate private and commercial hangers on airport property.

## HOUSING FRAMEWORK PLAN

**Goal H 1: Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs.** Housing is not a one size fits all commodity. Different types of households have different housing needs and preferences. As the population in the area changes, housing needs change also. Options should be expanded to address the housing needs of emerging households, the elderly, new immigrants, the growing minority population and an increasing variety of household types and preferences.

**Strategy H 1.1: Encourage residential developments that provide a balance of low-income, moderate-income and high-income housing.** A balanced mix of well-designed housing types (owner and renter occupied), various sizes and prices for all income levels can enhance the character, viability and fulfil the housing needs of the Town.

- ***Recommendation H 1.1.1: Promote the conversion of underutilized facilities for residential uses, if feasible.*** Identify vacant or underutilized buildings that may fill the housing needs of the community. Work with private developers, non-profits and others to assist in these endeavors.

- ***Recommendation H 1.1.2: Support the design and siting of new affordable housing that fits into existing neighborhoods.*** Affordable housing can be designed to fit into existing neighborhoods. Low cost design features can be used to enhance curb appeal, as well as "green" building initiatives that can be used to boost energy efficiency.

- ***Recommendation H 1.1.3: Maintain the ability to build varied types and sizes of housing in the Town.***

- ***Recommendation H 1.1.4: Encourage the development of a senior housing project in the Town.*** According to the U.S. Census, in both 2000 and 2010, residents in the Town of Fond du Lac had a higher median age than those in Fond du Lac County. Since the population is expected to continue to age during the life of this plan, if current trends continue, the population in the Town will continue to age at a faster rate than the county. Since housing needs change as people age, and if the Town wants to retain existing residents, the Town should consider the development of senior housing.

- ***Recommendation H 1.1.5: Encourage existing nonprofits to work closer together and with the private sector to meet community needs.*** Advocap, Habitat for Humanity, USDA Rural Development and the Veterans Administration have programs that assist the elderly and allow them to remain in the homes.

- ***Recommendation H 1.1.6: Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing.*** One example could be a joint construction training program between local schools and construction companies.

**Strategy H 1.2: Increase housing density.** It is not the intent of this plan to increase residential densities beyond what already exists. However, by controlling the rate and location of development, housing development occurs in a planned and orderly rate.

- ***Recommendation H 1.2.1: Direct new residential development to areas already served by or adjacent to existing infrastructure*** (See Strategy LU 1.1)***.*** Directing new residential development to areas with existing infrastructure, reduces development costs, reduces costs for municipal services, decreases sprawl and protects open spaces and environmental resources.

- ***Recommendation H 1.2.2: Promote infill development.*** For many reasons, certain lots are left vacant within an existing subdivision or largely develop area. By promoting infill development, these lots are identified so that they can be utilized.

**Strategy H 1.3: Address the relationship between housing and other land uses in both private and public arenas.** Decisions made about housing impacts housing choice, supply and affordability. It also impacts other planning areas including economic development, transportation, community and public facilities, environmental quality and land use.

- ***Recommendation H 1.3.1: Integrate housing types and other uses that provide jobs/services within a walkable area.***

**Goal H 2: Preserve the integrity of the existing housing stock and the cultural identify and history of the area.** The existing housing stock in the area is an important resource, which provides community character, cultural identity and reflects the historical development of the area. It also increases the housing stock diversity, provides housing choice and helps maintain housing affordability.

**Strategy H 2.1: Reduce the incidence of poorly maintained housing.** Most housing within the Town is well maintained; however concern was expressed that this may not always be case.

- ***Recommendation H 2.1.1: Consider developing a building maintenance ordinance.*** This ordinance can be used to address maintenance issues dealing with exterior walls, windows, accessory buildings, roofs, stairs and porches.

**Strategy H 2.2: Encourage preservation and renovation of historic homes.**

- ***Recommendation H 2.2.1: Develop an inventory of historical and architecturally significant homes in the Town*** (See Strategy CR 1.1)**.** Communities are often unaware of the historical and/or architectural significance of certain homes. Developing an inventory will provide the Town of Fond du Lac a list of potential structures that should be preserved. The Wisconsin Historical Society is a valuable resource for materials.

- ***Recommendation H 2.2.2: Collaborate with neighboring communities to apply for a grant from the Wisconsin Historical Society or other appropriate organization to complete a historical and cultural survey*** (See Strategies CF 1.1)**.** A grant may be available to complete a local historical and cultural survey.

- ***Recommendation H 2.2.3: Encourage eligible home owners to seek federal and state tax credits that can be used for preservation and renovation activities.*** Wisconsin homeowners may be eligible to claim a 25 percent income tax credit for rehabilitation of historic personal residences.

## TRANSPORTATION FRAMEWORK PLAN

**Goal T 1: Ensure that the Town's road system is well maintained, is safe and operates as an efficient system.**

**Strategy T 1.1: Address identified safety and congestion concerns within the Town.** During the community visioning session, numerous people identified the STH 23 and Esterbrook Road as a safety concern.

- ***Recommendation T 1.1.1: Work with WisDOT, East Central Wisconsin Regional Planning Commission (ECWRPC), Fond du Lac County and the Fond du Lac Urbanized Area Metropolitan Planning Organization (Fond du Lac MPO) to address safety and congestion concerns at STH 23 and Esterbrook Road*** (See Strategies LU 1.3 and IC 1.4)**.** Heavy traffic and inattentive drivers traveling west on STH 23 is causing safety issues with drivers attempting to turn left onto Esterbrook Road during certain times of the day. As residential development in the western portion of the Town and commercial development occurs along and near the STH 23 corridor, it is likely that congestion and safety issues will increase in this area. The *WIS 23 Corridor Management Plan*, dated October 2013, indicates that a feasible long-term solution for the STH 23 Corridor is to expand the highway to 4 lanes. Until a long-term solution can be completed, the following short term solutions should be considered.
    - ***Encourage WisDOT to continue to monitor traffic volumes and vehicle crash data.***
    - ***Request that WisDOT conduct a speed study to determine if the speed limit could be lowered through the Esterbrook Road area.*** If the speed study does not warrant a speed limit reduction at this time, work with others to monitor traffic volumes and crash rates annually and if warranted, request that WisDOT conducts a new traffic study.
    - ***Encourage WisDOT and Fond du Lac County to investigate additional short-term solutions that can be cost-effectively implemented. Short-term solutions to consider include:***
        - ***Installation of a yellow flashing light and advisory speed limit reduction sign through the Esterbrook Road intersection on STH 23.***
        - ***Installation of a designated left turn lane from STH 23 to south Esterbrook Road and advisory speed limit reduction sign through the Esterbrook Road Intersection.***
        - ***Installation of a signalized intersection or, preferably a roundabout at STH 23 and Esterbrook Road.***

**Strategy T 1.2: Provide a well maintained transportation network.** The Town encourages feedback from residents so that safety or maintenance issues and concerns can be addressed and resolved on a timely basis. Pavement Surface Evaluation and Rating (PASER) is one method that communities use to inventory their roads and develop a planned maintenance and reconstruction program. Established annual meetings with the county Highway Department and WisDOT ensure coordination on a regional and statewide basis.

- ***Recommendation T 1.2.1: Continue to conduct PASER evaluation of the existing road network.*** Every two years all jurisdictions in Wisconsin are required to rate the condition of their local roads and submit the information to WisDOT. In general, PASER rates paved roadway surfaces on a scale of 1 to 10, and gravel roads on a scale of 1 to 5. A rating of 10 for paved roadways and a rating of 5 for unpaved roadways are considered new roadways, while a rating of 1 for both will require total reconstruction.

- ***Recommendation T 1.2.2: Continue to identify road reconstruction and maintenance activities based on the PASER evaluation and incorporate these improvements into the Town's Capital Improvement Plan (CIP).*** A CIP helps the Town look at future needs and plan for them accordingly. Annual updates to the CIP are needed to better assess any necessary changes to the program.

- ***Recommendation T 1.2.3: Work with Fond du Lac County to replace the Hickory Road Bridge at the East Branch of the Fond du Lac River.*** It is anticipated that the Hickory Road Bridge (sufficiency rating 23.10) will be replaced in 2020 and that design will start in 2018. The Town should work with the county to ensure that its needs are being taken into consideration when the bridge is replaced.

- ***Recommendation T 1.2.4: Consider realigning Hickory Road from the East Branch of the Fond du Lac River south to the Town boundary*** (See Strategy LU 1.3)**.** During the community vision session, it was recommended that the segment of Hickory Road from the East Branch of the Fond du Lac River to the Town boundary be straightened to improve safety. The Town should consider and coordinate the realignment of Hickory Road when the Hickory Road Bridge is reconstructed.

- ***Recommendation T 1.2.5: Consider developing a street sign inventory.*** Federal Highway Administration, 23 CFR Part 655 provides National Standards for Traffic Control Devices; the Manual on Uniform Traffic Control Devices for Streets and Highways; Maintaining Traffic Sign Retroreflectivity. An inventory of existing signage can be scheduled and developed by East Central Wisconsin Regional Planning Commission at no cost to the community under the technical assistance program.

- ***Recommendation T 1.2.6: Encourage residents to report any specific areas where safety or maintenance issues are a concern.*** Develop a website input form so that residents can complete the forms online.

**Strategy T 1.3: Ensure that the road network operates as an efficient system.** Roads that receive the highest level of use and have functional classification are eligible for federal funding for maintenance and construction.

- ***Recommendation T 1.3.1: Review and revise the road classification system, as needed so that the most important roads are eligible for federal funding.*** Since

functionally classified roads are eligible for federal funding, the Town should work with others to ensure that roads that are more heavily used obtain this classification.

- ***Recommendation T 1.3.2: Update the Town's official map to reflect ongoing changes and future improvements to the Town's transportation system.*** Utilizing an official map, the Town has the ability to map future streets to better ensure mobility.

**Strategy T 1.4: Address mobility needs for automobiles, trucks, bicycles and pedestrians.** A number of issues related to mobility were raised by residents during the visioning exercise. People felt that an additional east-west connection from the Town's west side to the City of Fond du Lac would alleviate congestion at the STH 23 and Esterbrook Road intersection. Residents also expressed concern regarding east-west movement in the southern part of the Town. It was felt that once the USH 151 Bypass Corridor improvements were completed, east-west access in this part of the Town would become more limited.

- ***Recommendation T 1.4.1: If possible, provide a connection from the west side of the Fond du Lac Skyport to the east side to improve access to the city and alleviate congestion*** (See Strategy LU 1.1)**.** Access from the west side of the Town to the City of Fond du Lac is limited. At one time, access was available via Rogersville Road. However, expansion of the Fond du Lac Skyport and federal regulations eliminated this access point.

- ***Recommendation T 1.4.2: Work with others to increase east-west access in the southern part of the Town*** (See Strategy LU 1.1)**.** Geographical constraints south of USH 151 and the upgrade to the USH 151 corridor limit east-west movement in the Town. In the future a frontage service interchange at STH 175 and I-41 may be constructed that could potentially connect to Hickory Road. The Town should keep informed of any potential projects that may occur in this area.

**Strategy T 1.5: Coordinate short and long range transportation planning efforts.** The Town should remain in contact with others so that any short or long range transportation efforts can be efficiency and safely instituted and that the needs and desires of the Town are considered during the planning and design stage.

- ***Recommendation T 1.5.1: Work with WisDOT and others on the USH 151 Bypass Corridor project to keep informed of upcoming improvements*** (See Strategy LU 1.3)**.** Construction of needed improvements to the USH 151 Bypass Corridor could be disruptive and is increasing resident anxiety. To ensure continued service and access to the southern portion of the Town and to keep residents informed, the Town should remain in close contact with WisDOT and others.

- ***Recommendation T 1.5.2: The Town should work with WisDOT, the Town of Lamartine, the City of Fond du Lac, East Central Wisconsin Regional Planning Commission and the Fond du Lac Urbanized Area Metropolitan Planning Organization to ensure that its need and desires are being incorporated into the redesign of the STH 23 corridor*** (See Strategy LU 1.3)**.** In the future, STH 23 from Townline Road to the I-41 interchange will be improved to address safety and congestion concerns along the corridor. In order to promote commercial development along the STH 23 corridor, the Town should work with others to reduce traffic congestion, promote the safe flow of through traffic and ensure that road improvement

costs do not unduly burden any single party that may hamper development along the corridor.

- ***Recommendation T 1.5.3: Maintain contact with the Fond du Lac County Highway Department and WisDOT to ensure coordination on area, regional and statewide transportation issues that may affect the Town.***

**Strategy T 1.6: Explore opportunities for cost efficiencies and shared services.**

- ***Recommendation T 1.6.1: Continue to work with others to share maintenance of common roads.***

**Goal T 2: Provide, support and maintain a wide range of transportation alternatives for residents and visitors.** Bicycling and walking are important modes of transportation and are used for commuting to school and work, social interaction, recreation and exercise. Bicycling and walking have health benefits, move people inexpensively, reduce congestion and air pollution. Elderly and disabled residents rely on public transportation to access medical appointments, shopping and other services.

**Strategy T 2.1: Provide opportunities for active lifestyles.** People may be more willing to walk and bike if using these modes can be done safely and conveniently.

- ***Recommendation T 2.1.1: In the future, work with others to develop a bicycle trail along Esterbrook Road*** (See Strategy CF 2.1)**.** The trail can be used to connect residential development on the Town's west side to the Town Campus and to the Mascoutin Valley and Wild Goose State Trails.

- ***Recommendation T 2.1.2: Work with the City of Fond du Lac, Fond du Lac County and others to provide access for Town residents to existing and proposed trails*** (See Strategies LU 1.1 and CF 2.1)**.** An extensive trail system exists and is planned in the Fond du Lac area. Parts of this system extend into the Town or are within close proximity to the Town. The Town should contact and consider working with the city and county to develop a bike and pedestrian plan that looks are regional trail connections for Town residents.

- ***Recommendation T 2.1.3: Maintain access to state trails, including snowmobile and bicycling/pedestrian trails that intersect the Town.*** During the visioning session, residents indicated that they utilized the trails in the area and wanted the ability to continue to use these trails.

- ***Recommendation T 2.1.4: Encourage bicycle and pedestrian friendly road construction.***

**Strategy T 2.2: Encourage the availability of public and private transportation services for elderly and other transportation dependent residents.** Fond du Lac County administers three programs that provide transportation for elderly and disabled persons. These services allow people to remain in their homes longer.

- ***Recommendation T 2.2.1: Encourage Fond du Lac County Department of Senior Services to continue to provide a demand response, curb to curb service for the senior and disabled population in Fond du Lac County.***

## UTILITIES AND COMMUNITY FACILITIES FRAMEWORK PLAN

**Goal CF 1: Provide high-quality and cost effective community facilities and services that meet existing and projected future needs.**

**Strategy CF 1.1: Provide adequate services and facilities in a fiscally responsible manner.**

- ***Recommendation CF 1.1.1: Continue to develop a 5 year Capital Improvement Program (CIP) to comprehensively address the Town's future needs.*** Include 10, 15 and 20 year timelines to anticipate future capital improvements. A CIP will help ensure that money is being set aside for needed improvements and that facilities are being maintained.

- ***Recommendation CF 1.1.2: In the future, when warranted, construct a new town hall, public works department and fire station on the Town owned property off of Esterbrook Road*** (See Strategies IO 1.1 and LU 1.1)**.** The new Town Campus should be constructed on existing Town owned property on the west side of the Town. Lessen the tax burden on Town residents by including the project in the CIP and spreading the cost of construction over a period of years.

- ***Recommendation CF 1.1.3: Establish a method of communication with local school districts*** (See Strategies IC 1.3 and CF 3.1)**.** Students within the Town attend one of three public school districts. While there is no main stream school located in the Town, at some point, growth occurring on the west side of the Town may necessitate the need to construct a new school. If that happens, the Fond du Lac School District may be interested in locating a school in the Town of Fond du Lac and partnering with the Town to share space in the evenings and weekends. Additionally, the school district may be willing to partner with the Town to encourage students to volunteer on community beautification projects including park and cemetery maintenance, and light home and lawn maintenance for elderly residents.

- ***Recommendation CF 1.1.4: Establish a method of communication with local churches*** (See Strategy IC 1.3)**.** The Community Church is located off STH 23. The church may be willing to partner with the Town on community beautification projects.

- ***Recommendation CF 1.1.5: Address stormwater management planning.*** The Town is required to reduce stormwater runoff by implementing a stormwater management program. This program should encourage the use of green infrastructure, when possible. The Town should also continue to work with developers at the

**What is Green Infrastructure?**

Green Infrastructure is an approach to water management that protects, restores, or mimics the natural water cycle. Green infrastructure practices include rain gardens, permeable pavements, green roofs, infiltration planters, trees and tree boxes, and rainwater harvesting systems. - http://www.americanrivers.org.

beginning of the planning stage on stormwater management issues.

- ***Recommendation CF 1.1.6: Continue to maintain the historical cemeteries in the Town*** (See Strategy CF 1.2.3)**.** The Town currently maintains three historical cemeteries; Oakgrove (Homiston), Olmstead and Hawes. Even though state statutes require communities to maintain abandoned cemeteries, Town residents are strongly supportive of this activity.

- ***Recommendation CF 1.1.7: Continue to explore opportunities for shared services within the Fond du Lac area*** (See Strategy CF 6.1.4)**.** The Town is part of the Mutual Aid Box Alarm System, which is a mutual aid measure used to deploy fire, rescue and emergency medical services in a multi-jurisdictional and/or multi-agency response.

- ***Recommendation CF 1.1.8: Ensure that public sewer and water, transportation and community facilities will support the land use pattern indicated on the future land use map and the adopted sewer service area plan*** (See Strategy LU 1.1)**.**

- ***Recommendation CF 1.1.9: When purchasing new equipment or updating existing facilities or building new facilities, consider energy efficiency and renewable energy options in all decisions.***

**Goal CF 2: Maintain and enhance recreational opportunities in the Town.**

**Strategy CF 2.1: Provide adequate active and passive recreational opportunities for local residents.**

- ***Recommendation CF 2.1.1: Increase recreational opportunities in Simon Riverside Park.*** It is the intent of the Town to continue to develop this park as part of the Town Campus, as funding allows and opportunities arise. To ensure that Town needs are being met and that the Town Campus is being developed in a logical and cost effective manner; the Town should enlist the assistance of a landscape architect. Future amenities of the park could include a baseball diamond, soccer field, trails and water access.

- ***Recommendation CF 2.1.2: In the future, work with others to develop a bicycle trail along Esterbrook Road*** (See Strategy T 2.1)**.** The trail can be used to connect residential development on the Town's west side to the Town Campus and to the Mascoutin Valley and Wild Goose State Trails.

- ***Recommendation CF 2.1.3: Work with the City of Fond du Lac, Fond du Lac County and others to provide access for Town residents to existing and proposed trails*** (See Strategy T 2.1)**.** An extensive trail system exists and is planned in the Fond du Lac area. Parts of this system extend into the Town or are within close proximity to the Town. The Town should contact and consider working with the city and county to develop a bike and pedestrian plan that looks are regional trail connections for Town residents.

- ***Recommendation CF 2.1.4: Consider identifying locations for future bicycling and pedestrian off-road trails.*** Off-road trails could be incorporated into proposed developments and completed as development occurs.

- ***Recommendation CF 2.1.5: Provide public access to local waterways.*** During the visioning session, residents requested that the Town provide access for canoes and kayaks on the East and West Branches of the Fond du Lac River. This could include identifying a safe access point and allowing parking on intersecting roads.

- ***Recommendation CF 2.1.6: Preserve access on Lake Winnebago*** (See Strategy LU 1.8)**.** The Town currently maintains a paved boat landing off of Garden Drive in the northern part of the Town.

- ***Recommendation CF 2.1.7: In the future, work with neighbors to determine a use for the small neighborhood park by Takodah Drive (Bucher Beirne Park).*** This small park is totally landlocked and is used by area residents who live immediately adjacent. The Town currently mows the grass.

- ***Recommendation CF 2.1.8: Work with community based organizations and others to maintain and enhance recreational opportunities.*** Civic organizations and others provide a valuable service to the community. These organizations could assist in the maintenance and development of Simon Riverside Park and the maintenance of local historical cemeteries.

**Goal CF 3: Promote quality schools and access to educational programs and library services.**

**Strategy CF 3.1: Ensure new school facilities serve not only the needs of the school district but also the needs of the community.** It is not only important that community needs be considered in the design of new school facilities, but community involvement should also be sought in the placement of these facilities. This will ensure that the necessary infrastructure is in place to serve the facility.

- ***Recommendation CF 3.1.1: Establish method of communication with local school districts*** (See Strategies IC 1.3 and CF 1.1)**.** While there are no plans to construct a new school in the Town of Fond du Lac, the Town should be proactive and open a method of communication with the school district for potential future needs.

- ***Recommendation CF 3.1.2: Coordinate with local school districts on the siting and development of new facilities*** (See Strategy CF 1.1, IC 1.3)**.** In the future, work with the local school districts to ensure that community needs are being met and that the necessary infrastructure is in place. School districts have partnered with communities on the development of shared libraries, after hours meeting and recreational space, etc.

**Strategy CF 3.2: Work with the Fond du Lac and Spillman public libraries to ensure that public library needs are being met.**

- ***Recommendation CF 3.2.1: Establish a branch library in the Town, when needed.*** When warranted, a branch library could be developed at the Town Campus or in another appropriate location in the Town.

**Goal CF 4: Ensure the proper treatment of wastewater to protect public health, and ground and surface water quality, while meeting current and future Town needs.**

**Strategy CF 4.1: Encourage new development to occur within areas already served or to areas adjacent to existing development.** Improperly treated wastewater can contaminate surface and groundwater and endanger public health. Public wastewater systems are more likely to be properly maintained and unlike private on-site systems put the responsibility of maintenance and treatment on the owner of the public system.

- ***Recommendation CF 4.1.1: Coordinate the cost-effective the extension of public sewer to areas in the western part of the Town.*** Even if the developer underwrites the cost of extending utilities, there is a long-term cost to the utility in maintenance and replacement. A logical extension of existing lines to areas immediately adjacent to those already served minimizes these costs.

- ***Recommendation CF 4.1.2: Encourage new development to occur within the Town's existing sanitary districts.*** Undeveloped land exists not only in Sanitary District #3, but also in Sanitary District #4 and Sanitary District #2. Both areas would allow for the cost-effective extension of public sewer.

- ***Recommendation CF 4.1.3: Encourage infill development to occur within the Town's existing sanitary districts.*** Infill development utilizes existing infrastructure and is more cost effective for the Town.

**Strategy CF 4.2: Work with Fond du Lac County to protect public health, and ground and surface water quality (on-site systems).**

- ***Recommendation CF 4.2.1: Continue to coordinate with Fond du Lac County to assist residents and businesses not currently served by public sewer to comply with the Fond du Lac County POWTs monitoring program.***

**Goal CF 5: Ensure that the public water system has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is able to meet current and future needs.**

**Strategy CF 5.1: Coordinate the orderly extension of service to areas not currently served by public water.**

- ***Recommendation CF 5.1.1: Extend service to existing development in an orderly and cost-effective manner*** (See Strategy LU 1.1)**.** The majority of development in the western part of the Town, within the Town's water utility, is served by private wells. Extension of public water to these areas will increase the cost-effectiveness of the system.

- ***Recommendation CF 5.1.2: Encourage development to occur in areas that already have access to public water or where public water can be cost-effectively extended*** (See Strategies LU 1.1, NR 3.1, ED 1.3 and AG 1.1)**.**

**Goal CF 6: Provide a level of law enforcement, fire and emergency services, and solid waste and recycling collections that meet current and future needs of Town residents.**

**Strategy CF 6.1: Continue to work Fond du Lac County and others to provide police, fire and emergency services, and solid waste and recycling collection in the Town.**

- ***Recommendation CF 6.1.1: Periodically monitor the level of service, including response time for police protection.*** Police protection is currently provided by the Fond du Lac Sheriff's Department and residents are satisfied with this arrangement. However, as the Town becomes more developed, it may be necessary to re-evaluate this relationship.

- ***Recommendation CF 6.1.2: In the future, consider constructing a new fire station in the western part of the Town, when warranted.*** Currently residents are satisfied with response times in the western part of the Town. However, emergency services, including fire protection are dispatched from the existing Town Hall/Fire Station on the eastern side of I-41. As development continues and congestion increases, the Town should monitor response times to this area.

- ***Recommendation CF 6.1.3: Consider updating the Town's Insurance Service Office (ISO) Incorporated Public Protection Classification PPC.*** The Town has a PPC classification of 9 and this classification is many years old. PPC classifications range from 1 to 10. A Classification of 1 generally represents a superior property fire protection, while a classification of 9 does not meet ISO's minimum criteria. The price of insurance in a community with a good PPC is substantially lower than a community with a poor PPC.

- ***Recommendation CF 6.1.4: Continue to participate in the Mutual Aid Box Alarm System (MABAS)*** (See Strategy CF 1.1.7)**.** The MABAS is a mutual aid measure used to deploy fire, rescue and emergency medical services in a multi-jurisdictional and/or multi-agency response.

- ***Recommendation CF 6.1.5: Continue to work with Fond du Lac County on hazard mitigation implementation and planning for natural and manmade disasters.***

- ***Recommendation CF 6.1.6: Continue to provide solid waste and recycling collection and a site to drop off brush and yard waste*** (See Strategy IC 1.5)**.** The Town currently provides solid waste and recycling collection to Town residents. In addition, the Town shares a drop off location with the Town of Friendship for brush and grass clippings.

**Goal CF 7: Enhance opportunities for senior citizens in the Town of Fond du Lac.**

**Strategy CF 7.1: Consider the needs of seniors when designing new facilities or providing new services.** The population in the Town of Fond du Lac is aging.

- ***Recommendation CF 7.1.1: When designing new recreational facilities and the future town hall; consider the needs of senior residents*** (See Strategy IO 2.1)**.**

## AGRICULTURAL, NATURAL AND CULTURAL RESOURCES FRAMEWORK PLAN

**Goal AG 1: Maintain the economic viability of the Town's agricultural community.** The history of the Town and the county is rooted in farming. While farmland is being converted to other uses, over half of the existing land use in the Town is cropland. According to the Town's Farmland Preservation Zoning Map, a significant portion of the Town is designated as Farmland Preservation.

**Strategy AG 1.1: Preserve the Town's most productive farmland for continued agricultural activities.** All farms can be adversely affected by the presence of nearby development and it is critical that those who want to remain in farming should be allowed to do so.

- ***Recommendation AG 1.1.1: Consider working with the county and surrounding towns to establish an Agricultural Enterprise Zone (AEA).*** Farmers in an AEA are eligible for tax credits of $5 per acre for land covered by a farmland preservation agreement, or $10 per acre for land covered by a farmland preservation agreement and located in a certified farmland preservation zoning district.

**What is an Agricultural Enterprise Zone (AEA)?**

An AEA is tool that communities can use to meet locally identified goals for preserving agricultural land and encouraging agricultural economic development.

- ***Recommendation AG 1.1.2: Use Fond du Lac County's farmland preservation plan as a guide to preserve farmland in the Town.***

- ***Recommendation AG 1.1.3: Promote infill and direct development to areas within one of the existing town sanitary districts and contiguous to existing development*** (See Strategies LU 1.1, NR 3.1, ED 1.3 and CF 5.1).

**Strategy AG 1.2: Continue to support local farmers in their ability to make their operations more economically viable.** Local educators and specialists are a valuable resource to farmers. New tools, techniques and trends in equipment, products and crops are constantly being developed. To enhance their ability to compete not only locally, but also globally, farmers need to keep appraised of the latest information.

- **Recommendation AG 1.2.1: Support the efforts of Fond du Lac County, UW-Extension, Wisconsin Department of Agriculture, Trade and Consumer Protection, USDA-NRCS and others that work with and provide information and resources to farmers who are seeking to innovate, modernize or maintain their operations.** A sound business plan combined with adequate financing at a favorable rate could well be the key driver in a farmer's decision to continue in agriculture.

**Strategy AG 1.3: Encourage the expansion and/or creation of new complementary industrial and commercial agribusinesses.**

- ***Recommendation AG 1.3.1: Work with the Fond du Lac County Economic Development Corporation (FCEDC) to promote agricultural support businesses*** (See Strategy ED 1.2). Industrial or commercial businesses that can process, manufacture, or sell and agricultural products locally not only help local farmers compete, they also provide employment opportunities for other area residents.

**Strategy AG 1.4: Minimize conflicts between ongoing agricultural operations and rural non-farm residents.**

- ***Recommendation AG 1.4.1: Continue to use an informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust and that the hours of operation may begin before dawn and extend well past dusk, including weekends*** (See Strategy ED 2.1)**.**

- ***Recommendation AG 1.4.2: Require that all subdivisions that are developed adjacent to active farm properties contain a statement regarding the "Right to Farm"*** (See Strategy ED 2.1)**.**

**Goal NR 1: Preserve and protect the natural resources of the Town.**

**Strategy NR 1.1: Protect environmentally sensitive areas and open spaces.**

- ***Recommendation NR 1.1.1: Identify and map environmentally sensitive areas and open areas.*** Environmentally sensitive areas include 100 year floodplain, wetlands, 150' Conservancy area setback in the Red Corridor from the HWM East Branch of the Fond du Lac River Corridor (between the WI Central RR tracks where they cross the East Branch of the Fond du Lac River and CTH D), 75' setback from the ordinary high water mark of navigable waters.

- ***Recommendation NR 1.1.2: When reviewing development proposal, consider the environmental conditions of the area such as wetlands, floodplains, depth to groundwater and setback from surface water resources*** (See Strategies LU 1.1, ED 2.2)**.**

- ***Recommendation NR 1.1.3: Continue to implement current wetland regulations.***

**Strategy NR 1.2: Reduce non-point nutrient runoff into lakes, streams and rivers.**

- ***Recommendation NR 1.2.1: Minimize nutrient contributions from private onsite systems by working with Fond du Lac County to discourage development in areas poorly suited for on-site systems.***

**Strategy NR 1.3: Protect the integrity of existing and future non-metallic mining sites.** The glacial heritage of the Town has left a number of sites that are rich in non-metallic mineral resources. Because public pressure from nearby residents can often make it difficult for an operator to expand his pit or open a new site, it is important to protect both working and future sites from adjacent development.

- ***Recommendation NR 1.3.1: Monitor types of development which would conflict with present and future extraction operations.*** Currently there are two non-metallic mining operations that exist in the northwest corner of the Town, west of Rolling Meadows Drive.

**Strategy NR 1.4: Maintain a quality forest resource.** There are over 1,100 acres (9.8%) of planted and general woodlands in the Town. Woodlands provide valuable wildlife habitat and play a major role in the scenic character so valued by residents.

- ***Recommendation NR 1.4: Work with landowners to preserve larger woodland areas including the woodlands surrounding river and stream corridors.***

**Goal NR 2: Preserve and protect groundwater supplies and surface water resources.**

**Strategy NR 2.1: Ensure that adequate amounts of safe drinking water are available to area residents.**

- ***Recommendation NR 2.1.1: Limit development on private wells near the county's former landfill south of the Fond du Lac Skyport*** (See Strategy LU 1.5)**.** Private wells within 1,200 feet of an existing or abandoned landfill may require special protection. The Town should inform potential landowners prior to approval of a building permit if the property is within 1,200 feet. Notification should indicate that more information be obtained before installing a private well. The 1,200 foot buffer should be indicated on the future land use map.

- ***Recommendation NR 2.1.2: Work with the City of Fond du Lac to protect existing municipal wellhead locations from land uses in the Town that could potentially contaminate groundwater*** (See Strategy LU 1.5)**.**

- ***Recommendation NR 2.1.3: Continue to work with the City of Fond du Lac to ensure that private wells are not negatively impacted due to drawdowns from area municipal wells.***

- ***Recommendation NR 2.1.4: Continue to work with Fond du Lac County and UW Extension on future groundwater studies that monitor groundwater quality in the Town.***

**Goal NR 3: Preserve the intrinsic visual qualities of the landscape that defines its rural character.** Rural areas continue to be viewed as an attractive option for new residential development, particularly those locations with highly scenic landscape features.

**Strategy NR 3.1: Consider the visual impact of non-farm development on the rural landscape.**

- ***Recommendation NR 3.1.1: Promote infill and direct higher density residential development to areas within existing town sanitary districts and contiguous to existing development*** (See Strategy LU 1.1, AG 1.1, CF 4.1, CF 5.1 and ED 1.3)**.**

**Strategy NR 3.2: Preserve the night sky.** Until they have spent time in a rural area, most urban residents have no idea of the number of stars in the sky. Rural residents often comment that their ability to experience the night sky is one of the most rewarding aspects of rural living.

- ***Recommendation NR 3.2.1: Consider enacting a light ordinance that would address shielding, light directing, and similar measures to control the direction, intensity and "leakage" of exterior lighting.***

**Strategy NR 3.3: Allow landowners to develop natural areas as a way to protect rural character.**

- ***Recommendation NR 3.3.1: Review and revise the Town's ordinances to allow natural landscaping and planting of native species.*** Natural landscaping and native species could be used to preserve the rural character of the Town and assist in reducing the impact of stormwater runoff by using natural systems to capture, cleanse and reduce stormwater.

**Goal CR 1: Preserve the Town's important cultural and historical resources.** Integral to the tapestry of structures, fields, woodlands, and other features that define a community's visual character are those cultural resources that over time have been intrinsically interwoven into its growth and development. Preserving those resources deemed by residents to have made meaningful contributions to their community's heritage allows them to connect with its past history and provides an opportunity to pass this heritage on to future generations.

**Strategy CR 1.1: Compile an inventory of significant cultural and historical resources.** A survey of historical, architectural and archeological resources would give the Town a base of information for future planning endeavors. It would also identify properties that are potentially eligible for inclusion in the National Register of Historic Places (NRHP).

- ***Recommendation CR 1.1.1: Collaborate with neighboring communities to apply for a grant from the Wisconsin Historical Society or other appropriate organization to complete a historical and cultural survey*** (See Strategy H 2.2)**.**

**Strategy CR 1.2: Preserve and protect historical sites and structures, important and unique architecture, elements reflecting the Town ethnic heritage and other significant cultural features.**

- ***Recommendation CR 1.2.1: Preserve historic barns and rural architecture.***

- ***Recommendation CR 1.2.2: Consider opportunities for historic preservation in all future planning, zoning and development decisions*** (See Strategy LU 1.6)**.** Land use decisions made about transportation, zoning, and subdivisions can directly impact local efforts to preserve a historic building, an archeological site or a historic area. Available information that has been assembled in the community is an important tool that provides a valuable reference for sound decision making.

- ***Recommendation CR 1.2.3: Continue to preserve and maintain the historical cemeteries in the Town.*** During the visioning exercise, residents indicated that the preservation and maintenance of historical cemeteries was important.

- ***Recommendation CR 1.2.4: Develop and utilize existing local expertise on historic preservation issues.*** Individuals within the Town may have knowledge of the area's history, including past events and personalities, as well as sites and structures. They may also have an extensive collection of early photographs, artifacts and other memorabilia. These people would be an excellent resource that should be consulted when decisions are needed.

## INTERGOVERNMENTAL COOPERATION FRAMEWORK PLAN

**Goal IC 1: Establish and/or maintain cooperative working relationships with the City of Fond du Lac, Village of North Fond du Lac and neighboring towns; Fond du Lac County; federal, state and county agencies; the local school districts; and others when opportunities and/or issues arise that can be more effectively addressed cooperatively.**

**Strategy IC 1.1: Maintain the stability of the Town and its municipal boundaries and its future.**

- ***Recommendation IC 1.1.1: Continue to establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities.*** The Town has been successful in establishing effective intergovernmental agreements with the City of Fond du Lac, Village of North Fond du Lac and neighboring towns, this has helped preserve the land use base and provide stability.

- ***Recommendation IC 1.1.2: Work with the City of Fond du Lac and Fond du Lac County to address annexation of Town areas at the Fond du Lac Skyport*** (See Strategy ED 4.1)**.** Space is currently available in the Town of Fond du Lac to accommodate private and commercial hangers on airport property.

**Strategy IC 1.2: Strengthen existing partnerships and build new relationships to promote economic development in the Town of Fond du Lac.** Many local, regional and statewide economic development organizations and groups are working to promote economic development. Since the Town of Fond du Lac's economy is dependent on the economy of the area, the Town can benefit from these efforts.

- ***Recommendation IC 1.2.1: Work with the Fond du Lac County Economic Development Corporation (FCEDC), East Central Wisconsin Regional Planning Commission (ECWRPC) and others to promote economic development in the Town*** (See Strategy ED1.1)**.**

**Strategy IC 1.3: Improve communication within the Town and between utilities, local school districts, neighboring municipalities, Fond du Lac County and others.**

- ***Recommendation IC 1.3.1: Establish a method of communication with community partners (civic organizations, churches, local school districts and others) to discuss community needs*** (See Strategies CF1.1 and CF 3.1)**.** Community partners are a valuable resource that can provide volunteer hours and funding for Town projects. However, it is important to ensure that these resources are being directed to meet the Town's needs. The Town should also work with local utilities to keep apprised of the latest technologies and coordinate any upcoming construction projects.

- ***Recommendation IC 1.3.2: Consider updating the Town website.*** The Town website is a valuable resource that should be used to provide information to current and prospective residents and business owners about Town meetings, ordinances, services, forms, departments, current events and local amenities.

- ***Recommendation IC 1.3.3: Continue to publish a regular newsletter*** (See Strategy ED 1.4)**.** The newsletter can be used to keep residents informed about current issues

and events and new policies. It can also be used to highlight existing and new businesses as a way to increase the sense of community.

- ***Recommendation IC 1.3.4: Establish periodic meetings with utilities, local school districts, neighboring municipalities, Fond du Lac County, state and federal agencies and others to discuss issues of common interest*** (See Strategy LU 1.4, T 1.5)**.** Periodic meetings will assist the Town in keeping informed of construction projects and issues of common interest.

- ***Recommendation IC 1.3.5: Maintain a complete and current copy of the Code of Ordinances.*** The Town should make a copy of the Code of Ordinances available to the public for review. This information should be posted on the Town's website and updated whenever changes are made.

**Strategy IC 1.4: Work with Fond du Lac County, WisDOT, ECWRPC, Fond du Lac MPO and adjoining municipalities to insure that the transportation system is safe and fills the diverse needs of area residents.**

- ***Recommendation IC 1.4.1: Work with the Fond du Lac County Highway Department, WisDOT, ECWRPC, Fond du Lac MPO, neighboring municipalities and others to coordinate short and long range transportation efforts*** (See Strategy T 1.5)**.** The Town should maintain contact with others to keep informed about short and long term projects that might affect the Town so that Town interests and needs are taken into account.

- ***Recommendation IC 1.4.2: Work with others to provide opportunities for active lifestyles*** (See Strategy T 2.1)**.** Residents have indicated that they would like to see the Town increase opportunities for safe biking and walking. A number of proposed and existing trails either intersect the Town or come within close proximity to the Town.

**Strategy IC 1.5: Continue to work with others to explore opportunities for cost efficiencies through shared services.**

- ***Recommendation IC 1.5.1: Continue to work Fond du Lac County, the City of Fond du Lac, the Village of North Fond du Lac and others to provide police, fire and emergency services, and solid waste and recycling collection in the Town*** (See Strategy CF 6.1, CF 1.7)**.** Mutual aid agreements enhance the level of service provided to Town residents. The Town is also working with the Town of Friendship to provide a location for residents to drop off brush and grass clippings. The Town should continue to look for methods to provide residents with a high level of services in the most cost-effective method.

## IMPLEMENTATION FRAMEWORK PLAN

**Goal I 1: Implement, to the extent possible, recommendations contained within the comprehensive plan update.**

**Strategy I 1.1: Closely monitor the implementation of plan recommendations to ensure they are followed.**

- ***Recommendation I 1.1.1: The planning commission should periodically review the implementation schedule and update the Town Board as to the progress that is being made.*** These reviews should be done at least quarterly to ensure that progress is being made to Implement all aspects of the plan. After a majority of the recommendations have been implemented the planning commission may be able to lengthen the time between reviews.

- ***Recommendation I 1.1.2: The planning commission should annually review the goals, strategies and recommendations and address any conflicts.*** During this review process, the planning commission should actively seek input from Town Board members, local citizens and others to gauge the effectiveness of the plan. This should include an assessment of the implementation successes as well as a consideration of additional recommendations.

- ***Recommendation I 1.1.3: The Town Board should periodically include an agenda item for plan implementation progress.*** To ensure implementation of the plan and to monitor the progress, the board should initially include an implementation item on the agenda at least quarterly.

**Strategy I 1.2: Update the plan as necessary.**

- ***Recommendation I 1.2.1: The planning commission should recommend modifications to the plan as necessary.*** As the plan is implemented, the Town may discover that the recommendations may not be achieving the desired goal. Additionally as community values change, some goals, strategies and recommendations may no longer by relevant.

- ***Recommendation I 1.2.2: The Town should update the comprehensive plan with a maximum of 10 years.***

- ***Recommendation I 1.2.3: When available and if necessary, the Town should provide updated information to supplement the plan information.*** This information should include new statistical information and population projections and updated census and land use information.

**Strategy I 1.3: Emphasize the need to intergovernmental cooperation throughout the implementation process.**

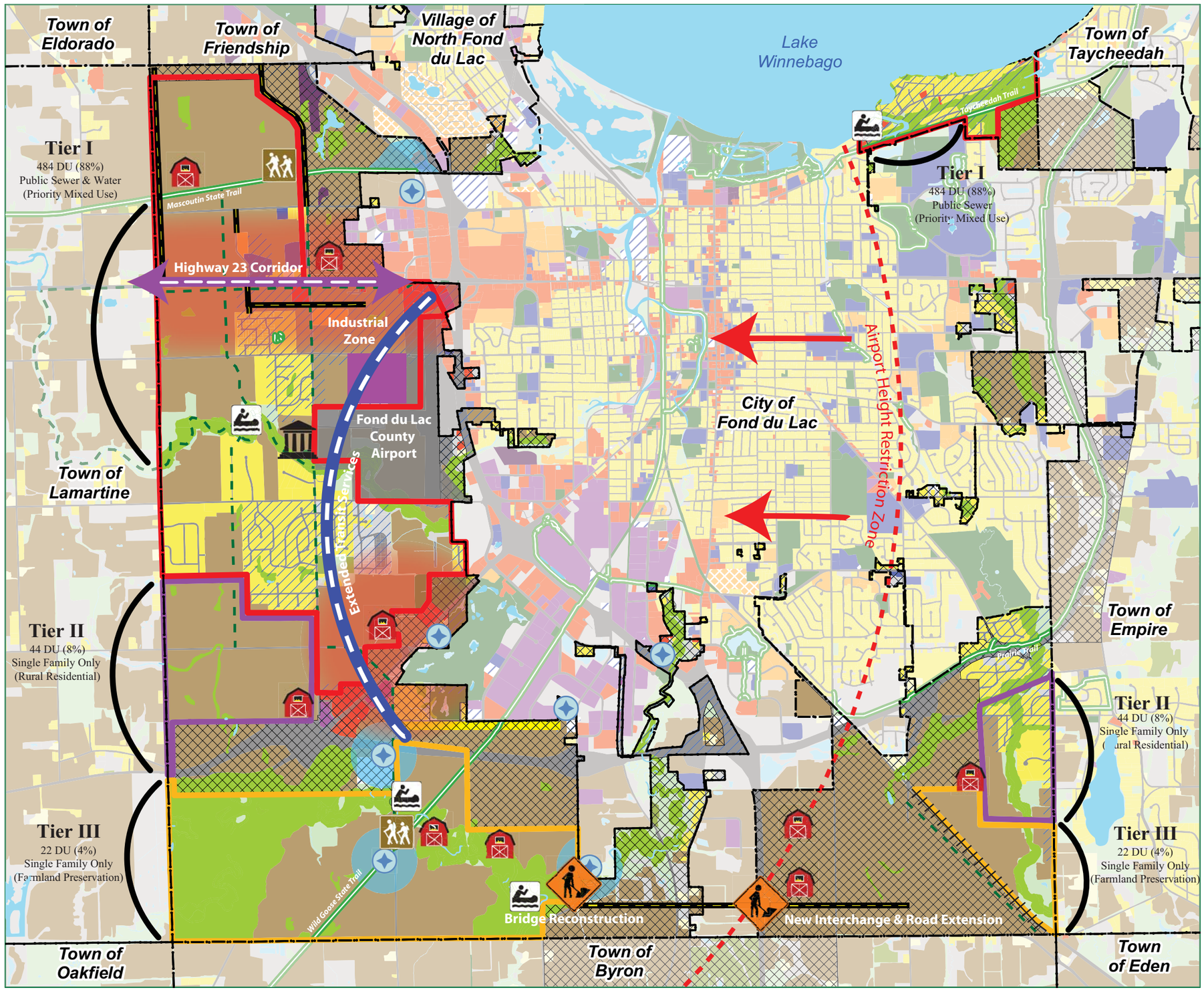
- ***Recommendation I 1.3.1: Solicit input from neighboring communities, Fond du Lac County, governmental agencies and others regarding how their activities relate to the recommendations in the Town's comprehensive plan.*** It is important to

communicate with others to ensure that the Town's comprehensive plan is consistent with the activities of others.

- ***Recommendation I 1.3.2: Work with others as necessary, to implement the recommendations contained in the Town's comprehensive plan.*** Many of the recommendations identified in the plan cannot be implemented by the Town or without the assistance of others.

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# Map 2-1
# Town of Fond du Lac
# 2040 Land Use Framework




Town Campus
Transportation Projects
Heritage Farm
Trail Head
Water Access
Fond du Lac Public Wells
Commercial Target Area
Industrial Target Area
Future Road Extension
Future Transit Route
Highway 23 Design
Existing Off Road Trail
Airport Height Restrictions
Growth Agreement Areas **
Tier I (Priority Mixed Use)
Tier II (Rural Residential)
Tier III (Farmland Preservation)
Wellhead Protection Area
Environmental Features*
Fond du Lac County Aiport

*Existing Land Use*

Single Family Residential
Farmsteads
Multi-Family
Mobile Home Parks
Commercial
Industrial
Quarries
Institutional Facilities
Transportation
Utilities/Communications
Non-Irrigated Cropland
Irrigated Cropland
Other Ag Land / Pasture
Recreational Facilities
Planted Woodlands
General Woodlands
Open Other Land
Water
Sewer Service Area

**Source:**
**Base data provided by Fond du Lac 2015.**
**Land Use provided by ECWRPC 2010. Updated in 2015.**

** Environmental Features include: 75 foot high water mark, wetlands, 100 year floodplain, and DNR managed lands.*

*** Growth Agreement Areas include Village of North Fond du Lac & City of Fond du Lac Agreements*

N
W E
S

0 0.5 1
Scale in Miles

**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 MARCH 2017 BY:**

East Central Wisconsin Regional Planning Commission
ECWRPC

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# CHAPTER 3

# IMPLEMENTATION

# CHAPTER 3: IMPLEMENTATION

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# CHAPTER 3: IMPLEMENTATION

## INTRODUCTION

A smart growth comprehensive plan serves a community by establishing priorities for the future, evaluating available resources, and providing a means for dealing with change. The purpose of the planning effort is to develop a plan that will guide both public and private decisions. In order to follow the plan as described in the preceding chapters, it is necessary to implement the goals, strategies, and recommendations as outlined on a continual basis. If a plan is to be successful it must be implemented meaningfully and aggressively.

This chapter prescribes a specific series of ongoing efforts and actions to be completed by the Town of Fond du Lac. Ongoing efforts are presented as a list and are assigned primary responsibility. The list contains goals, which serves as an identification of a priority based on the community vision session, committee discussions, and other public participation. Strategies are referenced to outline more specific methods for achieving the goal; and the recommendations provide specific action steps, such as regulations, ordinances, incentives, expenditures, information, and education needed to fulfill a strategy. Actions are presented in table format by primary responsibility and priority/timeline.

## ROLE OF THE PLAN

All land controls governing the Town of Fond du Lac must be consistent with the adopted comprehensive plan.[1] The Town's Planning Commission is responsible for ensuring this plan is used as a guide to update and/or replace ordinances to reflect the goals of this plan. When the Planning Commission reviews any petitions for development, the plan should be reviewed; any recommendations for future development must be based on the identified goals, strategies, recommendations and proposed land use patterns within this plan. If the Planning Commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

## RESPONSIBILITY

### Elected Officials

Elected officials must make their decisions on criteria regarding how development will affect the entire community, as well as how it will influence a specific site. As a result, elected officials make complex decisions based upon the comprehensive plan, the goals of the applicant, technical advice from staff, citizen input from advisory boards, and their own judgment on the specific development. The comprehensive plan provides much of the factual information an elected official will need for decision making. Elected officials must familiarize themselves with the contents and overall goals of the plan in order to ensure the plan remains viable.

[1] Wisconsin State Statutes 66.1001.

### Planning Commission

The powers and duties of planning commissions have been established by Wisconsin Statutes.[2] The Town of Fond du Lac Planning Commission is the primary entity responsible for implementing and updating this comprehensive plan. As such, the Planning Commission must promote good planning practices within the Town. Commission members should be knowledgeable about the contents, visions, goals, strategies and recommendations of the comprehensive plan. Moreover, the Planning Commission must promote active citizen participation in future planning efforts, and should strive to keep the citizens and elected officials informed of any technical issues and proceedings regarding current planning issues. The Planning Commission is responsible for periodic amendments to the comprehensive plan so that regulations and ordinances are in compliance with the plan. Likewise, the Planning Commission must review all new ordinances to verify they are compliant with the goals, strategies and recommendations of the comprehensive plan.

## CONSISTENCY

### Internal Consistencies

The comprehensive plan was developed sequentially with supportive goals, strategies and recommendations. Utilizing the Town's Visioning Open House and information contained in the background chapters as a basis, key issues were identified for each of the nine elements of the plan. Using these issues, along with factual information regarding natural features, historical population and housing data, population and housing projections, and an analysis of existing infrastructure, goals, strategies and recommendations for each comprehensive planning element were developed. The identified goals, strategies and recommendations expressed in this plan were used to prepare the Future Land Use Map (Map 2-1). To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, strategies and recommendations.

Beginning on January 1, 2010[3], if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan.[4]

- Official mapping ordinances enacted or amended under Wisconsin State Statutes 62.23 (6).
- Local subdivision ordinances enacted or amended under Wisconsin State Statutes 236.45 or 236.46.
- County zoning ordinances enacted or amended under Wisconsin State Statutes 59.69.
- City or village zoning ordinances enacted or amended under Wisconsin State Statutes 62.23 (7).
- Town zoning ordinances enacted or amended under Wisconsin State Statutes 60.61 or 60.62.
- Shorelands or wetlands in shorelands zoning ordinances enacted or amended under Wisconsin State Statutes 59.692, 61.351 or 62.231.

[2] Wisconsin State Statutes 62.23 and 60.62.
[3] Wisconsin Act 372 delays the consistency requirement until January 1, 2012 for local governments who applied for but not received a comprehensive planning grant from the WDOA. It also gives WDOA discretionary authority to grant consistency extensions to grant local governments who have received a comprehensive planning grant.
[4] Wisconsin State Statutes 66.1001(3).

## External Consistencies

Not only is it important to maintain internal consistencies, but the Town should also be aware of other planning documents and their relevance to the Town's comprehensive plan. An attempt should be made to maintain consistency with these plans if possible. Some examples of these plans include:

State Plans:

- *Wisconsin State Airport System Plan 2030*
- *Wisconsin State Bicycle Transportation Plan 2020*
- *Wisconsin Pedestrian Policy Plan 2020*
- *Wisconsin State Highway Plan 2020*
- *Connections 2030 Long Range Multimodal Transportation Plan*

Regional Plans:

- *East Central Wisconsin Regional Planning Commission Comprehensive Plan, 2030* (adopted May 2008)

County Plans:

- *2011 – 2015 Outdoor Recreation and Open Space Plan for Fond du Lac County*, adopted in July 2013.
- *Fond du Lac County Farmland Preservation Plan*, adopted in 2012
- *2013-2017 Fond du Lac County Land and Water Resource Management (LWRM) Plan*
- *Fond du Lac County Emergency Operations Plan*

Local Plans:

- *City of Fond du Lac Comprehensive Plan* (Fond du Lac County), adopted on October 14, 2009, and amended
- *Village of North Fond du Lac Comprehensive Plan* (Fond du Lac County), adopted June 3, 2002
- *Town of Byron Comprehensive Plan* (Fond du Lac County), adopted February 15, 2006
- *Town of Eden Comprehensive Plan* (Fond du Lac County), adopted June 30, 2009
- *Town of Eldorado Comprehensive Plan* (Fond du Lac County)
- *Town of Empire Comprehensive Plan* (Fond du Lac County), adopted February 14, 2007
- *Town of Friendship Comprehensive Plan* (Fond du Lac County), adopted February 12, 2009
- *Town of Lamartine Comprehensive Plan* (Fond du Lac County), adopted July 21, 2009
- *Town of Oakfield Comprehensive Plan* (Fond du Lac County), adopted July 21, 2008
- *Town of Taycheedah Comprehensive Plan* (Fond du Lac County), adopted May 11, 2009
- *City of Fond du Lac Wellhead Protection Plan*, Revised June, 2014
- City of Fond du Lac Official Map
- Village of North Fond du Lac Official Map

## MONITORING PROGRESS

It is the responsibility of the Planning Commission to monitor the progress of implementation utilizing the Action Implementation Tables that are found at the end of this chapter. The progress of plan implementation should periodically be reported to the Town Board. Additionally, the Planning Commission should annually review the goals, strategies and recommendations and address any conflicts which may arise between the elements of the plan. While it is the responsibility of the Planning Commission to monitor progress, others may also check progress including community members, Town staff and citizen groups.

In order to assist the Planning Commission with the monitoring of the plan, it may be necessary to develop and implement a variety of informal tools and techniques. Items for consideration may include:

- creation of development review 'checklists' to assist with determining a proposal's consistency with the comprehensive plan;
- integration of plan recommendations into a 'performance-based budgeting' initiative;
- development of an annual 'work plan' for the Planning Commission;
- placing the comprehensive plan as an item on every Planning Commission meeting agenda so that either the public and/or Planning Commission members can discuss items related to the plan, or to use the time to evaluate implementation progress;
- developing articles for the Town newsletter which focus on certain recommendations or strategies within the plan and calling for public input or volunteers to work on an item; and
- designation of an official "Comprehensive Planning Day" within the Town and have activities or workshops related to this subject so as to build awareness (perhaps associated with the month of October which is the American Planning Association's formal "Community Planning Month."

## UPDATING THE PLAN

A comprehensive plan must be updated at least once every ten years.[5] However, it is strongly recommended that the Planning Commission annually review both the implementation schedule and current planning decisions to ensure compliance with the overall goals of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a "major" plan amendment is required.

The comprehensive plan is a dynamic document. The plan should be updated when new demographic, economic, and housing data are released by the U.S. Census Bureau. It is anticipated that the land use element will likely require updating over the course of the plan due to growth and change that the Town may experience. Other elements are less likely to need updates. Furthermore, as community values change, some goals, strategies and recommendations may no longer be relevant. The update to a plan should take less time than the full comprehensive planning process, but should include public participation.

[5] Wisconsin State Statutes 66.1001(2)(i).

## ADOPTING THE PLAN OR UPDATE

As directed by Wisconsin State Statutes 66.1001(4), any plan commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, adopt a resolution by a majority vote of the entire commission or governmental unit. The vote shall be recorded in the official minutes of the plan commission; the resolution shall refer to maps and other descriptive materials that relate to one or more elements of the comprehensive plan.

The Town Board and Planning Commission may spend time reviewing, revising and requesting revisions to the recommended plan. The Town Board shall draft an ordinance adopting the plan and publish a class 1 public notice 30 days prior to the hearing on the proposed ordinance to adopt the final "recommended plan". The Town Board must provide an opportunity for written comments to be submitted by public and there must be a response to those comments. In addition, a public hearing must be held on the ordinance. By majority vote, the Town Board must approve the ordinance. One copy of the adopted comprehensive plan, or an amendment to the plan, shall be sent to the following:

- Every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts).
- The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended.
- The Wisconsin Department of Administration.
- East Central Wisconsin Regional Planning Commission.
- The public library that serves the area in which the local government unit is located.

## LAND USE PLANNING CONTROLS

Although zoning and subdivision ordinances are the two most commonly utilized land use planning tools, there are several key tools which can be utilized to ensure that new development occurs in an organized and desired fashion. The Town may wish to modify existing or establish new ordinances which regulate new development.

### Zoning

Comprehensive plans and zoning ordinances perform differently. A comprehensive plan is a "guide to the physical, social, and economic development of a local government unit" and that "the enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation."[6] Comprehensive plans provide a vision for 20 years while zoning ordinances have an immediate impact on land use decisions. In order to rectify this difference, re-zoning is completed on an ongoing basis in a manner that is consistent with the overall vision of the plan. The timing of rezoning is dependent on market forces, political climate, and the accuracy of the plan's predictions.

The Planning Commission and Town Board must continually ensure that any future zoning changes are consistent with the comprehensive plan. Several actions can be taken to ensure

[6] 2009 Wisconsin Act 379.

that zoning decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map (see Map 2-1).

- Compare intended future land uses with existing zoning. Amend current zoning to reflect the intended future uses for all areas within the Town.
- Encourage local citizens and elected officials to actively participate in ongoing Town meetings regarding all zoning and planning issues.
- Amend existing ordinances and develop new ordinances which are reflective of the goals, strategies and recommendations of all elements in the Town's comprehensive plan.

**Official Maps**

Cities, villages, and towns which have adopted village powers have the authority to develop an official map.[7] An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. Furthermore the map may establish exterior lines of future streets, highways, historic districts, parks, parkways, public transit facilities, waterways, and playgrounds. Once an official map is adopted by ordinance, no building permits may be issued to construct or enlarge any building within the limits of the features listed above.

Official maps serve several important functions which ensure that future land use decisions will remain compliant with the comprehensive plan.

- Future costs for land acquisitions for city/village/town streets and other delineated features are lowered or minimized because the land will remain vacant.
- Future subdivisions of land will be streamlined because future streets have already been established; developers will be required to adhere to guidelines set forth within the official map unless it is amended by an ordinance.
- Potential home and land buyers can be readily informed that land has been designated for specific public uses.
- Acceptable route(s) for a potential by-pass for a major state highway can be delineated. Local governments can preserve sensitive environmental features (i.e. trout streams) while establishing a preferred corridor for a by-pass.

The Town should ensure that its official map is current and consistent with the comprehensive plan.

**Sign Regulations**

Many communities are interested in regulating signage for local business in order to preserve a rural atmosphere and "community character." Restrictions are especially important in major transportation corridors, historic downtowns or neighborhoods, or other culturally or environmentally significant areas. As signs have become increasingly larger and bolder due to illumination, roadways have become more cluttered and communities have become less distinctive.

[7] Wisconsin Statutes 62.23(6).

### Erosion and Stormwater Control Ordinances

Local communities may adopt a construction site erosion control and stormwater management ordinance. The purpose of these ordinances is to protect surface water quality and minimize the amount of sediment and other pollutants in stormwater runoff from construction sites to lakes, streams, and wetlands.

### Historic Preservation Ordinance[8]

As development continues to modernize the appearance of an area, the use of an historic preservation ordinance can help a community protect and enhance key cultural and historical features. A historic preservation ordinance can designate local landmarks and protect these properties by regulating new construction, alterations or demolitions that affect them. More information is available on the Wisconsin Historical Society's webpage at http://www.wisconsinhistory.org/.

### Design Review Ordinance

Design review can accompany many different development aspects and will assist communities in achieving an identified look and character expressed within the individual vision statements. These ordinances, however, need to be based upon well-defined sets of criteria. Signage, lighting, exterior building material types, structural guidelines, colors, and other aspects will have to be specifically identified within any ordinance.

### Building/Housing Codes

The Uniform Dwelling Code promotes health, safety, and general welfare; protects property values; and provides for orderly, appropriate development and growth in the communities. The enforcement of the uniform dwelling code along with enforcement of other local codes can help ensure properties are adequately maintained and that property values are protected.

### Floodplain Ordinance

Fond du Lac County regulates all areas that would be covered by the regional flood or base flood. In some instances, it may be important to readjust the floodplain boundaries in specific areas. In order to do so, local communities must follow these steps:

1) Contract with an engineering firm to conduct hydrologic and hydraulic engineering studies and modeling to calculate the floodplain for the specified area. It is recommended that 2 foot contour intervals be utilized.
2) Submit the recalculated floodplain boundaries to the WDNR and FEMA for review.
3) If approved, amend existing zoning maps to reflect the re-calculated floodplain boundaries.

[8] Historic Preservation Ordinances are regulated under Wisconsin Statutes 62.23 (em).

### Subdivision Ordinances

Wisconsin State Statutes regulate the division of raw land into lots for the purpose of sale for building development. A subdivision ordinance is related to the zoning ordinance in that it regulates the platting, or mapping, or newly created lots, streets, easements, and open areas. A subdivision ordinance can help implement the comprehensive plan and must be consistent with and conform to the local comprehensive plan goals. Furthermore, subdivision ordinances can incorporate construction standards and timelines for completion of community facilities such as transportation networks or curb and gutter systems.

### Lighting Controls/Ordinances

As development pressures occur, communities discover that not only are the natural features being altered, but also the scenic views of the night sky are being diminished. Both yard lighting and signage can change the character of a community as significantly as new development. This is especially true in areas where new lighting has become over-excessive in new commercial or industrial districts. Direct lighting or glare can and should be regulated in order to maintain community character.

Currently, lighting and its evening glare is one of the chief complaints residents have in many communities across this state and nation. Many light manufactures have responded positively to complaints about the increased amounts of light pollution. There are many examples of development and lighting structures which have reduced scatter light through new non-glare technologies. Many light manufactures have light cutoff shields that will remove glare, thus increasing the light's effectiveness and reducing its overall energy consumption. Other lights may direct light at ground height only. Since non-glare lighting and other similar technologies are similarly priced to current lighting practices, communities should consider developing lighting ordinances which not only reduce light pollution, but also improve energy consumption and costs.

## IMPLEMENTATION SCHEDULE

The goals established in the implementation schedule should be applied over the planning period which begins in 2016 with the adoption of the comprehensive plan and runs through the planning period. They represent priorities for the Town of Fond du Lac. Strategies provide more detailed and readily measurable steps toward reaching each goal, while recommendations are specific actions used to ensure plan implementation.

Due to the nature of comprehensive planning, goals, strategies and recommendations of each particular element are interrelated. To ensure that implementation of the plan is achieved in a timely fashion, landmark dates have been set for each recommendation. During periodic reviews, the Planning Commission should verify that these deadlines have been met and consider additional recommendations to better achieve the stated goal, if necessary. Specific landmark dates have been established to ensure that individual recommendations complement one another in their implementation. The landmark dates have been reviewed by the public, the Planning Commission and the Town Board to assure that they are feasible expectations.

The primary responsibility for implementing the plan recommendations contained in the implementation schedule lies with the Town Board. Secondary responsibility for performing the

recommendations in the plan lies with the Planning Commission which is appointed by the elected officials, along with other key partners. Recommendations fall into two broad categories, those that are ongoing efforts and those that require action. Recommendations requiring ongoing efforts are divided into the four broad categories by primary responsibility. Recommendations requiring action are further divided by priority/timeline date for completion. An abbreviation list precedes the list of ongoing efforts and the action tables; the list should be used to interpret the responsible parties involved with implementation of specific recommendations. The goals and recommendations found below are a summary of the items found in Chapter 2.

## ABBREVIATION LIST AND PRIORITY TIMELINE

**Priority/Timeline**

1. 1-2 Years (2016 – 2017)
2. 3-5 Years (2017 – 2020)
3. 6-10 Years (2021 – 2026)
4. 11 – 20 Years (2027 – 2036)
5. 21 – 30 Years (2037 – 2046)

**Abbreviation List**

| | |
|---|---|
| AC | Fond du Lac Area Association of Commerce |
| CFDL | City of Fond du Lac |
| ECWRPC | East Central Wisconsin Regional Planning Commission |
| FCCE | Fond du Lac County Code Enforcement |
| FDLACVB | Fond du Lac Area Convention and Visitors Bureau |
| FCEDC | Fond du Lac County Economic Development Corporation |
| FCEMS | Fond du Lac County Emergency Management |
| FCHED | Fond du Lac County Health Department |
| FCHD | Fond du Lac County Highway Department |
| FCPD | Fond du Lac County Department of Planning and Development |
| FCSS | Fond du Lac County Department of Social Services |
| FCHS | Fond du Lac County Historical Society |
| FCSD | Fond du Lac County Sheriff Department |
| FMPO | Fond du Lac Urbanized Area Metropolitan Planning Organization |
| FPL | Fond du Lac Public Library |
| FPSD | Fond du Lac Public School District |
| FWCD | Fond du Lac County Water and Conservation Department |
| FAIR | Fond du Lac Skyport |
| MPTC | Moraine Park Technical College |
| NFPSD | North Fond du Lac Public School District |
| OSD | Oakfield School District |
| TFD | Town of Fond du Lac Fire Department |
| TB | Town of Fond du Lac Town Board |
| TPC | Town of Fond du Lac Plan Commission |
| TPW | Town of Fond du Lac Department of Public Works |
| USDA-NRCS | United States Department of Agriculture – Natural Resources Conservation Service |
| UW-EXT | University of Wisconsin Extension – Fond du Lac County |
| VNFDL | Village of North Fond du Lac |
| WDATCP | Wisconsin Department of Agriculture, Trade and Consumer Protection |
| WDNR | Wisconsin Department of Natural Resources |
| WisDOT | Wisconsin Department of Transportation |
| WHS | Wisconsin Historical Society |

## Table 3-1: Implementation Table: Town Board

| Related Strategy | Recommendation | Required Action | Secondary Partner | Priority/ Timeline |
|---|---|---|---|---|
| IO 1.2 | Increase the level of adult participation in local government | Utilize the Town's newsletter/ website to raise awareness of community needs & how people can become involved. | Clerk | 1/Ongoing |
| ED 1.4, IC 1.3 | Use the Town's newsletter to regularly feature a local business or family farm plus other items. | Initiate a column in the Town's newsletter. Consider expanding items covered. Post newsletter on website. | Clerk, Businesses | 1/Ongoing |
| ED 1.2 | Encourage businesses to utilize one of the revolving loan funds administered by FCEDC. | Provide a link to FCEDC website on the Town's website. | Clerk, FCEDC | 1 |
| ED 1.1 | Inform entrepreneurs and businesses about "Virtual Building" a tool for building site selection. | Provide a link to FCEDC websiteon the Town's website. | Clerk, FCEDC | 1/Ongoing |
| ED 3.1 | Utilize the Town's website to promote local educational and entrepreneurial programs and opportunities to residents. | Provide a link to local opportunties on the Town's website. | Clerk, MPTC, AC, FLSD, IGNITE, ENVISION, UW-EXT. | 1/Ongoing |
| H 2.2 | Encourage eligible home owners to seek federal and state tax credits that can be used for preservation and renovation activities. | Provide a link to WHS website. | Clerk | 1/Ongoing |
| T 1, LU 1.3, IC 1.4 | Address safety & congestion concerns at STH 23 & Esterbrook Road | 1. Encourage WisDOT to monitor traffic an vehicle crashes.<br>2. Request a speed study.<br>3. Work with others to investigate short-term solutions. | WisDOT, ECWRPC, FCHD, FMPO | 1 |
| LU 1.4, IC 1.3 | Hold an annual meeting with neighboring communities and Fond du Lac County to share information and discuss items of mutual concern. | Contact neighboring communities & Fond du Lac County Dept. of Planning & Dev. to initiate an annual meeting. | FCPD, neighboring communities | 1/Ongoing |
| ED 1.4 | Invite local business stakeholders to an annual meeting to discuss issues of mutual concern. | Establish an annual meeting | Local business stakeholders | 1/Ongoing |
| T 1.3 | Update the Town's official map to reflect ongoing changes and future improvements to the Town's transportation system. | Hire a consultant to update the Town's official map. | TPC | 1 |
| CF 6.1 | Consider updating the Town's Insurance Service Office (ISO) Incorporated Public Protection Classification PPC. | Work with ISO to update PPC, if the Town qualifies. | TFD | 1 |
| IO 1.1 | Develop a Town Logo | Hire a design company. | | 2 |
| IO 1.1, ED 2.1 | Work with local residents and businesses to develop an annual event. | Appoint a committee to work on this issue. | Businesses, AC | 2 |
| IO 1.2 | Encourage youth participation in local government decisions. | Appoint a youth member to the Planning Commission. | TPC, FPSD, NFPSD, OSD | 2 |

## Table 3-1: Implementation Table: Town Board (continued)

| Related Strategy | Recommendation | Required Action | Secondary Partner | Priority/ Timeline |
|---|---|---|---|---|
| ED 4.1, IC 1.1 | Address annexation of Town areas at the Fond du Lac Skyport. | Contact & work with CFDL & the Fond du Lac County Airport Manager. | CFDL, FDLC, FAIR | 2 |
| T 1.2 | Replace the Hickory Road Bridge at the East Branch of the Fond du Lac River. | Work with and maintain contact with the FCHD. | TPW, FCHD, WisDOT, FMPO | 2 |
| T 1.2 | Consider developing a street sign inventory. | Contact & work with ECWRPC. | TPW, ECWRPC | 2 |
| T 1.2 | Encourage residents to report any specific areas where safety or maintenance issues are a concern. | Develop a website input form. | TPW | 2 |
| T 1.2, LU 1.3 | Consider realigning Hickory Road from the East Branch of the Fond du Lac River south to the Town boundary. | Consider realignment during reconstruction of Hickory Road Bridge. | CFDL, FCHD, FMPO, WisDOT | 2 |
| IC 1.3, CF 1.1, CF 3.1 | Establish a method of communication with community partners. | Contact community partners to discuss partnership opportunities. | FPSD, NFPSD, OSD, local civic organizations, churches | 2 |
| CR 1.2 | Develop and utilize existing local expertise on historic preservation issues. | Develop a list of individuals with historical knowledge of the Town. | FCHS, WHS | 2 |
| AG 1.1 | Consider establishing an Agricultural Enterprise Zone (AEZ). | Explore the possibility with others to establish an AEZ. | FCEDC, FCPD, ECWRPC, WDATCP | 3 |
| CF 3.2 | Establish a branch library in the Town. | Monitor Town needs & contact the Fond du Lac Public Library to invite them to open a branch library in the Town when the opportunity arises. | TPC, FPL | 3 |
| I 1.2 | Update the Comprehensive Plan. | Begin update process in about 9 years. | TPC | 3 |
| I 1.2 | When available & if necessary, provide updated information to supplement the plan information. | Provide updated U.S. Census, population and housig projections, land use when available & if necessary. | TPC, ECWRPC | 3 |
| CF 2.1 | Work with community based organizations and others to maintain and enhance recreational opportunities. | Contact & enlist assistance of others to maintain/enhance recreational infrastructure. | TPW | 3 |
| ED 3.1 | Learn about & support existing educational & entrepreneurial programs. | Appoint a local contact to investigate existing educational & entrepreneurial programs. | UW-EXT, AC, MPTC, FPSD, IGNITE | 3 |
| IO 1.2 | Encourage youth participation in local government decisions. | Initiate a local youth in government day. | FPSD, NFPSD, OSD | 3 |
| H 2.2, CR 1.1 | Develop an inventory of historical and architecturally significant homes, barns, and other buildings and other significant cultural & historical resources. | Appoint a historical committee & apply for a grant. Collaborate with neighboring communities. | WHS, FCHS, Neighboring Communities | 3 |
| IO 1.1, LU 1.1, CF 1.1, CF 2.1 | Utilize Town owned property to develop a Town Campus. | Plan for future improvements as property develops by developing a future site plan. | TPC | 5 |
| H 1.1 | Encourage the development of a senior housing project in the Town. | Consider when the opportunity arises. | TPC | 5 |

## Table 3-2: Implementation Table: Town Planning Commission

| Related Strategy | Recommendation | Required Action | Secondary Responsibility | Priority/Time line |
|---|---|---|---|---|
| LU 1.2, ED 2.2 | Develop design standards that future commercial and industrial proposals must meet in order to be approved by the community. | Research & develop a list of design standards. | TB | 1 |
| ED 2.3 | Review current zoning requirements so that small and home-based businesses which complement the community and do not unduly impact neighboring properties are allowable. | Review the definition of home occupations to ensure it matches the Town's vision, revise as necessary. | TB, UW-EXT | 1 |
| T 1.3 | Update the Town's official map to reflect ongoing changes and future improvements to the Town's transportation system. | Discuss the future road network, then hire a consultant to work with the Town to update the Town's official map. | TB | 1 |
| LU 1.9 | Review the ordinance and zoning map and update the ordinance and/or map so that they are consistent. | Work with the Town's attorney to update Title 13 - Zoning Ordinance. | TB | 1 |
| IC 1.3 | Maintain a complete and current copy of the Code of Ordinances. | Work with the Town's attorney to compile a complete copy of the Code of Ordinances. Make a copy available to the public and post it on the Town's website. The Code of Ordinances should be update whenever changes are made. | TB | 1 |
| CF 2.1 | Consider identifying locations for future bicycling & pedestrian off-road trails. | Identify future bicycling & pedestrian off-road trails & work with others to implement as development occurs or streets are reconstructed. | TB | 2 |
| NR 3.3 | Review and revise the Town's ordinances to allow natural landscaping and planting of native species. | Review and revise the Town's ordinance to allow for natural landscaping & planting of native plants. | TB, UWEXT, FWCD | 2 |
| H 1.1 | Promote the conversion of underutilized facilities for residential uses, if feasible. | Work with others to identify & promote underutilized buildings in the Town. | TB, FCEDC, Developers | 3/Ongoing |
| H 2.1 | Consider developing a building maintenance ordinance. | Research & consider developing an ordinance. | TB | 3 |
| T 1.4, LU 1.4 | Increase east-west access in the southern part of the Town. | In the future, possibly along with the potential STH 175 interchange, work with others to provide east-west access. | TB, FMPO, WisDOT, CFDL | 3 |
| T 2.1.1, CF 2.1.2 | Work with others to develop a bicycle trail along Esterbrook Road. | Work with others to provide off-road bicycle facilities, possibly during future reconstruction of Estterbrook Road. | TB, TPW, FMPO, FCHD, FCPD, FCHED | 3 |

**Table 3-2: Implementation Table: Town Planning Commission (continued)**

| Related Strategy | Recommendation | Required Action | Secondary Responsibility | Priority/ Timeline |
|---|---|---|---|---|
| T2.1, LU 1.1, CF 2.1 | Provide access for Town residents to existing & proposed trails. | Contact others & discuss extending existing trail system to the Town. | TB, FCPD, TPW, FMPO, FCHED | 3 |
| CF 2.1 | Provide public access to local waterways. | Identify a safe access point to the East Branch of the Fond du Lac River. | TB, FCPD, FWCD | 3 |
| NR 3.2 | Enact a light ordinance that would address shielding, light directing, and similar measures to control the direction, intensity and "leakage" of exterior lighting. | Consider developing a light ordinance. | TB | 3 |
| CF 2.1 | Determine a use for the small neighborhood park by Takodah Drive (Bucher Beirne Park). | Contact & work with adjacent property owners to develop a small neighborhood park. | TB, TPW | 5 |
| IO 1.1, LU 1.1, CF 1.1, CF 6.1 | Utilize Town owned property to develop a Town Campus, including new fire station, public works department, Town Hall and recreational facilities. | Plan future amenities with the long term goal in mind. | TB | 5 |
| T 1.4, LU 1.1 | Provide a connection from the west side of the Fond du Lac Skyport to the east side to improve access to the City and alleviate congestion. | If possible, consider a new east-west access point. | TB | 5 |

## ONGOING EFFORTS: TOWN BOARD

The following is a list of recommendations that the Town Board should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that while the Town Board assumes primary responsibility, it should enlist the help of others to assist them as necessary.

Enhance the quality of life and sense of community within the Town (Goal IO 1).

- Monitor efforts of ENVISION Fond du Lac, who is working on strategies to retain young people, families and professionals, and enhance community identity and neighborhood identity (IO 1.1.4). Secondary Partner: ENVISION, FCEDC

Respond to changing demographics in terms of services, housing and facilities (Goal IO 2).

- Address the needs of the growing elderly population by monitoring the needs of the community and supporting county efforts (IO 2.1.1). Secondary Partner: FCSS, Fond du Lac County Senior Services, Aging and Disability Resource Center

Support a range of economic development activities that encourages retail, commercial and industrial growth (ED 1).

- Maintain contact with FCEDC to encourage the establishment of complementary businesses and to diversify and expand the economy (ED 1.2.1, ED 1.2.4). Secondary Partner: FCEDC
- Capitalize on the Town's location (ED 1.2.3). Secondary Partner: FCEDC
- Promote economic development in the Town by promoting the Aeronautical Business Park, amenities and quality of life, and identify underutilized, vacant and available properties/buildings (ED 1.1.1, IC 1.2.1). Secondary Partner: FCEDC
- Encourage businesses to utilize one of the revolving loan funds administered by FCEDC by including a link on the Town's website (ED 1.2.2). Secondary Partner: FCEDC
- Support a "buy local" philosophy (ED 1.4.1). Secondary Partner: FCEDC, local businesses
- Support community-wide activities by working with organizers and promoting events on the Town's website and newsletter (ED 2.1.5). Secondary Partner: Town organizations
- Engage in regional efforts with FCEDC to diversify and expand the economy (ED 1.2.4). Secondary Partner; FCEDC

Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Town (LU 1).

- Hold an annual meeting with neighboring communities and Fond du Lac County to share information and discuss items of mutual concern (LU 1.4.1). Secondary Partners: CFDL, VNFDL, FCPD, T. Friendship, T. Eldorado, T. Lamartine, T. Oakfield, T. Byron, T. Eden, T. Empire, T. Taycheedah

Improve the overall economic wellbeing of Town residents without compromising the natural resources and quiet rural character they value (ED 2).

- Support the annual "Breakfast on the Farm" program (ED 2.1.3). Secondary Partners: AC, Town Farms, FCPD
- Keep informed of new technologies which will improve communication and overall efficiency of local enterprises (ED 2.4.1). Secondary Partners: FCEDC

Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs (H 1).

- Maintain the ability to build varied types and sizes of housing in the Town by considering this when developing ordinances and approving development proposals (H 1.1.3).

- Encourage existing nonprofits to work closer together and with the private sector to meet community needs (H 1.1.5). Secondary Partners: Advocap, Habitat for Humanity, USDA Rural Development, Veterans Administration
- Encourage public private partnerships that promote economic opportunities and provide for decent, safe affordable housing by supporting efforts in the Town (H 1.1.6). Secondary Partners: FPSD, NFSD, MPTC, Advocap, USDA Rural Development

Ensure that the Town's road system is well maintained, is safe and operates as an efficient system (T 1).

- Keep informed of upcoming improvements on the USH 151 Bypass Corridor Project (T 1.5.1, LU 1.3.3). Secondary Partners: WisDOT, FMPO, FCHD, ECWRPC
- Ensure that the Town's needs and desires are being incorporated into the redesign of the STH 23 corridor on the west side of the Town (T 1.5.2, LU 1.3.2). Secondary Partners: WisDOT, FMPO, FCHD, ECWRPC
- Ensure coordination on area, regional and statewide transportation issues that may affect the Town (T 1.5.1, IC 1.4.1). Secondary Partners: WisDOT, FCHD, FMPO, ECWRPC

Provide, support and maintain a wide range of transportation alternatives for residents and visitors (T 2).

- Encourage bicycling and pedestrian friendly road construction (T 2.1.4). Secondary Partners: FMPO, WisDOT, ECWRPC, FCPD, FCHED
- Encourage FCSS to continue to provide a demand response, curb to curb service for the senior and disabled population in Fond du Lac County (T 2.2.1). Secondary Partners: FCSS
- Provide opportunities for active lifestyles (IC 1.4.2). Secondary Partners: FCHED

Provide high-quality and cost effective community facilities and services that meet existing and projected future needs (CF 1).

- Continue to develop a 5 year Capital Improvement Program (CIP) to comprehensively address the Town's future needs (CF 1.1.1). Secondary Partners: TPW, TFD, Town staff
- When purchasing new equipment or updating existing facilities or building new facilities, consider energy efficiency and renewable energy options in all decisions (CF 1.1.9). Secondary Partners: TPW, Focus on Energy

Maintain and enhance recreational opportunities in the Town (CF 2).

- Work with others to maintain and enhance recreational opportunities (CF 2.1.8, IC 1.3.1). Secondary Partners: Local civic organizations, churches, Town residents

Ensure the proper treatment of wastewater to protect public health, and ground and surface water quality, while meeting current and future Town needs (CF 3).

- Coordinate and work with Fond du Lac County to assist residents and businesses not currently served by public sewer to comply with the Fond du Lac County POWTs monitoring program (CF 4.2.1). Secondary Partners: TPC, FCCE

Provide a level of law enforcement, fire and emergency services, and solid waste and recycling collections that meet current and future needs of Town residents (CF 6).

- Monitor the level of service, including response time for police protection and re-evaluate this relationship, if necessary (CF 6.1.1). Secondary Partners: FCSD, FCEMS
- Work with Fond du Lac County on hazard mitigation implementation and planning for natural and manmade disasters (CF 6.1.5). Secondary Partners: TFD, FCEMS

Maintain the economic viability of the Town's agricultural community (AG 1).

- Support the efforts of others that work with and provide information and resources to farmers who are seeking to innovate, modernize or maintain their operations (AG 1.2.1). Secondary Partners: FCPD, UW-EXT, WDATCP, USDA-NRCS
- Work with others to promote agricultural support businesses (AG 1.3.1). Secondary Partners: FCEDC, UW-EXT

Establish and/or maintain cooperative working relationships with the City of Fond du Lac, Village of North Fond du Lac and neighboring towns; Fond du Lac County; federal, state and county agencies; the local school districts; and others when opportunities and/or issues arise that can be more effectively addressed cooperatively (IC 1).

- Work Fond du Lac County, the City of Fond du Lac, the Village of North Fond du Lac and others to provide police, fire and emergency services, and solid waste and recycling collection in the Town (IC 1.5.1, CF 1.1.7, CF 6.1.1, CF 6.1.4, CF 6.1.5, CF 6.1.6). Secondary Partners: TFD, TPW, FCEMS, FCSD, Town of Friendship, CFDL, VNFDL, adjoining communities

Preserve and protect groundwater supplies and surface water resources (NR 2).

- Work with Fond du Lac County and UW Extension on future groundwater studies that monitor groundwater quality in the Town (NR 2.1.4). Secondary Partners: UW-EXT, FWCD, WDNR
- Continue to work with the City of Fond du Lac to ensure that private wells are not negatively impacted due to drawdowns from area municipal wells (NR 2.1.3). Secondary Partners: CFDL, WDNR

Establish and/or maintain cooperative working relationships with the City of Fond du Lac, Village of North Fond du Lac and neighboring towns; Fond du Lac County; federal, state and county agencies; the local school districts; and others when opportunities and/or issues arise that can be more effectively addressed cooperatively (IC 1).

- Continue to establish effective intergovernmental land use policies and cooperative agreements with adjoining municipalities (IC 1.1.1). Secondary Partners: CFDL, VNFDL, adjoining towns
- Continue to update the Town website by timely posting meeting notes and minutes, ordinances, Town services, current events, local amenities and other information (IC 1.3.2). Secondary Partners: UW-EXT, FCEDC, FDLACVB
- Continue to publish a regular newsletter (IC 1.3.3). Secondary Partners, FDLACVB, UW-EXT, local businesses

Implement, to the extent possible, recommendations contained within the comprehensive plan update (I 1).

- Periodically include an agenda item for plan implementation (I 1.1.3). Secondary Partners: TPC, Clerk

## ONGOING EFFORTS: TOWN PLANNING COMMISSION

The following is a list of recommendations that the Town Planning Commission should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that ultimately the Town Board assumes primary responsibility for all Town activities; however the activities listed below would fall within the responsibilities of the Town Planning Commission. The Town Planning Commission should enlist the help of others to assist them as necessary.

Encourage a pattern of community development and growth that preserves and enhances the quality of life for the residents of the Town (LU 1).

- Encourage development (including infill development) in those areas of the Town that are within existing sewer service areas and are already served by public infrastructure and services (sewer, water, streets, emergency services) or in areas that infrastructure and services can be economically extended (LU1.1.1, AG 1.1.3, ED 1.3.1, NR 3.1.1, CF 4.1, CF 5.1). Secondary Partners: TB, FCPD
- Direct commercial/industrial development to the Aeronautical Business Park, STH 23 and CTH D corridors (LU 1.7.1, ED 2.2.2). Secondary Partners: TB, FCEDC
- When reviewing development proposals ensure environmentally sensitive areas such as wetlands, floodplains, depth to groundwater and surface water resources are protected/considered (LU1.1.2, ED 2.2.4, NR 1.1.2). Secondary Partners: FWCD, WDNR

- Ensure that public sewer and water, transportation and community facilities will support the land use pattern indicated on the future land use map (LU 1.1.4, CF 1.1.8). Secondary Partners: Town Sanitary Districts, VNFDL, CFDL, FMPO, FCHD, FCPD
- Work with neighboring communities to ensure that new development along common borders is compliant with the Town's comprehensive plan (LU 1.4.2). Secondary Partners: TB, CFDL, VNFDL, Towns of Friendship, Eldorado, Lamartine, Oakfield, Byron, Eden, Empire and Taycheedah
- Direct 88 percent of new development to Tier I: Priority Mixed Use Growth Areas; 8 percent of new development to Tier II: Rural Residential Growth Areas and the remainder of new development (4%) to Tier III: Farmland Preservation Growth Area (LU 1.2.1, LU 1.7.2). Secondary Partners: TB, FCPD
- Preserve public access to local waterways and Lake Winnebago (LU 1.8.1, CF 2.1.6). Secondary Partners: TB, FWCD

Respond to changing demographics in terms of services, housing and facilities (Goal IO 2) and enhance opportunities for senior citizens in the Town (CF 7).

- Consider the needs of the entire population, including the elderly component and millennials, when planning new public facilities (i.e. Town Campus, recreational facilities) (IO 2.1.2, CF 7.1.1). Secondary Partner: TB, Fond du Lac County Senior Services, Aging and Disability Resource Center

Improve the overall economic wellbeing of Town residents without compromising the natural resources and quiet rural character they value (ED 2) and maintain the economic viability of the Town's agricultural community (AG 1).

- Utilize the informational fact sheet that acknowledges that farming operations may exhibit noise, odor, dust, etc. (ED 2.1.1, AG 1.4.1). Secondary Partners: TB, FCPD, Town Farms
- Require the "Right to Farm" statement on all subdivisions developed adjacent to active farms (ED 2.1.2). Secondary Partners: TB, FCPD, Town Farms
- Accommodate new light industrial and commercial uses that are compatible and consistent with existing zoning and/or the Town's comprehensive plan (ED 2.2.1, AG 1.4.2). Secondary Partners: TB, FCEDC

Maintain an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups and special housing needs (H 1).

- Support the design and siting of new affordable housing that fits into existing neighborhoods (H 1.1.2). Secondary Partners: TB, Advocap, Habitat for Humanity, USDA Rural Development, Veterans Administration

- Integrate housing types and other uses that provide jobs/services within a walkable area (H 1.3.1). Secondary Partners: FCEDC, FCPD

Provide, support and maintain a wide range of transportation alternatives for residents and visitors (T 2).

- Maintain access to state trails, including snowmobile and bicycling/pedestrian trails that intersect the Town (T 2.1.3). Secondary Partners: TB, FCPD, FWCD, FCHED
- Provide opportunities for active lifestyles (IC 1.4.2). Secondary Partners: TB, FCPD, FWCD, FCHED, CFDL, VNFDL, WDNR

Provide high-quality and cost effective community facilities and services that meet existing and projected future needs.

- Address stormwater management planning by encouraging the use of green infrastructure and continuing to work with developers at the beginning of the planning stage (CF 1.1.5). Secondary Partners: TB, FWCD, FCCE

Maintain and enhance recreational opportunities in the Town (CF 2).

- Increase recreational opportunities in Simon Riverside Park, as funding and opportunities arise (CF 2.1.1). Secondary Partners: TB, ECWRPC, FCPD

Promote quality schools and access to educational programs and library services (CF 3).

- Work with local school districts on the siting and development of new facilities as the need arises (CF 3.1.2, CF 1.1.3, IC 1.3.1). Secondary Partners: TB, FPSD, NFPSD, OSD

Maintain the economic viability of the Town's agricultural community (AG 1).

- Use Fond du Lac County's farmland preservation plan as a guide to preserve farmland in the Town (AG 1.1.2).

Preserve and protect the natural resources of the Town (NR 1).

- Continue to implement current wetland regulations (NR 1.1.3). Secondary Partners: FWCD, WDNR
- Work with Fond du Lac County to discourage development in areas poorly suited for on-site systems (NR 1.2.1). Secondary Partners: TB, FCCE, FCPD, FWCD
- Monitor types of development which would conflict with present and future extraction operations (NR 1.3.1). Secondary Partners: TB, FCPD, non-metallic mining operators/owners

- Preserve larger woodland areas (included wooded areas surrounding river and streams) by working with landowners (NR 1.4). Secondary Partners: FCPD, FWCD, WDNR

Preserve and protect groundwater supplies and surface water resources (NR 2).

- Limit development on private wells near the county's former landfill south of the Fond du Lac Skyport by informing potential landowners that more information should be obtained before installing a private well within 1,200 feet of the former county landfill south of the Fond du Lac Skyport (NR 2.1.1, LU 1.5.1). Secondary Partners: FCPD, FWCD, WDNR
- Protect existing municipal wellhead locations from land uses that could potentially contaminate groundwater by working with the City of Fond du Lac on development proposals in these areas that could potentially contaminate groundwater (NR 2.1.1, LU 1.5.2). Secondary Partners: CFDL, UW-EXT, FWCD

Preserve the Town's important cultural and historical resources (CR 1).

- Preserve historic barns and rural architecture (CR 1.2.1). Secondary Partners: WHS, FCHS
- Consider opportunities for historic preservation in all future planning, zoning and development decisions (CR 1.2.2, LU 1.6.1). Secondary Partners: WHS, FCHS
- Utilize local expertise on historic preservation issues (CR 1.2.4). Secondary Partners: WHS, FCHS

Implement, to the extent possible, recommendations contained within the comprehensive plan update (I 1).

- Periodically review the implementation schedule and update the Town Board as to the progress that is being made (I 1.1.1). Secondary Partners: TB
- Annually review the goals, strategies and recommendations in the comprehensive plan and address any conflicts (I 1.1.2). Secondary Partners: TB, TPW, TFD, Town staff
- Recommend modifications to the comprehensive plan, as necessary (I 1.2.1). Secondary Partners: TB, TPW, TFD, Town staff
- Solicit input from others regarding how their activities relate to the recommendations in the Town's comprehensive plan (I 1.3.1). Secondary Partners: Neighboring communities, Fond du Lac County, FCEDC, and other partners identified in this plan
- Work with others, as necessary to implement the recommendations contained in the comprehensive plan (IC 1.3.2). Secondary Partners: Neighboring communities, Fond du Lac County, and other partners identified in this plan.

## ONGOING EFFORTS: TOWN PUBLIC WORKS DEPARTMENT

The following is a list of recommendations that the Town Public Works Department should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that ultimately the Town Board assumes primary responsibility for all Town activities; however the activities listed below would fall within the responsibilities of the Town Public Works Department. The Town Public Works Department should enlist the help of others to assist them as necessary.

Ensure that the Town's road system is well maintained, is safe and operates as an efficient system (T 1).

- Continue to conduct PASER evaluation of the existing road network (T 1.2.1). Secondary Partners: FCHD, WisDOT
- Continue to identify road reconstruction and maintenance activities based on the PASER evaluation and incorporate these improvements into the Town's Capital Improvement Plan (CIP) (T 1.2.2). Secondary Partners: FCHD, WisDOT
- Continue to work with others to share maintenance on common roads (T 1.6.1). Secondary Partners: FCHD, adjacent communities
- Review and revise the road classification system, as needed so that the most important roads are eligible for federal funding (T 1.3.1). Secondary Partners: FMPO, ECWRPC, WisDOT

Provide high-quality and cost effective community facilities and services that meet existing and projected future needs (CF 1).

- Continue to maintain the historical cemeteries in the Town (CF 1.1.6). Secondary Partners: Estabrook Cemetery Association, FCHS, Town residents, local civic organizations

## ONGOING EFFORTS: TOWN FIRE DEPARTMENT

The following is a list of recommendations that the Town Fire Department should assume primary responsibility for and should consider in its daily activities and decisions. It should be remembered that ultimately the Town Board assumes primary responsibility for all Town activities; however the activities listed below would fall within the responsibilities of the Town Fire Department. The Town Fire Department should enlist the help of others to assist them as necessary.

Provide high-quality and cost effective community facilities and services that meet existing and projected future needs (CF 1).

- Continue to explore opportunities for shared services within the Fond du Lac area including Mutual Aid Box Alarm System (CF 1.1.7, CF 6.1.4). Secondary Partners: FCEMS, CFDL, VNFDL, local fire departments

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# CHAPTER 4

## ISSUES & OPPORTUNITIES

## CHAPTER 4: ISSUES AND OPPORTUNITIES

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# CHAPTER 4: ISSUES AND OPPORTUNITIES

## INTRODUCTION

The Issues and Opportunities chapter provides information regarding the socioeconomic conditions and growth patterns within the Town of Fond du Lac. This information aids in defining existing problems and identifying available socioeconomic resources. Changes in population and household characteristics combined with existing development patterns and policy choices will determine how well the Town of Fond du Lac will be able to meet the future needs of its residents and the 14 comprehensive planning goals established by the Wisconsin Legislature.

***Issues and Opportunities Vision for 2040***

*In 2040, the Town of Fond du Lac is a vibrant urbanizing rural community. New growth is being accommodated in ways that protect the community's natural resources and the viability of the agricultural economy while retaining the rural character that residents' value. Residential development continues to occur in the western half of the Town, in areas accessible by public sewer and water, while new commercial and industrial development is filling the Aeronautical Business Park and following the STH 23, CTH D and USH 151 corridors.*

*Residents share a strong sense of identity and civic pride. This has been enhanced by the development of a town campus on the Simon Riverside Park site. The Town Campus has become a focal point providing numerous recreational opportunities and access to the recently constructed town hall, fire department and department of public works. New energy is bringing former residents back to the Town, as well as helping to retain younger people. Renewed civic consciousness has increased resident volunteerism. As a result, residents have become more involved in their town government, fire department and local civic organizations. An annual Town event offers an opportunity to bring residents together to learn more about their community and to support local businesses.*

## INVENTORY AND ANALYSIS

The following section provides an inventory and assessment of demographic and economic trends as required by Wisconsin's Smart Growth legislation. Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted

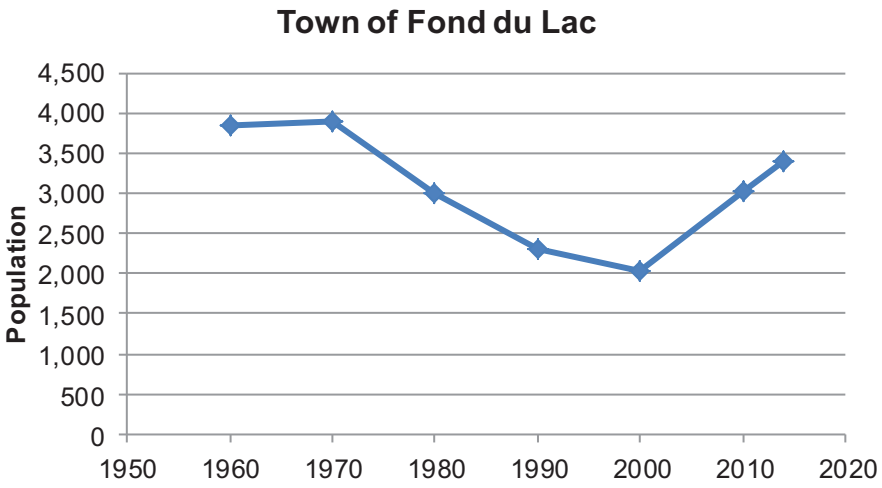
as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates, some areas and subjects must be compared with caution or not compared at all.

## Population Trends

### *Historic Population*

***The Town of Fond du Lac experienced a significant loss in population between 1970 and 2000, followed by a steady rate of population growth in the last decade*** (Figure 4-1, Appendix F: Table F-1). Between 1970 and 2000, the Town of Fond du Lac lost about half of its population, falling from 3,896 people in 1970 to 2,027 in 2000. This decline in population is due in part to annexations to the City of Fond du Lac.[1] During this same time period, the City of Fond du Lac grew by about 19 percent; increasing from 35,515 people in 1970 to 42,203 people in 2000. Overall, between 1970 and 2000, growth (14.3%) within the Fond du Lac area (Town of Fond du Lac, Village of North Fond du Lac and City of Fond du Lac) lagged behind Fond du Lac County (15.1%) and the state (21.4%).

**Figure 4-1: Historic Population Growth, 1960-2014**




*Source: U.S. Census, 1960-2010, WDOA 2014 Estimate*

According to the U.S. Census, between 2000 and 2010, the population of the Town of Fond du Lac increased by about 49 percent (48.7%) or by 987 people. This was most likely a result of the municipal boundary agreement[2] between the City of Fond du Lac and the towns of Fond du Lac, Taycheedah and Friendship and their town sanitary districts. The growth rate in the Town during this decade far outpaced the City of Fond du Lac (1.9%, 818 people), the Village of North Fond du Lac (10%, 457 people), Fond du Lac County (4.5%) and the state (6%). Additionally, the growth rate of the Town in the 2000's exceeded population projections done in 2004 by East Central Wisconsin Regional Planning Commission, even though the area, state and nation experienced an economic downturn that began in the later part of the decade.

[1] Town of Fond du Lac 2005 Comprehensive Plan.
[2] Intergovernmental Agreement Among the City of Fond du Lac and Towns of Fond du Lac, Empire, Taycheedah and Friendship and their Town Sanitary Districts, 1997.

Recent estimates from the WDOA indicate that the population of the Town is continuing to grow at a faster rate than other area jurisdictions and the state. ***Between 2010 and 2014, the population in the Town of Fond du Lac is estimated to have grown by 13.1 percent or 394 people, far outpacing the estimated growth in the city (0.3%), the village (2.8%), the county (0.8%) and the state (0.8%).***

### *Population Forecast*

Population projections can provide extremely valuable information for community planning but have particular limitations. Population projections are typically based on historical growth patterns and the composition of the current population base. To a large extent the reliability of the projections is dependent on the continuation of past growth trends. Population growth is more difficult to predict in a community such as the Town of Fond du Lac where the growth is dependent on migration, as migration rates may vary considerably based on various push and pull factors located outside of the community.

Continued population growth will result in an increase in demand for services and land consumption. The density of settlement coupled with the amount and location of land consumed for housing, commercial, and industrial uses may impact the cost of Town services.

According to the WDOA, while natural increase (births minus deaths) had more of an influence on population increase in Fond du Lac County during the 2000's, migration will play a larger role in population change during the 2010's and 2020's as the population ages. Table 4-1 presents population estimates through 2040. ***According to the WDOA, the Town of Fond du Lac is expected to grow by 47.8 percent (1,440 people) between 2010 and 2040.*** This increase is greater than the City of Fond du Lac (6.7%), Fond du Lac County (8.5%) or Wisconsin (14.1%).

**Table 4-1: Population Estimates, 2010-2040**

| Municipality | 2010 | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 | Percent Change 2010-2040 |
|---|---|---|---|---|---|---|---|---|
| **T Fond du Lac** | **3,015** | **3,475** | **3,720** | **3,965** | **4,185** | **4,345** | **4,455** | **47.8%** |
| C Fond du Lac | 43,021 | 43,430 | 44,510 | 45,540 | 46,300 | 46,370 | 45,920 | 6.7% |
| Fond du Lac County | 101,633 | 102,885 | 105,755 | 108,485 | 110,590 | 111,040 | 110,250 | 8.5% |
| Wisconsin | 5,686,986 | 5,783,015 | 6,005,080 | 6,203,850 | 6,375,910 | 6,476,270 | 6,491,635 | 14.1% |

*Source: WDOA, Wisconsin Demographic Services Center, 1/1/2014 Final Estimates and Vintage 2013 Population Projections*

### *Population Density*

Population density reflects the degree of urbanization of a community as well as the impacts on demand and cost effectiveness of the provision of urban services. Population density is calculated as the number of people per square mile of land area excluding surface water.

**Table 4-2: Population Density, 2000 and 2010**

| Municipality | 2000 | | | 2010 | | |
|---|---|---|---|---|---|---|
| | Land Area Sq. Miles | Pop | People per Sq. Mile | Land Area in Sq. Miles | Pop | People per Sq. Mile |
| **T Fond du Lac** | **19.85** | **2,027** | **102.1** | **17.77** | **3,015** | **169.6** |
| Fond du Lac County | 722.91 | 97,296 | 134.6 | 719.55 | 101,633 | 141.2 |
| Wisconsin | 54,310.1 | 5,363,715 | 98.8 | 54,157.8 | 5,686,986 | 105.0 |

*Source: U.S. Census, 2000, 2010; SF-1, Table GCT-PH1*

***From 2000 to 2010, the overall population density of the Town of Fond du Lac increased from 102.1 persons per square mile in 2000 to 169.6 persons per square mile in 2010*** (Table 4-2). While Fond du Lac County and the state also increased in population density over this same time period, the increase by the Town was more significant. Even though, all jurisdictions lost land area during the 2000's, the Town's was more noteworthy. Between 2000 and 2010, the Town of Fond du Lac lost about 11 percent of its land area, compared to a very small amount lost by the county and the state. In addition, the Town of Fond du Lac experienced a 49 percent increase in population, again a much higher percentage than the state or county. As a result, both the large increase in population and the decrease in land area lead to in a larger increase in population density.

### *Age Distribution*

The age structure of a population impacts the service, housing, and transportation needs of a community. ***In 2010, the median age of the residents of the Town of Fond du Lac was 43.6*** (Table 4-3). This is older than Fond du Lac County's median age of 40.2 and the State of Wisconsin's median age of 38.5. Reflecting state and national trends, the Town of Fond du Lac's population has aged slightly since 2000 when the median age was 41.6 years.

**Table 4-3: Percent of Population by Age Cohort, 2000 and 2010**

| 2000 | Under 5 Percent | 5 to 19 Percent | 20 to 24 Percent | 25 to 44 Percent | 45 to 64 Percent | 65 and older Percent | Total | Median Age |
|---|---|---|---|---|---|---|---|---|
| **T Fond du Lac** | **4.2%** | **22.6%** | **3.8%** | **24.8%** | **30.0%** | **14.5%** | **2,027** | **41.6** |
| Fond du Lac County | 6.0% | 22.4% | 6.2% | 28.7% | 22.4% | 14.3% | 97,296 | 36.9 |
| Wisconsin | 6.4% | 22.2% | 6.7% | 29.5% | 22.2% | 13.1% | 5,363,675 | 36.0 |
| 2010 | Under 5 Percent | 5 to 19 Percent | 20 to 24 Percent | 25 to 44 Percent | 45 to 64 Percent | 65 and older Percent | Total | Median Age |
| **T Fond du Lac** | **6.0%** | **18.9%** | **3.6%** | **23.8%** | **32.5%** | **15.2%** | **3,015** | **43.6** |
| Fond du Lac County | 5.9% | 19.7% | 6.2% | 24.8% | 28.5% | 15.0% | 101,633 | 40.2 |
| Wisconsin | 6.3% | 20.1% | 6.8% | 25.5% | 27.7% | 13.7% | 5,686,986 | 38.5 |

*Source: U.S. Census 2000, 2010, DP-1*

***The baby boomer population (45 to 64) comprised the Town's largest cohort in both 2000 (30%) and* 2010 (32.5%).** In both years, the next largest age cohort in the Town was the child bearing population (25 to 44), 24.8% and 23.8 respectively. Reflecting the aging population, the

percent of population in the 0-19, 20-24, and 25-44 cohorts decreased between 2000 and 2010, while the portion of the population in the 45-64, 65 and older cohorts increased (Table 4-3).

Unlike the Town, in 2000, the child bearing population (25-44) comprised the largest age cohort in Fond du Lac County (28.7%) and the state (29.5%). While the second largest age cohort in Fond du Lac County was the school age population (5 to 19, 22.4%) and baby boomer population (45 to 64, 22.4%). Wisconsin mirrored the county; the second largest age cohort was the baby boomer (45 to 64, 22.2%) and the school age population (5 to 19, 22.2%). Similar to the Town, in 2010, the largest age cohort in the county (28.5%) and state (27.7%) was the baby boomer (45 to 64).

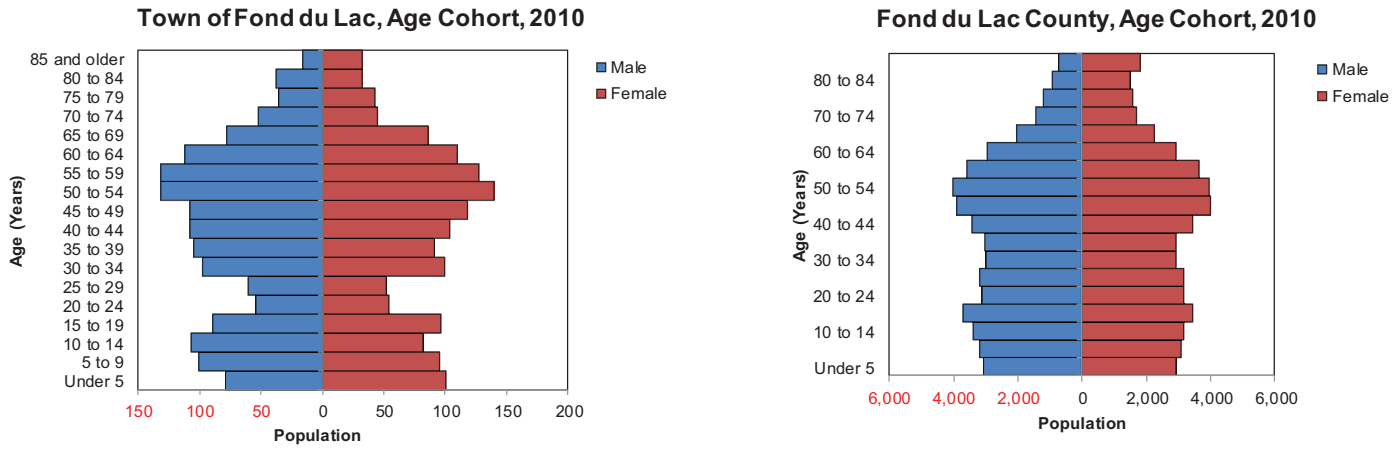
**Table 4-4: Population by Gender, 2010**

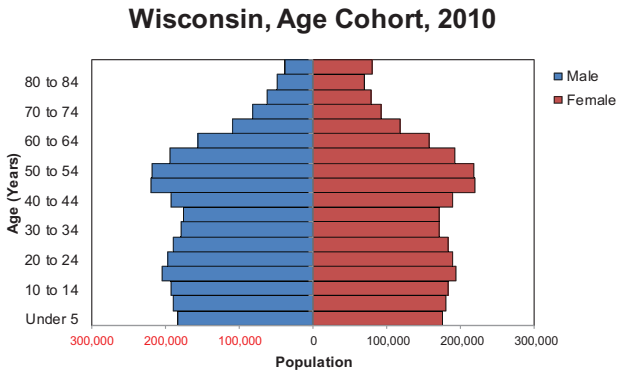
| | Male | | | Female | | | | |
|---|---|---|---|---|---|---|---|---|
| | Number | Percent | Median Age | Number | Percent | Median Age | Total | Median Age |
| **T Fond du Lac** | **1,506** | **50.0%** | **42.8** | **1,509** | **50.0%** | **44.3** | **3,015** | **43.6** |
| Fond du Lac County | 49,926 | 49.1% | 39 | 51,707 | 50.9% | 41.5 | 101,633 | 40.2 |
| Wisconsin | 2,822,400 | 49.6% | 37.3 | 2,864,586 | 50.4% | 39.6 | 5,686,986 | 38.5 |

*Source: U.S. Census 2010, DP-1*

Females outnumbered males in every jurisdiction in 2010 (Table 4-4 and Figure 4-2). Unlike the state or county, within the Town of Fond du Lac the ratio of males to females fluctuated between which gender was in majority. Within the state, males made up the majority population through the 40 to 44 age cohort, and then the majority varied between male and female until the 55 to 59 age cohort, where females dominated. In the county, males tended to dominate until the age 35 to 40 age cohort and females dominated in the 65 to 69 age cohorts and above. The life expectancy of females is longer than that of males and this is reflected in the higher median age for females in all jurisdictions.

**Figure 4-2: Population by Age Cohort, 2010**






*Source: U.S. Census 2010, DP-1*

## Race

Population by race provides information regarding the social and cultural characteristics of an area. It also provides information regarding population dynamics. Access to education and economic opportunities differ by race. Differences also exist in age structure, language barriers and risks for various diseases and health conditions.

Since new immigrants are more likely to settle in areas with existing populations from their country of origin, race and ethnicity, existing populations may also influence migration patterns. National population trends indicate that persons of color (includes African Americans, Native Americans, Alaskan Natives, Pacific Islanders, Asians and persons declaring two or more races) and persons of Hispanic Origin are growing faster than non-Hispanic whites.[3] As the population of the Town of Fond du Lac, Fond du Lac County and Wisconsin continues to grow, it is likely that the minority proportion of the population (persons of color and whites of Hispanic Origin) will also continue to grow. If this occurs, communities may need to compensate for the changing demographic composition. Communities may also find it beneficial to promote opportunities for positive interaction between cultures. An increase in understanding of differences and similarities in expectations and cultural values may help reduce friction between groups.

### *Racial Distribution*

While the population in the Town is less diverse than that of the county and state, between 2000 and 2010, the Town experienced a slight increase in the share and number of minority persons of non-white race during this time period (Table 4-5). ***In 2010, whites comprised 97.2 percent of the Town of Fond du Lac population compared to 94.1 percent in the county and 86.2 percent of the state's population.***

Although Hispanics are the fastest growing ethnic group in the United States, they currently comprise less than five percent of the county's and less than six percent of the state's population. However, like the nation, this segment of the population is one of the fastest growing segments in the area. Between 2000 and 2010, the Hispanic population within Fond du

[3] U.S. Census.

Lac County doubled, increasing from two percent in 2000 to 4.3 percent in 2010. At the state level the Hispanic population increased from 3.6% in 2000 to 5.9% in 2010.

The share and number of Hispanics also increased in the Town of Fond du Lac between 2000 and 2010. In 2010, Hispanics comprised 2.7 percent of the population, up from 1.2 percent. If the Town is going to grow through migration, it is likely that the number and percentage of Hispanics in the area will also increase as Hispanics are becoming a larger share of the national, state and county population.

**Table 4-5: Population by Race and Hispanic Origin, 2000 and 2010**

| | **Town of Fond du Lac** | | | | Fond du Lac County | | | | Wisconsin | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **2000** | | **2010** | | 2000 | | 2010 | | 2000 | | 2010 | |
| | **No.** | **Percent** | **No.** | **Percent** | No. | Percent | No. | Percent | No. | Percent | No. | Percent |
| White | **1,989** | **98.1%** | **2,932** | **97.2%** | 93,562 | 96.2% | 95,674 | 94.1% | 4,773,553 | 89.0% | 4,902,067 | 86.2% |
| African American | **2** | **0.1%** | **9** | **0.3%** | 876 | 0.9% | 1,305 | 1.3% | 300,355 | 5.6% | 359,148 | 6.3% |
| American Indian - Alaskan Native | **14** | **0.7%** | **3** | **0.1%** | 371 | 0.4% | 471 | 0.5% | 49,661 | 0.9% | 54,526 | 1.0% |
| Asian or Pacific Islander | **3** | **0.1%** | **29** | **1.0%** | 873 | 0.9% | 1,169 | 1.2% | 84,654 | 1.6% | 131,061 | 2.3% |
| Other Race | **8** | **0.4%** | **20** | **0.7%** | 814 | 0.8% | 1,700 | 1.7% | 84,281 | 1.6% | 135,867 | 2.4% |
| Two or More Races | **11** | **0.5%** | **22** | **0.7%** | 800 | 0.8% | 1,314 | 1.3% | 71,171 | 1.3% | 104,317 | 1.8% |
| Total Persons | **2,027** | **100%** | **3,015** | **100%** | 97,296 | 100% | 101,633 | 100% | 5,363,675 | 100% | 5,686,986 | 100% |
| Hispanic or Latino | **24** | **1.2%** | **80** | **2.7%** | 1,987 | 2.0% | 4,368 | 4.3% | 192,921 | 3.6% | 336,056 | 5.9% |

*Source: U.S. Census 2000, 2010, DP01*

## Household Structure and Trends

### *Household Size*

Household size and alterations in household structure provide a method to analyze the potential demand for housing units. The composition of a household coupled with the level of education, training, and age also impacts the income potential for the particular household. These characteristics can also determine the need for services such as child care, transportation, and other personal services. Decreases in household size create a need for additional housing units and accommodating infrastructure, even if there is not an increase in the overall population.

***Household size in the Town of Fond du Lac remained relatively constant between 2000 (2.57 persons per household) and 2010 (2.58 persons per household*** (Table 4-6). At the same time, a decrease in the average household size occurred at the state and county levels. In Fond du Lac County the average household size decreased from 2.52 persons per household in 2000 to 2.41 persons per household in 2010. The state saw a similar decrease, falling from 2.5 persons per household in 2000 to 2.43 persons per household in 2010.

The Town of Fond du Lac's average household size has remained slightly higher than both the county and the State of Wisconsin, reflecting the Town's higher percentage of family households, and a smaller percentage of the households living alone (Table 4-6; Appendix F, Table F-2).

**Table 4-6: Households and Persons per Household, 2000 and 2010**

| | 2000 | | 2010 | |
|---|---|---|---|---|
| | No. HH | Persons per HH | No. HH | Persons per HH |
| **T Fond du Lac** | **789** | **2.57** | **1,167** | **2.58** |
| Fond du Lac County | 36,931 | 2.52 | 40,697 | 2.41 |
| Wisconsin | 2,084,544 | 2.5 | 2,279,768 | 2.43 |

*Source: U.S. Census: 2000 & 2010, DP-1*

### *Household Composition*

***In 2000 (75.8%) and 2010 (78.4%), about three-quarters of the households in the Town of Fond du Lac were family households*** (Appendix F, Table F-2). During both years, the Town had a higher percentage of family households in comparison to the county (69.0%, 66.3%) and the state (66.5%, 64.4%). Individuals' age 65 years old and older made up about 27 percent of the households in the Town in 2000 (26.6%) and in 2010 (26.5%). This was a larger share of the total households than the county (24.4%, 25.8%) and the state (23%, 24%) during both time periods. By 2010, while the portion of households with individuals 65 years old and older increased in the county and state, this did not happen in the Town of Fond du Lac.

Households are composed of family households (married couple and male or female, no spouse present) and nonfamily households (Appendix F, Table F-2,). In 2000, the percentage of married couple families was greater in the Town (68.3%) than in the county (57.7%) and the state (53.2%). Between 2000 and 2010, the percentage of married couples increased slightly in the Town of Fond du Lac (1.4%) and decreased in the remaining jurisdictions, as the percentage of single parent families increased. ***Married couple families (husband and wife) made up about two-thirds (69.7%) of all households in the Town of Fond du Lac in 2010, compared to 53.5 percent in Fond du Lac County and 49.6 percent in the state.***

### *Household Forecasts*

Total population figures include not only persons in households, but also persons in group quarters.[4] As the population ages during the projection period, it is likely that the persons in group quarters will increase over time. This increase will come from not only the elderly component of the population, but also from the disabled component of the population as aging parents will no longer be able to care for disabled offspring. It is important to remember that the actual growth rate and the amount of future growth a community will experience will be determined by local policies which can affect the rate of growth within the context of county, state, and national population growth trends. Migration is expected to play a part in the Town of Fond du Lac and Fond du Lac County's growth patterns in the coming decades. Therefore growth rates and trends outside the county will influence the pool of potential residents the county can attract. Inter-municipal agreements between the Town and its neighbors have

[4] Group Quarters, as defined by the 2010 U.S. Census, "is a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories."

influenced growth patterns in the Town of Fond du Lac in the past. The new agreement that is currently being developed will also play a role in future development in the Town.

Based on anticipated growth trends, the Town of Fond du Lac's population is expected to continue to increase through 2040 (Table 4-1). During this same time period, ***the number of households is expected to increase by about 62 percent from 1,167 in 2010 to 1,890 in 2040*** (Table 4-7). The large increase in the number of households is expected to result from a decrease in household size and an increase in population. Between 2010 and 2040 it is anticipated that the household size will decrease from 2.58 persons per household to 2.35.

During this same time period, Fond du Lac County and Wisconsin are expected to experience a much lower increase in the number of households. It is anticipated that the number of households in Fond du Lac County will increase by about 18 percent between 2010 and 2035, and remain stable between 2035 and 2040 as its population decreases by 790 people. The number of households within the state is projected to increase by about 22.4 percent during this time period.

**Table 4-7: Household Projections, 2010 – 2040**

| | Town of Fond du Lac | | Fond du Lac County | | Wisconsin | |
|---|---|---|---|---|---|---|
| Year | No. HH | Person/HH | No. HH | Person/HH | No. HH | Person/HH |
| 2010 | 1,167 | 2.58 | 40,697 | 2.41 | 2,279,768 | 2.43 |
| 2015 | 1,384 | 2.51 | 42,423 | 2.34 | 2,371,815 | 2.38 |
| 2020 | 1,505 | 2.47 | 44,308 | 2.31 | 2,491,982 | 2.35 |
| 2025 | 1,625 | 2.44 | 46,020 | 2.28 | 2,600,538 | 2.32 |
| 2030 | 1,737 | 2.41 | 47,419 | 2.25 | 2,697,884 | 2.30 |
| 2035 | 1,825 | 2.38 | 48,079 | 2.22 | 2,764,498 | 2.28 |
| 2040 | 1,890 | 2.35 | 48,076 | 2.20 | 2,790,322 | 2.26 |
| **Percent Change** | | | | | | |
| 2010 to 2015 | 18.6% | -2.7% | 4.2% | -2.9% | 4.0% | -2.2% |
| 2015 to 2020 | 8.7% | -1.6% | 4.4% | -1.3% | 5.1% | -1.2% |
| 2020 to 2025 | 8.0% | -1.2% | 3.9% | -1.3% | 4.4% | -1.0% |
| 2025 to 2030 | 6.9% | -1.2% | 3.0% | -1.3% | 3.7% | -1.0% |
| 2030 to 2035 | 5.1% | -1.2% | 1.4% | -1.3% | 2.5% | -1.0% |
| 2035 to 2040 | 3.6% | -1.3% | 0.0% | -0.9% | 0.9% | -0.8% |

*Source: WDOA, Wisconsin Demographic Services Center, 1/1/2014 Final Estimates and Vintage 2013 Population Projections*

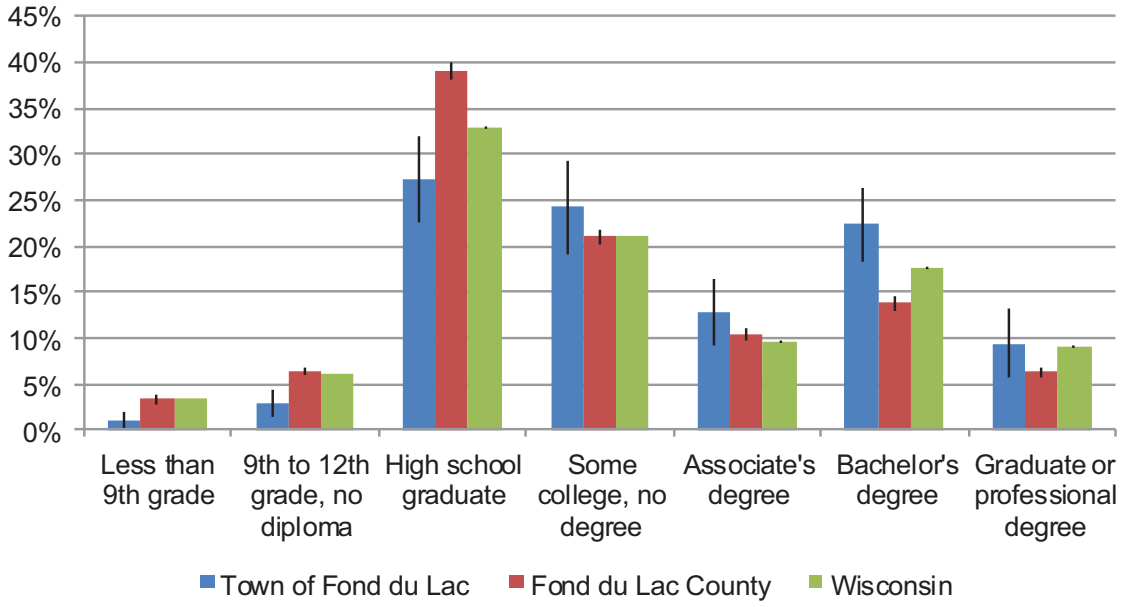
### Income and Education

The U.S. Census Bureau reports that an individual with a bachelor's degree can expect to earn $2.1 million over the course of a career, nearly double what the expected earnings are for a high school graduate. The results of the Census Bureau's study demonstrate that there is a definite link between earning potential and education.

### *Educational Attainment*

***The 2009-2013 American Community Survey 5-Year Estimates***, as depicted in Figure 4-3 and shown in Appendix F, Table F-3, ***indicate that the Town of Fond du Lac had a slightly higher percentage of residents age 25 or older who graduated from high school or higher (96.1%) than the county (90.3%) and the state (90.4%).*** Additionally the Town has a larger share of residents that hold a bachelor degree or higher. Approximately 32 percent (31.7%) of Town residents hold a bachelor degree or higher compared to 20 percent of county residents and 26.8 percent of state residents.

**Figure 4-3: Percent Educational Attainment, 2009-2013 ACS 5-Year Estimates**




*Source: U.S. Census, 2009-2013 American Community Survey 5-Year Estimates, DP02*

Between 2000 and the 2009-2013 5-Year Estimates, the percentage of high school graduates or higher, and the percentage of residents receiving a bachelor degree or higher, increased in all jurisdictions (Table 4-8). ***The share of residents holding a bachelor's degree or higher increased by 6.5 percent in the Town of Fond du Lac between 2000 (18.3%) and the 2009-2013 5 Year Estimates (31.7%).*** As a result, the portion of Town residents with a bachelor degree or higher continues to surpass the percentage in the county (20.0%) and the state (26.8%).

**Table 4-8: Graduation Rates, 2000 and 2009-2013 ACS 5-Year Estimates**

| | Percent High School Graduate or Higher | | | | Percent Bachelor's Degree or Higher | | | |
|---|---|---|---|---|---|---|---|---|
| | 2000 | 2009-2013 5-Yr Est. | | Percent Change, 2000 to 2009-2013 | 2000 | 2009-2013 5-Yr Est. | | Percent Change, 2000 to 2009-2013 |
| | Number | Estimate | MOE +/- | | Number | Estimate | MOE +/- | |
| **T Fond du Lac** | **89.6%** | **96.1%** | **1.8%** | **6.5%** | **18.3%** | **31.7%** | **4.8%** | **13.4%** |
| Fond du Lac County | 84.2% | 90.3% | 0.7% | 6.1% | 16.9% | 20.0% | 0.9% | 3.1% |
| Wisconsin | 85.1% | 90.4% | 0.1% | 5.3% | 22.4% | 26.8% | 0.2% | 4.4% |

*Source: U.S. Census 2000; 2009-2013 American Community Survey 5-Year Estimates, DP02*

### *Income Levels*

Income includes both earned and unearned income. Earned income includes money earned through wages, salaries, and net self-employment income (including farm income). Unearned income includes money from interest, dividends, rent, Social Security, retirement income, disability income, and welfare payments.[5] ***According to the 2009-2013 American Community Survey, the majority, approximately 78 percent (+/-6.3%), of households derive income from earnings in the Town of Fond du Lac.*** This is reflective of the percent (15.2%) of Town population in the age 65 or older age cohort. Since a somewhat large percentage of Fond du Lac household income is from earnings, access to employment opportunities is a strong determinant in meeting the income needs of the residents. Even though a large percentage of households rely on earnings, a significant percentage utilize social security income (31.6%/+/-7.6%) and retirement income (28.5%/+/-6.4%). As a result, ***the average (mean) household income ($101,118 +/-$19,376) is less than the average (mean) earnings per household ($102,086 +/- $22,890)***.

Three commonly used income measures are median household income, median family income and per capita income. Median income is derived by examining the entire income distribution and calculating the point where one-half of the incomes fall below that point, the median, and one-half above that point. For households and families, the median income is based on the total number of households or families, including those with no income.

***The Town of Fond du Lac's median household income in 1999 was $58,281; this was higher than both Fond du Lac County's median income of $45,578 and the State of Wisconsin's median income of $43,791*** (Table 4-9). Although the median household income for all jurisdictions increased between 1999 and 2009-2013, the Town of Fond du Lac's median household income grew by about 26 percent, while Fond du Lac County had an increase of about 18 percent and Wisconsin experienced an increase of 20 percent.

[5] U.S. Census Bureau.

**Table 4-9: Comparative Income Characteristics, 1999 and 2009-2013 ACS 5-Year Estimates**

| | Median HH Income | | | Median Family Income | | | Per Capita Income | | |
|---|---|---|---|---|---|---|---|---|---|
| | | 2009-2013 5-Yr Est. | | | 2009-2013 5-Yr Est. | | | 2009-2013 5-Yr Est. | |
| | 1999 | Estimate | MOE +/- | 1999 | Estimate | MOE +/- | 1999 | Estimate | MOE +/- |
| **T Fond du Lac** | **$58,281** | **$73,214** | **$13,017** | **$65,089** | **$81,992** | **$14,161** | **$29,070** | **$38,891** | **$6,410** |
| Fond du Lac County | $45,578 | $53,820 | $1,386 | $53,325 | $65,103 | $1,869 | $20,022 | $26,368 | $588 |
| Wisconsin | $43,791 | $52,413 | $173 | $52,911 | $66,534 | $307 | $21,271 | $27,523 | $124 |

*Source: U.S. Census 2000, DP-3, 2009-2013 American Community Survey 5-Yr Estimate, DP03*

The median family income also increased for all three jurisdictions. The Town of Fond du Lac's median family income (26%) increased at the same rate as the state and slightly more than at the county level (22%). ***According to the 2009-2013 ACS 5-Year Estimates, the Town of Fond du Lac median family income was $81,992, which was a significant increase from the 1999 median family income of $65,089.***

As depicted in Table 4-9, the Town of Fond du Lac had a higher median household income, median family income and a higher per capita income than the state and county in both time frames. ***The per capita income in the Town of Fond du Lac in 2009-2013 was $38,791, an increase of 34 percent.***

### *Poverty Status*

The poverty level is determined by the U.S. Census Bureau based on current cost of living estimates adjusted for household size. In 2000, the poverty threshold for a family of four with two children was a household income of $17,463. By 2010, the poverty threshold for a family of four with two children had increased to $22,113.[6]

***According to the American Community Survey 5 Year Estimates, in 2009-2013 2.2 percent (+/-1.3%) of the Town of Fond du Lac's population was living below the poverty line*** (Table 4-10). This is significantly less than Fond du Lac County (9.8%+/-0.9%) and the State of Wisconsin (13.0%+/-0.2%). Between 1999 and 2009-2013, the percentage of people living below the poverty line declined for the Town of Fond du Lac, but increased in Fond du Lac County and the State of Wisconsin. In 1999, 4.1 percent of the Town's residents were living below the poverty line, while 5.8 percent of Fond du Lac County residents were, and 8.7 percent of residents of the State of Wisconsin were living below the poverty line.

**Table 4-10: Poverty Status, Total Persons - 1999 and 2009-2013 ACS 5-Year Estimates**

| | Total Persons | | | Total Persons Below Poverty Level | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 1999 | 2009-2013 5-Yr Est. | | 1999 | | 2009-2013 5-Yr Est. | | | |
| | No. | Estimate | MOE +/- | No. | Percent | Estimate | MOE +/- | Percent | MOE +/- |
| Town of Fond du Lac | 1,974 | 3,151 | 67 | 81 | 4.1% | 68 | 868 | 2.2% | 1.3 |
| Fond du Lac County | 93,630 | 98,380 | 300 | 5,471 | 5.8% | 9,628 | 1,290 | 9.80% | 0.9 |
| Wisconsin | 5,211,603 | 5,554,566 | 1,358 | 451,538 | 8.7% | 723,730 | 9,275 | 13.00% | 0.2 |

*Source: U.S. Census 2000 SF 3, 2009-2013 American Community Survey 5-Yr Estimate, S1701*

[6] U.S. Census Bureau, 2000 and 2010 Poverty Thresholds.

***Approximately 2.5 percent (+/-2.2%) of families lived below the poverty level in the Town of Fond du Lac, according to the 2009-2013 American Community Survey 5-Year Estimates*** (Table 4-11). This was less than the share of families in Fond du Lac County (5.8%+/-1.1%) and Wisconsin (8.8%+/-0.2%). Between 1999 and 2009-2013, the percentage of families living below the poverty level declined in the Town, but increased in Fond du Lac County and the state. In 1999, 3.4 percent of families lived below the poverty level in the Town of Fond du Lac compared to 3.5 percent of the families living in Fond du Lac County and 5.6 percent of the families living in Wisconsin.

**Table 4-11: Poverty Status, Total Families - 1999 and 2009-2013 ACS 5-Year Estimates**

| | Total Families | | | Total Families Below Poverty Level | | | |
|---|---|---|---|---|---|---|---|
| | 1999 | 2009-2013 5-Yr Est. | | 1999 | | 2009-2013 5-Yr Est. | |
| | No. | Estimate | MOE +/- | No. | Percent | Percent | MOE +/- |
| Town of Fond du Lac | 566 | 764 | 65 | 19 | 3.4% | 2.5% | 2.2 |
| Fond du Lac County | 25,661 | 26,846 | 457 | 900 | 3.5% | 5.8% | 1.1 |
| Wisconsin | 1,395,037 | 1,469,143 | 5,968 | 78,188 | 5.6% | 8.8% | 0.2 |

*Source: U.S. Census 2000 SF 3, 2009-2013 American Community Survey 5-Yr Estimate, S1702*

## KEY ISSUES AND OPPORTUNITIES SUMMARY POINTS

- The Town of Fond du Lac experienced a significant loss in population between 1970 and 2000, followed by a steady rate of population growth in the last decade.
- Between 2010 and 2014, the population in the Town of Fond du Lac is estimated to have grown by 13.1 percent or 394 people, far outpacing the estimated growth in the city (0.3%), the village (2.8%), the county (0.8%) and the state (0.8%).
- According to the WDOA, the Town of Fond du Lac is expected to grow by 47.8 percent (1,440 people) between 2010 and 2040.
- From 2000 to 2010, the overall population density of the Town of Fond du Lac increased from 102.1 persons per square mile in 2000 to 169.6 persons per square mile in 2010.
- In 2010, the median age of the residents of the Town of Fond du Lac was 43.6.
- The baby boomer population (45 to 64) comprised the Town's largest cohort in both 2000 (30%) and 2010 (32.5%).
- In 2010, whites comprised 97.2 percent of the Town of Fond du Lac population compared to 94.1 percent in the county and 86.2 percent of the state's population.
- Household size in the Town of Fond du Lac remained relatively constant between 2000 (2.57 persons per household) and 2010 (2.58 persons per household).
- In 2000 (75.8%) and 2010 (78.4%), about three-quarters of the households in the Town of Fond du Lac were family households.
- Married couple families (husband and wife) made up about two-thirds (69.7%) of all households in the Town of Fond du Lac in 2010, compared to 53.5 percent in Fond du Lac County and 49.6 percent in the state.
- The number of households is expected to increase by about 62 percent from 1,167 in 2010 to 1,890 in 2040.
- The 2009-2013 American Community Survey 5-Year Estimates indicate that the Town of Fond du Lac had a slightly higher percentage of residents age 25 or older who graduated from high school or higher (96.1%) than the county (90.3%) and the state (90.4%).

- The share of residents holding a bachelor's degree or higher increased by 6.5 percent in the Town of Fond du Lac between 2000 (18.3%) and the 2009-2013 5 Year Estimates (31.7%).
- According to the 2009-2013 American Community Survey, the majority, approximately 78 percent (+/-6.3%), of households derive income from earnings in the Town of Fond du Lac.
- The average (mean) household income ($101,118 +/-$19,376) is less than the average (mean) earnings per household ($102,086 +/- $22,890).
- The Town of Fond du Lac's median household income in 1999 was $58,281; this was higher than both Fond du Lac County's median income of $45,578 and the State of Wisconsin's median income of $43,791.
- According to the 2009-2013 ACS 5-Year Estimates, the Town of Fond du Lac median family income was $81,992, which was a significant increase from the 1999 median family income of $65,089.
- The per capita income in the Town of Fond du Lac in 2009-2013 was $38,791, an increase of 34 percent.
- According to the American Community Survey 5 Year Estimates, in 2009-2013 2.2 percent (+/-1.3%) of the Town of Fond du Lac's population was living below the poverty line.
- Approximately 2.5 percent (+/-2.2%) of families lived below the poverty level in the Town of Fond du Lac, according to the 2009-2013 American Community Survey 5-Year Estimates.

## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for the Issues and Opportunities element are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to the Issues and Opportunities element can be found in Appendix E.



# CHAPTER 5

LAND USE

## CHAPTER 5: LAND USE

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# CHAPTER 5: LAND USE

## INTRODUCTION

Land use directly influences all elements presented in the other chapters. The choices for housing type, location, transportation alternatives, decisions on employment locations, recreational opportunities, and the quality of the man-made and natural environments are all intricately woven together into land use. Land use policy decisions can have far-reaching repercussions. Policy decisions can influence housing growth, the protection of natural resources, and a number of other factors.

Wisconsin's "Smart Growth" legislation requires the Land Use element to be a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of all property, public and private, in the Town of Fond du Lac. An inventory of the historical trends and current land use characteristics is required. In addition, the element must look forward by providing a future land use map and providing projections for land use consumption based on current conditions. This chapter, along with Chapter 2: Plan Framework, addresses these requirements.

***Land Use Vision for 2040***

*In 2040, the Town of Fond du Lac is a vibrant community that is growing responsibly. New growth has been accommodated in ways that protect the natural resource base and character of the area. Most residential growth is occurring on Fond du Lac's west side within the Town's sanitary and water districts. While new commercial and industrial growth are occurring in the Aeronautical Business Park, and along the STH 23, USH 151 and CTH D corridors.*

## INVENTORY AND ANALYSIS

The following section provides a thorough analysis of land use trends and projections for the Town of Fond du Lac.

### Existing Land Use

Existing land use was interpreted utilizing 2015 aerials and reviewed by the Town of Fond du Lac. In order to analyze land use trends, historic land use data derived from 2000 aerials were used as a comparison. Land use information was compiled into general land use categories (Table 5-1). Table G-1 (Appendix G) provides a comparison between the 2000 and 2015 land uses.

#### *Land Use Categories*

**Agricultural.** Agricultural land is broadly classified as land that is used for crop production. Agricultural uses include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), silviculture (trees) and animal and poultry husbandry. Agricultural land is divided into two sub-categories: irrigated and non-

irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation).

**Residential.** Residential land is classified as land that is used primarily for human inhabitation. Residential land uses are divided into single family residential, farmstead, multi-family and mobile home parks. Single family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas and where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units, condos, room and boarding houses, residence halls, group quarters, retirement homes, nursing care facilities, religious quarters, and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under single family and two-family residential.

**Commercial.** Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing, motion picture and sound recording, telecommunications, information systems, banks and financial institutions, real estate offices, insurance agencies and carriers, waste management, accommodations, restaurants and drinking places, repair and maintenance, personal and laundry, social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

**Industrial.** Industrial land uses represent a broad category of activities that involve the production of goods. Mining and quarry sites are separated from other industrial uses. Industrial uses include construction, manufacturing (includes warehousing with factory or mill operation), mining operations and quarries, and other industrial facilities (truck facilities).

**Transportation.** Transportation includes land uses that directly focus on moving people, goods, and services from one location to another. Transportation uses include highway and street rights of way, support activities for transportation (waysides, freight weigh stations, bus stations, taxi, limo services, park and ride lots), rail related facilities, and other related categories. Airports are included under transportation and consist of paved areas that are dedicated specifically to air traffic.

**Utilities/Communications.** Utilities and communications are classified as any land use that aids in the generation, distribution, and storage of electric power (substations and transformers); natural gas (substations, distribution brokers); and telecommunications (radio, telephone, television stations and cell towers). It also includes facilities associated with water distribution (water towers and tanks), water treatment plants, wastewater processing (plants and lift stations), landfills (active and abandoned), and recycling facilities.

**Institutional Facilities.** Institutional uses are defined as land for public and private facilities dedicated to public services. Institutional land uses include educational facilities (schools,

colleges, universities, professional schools), hospitals, assemblies (churches, religious organizations), cemeteries and related facilities, all governmental facilities used for administration (city, village, town halls, community centers, post office, municipal garages, social security and employment offices, etc.), and safety services (police departments, jails, fire stations, armories, military facilities, etc.). Public utilities and areas of outdoor recreation are not considered institutional facilities.

**Recreational Facilities.** Recreational facilities are defined as land uses that provide leisure activity opportunities for citizens. This category encompasses both active and passive activities. Recreational activities include designated hunting and fishing areas; nature areas; general recreational parks; sports facilities (playgrounds, ball diamonds, soccer fields, tennis courts, etc.); city, county and state parks; fairgrounds; marinas; boat landings; spectator sport venues; hiking trails; mini-golf; bowling; bicycling; skiing; golf courses; country clubs; performing arts centers; museums; historical sites; zoos; amusement parks; gambling venues; and other related activities.

**Water.** Water consists of all surface water including lakes, streams, rivers, ponds, and other similar features. Intermittent waterways are also incorporated into this category.

**Woodlands.** Woodlands are forested areas that are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows; this category includes tree plantations, orchards and land dedicated to Christmas tree production (nurseries are not included).

**Open Other Land.** This category includes land that is currently vacant and not developed in a manner similar to the other land use categories described within this section. Open land includes areas that are wet, rocky, or outcrop; open lots in a subdivision; or rural parcels and side or back lots on a residential property that are not developed.

### *Current Land Use Inventory*

Developed land has been altered from its natural state to accommodate human activities. Although agricultural areas are considered undeveloped by land classification systems, these uses have different impacts on land use decisions than urbanized uses; thus, agricultural uses have been separated to obtain an accurate total of all related activities. In addition, residential land uses have been divided according to their specific category: single family residential, farmsteads, multi-family residential and mobile home parks. Single family residential land use includes single family dwellings and duplexes.

***The Town of Fond du Lac encompasses approximately 11,558 acres. About a quarter (23.8%, 2,747.5 acres) of the land within the Town is developed*** (Table 5-1; Figure 5-1 and Map 5-1). About 76 percent (2,086.2 acres) of the developed uses in the Town include single-family residential (1,012.5 acres, 36.9%) and transportation (1,073.7 acres, 39.1%). Other residential uses (farmstead, multifamily and mobile home parks; 263.4 acres, 9.6%), commercial (127.0 acres, 4.6%), industrial (51.7 acres, 1.9%), recreational facilities (144.3 acres, 5.3%), institutional (26.3 acres, 1.0%), and utilities/communications (48.5 acres, 1.8%) make up the remaining developed land uses.

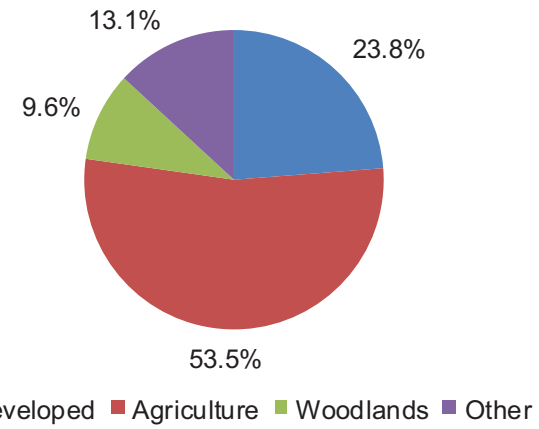
***Cropland (6,179.2 acres, 53.5%), residential (1,276.0 acres, 11%), woodlands (1,113 acres, 9.7%), transportation (1,073.7 acres, 9.3%) and other open land (1,309 acres, 11.3%) comprise about 95 percent (94.8%) of the overall land use in the Town.*** Other developed land uses, water features and quarries make up the remaining 5 percent.

**Table 5-1: Existing Land Use, 2015**

| Land Use | Total Acres | Percent of Developed Land | Percent of Total |
|---|---|---|---|
| Single Family Residential | 1,012.5 | 36.9% | 8.8% |
| Farmsteads | 234.1 | 8.5% | 2.0% |
| Multi-Family Residential | 24.8 | 0.9% | 0.2% |
| Mobile Home Parks | 4.5 | 0.2% | 0.0% |
| Commercial | 127.0 | 4.6% | 1.1% |
| Industrial | 51.7 | 1.9% | 0.4% |
| Recreational Facilities | 144.3 | 5.3% | 1.2% |
| Institutional Facilities | 26.3 | 1.0% | 0.2% |
| Utilities/Communications | 48.5 | 1.8% | 0.4% |
| Transportation | 1,073.7 | 39.1% | 9.3% |
| Total Developed | 2,747.5 | 100.0% | 23.8% |
| Irrigated Cropland | 0.0 | | 0.0% |
| Non-Irrigated Cropland | 6,179.2 | | 53.5% |
| Planted Woodlands | 41.0 | | 0.4% |
| General Woodlands | 1,072.0 | | 9.3% |
| Quarries | 18.7 | | 0.2% |
| Other Open Land | 1,309.0 | | 11.3% |
| Water Features | 190.6 | | 1.6% |
| Total Acres | 11,558.0 | | 100.0% |

*Source: East Central Wisconsin Regional Planning Commission, 2015*

**Figure 5-1: Existing Land Use**




*Source: ECWRPC, 2015*

### *Land Use Trends*

Land use in the Town of Fond du Lac has changed over time (Appendix G, Table G-1). For the purpose of this plan, land use between 2000 and 2015 was reviewed. ***Between 2000 and 2015, the Town of Fond du Lac lost about 1,253 acres (9.8 percent, from 12,811 acres to 11,558 acres).***

Largest gains in land use were seen in single-family residential (21.7%, 180.7 acres), multi-family (318.8%, 18.9 acres), mobile home parks (100.7%. 2.3 acres) and recreational facilities (22.5%, 26.5 acres). While the largest losses in land use were experienced in industrial (-65.5%, 98.1 acres), institutional facilities (-55.4%, 32.8 acres), non-irrigated cropland (-12.9%, 911.3 acres), and other open land (-21.9%, 367.8 acres).

A comparison of the 2000 and 2015 existing land use maps show that new residential development (single family and multi-family) predominately occurred in the central western part of the Town in the Esterbrook Road, Forest Avenue, Rogersville Road and Brown Road area during this time period. Gains experienced in the mobile home park category are due to an expansion of the mobile home in the northern part of the Town on Prospect Avenue and Lakeshore Drive expanded. Gains in recreational acreage can be attributed to expansions by Fondy Sports on CTH D. Losses in industrial land use can be attributed to the annexation of the Mercury Marine property into the City of Fond du Lac.

## Land Market and Development

### *Development Trends*

The amount of land available for development is finite. By analyzing the patterns in land use and understanding what the current development trends are, the Town is better able to plan for future development in a sustainable manner.

***According to the U.S. Census, 379 building permits[1] for new residential construction were issued in the Town of Fond du Lac between 2000 and 2014*** (Table 5-2). ***On average, 25.3 residential building permits were issued per year.*** However the economic downturn that began in 2008 greatly influenced new residential construction. Between 2000 and 2008 a total of 316 residential building permits were issued or about 35 per year. In comparison, between 2009 and 2014 a total of 63 residential building permits or about 10.5 per year were issued. Prior to 2010, a majority of permits were issued for single family construction, though permits for duplexes were also issued. It is important to note that while a majority of these units were single family, the building permit information reflects the number of permits per year and includes permits for single family, two-family and multi-family units. Since 2010, a majority of permits issued were for new multi-family units.

[1] The building permit information provided in Table 5-2 and discussed in this report are for new residential construction only. This information does not include building permits for remodeling, rehabs, decks, garages, etc.

**Table 5-2: Annual New Privately-Owned Residential Building Permits, 2000 - 2014**

| | Single Family | Two-Family | | Three/Four Family | | Five or More Family | | Total | |
|---|---|---|---|---|---|---|---|---|---|
| Year | Bldg/Units | Buildings | Units | Buildings | Units | Building | Units | Buildings | Units |
| 2000 | 36 | 1 | 2 | 0 | 0 | 0 | 0 | 37 | 38 |
| 2001 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 22 |
| 2002 | 35 | 2 | 4 | 0 | 0 | 0 | 0 | 37 | 39 |
| 2003 | 41 | 2 | 4 | 0 | 0 | 0 | 0 | 43 | 45 |
| 2004 | 40 | 4 | 8 | 0 | 0 | 0 | 0 | 44 | 48 |
| 2005 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 42 |
| 2006 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 33 |
| 2007 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 32 |
| 2008 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 26 |
| 2009 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 15 |
| 2010 | 5 | 0 | 0 | 0 | 0 | 5 | 80 | 10 | 85 |
| 2011 | 7 | 0 | 0 | 0 | 0 | 5 | 80 | 12 | 87 |
| 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 |
| 2013 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 11 |
| 2014 | 5 | 0 | 0 | 0 | 0 | 7 | 112 | 12 | 117 |

*Source: U.S. Census*

### *Annexation and Boundary Agreements*

The Town of Fond du Lac has lost many acres to the City of Fond du Lac, and less so to the Village of North Fond du Lac over the years. The *1996 Intergovernmental Agreement among the City of Fond du Lac and the Towns of Fond du Lac, Empire, Taycheedah and Friendship* ended many decades of "annexation wars" between the City and Town of Fond du Lac. This agreement, which is currently being renegotiated, identified areas for future growth for the city and towns. As a result, the towns agreed not to contest future annexations from as City Growth Areas and the city is prohibited from annexing lands designated as Town Growth Areas. This agreement has given the Town the ability to plan for growth within its growth areas and to make infrastructure investments in these areas, confident that they will remain in the Town for the length of the agreement. The *1997 Intergovernmental Agreement among the Village of North Fond du Lac, the Town of Fond du lac and the Town Sanitary District No. 3 of the Town of Fond du Lac*, identified respective growth areas for the village and Town.

### Market Trends

The price of developable land value varies depending on the surrounding land uses, location, access, services and other subjective factors. Natural features such as water frontage, forests and open space may increase the overall value. Land prices are subject to market demand and fluctuations. As such, land values show periodic variations. Housing affordability is dependent on land prices. Equalized value is the best proxy for determining land market trends. Table 5-3 shows the equalized values of all classes of land in the Town of Fond du Lac and Fond du Lac County between 2007 and 2014. ***Overall, the Town's land value peaked in 2009, and fluctuated between 2010 and 2012. Since 2012, land values have been slowly increasing and have surpassed the value set in 2009.*** In comparison, while the equalized land value in Fond du Lac County also peaked in 2009, it has fluctuated between 2010 and 2013. While 2014 land values are higher than 2013, they still are less than they were in 2008 before the economic downturn began.

**Table 5-3: Equalized Value (Land Only), 2007 - 2014**

| Year | T. Fond du Lac | Percent Change | Fond du Lac County | Percent Change |
|---|---|---|---|---|
| 2007 | $62,744,200 | - | $1,449,552,200 | - |
| 2008 | $67,558,600 | 7.7% | $1,499,240,300 | 3.4% |
| 2009 | $67,942,900 | 0.6% | $1,503,615,600 | 0.3% |
| 2010 | $64,285,000 | -5.4% | $1,482,832,200 | -1.4% |
| 2011 | $67,115,800 | 4.4% | $1,496,223,200 | 0.9% |
| 2012 | $66,838,500 | -0.4% | $1,460,058,500 | -2.4% |
| 2013 | $68,227,400 | 2.1% | $1,452,245,300 | -0.5% |
| 2014 | $69,407,600 | 1.7% | $1,460,505,000 | 0.6% |

*Source: Wisconsin Department of Revenue, 2007-2014, Statement of Equalized Values*

## Land Use Density and Intensity

### *Density*

Density is broadly defined as a "number of units in a given area".[2] For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. ***Between 2000 (42.3 units/sq. mi.) and 2010 (69.7 units/sq. mi.), residential densities increased in the Town of Fond du Lac by 27.4 units/square mile*** (Table 5-4). Residential densities also increased in the surrounding towns as well during this time period, though a larger increase was experienced by the Town of Fond du Lac. Within the incorporated communities, the residential density increased in the Village of North Fond du Lac (35.4 units/square mile) and decreased in the City of Fond du Lac (19.7 units/square mile).

In 2000, the Town of Fond du Lac had the third highest density when compared to the six surrounding towns. By 2010, this had changed to the second highest since the residential density increased faster in the Town of Fond du Lac than in the other towns.

[2] Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscapes, University of Minnesota.

**Table 5-4: Residential Density, 2000 and 2010**

| MCD | 2000 | | | 2010 | | |
|---|---|---|---|---|---|---|
| | Land Area in Sq. Miles | Total Units | Units/Sq. Mile | Land Area in Sq. Miles | Total Units | Units/Sq. Mile |
| T. Fond du Lac | 19.85 | 840 | 42.3 | 17.77 | 1,239 | 69.7 |
| T. Byron | 36.32 | 555 | 15.3 | 36.38 | 652 | 17.9 |
| T. Empire | 29.02 | 944 | 32.5 | 28.75 | 1,109 | 38.6 |
| T. Friendship | 17.02 | 1,062 | 62.4 | 16.56 | 1,242 | 75.0 |
| T. Lamartine | 36.50 | 599 | 16.4 | 36.27 | 667 | 18.4 |
| T. Taycheedah | 29.99 | 1,423 | 47.4 | 29.98 | 1,755 | 58.5 |
| V. North Fond du Lac | 1.91 | 1,912 | 1,001.8 | 2.12 | 2,199 | 1,037.2 |
| C. Fond du Lac | 16.87 | 17,519 | 1,038.3 | 18.82 | 19,181 | 1,019.0 |
| Fond du Lac County | 722.91 | 39,271 | 54.3 | 719.55 | 43,910 | 61.0 |

*Source: U.S. Census, 2000 and 2010 SF 1, Table GCT-PH1*

### *Intensity*

Intensity is the degree of activity associated with a particular land use. Therefore intensity is defined as the measure of the units per acre of residential development. Due to the limited availability of information, this plan will compare the intensities of single-family versus multi-family development in the Town of Fond du Lac. To calculate land intensities, the categories (as defined by East Central) of single family residential, two-family, farmsteads, and mobile homes were all classified as "single-family." Buildings consisting of three or more units were classified as "multi-family."

**Table 5-5: Residential Intensity, 2000 and 2015**

| | 2000 | | | 2015 | | |
|---|---|---|---|---|---|---|
| | Units | Acres | Units/Acre | Units | Acres | Units/Acre |
| Single-Family | 792 | 1,089.9 | 0.73 | 1,163 | 1251.1 | 0.93 |
| Multi-Family | 18 | 5.9 | 3.04 | 290 | 24.8 | 11.68 |

*Source: U.S. Census 2000, DP-4, SF3; U.S. Census Building Permit Data, 2000-2014; ECWRPC Land Use, 2000 and 2015*

***Between 2000 and 2015, residential single family land use intensities are estimated to have increased slightly from 0.73 units per acre to 0.93 units per acre. Multi-family land use experienced a greater increase going from 3.04 units per acre in 2000 to 11.68 units per acre in 2015*** (Table 5-5).

Several important factors create more intense development patterns in communities. Single-family residential development is typically a less intense land use than multi-family. Multi-family development is also normally restricted to areas where public sewer is available.

## FUTURE LAND USE

### Future Land Use Map

Map 2-1 Town of Fond du Lac Year 2040 Land Use Framework illustrates the preferred land use, as developed by the Town of Fond du Lac, with input from Town of Fond du Lac residents at the Town's public visioning open house. Additional items used to develop this map included:

- *1996 Intergovernmental Agreement Among the City of Fond du Lac and the Towns of Fond du Lac, Empire, Taycheedah and Friendship*
- *City of Fond du Lac Comprehensive Plan 2010 – 2030*, Land Use Map, Adopted October 14, 2009
- *City of Fond du Lac Wellhead Protection Plan*, January 2009, Revised June 2014
- *Village of North Fond du Lac Smart Growth Comprehensive Plan – 2021,* Adopted June 3, 2002
- 1997 Intergovernmental Agreement Among the Village of North Fond du Lac, the Town of Fond du Lac and the Town Sanitary District No. 3 of the Town of Fond du Lac
- Existing land use maps and patterns
- Natural resource areas with limiting conditions (i.e. wetlands, floodplains, water resources)
- Future land use projections
- Town of Fond du Lac Water Systems Map
- *Fond du Lac Sewer Service Area Plan Update*, WDNR Certification Date: June 5, 2001
- *Fond du Lac County Farmland Preservation Plan, 2012*
- *City of Fond du Lac Bike and Pedestrian Plan*, September 11, 2013

***A total of three growth areas were identified; Tier I, Tier II and Tier III.*** Below is a description of the three growth areas:

**Tier I: Priority Mixed Use Growth Areas.** Priority should be given to the Tier I area identified in the western portion of the Town of Fond du Lac within the water utility district boundary. Though two additional Tier I areas were identified; the first within Sanitary District No. 2 in the northeast corner of the Town and the other along the Eastern boundary of the Town in Sanitary District No. 4. New medium density residential, commercial and industrial development should be served by public sewer and water and should follow a logical progression. As new development occurs, existing development not currently on sewer and/or water should be required to connect. It is anticipated that about 88 percent of new residential development (85% of single-family and all two-family and multi-family residential), commercial and industrial development will occur in Tier I.

The western Tier I area encompasses approximately 3,077 acres, 2,167 acres of which are currently undeveloped. Environmental features comprise about 168 acres. Current land uses consists of mixture of uses including residential, commercial, industrial, institutional facilities, and agricultural. Many of the residential lots are currently on private wells and some on private septic systems. About 83 percent of the undeveloped land is in agricultural uses. It is recommended that consideration is given to providing future pedestrian and bicycle access and connections to existing off road trails. The eastern tier areas encompass approximately 265 acres, 59 acres of which are currently undeveloped. Environmental features make up about 189 acres. Current development consists of mostly residential uses on public sewer and private

wells; no public water is available at this time and it is not within a public utility service area. All that remains for development are one or two infill lots.

**Tier II: Rural Residential Growth Areas.** Limited (8% of new residential development) single-family residential development should occur in these areas. Two Tier II areas were identified, one in the western portion of the Town, north of STH 151, and the second in the southeastern corner of the Town. New larger lot residential development in these areas will be served by private onsite sewer systems and private wells. Tier II, in the western part of the Town, encompasses approximately 605 acres, 587 acres of which are currently undeveloped. Environmental features comprise about 24 acres. Current development consists of mainly scattered residential land uses. All of the undeveloped land is in agricultural uses.

In the southeastern portion of the Town, Tier II encompasses approximately 301 acres, 168 acres of which are currently undeveloped. Environmental features comprise about 86 acres. Current land uses include large lot residential development. About 60 percent of the undeveloped land is in agricultural uses.

**Tier III Farmland Preservation Growth Areas.** Very limited (4% of new residential development) single-family residential development should occur in these areas. Tier III areas are identified in the southern half of the Town. New large lot residential, low density development will be served by private onsite sewer systems and private wells. Tier III encompasses approximately 1,987 acres, 1,914 acres of which are currently undeveloped. Environmental features make up about 1,022 acres. About 25 percent of the undeveloped land is in agricultural uses.

### Future Land Use Projections

Wisconsin statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan.[3] The projections for the Town of Fond du Lac can be seen in Table 5-6.

While projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use base. Their reliability depends, to a large extent, on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third, growth is also difficult to predict in areas that are heavily dependent on migration, as migration rates may vary considerably based on economic factors both within and outside of the area.

The actual rate of growth and amount of future growth communities experience can be influenced by local policies that can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth, or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base.

[3] Wisconsin State Statutes 66.1001.

Expected increases in residential and commercial acreage and resulting decreases in agricultural acreage can be estimated by analyzing and projecting historical data into the future. Population and housing growth and the amount of land that would be required to accommodate that increase in growth were made using past housing and population trends, and future population and household projections.

In 2010, the Town of Fond du Lac had a total of 1,239 housing units[4] or about 1,141 single family (one-family, two-family or duplex) units and 98 multi-family units.[5] ***Assuming a vacancy rate of 5.8 percent[6], by 2040, the Town is projected to have a total of 2,007 housing units.***[7] This will result in a net increase of about 550 residential housing units. It was assumed that about 80 percent of the total housing units will be single family and that the remaining 20 percent will be multi-family units.[8] Until 2010, a very large percentage of the residential units in the Town of Fond du Lac were single family. Between 2010 and 2014, 272 multi-family units were constructed. According to the Town, it is unlikely that this trend will continue, and that most units constructed over the life of this plan will be single family. However, assuming that the Town will maintain the existing 80/20 split between single-family (includes two family and mobile homes) and multi-family, over a 25 year period 440 single family (414 one-family and 26 two-family) units and 110 multi-family units will be built. ***This assumes that an average of 17.6 single family (16.6 one-family and 1.0 two-family) units and 4.4 multi-family units will be constructed per year.***

Assuming that 85 percent of new single-family units, and all duplex and multi-family units will be developed in Tier I areas[9], 10 percent of new single-family units will be constructed in Tier II areas[10] and the remaining 5 percent of new single-family will be built in Tier III areas[11], ***244 acres of additional single-family and 11 acres of multi-family acres will be required to accommodate projected residential growth by 2040.*** This assumes a 15 percent infrastructure and 20 percent market factor.

Future commercial and industrial growth was estimated using a ratio of existing population to existing commercial and industrial land use and projecting it forward based on future population estimates. Currently, there are about 127 acres of commercial and 52 acres of industrial development in the Town of Fond du Lac. ***Therefore, based on existing land use and population estimates, approximately 48 acres of land will be needed for commercial development and 20 acres for industrial development by 2040***.

Growth within the Town of Fond du Lac is expected to occur primarily within the Tier I Growth Area, though limited growth is also allowed for the Tier II and Tier III areas. Table 5-6 provides five year land consumption estimates for residential, commercial and industrial land uses and the resulting depletion of agricultural land. ***Based on these assumptions, approximately 248 acres of agricultural land will be lost over the life of the plan.***

[4] U.S. Census, 2010.
[5] Breakdown of the number of single family, duplex, mobile home and multi-family housing units based on the U.S. Census 2000 and building permit data obtained from the U.S. Census. This information was prorated to match total housing units obtained from the 2010 U.S. Census.
[6] Assumed 2010 vacancy rate obtained from the 2010 U.S. Census.
[7] East Central Wisconsin Regional Planning Commission, 2016.
[8] The Town had an 80:20 split in 2014 (single family vs multi-family).
[9] Tier I land use projections are based on minimum lot sizes for RM Residential District (Medium Density).
[10] Tier II land use projections are based on a minimum lot size for RR Residential District (Rural).
[11] Tier III land use projections are based on a minimum lot size for FP Farmland Preservation District.

**Table 5-6: Future Land Consumption (Acres)**

| Land Use | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
|---|---|---|---|---|---|---|
| S.F. Residential | 1,251 | 1,300 | 1,349 | 1,398 | 1,446 | 1,495 |
| M.F. Residential | 25 | 27 | 29 | 31 | 34 | 36 |
| Commercial | 127 | 137 | 146 | 156 | 166 | 175 |
| Industrial | 52 | 56 | 60 | 63 | 67 | 71 |
| Agricultural | 6,179 | 6,130 | 6,080 | 6,031 | 5,981 | 5,932 |

*Source: ECWRPC, 2016; updated 2017*

## Land Use Issues and Conflicts

The Town of Fond du Lac for the most part[12], surrounds the City of Fond du Lac and shares a northern border with the Village of North Fond du Lac. As a result, the Town is subject to annexations from both the city and village. The extraterritorial areas for both also extend into the Town, giving the incorporated communities authority to review plats. In the past, annexations were more of an issue between the Town and the incorporated communities. While the city and Town still annex Town lands, boundary agreements[13] with the incorporated communities have designated city, village and Town growth areas. As a result the Town does not dispute annexations by the city or village within designated growth areas and the city and village do not contest plats in Town growth areas. This has also allowed the Town to plan for and make infrastructure investments within Town growth areas.

A number of farming operations have been in existence in the Town for more than 100 years, and currently about 54 percent of the Town is still in agriculture land uses. Development pressures from the city and village in designated growth areas as well as development pressures in Town growth areas are impacting existing farming operations. To minimize conflicts, the Town has designated an area for Farmland Preservation. Additionally, the Town utilizes a fact sheet that provides information about what to expect from farming operations, and requires that all new subdivisions developed adjacent to an active farm contain a statement regarding the “Right to Farm”.

A formal communication process should be established with neighboring communities, Fond du Lac County, the three school districts and others so that future land use proposals can be discussed prior to approval. In addition, there are currently conflicting zoning classifications (i.e. industrial next to residential) that should be resolved.

Natural resource preservation and development may be in conflict with each other. The East and West Branches of the Fond du Lac River, De Neveu Creek, Taycheedah Creek, Lake Winnebago, as well as wetlands, floodplains, woodlands and other features comprise the natural resource base in the Town. Increased development near these resources could lead to displacement of wildlife, degradation of surface and groundwater, open lands and other resources.

[12] Portions of the City of Fond du Lac extend or go beyond Town borders.
[13] *1996 Intergovernmental Agreement among the City of Fond du Lac and the towns of Fond du Lac, Empire, Taycheedah and Friendship* and the *1997 Intergovernmental Agreement among the Village of North Fond du Lac, the Town of Fond du Lac and the Town Sanitary District No. 3 of the Town of Fond du Lac.*

Incompatibilities may arise between adjacent land uses as development continues. To lessen these conflicts, land use controls such as setbacks, screening, and buffering should be utilized.

## KEY LAND USE SUMMARY POINTS

- The Town of Fond du Lac encompasses approximately 11,558 acres. About a quarter (23.8%, 2,747.5 acres) of the land within the Town is developed.
- Cropland (6,179.2 acres, 53.5%), residential (1,276.0 acres, 11%), woodlands (1,113 acres, 9.7%), transportation (1,073.7 acres, 9.3%) and other open land (1,309 acres, 11.3%) comprise about 95 percent (94.8%) of the overall land use in the Town.
- Between 2000 and 2015, the Town of Fond du Lac lost about 1,253 acres (9.8 percent, from 12,811 acres to 11,558 acres).
- According to the U.S. Census, 379 building permits for new residential construction were issued in the Town of Fond du Lac between 2000 and 2014 (Table 5-2). On average, 25.3 residential building permits were issued per year.
- Overall, the Town's land value peaked in 2009, and fluctuated between 2010 and 2012. Since 2012, land values have been slowly increasing and have surpassed the value set in 2009.
- Between 2000 (42.3 units/sq. mi.) and 2010 (69.7 units/sq. mi.), residential densities increased in the Town of Fond du Lac by 27.4 units/square mile.
- Between 2000 and 2015, residential single family land use intensities are estimated to have increased slightly from 0.73 units per acre to 0.93 units per acre. Multi-family land use experienced a greater increase going from 3.04 units per acre in 2000 to 11.68 units per acre in 2015.
- A total of three growth areas were identified; Tier I, Tier II and Tier III.
- Assuming a vacancy rate of 5.8 percent by 2040, the Town is projected to have a total of 2,007 housing units.
- Over a 25 year period, this assumes that an average of 17.6 single family (16.6 one-family and 1.0 two-family) units and 4.4 multi-family units will be constructed per year.
- 244 acres of additional single-family and 11 acres of multi-family acres will be required to accommodate projected residential growth by 2040.
- Therefore, based on existing land use and population estimates, approximately 48 acres of land will be needed for commercial development and 20 acres for industrial development by 2040.
- Based on these assumptions, approximately 251 acres of agricultural land will be lost over the life of the plan.

## GOALS, STRATEGIES AND RECOMMENDATIONS

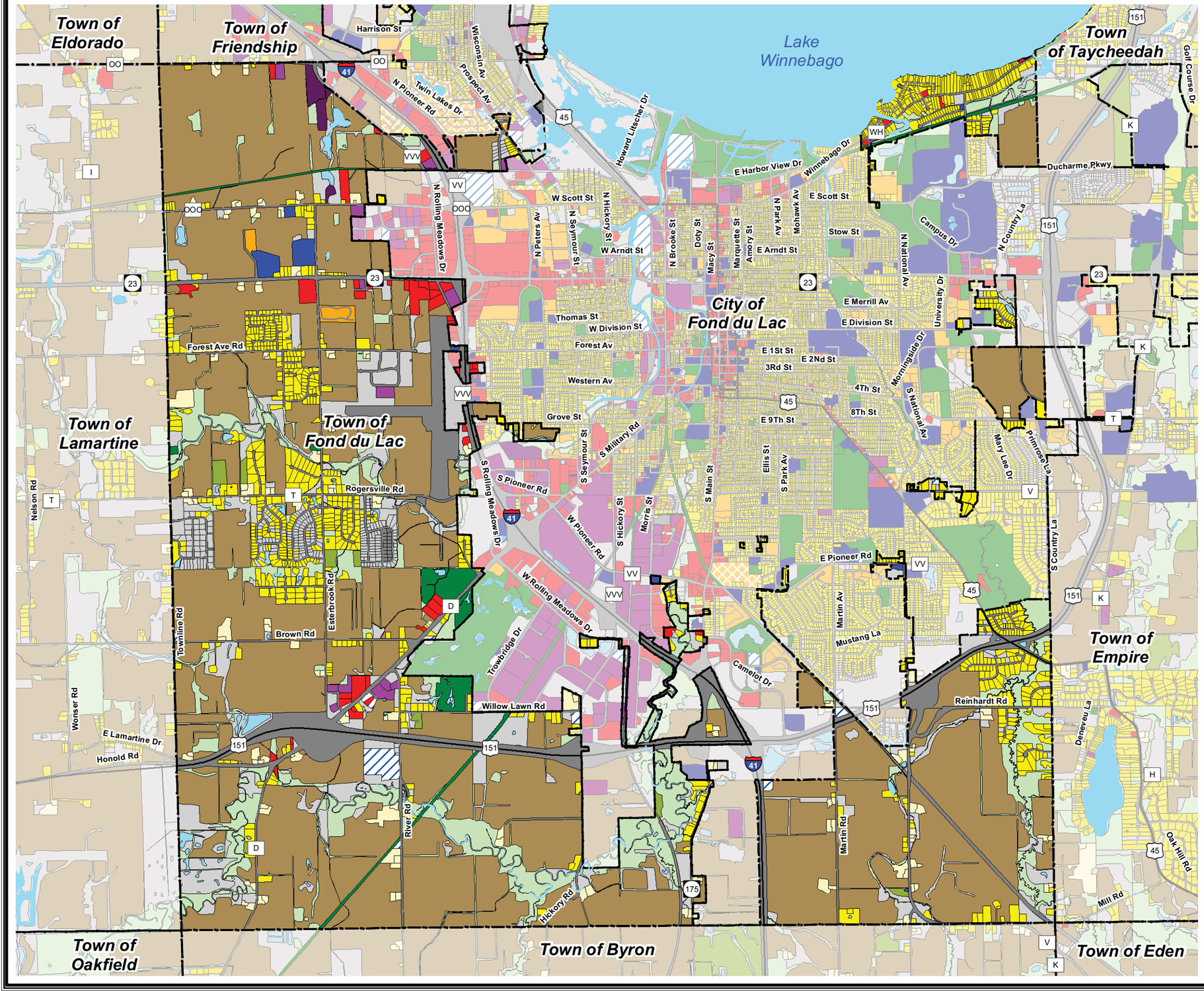
The goals, strategies and recommendations for land use are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to the land use element can be found in Appendix E.

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# Map 5-1
# Town of Fond du Lac
# Land Use 2015




## Legend

- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

**Source:**
**Base data provided by Fond du Lac County 2015.**
**Land Use provided by ECWRPC 2010. Updated in 2013.**

N
W E
S

0 0.5 1
Scale in Miles

**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 MARCH 2017 BY:**

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# CHAPTER 6

## ECONOMIC DEVELOPMENT

# CHAPTER 6: ECONOMIC DEVELOPMENT

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# CHAPTER 6: ECONOMIC DEVELOPMENT

## INTRODUCTION

Planning for economic development is an ongoing process in which a community organizes for the creation and maintenance of an environment that will foster both the retention and expansion of existing businesses and the attraction of new businesses. It is important to understand the existing resources that serve as assets for economic development efforts.

The state's "Smart Growth" legislation requires that the Economic Development element of a comprehensive plan contain objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the jurisdiction including an analysis of the labor force and economic base of the community. The element must also address strengths and weaknesses for economic development in the Town and identify key types of industry or business that the residents of the Town of Fond du Lac would like to see within it. This chapter, along with Chapter 2: Plan Framework addresses these requirements.

***Economic Development Vision for 2040***

*In 2040, the Town of Fond du Lac has been successful in collaborating with others to leverage the new interstate design for I-41. This has been instrumental in attracting several commercial/industrial businesses to the Aeronautical Business Park and the Town. Following the expansion of STH 23 and upgrades to the USH 151 corridor, commercial development in these areas has grown as the Fond du Lac area expands west and south. In addition, the Town has been effective in utilizing and preserving its agricultural base to aid in its economic development efforts.*

*Through a collaborative effort between local businesses and institutions of higher education, youth and adult apprenticeship programs are providing skilled labor for area businesses.*

## INVENTORY AND ANALYSIS

Determining what the existing economic conditions are within the Town of Fond du Lac provides a factual basis upon which to build the Town's goals, strategies, and recommendations This section inventories the Town's labor force characteristics, provides an economic base analysis, discusses brownfield sites, presents economic projections, and provides an assessment of economic development strengths and weaknesses.

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census numbers that some areas and subjects must be compared with caution, or not compared at all.

## Labor Force Characteristics

### *Labor Force*

Labor force is defined as individuals currently with a job (the employed); and those without a job and actively looking for one (the unemployed). Labor force trends are one indicator of the economy's performance. Labor force trends can demonstrate the rate of growth of the labor force as well as the extent potential workers are able to find jobs. ***According to the 2009-2013 ACS 5-Year Estimates, 69.3 percent of the Town of Fond du Lac's population 16 years old and older was in the civilian labor force*** (Table 6-1). This was slightly less than Fond du Lac County's participation rate of 69.7 percent and higher than the State of Wisconsin's participation rate of 67.9 percent. In 2000, the Town of Fond du Lac's participation rate was approximately 75.7 percent. Between the two time periods, participation rates in the Town of Fond du Lac decreased by 6.4 percent.

**Table 6-1: Population 16 Years Old and Older in Civilian Labor Force, 2000 and 2009-2013 ACS 5-Year Estimates**

| | 2000 | | | 2009-2013 5-Year Estimate | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | In Labor Force | | Total | | In Labor Force | | | |
| **Jurisdiction** | Total | Number | Percent | Estimate | MOE +/- | Estimate | MOE +/- | Percent | MOE +/- |
| **T Fond du Lac** | **1,556** | **1,178** | **75.7%** | **2,472** | **127** | **1,713** | **135** | **69.3%** | **5.2%** |
| Fond du Lac County | 76,009 | 53,717 | 70.7% | 81,541 | 142 | 56,805 | 617 | 69.7% | 0.8% |
| Wisconsin | 4,157,030 | 2,869,236 | 69.0% | 4,537,877 | 1,673 | 3,079,100 | 5,126 | 67.9% | 0.1% |

*Source: U.S. Census 2000, DP-3; 2009-2013 American Community Survey 5-Year Estimates, DP03*

The proportion of men outnumbered women in the workforce, in 2000 and 2009-2013 in all jurisdictions (Table 6-2). ***Per the 2009-2013 ACS 5-Year Estimates, in the Town of Fond du Lac, 51.1 percent of the labor force was male compared to 48.9 percent female.*** These percentages (men vs female) were more balanced than the share of men versus women (in the civilian labor force) in Fond du Lac County (52.0% male vs 48.0% female) and the state (52.0% male vs 48.0% female).

**Table 6-2: Total Civilian Labor Force, 2000 and 2009-2013 ACS 5-Year Estimates**

| Jurisdiction | 2000 | | | 2009-2013 5-Year Estimate | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Total | Men | Women | Total | MOE +/- | Men | MOE +/- | Women | MOE +/- |
| **T Fond du Lac** | **1,178** | **669** | **509** | **1,713** | **135** | **875** | **164** | **838** | **93** |
| Fond du Lac County | 53,683 | 28,371 | 25,312 | 56,805 | 617 | 29,513 | 769 | 27,292 | 459 |
| Wisconsin | 2,869,236 | 1,505,853 | 1,363,383 | 3,079,100 | 5,126 | 1,599,968 | 6,101 | 1,479,132 | 3,308 |

*Source: U.S. Census 2000, DP-3; 2007-2011 American Community Survey 5-Year Estimates, DP03*

***Between the 2000 U.S. Census and the 2009-2013 ACS 5-Year Estimates, the civilian labor force grew by 31.2 percent in the Town of Fond du Lac, far outpacing the county (5.5%) and the state (6.8%)*** (Table 6-3). In the Town of Fond du Lac, the number of total men (30.8%) in the labor force grew at a slower pace than the number of total women (64.6%). As a result the share of women in the labor force increased from 43.2 percent in 2000, to 48.9 percent in 2009-2013 ACS 5-Year Estimates (Table 6-2 and 6-3).

**Table 6-3: Civilian Labor Force Percent Change, 2000 and 2009-2013 ACS 5-Year Estimates**

| Jurisdiction | Percent Change, 2000 to 2009-2013 5-Year Est. | | |
|---|---|---|---|
| | Total | Men | Women |
| **T Fond du Lac** | **31.2%** | **30.8%** | **64.6%** |
| Fond du Lac County | 5.5% | 4.0% | 7.8% |
| Wisconsin | 6.8% | 6.2% | 8.5% |

*Source: U.S. Census 2000, DP-3; 2009-2013 American Community Survey 5-Year Estimates, DP03*

### *Unemployment*

The unemployment rate is calculated by dividing the number of unemployed persons by the total civilian workforce. ***Although all jurisdictions*** (Table H-1 and H-2, Appendix H) ***experienced an increase in the total number of employed persons from 2000 to the 2009-2013 ACS 5-Year Estimates, all jurisdictions experienced a decline in the overall employment rate.*** In 2000, 98.4 percent of the civilian labor force was employed in the Town of Fond du Lac. This was slightly more than Fond du Lac County (95.7%) and the state (95.3%). By the 2009-2013 ACS 5-Year Estimates, 94.8 percent of the civilian labor force was employed in the Town. In comparison, 93.0 percent were employed in Fond du Lac County and 92.2% were employed in the state.

According to the 2009-2013 ACS 5-Year Estimates, over 95 percent (95.3%) of men and over 94 percent (94.3%) of women were employed. In comparison, only about 93 percent of men (92.9%) and women (93.1%) in the civilian labor force were employed in Fond du Lac County and the state (91.2% of men and 93.3% of women).

In 2012, according to the Wisconsin Department of Workforce Development (DWD), overall unemployment rates have been declining in the City of Fond du Lac, Fond du Lac County and

Wisconsin since reaching a high in 2009 (Table 6-4 and Figure 6-1). This is a result of the 2008 recession, coined "The Great Recession".

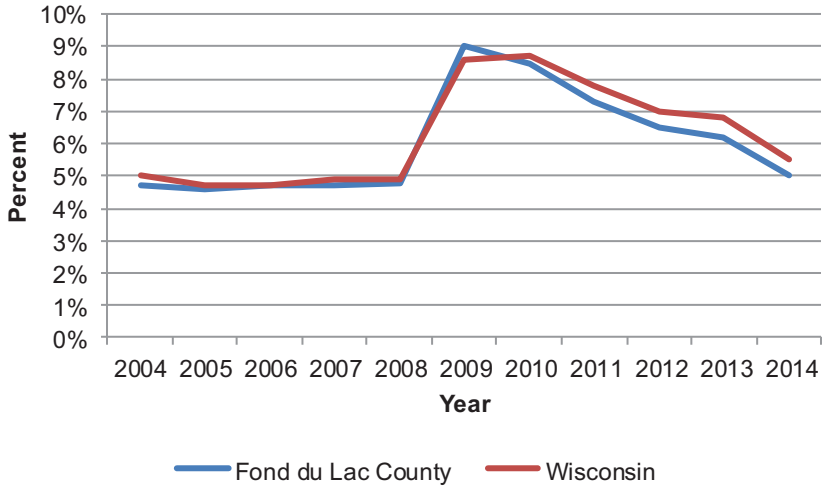
**Table 6-4: Annual Average Unemployment Rates, 2004-2014**

| | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Fond du Lac County | 4.7% | 4.6% | 4.7% | 4.7% | 4.8% | 9.0% | 8.5% | 7.3% | 6.5% | 6.2% | 5.0% |
| Wisconsin | 5.0% | 4.7% | 4.7% | 4.9% | 4.9% | 8.6% | 8.7% | 7.8% | 7.0% | 6.8% | 5.5% |

*Source: WI Dept. of Workforce Development, Office of Economic Advisors, LAUS 2004-2014, Benchmark 2014, not seasonally adjusted*

***According to the Wisconsin Department of Workforce Development, the unemployment rate reached a high of 9 percent in Fond du lac County in 2009 and 8.7 percent in Wisconsin in 2010.*** The peak in unemployment rates was related to the economic downturn that began in 2008. Since that time, unemployment rates have been steadily declining as the economy has been improving. The latest information indicates that unemployment has fallen 4 percent in Fond du Lac County since 2009, and 3.2 percent in Wisconsin since 2010.

**Figure 6-1: Annual Average Unemployment Rates, 2004-2014**




*Source: WI Dept. of Workforce Development, Office of Economic Advisors, LAUS 2004-2014*

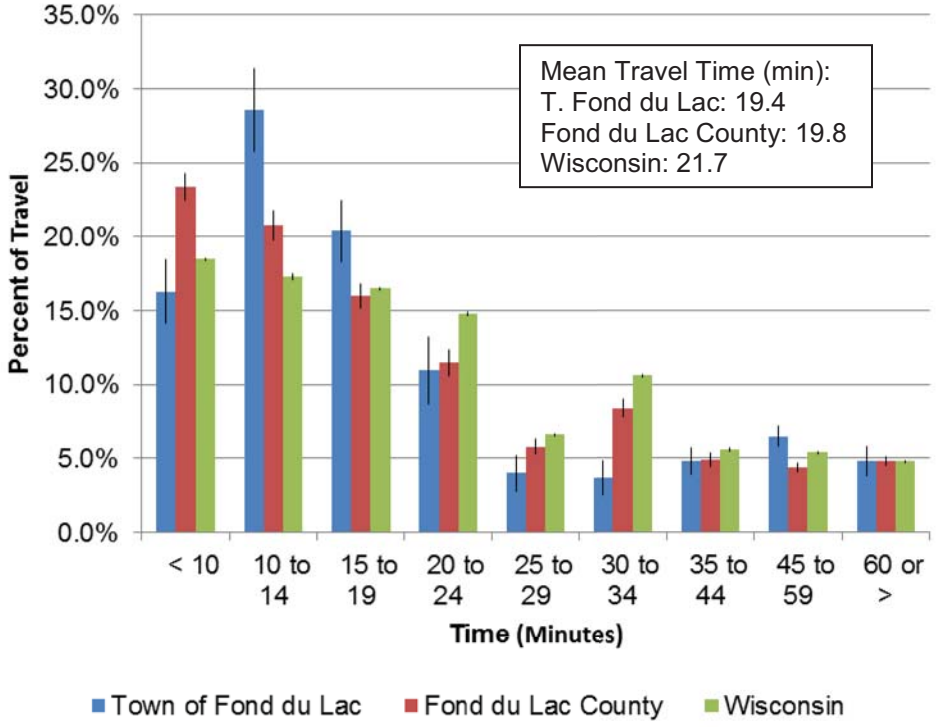
## Commuting Patterns

Commuting patterns provide some indication of the distance residents have to travel to find employment. ***According to the 2009-2013 ACS 5-Year Estimates, the Town's workforce traveled an average of 19.4 minutes to their workplace*** (Figure 6.2). This was less than both the county (19.8 minutes) and the state (21.7 minutes).

Average commute time increased in the Town of Fond du Lac, Fond du Lac County and Wisconsin between 2000 and the 2009-2013 ACS 5-Year Estimates (Figure 6-2 and Table H-3, Figure H-1, Appendix H). ***In 2000, the mean travel time for Town of Fond du Lac residents was 16.6 minutes or 2.8 minutes shorter than the 2009-2013 ACS 5-Year Estimates.***

Similarly average commute times in Fond du Lac County increased by 1.1 minutes and the state 0.9 minutes between 2000 and the 2009-2013 ACS 5-Year Estimates.

**Figure 6-2: Percent of Travel Time to Work, 2009-2013 ACS 5-Year Estimates**




*Source: U.S. Census 2009-2013 ACS 5-Year Estimates, S0802*

Analyzing journey to work data illustrates the interconnectedness of the Town's economy with communities throughout the Fond du Lac region and beyond. The U.S. Census, Center for Economic Studies "On the map" data[1] provides an analysis of workplace destinations at the census block level. Tables 6-5 and 6-6 illustrate where Town of Fond du Lac residents work and where those who work in Town of Fond du Lac live. ***The top workplace destinations for Town of Fond du Lac residents include the City of Fond du Lac (49.5%), the City of Oshkosh (7.2%) the Village of North Fond du Lac (5.4%) and the City of Appleton (2.5%), as depicted in Table 6-5.*** This corresponds to the average commute time of 19.4 minutes as reported in the 2009-2013 ACS 5-Year Estimates.

[1] http://onthemap.ces.census.gov/.

**Table 6-5: Top 10 Places of Employment for Town of Fond du Lac Residents, 2011**

| Rank | MCD | No. Workers | Percent |
|---|---|---|---|
| 1 | City of Fond du Lac | 627 | 49.5% |
| 2 | City of Oshkosh | 91 | 7.2% |
| 3 | Village of North Fond du Lac | 69 | 5.4% |
| 4 | City of Appleton | 32 | 2.5% |
| 5 | Village of Brownsville | 27 | 2.1% |
| 6 | City of West Bend | 21 | 1.7% |
| 7 | City of Ripon | 18 | 1.4% |
| 8 | City of Sheboygan | 17 | 1.3% |
| 9 | City of Mayville | 15 | 1.2% |
| 10 | City of Waupun | 14 | 1.1% |
| | Other | 336 | 26.5% |
| | Total | 1,267 | 100.0% |

*Source: http://onthemap.ces.census.gov/*

**The top places of residence for persons working in the Town include the City of Fond du Lac (24.9%), City of Oshkosh (5.2%) and the Village of North Fond du Lac (2.9%)** (Table 6-6).

**Table 6-6: Top 10 Places of Residence for Town of Fond du Lac Employees, 2011**

| Rank | MCD | No. Workers | Percent |
|---|---|---|---|
| 1 | City of Fond du Lac | 111 | 24.9% |
| 2 | City of Oshkosh | 23 | 5.2% |
| 3 | Village of North Fond du Lac | 13 | 2.9% |
| 4 | City of Manitowoc | 12 | 2.7% |
| 5 | City of Appleton | 11 | 2.5% |
| 6 | City of Ripon | 10 | 2.2% |
| 7 | CDP of St. Peter | 7 | 1.6% |
| 8 | Village of Oakfield | 6 | 1.3% |
| 9 | City of Berlin | 5 | 1.1% |
| 10 | Village of Mt. Calvary | 4 | 0.9% |
| | Other | 243 | 54.6% |
| | Total | 445 | 100.0% |

*Source: http://onthemap.ces.census.gov/*

## Economic Base Analysis

### *Employment*

The composition and types of employment provide a snapshot of the Town and area's economic base. Table H-4, Appendix H indicates that ***the top three occupations for Town residents were Management, Business, Science, and Arts Occupations (43.34%); Sales and Office Occupations (28.4%); and Service Occupations (10.3%)***.[2] Almost a third of county (28.1%) and state (33.9%) workers were employed in Management, Business, Science, and Arts occupations; as a result this garnered the largest share of workers at these levels as well. Unlike the Town and the state, the second largest share (about a quarter or 23.1%) of workers was employed Production, Transportation, and Material Moving occupations in Fond du Lac County. Sales and office occupies occupations, had the second largest share of workers in the state (23.8%) and the third largest in the county (21.2%).

***The top two sectors for the Town of Fond du Lac, Fond du Lac County and the state was the Educational, Health and Social Services sector and the Manufacturing sector***[3] which employed over 40 percent of workers (Table H-5, Appendix H). The Educational, Health and Social Services sector employed about a fifth (21.4%) of Town of Fond du Lac, Fond du Lac County (20.6%) and state (23.2%) employees according to the 2009-2013 ACS 5-Year Estimates. Another fifth was employed in the manufacturing section (Town of Fond du Lac – 20.3%, Fond du Lac County – 23.4%, Wisconsin – 18.2%). The third largest industry, in the Town of Fond du Lac was Finance and Insurance (10%), and real estate and rental and leasing. While Retail Trade was the third largest employment industry in Fond du Lac County (10.5%) and the state (11.4%).

### *Local Employers*

Table H-6, Appendix H lists the top 25 employers with facilities located in Fond du Lac County. None of the top 25 employers are located in the Town of Fond du Lac. The top 10 employers in Fond du Lac County cover a wide range of industries.

### *Employment Forecast*

Employment forecasts for Fond du Lac County were developed utilizing Economic Modeling Specialists International's (EMSI) Analyst program. ***The projections indicate that the largest industry in 2024 will continue to be Manufacturing, which is expected to grow by six percent between 2014 and 2024*** (Table 6-7)***.*** The largest industry growth areas will occur within the Administrative and Support and Waste Management and Remediation Services (23%), Health Care and Social Assistance (20%), Information (18%), Mining, Quarrying, and Oil and Gas Extraction (12%), Transportation and Warehousing (12%), Educational Services (11%), Accommodation and Food Services (11%) and Wholesale Trade (11%). Industries expected to see decreases include Management of Companies and Enterprises (-54.0%), Utilities (-24%) and Retail Trade (-3%).

[2] U.S. Census 2009-2013 ACS 5-Year Estimates, DP03.
[3] U.S. Census 2009-2013 ACS 5-Year Estimates, DP03.

**Table 6-7: Fond du Lac County Industry Employment Projections, 2014-2024**

| NAICS Code | Description | 2014 Jobs | 2024 Jobs | 2014 - 2024 Change | 2014 - 2024 % Change | 2014 Total Earnings |
|---|---|---|---|---|---|---|
| 11 | Crop and Animal Production | 1,729 | 1,772 | 43 | 2% | $27,635 |
| 21 | Mining, Quarrying, and Oil and Gas Extraction | 230 | 258 | 28 | 12% | $69,691 |
| 22 | Utilities | 178 | 135 | (43) | (24%) | $100,805 |
| 23 | Construction | 2,495 | 2,450 | (45) | (2%) | $61,276 |
| 31 | Manufacturing | 11,009 | 11,706 | 697 | 6% | $64,760 |
| 42 | Wholesale Trade | 1,771 | 1,958 | 187 | 11% | $55,065 |
| 44 | Retail Trade | 5,475 | 5,308 | (167) | (3%) | $29,018 |
| 48 | Transportation and Warehousing | 1,676 | 1,869 | 193 | 12% | $51,242 |
| 51 | Information | 902 | 1,068 | 166 | 18% | $47,333 |
| 52 | Finance and Insurance | 1,617 | 1,755 | 138 | 9% | $57,081 |
| 53 | Real Estate and Rental and Leasing | 306 | 313 | 7 | 2% | $30,122 |
| 54 | Professional, Scientific, and Technical Services | 1,003 | 1,001 | (2) | 0% | $58,400 |
| 55 | Management of Companies and Enterprises | 87 | 40 | (47) | (54%) | $50,195 |
| 56 | Administrative and Support and Waste Management and Remediation Services | 1,677 | 2,059 | 382 | 23% | $32,849 |
| 61 | Educational Services | 1,462 | 1,618 | 156 | 11% | $27,528 |
| 62 | Health Care and Social Assistance | 6,566 | 7,866 | 1,300 | 20% | $54,026 |
| 71 | Arts, Entertainment, and Recreation | 421 | 416 | (5) | (1%) | $18,297 |
| 72 | Accommodation and Food Services | 3,910 | 4,339 | 429 | 11% | $13,931 |
| 81 | Other Services (except Public Administration) | 2,533 | 2,602 | 69 | 3% | $23,946 |
| 90 | Government | 6,833 | 6,887 | 54 | 1% | $57,040 |
| 99 | Unclassified Industry | 0 | 0 | 0 | 0% | $0 |
| | Total | 51,880 | 55,419 | 3,539 | 7% | $47,452 |

*Source: 2015.1 – QCEW Employees, Non-QCEW Employees, and Self-Employed - EMSI Q2 2015 Data Set*

### *Industrial and Business Park Information*

***One business park is situated in the Town of Fond du Lac.*** The Aeronautical Business Park, according to the Fond du Lac County Economic Development Corporation (FCEDC) has approximately 45.21 acres available for development and is located adjacent to the Fond du Lac County Airport (Fond du Lac Skyport), a general aviation airport (Table 6-8; see also Chapter 5: Land Use Map 5-1).




*Aeronautical Business Park*

**Table 6-8: Available Industrial/Business Parcels**

| Parcel Number | Acres |
|---|---|
| Parcel 1 | 5.34 |
| Parcel 2 | 3.69 |
| Parcel 3 | 5.99 |
| Parcel 6 | 3.02 |
| Parcel 7 | 2.29 |
| Parcel 8 | 2.97 |
| Parcel 9 | 2.58 |
| Parcel 10 | 8.35 |
| Parcel 11 | 2.87 |
| Parcel 12 | 2.8 |
| Parcel 13 | 5.31 |
| Total | 45.21 |

*Source: Fond du Lac County Economic Development Corporation*

Below is additional information on the business/industrial park. As the park continues to develop and become full it is important that the Town plan for future industrial and business sites.

**Town of Fond du Lac Aeronautical Business Park**

**Location:** West of I-41 along Forest Avenue
**Organization/Company:** Fond du Lac County Economic Development Corporation
**Phone Number:** 920-929-2928
**Type of Park:** Business/Industrial
**Acreage Available: 45.21**
**Parcel Size:**
- Minimum Acreage: 2.29 acres
- Expandable sites available

**Adjacent Land Uses:**
- North: Residential/Agricultural
- South: Fond du Lac County Airport (Fond du Lac Skyport)
- East: Fond du Lac County Airport (Fond du Lac Skyport)
- West: Agricultural

**Utilities:**
- Electricity: Alliant Energy/WP&L
- Gas: Alliant Energy/WP&L
- Sanitary Sewer: Town of Fond du Lac

**Telecommunications Infrastructure:**
- Digital switch technology
- Fiber available
- ISDN available
- Data Provider: SBC Ameritech
- Voice Service Providers: SBC, MCI, Charter Communications, and others

**Transportation:**
- Nearest Freight Airport: Fond du Lac County Airport (Fond du Lac Skyport)
  - Distance: Adjacent
- Nearest Commercial Airport: Outagamie County Regional Airport
  - Distance to Airport: 41 miles
- Nearest Major Highway: I-41
- Rail Service: Nearby

## Economic Development Strategy and Assessment

A variety of factors influence the economic climate of the Town of Fond du Lac, learning what the Town's strengths and weaknesses are will help the Town build upon its assets and develop strategies to overcome its challenges.

### *Strengths and Weaknesses*

By developing a set of strengths and weaknesses, the Town of Fond du Lac is better prepared to develop an economic development strategy. These strengths and weaknesses are listed below.

Strengths

- Collaborative relationship with neighboring communities
- Key transportation links (I 41, Fond du Lac County Airport, near rail service)
- Proximity to City of Fond du Lac and major employers
- Availability of infrastructure (e.g. sewer, water, telecommunications)
- Natural areas, open space and recreational opportunities
- Highly rated school system (Primary and Secondary)
- Proximity to UW-Fond du Lac and Moraine Park Technical College
- Access to metropolitan areas
- Low crime rate
- Low taxes
- Low cost of living
- Availability of local healthcare facilities/providers
- Availability of business and industrial space
- Educated labor force

Weaknesses

- Business attraction
- Lack of identity
- Lack of public transportation
- Lack of diversity in economic base and employment options
- Need for pedestrian/bicycling infrastructure
- Lack of amenities and service needs for seniors
- Cannot accommodate industries with high water usage or produce large amounts of wastewater

### *Economic Development Focus*

While the Town welcomes certain types of business and industrial development, it acknowledges that not all types of business and industrial development are compatible with its future vision. For example, although the Town cannot accommodate businesses with high water usage or large wastewater outputs, it feels that these types of businesses also would not be in harmony with its vision. The goals, strategies and recommendations for economic development are provided in Chapter 2: Plan Framework. The Economic Development Framework Plan presents the economic development focus for the Town of Fond du Lac. According to the framework plan, the Town should:

- Support a range of economic development activities that encourage retail, commercial and industrial growth by partnering with others to promote economic development in the Town, working with the Fond du Lac County Economic Development Corporation (FCEDC) to promote industry cluster development, cost-effectively serving new commercial and industrial development and supporting existing businesses.
- Improve the overall economic wellbeing of Town residents without compromising the natural resources and quiet rural character by protecting the economic viability of existing farm operations and the "right to farm", encouraging compatible commercial and light industrial uses that meet the needs of Town and area residents, supporting the establishment of small businesses or "home based" businesses that provide economic opportunities for local residents, and providing adequate technological infrastructure to accommodate the needs of businesses and residents.
- Promote lifelong learning and entrepreneurial opportunities for local youth and adults by supporting existing educational and entrepreneurial programs and worker retention and recruitment initiatives.
- Ensuring that developing parcels on airport property remain in the Town of Fond du Lac by maintaining the stability of the Town and its municipal boundaries and its future.

### *Future Sites for Business and Industry*

Locations for future business and industrial development are shown on Exhibit 2-1, "Year 2040 Land Use Framework".

**Brownfield Redevelopment.** Brownfields are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. Knowing the location of brownfields and the extent of pollution greatly improves the likelihood that these sites will be redeveloped. The Wisconsin Department of Natural Resources Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The RR Sites Map includes, but is not limited to the following environmental data:

- completed and ongoing investigations and cleanups of contaminated soil and/or groundwater;
- public registry of sites with residual soil or groundwater contamination, or where continuing obligations have been put in place;
- cleanup of sites under the federal Superfund (CERCLA) statute;
- liability exemptions and clarifications at contaminated properties (i.e. brownfields); and
- DNR funding assistance.

The status of cleanup actions for sites in the RR Sites Map is tracked via the Bureau of Remediation and Redevelopment Tracking System (BRRTS).

***The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains a listing of brownfields and contaminated sites. This website lists 20 entries for the Town of Fond du Lac***, classified in the following three categories: Leaking Underground Storage Tank (LUST) and Environmental Repair (ERP) (Table H-7, Appendix H). The Town's entries and corresponding categories are described in further detail below:

- ***There were 13 Leaking Underground Storage Tanks (LUST) indicated for the Town of Fond du Lac.*** The WDNR defines LUST sites as having "contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances." ***All LUST sites listed within the directory are closed, however residual contamination is present at four (4) of the sites***. Sites with residual groundwater and soil contamination present include the Phillips Station at N5789 USH 151, and Amoco Station Anjum Lakeside Mart at N7015 Winnebago Drive. In addition, remaining residual groundwater contamination is present at Fondy Fuel Station at 1305 S. Main Street and Clarences Harbor at N7288 Winnebago Drive.

- ***There were 7 Environmental Repair sites (ERP) indicated for the Town of Fond du Lac.*** The WDNR defines ERPs as "sites other than LUSTs that have contaminated soil and/or groundwater. Examples include industrial spills (or dumping) that need long term investigation, buried containers of hazardous substances, and closed landfills that have cause contamination." ***All ERP sites listed are closed.***

The Town of Fond du Lac could complete and maintain an inventory of existing vacant buildings and land identified as "Brownfields". This information could be used to encourage infill development and redevelopment opportunities that take advantage of existing infrastructure and services and removes blight created by vacant and dilapidated buildings and parcels. Once identified, the Town could utilize state and federal programs to further study, clean, and redevelop these Brownfields.

## KEY ECONOMIC DEVELOPMENT SUMMARY POINTS

- According to the 2009-2013 ACS 5-Year Estimates, 69.3 percent of the Town of Fond du Lac's population 16 years old and older was in the civilian labor force.
- Per the 2009-2013 ACS 5-Year Estimates, in the Town of Fond du Lac, 51.1 percent of the labor force was male compared to 48.9 percent female.
- Between the 2000 U.S. Census and the 2009-2013 ACS 5-Year Estimates, the civilian labor force grew by 31.2 percent in the Town of Fond du Lac, far outpacing the county (5.5%) and the state (6.8%).
- Although all jurisdictions (Table H-1 and H-2, Appendix H) experienced an increase in the total number of employed persons from 2000 to the 2009-2013 ACS 5-Year Estimates, all jurisdictions experienced a decline in the overall employment rate.
- According to the Wisconsin Department of Workforce Development, the unemployment rate reached a high of 9 percent in Fond du lac County in 2009 and 8.7 percent in Wisconsin in 2010.
- According to the 2009-2013 ACS 5-Year Estimates, the Town's workforce traveled an average of 19.4 minutes to their workplace.
- In 2000, the mean travel time for Town of Fond du Lac residents was 16.6 minutes or 2.8 minutes shorter than the 2009-2013 ACS 5-Year Estimates.
- The top workplace destinations for Town of Fond du Lac residents include the City of Fond du Lac (49.5%), the City of Oshkosh (7.2%) the Village of North Fond du Lac (5.4%) and the City of Appleton (2.5%).
- The top places of residence for persons working in the Town include the City of Fond du Lac (24.9%), City of Oshkosh (5.2%) and the Village of North Fond du Lac (2.9%).

- The top three occupations for Town residents were Management, Business, Science, and Arts Occupations (43.34%); Sales and Office Occupations (28.4%); and Service Occupations (10.3%).
- The top two sectors for the Town of Fond du Lac, Fond du Lac County and the state was the Educational, Health and Social Services sector and the Manufacturing sector.
- The projections indicate that the largest industry in 2024 will continue to be Manufacturing, which is expected to grow by six percent between 2014 and 2024.
- One business park is situated in the Town of Fond du Lac.
- Economic strengths generally include collaborative relationships with neighboring communities; key transportation links such as I 41 and the Fond du Lac County Airport; proximity to City of Fond du Lac and major employers; availability of infrastructure (e.g. sewer, water, telecommunications); natural areas, open space and recreational opportunities; highly rated school system (primary and secondary); proximity to UW-Fond du Lac and Moraine Park Technical College; access to metropolitan areas; low crime rate, taxes and low cost of living; availability of local healthcare facilities/providers; availability of business and industrial space; and educated labor force.
- Economic weaknesses generally include a lack of business attraction, community identity, public transportation, diversity in economic base and employment options, and amenities and service needs for seniors. There is also a need for pedestrian and bicycling infrastructure.
- The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment maintains a listing of brownfields and contaminated sites. This website lists 20 entries for the Town of Fond du Lac.
- There were 13 Leaking Underground Storage Tanks (LUST) indicated for the Town of Fond du Lac. All LUST sites listed within the directory are closed, however residual contamination is present at four (4) of the sites.
- There were 7 Environmental Repair sites (ERP) indicated for the Town of Fond du Lac. All ERP sites listed are closed.

## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for economic development are provided in Chapter 2: Plan Framework which presents the economic development focus for the Town of Fond du Lac.

## POLICIES AND PROGRAMS

Policies and programs related to the Economic Development element can be found in Appendix H.

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# CHAPTER 7

# HOUSING

# CHAPTER 7: HOUSING

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# CHAPTER 7: HOUSING

## INTRODUCTION

Planning for housing will ensure that the Town of Fond du Lac's housing needs are met. The design, placement and density of housing impacts the overall appearance and character of a community by defining a sense of place and encouraging or discouraging social interaction between residents. It influences the cost of housing and the cost and efficiency of other plan elements such as roadways, school transportation (e.g. busing vs. walking), economic development and the provision of public utilities.

The "Smart Growth" legislation requires that the housing element contain objectives, policies, goals, maps and programs to meet current and future housing needs of the Town of Fond du Lac, by developing and promoting policies that provide a range of housing choices for Town residents which meet the needs of all income levels, age groups, and persons with special needs. An assessment of age, structural, value, and occupancy characteristics of the Town's housing stock is also required. This chapter, along with Chapter 2: Plan Framework, addresses these requirements.

***Housing Vision for 2040***

*In 2040, the Town of Fond du Lac provides a variety of housing choices for existing and new residents. Even though single family residential is the predominant use, alternative housing opportunities are available to meet the needs of the community's changing demographics.*

## INVENTORY AND ANALYSIS

Developing a baseline of housing characteristics for the Town of Fond du Lac provides a foundation upon which to build the Town's goals, strategies and recommendations (see Chapter 2). Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates that some areas and subjects must be compared with caution, or not compared at all.

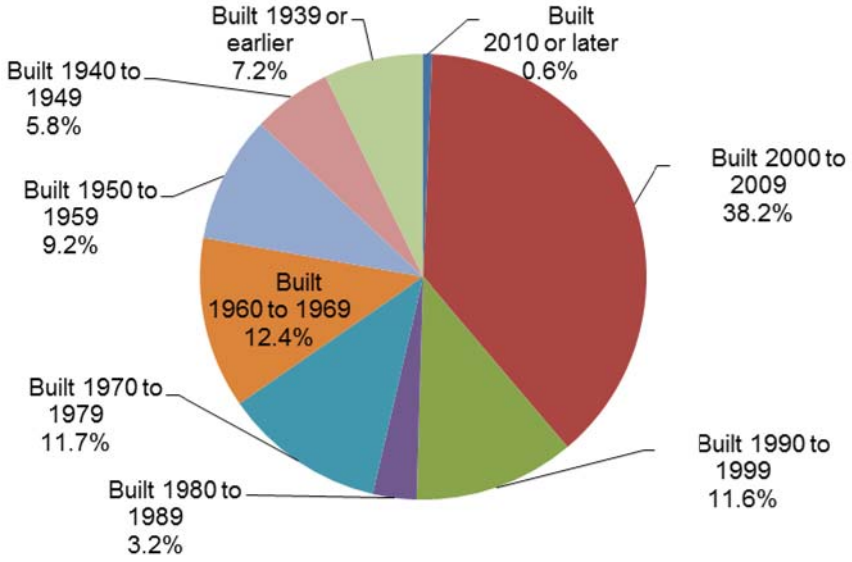
## Housing Stock Characteristics

### *Age*

The age of occupied dwelling units reflect the historic demand for additional or replacement housing units, thereby providing historic information regarding settlement patterns, household formation, migration trends and natural disaster impacts. The age of units by itself is not an indication of the quality of the housing stock. However, the age of occupied units can provide limited information regarding building construction and material content, as construction techniques and materials change over time.

***Almost, two-thirds (65.3%) of the existing housing stock in the Town of Fond du Lac was built after 1970*** (Figure 7-1). However, this does not correlate with the 48 percent population decrease that also occurred during this time period (Table 4-1, Chapter 4: Issues and Opportunities). The largest increase in new housing stock occurred from 2000-2009 and is substantiated by the building permit information (Table 5-2, Chapter 5: Land Use).

**Figure 7-1: Occupied Dwelling Units by Year Built, 2009-2013 ACS 5-Year Estimates**




*Source: U.S. Census, 2009-2013 ACS 5-Year Estimates, DP04*
**Figure does not show Margin of Error.*

### *Structural Type*

Structural type is one indication of the degree of choice in the housing market. Housing choice by structural type includes the ability to choose to live in a single family home, duplex, multi-unit building or mobile home. Availability of units by type is indicative not only of market demand, but also of zoning laws, developer preferences and access to public services. Current state sponsored local planning goals encourage communities to provide a wide range of choice in housing types, as housing is not a 'one size fits all' commodity.

As with most communities in East Central Wisconsin, the dominant housing type in the Town of Fond du Lac is single family housing. ***According to the 2009-2013 ACS 5-Year Estimates,***

***91.5% of the residential structures in the Town were comprised of single family (one) units*** (Table I-1, Appendix I). Single family units comprised a larger share of the housing units in the Town of Fond du Lac than in Fond du Lac County (72.1%) or the state (70.9%). Multi-family units (10 to 19 units/building) made up the second highest percentage of housing units in the Town of Fond du Lac (3.9%). Although multi-family units comprised the second highest percentage of housing units in Fond du Lac County and the state, the number of units per building was smaller (5-9 units/building) in Fond du lac County (6.1%) and larger (20 or more units/building) for the state (6.7%).

### *Housing Conditions*

Two census variables often used for determining housing conditions include units that lack complete plumbing facilities, kitchen facilities, telephone service and overcrowded units.[1] Complete plumbing facilities include hot and cold piped water, flush toilet and a bathtub or shower. If any of these facilities is missing, the housing unit is classified as lacking complete plumbing facilities. Complete kitchen facilities for exclusive use include sink, refrigerator, and oven or burners. If any of these facilities is missing, the housing unit is classified as lacking complete kitchen facilities. The census defines overcrowding as more than one person per room in a dwelling unit.

**Table 7-1: Units Lacking Complete Plumbing and Kitchen Facilities and No Available Telephone Service, 2009-2013 ACS 5-Year Estimates**

| | Total Occupied Units | | Units Lacking Complete Plumbing | | | Units Lacking Complete Kitchen Facilities | | | Units with No Available Telephone Service | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Est. | MOE+/- | Est. | MOE+/- | Percent | Est. | MOE+/- | Percent | Est. | MOE+/- | Percent |
| **T Fond du Lac** | **1,238** | **92** | **0** | **9** | **0.0%** | **0** | **9** | **0.0%** | **6** | **10** | **0.5%** |
| Fond du Lac County | 41,267 | 385 | 214 | 93 | 0.5% | 458 | 160 | 1.1% | 656 | 144 | 1.6% |
| Wisconsin | 2,288,332 | 6,551 | 10,594 | 587 | 0.5% | 20,348 | 735 | 0.9% | 47,207 | 1147 | 2.1% |

*Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP04*

***According to the 2009-2013 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities are not an issue in the Town of Fond du Lac, occurring in 0.0 percent of the units in the Town of Fond du Lac*** (Table 7-1). While still rare, only 0.5 percent of occupied units had no available telephone service. Overall, housing conditions were slightly worse at the county and state level. About one percent or less of occupied units lacked complete plumbing and kitchen facilities in Fond du Lac County (0.5% and 1.1%, respectively) and the state (0.5% and 0.9%, respectively). Though still uncommon, 1.6 percent of county units and 2.1 percent of state units had no available telephone service.

[1] U.S. Census Bureau.

**Table 7-2: Overcrowding, 2009-2013 ACS 5-Year Estimates**

| | Total Occupied Units | | Overcrowding | | |
|---|---|---|---|---|---|
| | Est. | MOE+/- | Est. | MOE+/- | Percent |
| **T Fond du Lac** | **1,128** | **92** | **0** | **13** | **0.0%** |
| Fond du Lac County | 41,267 | 385 | 588 | 164 | 1.4% |
| Wisconsin | 2,288,332 | 6,551 | 39,179 | 1,191 | 1.7% |

*Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP04*

***Overcrowding, per the 2009-2013 ACS 5-Year Estimates, is not an issue in the Town of Fond du Lac.*** Overcrowding occurred in less than two percent of the occupied housing units in the Town of Fond du Lac (0.0%), Fond du Lac County (1.4%) and Wisconsin (1.7%) (Table 7-2).

### *Subsidized and Special Needs Housing*

Subsidized and special needs housing serves individuals who, because of financial difficulties, domestic violence situations, disabilities, age, alcohol and drug abuse problems, and/or insufficient life skills, need housing assistance or housing designed to accommodate their needs. In some instances, extended family structures and finances may allow families or individuals to cope privately with special needs. In most instances however, some form of assistance is needed. The housing needs of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs.

The Wisconsin Department of Health Services website has a listing of directories for a number of assisted living options including Adult Day Care (ADC), Adult Family Homes (ADF), Community Based Residential Care Facilities (CBRF) and Residential Care Apartment Complex (RCAC). These facilities specialize in developmentally disabled, emotionally disturbed/mental illness, traumatic brain injury. **There are no Assisted Living Facilities in the Town of Fond du Lac.** However, within Fond du Lac County, there are 30 CBRF facilities in Fond du Lac County with a combined capacity of 526; two ADC facilities with a combined capacity of 80; 42 AFH with a combined capacity of 164; and eight RCAC with a total of 331 apartments.

**Table 7-3: Assisted Living Options, 2015**

| | Town of Fond du Lac | Fond du Lac County |
|---|---|---|
| Adult Day Care Capacity | 0 | 80 |
| Adult Family Home Capacity | 0 | 164 |
| Community Based Residential Facilities Capacity | 0 | 526 |
| Residential Care Apartment Units | 0 | 331 |
| Total Units/Capacity | 0 | 1,101 |

*Source: Wisconsin Department of Health Services, Consumer Guide to Health Care - Finding and Choosing Health and Residential Care Providers in Wisconsin*

*Data compiled May 20, 2015*

## Occupancy Characteristics

### *Occupancy Status*

Occupancy status reflects the utilization of available housing stock. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units. Vacant units include those units which are available for sale or rent and those which are seasonal, migrant, held for occasional use or other units not regularly occupied on a year-round basis.

In 2010, the Town of Fond du Lac's occupied housing stock was primarily composed of owner-occupied units (Table 7-4). ***Owner-occupied units accounted for almost 91 percent (90.8%) of the occupied housing units in 2010, while rentals made up less than 10 percent (9.2%).*** The percent of owner-occupied housing stock was greater than in the state (68.1%) and county (72.3%).

**Table 7-4: Occupancy Characteristics, 2010**

| | Occupied Housing Units | Owner Occupied Housing Units | Percent Owner Occupied | Renter Occupied Housing Units | Percent Renter Occupied |
|---|---|---|---|---|---|
| **T Fond du Lac** | **1,167** | **1,060** | **90.8%** | **107** | **9.2%** |
| Fond du Lac County | 40,697 | 29,407 | 72.3% | 11,290 | 27.7% |
| Wisconsin | 2,279,768 | 1,551,558 | 68.1% | 728,210 | 31.9% |

*Source: U.S. Census 2010, SF-1, DP-1*

The share of owner-occupied housing units in the Town has increased since 2000, when 86.6 percent of the units were owner-occupied, and 13.4 percent were rental occupied (Table 7-5). However, the percent of owner-occupied housing stock decreased in the county and state.

**Table 7-5: Occupancy Characteristics, 2000**

| | Occupied Housing Units | Owner Occupied Housing Units | Percent Owner Occupied | Renter Occupied Housing Units | Percent Renter Occupied |
|---|---|---|---|---|---|
| **T Fond du Lac** | **789** | **683** | **86.6%** | **106** | **13.4%** |
| Fond du Lac County | 36,931 | 26,940 | 72.9% | 9,991 | 27.1% |
| Wisconsin | 2,084,544 | 1,426,361 | 68.4% | 658,183 | 31.6% |

*Source: U.S. Census 2000, SF-1, DP-1*

### *Vacancy Status*

Vacant housing units are units that are livable, but not currently occupied. For a healthy housing market, communities should have a vacancy rate of 1.5 percent for owner-occupied units and 5 percent for year-round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base. If vacancy rates are at or above the standard, the community may have an adequate number of units for rent or sale. However,

additional information such as choice in housing and housing affordability is needed to determine if the units on the market meet the needs of potential buyers or renters. If the existing vacancy rate is too high for existing conditions, then property values may stagnate or decline.

**Table 7-6: Vacancy Status, 2010**

| | Total Housing Units | Occupied Housing Units | Vacant Housing Units | Homeowner Vacancy Rate | Rental Vacancy Rate |
|---|---|---|---|---|---|
| **T Fond du Lac** | **1,239** | **1,167** | **72** | **2.5%** | **7.7%** |
| Fond du Lac County | 43,910 | 40,697 | 3,213 | 2.0% | 8.1% |
| Wisconsin | 2,624,358 | 2,279,768 | 344,590 | 2.2% | 8.0% |

*Source: U.S. Census 2010 SF-1, DP-1*

**Table 7-7: Vacancy Status, 2000**

| | Total Housing Units | Occupied Housing Units | Vacant Housing Units | Homeowner Vacancy Rate | Rental Vacancy Rate |
|---|---|---|---|---|---|
| **T Fond du Lac** | **840** | **789** | **51** | **1.3%** | **13.1%** |
| Fond du Lac County | 39,271 | 36,931 | 2,340 | 1.3% | 7.7% |
| Wisconsin | 2,321,144 | 2,084,544 | 236,600 | 1.2% | 5.6% |

*Source: U.S. Census 2000 SF-1, DP-1*

### *Owner-Occupied Housing*

***Homeowner vacancy rates indicate that the Town of Fond du Lac had an adequate supply of owner-occupied units for sale in 2000 (2.5%) and a less than adequate supply in 2010 (1.3%)*** (Table 7-6 and 7-7). In Fond du Lac County as a whole, homeowner vacancy rates were similar to the Town of Fond du Lac in 2000 (2.0%) and 2010 (1.3%). Wisconsin had a similar homeowner vacancy rate in both 2000 (1.2%) and 2010 (2.2%).

### *Rental Housing*

***In 2000 (13.1%) the rental vacancy rate for the Town of Fond du Lac was well above the vacancy standard of 5.0 percent, which would seem to indicate that the Town had an excess of housing units for rent*** (Table 7-7). By 2010, the rental vacancy rate had fallen to 7.7 percent, which was still above the standard vacancy rate of 5.0 percent (Table 7-6). While the vacancy rate was above the standard, it should be noted that municipalities with smaller rental unit pools may actually need a higher rental vacancy rate than the standard in order to accommodate people seeking rental units. In comparison, the rental vacancy rate for Fond du Lac County was lower than the Town of Fond du Lac in 2000 (7.7%) and higher than the Town in 2010 (8.1%). Overall, the rental vacancy rate in the state was near the standard in 2000 (5.6%) and above the standard in 2010 (8.0%).

## Housing Stock Value

### *Historical Trends*

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. The Town of Fond du Lac, Fond du Lac County and the state all saw substantial increases in the median value of owner-occupied homes between 2000 and the 2009-2013 ACS 5-Year Estimates (Figure 7-2). The largest growth in median housing values occurred in the Town of Fond du Lac during this time period. ***Between 2000 and the 2009-2013 ACS 5-Year Estimates, median value owner-occupied housing prices in the Town rose by 54 percent from $142,100 to $218,900.*** At the same time, the median value of owner-occupied homes rose by 44 percent (44.3%) in Fond du Lac County and 48 percent (48.9%) in the state. Median owner-occupied housing values in the Town continued to outpace those in the county and the state.

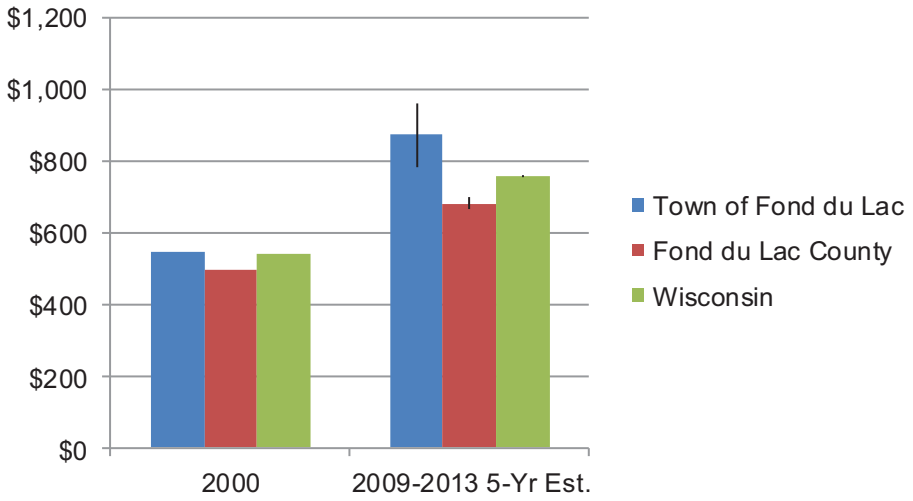
**Figure 7-2: Median Value of Owner Occupied Homes, 2000, 2009-2013 ACS 5-Year Estimates**




*Source: U.S. Census 2000, 2007-2011 ACS 5-Year Estimates, DP04*

Likewise the median value of contract rents has increased over the same time period. ***The U.S. Census indicates that the median gross rent between 2000 and the 2009-2013 ACS 5-Year Estimates in the Town increased by 59 percent from $548 to $873 in the Town of Fond du Lac*** (Figure 7-3). As a result, median gross rents, according to the 2009-2013 ACS 5-Year Estimates, were about 27.8 percent higher in the Town of Fond du Lac ($873) than in Fond du Lac County ($683).

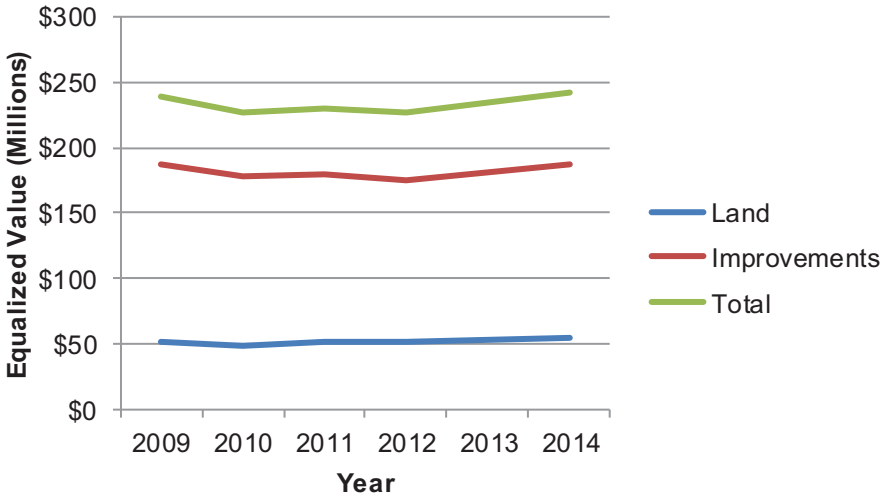
**Figure 7-3: Median Rent of Occupied Rental Units, 2000, 2009-2013 ACS 5-Year Estimates**




*Source: U.S. Census 2000, 2009-2013 ACS 5-Year Estimates, DP04*

The Wisconsin Department of Revenue releases yearly equalized value reports. Equalized value is the total value of all real estate at full-market prices. Although these values are reported as a total value for the entire Town, they can be used as a way to gauge the pricing trends for different sectors of real estate, such as residential, commercial and agriculture.

**Figure 7-4: Town of Fond du Lac Residential Equalized Values, 2009-2014**




*Source: WisDOR, Statement of Equalized Value, 2009-2014*

***As a result of the economic recession that began in 2008, the value of residential property (land plus improvements) in the Town fluctuated from a high of $239,101,300 in 2009 to a low of to $226,357,000 in 2012. Since 2012, the total value of residential property in the Town has steadily increased by 6.9 percent to 241,891,600 in 2014.***

### *Housing Affordability*

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payment for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one of more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

**Table 7-8: Households Paying a Disproportionate Amount of Their Income for Housing, 2009-2013 ACS 5-Year Estimates**

| | Households with Mortgage for Which Owner Costs Are Not Affordable | | | Households without Mortgage for Which Owner Costs Are Not Affordable | | | Households for Which Renter Costs Are Not Affordable | | |
|---|---|---|---|---|---|---|---|---|---|
| | Number | Percent | MOE +/- | Number | Percent | MOE +/- | Number | Percent | MOE +/- |
| **T Fond du Lac** | **213** | **29.7%** | **88** | **48** | **11.7%** | **26** | **17** | **15.5%** | **13** |
| Fond du Lac County | 5,812 | 30.4% | 407 | 1,391 | 14.0% | 183 | 4,576 | 39.8% | 446 |
| Wisconsin | 335,782 | 32.3% | 3,069 | 81,859 | 16.0% | 1,310 | 332,687 | 48.4% | 3,514 |

*Source: U.S. Census, 2009-2013 ACS 5-Year Estimate, DP-4*

Access to affordable housing is not only a quality of life consideration; it is also an integral part of a comprehensive economic development strategy. Households which must spend a disproportionate amount of their income on housing will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food and clothing.

***Per the 2009-2013 ACS 5-Year Estimates, just under a third (29.7%) of homeowners with a mortgage and about 15 percent (15.5%) of renters were paying a disproportionate amount of their income for housing in the Town of Fond du Lac*** (Table 7-8[2]). There were 48 homeowners without a mortgage in the Town spending more than 30 percent of their income on housing. In all circumstances, a larger portion of county and state residents were paying a disproportionate amount of their income on housing than Town residents. Housing was not affordable for about a third of Fond du Lac County (30.4%) and Wisconsin (32.3%) homeowners with mortgages. However, for homeowners without a mortgage, only 14 percent (14.0%) of county and 16 percent (16.0%) of state residents found themselves in a similar situation. Similar to the Town of Fond du Lac, a higher share of renters in Fond du Lac County (39.8%) and the state (48.4%) were paying a disproportionate amount of their income on housing than homeowners. The change in housing affordability likely resulted from housing prices and values rising faster than incomes.

[2] The large margin of error for Town households renders this information unreliable.

## Household Characteristics

Evaluating household characteristics is important for understanding the Town of Fond du Lac and the population it serves. Household size and mobility information are two census variables that can help with this evaluation.

When compared to Fond du Lac County, the Town has had slightly larger household sizes in 2000 and 2010 (Table 4-6). In fact, in 2000 and 2010, the Town had a larger share of 4, and 5 person households than the county, and a lower percentage of 1 households and a slightly higher percentage of 2 person households. ***Nevertheless, the most prevalent household size in the Town (41.1%, 43.5%) and county (35.2%, 37.0%) was two persons in both 2000 and 2010*** (Table 7-9).

**Table 7-9: Persons per Household, 2000 and 2010**

| | Town of Fond du Lac | | | | Fond du Lac County | | | |
|---|---|---|---|---|---|---|---|---|
| | 2000 | | 2010 | | 2000 | | 2010 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| TENURE | | | | | | | | |
| Occupied housing units | 789 | 100.0% | 1,167 | 100.0% | 36,931 | 100.0% | 40,697 | 100.0% |
| Owner-occupied housing units | 683 | 86.6% | 1,060 | 90.8% | 26,940 | 72.9% | 29,407 | 72.3% |
| Renter-occupied housing units | 106 | 13.4% | 107 | 9.2% | 9,991 | 27.1% | 11,290 | 27.7% |
| | | | | | | | | |
| Owner-occupied housing units | 683 | 100.0% | 1,060 | 100.0% | 26,940 | 100.0% | 29,407 | 100.0% |
| 1-person household | 124 | 18.2% | 169 | 15.9% | 4,869 | 18.1% | 5,908 | 20.1% |
| 2-person household | 291 | 42.6% | 476 | 44.9% | 10,251 | 38.1% | 12,271 | 41.7% |
| 3-person household | 93 | 13.6% | 157 | 14.8% | 4,514 | 16.8% | 4,500 | 15.3% |
| 4-person household | 117 | 17.1% | 162 | 15.3% | 4,497 | 16.7% | 4,173 | 14.2% |
| 5-person household | 42 | 6.1% | 68 | 6.4% | 1,973 | 7.3% | 1,746 | 5.9% |
| 6-person household | 14 | 2.0% | 18 | 1.7% | 588 | 2.2% | 546 | 1.9% |
| 7-or-more-person household | 2 | 0.3% | 10 | 0.9% | 248 | 0.9% | 263 | 0.9% |
| | | | | | | | | |
| Renter-occupied housing units | 106 | 100.0% | 107 | 100.0% | 9,991 | 100.0% | 11,290 | 100.0% |
| 1-person household | 38 | 35.8% | 37 | 34.6% | 4,508 | 45.1% | 5,323 | 47.1% |
| 2-person household | 33 | 31.1% | 32 | 29.9% | 2,748 | 27.5% | 2,778 | 24.6% |
| 3-person household | 7 | 6.6% | 16 | 15.0% | 1,242 | 12.4% | 1,505 | 13.3% |
| 4-person household | 12 | 11.3% | 13 | 12.1% | 832 | 8.3% | 923 | 8.2% |
| 5-person household | 10 | 9.4% | 7 | 6.5% | 404 | 4.0% | 463 | 4.1% |
| 6-person household | 3 | 2.8% | 1 | 0.9% | 175 | 1.8% | 195 | 1.7% |
| 7-or-more-person household | 3 | 2.8% | 1 | 0.9% | 82 | 0.8% | 103 | 0.9% |

*Source: U.S. Census, 2000 and 2010, QT-H2*

Table 7-10 illustrates the household longevity of the populations in the Town of Fond du Lac and Fond du Lac County. ***Less than half of households in both the Town of Fond du Lac (36.3%) and the county (41.3%) were living in their place of current residence prior to 2000***.

**Table 7-10: Year Householder Moved into Unit**

| | Town of Fond du Lac | | | Fond du Lac County | | |
|---|---|---|---|---|---|---|
| | Estimate | MOE +/- | Percent | Estimate | MOE +/- | Percent |
| Occupied housing units | 1,238 | 92 | - | 41,267 | 385 | - |
| Moved in 2010 or later | 130 | 67 | 10.5% | 5,674 | 495 | 13.7% |
| Moved in 2000 to 2009 | 659 | 103 | 53.2% | 18,555 | 608 | 45.0% |
| Moved in 1990 to 1999 | 212 | 82 | 17.1% | 7,977 | 415 | 19.3% |
| Moved in 1980 to 1989 | 80 | 34 | 6.5% | 3,889 | 242 | 9.4% |
| Moved in 1970 to 1979 | 72 | 35 | 5.8% | 2,871 | 220 | 7.0% |
| Moved in 1969 or earlier | 85 | 40 | 6.9% | 2,301 | 200 | 5.6% |

*Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP04*

## KEY HOUSING SUMMARY POINTS

- Almost, two-thirds (65.3%) of the existing housing stock in the Town of Fond du Lac was built after 1970.
- According to the 2009-2013 ACS 5-Year Estimates, 91.5% of the residential structures in the Town were comprised of single family (one) units.
- According to the 2009-2013 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities are not an issue in the Town of Fond du Lac, occurring in 0.0 percent of the units in the Town of Fond du Lac.
- Overcrowding, per the 2009-2013 ACS 5-Year Estimates, is not an issue in the Town of Fond du Lac.
- There are no Assisted Living Facilities in the Town of Fond du Lac.
- Owner-occupied units accounted for almost 91 percent (90.8%) of the occupied housing units in 2010, while rentals made up less than 10 percent (9.2%).
- Homeowner vacancy rates indicate that the Town of Fond du Lac had an adequate supply of owner-occupied units for sale in 2000 (2.5%) and a less than adequate supply in 2010 (1.3%).
- In 2000 (13.1%) the rental vacancy rate for the Town of Fond du Lac was well above the vacancy standard of 5.0 percent, which would seem to indicate that the Town had an excess of housing units for rent.
- Between 2000 and the 2009-2013 ACS 5-Year Estimates, median value owner-occupied housing prices in the Town rose by 54 percent from $142,100 to $218,900.
- The U.S. Census indicates that the median gross rent between 2000 and the 2009-2013 ACS 5-Year Estimates in the Town increased by 59 percent from $548 to $873 in the Town of Fond du Lac.
- As a result of the economic recession that began in 2008, the value of residential property (land plus improvements) in the Town fluctuated from a high of $239,101,300 in 2009 to a low of to $226,357,000 in 2012. Since 2012, the total value of residential property in the Town has steadily increased by 6.9 percent to 241,891,600 in 2014.
- Per the 2009-2013 ACS 5-Year Estimates, just under a third (29.7%) of homeowners with a mortgage and about 15 percent (15.5%) of renters were paying a disproportionate amount of their income for housing in the Town of Fond du Lac.
- The most prevalent household size in the Town (41.1%, 43.5%) and county (35.2%, 37.0%) was two persons in both 2000 and 2010.

- Less than half of households in both the Town of Fond du Lac (36.3%) and the county (41.3%) were living in their place of current residence prior to 2000.

## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for Housing are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to the Land Use element can be found in Appendix E.



# CHAPTER 8

# TRANSPORTATION

# CHAPTER 8: TRANSPORTATION

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# CHAPTER 8: TRANSPORTATION

## INTRODUCTION

A safe, efficient, and well-designed transportation system can provide convenient transportation and economic benefits for the residents of the Town of Fond du Lac (the Town) and the surrounding area. The Town's transportation system is much more than simply looking at the road systems. An assessment of the pedestrian, bicyclist, transit, rail and air transportation systems all play an important part in providing transportation for goods and people.

***Transportation Vision for 2040***

*In 2040, Town of Fond du Lac residents have access to a network of well-maintained and safe local roads, and county, state and interstate highways that address the mobility needs for automobiles, trucks and bicycles. Working with others, the Town and the area has been successful in securing transportation funding to maintain and improve the transportation infrastructure. Due to its location near I-41 and USH 151, and the Fond du Lac Skyport, new commercial development has been attracted to the Aeronautical Business Park and the STH 23 and CTH D corridors on the Town's west side, as well as USH 151 on the Town's south side.*

*State and local trails are including snowmobile and bicycling/pedestrian trails, are an integral part of the transportation network. A system of bicycling and pedestrian trails allows residents to safely bike and walk to key destinations in the Town and access state trails and the City of Fond du Lac trail system. Even though the private automobile is still the preferred vehicle of choice for trips both long and short, the availability of fixed transit route service to select areas of the Town, and transportation for senior and disabled residents is a valuable service that is very appreciated by the area's residents and growing elderly population.*

Wisconsin's Smart Growth Legislation requires that the transportation element consist of objectives, policies, goals, maps and programs that guide the development of various transportation modes. These modes include highways, transit, and transportation for those with various disabilities, bicycles, pedestrians, railroads, air transportation, trucking and water. This chapter serves to assess the current status of these transportation modes, determine what the Town desires them to become in the future, and devise ways to implement them. This chapter, along with Chapter 2: Plan Framework addresses these requirements.

## INVENTORY AND ANALYSIS

The inventory and analysis section provides the Town with a general assessment of existing transportation facilities. By determining what part of the system is deficient, over capacity, underutilized, or meeting the current and future needs, the Town is better prepared to develop meaningful goals, strategies and recommendations that address current problems and reinforces existing strengths.

## Streets and Highways[1]

The hierarchy of the road network calls for each roadway to be classified according to its primary function, ranging from its ability to move vehicles (i.e. freeway) to its ability to provide direct access to individual properties (i.e. local roads). Within Wisconsin, urbanized and rural areas provide a framework for the placement of routes. Urban areas are defined as any place or cluster of places within a designated urbanized boundary that has a population between 5,000 and 49,999. While urbanized areas are defined as a cluster of places within a designated urbanized boundary, with a population of more than 50,000 people. Streets and highways within urban and urbanized areas are classified under the urban functional classification. Rural areas are places in the state located outside of urban and urbanized areas. Roads in rural areas are classified under the rural functional classification system. Within the Town of Fond du Lac, roads are classified under both the urban functional classification system and the rural functional classification system. Map 8-1 illustrates the transportation infrastructure and functional classification for the Town.[2] ***In total, there are approximately 59 miles of urban functionally classified roads and 2 miles of rural functionally classified roads in the Town.***

The Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations on a regular rotating basis. The traffic counts provide an indication of the roadway's appropriate classification. Displayed as Annual Average Daily Traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway. The most recent counts in the Town were completed in 2014; counts for the year 2008 are also provided to view traffic trends (Table 8-1, Map 8-1).

[1] Functional Classification Criteria, Planning Section, Bureau of Planning & Economic Development, Division of Transportation Investment Management, Wisconsin Department of Transportation, April 2013.
[2] Map 8-1 and the narrative below reflect the proposed functional classified roads as approved by the Fond du Lac MPO on October 7, 2015. These proposed changes to the functional classification for the Fond du Lac Urbanized Area must be approved by the Federal Highway Administration before they can be finalized.

**Table 8-1: Town of Fond du Lac Annual Average Daily Traffic (AADT 2008, 2014)**

| Road Segment | 2008 | 2014 | Change | Percent Change |
|---|---|---|---|---|
| USH 41 BTWN USH 151 NB & HICKORY RD FOND DU LAC – HPMS | 42,200 | 46,300 | 4,100 | 10 |
| USH 151 BTWN HICKORY ST & 175 SOUTH FOND DU LAC | 7,300 | 9,700 | 2,400 | 33 |
| ON RAMP TO USH 41 SB FROM STH 23 | 3,600 | 5,500 | 1,900 | 53 |
| USH 151 BTWN CTH V & USH 45 | 11,500 | 13,200 | 1,700 | 15 |
| CONNECTOR TO/FROM USH 151 SB TO/FROM USH 45 | 1,900 | 3,600 | 1,700 | 89 |
| STH 23 BTWN USH 41 & CTH VVV | 21,700 | 23,200 | 1,500 | 7 |
| RAMP FROM USH 41 SB TO USH 151 NB | 3,300 | 4,400 | 1,100 | 33 |
| USH 151 BTWN STH 175 SOUTH & USH 41 FOND | 8,600 | 9,600 | 1,000 | 12 |
| CONNECTOR TO/FROM USH 151 NB TO/FROM USH 45 | 1,700 | 2,500 | 800 | 47 |
| STH 23 BTWN STREBLOW DR & TOWNLINE RD | 8,400 | 8,700 | 300 | 4 |
| ON RAMP TO USH 151 SB FROM HICKORY ST FOND DU LAC | 160 | 370 | 210 | 131 |
| OFF RAMP FROM USH 151 NB TO CTH D NB | 2,300 | 2,500 | 200 | 9 |
| OFF RAMP FROM USH 151 NB TO HICKORY ST FOND DU LAC | 270 | 440 | 170 | 63 |
| OFF RAMP FROM USH 151 SB TO CTH D NB | 550 | 670 | 120 | 22 |
| ON RAMP TO USH 151 NB FROM CTH D NB | 490 | 580 | 90 | 18 |
| OFF RAMP FROM USH 151 NB TO CTH D SB | 130 | 60 | -70 | -54 |
| REINHARDT RD BTWN CTH V & GLEN ECHO RD | 370 | 230 | -140 | -38 |
| CTH D SOUTH OF CTH VVV | 9,700 | 9,300 | -400 | -4 |
| CTH VVV SOUTH OF CTH OO | 3,100 | 2,700 | -400 | -13 |
| CONNECTOR TO USH 151 SB FROM MAIN ST FOND DU LAC | 2,100 | 1,600 | -500 | -24 |
| USH 151 BTWN CTH D & HICKORY ST FOND DU LAC | 8,100 | 7,600 | -500 | -6 |
| ON RAMP TO USH 151 SB FROM CTH D SB | 3,300 | 2,800 | -500 | -15 |
| CTH VV BTWN SHERWOOD & CTH V FOND DU LAC | 5,900 | 5,000 | -900 | -15 |
| CTH VVV SOUTH OF STH 23 | 7,500 | 6,300 | -1,200 | -16 |
| CTH VV NORTH OF CTH OOO | 6,200 | 4,500 | -1,700 | -27 |
| STH 23 BTWN CTH T & RICKMEYER RD | 16,100 | 11,500 | -4,600 | -29 |

*Source: WisDOT Highway Traffic Volume Data, 2008, 2014*
*Note: SB = southbound, NB = northbound*

### *Urban Functional Classification*[3]

The urban functional classification process organizes routes according to the character of service provided, ranging from travel mobility to land access. Urban functional classifications include:

**Urban Principal Arterial**

Principal arterials serve major economic activity centers of an urban or urbanized area, the highest average daily traffic (ADT) corridors, and regional and intra-urban trip length desires. Within the Town there are approximately 11 miles of urban principal arterial roads. ***Interstate 41/US Highway 41, US Highway 151, State Highway 23 and State Highway 175 are the four urban principal arterials serving the Town.***

**Interstate 41 (I-41)/US Highway 41 (USH 41)** is a major 4-lane north-south route connecting the Town to Milwaukee (and southeastern WI) to the south and to the Fox Valley and Green Bay to the north. The route currently runs primarily through the City of Fond du Lac but portions intersect the Town's borders. I-41 runs concurrent with USH 41 and is designated from just south of the Wisconsin/Illinois border; terminating in the north in Green Bay. I-41 is designated as an urban principal arterial within the 2010 Metro Planning Area boundary.[4] AADT's increased by 10 percent on I-41 between USH 151 northbound and Hickory Street between 2008 (42,200) and 2014 (46,300) (Table 8-1, Map 8-1).

**US Highway 151 (USH 151)** is a principal arterial passing through the Town's southern boundaries. USH 151 is an important east-west regional route from Manitowoc in the east to Madison and areas beyond in the southwest. USH 151 bypasses the City of Fond du Lac and within the Town is designated as an urban principal arterial from the CTH D interchange north through the Town. Between 2008 and 2014, AADT's increased by 33 percent (7,300 to 9,700) between Hickory Street and STH 175; 15 percent (11,500 to 13,200) between CTH V and USH 45; and 12 percent (8,600 to 9,600) between STH 175 south and I-41. AADT's decreased by 6 percent on USH 151 between 2008 and 2014 between CTH D and Hickory Street (Table 8-1, Map 8-1). See Appendix J to review long term projects/recommendations associated with the USH 151 bypass (provided by WisDOT).

**State Highway 23 (STH 23)** is a principal arterial passing through the northwestern corner and the northeastern part of the Town. STH 23 is an important east-west route traveling east to I-90 near Mauston and west to Sheboygan (Table 8-1, Map 8-1). The entire route in the Town is classified as a principal arterial. Between 2008 and 2014, AADT's increased by 7 percent (21,700 to 23,200) between I-41 and CTH VVV, and by 4 percent (8,400 to 8,700) between Streblow Drive and Townline Road. At the same time, AADT's decreased by 29 percent (16,100 to 11,500) between CTH T and Rickmeyer Road.

[3] Functional Classification Criteria, Planning Section, Bureau of Planning & Economic Development, Division of Transportation Investment Management, Wisconsin Department of Transportation, April 2013.
[4] The Fond du Lac 2010 Metro Planning Area is the boundary in which the metropolitan transportation planning process must be carried out. It must include the U.S. Census designated area with a population of 50,000 or more and the contiguous geographic area(s) likely to become urbanized within the next 20 years. U.S. Department of Transportation, Federal Highway Administration.

**State Highway 175 (STH 175)** is a north-south route passing through the Town and heading south paralleling I-41. It is designated a principal arterial from the USH 151/STH 175 interchange north (Table 8-1, Map 8-1).

**Urban Minor Arterial**

Urban minor arterials serve important economic activity centers, have moderate ADT, and serve intercommunity trip length desires interconnecting and augmenting the principal arterial system. Within the Town there are approximately 11 miles of urban minor arterials. ***Currently there are twelve urban minor arterials within the Town: USH 45, STH 175, CTH D (Military Rd), CTH T (4th Street), CTH V, CTH VV (Pioneer Rd), CTH VVV (Rolling Meadows Drive), CTH OO, Winnebago Drive, Luco Road, Hickory Road and Prospect Drive.***

**USH 45** is a north-south route that connects Fond du Lac to the Fox Cities and northern Wisconsin, and south to Milwaukee and Illinois. A small portion of this urban minor arterial is in the Town's boundaries near the USH 151/USH 45 interchange; it intersects with CTH K. (Table 8-1, Map 8-1).

**STH 175** is a north-south route passing through the Town and heading south paralleling I-41. Within the Town, it is designated as an urban minor arterial from the southern border of the Town, north to the USH 151/STH 175 interchange (Table 8-1, Map 8-1).

**CTH D (Military Rd)** is designated as an urban minor arterial from the USH 151 interchange to the I-41/USH 41 interchange. It links Fond du Lac to the Village of Oakfield in the south. AADT's between 2008 and 2014 decreased by 4 percent (9,700 to 9,300) on CTH D, south of CTH VVV (Table 8-1, Map 8-1).

**CTH T (4th Street)** is an east-west route leading into and out of the east side of the City of Fond du Lac. Within the Town it is designated as an urban minor arterial east to CTH UU. In 2015-2016 WisDOT will be building an overpass at CTH T and USH 151; with no direct access to USH 151 (Map 8-1).

**CTH OO** is an east-west route located along the Town's northern border. It is designated as an urban minor arterial from CTH VVV (Rolling Meadows Drive) to Prospect Avenue (Map 8-1).

**CTH V** is a north-south route leading into and out of the City of Fond du Lac and also is part of the Town boundaries to the south of the city limits and intersecting with USH 151. Within the Town, CTH VV is designated as an urban minor arterial, from USH 45 to the Town's southern border. In 2015-2016, WisDOT will be building an interchange at CTH V and USH 151; traffic patterns will likely increase as direct access to USH 151 at USH 45 will be removed and replaced with a frontage road between CTH V and USH 45 (Table 8-1, Map 8-1).

**CTH VV (Pioneer Rd)** is mostly within the City of Fond du Lac, however, a few small portions are within the Town's boundaries. These portions are near the CTH V and Pioneer Road intersection as well as a various portions of the frontage road section of CTH VV (east of I-41). CTH VV is designated as an urban minor arterial south of CTH OO. AADT's decreased between 2008 and 2014 by 15 percent (5,900 to 5,000) between Sherwood and CTH V, and by 27 percent (6,200 to 4,500) north of CTH OOO (Table 8-1, Map 8-1).

**CTH VVV (Rolling Meadows Drive)** is also mostly within the City of Fond du Lac, however, a few small portions are within the Town's boundaries. These portions are located just west of I-41 as part of the frontage road. The CTH VV minor arterial runs from STH 23/CTH VV intersection and south along the west side of I-41; another small portion is just west of the CTH VVV/Hickory St intersection (near the Wild Goose State Trail). CTH VVV is designated as an urban minor arterial south of CTH OOO. AADT's decreased by 16 percent (7,500 to 6,300) south of STH 23 between 2008 and 2014 (Table 8-1, Map 8-1).

**Hickory Road** is designated as a minor arterial from the USH 151/Hickory Road interchange northward into the City of Fond du Lac (Table 8-1, Map 8-1).

**Luco Road** is an urban minor arterial from intersection with Winnebago Drive south to Scott Street (Map 8-1).

**Prospect Drive** is designated as an urban minor arterial from between its boundaries with the Village of North Fond du Lac to the north and to the south with the City of Fond du Lac (Map 8-1).

**Winnebago Drive** is an urban minor arterial within the Town's boundaries from roughly Luco Road to Roosevelt County Park. Winnebago Drive is a connector into/out of the City of Fond du Lac to the USH 151 bypass (Map 8-1).

**Urban Collector**

Urban collectors provide direct access to residential neighborhoods, commercial, and industrial areas. They serve moderate to low ADT and inter-neighborhood trips. Within the Town there are approximately 12 miles of major collector roads. ***There are eleven urban collectors within the Town: CTH OOO, CTH OO, CTH VVV (Rolling Meadows Drive), CTH T, Esterbrook Road (portion of CTH T), Prairie Road, Martin Road, Brown Road, Scott Street, Reinhardt Road and Miranda Way.***

**CTH OOO** is an east-west route and is designated as an urban collector from the intersection of Townline Road to the intersection of CTH VVV (Rolling Meadows Drive) (Map 8-1).

**CTH OO** is an east-west urban collector located along the Town's northern border. It is designated as an urban collector from Townline Road east to CTH VVV (Rolling Meadows Road) (Map 8-1).

**CTH VVV (Rolling Meadows Drive)** is designated an urban collector from the intersection of CTH OO to the intersection of Scott Street (CTH OOO) in the City of Fond du Lac. AADT's decreased by 13 percent (3,100 to 2,700) south of CTH OO between 2008 and 2014 (Table 8-1, Map 8-1).

**CTH T** is an east-west urban collector within the Town. It is designated as an urban collector from Townline Road to Esterbrook Road (Map 8-1).

**Brown Road** is an east-west urban collector from the intersection of Esterbrook Road to the intersection with CTH D (Map 8-1). No AADT are available for this road.

**Esterbrook Road (CTH T)** is a north-south urban collector from the intersection of Miranda Way north to CTH OO (Map 8-1).

**Hickory Road** is a north-south urban collector south of USH 151/Hickory Road interchange to the Town boundary.

**Martin Road** is a north-south road from 9th Street in the City of Fond du Lac to the southern border of the Town. It is designated as an urban collector north of USH 151 (Map 8-1).

**Miranda Way** connects Esterbrook Road to CTH D and is an urban collector from the intersection of Esterbrook Road to CTH D (Map 8-1).

**Prairie Road** is located in the northeast corner of the Town. It is a north-south designated as an urban collector from the intersection of Winnebago Drive south to Campus Drive, then from Campus Drive south to STH 23 (Map 8-1).

**Reinhardt Road** is located in the southeast corner of the Town. It is an east-west designated as an urban collector from the intersection of CTH K to the intersection of CTH V. AADT's decreased by 38 percent (370 to 230) between CTH V and Glen Echo Road between 2008 and 2014 (Table 8-1, Map 8-1).

**Scott Street** is an east-west route and is designated as an urban collector from North Park Avenue in the City of Fond du Lac to Campus Drive (Map 8-1).

**Urban Local Streets**

Local roads, which include all of the remaining roads and streets in the Town of Fond du Lac, that fall within the Fond du Lac urbanized area, are designed to provide access to land adjacent to the collector and arterial network. They serve local travel from general residential areas over very short distances. WisDOT does not generally conduct official traffic counts on local function roads. ***Within the Town there are approximately 25 miles of urban local streets.***

### *Rural Functional Classification*[5]

Rural roads are classified into the following rural functional classifications:

**Rural Principal Arterial**

Principal arterials serve corridor movements that have trip length and travel density characteristics of an interstate or are interregional in nature. These routes generally serve urban areas with a population greater than 5,000. The rural principal arterials are further subdivided into (1) interstate highways and (2) other principal arterials.[6] Within the Town there is less than one mile of rural principal arterials. ***A portion of US Highway 151 is the only road classified as a rural principal arterial serving the Town.***

[5] Functional Classification Criteria, Planning Section, Bureau of Planning & Economic Development, Division of Transportation Investment Management, Wisconsin Department of Transportation, April 2013.
[6] http://roadwaystandards.dot.wi.gov/standards/fdm/04-01.pdf.

**US Highway 151 (USH 151)** is a principal arterial passing through the Town's southern boundaries. USH 151 is an important east-west regional route from Manitowoc in the east to Madison and areas beyond in the southwest. Within the Town, USH 151 is designated as a rural principal arterial the intersection of CTH D west towards Waupun (Table 8-1, Map 8-1).

### Rural Minor Arterials

Minor arterials, in conjunction with principal arterials, serve other population centers and major traffic generators, providing intraregional and inter-area traffic movements. They supplement the principal arterials in linking communities to the principal arterials so that all developed areas of the state are within reasonable distances of arterial highways. ***Currently there are no rural minor arterials within the Town.***

### Rural Major Collectors

Rural major collectors primarily serve smaller to moderate sized places and other intra-county travel at more moderate speeds than arterial roads. These routes link traffic generators, such as schools and businesses, to nearby cities and towns, or to higher functioning routes. Within the Town there is approximately one mile of rural major collectors. ***There is one rural major collector within the Town: CTH D.***

**CTH D** is designated as a rural major collector from the USH 151 interchange south. It links Fond du Lac to the Village of Oakfield in the south (Table 8-1, Map 8-1).

### Rural Minor Collectors

Minor collectors provide access to all remaining smaller places, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. ***There are no rural minor collectors within the Town.***

### Rural Local Roads

Local roads, which include all of the remaining roads and streets in the Town of Fond du Lac, not within the Fond du Lac Urbanized Area, are designed to provide access to land adjacent to the collector and arterial network. They serve local travel from general residential areas over very short distances. WisDOT does not generally conduct official traffic counts on local function roads. ***Within the Town there is less than one mile of rural local roads.***

### *Pavement Surface Evaluation and Rating (PASER)*

Every two years, all jurisdictions in the State of Wisconsin are required to rate the condition of their local roads and submit the information to WisDOT. This information is tied to the amount of General Transportation Aids (GTA) funding that the Town receives on a yearly basis.

The surface condition rating of each roadway is updated in the state's computer database known as the Wisconsin Information System for Local Roads (WISLR). WISLR is a program available to all municipalities and is regularly used to develop a capital improvement and road maintenance program. This database is based off of the PASER (Pavement Surface Evaluation and Rating) road rating method. PASER system was developed and improved in recent years

by the Transportation Information Center (TIC) at the University of Wisconsin - Madison in cooperation with WisDOT. Generally, PASER uses visual assessments to rate paved roadway surfaces on a scale of 1 to 10, with 1 being a road that needs to be reconstructed and 10 being a brand new roadway.[7] This inventory provides the basis for developing a planned maintenance and reconstruction program and helps municipalities track necessary improvements. Prompt maintenance can significantly reduce long term costs for road repair and improvement. Table 8-2 provides a breakdown of the PASER ratings, conditions and maintenance needs.

**Table 8-2: PASER Ratings and Maintenance Needs**

| Rating | Condition | Needs |
|---|---|---|
| 9 & 10 | Excellent | None |
| 8 | Very Good | Little Maintenance |
| 7 | Good | Routine Maintenance, Crack Filling |
| 6 | Good | Sealcoat |
| 5 | Fair | Sealcoat or Nonstructural Overlay |
| 4 | Fair | Structural Improvement – Recycling or Overlay |
| 3 | Poor | Structural Improvement – Patching & Overlay or Recycling |
| 2 | Very Poor | Reconstruction with Extensive Base Repair |
| 1 | Failed | Total Reconstruction |

*Source: Transportation Information Center, UW-Madison*

Table 8-3 provides a summary of the total miles of local and county roads in the Town of Fond du Lac by PASER rating. A map showing the PASER rating by street can be found in Appendix J***. There are approximately 62 miles of PASER rated roads in the Town of Fond du Lac, which include both the local and county roads within the town.***[8] According to PASER, 20.7 miles (33.4 percent) of the roads are in excellent to very good condition (Ratings 8-10) and require little maintenance. Approximately 21.9 miles (35.4 percent) are in good to fair condition (Ratings 5-7), while they are in good condition structurally, these roads will need slightly more maintenance work. The work may involve seal coating, crack filling and possibly a non-structural overlay. About 3.9 miles (6.3 percent) of local roads will require more attention (Ratings 1-4). Having a PASER rating of 1 through 4, these roads could require structural improvements such as pavement recycling, overlay and patching, or total reconstruction, depending on the road base. Generally roads in poor condition are CTH OOO; Rogersville Road (east of Esterbrook Road to the end); Scott Road (west of Hickory Road); Hickory Road by the East Branch of the Fond du Lac River; a section of Kramer Court north of Winnebago Drive. Additionally, about 15.4 miles (24.9 percent) of roads were rated by WisDOT and are under their jurisdiction for maintenance as these roads are state/federal roads (i.e. USH 151 and I-41). (Table 8-3, Figure 8-1).

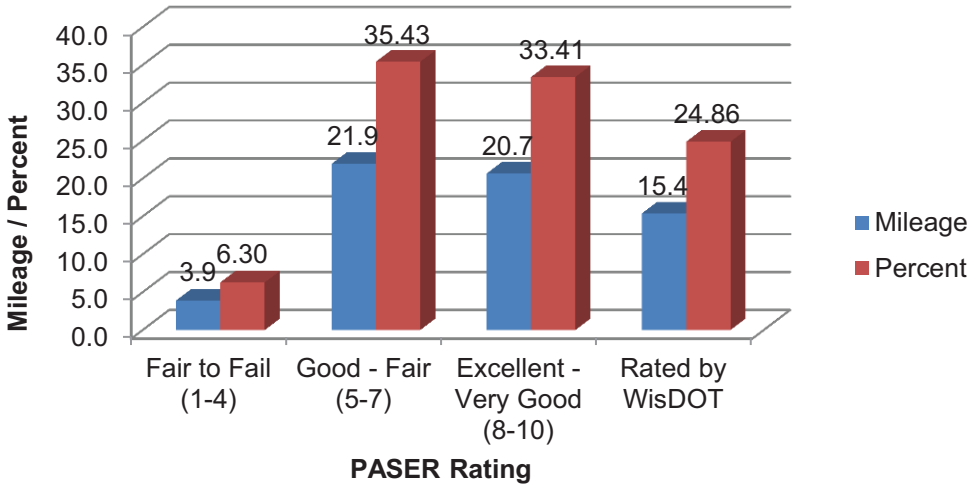
[7] Transportation Information Center. 2002. PASER Manuals Asphalt.
[8] WISLR 2013. Wisconsin System for Local Roads. Note: State and federal roads are included in the 62 miles, but are not rated in Table 8-3 or on the map shown in Appendix J.

**Table 8-3: Total Miles of Local & County Roads within Town by PASER Rating, 2013**

| Rating | Mileage | Percent |
|---|---|---|
| 1 | 0.0 | 0.0 |
| 2 | 0.0 | 0.0 |
| 3 | 0.7 | 1.1 |
| 4 | 3.2 | 5.2 |
| 5 | 2.4 | 3.8 |
| 6 | 7.3 | 11.8 |
| 7 | 12.2 | 19.8 |
| 8 | 8.6 | 13.9 |
| 9 | 2.6 | 4.3 |
| 10 | 9.4 | 15.3 |
| WisDOT jurisdiction in town | 15.4 | 24.9 |
| Total | 61.9 | 100.0 |

*Source: WISLR 2013 T. of Fond du Lac*

**Figure 8-1: PASER Ratings by Mileage and Percent, 2013**




*Source: WISLR 2013, T. Fond du Lac*

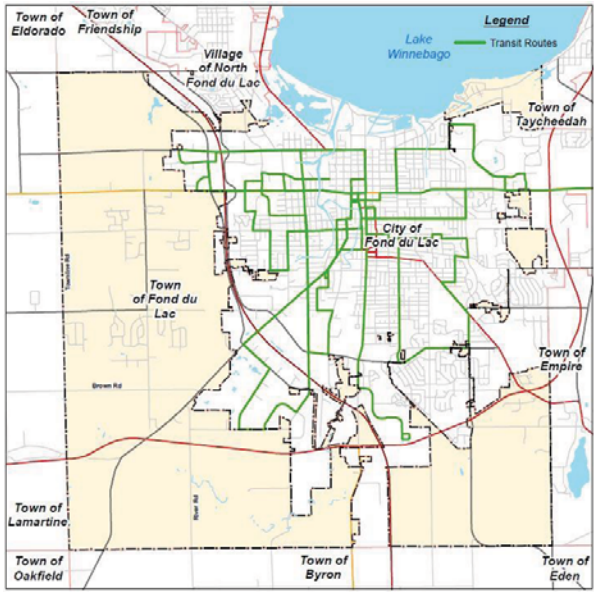
## Rustic Roads

The Rustic Roads System was created by the State Legislature in 1973 to help citizens and local units of government preserve scenic lightly traveled country roads for the leisurely enjoyment of bicyclists, hikers, and motorists. They offer excellent opportunities to travel through an attractive rustic area. The scenic qualities of these roads are protected by agreement with bordering property owners and by implementing roadside maintenance practices that allow wildflowers and other native flora to extend to the edge of the pavement. ***There are no rustic roads designated in the Town of Fond du Lac.***

## Public Transportation

### *Fixed Route Transit Service*

***There is currently no fixed route transit service in or to the Town of Fond du Lac and the surrounding area.***[9] Fond du Lac Area Transit serves the City of Fond du Lac with fixed route service but does not extend into the Town of Fond du Lac.




*Fond du Lac Area Transit Fixed Transit Routes*

### *ADA and Senior Transportation*

**Disabled and senior citizens (60 years and older) can utilize services provided by Fond du Lac County's Senior Services Department.**[10] Transportation is provided through three service categories: Elderly, Handi-van and escort.

- **Elderly Service**: Provide transportation to people 60 years of age or older.
- **Handi-van Service**: Provide lift-equipped transportation to individuals of any age with mobility challenges.
- **Escort Service**: Provide car transportation to people of any age for medical only.

## Non-Motorized Transportation

### *Pedestrian and Bicycle Facilities*

Walking and bicycling are emerging as an important means of exercise as well as modes of transportation in a well-rounded transportation system. Current safe pedestrian friendly opportunities are limited to those areas in the Town with sidewalks or close access to the multi-use bicycle/pedestrian trails. ***Five pedestrian/bicycle facilities are found within the Town of Fond du Lac***: ***Peebles Trail, Prairie Trail, Wild Goose State Trail, Mascoutin Valley State Trail and the Pioneer Road Trail*** (Map 8-2).

- **Peebles Trail**: extends from Winnebago Drive in the City of Fond du Lac east towards St. Peter in the Town of Taycheedah; trail length is approximately 6 miles of crushed gravel.
- **Prairie Trail**: extends from Winnebago Drive to Martin Road; trail length is approximately 7 miles of paved asphalt which runs parallel to the US Highway 151 Bypass in the eastern portions of the City and Town of Fond du Lac.

[9] Transit Fixed Transit Routes information provided by Fond du Lac Area Transit.
[10] http://www.fdlco.wi.gov/departments/departments-n-z/senior-services/senior-services.

- **Wild Goose State Trail**: extends from the City of Fond du Lac south to Clyman Junction in Dodge County; trail length is approximately 34 miles of crushed gravel.

- **Mascoutin Valley State Trail**: extends from the City of Fond du Lac west to Rosedale; trail length is approximately 10 miles of crushed gravel.

- **Pioneer Road Trail:** extends from Main Street in the City of Fond du Lac to the Wild Goose Trail, just west of Hickory Street; trail length is approximately 0.7 miles.

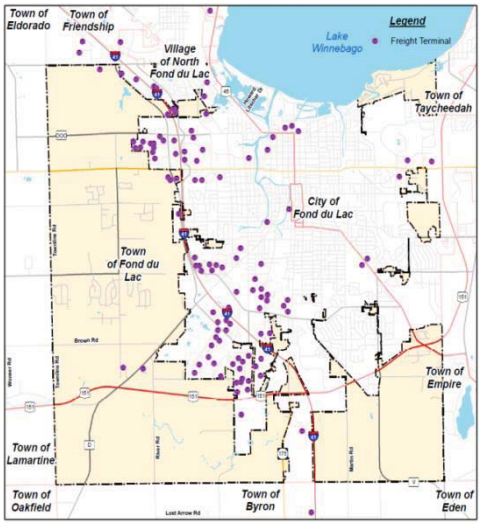
- **Future bicycle/pedestrian trail connections: Old Plank Road Trail** will be extended from Greenbush (Sheboygan County) west to the Prairie Trail as part of the State Highway 23 expansion project from Plymouth to Fond du Lac; **Eisenbahn Trail** currently terminates in Eden; the active railroad line from Eden to the City of Fond du Lac could be converted to a trail if/when this railroad line is deactivated; trail could connect with existing Eisenbahn Trail to the Brooke Street Trail in the City of Fond du Lac.

Two statewide guidance documents affecting biking and pedestrian policy are the *Wisconsin Pedestrian Policy Plan 2020* and the *Wisconsin State Bicycle Transportation Plan - 2020*. The *Wisconsin Pedestrian Policy Plan 2020* outlines statewide and local measures to increase walking throughout the state as well as promote pedestrian safety and comfort. Pedestrians, by definition, are anyone who travels by foot. In addition, this definition has been extended to disabled persons who require the assistance of a mobility device. Pedestrian traffic can be difficult along highways where sidewalks are not present, safety measures are absent, or traffic volume is heavy.

As a statewide plan, the *Wisconsin State Bicycle Transportation Plan - 2020* does not assess local roads. Where traffic speeds and volumes are low, local streets can serve multiple uses. Utilizing the local street network for walking and bicycling is a viable use of this infrastructure, as long as safety precautions are taken and/or streets are designed to accommodate multiple uses. Roadways with traffic volume less than 1,000 vehicles per day are considered generally safe for bicycling. Roadways meeting this criterion that are located within a primary bicycle corridor identified by WisDOT provide potential linkages between existing bicycle trails and are considered to be part of an interconnected statewide bicycle route network.

### Trucking and Freight

Several designated truck routes exist within Fond du Lac County. **I-41, USH151, and STH 23 are all designated long truck routes (meaning no trailer length restrictions) in the vicinity of the Town of Fond du Lac. STH 175 and portions of Winnebago Drive within the Town have 75 foot trailer length restrictions. USH 45 within the Town has a 65 foot trailer length restriction.** The majority of trucking terminals within or nearby the Town of Fond du Lac are located in the I-41 corridor near the interchanges with STH 23, Military Road/CTH D, Hickory Street, and CTH OO.[11]



*Fond du Lac Area Local Trucking Terminals*

[11] Trucking Terminals provided by ECWRPC.

## Air Transportation

***Fond du Lac County owns and operates a General Aviation airport located just west of Fond du Lac at N6308 Rolling Meadows Drive.*** A portion of this airport is located in the Town of Fond du Lac. Fond du Lac Skyport is the Fixed Base Operator (FBO) for the airport and the FBO operates out of a combination terminal/aircraft maintenance and repair facility. Fond du Lac Skyport offers aircraft maintenance and repair, flight instruction, charter flights and aircraft rentals.[12]

The Fond du Lac Skyport supports the following airport uses[13]:

- Personal/Recreational
- Business/Corporate
- Flight Training
- Charter
- Medical




*Fond du Lac County Airport*

Annual operations and enplanements (boardings) (2010) at Fond du Lac Skyport are as follows[14]:

- Air Carrier (0)
- Air Taxi (3,200)
- Air Cargo (0)
- Military-Local and Itinerant (150)
- General Aviation-Local (35,000)
- General Aviation-Itinerant (24,700)
- Total Operations (63,050)
- Enplanements (passenger boardings) (0)

Regionally, air cargo/freight operations are provided by Outagamie County Regional Airport. Besides air freight express and scheduled passenger services, this regional airport offers charter air service. According to the *Wisconsin State Airport System Plan 2030,* the airport is currently classified as a Commercial Service airport.[15] Outagamie County Regional Airport is approximately 50 miles north of the Town of Fond du Lac. Other major airports that have scheduled passenger air service and can be utilized by residents include: Dane County Regional Airport in Madison (approximately 72 miles southwest), Austin Straubel International Airport in Green Bay (approximately 75 miles northeast) and General Mitchell International Airport in Milwaukee (approximately 75 miles southeast). All of these airports are also classified as Commercial Service airports.

[12] http://www.fdlco.wi.gov/departments/departments-a-e/airport.
[13] Wisconsin State Airport System Plan 2030, Table 3-9.
[14] Wisconsin State Airport System Plan 2030, Table 3-11.
[15] http://www.dot.wisconsin.gov/projects/state/docs/sasp5-ch3.pdf.

## Railroads

### *Rail Freight Service*

***There are currently two railroad lines running through the Town of Fond du Lac; one in a north-south direction parallel with I-41 (286,000 pound railcar limit) and the other in a southeast direction (263,000 pound railcar limit) from the City of Fond du Lac to the Village of Eden*** (Map 8-1)**.[16] *Both lines are operated and maintained by Canadian National (CN).*** There is a major railroad yard located in the Village of North Fond du Lac which is owned and operated by CN. As noted in the bicycle/pedestrian section, if the railroad line from Fond du Lac to Eden would ever be vacated, it would be an ideal candidate for a "rails to trails" conversion to expand the Eisenbahn State Trail that currently ends in Eden.

### *Rail Passenger Service*

Amtrak utilizes Canadian Pacific lines to provide passenger service. Although ***no direct service is offered near the Town of Fond du Lac***, the State of Wisconsin is served by passenger stations in Milwaukee, Columbus, Portage, Wisconsin Dells, and Tomah. As the route passes through the state, it connects Chicago to the Twin Cities, and heads westward to terminate in the State of Washington. The *Midwest Regional Rail System Report*[17], prepared as a cooperative effort between nine Midwestern states, outlines a high speed (up to 110 mph) passenger rail system that utilizes 3,000 miles of existing rail right-of-way to connect rural, small urban and major metropolitan areas. The plan calls for a rail corridor connecting Green Bay to Milwaukee and Chicago. This corridor could potentially include a stop in Fond du Lac. The regional passenger rail system remains a conceptual idea at this point in time.

## Water Transportation

**There are no commercial ports in the Town of Fond du Lac.** The closest ports are located in Green Bay, approximately 75 miles to the northeast and in Milwaukee, approximately 75 miles to the southeast. Both ports provide shipping services to the Great Lakes and beyond. Passenger ferries are located in Manitowoc and Milwaukee. Both services offer passage across Lake Michigan to Lower Michigan.

[16] Wisconsin Rail Plan, 2030.
[17] Midwest Regional Rail System: Executive Report, 2004. Transportation Economics & Management Systems, Inc. & HNTB.

## Future Plans and Studies

### *Wisconsin Department of Transportation (WisDOT)*

***State Highway 23 Expansion Project from Fond du Lac-Plymouth (Fond du Lac and Sheboygan Counties:*** This project was expected to start in summer 2015, however it has been postponed temporarily due to legal issues challenged in federal court. The work involved includes:

- expanding State Highway 23 from Plymouth to Fond du Lac to four lanes;
- expanding the Old Plank Road bicycle/pedestrian trail from Greenbush to the Prairie Trail at the US Highway 151 Bypass;
- increasing roadway capacity; and
- increasing roadway safety.

***US Highway 151 Bypass Improvements within the Town of Fond du Lac will be phased in over the next 15-20 years on an as needed basis.*** These proposed improvements along the US Highway 151 Bypass enhance safety for travelers and contribute to WisDOT's goal for an ultimate conversion to a freeway facility.[18] These recommendations/improvements are listed in Appendix J.

### *Other WisDOT Statewide Plans:*

- *Connections 2030 Long Range Transportation Plan*
- *Wisconsin Rail Plan 2030*
- *Wisconsin State Airport System Plan 2030*

### *Other Municipalities and Planning Efforts*

- East Central Wisconsin Regional Planning Commission (ECWRPC):
    - **Transportation Improvement Program** (TIP) for the Fond du Lac MPO (Metropolitan Planning Organization) is a short term rolling four year planning document to program various state and federal transportation dollars; the most current plan is for 2016-2020 and is reevaluated yearly
    - **Long-Range Transportation/Land Use Plan** (LRTP) for the Fond du Lac MPO is typically updated every five years and required for various state and federal transportation dollars; the most current plan will be approved in October 2015
    - **ECWRPC Regional Comprehensive Plan** for ten counties within the designated region (Fond du Lac County is a member of ECWRPC)
- City of Fond du Lac Official Map, for coordination of future streets and roads adjacent to municipal boundaries with the Town
- Village of North Fond du Lac Official Map, for coordination of future streets and roads adjacent to municipal boundaries with the Town

[18] http://projects.511wi.gov/us151bypass/wp-content/uploads/sites/115/corridor.pdf.

- Fond du Lac County Highway Improvement Plans as to repairs and improvements to county roads within the Town

- Fond du Lac County 5-Year Capital Improvement Plans

- Fond du Lac County Airport 6-Year Capital Improvement Plans

## KEY TRANSPORTATION SUMMARY POINTS

- In total, there are approximately 59 miles of urban functionally classified roads and 2 miles of rural functionally classified roads in the Town.
- Interstate 41/US Highway 41, US Highway 151, State Highway 23 and State Highway 175 are the four urban principal arterials serving the Town.
- Currently there are twelve urban minor arterials within the Town: USH 45, STH 175, CTH D (Military Rd), CTH T (4th Street), CTH V, CTH VV (Pioneer Rd), CTH VVV (Rolling Meadows Drive), CTH OO, Winnebago Drive, Luco Road, Hickory Road and Prospect Drive.
- There are eleven urban collectors within the Town: CTH OOO, CTH OO, CTH VVV (Rolling Meadows Drive), CTH T, Esterbrook Road (portion of CTH T), Prairie Road, Martin Road, Brown Road, Scott Street, Reinhardt Road and Miranda Way.
- Within the Town there are approximately 19 miles of urban local streets.
- A portion of US Highway 151 is the only road classified as a rural principal arterial serving the Town.
- Currently there are no rural minor arterials within the Town.
- There is one rural major collector within the Town: CTH D.
- Within the Town there is less than one mile of rural local roads.
- There are approximately 62 miles of PASER rated roads in the Town of Fond du Lac, which include both the local and county roads within the town.
- There are no rustic roads designated in the Town of Fond du Lac.
- There is currently no fixed route transit service in or to the Town of Fond du Lac.
- Disabled and senior citizens (60 years and older) can utilize services provided by Fond du Lac County's Senior Services Department.
- Five pedestrian/bicycle facilities are found within the Town of Fond du Lac: Peebles Trail, Prairie Trail, Wild Goose State Trail, Mascoutin Valley State Trail and the Pioneer Road Trail.
- Future bicycle/pedestrian trail connections could be built with the Old Plank Road Trail extension as part of STH 23 expansion; as well as with the Eisenbahn Trail (could be a rails to trails conversion of CN railroad line if it is deactivated).
- Interstate 41, US Highway 151, and State Highway 23 are all designated long truck routes (meaning no trailer length restrictions) in the vicinity of the Town of Fond du Lac. State Highway 175 and portions of Winnebago Drive within the Town have 75 foot trailer length restrictions. US Highway 45 within the Town has a 65 foot trailer length restriction.
- Fond du Lac County owns and operates a General Aviation airport located just west of Fond du Lac at N6308 Rolling Meadows Drive.
- There are currently two railroad lines running through the Town of Fond du Lac; one in a north-south direction (286,000 pound railcar limit) and the other in a southeast direction (263,000 pound railcar limit) from the City of Fond du Lac to the Village of Eden. Both lines are operated and maintained by Canadian National (CN).

- No direct rail passenger service is offered near the Town of Fond du Lac.
- There are no commercial ports in the Town of Fond du Lac.
- State Highway 23 Expansion Project from Fond du Lac-Plymouth (Fond du Lac and Sheboygan counties) has been postponed temporarily.
- US Highway 151 Bypass Improvements within the Town of Fond du Lac will be phased in over the next 15-20 years on an as needed basis.

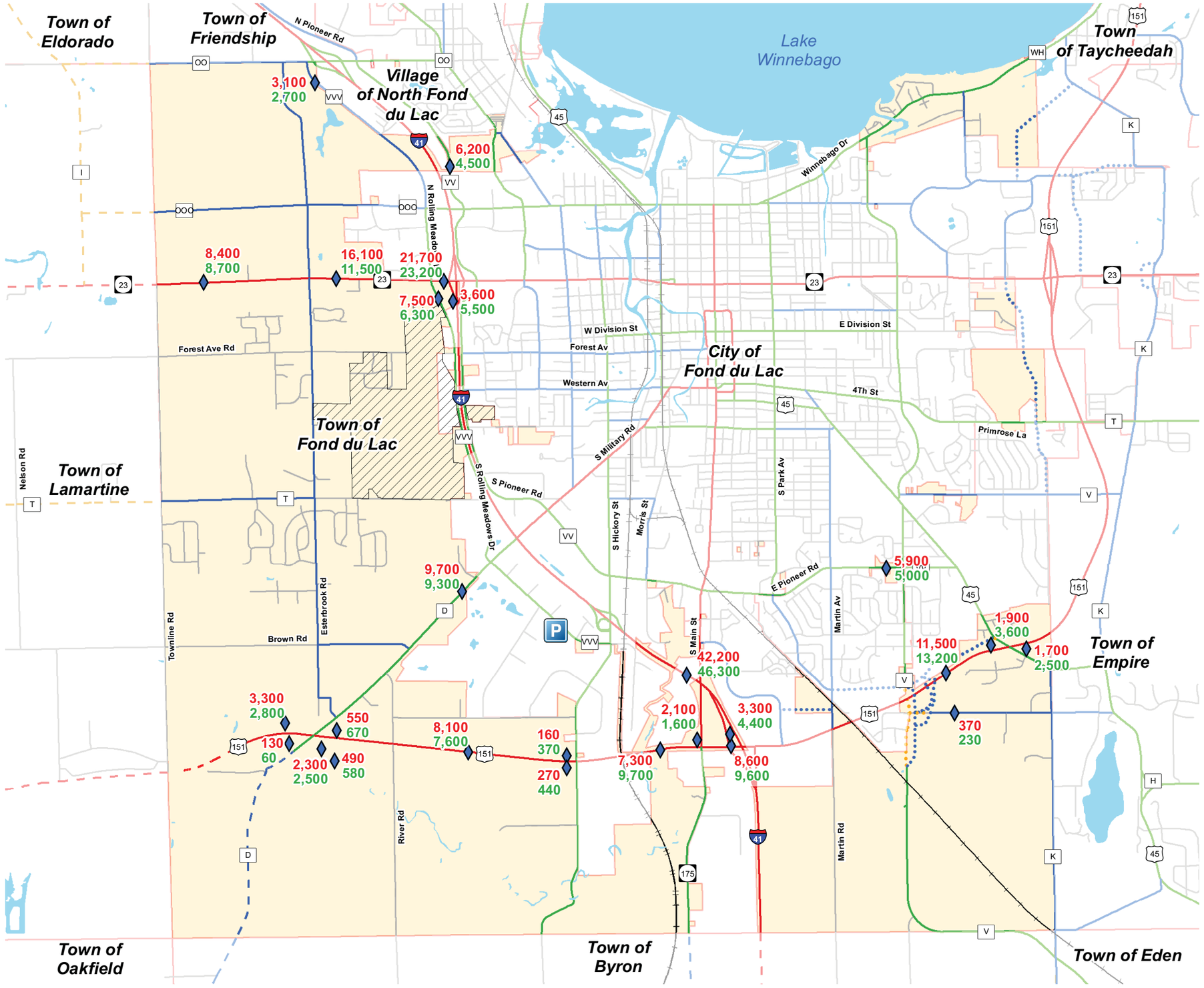
## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for transportation are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to the Transportation Element can be found in Appendix J.

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# Map 8-1
# Town of Fond du Lac
# Transportation Facilities

**Legend**

- AADT (2008) (2014)
- Park N Ride Location
- Fond du Lac County Airport
- Railroad
- Urban Principal Arterial
- Urban Collector
- Urban Minor Arterial
- Urban Local
- Urban Planned Collectors
- Planned Vacated
- Rural Principal Arterial
- Rural Major Collector
- Rural Minor Arterial
- Rural Minor Collector
- Rural Local Roads

**Source:**
**Traffic Count Data provided by WI DOT 2014**
**Bicycle & Pedestrian Facilities provided by ECWRPC 2014**
**Railroad data provided by Fond du Lac County 2014**
**Transit data provided by Fond du Lac Transit 2015**
**Base data provided by Fond du Lac County 2014**

N W E S

0 0.5 1
Scale in Miles

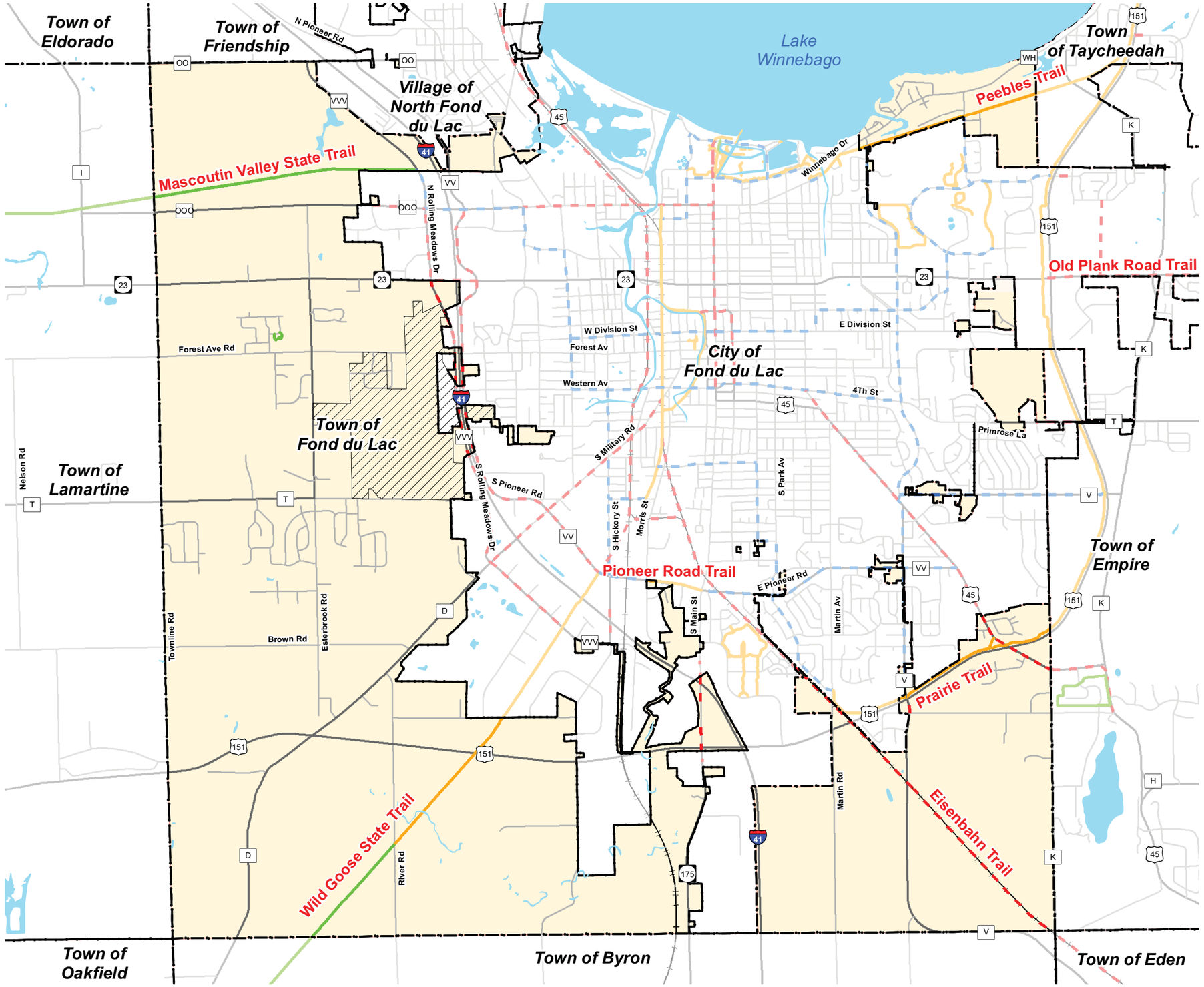
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ECWRPC

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# Map 8-2
# Town of Fond du Lac Bicycle & Pedestrian Facilities




## Legend

- Bike Lane
- Off Road Paved
- Off Road Unpaved
- Signed Bike Route
- Planned Facility
- Railroad
- Fond du Lac County Airport

**Source:**
**Bicycle & Pedestrian Facilities provided by ECWRPC 2014**
**Railroad data provided by Fond du Lac County 2014**
**Base data provided by Fond du Lac County 2014**

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W E
S

0 0.5 1
Scale in Miles

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# CHAPTER 9

# UTILITIES & COMMUNITY FACILITIES

## CHAPTER 9: UTILITIES AND COMMUNITY FACILITIES

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# CHAPTER 9: UTILITIES AND COMMUNITY FACILITIES

## INTRODUCTION

One responsibility of a community is to maintain a certain level of community services. To achieve it, the Town of Fond du Lac must continuously maintain, upgrade, and expand existing facilities in a cost effective manner based on future growth projections and the desires of the community.

Wisconsin Smart Growth Legislation requires the Utilities and Community Facilities Element to be a compilation of objectives, policies, goals, maps and programs to guide the future development of these facilities in the Town of Fond du Lac. An inventory of the current situation is required; more importantly, the Legislation requires this element to provide guidance as to how the Town can meet projected needs at the appropriate time and in the appropriate manner. This chapter, along with Chapter 2: Plan Framework addresses these requirements.

***Utilities and Community Facilities Vision for 2040***

*In 2040, the Town of Fond du Lac has been successful in providing residents with level of municipal services and facilities in the most cost effective manner, while maintaining the level of service expected by the residents and industrial / commercial property owners. Expansion of sewer and water systems has made it possible for the Town to attract and support new residential and business development.*

*Dedicated volunteers ensure that the Town Fire Department and Emergency Medical Responders deliver a high level of service to all areas of the Town. Improvements to Simon Riverside Park and the addition of the new town hall, fire station and department of public works on the Town's west side have made this area a community and a social gathering destination. A series of conveniently located bike and multi-purpose trails link residential areas on the Town's west side to the state recreational trails, Simon Riverside Park and the City of Fond du Lac's trail system.*

## INVENTORY AND ANALYSIS

The following section provides an inventory of utilities and community facilities that serve the Town of Fond du Lac. The analysis of facilities is based on generalizations and predictions and is no substitute for detailed engineering or architectural studies, which should be completed before municipal funds are expended on specific projects.

### Wastewater Collection and Treatment

Provision of sanitary sewer plays a key role in many aspects of community development and growth. Not only does it affect where development tends to occur, but also allows higher land use densities than can be achieved using private onsite wastewater treatment systems. About 21.0 percent of the Town is located within the five town sanitary districts and is potentially is potentially served by public sewer; the remaining areas are served by private on-site systems.

### *Public Wastewater Collection and Treatment*

The Town of Fond du Lac Sanitary Districts #2, #3, #4, #5 and #6 are part of the Fond du Lac Sewer Service Area (SSA) (Map 9-1). The Fond du Lac SSA has a defined Planning Area Boundary. Planning area boundaries are defined by combining and assessing a number of factors such as the crude approximation of the "ultimate service" area of the treatment plant based on capacity; the extent of service areas for individual lift stations or interceptor sewers; identified clusters of nearby development currently on on-site systems which may have long-term needs for sanitary sewer (more than 20 years), and; logical expansion areas for urbanized growth based on locally adopted land use plans.[1] ***In general, the Fond du Lac SSA Planning Area contains about 94 square miles and surrounds the southern one-third of Lake Winnebago, encompassing portions of three counties, 10 individual municipalities and 15 active sanitary districts.*** About 27.3 percent or 3,152 acres within the Town are included in the Fond du Lac SSA Planning area.

Between the early 1960's and 1998, numerous sanitary districts were formed in the Fond du Lac area near the periphery of the City of Fond du Lac, along the shores of Lake Winnebago, and above the crest of the Niagara Escarpment. The sanitary districts were established to address problems with individual on-site systems. A brief description of the five sanitary districts within the Town of Fond du Lac follows and is included in Table 9-1[2]:

**Table 9-1: Town Sanitary Districts**

| Town Sanitary District | Total Area | Area within Town | Developed Area within Town | Acres | | | |
|---|---|---|---|---|---|---|---|
| | | | | Single Farmily/ Duplex | Multi-Family | Commercial /Industrial | Public/ Institutional |
| #2 | 350.35 | 350.35 | 205.35 | 155.7 | 0 | 6.67 | 18.2 |
| #3 | 1,641.70 | 1,641.70 | 641.87 | 339.25 | 25.16 | 52.18 | 42.03 |
| #4 | 397.65 | 397.65 | 196.87 | 134.96 | 0 | 2.61 | 1.39 |
| #5 | 7.88 | 7.88 | 5.59 | 4.63 | 0 | 0 | 0 |
| #6 | 28.92 | 28.92 | 17.1 | 15.45 | 0 | 0 | 0 |
| Total | 2,426.50 | 2,426.50 | 1,066.78 | 649.99 | 25.16 | 61.46 | 61.62 |

*Source: Town Sanitary Districts; ECWRPC, 2015.*

**Town of Fond du Lac Sanitary District No. 2.** This district is located just to the north and east of the City of Fond du Lac along the shores Lake Winnebago and contains approximately 350.35 acres. Approximately 205.35 acres (58.6%) are developed (Map 9-1, Table 9-1). In 2013 there were 190 single-family/duplex residential connections and 9 commercial/industrial connections.[3] It was originally formed to resolve water quality problems in the low-lying lands adjacent to Lake Winnebago. ***The district is landlocked and will not experience significant additional growth. Any extension of new sewer lines is primarily for infill of unsewered areas already within the district.*** A portion of the district lies within the City Growth Area under the 1996 agreement and, therefore, the district cannot expand into these areas. The district is primarily residential in nature with some commercial development occurring along

[1] Fond du Lac Sewer Service Area Plan Update, WDNR Certification Date: June, 5 2001; ECWRPC.
[2] Information from Town of Fond du Lac Comprehensive Plan 2005; Fond du Lac Sewer Service Area Plan Update, WDNR Certification Date: June, 5 2001; Town Sanitary Districts; ECWRPC.
[3] Town of Fond du Lac Sanitary District No. 2; 2013.

USH 151 corridor. The district's interceptor sewer is an integral part of the sanitary sewer system for the entire Lake Winnebago east shore system from the Town of Fond du Lac to the Town of Calumet. The interceptor and the district's Loco Road sanitary lift station, provides the main connection to the regional sanitary sewer system connecting to the treatment plant. This district is a Category III Designated Management Agency, meaning that it has the right to construct and maintain a sanitary sewer collection system.

**Town of Fond du Lac Sanitary District No. 3**. This district is located adjacent to the City of Fond du Lac and primarily west of USH 41, along the STH 23 corridor. It contains about 1,641.7 acres, of which about 39 percent (641.87 acres) is developed (Map 9-1, Table 9-1). In 2011, there were 136 single-family/duplex residential connections and 1 multi-family connection.[4] When the district was formed it consisted almost entirely of undeveloped land, and was formed with the purpose of promoting industrial development within the Town of Fond du Lac. ***Due to its commercial STH 23 frontage, this district has the highest potential for growth. Additionally, the western portion of the district is experiencing significant residential growth.*** As a result of existing and anticipated growth, the Town provides both sanitary sewer and municipal water service (see public water supply) to this area. This district is classified as a Category III Designated Management area.

**Town of Fond du Lac Sanitary District No. 4.** This sanitary district is located along the eastern edge of the city and encompasses 397.65 acres (Map 9-1, Table 9-1). About half or 196.87 acres are developed. There were 148 single-family/duplex residential connections in 2011.[5] Numerous annexations to the City of Fond du Lac have fragmented this district. ***There is room for infill development within existing subdivisions and very limited expansion to the south.*** The District is primarily residential in nature.

**Town of Fond du Lac Sanitary District No. 5.** This sanitary district is located in fragments of town land in the central area of the town (Map 9-1, Table 9-1). It contains about 7.88 acres; 5.59 acres (70.9%) of which are developed. This sanitary district had 4 single-family/duplex connections in 2013.[6] ***Zero to very minimal growth is probable for this sanitary district.***

**Town of Fond du Lac Sanitary District No. 6.** This sanitary district is near CTH 175 in the southern portion of the Town. It contains about 28.92 acres, 17.1 acres (59.1%) of which are developed (Map 9-1, Table 9-1). This sanitary district had 12 single-family/duplex connections in 2013.[7] ***Zero to very minimal growth is probable for this sanitary district.***

Wastewater from the Town of Fond du Lac flows to the City of Fond du Lac Wastewater Treatment Facility (WWTF) where it is treated. This facility underwent a major update in 2008 and is able to treat an average daily design flow of 9.84 million gallons per day and a projected BOD load of 22,500 pounds per day.[8]

### *Private Wastewater Collection and Treatment*

Private on-site wastewater treatment systems or POWTs are used for waste disposal in Fond du Lac County in the areas which do not have a public sewer system. Typically, individual

[4] Town of Fond du Lac Sanitary District No. 3; 2011.
[5] Town of Fond du Lac Sanitary District No. 4; 2011.
[6] Town of Fond du Lac Sanitary District No. 5; 2013.
[7] Town of Fond du Lac Sanitary District No. 6; 2013.
[8] City of Fond du Lac, Wisconsin. https://www.fdl.wi.gov/. Accessed 9/11/15.

systems are designed for each household based on the site's soil characteristics and capabilities. However, in some cases (such as with conservation subdivisions) a community, or 'cluster' system, may be used which services more than one household. ***Private on-site wastewater treatment systems, or POWTs, serve areas of the Town not on public sewer.***

Fond du Lac County maintains records for private, on-site sanitary permits in the Town. Information that the county keeps includes where on-site systems are located, when the permits were issued, and the type of system installed. Fond du Lac County also implements a POWTS maintenance program. Depending on the size of the septic tank, pumping is required from one to three years. Notices are sent to the property owner, at the appropriate pumping interval as a reminder. POWTs consist of conventional or at-grade or mound systems, in all there are 388 active on-site systems in the Town, this includes holding tanks.[9] Holding tanks are spread throughout the Town. According to the Town, new systems that are being installed are generally mound systems.

**Stormwater Management**

***The Town of Fond du Lac is required to have a Municipal Separate Storm Sewer System (MS4) permit under NR 216, Wis. Adm. Code.***[10] MS4 permits require municipalities to reduce polluted storm water runoff by implementing storm water management programs with best management practices. Permits usually contain requirements for the following: public education and outreach; public involvement and participation; illicit discharge detection and elimination; construction site pollutant control; post-construction storm water management; pollution prevention practices for the municipality; developed urbanized area standards; storm sewer system maps; and development of a plan to reduce pollutants to impaired waters.

***Currently the Town relies on a series of open ditches and natural waterways to facilitate drainage.*** Title 15, Chapter 2, Stormwater Management; Land Disturbing Activity ordinance controls and minimizes the stormwater runoff increases by requiring that runoff after construction does not exceed the runoff from the predeveloped condition. This ordinance applies to developments of three acres or more; development of at least one acre but less than three acres and having fifty percent or more of the area as impervious surfaces; or if it is felt that the runoff from the development will exceed the safe capacity of the existing drainage facilities, cause undue ditch erosion, increase water pollution by scour and transport of particles, endanger downstream properties, or drain surface or stormwater onto adjoining properties.

As the Town of Fond du Lac continues to develop and as more stormwater runoff ultimately makes its way into local waterways it will become increasingly more important to manage the runoff quality and quantity. Additionally, it is important to minimize the amount of new impervious surface, such as roads, driveways, sidewalks and rooftops constructed in order to maximize opportunities for storm water infiltration.

***Drainage Districts***

Drainage districts are local governmental entities organize under a county drainage board for the primary purpose of draining lands for agriculture.[11] ***There is one drainage district that***

[9] Fond du Lac County, 6/22/15 personal conversation.
[10] WPDES General Permit WI-S050075-2.
[11] Wisconsin Department of Agriculture, Trade and Consumer Protection, Drainage Districts in Wisconsin Fact Sheet.

***covers a portion of southwest corner of the Town of Fond du Lac.***[12] According to the Wisconsin Department of Agriculture and Consumer Protection, this district is active and there is no record of recent assessment (Appendix K).

**Water Supply**

Although water may seem to be plentiful in Wisconsin, it is not an infinite resource. Providing safe, clean, and reliable water can and has become a challenge for many communities throughout the state. ***Residents of the Town of Fond du Lac obtain drinking water from either the Village of North Fond du Lac or private on-site wells.*** All residents rely on groundwater as the source of drinking water.

***Public Water Supply[13]***

In 1996, the Town of Fond du Lac constructed a public water system to provide municipal water to the western half of the Town (Map 9-1). Through an intergovernmental agreement, water is provided to the Town by the Village of North Fond du Lac.



*Town of Fond du Lac Water Tower*

An 8 inch water main extends from the Village of North Fond du Lac southerly along Esterbrook Road to STH 23. Water main extends both east and west along STH 23, providing service to properties along STH 23, the Town industrial park, and two residential subdivisions along Esterbrook Road and Forest Avenue. The water system has sufficient volume and pressure to provide for both residential water consumption and fire flows. However, a booster pump (on the west side of Rolling Meadows Drive between CTH OOO and the Mascoutin Valley Trail) system provides extra pressure for emergency fire flows needs for commercial fire protection. A water tower constructed in 1997 at the northeast corner of Townline and Brown Roads has a capacity of 250,000 gallons.[14] ***Connections to the system are limited, though capacity exists to serve additional properties within the water utility district boundary.***

***The City of Fond du Lac maintains a water system with 16 active wells. Some of these wells are located either in the Town of Fond du Lac or immediately adjacent.*** To protect the well recharge areas, the City of Fond du Lac prepared a wellhead protection plan.[15] This plan established two zones of protection within the wellhead protection area (WHPA). Zone A is defined by the 5-year time of travel (TOT) zone of concentration (ZOC) and Zone B is defined by a 1,200-foot fixed radius around each well. The following wells are located either within 1,200 feet of the Town or within the Town and are shown on Map 9-1:

- Well #16 - 822 Morris St (within 1,200 feet)
- Well #21 – 610 Rolling Meadows Drive (within 1,200 feet)
- Well #19 – N57901 HWY 51 (within the Town)
- Well # 20 – N5388 River Road (within the Town)

[12] https://datcpgis.wi.gov/.
[13] Town of Fond du Lac Comprehensive Plan 2005.
[14] Village of North Fond du Lac, Utilities, Personal Conversation, 9/28/15.
[15] Report for City of Fond du Lac, Wisconsin, Wellhead Protection Plan: Revised, June 2014.

- Well # 23 – N5146 River Road (within the Town)
- Well #18 - 1445 South Hickory Street (within the Town)
- Well #17 - N5089 Hickory Road (within the Town)

### *Private Water Supply*

With the exception of the areas described above, private wells service the rest of the properties within the Town of Fond du Lac. There are no real issues with groundwater quality in the Town of Fond du Lac according to a groundwater study developed by UW-Extension in 2010. However, groundwater contamination susceptibility mapping indicate that areas in the southwest corner and near Lake Winnebago in the northeast corner of the Town are the most susceptible to contamination. Other areas that are somewhat susceptible include the northwest corner and near the western boundary (see Chapter 10 for more information).

## Solid Waste and Recycling[16]

***The Town contracts with Veolia Environmental Services to provide garbage and recycling collection to Town residents.*** Every five years the Town signs a new contract with a hauler to provide these services. The Town serves as a responsible unit (RU) which means that the Town may implement and enforce municipal recycling programs to ensure that residents, businesses and special event managers comply with state and local recycling requirements.

***The Town shares a drop off location with the Town of Friendship for brush and grass clippings.*** This site is located in the Town of Friendship and is open Saturday mornings from 8 a.m. to noon during the summer months.

## Energy Supply and Transmission

### *Electricity*

There are a number of major electrical transmission lines, owned and maintained by the American Transmission Company (ATC) that runs through the Town of Fond du Lac (Map 9-1).[17] Three 345 kV transmission lines connect the South Fond du Lac Substation located in the southwest corner of the Town on River Road to the Columbia Substation (south of the Town), the Edgewater Substation (east of the Town) and the Fitzgerald Substation (north and west of the Town). Two 138 kV transmission lines, going west across the northwestern corner of the Town, connect the North Fond du Lac substation to the Forest Substation just west of the Town near Town Line Road and CTH OOO and other substations west of the Town. Another 138 kV transmission line heads east from the North Fond du Lac substation to the towns eastern border. This line turns south along the eastern border of the Town and connects to another transmission line at STH 23, and CTH V. It connects to the Omstead Substation near CTH V and USH 45 and the Martin Road Substation at Martin Road and USH 151. Finally, a 69 kV transmission line exists along CTH OOO, parts of Esterbrook Road and in sections 7 and 8. ***According to ATC, there are no updates planned for the electrical transmission line in the next 10 years in the Fond du Lac area***.[18]

[16] Town of Fond du Lac, Personal Conversation, 9-18-15.
[17] American Transmission Company 10 Year Assessment – 2014.
[18] American Transmission Company 10 Year Assessment – 2014.

***Wisconsin Power and Light Company, a subsidiary of Alliant Energy provides electric service to the Town of Fond du Lac.***[19] Alliant Energy serves approximately 1 million electric customers and 420,000 natural gas customers in Iowa and Wisconsin.



*Alliant Energy and WPPI Facility*

***A natural gas combustion turbine generating station, operated by Alliant Energy and Wisconsin Public Power Incorporated (WPPI), is located on River Road*** (Map 9-1)***.*** This facility generates electricity during times of peak power consumption. According to the U.S. Energy Information Administration (EIA), this site has a net summer capacity of 304 MW.

### *Natural Gas*

***ANR Pipeline Company (ANR), formerly the Michigan-Wisconsin Pipe Line Company, owns and operates a natural gas transmission line that intersects the Town of Fond du Lac.*** This pipeline enters the Town in the southeast corner, skirts around the south and west perimeter of the City of Fond du Lac and exits the Town near the northwest corner (Map 9-1). Local natural gas distribution is provided by Wisconsin Power and Light Company, a subsidiary of Alliant Energy. [20]

## Telecommunication Facilities

### *Telephone*

***Residents in the Town of Fond du Lac have a number of choices for local phone service according to the Public Service Commission.*** Providers include Charter Fiberlink, CCO, LLC; Sage Telecom Communications LC and Wisconsin Bell Inc., AT & T Wisconsin.

The advancement of telecommunications technologies, such as cell phones, has greatly increased the need for towers to provide receiving and sending capabilities. The federal government recognized this need with the passage of the Telecommunications Act of 1996. There are three cell towers in the Town of Fond du Lac (Map 9-1). All three towers are registered with the Federal Communications Commission (FCC). The towers are located at River Road, on the same site as the natural gas generating station, slightly south of the natural gas generating station also on River Road, and on I-41, slightly south of USH 151.

### *Internet*

Broadband or high-speed internet is available in the Town of Fond du Lac. Fixed broadband (includes all wireline and fixed wireless technologies) speeds are available at greater than 25 mbps near the City of Fond du Lac and within the range of 3 to 10 mbps in areas of the western and southern areas of the Town.[21] Service providers could include Internet Kmoraine, AT &T

[19] Wisconsin Public Service Commission.
[20] Wisconsin Public Service Commission.
[21] Wisconsin Broadband Map, Wisconsin Public Service Commission.

Mobility LLC, T-Mobile, Fastbytes Wireless, Sprint, U.S. Cellular, CellCom, Bertram Communications LLC, Verizon Wireless and Charter Communications.[22]

## Parks and Recreation Facilities

Local parks and recreational facilities are intended to provide primarily short-term active recreational opportunities. As a rule, the number of park sites and the diversity of available recreational facilities they provide correspond with the size of the community. ***Within the Town of Fond du Lac there are approximately 146.75 acres [23]of recreational facilities including public parks, trails and recreational systems*** *(Map 9-2 and Map 5-1)*.

### *Park Site Standards*

Standards have been developed to help gauge how well various levels of government as well as the private sector are doing in meeting their responsibility of providing outdoor recreational facilities. These guidelines suggest that a total 10 acres of open space be available for each 1,000 residents in a community. The standard is just that, a useful measuring tool to see how much land should be available for a resident for recreational use now and in the future. Definitions and minimum standards based on the State of Wisconsin's Comprehensive Outdoor and Recreation Plan (SCORP 2011-2016) is below. However, the SCORP minimum standards are merely guidelines, every community has different situations and demands that should be considered.

***The Town of Fond du Lac has approximately 72.11 acres[24] of publically owned land.[25] Currently, based on the minimum standards, the Town is exceeding the open space requirements.*** However, just because the minimum standard for open space has been exceeded, this does not mean that there may not be a need either now or in the future for more of a different type and/or use that is not being provided.

**Mini Park.** The size of a play lot or playground may range from as small as 2,500 sq. ft. to 1.5 acres. Amenities offered by these facilities generally include sand play areas, play apparatus, play equipment, and other special child-oriented features. The service radius for these parks in terms of distance from population served is limited to less than a quarter mile.

**Neighborhood Park.** A minimum size of 5 to 25 acres with amenities including sports facilities, picnic areas, swim facilities, cultural activities, arts, crafts, and individual passive activities. The park should primarily serve a defined neighborhood area population of 2,000-5,000. Distance from this neighborhood will vary depending on urban development pattern, zoning, and densities in the respective neighborhoods being served. Efforts should be made to allow easy pedestrian access to the park.

**Community Park.** The size of a community park should be a minimum of 100 acres. Facilities vary by park; some parks offer active recreation (camping, recreational trails, etc.), while others provide passive recreation (scenic lookouts, picnic areas, beaches, etc.). Most parks provide

[22] Wisconsin Public Service Commission.
[23] Recreational acreage includes Fondy Sports Park.
[24] 72.11 acres includes the entire Simon Riverside Park parcel, plus the Rolling Meadows Golf Course portion in the Town. It does not include the acreage for the recreational trails or the boat landing.
[25] Current minimum standards based on a population estimate of 3,409, according to the WDOA, Final 2014 Population Estimate.

both active and passive recreation. County parks provide for a regional user group and serve primarily county residents, though special facilities also serve tourists and visitors to the county.

### *Town of Fond du Lac Park and Recreational Facilities*




*Simon Riverside Park*

**Simon Riverside Park (Community Park).** Simon Riverside Park is located at N6234 Esterbrook Road (Map 9-2). This park has about 2.31 acres that are improved, and is part of a larger 35.19 acre parcel. Amenities include playground equipment, covered shelter with picnic tables and electric service. The Town has no immediate plans for expansion of this park.

**Bucher Beirne Park (Mini Park).** Bucher Beirne Park is located in the Takodah Drive area in the eastern edge of the Town (Map 9-2). This grassy area is totally landlocked and is used by area residents who live immediately adjacent. The Town of Fond du Lac mows the grass.

**Boat Landing.** A paved boat land is located off of Garden Drive (Map 9-2).

### *Fond du Lac County Park and Recreational Facilities*[26]

Fond du Lac County operates a public golf course; fairgrounds, thirteen county parks, six recreational trails and a 330-mile snowmobile trail system. The following facilities are located in the Town of Fond du Lac (Map 9-2):

**Mascoutin Valley State Trail.** The 32 mile Mascoutin Valley State Trail has two segments along an abandoned corridor of the Chicago and North Western Railroad. The eastern segment runs from Rolling Meadows Drive in the City of Fond du Lac to Village of Rosendale (Map 9-2). This section of the trail passes through the Town of Fond du Lac, north of CTH OOO. Access to the trail, along with a parking lot, is provided off of Rolling Meadows Drive. The trail is used for hiking, biking, running and snowmobiling.



*Mascoutin Valley State Recreation Trail at Rolling Meadows Drive*

[26] Outdoor Recreation and Open Space Plan for Fond Du Lac County 2011-2015, http://www.traillink.com/trail/mascoutin-valley-state-trail.aspx .



*Wild Goose State Trail at Willow Lawn Road, looking southwest*

**Wild Goose State Trail.** The 34 mile trail runs along an abandoned railroad corridor. Its right-of-way is owned by the Wisconsin Department of Natural Resources (DNR) and operated and maintained by Fond du Lac and Dodge counties. The trail runs from Pioneer Road in the City of Fond du Lac to STH 60 at Clyman Junction in Dodge County (Map 9-2). This trail passes through the southwestern corner of the Town of Fond du Lac and is used for hiking, biking, running and snowmobiling.

**Peeples Trail.** The 5.6 mile trail runs along an abandoned railroad right-of-way and an active road right-of-way from Fond du Lac east to St. Peter. This trail passes through the northeast corner of the Town (Map 9-2).

**Prairie Trail.** The 7 mile pathway along STH 151 Fond du Lac Bypass runs between Martin Road and Winnebago Drive. It is part of a series of connecting trails designed to link the Wild Goose State Trail, the Peeples Trail and the future Plank Road Trail. It intersects the Town of Fond du Lac in the southeast corner (Map 9-2).

**Pioneer Road Trail.** The 0.7 mile trail runs on the south side of Pioneer Road from Main Street to the Wild Goose Trail (Map 9-2).

**Rolling Meadows Golf Course.** The Rolling Meadows Golf Course is located at the southwestern edge of the City of Fond du Lac. Rolling Meadows is a 27-hole championship golf course. While the clubhouse and parking lot are located off of Rolling Meadows Drive and within the city, portions of the course are located in the Town along CTH D and Willow Lawn Road (Map 9-2).

### *Other Park and Recreational Facilities*

**Lost Arrow Archery Club.** The Lost Arrow Archery Club is privately owned and located north of the West Branch of the Fond du Lac River on Townline Road (Map 9-2).[27] The club was established in 1956 and moved to its current site in 1986.



*Lost Arrow Archery Club*

**Snowmobile Trails.** Fond du Lac County's snowmobile trail system consists of approximately 297.3 miles of groomed snowmobile trails on privately owned land. The trails within the Town of Fond du Lac are maintained by Fond du Lac County.[28]

[27] http://www.fdllostarrowarcheryclub.com/.
[28] Personal conversation, Town of Fond du Lac, 9/28/15.

## Cemeteries



*Estabrooks Cemetery*

***Four cemeteries, Estabrooks, Olmsted, Hawes, and Oak Grove are located in the Town of Fond du Lac*** (Map 9-2). Only the Estabrook Cemetery is currently accepting burials.

### *Estabrooks Cemetery*

The Estabrooks Cemetery is located at N6792 Esterbrooks Road (Map 9-2). The 51.24 acre cemetery was established in 1858 from land purchased from Robert and Mary Estabrooks who had a farm immediately west of the cemetery.[29] Additional land was purchased in 1864, 1876, 1890 and the 1950's. The cemetery is owned and operated by the Estabrook Cemetery Association; there are no immediate plans for expansion.



*Oak Grove (Homiston) Cemetery*

### *Oak Grove (Homiston) Cemetery*

The Oak Grove (Hominston) Cemetery is located at N5575 Esterbrook Road (near the south end of Esterbrook Road). The cemetery dates back to the 1830's, the last burial was done in 1906.[30] At one time, this was two cemeteries with a fence dividing the two. The fence separated the alcohol imbibing citizens (on the north side of the fence) from those that did not. The east half was the Griswold Cemetery. The Oak Grove Cemetery was deeded on June 22, 1868. This 1.38 acre cemetery is maintained by the Town of Fond du Lac. The cemetery is closed to additional burials (Map 9-2).

### *Olmstead Cemetery*

The Olmstead Cemetery is located at N5002 CTH V in the southeast corner of the Town. This is a family cemetery used by the Olmstead family from 1852 to 1882.[31] This 0.32 acre cemetery is maintained by the Town of Fond du Lac and contains about 25 graves.



*Olmstead Cemetery*

[29] The Town of Fond du Lac; The Way We Were – 1800's, The Way We Are 2003.
[30] The Town of Fond du Lac; The Way We Were – 1800's, The Way We Are 2003.
[31] The Town of Fond du Lac; The Way We Were – 1800's, The Way We Are 2003.



*Hawes Cemetery*

### *Hawes Cemetery*

The Hawes Cemetery is located at W7147 Hawes Court in the southwest corner of the Town. This is a family cemetery used by the Hawes family from 1854 to 1906.[32] This 0.6 acre is maintained by the Town of Fond du Lac.

### *Other Cemeteries*[33]

At one time, four other cemeteries were located in the Town. The Pier Cemetery was established in 1838 as a family burial ground for members of the Pier family. Today this cemetery is located in the City of Fond du Lac on Old Pioneer Road and is registered with the Wisconsin Historical Society under the Burial Preservation Program. The Sylvan Grove Cemetery was originally located on 20 acres of land on the west end of Grove Street and Peters Avenue. This cemetery was closed and the graves were moved to Rienzi Cemetery. Old County Home Cemetery (Court House Burial Grounds) was formerly located at the Old County Home where Rolling Meadows now stands.

## Healthcare Facilities

### *Hospitals and Clinics*

***The Town of Fond du Lac has no current HealthCare facilities, although there is one hospital, Agnesian Healthcare/St. Agnes Hospital in the City of Fond du Lac and four additional hospitals within 30 miles*** *(Appendix K, Table K-1).* The four additional General Medical-Surgical hospitals are Waupun Memorial Hospital (Waupun), Ripon Medical Center (Ripon), Aurora Medical Center (Oshkosh) and Mercy Medical Center (Oshkosh). The Agnesian Healthcare/St. Agnes Hospital is independently owned and offers a range of services including emergency care for residents of surrounding communities.

Town residents have readily available access to a number of clinics including Aurora Health Center, Fond du Lac Regional Clinic (Agnesian Healthcare) and Agnesian EZ Care (Agnesian Healthcare).

### *Nursing Homes*

***Currently, there are no nursing homes within the Town.*** According to the Directory of Licensed Wisconsin Nursing Homes, dated August 25, 2015,[34] Fond du Lac County has 9 nursing home facilities with 778 licensed beds. Seven of the nursing homes and 643 of the licensed beds are in the City of Fond du Lac. Although the Town of Fond du Lac does not have a nursing home, current needs are being met by county and regional facilities. As the population ages, additional capacity may need to be developed. The Town should consider

[32] The Town of Fond du Lac; The Way We Were – 1800's, The Way We Are 2003.
[33] The Town of Fond du Lac; The Way We Were – 1800's, The Way We Are 2003.
[34] https://www.dhs.wisconsin.gov/guide/nh-fonddulac.pdf.

working with private eldercare providers to identify additional locations for these services, if needed.

### Childcare Facilities

With the increased prevalence of dual-income households, the importance of reliable and affordable childcare plays a critical role in maintaining the present economy. Under Wisconsin law, no person may provide care and supervision for 4 or more children under the age of 7 (not related) for less than 24 hours a day, unless that person obtains a license to operate a childcare center from the Wisconsin Department of Children and Families. There are three different categories for state license child care: Licensed Family Care (up to 8 children usually in a person home), Licensed Group Centers (9 or more children, located somewhere other than a residence) and licensed Day Camps (seasonal programs usually outdoors). Certified Child Care is a voluntary form of regulation for those that are not required to be licensed. Provisional and regular certified family child care providers may care for up to 6 children.

**Table 9-2: Childcare Facilities**

| Facility | Number | Capacity |
|---|---|---|
| Licensed Group Centers | 23 | 1,592 |
| Certified Family | 1 | 3 |
| Licensed Family | 5 | 40 |
| Provisional Certified | 0 | 0 |
| Total | 29 | 1,635 |

*Source: Wisconsin Department of Children and Families, Licensed and Certified Childcare Directors; http://dcf.wisconsin.gov/childcare/licensed/Index.htm .*

***There are no licensed or certified childcare facilities in the Town of Fond du Lac.*** However, there are a total of 29 licensed and certified childcare facilities within the Fond du Lac area (City of Fond du Lac and Village of North Fond du Lac). (Table 9-2)

### Public Safety and Emergency Services

#### *Police Service*

***Police service to the Town of Fond du Lac is provided by the Fond du Lac County Sheriff's Department, as needed.*** According to the Town of Fond du Lac, this arrangement is working fine. The sheriff department is located on S. Macy Street in the City of Fond du Lac in the Fond du Lac City County Government Center. It is responsible for serving 100,108 citizens in a 724 square mile area which includes 21 towns and 949 miles of roads.[35] The Sheriff's Office works closely with 10 other law enforcement agencies, Wisconsin State Patrol and the Department of corrections. Currently it has 146 full and part-time employees, which includes 56 jail certified/sworn officers, 76 patrol certified/sworn officers and 14 sworn support staff and cooks. In 2005, the Sheriff's Office and Jail underwent a major renovation which included remodeling office space, adding a training room and additions to the jail.

[35] Fond du Lac County Sheriff website, http://www.fdlsheriff.com. Accessed 9/28/15.

Table 9-3 indicates law enforcement and crime statistics for the Fond du Lac County Sheriff's Department and the State of Wisconsin. A common method to assess the level of service provided locally and statewide is to compare the number of employees per 1,000 residents served. However, it should be noted that the number of employees per 1,000 residents served is related to a variety of factors including crime level, geographic coverage, size of agency, and budgetary issues. ***In 2013, the Fond du Lac Sheriff's Department had a total of 56 officers and provided 0.6 officers per 1,000 persons; this is below the state average.***

**Table 9-3: Ratio of Law Enforcement Officers per 1,000 Population, 2013**

| Agency | Jurisdictional Population | Total Officers[1] |
|---|---|---|
| Fond du Lac CO SO | 101,798 | 0.6 |
| Wisconsin | 5,698,086 | 2.2 |

*Source: The FBI, Criminal Justice Information Services Division, Uniform Crime Reports Crime Reports.2013; Table 77 and 80. Juridictional population based on U.S. Census annual 2013 estimates. Population for Fond du Lac County downloaded by ECWRPC, population for state from FBI website.*

*[1] Includes total officers only, does not include civilians.*

Violent crime is composed of four offenses: murder and non-negligent manslaughter, rape, robbery, and aggregated assault.[36] Violent crimes are defined as those offenses which involve force or threat of force. Violent crime rates in Fond du Lac County (27.5/100,000 population), as reported by the Sheriff's department, are much lower than the state average (271.1/100,000 population). Property crime includes the offenses of burglary, larceny-theft, motor vehicle theft, and arson. There is no force or threat of force against victims (Table 9-4). Similar to violent offense rates, property offenses were also much lower in Fond du Lac County (288/100,000 population) than the state (2,460/100,000 population).

**Table 9-4: Offense Rates per 100,000 Population, 2013**

| Agency | Jurisdictional Population | Violent Offense | Property Offense | Total Offense |
|---|---|---|---|---|
| Fond du Lac CO SO | 101,798 | 27.5 | 260.3 | 288 |
| Wisconsin | 5,742,713 | 271.1 | 2188.7 | 2,460 |

*Source: The FBI, Criminal Justice Information Services Division, Uniform Crime Reports Crime Reports.2013; Table 4 and 10. Juridictional population based on U.S. Census annual 2013 estimates. Population for Fond du Lac County downloaded by ECWRPC, population for state from FBI website.*

### *Correctional Facilities*

The jail along with the sheriff's office was remodeled in 2005. At this time the security system was updated, and the jail capacity was increased from 149 beds to over 300 beds.[37]

The sheriff's office also operates a secure detention center for youth. The Fond du Lac County Secure Detention Center is one of 13 such facilities in the state. It has a rated capacity of 27

[36] Crime in the United States, 2013. U.S. Department of Justice-FBI, Released Fall 2014.
[37] Fond du Lac County Sheriff website: http://www.fdlsheriff.com. Accessed 9/28/15.

juveniles, and serves as a facility for juvenile offenders from throughout the county as well as other counties in need of juvenile placements for secure detention.

### *Fire Services*



*Town of Fond du Lac Fire Station, W5990 W. Pioneer Road*

The Town of Fond du Lac's Volunteer Fire Department consisting of 35 members provides firefighting services to the Town.[38] The department provides service to 36 square miles, including portions of I-41, USH 151 and STH 23. Two fire stations are maintained by the Town: the main station is located at W5990 W. Pioneer Road, which is the Town Hall, and the second station is located at N7174 Prairie Road (Map 9-2). Equipment consists of two engines, two water tenders, a brush truck and an equipment truck. The pumper truck was added in 2015 and all trucks are replaced per the replacement schedule.

Besides fire protection, the main facility also houses EMS vehicles. Ambulance service, for the Town of Fond du Lac is through the City of Fond du Lac and the Village of North Fond du Lac, depending on where in the Town the service is needed. ***The Fond du Lac Fire Department has response time of approximately 5 to 10 minutes and is dispatched through the Fond du Lac County 911 call center.*** The department is the first response within the Town, and others respond as needed. It is part of the Mutual Aid Box Alarm System (MABAS), which is a mutual aid measure used to deploy fire, rescue and emergency medical services in a multi-jurisdictional and/or multi-agency response.[39]

The Insurance Service Office (ISO) Incorporated collects information on municipal fire protection efforts throughout the United States.[40] Using the Fire Suppression Rating Schedule (FSRS), ISO assigns a Public Protection Classification (PPC) from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria. Virtually all United States insurers of homes and business property use ISO's Public Protection Classifications in calculating premiums. Therefore the price of insurance in a community with a good PPC is substantially lower than a community with a poor PPC. A community's PPC depends on (1) fire alarm and communication systems, including telephone systems, telephone lines, staffing, and dispatching systems; (2) the fire department, including equipment, staffing, training, and geographic distribution of fire companies; and (3) the water-supply system, including the condition and maintenance of hydrants, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires. Typically, many towns and villages in more rural areas have ratings of class 8 through 10. ***The Fond du Lac Fire Department has***




*Town of Fond du Lac Fire Station, N7174 Prairie Road*

[38] Town of Fond du Lac website, accessed 9/15/13.
[39] MABAS Wisconsin Home http://www.mabaswisconsin.org/.
[40] http://www.isomitigation.com/ppc/0000/ppc0001.html.

***a PPC classification of 9.*** This classification is many years old and the Town is looking into updating the classification.

### *Emergency Management*

**Town of Fond du Lac Emergency Medical Responders.** In July of 1999, the Town of Fond du Lac Fire Department started a First Responders unit. First Responders provide a rapid response service for victims of illness and injury. The unit has the same service area as the fire department. Residents with a medical emergency access services by dialing 911. Both a First Responder unit and an ambulance are dispatched to the scene by the county call center. First Responders provide back-up, as needed, for fires and other emergency situations.

Currently there are approximately 16 members (all volunteers) in the Fond du Lac First Responders Unit. Committed new members are always needed, especially those who are available during daytime hours. Each First Responder is certified by the State of Wisconsin with 45 hours of initial training.[41] Funding is provided through the Town of Fond du Lac Fire Department. The Fond du Lac First Responder Unit averages about 67 calls a year.

**Fond du Lac County Emergency Management.** The Fond du lac County Communications and Emergency Management Office is charged with coordinating response and recovery in the event of natural or technological disasters, county-wide. The agency works with local communities, including the Town of Fond du Lac, to prepare their citizens and staff for disasters through training exercises, reenactments, and planning.

### Library

Town of Fond du Lac residents are served by the main public library at 32 Sheboygan Street in the City of Fond du Lac and its two satellite facilities: Fond du Lac Public Library Express (part of the Festival Foods shopping complex at 1125 E. Johnson Street) and St. Agnes Satellite Library (inside St. Agnes Hospital at 430 E. Division Street). Residents are also serviced by the Spillman Public Library at 719 Wisconsin Avenue in the Village of North Fond du Lac.

Libraries within Fond du Lac County are part of the Winnefox Library System. The Winnefox Library System is one of 17 public library systems in the state.[42] Library systems are designed to provide expanded library service to more people without making additional large expenditures. Libraries receive the majority of their revenue from the local municipalities and the county.

Service targets for libraries are based on quantitative standards contained in the Wisconsin Public Library Standards. These standards are based on the population served and vary for a community in regard to municipal population versus total service population (Table 9-6). Standards are established at four levels of effort: basic, moderate, enhanced and excellent. Local libraries can establish service targets by selecting the appropriate level of effort to apply to each standard, or use the levels to plan for improvements over a period of time. Where feasible, libraries should strive to provide a minimum of a basic level of service. Standards have been set on a per capita basis for the following criteria: volumes (print) owned, periodical titles received, audio recording held, video recordings held, public use internet computers, hours

[41] Town of Fond du Lac website, accessed 9/15/15.
[42] http://www.owlsweb.info/.

open per week, full time equivalent staff, total collection size, and material expenditures. The Fond du Lac and Spillman public libraries met these standards with differing levels of success. ***The Fond du Lac Public Library provides at least basic standards for all quantitative standards and moderate to enhanced quantitative standards for a number of areas for municipal population. The Spillman Public Library provides less than basic standards for a number of areas.***

**Table 9-5: Public Library Statistical Data, 2013**

| | Fond du Lac Public Library | | | Spillman Public Library | | |
|---|---|---|---|---|---|---|
| | | Level of Service | | | Level of Service | |
| | Number | Municipal Population | Service Population | Number | Municipal Population | Service Population |
| Muncipal Population | 43,100 | | | 5,078 | | |
| Total Service Population | 69,148 | | | 7,078 | | |
| FTE Staff | 36.2 | Enhanced | Moderate | 2.4 | <Basic | <Basic |
| Volumes Held (Print) | 163,431 | Basic | <Basic | 22,166 | <Basic | Basic |
| Periodical Titles Received (Print) | 276 | Basic | <Basic | 39 | <Basic | <Basic |
| Audio Recordings Held | 13,364 | Moderate | Basic | 1,066 | <Basic | <Basic |
| Video Recordings Held | 20,418 | Excellent | Enhanced | 2,262 | Basic | Basic |
| Public Use Internet Computers | 56 | Enhanced | Enhanced | 7 | Basic | Basic |
| Hours Open /Week (Winter) | 64 | Moderate | Basic | 44 | <Basic | <Basic |
| Material Expenditures | 365,105 | Enhanced | Enhanced | 14,276 | <Basic | <Basic |
| Collection Size (Print, Audio, Video) | 197,213 | Moderate | <Basic | 25,494 | <Basic | Basic |

*Source: Wisconsin Public Library Standards, Fifth Edition, 2010. (http://pld.dpi.wi.gov/pld_standard); 2013 Wisconsin Public Library Service Data-Final; http://www.owlsweb.org/l4l/standards*

## Schools

Three public school districts provide education to the Town of Fond du Lac (Map 9-2). The North Fond du Lac School District covers the northern part of the Town, the Oakfield School District is found in the southwest corner and the Fond du Lac School District encompasses the remainder. Quality schools within the Town of Fond du Lac play a critical role in its ability to attract and retain families, and help build a stronger economy through an educated workforce.

### *Fond du Lac Public School District*

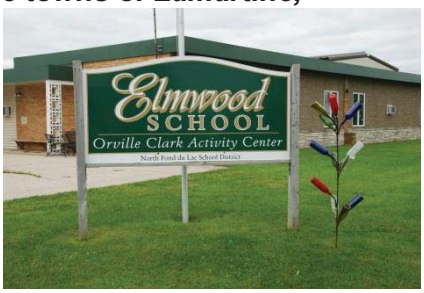
***The Fond du Lac Public School District provides education to the Town of Fond du Lac, the City of Fond du Lac as well as portions of the towns of Byron, Eden, Empire and Taycheedah.*** The District's 7,612[43] students attend one of sixteen schools which include nine elementary schools (Parkside, Roberts, Waters, Chegwin, Pier, Rosenow, Evans, Lakeshore and Riverside) three middle schools (Woodworth, Sabish and Theisen), one high school (Fond du Lac), two charter schools (STEM Academy – grade 3-5, Stem Institute – grade 6-8) and an alternative high school (Fondy Central). ***Currently, ten schools within the Fond du Lac School District serve students residing in the Town of Fond du Lac (Evans, Parkside, Waters, and Lakeshore elementary schools, Sabrish and Theisen middle schools, Fond du Lac High School, STEM Academy and Institute and Fondy Alternative High School.***

[43] 2013-2014 Resident FTE; School Facts 14, Wisconsin Taxpayers Alliance.

There have not been any recent referendums and while some buildings are nearing capacity, no additions are being planned at this time.[44]

### *North Fond du Lac Public School District*

***The North Fond du Lac Public School District provides education to the Town of Fond du Lac, the Village of North Fond du Lac and the portions of the towns of Lamartine, Eldorado, and Friendship.*** The District's 1,250[45] attend one of four schools which include the Early Learning Center, the Friendship Learning Center, the Bessie Allen Middle School and the Horace Mann High School. Additionally, the Elmwood School, Orville Clark Activity Center is located in the Town of Fond du Lac at W6954 CTH OOO. Elmwood School is used for special education. The district also operates an alternative high school. All schools service the Town of Fond du Lac.



*Elmwood School Orville Clark Activity Center*

### *Oakfield School District*

***The Oakfield School District covers part of the Town of Fond du Lac and portions of the Town of Lamartine, Oakfield and Bryon in Fond du Lac County.*** The district's 507 students attend one of four schools, the Oakfield Childcare Center, the Oakfield Elementary School the Oakfield Middle School and the Oakfield High School. While all schools serve the Town of Fond du Lac, enrollment if any, by Town of Fond du Lac residents would have very little impact on the school district.

In 2013-14[46], the Fond du Lac School District had a student to teacher ratio of 15.8; the North Fond du Lac School District had a student to teacher ratio of 15.1; and the Oakfield School District had a student to teacher ratio of 13.9. In comparison, all K-12 school districts in Wisconsin averaged 15.0 students per teacher. Per student expenditures for the Fond du Lac School District was $11,335; the North Fond du Lac School District was 11,524 and the Oakfield School District was $11,678.[47] The amounts are lower than the state average for all K-12 school districts ($12,102).

### *Private Schools*

Private schools play an important role in educating students. Nine private parochial schools serve residents of the Fond du Lac Public School District: Fond du Lac True Life Academy (combined elementary/secondary school), Faith Lutheran Grade School (elementary school), Fond du Lac Christian School (combined elementary/secondary school), Luther Memorial School (elementary school), Redeemer Lutheran Grade School (elementary school), St. Mary's Springs Academy (combined elementary/secondary school), Saint Peters Lutheran Grade School (elementary school), Trinity Baptist School (combined elementary/secondary school), Winnebago Lutheran Academy (high school). Over 1, 630 students attend private schools in

[44] Fond du Lac School District.
[45] 2013-2014 Resident FTE; School Facts 14, Wisconsin Taxpayers Alliance.
[46] School Facts 14, Wisconsin Taxpayers Alliance.
[47] Includes pupil services, instructional support, administration, building and grounds, pupil transportation, and capital expenditures/debt).

the Fond du Lac School District during the 2014-2015 school year. [48] One private parochial school serves the North Fond du Lac School District: St. Paul's Evangelical Lutheran School (elementary school) with a 2014-2015 enrollment of 112 students. One private parochial school serves the Oakfield School District: St. Luke's School (elementary school) with a 2014-2015 enrollment of 29 students. None of the schools in the Oakfield or North Fond du Lac school districts offer high school education; therefore students must either attend the public school or attend a private school in a surrounding community.

### *Post-Secondary Education*

***The Town of Fond du Lac does not have any institutions of higher education.*** The University of Wisconsin system operates a two-year campus in the City of Fond du Lac. This freshman/sophomore campus offers courses that are the foundation for more than 250 majors, as well as several bachelor's degree completion programs from five UW four-year schools can be earned entirely on the UW-Fond du Lac campus.[49]

Marion University, a private college is located in the City of Fond du Lac. Originally founded as Marian College in 1936 by the Congregation of Sisters of St. Agnes, Marian University is a co-educational, Catholic University offering bachelor degree in a variety of disciplines.

The state is covered by 16 multi-county vocational technical and adult education districts which are organized on a regional basis and financed primarily by local property taxes. These districts tend to follow school district boundaries rather than county lines. ***The Town of Fond du Lac is a part of the Moraine Park Technical College district.*** Curricula in the technical schools are usually geared toward an area's particular needs. Typically a student may choose from among a two-year highly technical associate degree program, a two-year vocational program, a one-year vocational program, and a short-term program.

## Other Municipal Buildings

### *Government Facilities*



*Town of Fond du Lac Town Hall*

**Town of Fond du Lac Town Hall.** The Fond du Lac Town Hall is located at W5990 W. Pioneer Road in the Town of Fond du Lac (Map 9-2). Construction of the town hall / fire station was completed in 1959. The town hall recently underwent a renovation in 2015, when it was determined that it was more economical to remodel the existing building then to move to a new site on the west side of the Town. Recent renovations to the town hall included updates to the bathrooms, kitchen, flooring and town offices. Future plans include building a new office for fire department***. It is anticipated that the current town hall and fire station will meet the needs of the Town for next 15 to 20 years.*** In the future it is planned that a new town hall and fire station will share a parcel of land with the Simon Riverside Park on the Town's west side.

[48] Private (Non-Public) School Enrollment Data, Wisconsin Department of Public Instruction. Does not include enrollment for the Fond du Lac True Life Academy.
[49] University of Fond du Lac, http://fdl.uwc.edu/about, accessed 9/21/15.



*Future site of town garage*

**Town Garage.** The Town recently started construction on a new 40' by 100' heated storage building that will be used to house the Town snowplow, lawn mowers and other equipment. The new garage will be located east of the current town hall and is expected to be completed by December 2015 (Map 9-2).

**Post Office.** ***The Fond du Lac Post office provides rural mail delivery to Town of Fond du Lac residents.*** The post office is located at 99 W. Second Street in the City of Fond du Lac. There are no concerns regarding mail delivery.

## KEY UTILITIES AND COMMUNITY FACILITIES SUMMARY POINTS

- The Fond du Lac SSA Planning Area contains about 94 square miles and surrounds the southern one-third of Lake Winnebago, encompassing portions of three counties, 10 individual municipalities and 15 active sanitary districts.
- Town of Fond du Lac Sanitary District No. 2 is landlocked and will not experience significant additional growth. Any extension of new sewer lines is primarily for infill of unsewered areas already within the district.
- Due to its commercial STH 23 frontage, Town of Fond du Lac Sanitary District No. 3 has the highest potential for growth. Additionally, the western portion of the district is experiencing significant residential growth.
- Within Town of Fond du Lac Sanitary District No. 4 there is room for infill development within existing subdivisions and very limited expansion to the south.
- Zero to very minimal growth is probable for Town of Fond du Lac Sanitary District No. 5.
- Zero to very minimal growth is probable for Town of Fond du Lac Sanitary District No. 6.
- Private on-site wastewater treatment systems, or POWTs, serve areas of the Town not on public sewer.
- The Town of Fond du Lac is required to have a Municipal Separate Storm Sewer System (MS4) permit under NR 216, Wis. Adm. Code.
- Currently the Town relies on a series of open ditches and natural waterways to facilitate drainage.
- There is one drainage district that covers a portion of southwest corner of the Town of Fond du Lac.
- Residents of the Town of Fond du Lac obtain drinking water from either the Village of North Fond du Lac or private on-site wells.
- Connections to the system are limited, though capacity exists to serve additional properties within the water utility district boundary.
- The City of Fond du Lac maintains a water system with 15 active wells. Some of these wells are located either in the Town of Fond du Lac or immediately adjacent.
- The Town contracts with Veolia Environmental Services to provide garbage and recycling collection to Town residents.
- The Town shares a drop off location with the Town of Friendship for brush and grass clippings.
- According to ATC, there are no updates planned for the electrical transmission line in the next 10 years in the Fond du Lac area.

- Wisconsin Power and Light Company, a subsidiary of Alliant Energy provides electric service to the Town of Fond du Lac.
- A natural gas combustion turbine generating station, operated by Alliant Energy and Wisconsin Public Power Incorporated (WPPI), is located on River Road.
- ANR Pipeline Company (ANR), formerly the Michigan-Wisconsin Pipe Line Company, owns and operates a natural gas transmission line that intersects the Town of Fond du Lac.
- Residents in the Town of Fond du Lac have a number of choices for local phone service according to the Public Service Commission.
- Within the Town of Fond du Lac there are approximately 146.75 acres of recreational facilities including public parks, trails and recreational systems.
- The Town of Fond du Lac has approximately 72.11 acres of publically owned land. Currently, based on the minimum standards, the Town is exceeding the open space requirements.
- Four cemeteries, Estabrook Olmsted, Hawes Oakgrove are located in the Town of Fond du Lac.
- The Town of Fond du Lac has no current HealthCare facilities, although there is one hospital, Agnesian Healthcare/St. Agnes Hospital in the City of Fond du Lac and four additional hospitals within 30 miles.
- Currently, there are no nursing homes within the Town.
- There are no licensed or certified childcare facilities in the Town of Fond du Lac.
- Police service to the Town of Fond du Lac is provided by the Fond du Lac County Sheriff's Department, as needed.
- In 2013, the Fond du Lac Sheriff's Department had a total of 56 officers and provided 0.6 officers per 1,000 persons; this is below the state average.
- The Fond du Lac Fire Department has response time of approximately 5 to 10 minutes and is dispatched through the Fond du Lac County 911 call center.
- The Fond du Lac Fire Department has a PPC classification of 9.
- The Fond du Lac Public Library provides at least basic standards for all quantitative standards and moderate to enhanced quantitative standards for a number of areas for municipal population. The Spillman Public Library provides less than basic standards for a number of areas.
- The Fond du Lac Public School District provides education to the Town of Fond du Lac, the City of Fond du Lac as well as portions of the towns of Byron, Eden, Empire and Taycheedah.
- Currently, ten schools within the Fond du Lac School District serve students residing in the Town of Fond du Lac (Evans, Parkside, Waters, and Lakeshore elementary schools, Sabrish and Theisen middle schools, Fond du Lac High School, STEM Academy and Institute and Fondy Alternative High School.
- The North Fond du Lac Public School District provides education to the Town of Fond du Lac, the Village of North Fond du Lac and the portions of the towns of Lamartine, Eldorado, and Friendship.
- The Oakfield School District covers part of the Town of Fond du Lac and portions of the Town of Lamartine, Oakfield and Bryon in Fond du Lac County.
- The Town of Fond du Lac does not have any institutions of higher education.
- The Town of Fond is a part of the Moraine Park Technical College district.
- It is anticipated that the current town hall and fire station will meet the needs of the Town for next 15 to 20 years.

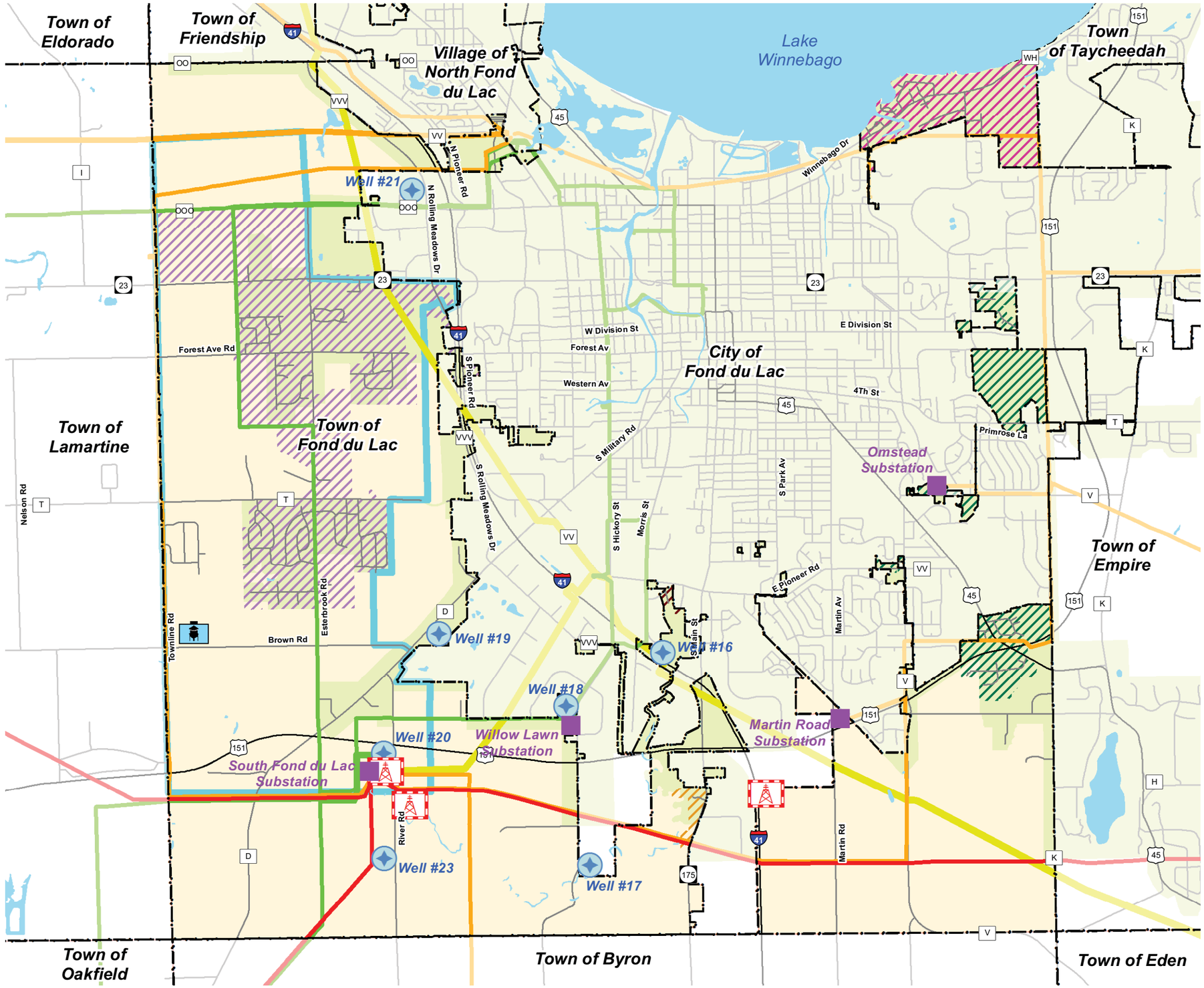
- The Fond du Lac Post office provides rural mail delivery to Town of Fond du Lac residents.

## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for the utilities and Community Facilities element are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to utilities and community facilities are found in Appendix E.




# Map 9-1
# Town of Fond du Lac Utilities

**Legend**

- Substations
- Water Towers
- FCC Towers
- Fond du Lac Public Wells
- 345 Kilovolt Transmission Line
- 138 Kilovolt Transmission Line
- 69 Kilovolt Transmission Line
- Gas Transmission Line
- Water Utility
- Town of Fond du Lac Sanitary District #2
- Town of Fond du Lac Sanitary District #3
- Town of Fond du Lac Sanitary District #4
- Town of Fond du Lac Sanitary District #5
- Town of Fond du Lac Sanitary District #6
- Fond du Lac SSA Planning Area

**Source:**
**Base data provided by Fond du Lac County 2015.**
**Substation & Transmission data provided by ATC 2015.**
**Sanitary Districts & SSA data provided by ECWRPC 2014.**

N W E S

0 0.5 1
Scale in Miles

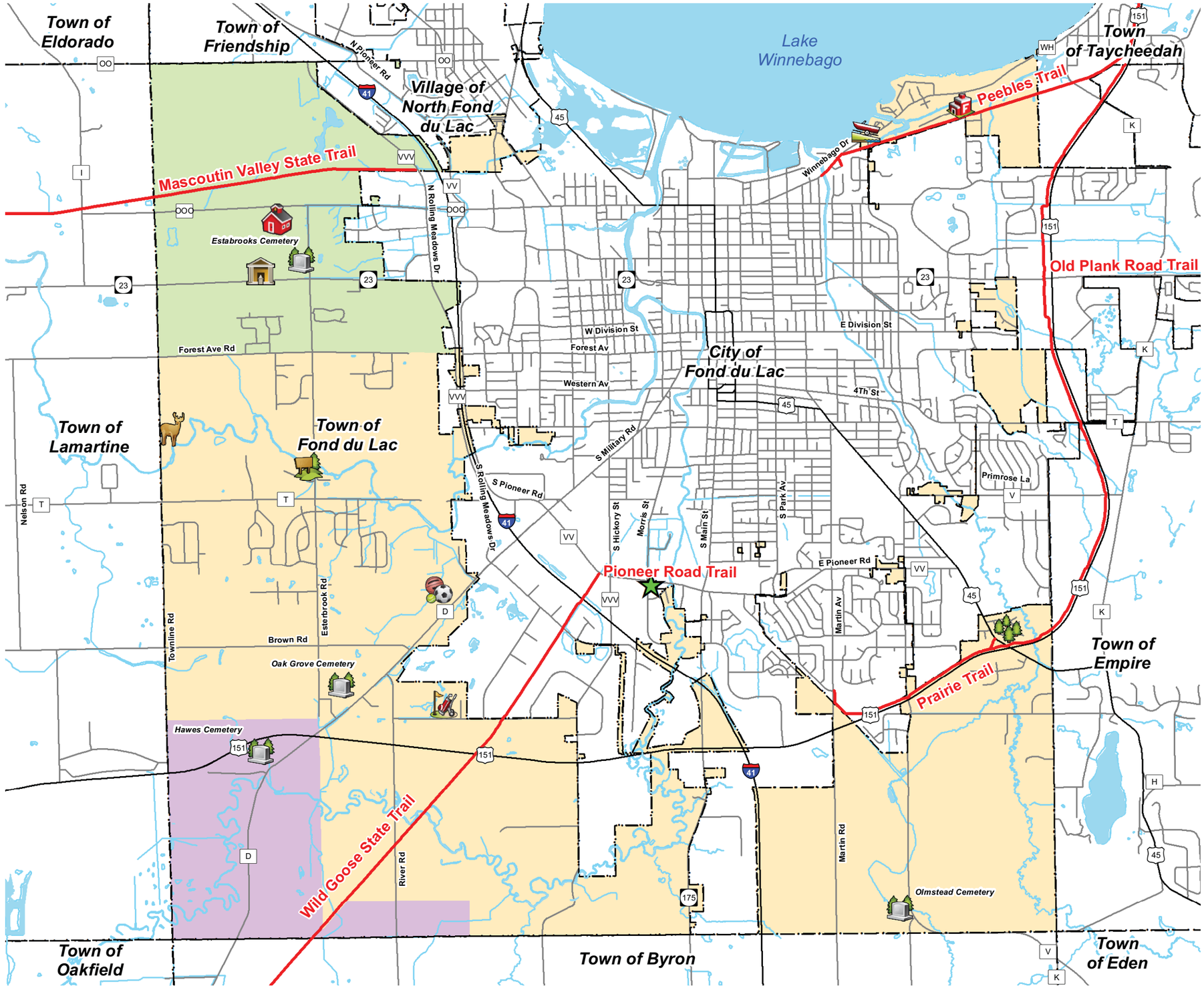
**This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission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

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ECWRPC

TD O:\2402_Town_of_FDL_CompPlan\Utility\Utility.mxd

# Map 9-2
# Town of Fond du Lac
# Community Facilities




## Legend

- Elmwood School
- Lost Arrow Archery Club
- Boat Landing
- Buchner Beirne Park
- Community Church
- Cemetery
- Fire Station
- Fondy Sports Park
- Simon Riverside Park
- Rolling Meadows Golf Course
- Town Hall/Fire Station/Garage
- Fond du Lac School District
- North Fond du Lac School District
- Oakfield School District

**Source:**
**Base data provided by Fond du Lac County 2015.**
**Community data provided by ECWRPC 2015.**

N W E S

0 0.5 1
Scale in Miles

**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.**

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# CHAPTER 10

## AGRICULTURAL, NATURAL & CULTURAL RESOURCES

## CHAPTER 10: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

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# CHAPTER 10: AGRICULTURAL, NATURAL AND CUTURAL RESOURCES

## INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect quality of life. Within the Town of Fond du Lac, a tapestry of working farms interwoven with stands of woodland and residential housing dots the landscape and shapes the area's identity and culture. Agriculture has a long history in the Town of Fond du Lac and Fond du Lac County. To this day, there are about nine homestead farms which have been in existence for over 100 years in the Town of Fond du Lac. Although agricultural acreage and the number of farms have been declining in Fond du Lac County and the Town it continues to play an important role in the local economy. Natural features such as topographic relief, lakes, streams, wetlands and soils also have significant bearing on historic and contemporary land use and development patterns. Understanding the relationship between environmental characteristics and their physical suitability to accommodate specific types of activities or development is a key ingredient in planning a community's future land use.

***Agricultural, Natural and Cultural Resources Vision for 2040***

*In 2040, the Town of Fond du Lac is a vibrant rural community. Thriving family farms and forested areas, many surrounding local waterways, continue to dominate the landscape south of USH 151. In other areas of the Town, preservation of areas surrounding waterways plus private endeavors to restore native landscapes has also occurred. These efforts have helped preserve the rural character so valued by local residents.*

*While new residential growth continues to occur in the western portion of the Town, it has generally occurred in ways that respect the integrity of the Town's natural resources. Though an effective stormwater management program, the Town is able to protect area waterways and natural areas from erosion and stormwater runoff. Rich in natural resources, residents have access to a state natural area, state recreational trails, woodlands and local waterways including the East and West Branch of the Fond du Lac River, and Taycheedah, Parsons and DeNeveu creeks. Utilized by Town ancestors as a final resting place and valued by local residents as a way to preserve Town's history, the Town continues to maintain Oak Grove (Homiston) Cemetery, Olmstead Cemetery and Hawes Cemetery.*

## INVENTORY AND ANALYSIS

Creating an inventory of existing agricultural, natural, and cultural resources is critical in providing the Town of Fond du Lac with information to base future decisions on. The goals, strategies and recommendations for this element were shaped with these resources, and the constraints and opportunities they provide, in mind. The following provides an inventory of these resources.

## Agricultural Resources Inventory



*Schmitz Farm*

Farming and the processing of farm products is an important source of income and employment in Fond du Lac County. Fond du Lac County is a leading agricultural county in Wisconsin and ranks as the nation's 26th largest dairy county (2007 Census of Agriculture). Crops grown in the county are primarily used to feed the county's 54,000 cows.[1] In 2012, Fond du Lac County had 298 dairy herds with an annual average production of 22,500 pounds per cow. Primary crops in 2011 included corn for grain (67,500 acres), corn for silage (45,100 acres), soybeans (44,600 acres), and winter wheat (20,100 acres). Since agriculture is a necessary component of the county's economy, the protection of farmland is critical. However, as is occurring elsewhere in rural Wisconsin, new developments are encroaching on productive farmland. This section will access agricultural lands within the Town of Fond du Lac and Fond du Lac County.

### *Farm and Farmland Loss*

Farm and farmland losses are the result of economic pressures within agriculture as well as competition for agricultural lands from residential, commercial, industrial, and other development.



***In 1997, there were about 55 farms (defined as producing at least $1,000 worth of agricultural products in that year) in Town of Fond du Lac*** (Table 10-1).[2] Between 1990 and 1997, 5.5 percent or 3 farms were lost in the Town. Losses were similar in the surrounding towns of Byron and Friendship and all towns in Fond du Lac County, as a whole. At the same time, the towns of Empire and Taycheedah saw slight increases in the total number of farms and the Town of Lamartine lost about 25 percent of the estimated farms. It is important to understand that the number of farms tells only part of the story. One must look further at farmland acres to see more of the picture of what is happening. For even though the number of farms increased slightly in the towns of Empire and Taycheedah, overall the total acre of farmland decreased, as some property owners may have incrementally sold off portions of their farms, without shutting down operations altogether (Table 10-2).

[11] Fond du Lac County Agriculture-2012, updated 3/12 http:fonddulac.uwex.edu/files/2013/12/2012-FdL-Co.-Agriculture.pdf.
[2] Wisconsin Town Land Use Databook for Fond du Lac County Wisconsin. A project of the Land Use and Agricultural Self-Directed Team, University of Wisconsin-Cooperative Extension. Prepared by the Program on Agricultural Technology Studies (PATS), UW-Madison, September 1999.

**Table 10-1: Trends in Farm Numbers, 1990 and 1997**

| | Estimated Farms | | Estimated Dairy Farms | | Percent Change | |
|---|---|---|---|---|---|---|
| Jurisdiction | 1990 | 1997 | 1989 | 1997 | Farms | Dairy Farms |
| **T. Fond du Lac** | **55** | **52** | **15** | **8** | **-5.5%** | **-46.7%** |
| T. Byron | 76 | 74 | 57 | 44 | -2.6% | -22.8% |
| T. Empire | 82 | 85 | 46 | 31 | 3.7% | -32.6% |
| T. Friendship | 48 | 46 | 16 | 12 | -4.2% | -25.0% |
| T. Lamartine | 75 | 58 | 34 | 21 | -22.7% | -38.2% |
| T. Taycheedah | 80 | 83 | 55 | 40 | 3.8% | -27.3% |
| All Towns in Fond du Lac Co. | 1,828 | 1,801 | 937 | 621 | -1.5% | -33.7% |

*Source: Wisconsin Town Land Use Data Book, UW-Extension, PATS, 1999.*

According to the PATS study, between 1990 and 1997, the Town of Fond du Lac lost about 1,115 acres of farmland or about 11.5 percent (Table 10-2). A similar loss was seen in the Town of Lamartine (10.1%) and smaller losses were experienced by the other towns surrounding the Town of Fond du Lac (1.4% to 6.8%). Between 2000 and 2006, the Town of Fond du Lac lost another 1,091 acres (15.1%), while surrounding towns lost anywhere from 1.5 to 8.4%. More recent information for Fond du Lac County indicates that in 2012, 3,627 acres of farmland (without buildings or other improvements) were sold; all land continued in agricultural use.[3] ***Overall, the Town lost about 6,028 acres of farmland between 1990 and 2012, or about 62 percent.***

Dairy farms unfortunately did not fare as well as farms in general (Table 10-1). In 1989, a total of 15 dairy farms existed in the Town of Fond du Lac. By 1997, about half or 8 dairy farms remained (net loss of 7 farms). While all surrounding towns and all towns in the county lost dairy farms, the percent of farms lost was highest in the Town of Fond du Lac. Today, about three dairy farms remain in the Town of Fond du Lac.[4]

**Table 10-2: Loss of Farmland Acres**

| Jurisdication | 1990 | 1997 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 1990-97 | 2000-06 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **T. Fond du Lac** | **9,655** | **8,540** | **7,655** | **7,310** | **7,176** | **7,169** | **7,029** | **6,564** | **6,500** | **-11.5%** | **-15.1%** |
| T. Byron | 19,583 | 19,312 | 18,964 | 18,941 | 18,895 | 18,891 | 18,812 | 18,743 | 18,680 | -1.4% | -1.5% |
| T. Empire | 14,924 | 14,029 | 13,472 | 12,606 | 12,565 | 12,538 | 12,373 | 12,349 | 12,336 | -6.0% | -8.4% |
| T. Friendship | 8,721 | 8,327 | 7,891 | 7,833 | 7,794 | 7,742 | 7,717 | 7,442 | 7,433 | -4.5% | -5.8% |
| T. Lamartine | 19,625 | 17,635 | 13,035 | 12,855 | 12,811 | 12,599 | 12,426 | 12,407 | 12,418 | -10.1% | -4.7% |
| T. Taycheedah | 16,087 | 14,990 | 13,740 | 13,754 | 13,734 | 13,720 | 13,621 | 13,606 | 12,929 | -6.8% | -5.9% |

*Source: Wisconsin Town Land Use Data Book, UW-Extension, PATS, 1999. (data from 1990 and 1997)*
*http://www.pats.wisc.edu/ (data from 2000 to 2006).*

As part of the Statement for Equalized Values, the Wisconsin DOR reports the total valuation for agricultural lands. Between 2009 and 2014, the value of agricultural land decreased by 5.9 percent in the Town of Fond du Lac (Table 10-3). Part of this decrease could be attributed to

[3] 2013 Wisconsin Agricultural Statistics, United States Department of Agriculture, National Agricultural Statistics Service.
[4] Town of Fond du Lac, personal conversation.

annexations which occurred over this time period, as well as the economic downturn that began in 2008. A review of the Fond du Lac area indicates that overall agricultural land values have been decreasing since 2009 for most towns, with the exception of the Town of Fond du Lac, which peaked in 2011 and the Town of Taycheedah which peaked in 2010.

**Table 10-3: Agricultural Equalized Values (Land), 2009 – 2014**

| Jurisdiction | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | % Change 2009 - 2014 |
|---|---|---|---|---|---|---|---|
| **T. Fond du Lac** | **1,219,500** | **1,198,900** | **1,275,200** | **1,234,000** | **1,184,000** | **1,148,000** | **-5.9%** |
| T. Byron | 3,648,900 | 3,538,500 | 3,379,200 | 3,344,400 | 3,178,300 | 3,129,500 | -14.2% |
| T. Empire | 2,471,600 | 2,329,300 | 2,151,600 | 2,097,900 | 2,016,100 | 1,987,300 | -19.6% |
| T. Friendship | 1,513,000 | 1,482,300 | 1,348,200 | 1,315,800 | 1,264,700 | 1,197,400 | -20.9% |
| T. Lamartine | 2,658,600 | 2,600,400 | 2,604,500 | 2,569,900 | 2,533,700 | 2,454,000 | -7.7% |
| T. Taycheedah | 2,649,000 | 2,700,600 | 2,592,100 | 2,525,700 | 2,426,700 | 2,386,000 | -9.9% |
| Total | 14,160,600 | 13,850,000 | 13,350,800 | 13,087,700 | 12,603,500 | 12,302,200 | -13.1% |

*Source: Statement of Equalized Values, Wisconsin Department of Revenue, 2009 - 2014.*

### *Farmland Soils*

A classification system rating the suitability of a specific area based on soil type and condition was developed by the U.S. Department of Agriculture.[5] Prime farmland are generally defined as "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods".[6] This includes the following classifications (1) All areas are prime farmland; (2) Prime farmland, if drained; (3) Prime farmland if protected from flooding or not frequently flooded during the growing season, and (4) Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season.[7] Soil data from the NRCS-USDA Web Soil Survey (WSS), accessed in 2013, was used to determine prime farmland.

***Overall, about 93 percent (10,768 acres) of the land within the Town of Fond du Lac is considered prime farmland*** (Map 10-1, Table 10-4). Over half (53.9%) of these soils do not need to be drained or protected to be considered prime farmland.

[5] USDA 1993. USDA Handbook 18: Soil Survey Manual.
[6] United States Department of Agriculture, Natural Resource Conservation. NSSH Part 622 I NRCS. Service http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/?cid=nrcs142p2_054226.
[7] Prime farmland also includes areas that are irrigated. However, within Fond du Lac County this classification does not exist and was therefore omitted from the text.

**Table 10-4: Farmland Classifications**

| Soil Classification | Acres | Percent |
|---|---|---|
| All Areas Prime Farmland | 6,229 | 53.9% |
| Prime Farmland if Drained | 4,316 | 37.3% |
| Prime Farmland if Protected/Not Flooded | 223 | 1.9% |
| Prime Farmland if Drained/Protected from Flooding/Not Flooded | 0 | 0.0% |
| Not Prime Farmland | 790 | 6.8% |
| Total | 11,558 | 100.0% |

*Source: NRCS-USDA Web Soil Survey (WSS), accessed 2013*

## Natural Resources Inventory

Natural Resources act as the foundation upon which communities are formed. Identifying key natural resources in the Town of Fond du Lac, and learning how to utilize, conserve, and/or preserve them may determine the future environmental health of the Town. This section addresses land, water, wildlife, mineral, and recreational resources in the Town of Fond du Lac, and aims to provide a baseline upon which the Town can use to make future decisions that may impact these resources.

## Land Resources

### *Soils*

Soils support the physical base for development and agriculture within the Town. Knowledge of their limitations and potential difficulties is helpful in evaluating crop productions capabilities and other land use alternatives such as residential development, utility installation and other various projects. Two general soil associations, or groupings of individual soil types based on geographic proximity and other characteristics, are present within the Town of Fond du Lac.[8]

These include:

- **Kewaunee-Manawa-Poygan Association.** With the exception of the southeast corner of the Town, this association includes the entire Town of Fond du Lac. They consist of well drained to poorly drained, silty and clayey, moderately slowly to slowly permeable soils on glacial ground moraines, terminal moraines. The Kewaunee-Manawa-Poygan association is found in an area one to six miles wide bordering Lake Winnebago. Most of this association is used for crops.

- **Beecher-Elliott Association.** These soils are located in the southeast corner of the Town. This association is somewhat poorly drained, silty and clayey, and moderately slowly permeable. It occupies a ground moraine of calcareous (limestone or chalky) clay loam to silty clay glacial till that has a high shale content. The landscape is one of nearly level to moderately steep uplands, nearly level depressions, waterways and board lowlands. Most areas are used for crops; a few are used as permanent pasture and woodlots or are idle.

[8] Soil Survey of Fond du Lac County, Wisconsin, 1973; United States Department of Agriculture Soil Conservation Service.

### *Soil Suitability for On-Site Waste Disposal*

Map 10-2 displays the relative suitability for development of specific locations within the Town of Fond du Lac based on their underlying soils. The "Soil Limitations Map for On-Site Waste Disposal" identifies suitability for on-site waste disposal options based on an evaluation of soil characteristics, as defined by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS). The ratings are based on soil properties that affect absorption of the effluent (depth to water table, ponding, depth to bedrock and flooding), construction (stones, bedrock interfere with installation) and maintenance of the system and public health. This map is not intended to serve as a substitute for on-site soil investigations, but rather as an indicator of reasonable expectations for soils underlying a site.

***Evaluation of the soil data indicates that all soils in the Town of Fond du Lac are very limited for conventional on-site individual septic systems*** (Map 10-2, Table 10-5).

**Table 10-5: Soil Limitations for On-Site Waste Disposal**

| Soil Classification | Acres | Percent |
|---|---|---|
| Not Limited | 0 | 0.0% |
| Somewhat Limited | 0 | 0.0% |
| Very Limited | 11,558 | 100.0% |
| No Rating | 0 | 0.0% |
| Total | 11,558 | 100.0% |

*Source: NRCS-USDA Web Soil Survey (WSS), accessed 2013*

Currently public sanitary sewer service is available in portions of the Town of Fond du Lac, though many areas remain unsewered (Map 9-1).

### *Building Site Development*

The USDA-Natural Resource Conservation Service (NRCS) has evaluated soil characteristics and rated soil potential for building site development (with basements) based on wetness, shrink-swell potential, bearing strength, susceptibility to flooding, slope steepness, and frost action. The ratings range from not limited to very limited. Typically areas near flowages and in wetlands have the lowest ratings. ***About two-thirds of the area within the Town of Fond du Lac (65.5%. 7,573) acres has soils that are considered very limited for building site development (with basements).*** Areas that are very limited are scattered throughout the Town, but are more prevalent in the northeast corner of the Town next to Lake Winnebago, in the southern part of the Town, and in the northwest corner. Approximately a third (33%, 3,819 acres) is somewhat limited for building site development. The remaining areas are either not limited (0.2%, 20 acres) or not rated (1.3%, 146 acres) (Map 10-3, Table 10-6).

**Table 10-6: Soil Potential for Building Site Development**

| Rating | Acres | Percent |
|---|---|---|
| Not Limited | 20 | 0.2% |
| Somewhat Limited | 3,819 | 33.0% |
| Very Limited | 7,573 | 65.5% |
| Not Rated | 146 | 1.3% |
| Total | 11,558 | 100.0% |

*Source: NRCS-USDA Web Soil Survey (WSS), accessed 2013*

### *Geology, Topography and Scenic Resources*

The Town of Fond du Lac's topography is controlled by the underlying bedrock and the Valders ice sheet of the Green Bay lobe during the Wisconsin glaciations. Fond du Lac County is divided into two physiographic regions; east of the Niagara Escarpment and west of the escarpment. The Town of Fond du Lac is located west of the Escarpment in an area with nearly level to sloping topography; this area includes some of the best farming in the county.[9]

Generally, the land within the Town drains toward Lake Winnebago and its tributaries. Elevations are highest in the southeast corner and reach an elevation of over 910 feet above sea level.

### *Bedrock*

Bedrock geology for the Town of Fond du Lac was formed during the Phanerozoic Eon, which was divided into three eras. During the Ordovician Period, Wisconsin was submerged at least three times. Sediments eroded by the waves and washed from the lands were deposited in the sea to form sandstone and shale. Animals and plants living in the sea deposited layers and reefs of calcium carbonate which is now dolomite. At the close of the Ordovician Period and during the Silurian and Devonian periods, Wisconsin remained submerged. ***The majority of the Town is underlain with dolomite and includes some limestone and shale*** (Ordovician Formation – Sinnipee Group). **There are no areas of high bedrock in the Town of Fond du Lac.**

### *Steep Slopes*

Map 10-4 indicates areas that have slopes greater than 12 percent***. Less than one percent (0.9%, 109 acres) of the Town's total acreage has slopes in excess of 12 percent***. In general, the Town is relatively flat. Areas of steep slopes are generally found along the Fond du Lac River, West Branch of the Fond du Lac River and Deneveu Creek.

### *Non-Metallic Mining Resources*

Non-metallic mineral resources included all minerals other than those mined as a source of metal. Economically important non-metallic minerals include stone, sand and gravel and clay. Non-metallic quarry sites within the Town of Fond du Lac were obtained from Fond du Lac County and are based on permit data. According to Fond du Lac County***, two non-metallic***

[9] Soil Survey of Fond du Lac County, Wisconsin, USDA-NRCS, issued April 1973.

***mining operations exist in the northwest corner of the Town, west of Rolling Meadows Drive*** (Map 10-5).

### *Soil Suitability for Sand and Gravel*

Soil suitability for sand and gravel is shown on Map 10-5. This information can be used as guidance as to where to look for probably sources and are based on the probability that soils in a given area contain sizable quantities of sand and gravel. Soils suitable for gravel and sand (5 acres or more) are basically found in the northwest corner of the Town near Esterbrook Road. According to NRCS-USDA, approximately 19 acres are suitable for sand and gravel.

## Water Resources

Water resources are sources of water that are useful or potentially useful to humans. Water is important because it is needed for life to exist.[10] Water is used for household, agricultural, recreational, industrial, and environmental activities.

### *Watersheds and Drainage*

The WDNR has divided the state into state into three major river basins; the Town of Fond du Lac is contained entirely within the Lake Michigan Basin.[11] Each major river basin is further broken down into hydrologically based Water Management Units (WMUs). The Town of Fond du Lac is part of the Upper Fox River WMU or basin (Map 10-4). The Upper Fox River Basin occupies a total of 2,090 square miles and is broken down into 15 watersheds. ***Two watersheds: the Lake Winnebago-East Watershed and the Fond du Lac River Watershed are situated in the Town of Fond du Lac.***

The **Lake Winnebago East Watershed** extends along the east shore of Lake Winnebago in Fond du Lac and Calumet counties.[12] This watershed is about 99.2 square miles (63,618 acres) in size and contains 177 miles of streams and rivers, 252 acres of lakes and 1,539 acres of wetlands. The watershed is dominated by agriculture (74%) and is ranked high for nonpoint source issues affecting streams and groundwater. It is further divided into sub-watersheds, two of which are located in the Town of Fond du Lac: De Neveu Creek (1,799 acres) and Taycheedah Creek (499 acres).

The **Fond du Lac River Watershed** is located primarily in Fond du Lac County, but extends north into the southeast portion of Winnebago County along the western shore of Lake Winnebago.[13] The watershed is about 245 square miles in size (156,642 acres) and contains 461 miles of streams and rivers, 775 acres of lakes and 22,373 acres of wetlands. It is dominated by a mixture of land uses, though agriculture (68%) and wetlands (14%) are the most dominant features of the landscape. It is ranked high for nonpoint source issues affecting streams and groundwater. This watershed is further divided into sub-watersheds, three of which are located in the Town of Fond du Lac: Van Dyne Creek (2,139 acres), Eldorado Marsh (2,400 acres) and Parsons Creek (4,638 acres).

[10] Wikipedia, https://en.wikipedia.org/wiki/Water_resources.
[11] http://dnr.wi.gov/topic/greatlakes/documents/DrainageBasinsMap.pdf.
[12] http://dnr.wi.gov/water/watershedDetail.aspx?key=924852.
[13] http://dnr.wi.gov/water/basin/upfox/wtplans/uf03/uf03_wtplan.pdf.

### *Lakes and Ponds*

Surface water resources are extremely valuable features because of their potential environmental and economic benefits. Water based recreational activities and appropriately designed residential development that capitalizes on surface water amenities can have lasting impact on the local economy. Appropriate location and management of residential and agricultural activity near surface water features is extremely important because of potential threats to water quality. Residential development's threats to surface water resources include lawn-applied chemicals, siltation and petroleum-based substances and salts from local road runoff. Agricultural threats are similar and include sediment from soil erosion, pesticides, nutrients caused by fertilizers and animal waste, excess salt and minerals due to runoff and pathogen damage due to animal waste.

The Wisconsin DNR maintains the Wisconsin Lakes Directory. The directory provides a list of named and unnamed lakes, springs, and ponds***. One lake is located on the northern edge of the Town of Fond du Lac*** (Map 10-4).

- **Lake Winnebago**, a drainage lake, is the largest inland lake in Wisconsin; it has a maximum depth of 21 feet and covers about 131,939 acres. According to the WDNR, this water body is classified as "An Area of Special Natural Resource Interest" (ASNRI). An ASNRI is an area that may have special sensitivity of is of ecological significance.

### *Rivers and Streams*

***There are five (5) named rivers and streams within the Town of Fond du Lac and two (2) unnamed creeks*** (Map 10-4)[14]***:***

- **De Neveu Creek** (Lake Winnebago East Watershed) is a 12 mile creek that flows from De Neveu Lake to Lake Winnebago. Fish and aquatic life conditions are poor.

- **Fond du Lac River, East Branch** (Fond du Lac River Watershed) is 14.5 mile long. It begins in south central Fond du Lac County and flows northeasterly to its junction with the West Branch in the City of Fond du Lac.

- **Fond du Lac River, West Branch** (Fond du Lac River Watershed) is 26 miles long. It starts in northwest Fond du Lac County and flows generally southeast to its conveyance with the East Branch of the Fond du Lac River.



*West Branch of the Fond du Lac River at Townline Road*

- **Parson's Creek** (Fond du Lac River Watershed) Parsons Creek is a small cold to cool water tributary to the East Branch of the Fond du Lac River.

- **Taycheedah Creek** (Lake Winnebago East Watershed) is a 10 mile creek that flows toward the southern end of Lake Winnebago. Fish and aquatic life conditions are unknown.

[14] http://dnr.wi.gov/water/watershedWaters.aspx?code=UF02, Fond du Lac Watershed Plan, 2010.

- **Unnamed Creek** (Lake Winnebago East Watershed) is a 3.7 mile tributary to De Neveu Creek and is largely ditched and little wildlife. Fish and aquatic life conditions are poor.

- **Unnamed Creek** (Lake Winnebago East Watershed) is an 8.5 mile tributary to De Neveu Creek and begins at the outlet from Twin Lakes. Fish and aquatic life conditions are unknown.

### *Floodplains*

Areas susceptible to flooding are considered unsuitable for development due to potential health risks and property damage. Floodplain information for Fond du Lac County was certified by Federal Emergency Management Agency (FEMA) in 2012.

***Overall, about 13 percent (1,506 acres) of the Town's acres are in floodplains.*** As can be seen in Map 10-4, the Town's 'floodplains are directly associated with the area's river and stream corridors.

Fond du Lac County has adopted a Floodplain Zoning Ordinance.[15] This ordinance regulates all areas that would be covered by a hundred year flood event. It requires certain land use controls in designated flood hazard areas, thus making residents eligible to participate in the Federal Flood Insurance Administration's Flood Insurance Program. This program requires all structures located in the designated flood hazard area be insured by a flood insurance policy if they are mortgaged by a federally insured bank.

### *Wetlands*

Wetlands act as a natural filtering system for nutrients such as phosphorus and nitrates and serve as a natural buffer protecting shorelines and stream banks. Wetlands are also essential in providing wildlife habitat, control, and groundwater recharge. Consequently, local, state, and federal regulations have been enacted that place limitations on the development and use of wetlands and shorelands.

Fond du Lac County Code of Ordinances, Chapter 44, Shoreland Zoning Ordinance, Section 44-81, Shoreland-Wetland District 2, regulates wetlands within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages and within 300 feet of the ordinary high watermark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater. Fond du Lac County's ordinance regulates wetlands within the Town. The Army Corps of Engineers has authority over the placement of fill materials in virtually all wetlands two acres or larger adjacent to navigable waterways. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate agencies must be contacted for authorization.

The wetlands shown on Map 10-5 are based on the Wisconsin Wetlands Inventory (WWI) Map. The WWI maps show graphic representations of the type, size and locations of wetlands in Wisconsin. They have been prepared from the analysis of high altitude imagery in conjunction with soils surveys, topographic maps, previous wetland inventories and field work. Therefore it should be noted that using remotely sensed information as a primary data source places

[15] Chapter 28 Article II.

limitations on the information. As a result, this information should be used as a guide for planning purposes only. Wetland information depicted within this report was obtained from the WDNR in 2014.

Wetlands with the Town of Fond du Lac are somewhat scattered, but larger associations are found near river corridors and Lake Winnebago. ***Overall, approximately 3 percent (3.3%) of the Towns' total acreage are classified as wetlands*** (Table 10-7).

**Table 10-7: Wetlands**

| | Acres | Percent |
|---|---|---|
| Wetlands => 5 Acres | 259.0 | 2.2% |
| Wetlands < 5 Acres | 126.7 | 1.1% |
| Total Wetland Acres | 385.6 | 3.3% |
| Total Acres | 11,558.0 | 100.0% |

*Source: WDNR, 2014*

### *Groundwater*

An aquifer is a rock or soil layer capable of storing, transmitting and producing potable water for human consumption. In Fond du Lac County there are several aquifers; the *sandstone aquifer* is the source of the most potable water and is used by many of the major cities within Fond du Lac County. The *Platteville-galena aquifer* is composed primarily of dolomite and provides adequate water to private wells. The *Silurian or Niagara dolomite aquife*r is a source of potable water and is in high demand because of quantity and quality and is moderately susceptible to contamination. *Sand and gravel aquifer* consists of permeable sediments of unconsolidated glacial deposits and is the most susceptible to contamination.[16] The majority of residents within Fond du Lac County obtain drinking water from groundwater. Groundwater within Fond du Lac County is obtained from both shallow wells and aquifers and deeper wells and aquifers. Shallow wells and aquifers are more susceptible to contamination than deeper ones. Within Fond du Lac County, the combination of thin soils over carbonate bedrock increases the potential for groundwater contamination.

Groundwater aquifers within Fond du Lac County are recharged mostly by the percolation of precipitation through the unsaturated zone to the water table. The recharge area for the Fond du Lac area extends westward from the Niagara Escarpment to the groundwater divide in the western and southwestern parts of the county.[17]

**Groundwater Contamination Susceptibility.** The ease that pollutants can be transported from the land surface to the top of the groundwater or "water table" defines a groundwater's susceptibility to pollutants.[18] Materials that lie above groundwater offer protection from contaminants. However, the amount of protection offered by the overlying materials varies, depending on the materials.

The WDNR, in cooperation with UW-Extension, the Wisconsin Geological and Natural History Survey and USGS, evaluated the physical resource characteristics that influence sensitivity in

[16] Fond du Lac County Land and Water Resource Management Plan, 2013-2017.
[17] Geology and Ground Water Resources of Fond du Lac County, Wisconsin, GEOLOGICAL SURVEY WATER-SUPPLY PAPER 1604, 1962.
[18] Wikipedia, http://en.wikipedia.org/wiki/Water resources, 2/16/07.

order to identify areas sensitive to contamination. Five resource characteristics were identified: depth to bedrock, type of bedrock, soil characteristics, depth to water table and characteristics of surficial deposits. Each of the five resource characteristics was mapped, and a composite map was created. A numeric rating scale was developed and map scores were added together.

An index method was used to determine susceptibility; however this method of analysis is subjective and includes quantifiable or statistical information on uncertainty. This limits the use of the information for defensible decision making. Therefore, while groundwater contamination susceptibility maps can be useful, this level of uncertainty must be kept in mind.

***According to the groundwater contamination susceptibility mapping*** (Map 10-5), ***areas in the southwest corner and near Lake Winnebago in the northeast corner of the Town are the most susceptible.*** Other areas that are somewhat susceptible include the northwest corner and near the western boundary.

**Groundwater Quality.** A recent study of private wells within Fond du Lac County was conducted to provide insight into the overall quality of groundwater in Fond du Lac County.[19] According to the study, within the Town of Fond du Lac, new wells constructed between 1988 and 2008 in the Town of Fond du Lac varied in depth from less than 50 feet to greater than 200 feet.

The following information was obtained from well samples collected in Fond du Lac County from over 1,500 private wells between 1988 and 2008. Samples were tested for coliform bacteria, nitrate-nitrogen, triazine, arsenic, chloride, total hardness, sulfate, iron, and manganese. The following results were found in the Town of Fond du Lac:

- **Coliform Bacteria:** Four (4) percent (3 out of 77) of the wells in the Town tested positive for coliform bacteria. The presence of coliform bacteria is an indicator of contamination by fecal coliform and other pathogenic (waterborne disease-causing) organisms.

- **Nitrate-Nitrogen:** Elevated nitrate levels in groundwater commonly result from the use of agricultural and lawn fertilizers, animal waste/bio-solid application to fields or septic systems. Concentrations less than 10 mg/L of nitrate-nitrogen meet US EPA safe drinking water standards for this contaminant. There were no samples in the Town that exceeded 10 mg/L.[20]

- **Triazine:** Triazine is a pesticide. There were no samples in the Town that showed contamination from Triazine.

- **Arsenic:** Arsenic is a naturally occurring carcinogen. One sample in the Town showed the presence of arsenic, and it was below the standard.

- **Chloride:** Chloride in groundwater is naturally less than 10 mg/L, though higher concentrations can be caused by geologic conditions. Typically, higher concentrations (25 mg/L and above) indicate contamination by septic systems, road salt, fertilizers,

[19] Fond du Lac County Groundwater, A Community Resource, University of Wisconsin-Extension Center for Watershed Science and Education/UW-Stevens Point, July 2010.
[20] Results based on data from 1988 to 2007.

animal waste or other wastes. About half the wells tested in the Town were above 25 mg/L.

- **Hardness:** There are no drinking water standards for hardness, though the ideal range for total hardness is typically between 150 and 200 mg/L or ppm of hardness as CaCO3. A majority of the wells exceeded 200 mg/L.

- **Sulfate:** Sulfate is naturally occurring in groundwater. There is a secondary drinking water standard of 250 mg/L of sulfate. Excessive levels of sulfate can cause a temporary laxative effect in some people. Elevated sulfate may also be a concern for livestock; decreased milk production has been associated with high levels of sulfate provided to dairy cows. One well exceeded the secondary standard of 250 mg/L.

- **Iron:** Iron is a naturally occurring mineral that is commonly found in groundwater. While there are no known health effects caused by drinking water that contains iron, concentrations greater than 0.3 mg/L are associated with aesthetic problems relating to taste, odor and color. Six wells exceeded 0.3 mg/L.

- **Manganese:** Manganese is naturally occurring. While there is no primary drinking water standard for manganese, there is a health advisory level of 0.3 mg/L, concentrations exceeding this level should not be consumed. There is a secondary drinking water standard for manganese in water which is set at 0.05 mg/L. One well exceeded 0.05 mg/L for Manganese.

**Depth to Groundwater.** Groundwater depth can impact building foundations, septic systems and other factors. Areas of high groundwater are shown on Map 10-4. While areas of high groundwater are found throughout the Town***. In approximately 58 percent (6,700 acres) of the Town, the depth to groundwater is less than two feet.***

**Wildlife Habitat**

***Wildlife Resources***

Ecological landscapes are areas that differ from each other in ecological attributes and management opportunities. They have unique combinations of physical and biological characteristics, such as climate, geology, soils, water and vegetation. Levels of biological productively, habitat suitability, and the presences of rare species and natural communities also differ. The Town of Fond du Lac falls entirely within the Southeast Glacial Plains Ecological Landscape.[21]

- Southeast Glacial Plains Ecological Landscape covers the bulk of the non-coastal area in southeast Wisconsin and totals approximately 4.9 million acres (13.8% of the land area of the state of Wisconsin).




*Wisconsin Tension Zone and the 16 Ecological Landscapes*

*Source: Wisconsin's Forests: A Quick Overview; 2011, WDNR*

[21] WDNR http://dnr.wi.gov/topic/lanscapes/ , accessed 4/25/14.

This landscape is characterized by gently rolling to flat topography with clay or silt loam textured soils on glacial till plains and moraines. The Kettle Interlobate Moraine and Horicon Marsh are part of this ecological landscape. The southernmost exposures of the Silurian dolomite "Niagara Escarpment" occur west and south of Lake Winnebago.

The ecological landscape is home to a diverse aquatic and animal population. Wetlands, marshes, open wet meadows, streams, rivers and lakes provide habitat for muskrat, mink, beaver, otter, sandhill crane and sedge wren. Other habitats found within the Town include woodlands and farmland where soils are mostly a rich silt-loam.

The tension zone is a wide corridor running from northwestern to southeastern Wisconsin that marks the pre-settlement dividing line between northern and southern native plant species. The tension zone has characteristics of both northern and southern Wisconsin climates, and therefore, species from both areas. The Town of Fond du Lac lies within this tension zone.

### *Woodlands*

Originally, deciduous forests, including sugar maple, basswood and oak (red, white, black and burr), covered the eastern and western parts of Fond du Lac County.[22] Prairie and brush made up the areas south of Lake Winnebago. Today, woodlands are scattered throughout the Town, but are mainly associated with waterways. Woodlands should be considered as prime wildlife habitat areas.

Forests and woodlands can be classified into one of two categories: general (unplanted) woodlands and planted woodlands. General woodlands are naturally occurring forests and hedgerows. Planted woodlands are tree plantations in which tress are found in rows. These areas include orchards, timber tracts, Christmas tree plantations and other general uses. ***There are approximately 42 acres of planted woodlands and 1,090 acres of general woodlands in the Town of Fond du Lac*** (Table 10-8, Map 10-6). In total this makes up approximately 10 percent of the land cover in the Town.

**Table 10-8: Woodlands**

| Classification | Acres | Percent |
|---|---|---|
| Planted Woodlands | 42 | 0.4% |
| General Woodlands | 1,090 | 9.4% |
| Total Woodlands | 1,132 | 9.8% |
| Total Acres | 11,558 | 100.0% |

*Source: ECWRPC, 2015*

### *Rare, Threatened and Endangered Species*

The Fish and Wildlife Service (FWS) in the Department of the Interior and the National Oceanic and Atmospheric Administration (NOAA)-Fisheries in the Department of Commerce (National Marine Fisheries Service – NMFS) share responsibility for administration of the Endangered Species Act (ESA).[23] The purpose of the ESA is to protect and recover imperiled species and the ecosystems upon which they depend. The FWS has primary responsibility for terrestrial and

[22] http:/dnr.wi.gov/topic/landscapes/Maps.html.
[23] http://www.fws.gov/endangered/, accessed 04/25/14.

freshwater organisms, while the NMFS are mainly responsible for marine wildlife such as whales and anadromous fish such as salmon.

Under the ESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. Before a plant or animal species can obtain the protection of the ESA, it has to be added to the federal lists of threatened and endangered plants and wildlife. The List of Endangered and Threatened Wildlife (50 CFR 17.11) and the List of Endangered and Threatened Plants (50 CFR 17.12) contain the names of all species of mammals, birds, reptiles, amphibians, fishes, insects, plants and other creatures that have been determined by the USFWS and the National Oceanic and Atmospheric Administration (NOAA) Fisheries (for most marine life) to be in greatest need of federal protection. As of March 2008, the USFWS has listed 1,925 species worldwide as endangered or threatened; 1,351 occurred in the United States. In April 2014, there were 2,149 listed worldwide, an 11.6% increase and 1,524 species in the US an increase of 12.8%.

Species are listed as endangered or threatened based solely on their biological status and threats to their existence. FWS considered five factors when evaluating a species (1) damage to, or destruction of, a species habitat; (2) overutilization of the species for commercial, recreational, scientific or educational purposes; (3) disease or predation; (4) inadequacy of existing protection; and (5) other natural or manmade factors that affect the continued existence of the species.

Candidate species are plants and animals for which the USFWS has sufficient information on their biological status along with the threats they face, to propose them as endangered or threatened under the Endangered Species Act. However, development of a proposed listing regulation is precluded by other, higher priority listing activities. Candidate species receive no legal protection. However, the USFWS encourages concerned parties to form partnerships to conserve these species, because they are species that may warrant protection in the future under the ESA.

The Wisconsin Natural Heritage Inventory (NHI) program[24,25] is part of an international network of NHI programs coordinated by Nature Serve[26]. The program uses a standard methodology for collecting, characterizing, and managing data. NHI programs focus on locating and documenting occurrences of rare species and natural communities, including state and federal endangered and threatened species. Due to the vulnerability of rare species to collection and destruction, NHI data is exempt from the Wisconsin Open Records Law.

***The U.S. Fish and Wildlife Service (USFWS) identifies two (2) federally listed species for Fond du Lac County***[27] (Table 10-9)***, while the Wisconsin Natural Heritage Inventory identifies by Township, one (1) aquatic and terrestrial animal occurrences, two (2)***

[24] WDNR. http://dnr.wi.gov/topic/NHI/Data.asp?tool=township&mode=detail, accessed 9/9/15.
[25] The DNR Aquatic Terrestrial Resource Inventory (ATRI database), http://wiatri.net/indexIE.htm was reviewed but not utilized since the database contains information from the WNHI program. The WNHI program houses the most complete database on the locations and status of rare species, natural communities, and natural features in Wisconsin. Data provided by the WNHI are not based on a comprehensive rare species inventory of the state. The WNHI makes no guarantee or warranty concerning the accuracy or completeness of information contained in the database and does not necessarily endorse any interpretation or products derived from the data.
[26] http://www.natureserve.org/ , a network connecting science with conservation, accessed 4/25/14.
[27] http://www.fws.gov/midwest/endangered/, accessed 4/25/14.

***aquatic and terrestrial plant occurrences and four (4) aquatic and terrestrial natural community occurrences*** (See Appendix L).

**Table 10-9: Federally Listed Endangered, Threatened, Proposed and Candidate Species, Fond du Lac County**

| Species | Status | Habitat |
|---|---|---|
| Whooping crane (Grus Americanus) | **Non-essential experimental population | Open wetlands and lakeshores |
| Northern Lone-Eared Bat (Myotis septentrionalis) | Proposed Endangered | Live and dead tree crevices, mines and caves |

*Source: U.S. Fish and Wildlife Service: http://www.fws.gov/endangered*

Generalized versions of the database are included on Map 10-6. Of the three areas of occurrence in the Town of Fond du Lac, one is terrestrial in nature and 2 are aquatic.

### *Exotic and Invasive Species*

Non-native aquatic and terrestrial plants and animals, commonly referred to as exotic species, have been recognized in recent years as a major threat to the integrity of native habitats and the species that utilize those habitats. Some of these exotic species include purple loosestrife, buckhorn, garlic mustard, multi-colored Asian lady beetles, Eurasian water milfoil, and gypsy moths. They displace native species, disrupt ecosystems, and affect citizens' livelihoods and quality of life. The WDNR requires that any person seeking to bring any non-native fish or wild animal into the state must first obtain a permit as required under the Wisconsin Statues 29.736 and 29.745.

## Parks, Open Space and Recreational Resources

Public open space such as parks and parkways are important to the quality of life within a community. These lands serve many purposes including outdoor recreation and education; buffers between different land uses; flood and stormwater management; habitat preservation; air and surface water quality improvements; protection of groundwater recharge areas; aesthetics; and promotion of healthy lifestyles.

### *WDNR and Public Lands*

Since 1876, the State of Wisconsin has been acquiring land to meet conservation and recreational needs. Public lands managed by the Wisconsin Department of Natural Resources provide many opportunities and public places to hunt, fish, hike, canoe, or watch or photograph wildlife.

State Fishery Areas (SFAs) protect important waterways in Wisconsin by providing a natural buffer from agricultural practices and urban runoff. SFAs preserve and manage the headwaters of springs or streams which serve as the biological base for fish and other aquatic life. SFAs increase access the availability of public access to navigable streams throughout the state. ***There are no SFAs in the Town of Fond du Lac.***

State natural areas (SNAs) protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. They are valuable for research and educational use, the preservation of genetic and biological diversity and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. ***The Oakfield Rail Prairie SNA is located in the Town of Fond du Lac along the Wild Goose State Trail*** (Map 10-6).[28] It is a remnant of the large, deep-soil mesic and wet-mesic prairies once found in the area and has been described as the best remaining prairies in Fond du Lac and Dodge counties. The long, linear strip of grassland lies within a former railroad right of way. The northern segment, about ½ mile south of Willow Lane Road, is the most striking and diverse. This SNA is managed by Fond du Lac County.

State Parks and Forests provide places for outdoor recreation and for learning about nature and conservation. ***There are no State Parks or Forests in the Town of Fond du Lac.***

### *Environmental Corridors*

Environmental corridors are continuous systems of open space created by the natural linkages of environmentally sensitive lands such as woodlands, wetlands, and habitat areas. They provide important routes of travel for a variety of wildlife and bird species. Protecting these corridors from development protects habitat and keeps nonpoint source pollution to a minimum, thus ensuring that high quality groundwater and surface water is maintained and habitat is not impaired.

Important environmental corridors within the Town of Fond du Lac are associated with the East and West Branches of the Fond du Lac River, De Neveu Creek, Taycheedah Creek and unnamed streams, Fox-Wisconsin Heritage Parkway and the recreational trails. These areas should be protected from development by implementing buffer strips where land disturbing activities are limited within the established buffer area.

**Fox-Wisconsin Heritage Parkway.** The Fox-Wisconsin Heritage Parkway is currently pursuing a federal designation as a National Heritage Area. The parkway follows the Marquette and Joliet route of discovery and incorporates the Lower Fox, the Upper Fox and the Lower Wisconsin rivers. Much of the Fond du Lac MPO is included within the parkway. The Fox-Wisconsin Heritage Water Trail has now been designated as a National Trail and is recognized as a great tourism base and resource.

## Waste and Pollution

### *Solid and Hazardous Waste Sites*

The Solid and Hazardous Waste Information Management System (SHWIMS) provides access to information on sites, and facilities operating at sites, that are regulated by the Wisconsin Department of Natural Resources' (WDNR) Waste Management program. Activities that occur at facilities include landfill operation, waste transportation, hazardous waste generation, wood burning, waste processing, sharps collection and many more***. A search of the database for***

[28] http://dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=328.

***solid waste landfills/disposal facilities indicates that there are no landfills/disposal facilities within the Town of Fond du Lac*** (See Appendix L).[29]

## Air Quality

Air quality, especially good air quality, is often taken for granted. Sound local and regional planning can minimize negative impacts to the air. Development patterns can impact automobile use, which in turn impacts air quality. Emissions from certain industries can also impact air quality. As more rural residential development occurs, there are increased conflicts between non-farm residents and certain agricultural operations that emit dust and odors. Noise can also be a factor impacting environmental quality.

The Clean Air Act, which was last amended in 1990, requires the Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards[30] for pollutants considered harmful to public health and the environment. Two standards are set; primary and secondary. Primary standard limits are set to protect public health, while secondary standards are set to protect public welfare (protection against decreased visibility, damage to animals, crops, vegetation and buildings). National Ambient Air Quality Standards are set for six principal pollutants; carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone and sulfur dioxide.[31]

The closest ozone air quality monitoring site for Fond du Lac County is located at N3996 Kelly Road in the Town of Byron. The site is located at the edge of a farm field. The primary and secondary National Ambient Air Quality Standard for ozone is 0.075 ppm.[32] The 8-hour ozone design values (ppb) were not exceeded in Fond du Lac County between 1997 and 2012.[33]

Particulate matter (PM) is a mixture of solid particles and liquid droplets is not monitored in Fond du Lac County.

## Cultural Resources

Cultural resources, like natural resources are valuable assets which should be preserved. These resources define a community's unique character and heritage. Included in this section is an inventory of historic buildings, sites, structures, objects, archeological sites and districts.

### *State and National Register of Historic Places*

The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official national list of historic properties in the United States that are worthy of preservation. The program is maintained by the National Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage. The

[29] http://dnr.wi.gov/sotw/SetUpBasicSearchForm.do.
[30] 40 CFR part 50.
[31] http://www.epa.gov/air/criteria.html.
[32] To attain this standard, the 3-year average of the fourth-highest daily maximum 8-hour average ozone concentrations measured at each monitor within an area over each year must not exceed 0.075 ppm. A lower ozone standard is expected to be proposed by US EPA in late 2014. In March of 2008, the 8-hour standard of 84 ppb was lowered to 75 ppb.
[33] Wisconsin Department of Natural Resources, Wisconsin Air Quality Trends, April 2014.

inventory is maintained by the DHP. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. Sites are based on the architectural, archaeological, cultural, or engineering significance. (For ease of discussion, "National Register" is used to refer to both programs. In Wisconsin, if a property is listed on one then it is typically listed on the other. ***There are no properties within the Town of Fond du Lac listed on the National Register.***[34]

The National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. It is, therefore, important to access the most updated version of the National Register properties.

### *Architecture and History Inventory (AHI)*

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects. ***A search of the DHP's online Architecture and History Inventory (AHI) reveals a total of 35 sites listed for the Town of Fond du Lac*** (Table L-1, Appendix L)***.***

Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP's collections. AHI is primarily used as a research and planning tool. Like the National Register, this is not a static inventory. Properties are constantly being updated.

### *Archaeological Sites Inventory*

An inventory similar to the AHI exists for known archaeological sites across the state: the Archaeological Sites Inventory (ASI). Due to the sensitive nature of archaeological sites, information as to their whereabouts is not currently made available online. This information is distributed only on a need-to-know basis. Archaeological sites are added to ASI as they are discovered; discovery is a continual process.

### *Wisconsin Historical Markers*

Wisconsin historical markers identify, commemorate and honor important people, places, and events that have contributed to the state's rich heritage. The Wisconsin Historical Markers Program is a vital education tool, informing people about the most significant aspects of Wisconsin's past. The Society's Division of Historic Preservation administers the Wisconsin Historic Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques. ***There are no historical markers located in the Town of Fond du Lac.***

[34] http://www.wisconsinhistory.org/, accessed 9/9/15.




*Yellowstone Trail Routes through Fond du Lac and Dodge Counties*

*Source: The Yellowstone Trail Association, http://www.yellowstonetrail.org/id61.htm*

### *Yellowstone Trail*

The Yellowstone Trail began in South Dakota in 1912. It quickly expanded to run from the Twin Cities (Minnesota) to the Yellowstone National Park in Montana. While the intent of the founders was to create a highway from coast to coast the marking of the whole route took considerable time. In 1914, it was formally extended to the Idaho border in the west and to Chicago in 1915. By 1917 the entire route was firmly established.[35] This historic route was created by small-town business people and civic leaders to promote good roads and to attract visitors traveling from coast to coast.[36] ***A portion of this historic trail passes through Wisconsin and the Town of Fond du Lac on parts of State Highway 175.***

### *Museums/Other Historic Resources*

Museums protect valuable historic resources for community enjoyment. Residents are welcome to learn from the exhibits and amenities they have to offer. ***There are no museums in the Town of Fond du Lac.*** However, there are several museums located in close proximity to the Town.

- Children's Museum of Fond du Lac, 75 W. Scott Street, Fond du Lac
- 1856 Historic Octagon House, 276 Linden Street, Fond du Lac
- Galloway House and Village, 336 E. Pioneer Road, Fond du Lac
- Painted Lady-Ebert Estate, 199 E. Division Street, Fond du Lac
- Silver Wheel Manor Doll Museum, N6221 CTH K, Fond du Lac

### *Local History*[37]

At one time the Town of Fond du Lac covered the entire county of Fond du Lac.[38] Slowly, the county was divided into other towns. By 1842, there were three towns in the county; Fond du

[35] http://www.yellowstonetrail.org/id3.htm.
[36] http://www.travelwisconsin.com/article/tours/a-wisconsin-road-trip-on-the-yellowstone-trail.
[37] The Town of Fond du Lac, The Way We Were - 1800's, The Way We Are – 2003.
[38] By act approved January 1, 1838.

Lac, Waupun and Calumet. Not only were there two other towns in the county, but the Town of Fond du Lac had been reduced in size to just the land in T.15 N., R. 17 E.

One of first settlers to the area was Colwert Pier who settled in the City of Fond du Lac in 1836. His brother Edward Pier built the first house in the Town of Fond du Lac in 1837. Both men were farmers, and started the long tradition of farming in the county. By 1900, family farms were scattered across the entire Town. While initially agriculture, dairying and family owned businesses were the foundation of the Town, working farms slowly disappeared as more people and industry came to the Town.

## KEY AGRICULTURAL, NATURAL AND CULTURAL RESOURCES SUMMARY POINTS

- In 1997, there were about 55 farms (defined as producing at least $1,000 worth of agricultural products in that year) in Town of Fond du Lac.
- Overall, the Town lost about 6,028 acres of farmland between 1990 and 2012, or about 62 percent.
- Overall, about 93 percent (10,768 acres) of the land within the Town of Fond du Lac is considered prime farmland.
- Evaluation of the soil data indicates that all soils in the Town of Fond du Lac are very limited for conventional on-site individual septic systems.
- About two-thirds of the area within the Town of Fond du Lac (65.5%. 7,573 acres) has soils that are considered very limited for building site development (with basements).
- The majority of the Town is underlain with dolomite and includes some limestone and shale. There are no areas of high bedrock in the Town of Fond du Lac.
- Less than one percent (0.9%, 109 acres) of the Town's total acreage have slopes in excess of 12 percent.
- Two non-metallic mining operations exist in the northwest corner of the Town, west of Rolling Meadows Drive.
- Two watersheds: the Lake Winnebago-East Watershed and the Fond du Lac River Watershed are situated in the Town of Fond du Lac.
- One lake, Lake Winnebago, is located on the northern edge of the Town of Fond du Lac.
- There are five (5) named rivers and streams (De Neveu Creek, East and West Branch of the Fond du Lac River, Taycheedah Creek and Parsons Creek) within the Town of Fond du Lac and two (2) unnamed creeks.
- Overall, about 13 percent of the Town's acres are in floodplains.
- Overall, approximately 3 percent (3.3%) of the Towns' total acreage are classified as wetlands.
- According to the groundwater contamination susceptibility mapping, areas in the southwest corner and near Lake Winnebago in the northeast corner of the Town are the most susceptible.
- In approximately 58 percent of the Town, the depth to groundwater is less than two feet.
- There are approximately 42 acres of planted woodlands and 1,090 acres of general woodlands in the Town of Fond du Lac.
- The U.S. Fish and Wildlife Service (USFWS) identifies two (2) federally listed species for Fond du Lac County, while the Wisconsin Natural Heritage Inventory identifies by Township, one (1) aquatic and terrestrial animal occurrences, two (2) aquatic and

terrestrial plant occurrences and four (4) aquatic and terrestrial natural community occurrences.
- There are no State Fishery Areas in the Town of Fond du Lac.
- The Oakfield Rail Prairie SNA is located in the Town of Fond du Lac along the Wild Goose State Trail.
- There are no State Parks or Forests in the Town of Fond du Lac.
- A search of the database for solid waste landfills/disposal facilities indicates that there are no landfills/disposal facilities within the Town of Fond du Lac.
- There are no properties within the Town of Fond du Lac listed on the National Register.
- A search of the DHP's online Architecture and History Inventory (AHI) reveals a total of 35 sites listed for the Town of Fond du Lac.
- There are no historical markers located in the Town of Fond du Lac.
- A portion of this historic trail passes through Wisconsin and the Town of Fond du Lac on parts of State Highway 175.
- There are no museums in the Town of Fond du Lac.

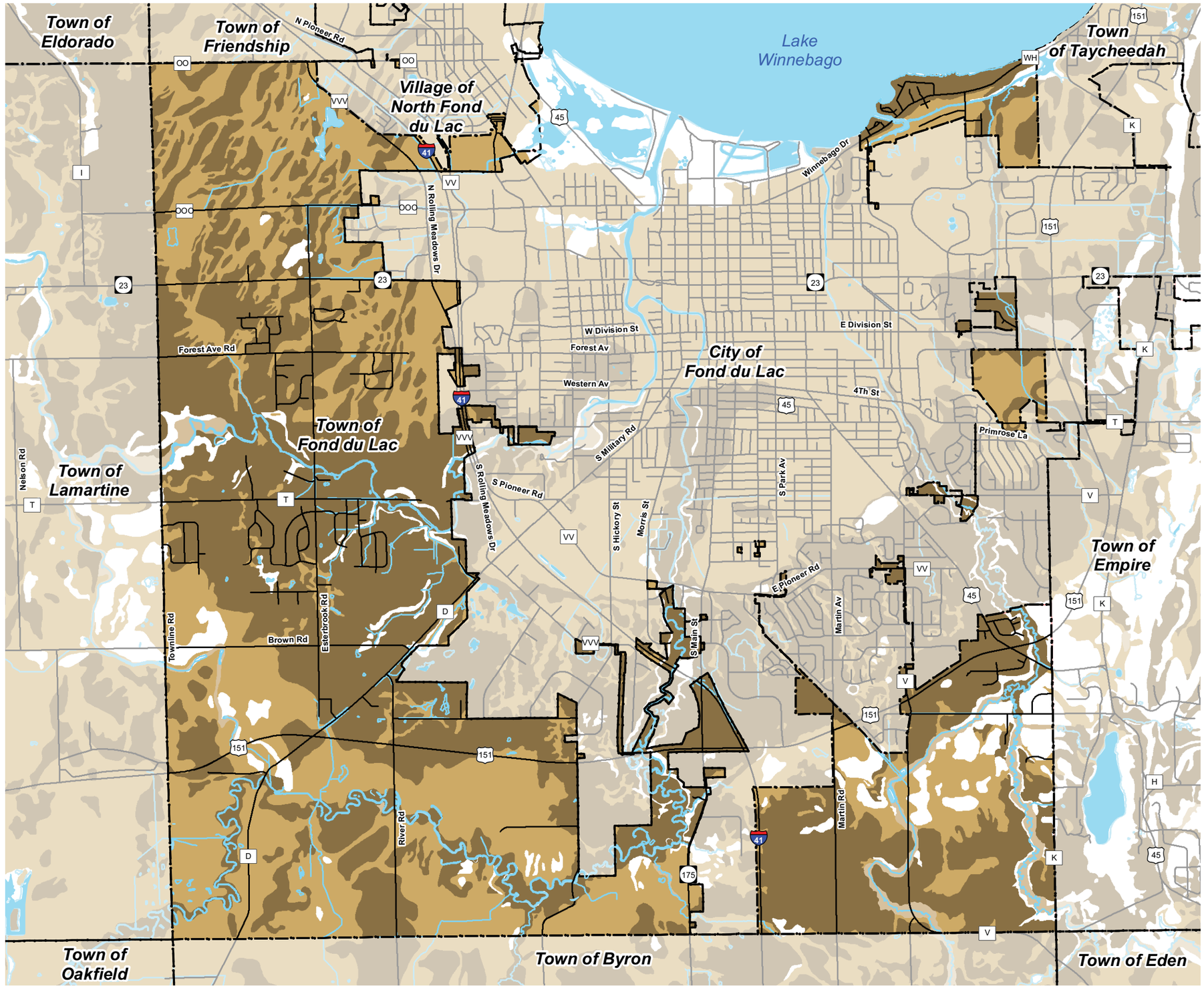
## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for the Agricultural, Natural and Cultural Resources element are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to the Agricultural, Natural and Cultural resources element can be found in Appendix E.

# Map 10-1
# Town of Fond du Lac
# Prime Farmland




## Legend

- *All areas are prime farmland*
- *Prime farmland if drained*
- *Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season*
- *Prime farmland if protected from flooding or not frequently flooded during the growing season*
- *Not Prime Farmland*

**Source:**
**Base data provided by Fond du Lac County 2015.**
**Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2013.**

N W E S

0 0.5 1
Scale in Miles

**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.**

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ECWRPC

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# Map 10-2
# Town of Fond du Lac
# Soil Limitations For On-Site Waste Disposal

## Legend

- Not limited
- Somewhat limited
- Very limited

**Source:**
**Base data provided by Fond du Lac County 2015.**
**Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2013.**

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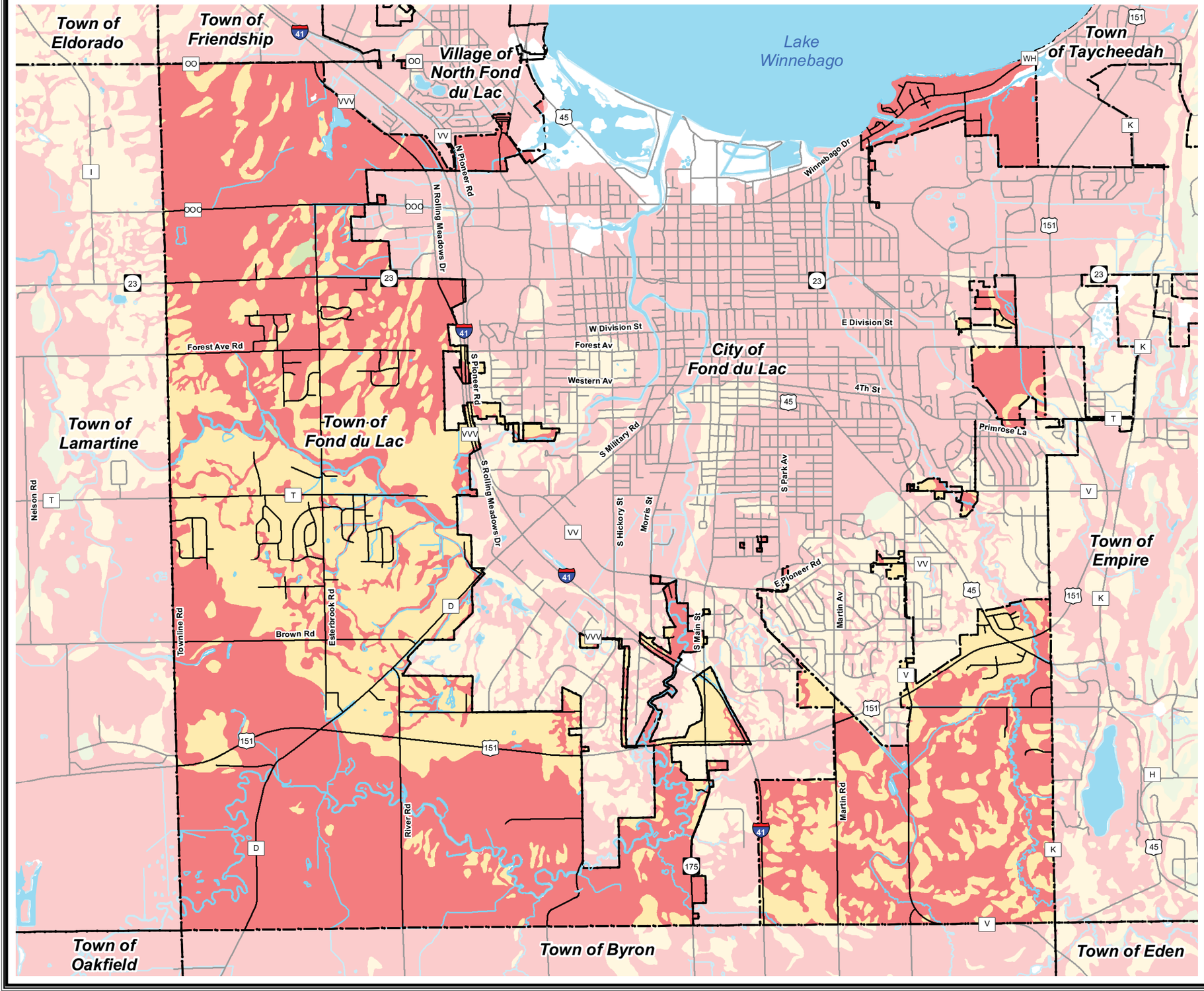
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# Map 10-3
# Town of Fond du Lac
# Soil Limitations For Building Development




## Legend

- Not limited
- Somewhat limited
- Very limited

**Source:**
**Base data provided by Fond du Lac County 2015.**
**Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2013.**

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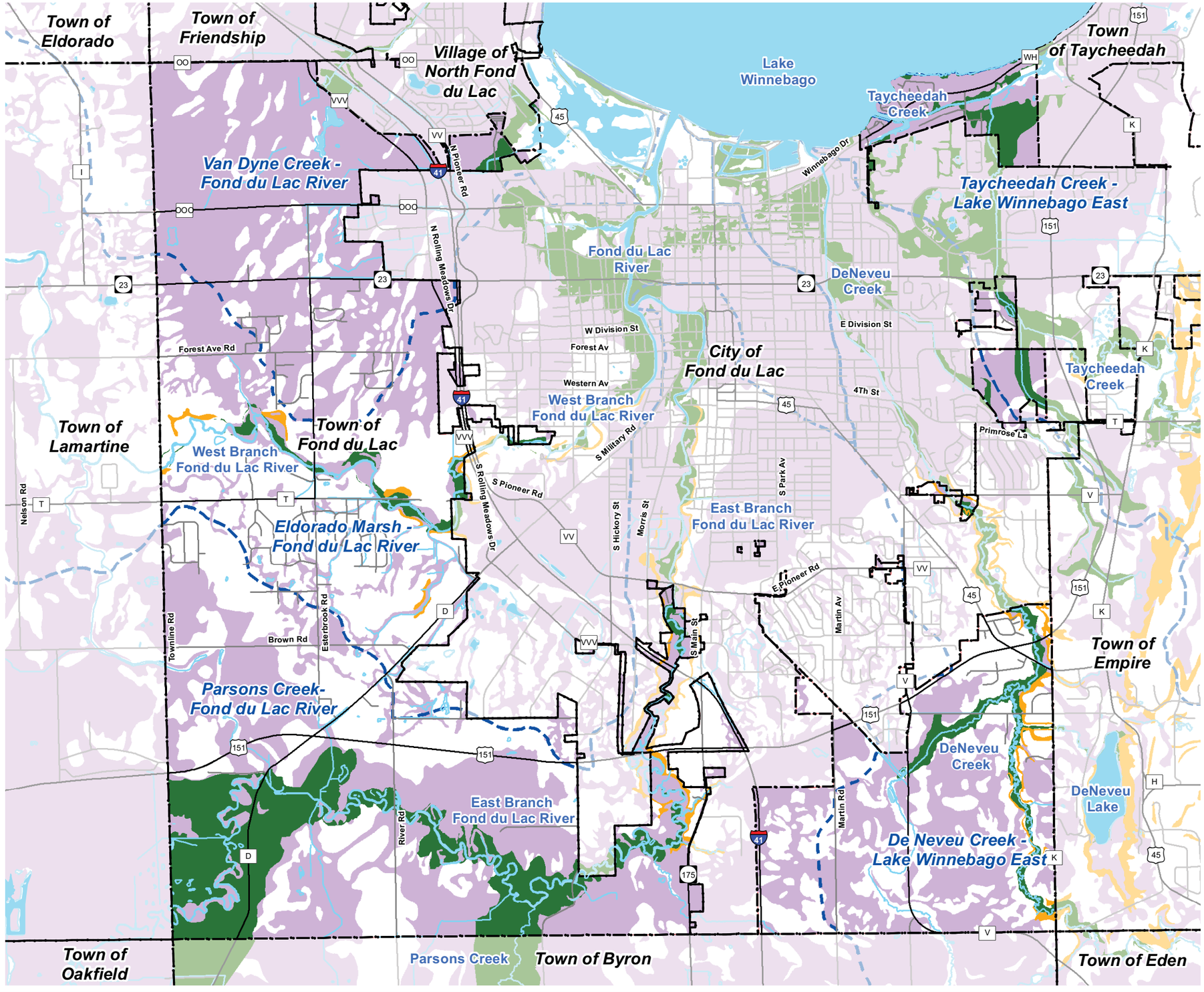
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# Map 10-4
# Town of Fond du Lac
# Environmental Features
# 1




## Legend

- Subwatershed Boundaries
- Steep Slope (>12%)
- 100 year Floodplain
- High Groundwater (<2 Feet)

**Source:**
**Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2013.**
**Floodplain & Watershed data provided by WDNR 2014.**
**Base data provided by Fond du Lac County 2015.**

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Scale in Miles

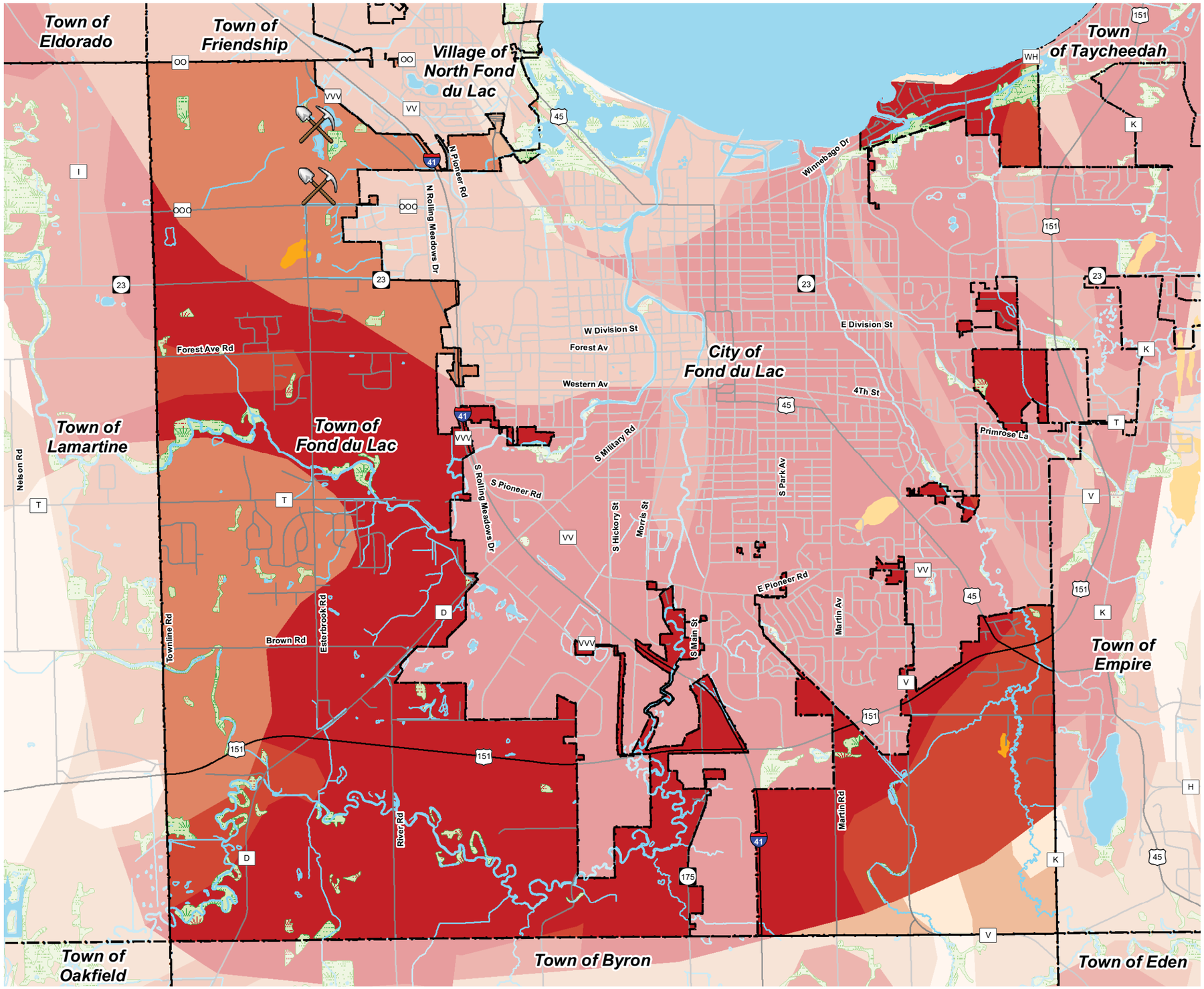
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# Map 10-5
# Town of Fond du Lac
# Environmental Features 2




## Legend

- Quarries
- Sand and Gravel Suitability ( >5 Acres)
- Wetlands
- Least Susceptible
- Moderately Susceptible
- Most Susceptible

**Source:**
**Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2013.**
**Quarry data provided by Fond du Lac County 2013**
**Wetland data provided by WDNR 2014.**
**Base data provided by Fond du Lac County 2015.**

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Scale in Miles

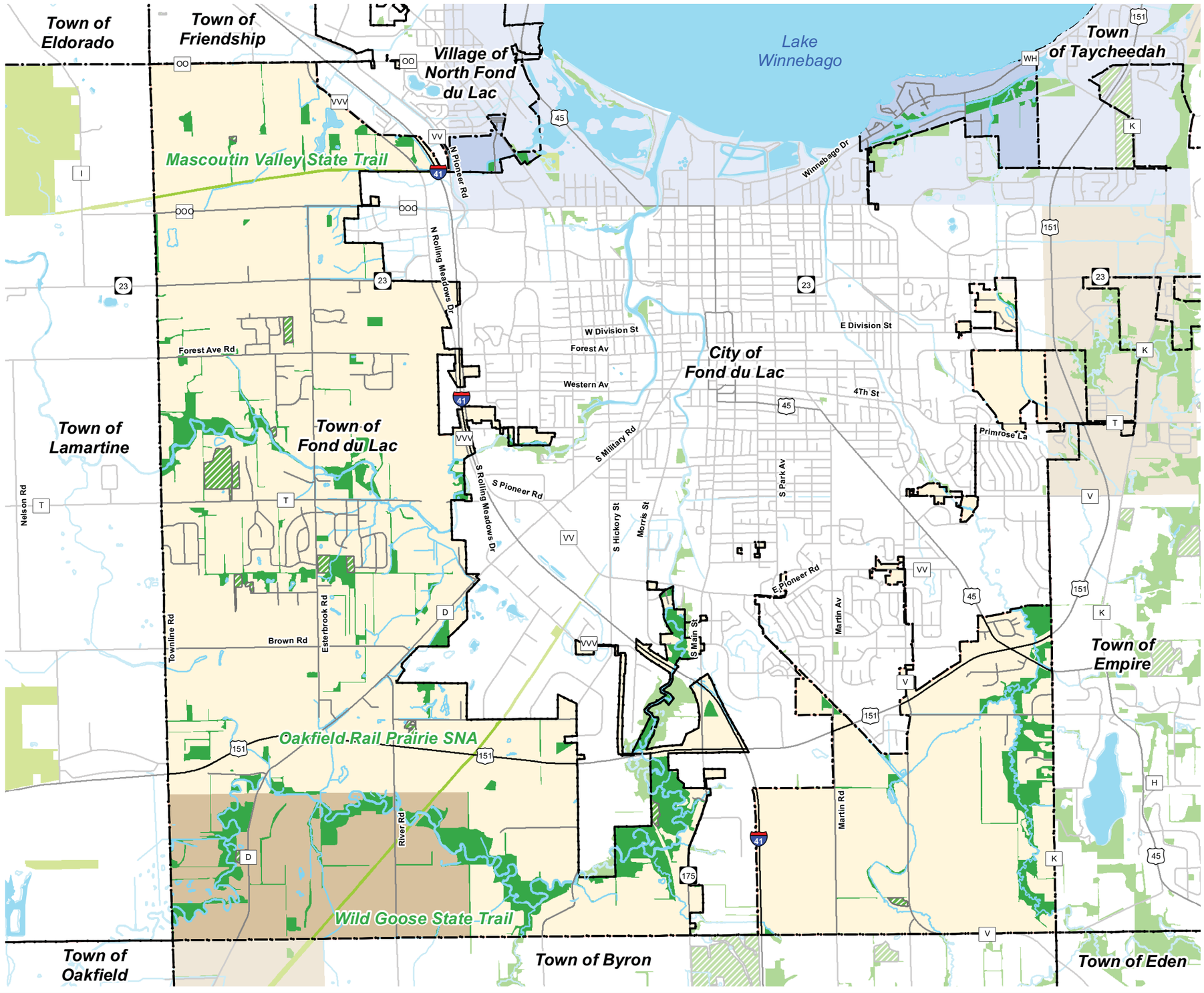
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# Map 10-6
# Town of Fond du Lac
# Environmental Features
# 3




## Legend

- WDNR Managed Lands
- Woodlands - General
- Woodlands - Planted

DNR Endangered Species Areas

- Aquatic Species
- Terrestrial Species
- Both Species
- Town of Fond du Lac

**Source:**
**Woodland data provided by ECWRPC 2010.**
**DNR endangered species data provided by WDNR 2014.**
**Base data provided by Fond du Lac County 2015.**

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Scale in Miles

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# CHAPTER 11

# INTERGOVERNMENTAL COOPERATION

# CHAPTER 11: INTERGOVERNMENTAL COOPERATION

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# CHAPTER 11: INTERGOVERNMENTAL COOPERATION

## INTRODUCTION

The relationship a municipality has with school districts, neighboring communities, the county, the regional planning commission, the state, and the federal government can impact residents in terms of taxation, planning, service provision, and siting of public facilities. An examination of these relationships and the identification of existing or potential conflicts can help a municipality address these situations in a productive manner.

***Intergovernmental Cooperation Vision for 2040***

*In 2040, the Town of Fond du Lac continues to be successful in maintaining strong relationships with the City of Fond du Lac, the Village of North Fond du Lac, Fond du Lac County and surrounding towns. This spirit of cooperation has led to more cost-effective delivery of municipal services by eliminating duplication and taking advantage of economies of scale. These partnerships have resulted in enhanced services for fire protection and emergency services, the provision of public sewer and water, and ensuring that local residents have access to cutting edge technology. Long term inter-municipal agreements have protected the Town's borders and are providing a stable land base.*

## INVENTORY AND ANALYSIS

### Governmental Units and Relationships to the Town of Fond du Lac

#### *Adjacent Communities*

***The Town of Fond du Lac shares its borders with the City of Fond du Lac, the Village of North Fond du Lac and the towns of Friendship, Eldorado, Lamartine, Oakfield, Bryon, Eden, Empire and Taycheedah in Fond du Lac County.*** As a result, the land use planning; road system planning and maintenance; trail planning, construction, and maintenance; other planning issues should be coordinated between municipalities. The City of Fond du Lac and the Village of North Fond du Lac have certain statutory powers and authorities including the power to annex lands and exercise extraterritorial plat review and zoning in the neighboring towns. While the City of Fond du Lac uses extraterritorial plat review, the Village of North Fond du Lac does not. Neither municipality exercises extraterritorial zoning. The Town does have intergovernmental agreements with neighboring communities (see below). Currently the Town has a good working relationship with its neighbors.

#### *School Districts*

***The Town of Fond du Lac is served by three school districts: the Fond du Lac Public School District, the North Fond du Lac Public School District and the Oakfield School District.*** Part of the Town's growth area (north of Forest Avenue) is within the North Fond du Lac Public School district. One school, Elmwood School is located in the Town of Fond du Lac and is used for special education. The Oakfield School District covers a small portion of the Town in the southwest corner, consequently, a very small amount, if any, of the students within

the Oakfield School District are from the Town of Fond du Lac. The remainder of the Town is within the Fond du Lac Public School District. As a result, most growth occurring on the Town's west side, as well as elsewhere, will be potentially contributing students to this school district. Currently, no schools are located in the Town and students must be transported to schools within the City of Fond du Lac. According to the Fond du Lac School District, some buildings are nearing capacity, though no additions are being planned at this time and there have been no recent referendums.

***Presently, no formal written intergovernmental agreement exists between any of the three school districts and the Town of Fond du Lac.*** In the future, if growth continues to occur on the Town's west side, there may be an opportunity for the Fond du Lac Public School District and the Town to work together to coordinate the siting and utilization of new school facilities within the Town. There may also be opportunities, in the future, for the Town and the school districts to work together to share recreational facilities, utilize existing school facilities for after school meeting space, and provide programming for area youth and adults. Communities, school districts and local businesses can establish agreements to work together on other issues as well. An example may be the establishment of partnerships to construct local buildings (sheds, garages, houses) that not only give students valuable life and work skills but also benefit individuals within the local community. Community service type projects by local students strengthen young peoples' sense of civic engagement and can have lifelong implications. Therefore the Town could benefit from establishing a method of communication with the local school districts.

The Town is served by the Moraine Park Technical College. The closest campus is located in the City of Fond du Lac. Opportunities may exist to partner with the Technical College on projects that would benefit the residents in the Town of Fond du Lac.

### *Community Facilities*

The Town is part of the Fond du Lac Urbanized Area and abuts the City of Fond du Lac, the Village of North and the towns of Friendship, Eldorado, Lamartine, Oakfield, Bryon, Eden, Empire and Taycheedah. As a result, the Town must work closely with others to provide services to its residents. ***Police protection for the Town of Fond du Lac is provided by the Fond du Lac Sheriff's Department who dispatches officers from its facilities in the City of Fond du Lac.*** Fire protection for the Town is provided by the Town of Fond du Lac Fire Department. The department is the first response within the Town, and others respond as needed. The fire department also provides rapid emergency medical response for victims of illness and injury through the Town of Fond du Lac Emergency Medical Responders. Ambulance service is provided through either the City of Fond du Lac or the Village of North Fond du Lac, depending on where the service is needed. The Town works closely with the Fond du Lac County Communications and Emergency Management Department for training, planning and emergency response. Fire, ambulance and emergency medical First Responders are dispatched through the Fond du Lac County 911 call center. ***The Town is part of the Mutual Aid Box Alarm System (MABAS), which is a mutual aid measure used to deploy fire, rescue and emergency medical services in a multi-jurisdictional and/or multi-agency response.***

***Library service to Town residents is provided through the Fond du Lac Public Library in the City of Fond du Lac and the Spillman Public Library in the Village of North Fond du Lac.*** The libraries are part of the Winnefox Library System. The Winnefox Library System is

one of 17 library systems in the state and is a federation of the public libraries in Fond du Lac, Waushara, Winnebago, Marquette and Green Lake counties. Residents of the system may use any of the public libraries in the five counties. Library systems are designed to provide expanded library services to more people without making additional large expenditures. ***Libraries receive the majority of their revenue from local municipalities and the county.***

Communication and coordination between the Town of Fond du Lac and providers of utility infrastructure (electric, natural gas, telecommunication, etc.), WisDOT and the Fond du Lac County Highway Department ensures that road construction and utility upgrades will run smoothly and that all work is done before restoration is completed. This lessens the chance that new road surfaces and restored terraces will need to be excavated shortly after construction is complete. Likewise, local governments, school districts and businesses working together on technological upgrades, ensure that these upgrades are made in concert without duplication of efforts so that a common goal can be achieved.

A number of high capacity public drinking water wells for the City of Fond du Lac are either located in the Town or adjacent to the Town. ***To protect private wells within the Town in areas near high capacity drinking water wells, the city and Town have entered into an agreement to monitor private wells and resolve issues as they arise.*** The city has prepared a wellhead protection plan and the Town should continue to work with the City of Fond du Lac on issues related to location and protection of water quality in relation to these wells.

### *Fond du Lac County*

The Town of Fond du Lac is located in Fond du Lac County. ***The Town works with county departments to coordinate road construction, maintenance and snow plowing on major roads; police, fire and emergency dispatch; election and planning assistance.*** Town residents have access to county departments and services including senior citizen and other social services, recreational resources, property information, birth and death certificates, and others. The Town and the county continue to maintain open communications with one another that work to foster good working relationships and mutual respect.

### *Regional*

**East Central Wisconsin Regional Planning Commission.** Fond du Lac County, and thus the Town of Fond du lac, is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ***ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region.*** These services include environmental management, housing, demographics, economic development, transportation (including Metropolitan Planning Organization (MPO) work), community facilities (including Sewer Service Area (SSA) planning responsibilities), land use, contract planning, and others. ECWRPC has worked with the Town of Fond du Lac on several projects over the years including transportation and sewer service area work and the current comprehensive plan update.

### *State*

**Wisconsin Department of Natural Resources (WDNR).** The WDNR is responsible for the regulation, protection, and sustained management of natural resources within the state. The WDNR operates various programs in water and air quality management, habitat preservation,

recreational trail development, and other programs. WDNR managed lands in the Town of Fond du Lac include the Oakfield Railroad Prairie State Natural Area (SNA), the Mascoutin Valley State Trail and the Wild Goose State Trail. ***The WDNR works with Fond du Lac County to maintain the Oakfield Railroad SNA and Wild Goose Trail.*** These facilities are open to the public.

**Department of Agriculture, Trade, and Consumer Protection (DATCP).** The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce. Since agriculture will continue to be an important economic industry within the Town and surrounding area, many of the programs DATCP offers will benefit and help local citizens and businesses.

**Wisconsin Department of Transportation (WisDOT).** WisDOT deals with issues related to all transportation uses in the planning area. ***WisDOT works with the Fond du Lac Area MPO, and local municipalities to evaluate existing transportation infrastructure including bicycle and pedestrian trails as well as assists in planning efforts for future trails.***

***Intergovernmental Agreements***

[1]***1996 Intergovernmental Agreement among the City of Fond du Lac and the towns of Fond du Lac, Empire, Taycheedah and Friendship.*** Commonly referred to locally as the "boundary agreement", this Agreement ended many decades of "annexation wars" between the City and Town of Fond du Lac. ***The Agreement identifies areas of future growth for the city and towns.*** As a result, the towns agreed not to contest future annexations from areas designated as City Growth Areas and the city is prohibited from annexing lands designated as Town Growth Areas. The 1996 Intergovernmental Agreement terminates in the summer of 2016 and a new agreement is currently being negotiated.

[2]***1997 Intergovernmental Agreement among the Village of North Fond du Lac, the Town of Fond du Lac and the Town Sanitary District No. 3 of the Town of Fond du Lac. This Agreement identified respective growth areas for the Village and Town, and secured a source of water from the village for the Town.*** Per to the Agreement, the village sells water to the Town and the Town constructs the water transmission system to serve Town customers. The village and Town also entered into agreement for on call emergency service and annual maintenance service for the Town's water system.

[3]***2000 Wastewater Agreement between the City of Fond du Lac and the Outlying Sewer Group.*** This Agreement replaced an earlier agreement governing the rights and responsibilities of the various parties connected to or having the right to connect to the city's regional wastewater treatment plant. The "Outlying Sewer Group" (OSG) is comprised of the Village of North Fond du Lac and all the Towns and Town Sanitary Districts that are or may in the future be connected to the wastewater treatment plan. This Agreement ***reserved a specific amount of collection system and treatment plant capacity sufficient for 20 years of projected growth for each party.*** The Agreement terminates in 2020.

[1] Town of Fond du Lac, 2005 Comprehensive Plan, Adopted December 2005.
[2] Town of Fond du Lac, 2005 Comprehensive Plan, Adopted December 2005.
[3] Town of Fond du Lac, 2005 Comprehensive Plan, Adopted December 2005.

## KEY INTERGOVERNMENTAL COOPERATION SUMMARY POINTS

- The Town of Fond du Lac shares its borders with the City of Fond du Lac, the Village of North Fond du Lac and the towns of Friendship, Eldorado, Lamartine, Oakfield, Bryon, Eden, Empire and Taycheedah in Fond du Lac County.
- The Town of Fond du Lac is served by three school districts: the Fond du Lac Public School District, the North Fond du Lac Public School District and the Oakfield School District. Presently, no formal written intergovernmental agreement exists between any of the three school districts and the Town of Fond du Lac.
- Police protection for the Town of Fond du Lac is provided by the Fond du Lac Sheriff's Department who dispatches officers from its facilities in the City of Fond du Lac.
- The Town is part of the Mutual Aid Box Alarm System (MABAS), which is a mutual aid measure used to deploy fire, rescue and emergency medical services in a multi-jurisdictional and/or multi-agency response.
- Library service to Town residents is provided through the Fond du Lac Public Library in the City of Fond du Lac and the Spillman Public Library in the Village of North Fond du Lac. Libraries receive the majority of their revenue from local municipalities and the county.
- To protect private wells within the Town in areas near high capacity drinking water wells, the city and Town have entered into an agreement to monitor private wells and resolve issues as they arise.
- The Town works with county departments to coordinate road construction, maintenance and snow plowing on major roads; police, fire and emergency dispatch; election and planning assistance.
- ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region.
- The WDNR works with Fond du Lac County to maintain the Oakfield Railroad SNA and Wild Goose Trail. These facilities are open to the public.
- WisDOT works with the Fond du Lac Area MPO, and local municipalities to evaluate existing transportation infrastructure including bicycle and pedestrian trails as well as assists in planning efforts for future trails.
- The *1996 Intergovernmental Agreement among the City of Fond du Lac and the towns of Fond du Lac, Empire, Taycheedah and Friendship* identifies areas of future growth for the city and towns.
- The *1997 Intergovernmental Agreement among the Village of North Fond du Lac, the Town of Fond du Lac and the Town Sanitary District No. 3 of the Town of Fond du Lac* identifies respective growth areas for the village and Town, and secures a source of water from the village for the Town.
- The *2000 Wastewater Agreement between the City of Fond du Lac and the Outlying Sewer Group* reserves a specific amount of collection system and treatment plant capacity sufficient for 20 years of projected growth for each party.

## GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for the Intergovernmental Cooperation element are provided in Chapter 2: Plan Framework.

## POLICIES AND PROGRAMS

Policies and programs related to the Intergovernmental Cooperation element are found in Appendix E.



# APPENDICES



# APPENDIX A

PUBLIC PARTICIPATION PLAN

## APPENDIX A: PUBLIC PARTICIPATION PLAN

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Town of Fond du Lac Public Participation Plan ..... A-1

# PUBLIC PARTICIPATION PLAN FOR COMPREHENSIVE PLANNING
## TOWN OF FOND DU LAC

## INTRODUCTION

The Town of Fond du Lac recognizing the need for comprehensive planning in accordance with the Wisconsin "Comprehensive Planning" legislation has created a Comprehensive Plan consistent with Section 66.1001 of Wisconsin Statutes. Per the Wisconsin Statutes, the Town will provide updates to its comprehensive plan at a minimum of every ten (10) years. The Town Board of Supervisors or its appointed designee administers the Public Participation Plan.

In order to facilitate public knowledge and involvement in the Comprehensive Planning process the Town of Fond du Lac has prepared the following public participation plan. The plan was prepared in conformance with Section 66.1001(4)(a) of Wisconsin Statutes which states: "The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alterative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments."

## GOALS OF PUBLIC PARTICIPATION PLAN

The major goals of the public participation plan are as follows:

- Provide a range of opportunities and venues for the residents of the Town of Fond du Lac to participate in the Comprehensive Planning Process.
- Meet the standards set forth in Section 66.1001(4)(a), Wisconsin Statutes.
- Establish a formalized and recorded framework for public participation.
- Work with the Town of Fond du Lac Board of Supervisors or its appointed designee and the Town Plan Commission to create a thorough plan that can implement the goals and vision of the Town.

## PUBLIC PARTICIPATION STRATEGY AND METHODS

The public participation strategy provides a timeline, outlines notification methods and identifies how to submit written comments.

### Timeline

The project timeline is project specific. It provides an approximate timeframe and a description of the key events and opportunities for public participation. See Attachment A, if required.

### Program Oversight

The Town Board of Supervisors or its appointed designee shall work with the Plan Commission to develop a comprehensive plan and/or update to the existing comprehensive plan. Local residents and interested parties are encouraged to attend and provide input at Plan Commission

meetings throughout the comprehensive planning process. Once the draft plan is complete, the Plan Commission shall recommend adoption of the plan to the Town Board of Supervisors.

### Notification Methods

All meetings on the comprehensive plan and/or amendment shall be open to the public and the Town of Fond du Lac shall post a notice of all meetings in accordance with Chapter 985.02(2) of the Wisconsin Statutes. A meeting agenda shall be posted at the Town Hall, N5256 CTH V, Fond du Lac, as well as Fire Station No. 2 at N7174 Prairie Road, Fond du Lac and the Highway 151 Mobil, N5789 CTH D, Fond du Lac. Press releases will be provided at key points in the planning process. Notice of the comprehensive planning process will be sent to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on a property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan and/or amendment (Chapter 66.1001 (4)(a) of the Wisconsin State Statutes). Notification to these individuals will be sent at the beginning of the process and during public comment and review prior to the plan adoption.

### Written Comments

Written comments will be collected both electronically and on paper throughout the comprehensive planning process. Electronic comments should be emailed to the Town of Fond du Lac Clerk at clerk@townoffdl.com, unless otherwise specified in Attachment A. Written comments should be directed to the Town Clerk at N5256 CTH V, Fond du Lac, WI 54935. Copies of the comments will be routed to the Town of Fond du Lac Plan Commission, Town of Fond du Lac Chairman and project consultant (if utilized). The Town Clerk will respond to the written comments by acknowledging receipt of the document and that the comments have been shared with those noted above for consideration in the final plan and/or amendment.

### Website and Technology

The planning process will utilize the Town of Fond du Lac's website at http://www.townoffdl.com, unless otherwise specified in Attachment A. The Town of Fond du Lac's website will contain all documents and maps produced as part of the Comprehensive Planning process. The website will also contain meeting notices, progress reports of the comprehensive planning status and a calendar of comprehensive plan events.

## PLAN ADOPTION PROCEDURES

A draft plan and/or amendments, when complete, shall be available at the Fond du Lac Public Library[1], the Town Hall and on the Town of Fond du Lac's website. At least 30 days before the public hearing, written notice of when and where the comprehensive plan and/or amendment can be inspected and how a copy of the plan and/ or amendment can be obtained shall be sent to all of the following as specified in Chapter 66.1001(4) of the Wisconsin Statutes: An operator who has registered, obtained, made application for or received a permit for a non-metallic mining deposit; Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing; and A political subdivision shall maintain a list of persons who

[1] Minor amendments shall be available at the Town Hall and on the Town of Fond du Lac's website only.

submit a written request to receive notice of any proposed ordinance, for the adoption of a comprehensive plan or amendment, that affects the allowable use of the property owned by the person. Written notice and the proposed ordinance shall be provided, either by mail or in any reasonable form that is agreed to by the person and the political subdivision. The political subdivision may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person. Additionally, written notice shall be sent to every governmental body that is located in whole or part within the boundaries of the Town of Fond du Lac and the clerk of every local governmental unit that is adjacent to the Town of Fond du Lac.

The Town will publish a class one notice at least 30 days prior to the public hearing. The notice shall include the date, time, and place of the public hearing; a summary, which may include a map, of the comprehensive plan or amendment to such a plan; the name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance; information relating to where and when the comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

The Town of Fond du Lac Plan Commission will adopt a resolution to recommend the draft plan and/or amendment to the Town Board, after the public hearing. A public hearing will be held in accordance with Wisconsin Statues 66.1001(4)(d) prior to Town Board approval of the comprehensive plan and/or amendment. Subsequent to the public hearing and on the recommendation from the Plan Commission, the Town Board shall enact an ordinance adopting the Town of Fond du Lac Comprehensive Plan and/or amendment. The Town of Fond du Lac shall send one copy of the adopted comprehensive plan, or an amendment of the plan to all of the following: every governmental body that is located in whole or part within the boundaries of the Town of Fond du Lac, the clerk of every local governmental unit that is adjacent to the Town of Fond du Lac, the Wisconsin Department of Administration, East Central Wisconsin Regional Planning Commission and the local public libraries serving the Town of Fond du Lac.

## ATTACHMENT A

## TOWN OF FOND DU LAC YEAR 2040 COMPREHENSIVE PLAN UPDATE

The project will initiate on May 1, 2015 and be completed over a 13 month period ending with delivery of the final documents by June 30th, 2016 as shown in Figure 1.

**Figure 1 – Tasks & Timeframes for Town of Fond du Lac Comprehensive Plan Update**

| Phase | Timeframe (Approximate) | Description/Key Events |
|---|---|---|
| **Organization** | May – June, 2015 | • Creation & Adoption of Public Participation Plan<br>• Establishment of Comprehensive Plan Update Webpage<br>• Appoint Ad Hoc Members to Plan Commission<br>• Prepare Prelim. Demographic Info |
| **Plan Kickoff Meeting & Visioning** | June – August, 2015 | • **Kickoff Meeting with the Town Plan Commission (June)**<br>▪ Present Prelim. Demographic Info<br>• **Town-wide Visioning Session (August)** |
| **Inventory/Analysis & Issue Identification/Vision & Goal Development** | May – October, 2015 | • Update inventory of the physical, social, and economic resources of the Town<br>• Development of background maps<br>• **Meet with Town Plan Commission (October)**<br>▪ Review Focus Group results<br>▪ Identify and prioritize issues (needs) and opportunities<br>▪ Develop Vision Statements & Plan Goals |
| **Plan Alternative, Strategies & Recommendations** | October, 2015 – January, 2016 | • Develop Plan alternatives and draft strategies and recommendations<br>• **Meet with Town Plan Commission (November)**<br>• **Meet with Town Plan Commission to review and develop land use map in workshop format (December)**<br>• **Hold Intergovernmental Meeting & Public Informational Meeting (January)** |

| Phase | Timeframe (Approximate) | Description/Key Events |
|---|---|---|
| **Plan Implementation** | February – March, 2016 | • Develop final plan, strategies and recommendations<br>• Develop final future land use map<br>• **Meet with Town Plan Commission (February)**<br>• Develop draft plan<br>• **Meet with Town Plan Commission (approve draft plan for public review – March)** |
| **Plan Review, Public Hearing & Adoption** | April – May, 2016 | • Develop press release<br>• Publish 30 day public notice<br>• **Hold Public Hearing / Town Plan Commission recommendation of comprehensive plan amendment (May)**<br>• **Town Board adoption of plan update (amendment) by ordinance (May)** |
| **Plan Printing & Distribution Activities** | June, 2016 | • Plan printing and delivery |

## Planning Approach

An update of all factual information contained within the existing Town of Fond du Lac Comprehensive Plan adopted in December, 2005 will be completed. This information will be shared with community leaders and the general public to ensure that the updated comprehensive plan is current and well-connected to short and long term trends and challenges.

Public participation and engagement will be generally sought in two basic forms:

1) Traditional, yet well publicized, public comment opportunities will be provided at regular Plan Commission meetings during the process, and;

2) Through the hosting of an intensive focus groups (as part of a single event) which will assist in providing input and direction for community and neighborhood level physical improvements and changes that will be required to meet the established land use vision.

At the end of the comprehensive planning process, a single public informational meeting will be held to provide the community an opportunity to ask questions and comment on the draft comprehensive plan amendment.

### Community-Wide Planning Workshop/Neighborhood Focus Groups

A large community-wide planning event will be held in August of 2015 to evaluate a number of issue areas within the general framework of the comprehensive plan and in the context of the 'neighborhood'. This event will include a review and summary of standard plan element inventories and conclusions, as well as a list of known issues and accomplishments from the current comprehensive plan adopted in 2005. The focus groups will participate in a number of visual and exploratory exercises in order to identify specific issues, high priority trends, needed physical improvements, and implementation opportunities that will be used to maintain or enhance the specific planning topic areas: livability and quality of life; environmental qualities and functions; transportation and mobility and multi-modal enhancements; recreation and health; housing and changing markets; community services provision; economic development; and growth and development interests.



# APPENDIX B

VISIONING

## APPENDIX B: VISIONING

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## PROCESS



An open house was held on Wednesday, August 12, 2015 at the Fond du Lac Town Hall (Town of Fond du Lac Visioning Flyer and Poster, Supporting Documents). It was developed and held in consultation with Town staff/officials, as their cooperation and support was key to the effectiveness of the event. Due to the informal format, people were able to drop in anytime between the hours of 5:30 p.m. and 7:30 p.m. and were able to stay for as little or as long as they wanted. There was no set order to complete the activities set up on the tables around the room, nor was there a requirement that people complete all activities. Staff from East Central was available to answer questions and to guide participants through the activities.

A registration table was set up near the door and people were asked to sign in and place a colored dot on a map to indicate where they lived in the Town. Twenty-two people participated in the two hour open house (Sign-in Sheets, Supporting Documents). Participants from every quadrant of the Town were present and provided input at the Open House (Table 1 – Registration (map), Supporting Documents).

The workshop was divided into five main concepts: Community Assets (Table 2); Neighborhood Identity (Table 3); Transportation Connections (Table 4); Community Improvements (Table 5); and New Development and Visual Preferences (Table 6). Interactive exercises were available at all five tables.

## PURPOSE AND GOALS

The purpose of the workshop was to explore broad community and neighborhood level issues and opportunities in order to derive feedback from participants. Information gleaned from the workshop will be used to help guide future development and re-development opportunities in a manner that is beneficial for residents, businesses, property owners and the Town of Fond du Lac community.

## SUMMARY OF FINDINGS

### Community Assets

Community assets contribute to the Town of Fond du Lac's identity. Numerous assets were recognized and are listed below (Table 2 - Community Assets (map), Supporting Documents):

- Town Hall, W5990 W. Pioneer Road
- Public Boat Landing/access on Lake Winnebago
- Simon Riverside Park
- Portions of DeNeveu Creek, East Branch of the Fond du Lac River, West Branch of the Fond du Lac River
- Wooded areas, especially the ones near DeNeveu Creek and Reinhardt Road, south of the Town Hall and an area south of Rogersville Road and west of Esterbrook Road
- Four cemeteries: Estabrooks, Hawes, Oak Grove (Hominston) and Olmstead

### Neighborhood Identity

**Mapping Exercise:** Major neighborhood areas included (Table 3 – Neighborhood Identity (map), Supporting Documents):

- River Road Neighborhood (note two different boundaries on the map)
- Martin Road, CTH V Neighborhood
- Rockwood Court Neighborhood
- Riverview Court Neighborhood
- Winnebago Drive Neighborhood (note two different boundaries on the map)

**Comment Sheets:** Three comments were received; one comment is relevant to this exercise (Table 3 – Connecting Neighbors, Written Comments, Supporting Documents):

- A Township Day featuring local (township) businesses, farms, artists, nature areas, products of the township, etc.

### Transportation Connections

**Future Transportation Needs:** New connections and transportation improvements could assist in increasing mobility within the Town. Numerous improvements were suggested. Most suggestions were offered to correct the dangerous intersection at STH 23 and Esterbrook Road; and improve access between the residential development in the western half of the Town and the City of Fond du Lac provided (Table 4 – Future Transportation Barriers and Needs (map), Supporting Documents) and (Table 4: Transportation Connections, Future Transportation Needs: Written comments, Supporting Documents). The following transportation connections/improvements were identified:

*STH 23 and Esterbrook Road*

- Construct a roundabout
- Open other corridors into the city, i.e. Rogersville Road
- Lower speed limit
- Construct traffic signals and extra lanes
- Strip two yellow lines, not one

*Bicycle Access*

- Provide safe bicycle access from residential developments in Esterbrook Road area north to Mascoutin Valley State Trail and south to Wild Goose State Trail

*Hickory Road*

- Construct new bridge at the East Branch of the Fond du Lac River
- Realign road to the south from the East Branch of the Fond du Lac River

*Rogersville Road*

- Provide connection from the west side of airport to the east side

*Outer Beltline*

- Increase access in southern portion of Town

**Barriers to Travel:** Barriers are restrictive or limiting. Many barriers were recognized. Most pertained to access restrictions between the residential development in the western half of the Town and the City of Fond du Lac and access restrictions in the southern half of the Town as a result of planned improvements to USH 151 (Table 4 – Future Transportation Barriers and Needs (map), Supporting Documents) and (Table 4: Transportation Connections, Barriers to Travel: Written comments, Supporting Documents). The following barriers were identified:

*STH 23 and Esterbrook Road*

- Dangerous intersection
- Cars backups on Esterbrook Road for drivers turning right onto STH 23

*STH 23*

- One of two access routes into the City of Fond du Lac from the west side of the Town
- Speed limit too high
- Drivers traveling west are impatient and taking risks

*Limited access from residential development in the Esterbrook area to the City of Fond du Lac*

- Two routes available: STH 23 and Brown Road, both are congested
- Forest Avenue Road, W. Grove Street and Rogersville Road are dead ended on the west side of the airport

*USH 151 and Martin Road*

- Future access restrictions/limited mobility

*Reinhardt Road*

- Potential access restriction

*USH 151*

- Future access restrictions/limits mobility

*USH 151 and STH 175*

- Future access restrictions/limits mobility

*USH 151 and USH 45*

- Future access restrictions/limits mobility

*USH 151 and CTH T (4th Street)*

- Future access restrictions/limits mobility

*Bicycle Mobility*

- Limited safe (off road) bicycle mobility

*Rogersville Road*

- Bridge maintenance on Rogersville Road
- Limits access from the west side of the Town to the City of Fond du Lac

**Community Improvements**

Community improvements assist in maintaining or enhancing aesthetics, quality of life and/or services (Table 5 – Community Improvements (map), Supporting Documents) and (Table 5:

**Community Improvements:** Written comments, Supporting Documents). The following improvements were identified:

*Sewer and Water Extensions*

- West of Esterbrook Road, south of CTH OOO, north of Forest Avenue to Townline Road
- East and west of the Town's Industrial Park
- North of Brown Road, south and slightly west of Fox Drive and east of Esterbrook Road
- Residential area west of Townline Road, east of Nelson Road, south of Forest Avenue and north of CTH T in the Town of Lamartine

*Recreational/Natural Resources*

- Continue to add improvements to Simon Riverside Park
- Develop small neighborhood park by Takodah Drive
- Develop additional recreational facilities; play area, baseball field, soccer fields
- Maintain waterway access: East Branch of the Fond du Lac River at CTH D and River Road; and West Branch of the Fond du Lac River at Esterbrook Road and Townline Road
- Accent the river as an asset
- Improve river access for canoe / kayak: East and West Branches of the Fond du Lac River
- Protect farmland rural nature of the Town

*Street Improvements*

- Realign Hickory Road
- STH 23
- Access to Reinhardt Road area

*Housing*

- Too many apartment buildings

*Ordinances*

- Review and eliminate ordinances that serve little or no purpose
- Develop ordinance to allow managed natural landscaping
- Control weeds along road right-of-ways

*Farmland*

- 2 parcels identified, unknown why

## New Development and Visual Preferences

### *New Development*

Participants were asked to provide input into what the Town should look like in the future (Table 6 – New Development (map), Supporting Documents). While people were somewhat reluctant to participate in this activity, they did indicate the following:

*Farmland Preservation*

- Southern part of the Town, generally south of USH 151

*Residential Development*

- Infill existing residential subdivisions first

*Recreational/Natural Resource Preservation*

- Protect the Wild Goose Trail
- Restoration of an oak savannah

### *Visual Preference Surveys*

### *Residential Types:*

Participants were asked to ranked from 4 (more of this type) to 0 (none of this type) four different residential housing types from single family to larger multi-family housing (Table 6 - Visual Preference Survey – Residential Types, Supporting Documents). Overwhelmingly participants favored single-family housing. Single-family housing could include one or two story houses and attached or detached garages.




Housing A – Single Family:
Average Ranking = 3.25 (0 = less to 4 = more)

***Retail / Commercial Types:***

Participants were asked to ranked from 4 (more of this type) to 0 (none of this type) four different retail / commercial types from free standing convenience retail to large retail developments *(Table 6 - Visual Preference Survey – Retail / Commercial Types, Supporting Documents).* Participants slightly favored free standing convenience retail over other types of retail/commercial uses. This type of use could include corporate and franchise architecture with one-acre lots unrelated to surrounding uses with parking on all sides of the building and drive thru's.




Retail A – Free Standing Convenience Retail:
Average Ranking = 2.29 (0 = less to 4 = more)

***Employment Types:***

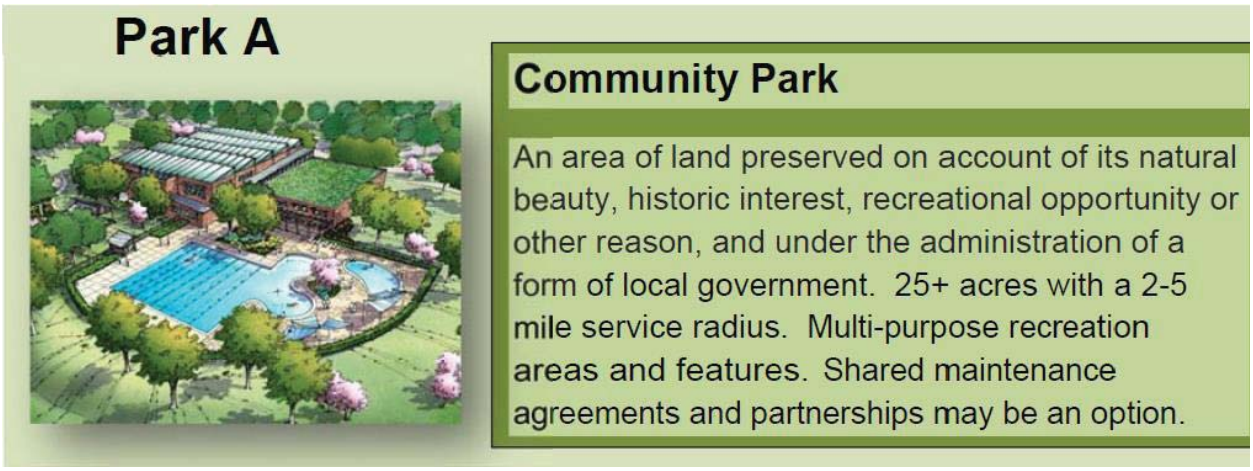
Participants were asked to rank from 4 (more of this type) to 0 (none of this type) four different employment types from small scale flex space and business condos to office parks *(Table 6 - Visual Preference Survey – Employment Types, Supporting Documents).* Participants slightly favored small scale flex space and business condos over medium scale business offices and incubator buildings. Small scale flex space and business condos are typically single story buildings; little emphasis is place on architecture, urban character or building materials. Buildings often have few windows, oversized loading doors and surface parking lots. Developments may be made up of many individual buildings or may be grouped in clusters. Buildings may house a combination of warehouse, yard storage, production, contractor space, and some office uses. No intermixed residential development.



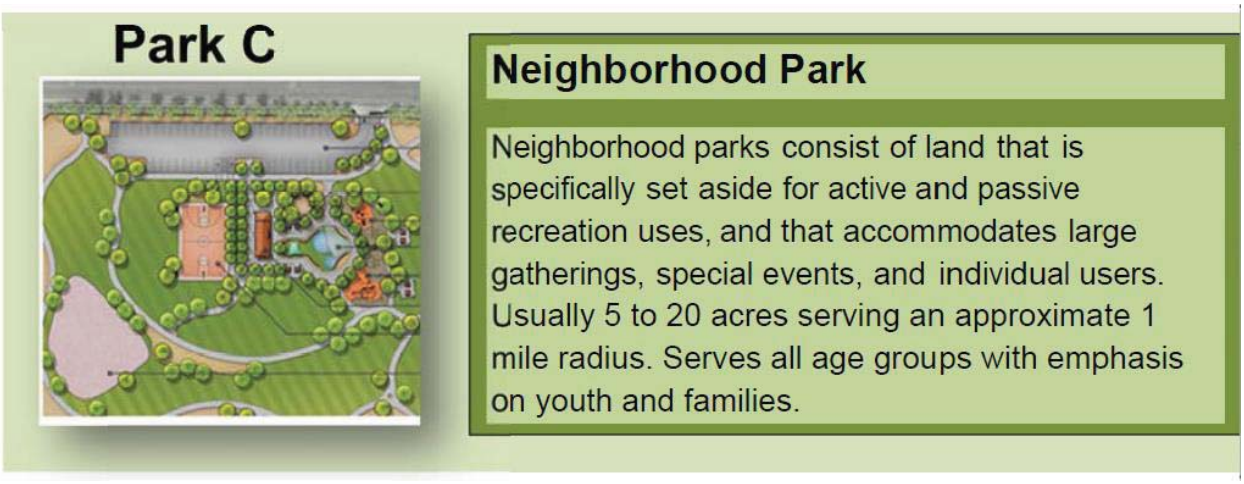

Employment A – Small Scale Flex Space and Business Condos are Typically Single Story Buildings:
Average Ranking = 2.79 (0 = less to 4 = more)

***Park Types:***

Participants were asked to rank from 4 (more of this type) to 0 (none of this type) four different park types ranging from a smaller neighborhood park to a sports complex or other specialty park (Table 6 - Visual Preference Survey – Park Types, Supporting Documents). Participants were equally supportive of Community Parks and Neighborhood Parks, and slightly less supportive of Linear Parks. Community Parks preserve an area of land for its natural beauty, historic interest, recreational opportunity, etc. They are usually under the administration of a form of local government, though shared maintenance agreements and partnerships may be may be an option. They are larger in size (25+ acres) and serve a radius of about two to five miles. Multi-purpose recreation areas and features are available. Neighborhood Parks are slightly smaller in both size (5 to 20 acres) and service area (1 mile radius). This type of park has been set aside for both active and passive recreational uses, and may accommodate large gatherings, special events, as well as individual users. While neighborhood parks serve all age groups, there is an emphasis on youth and families.



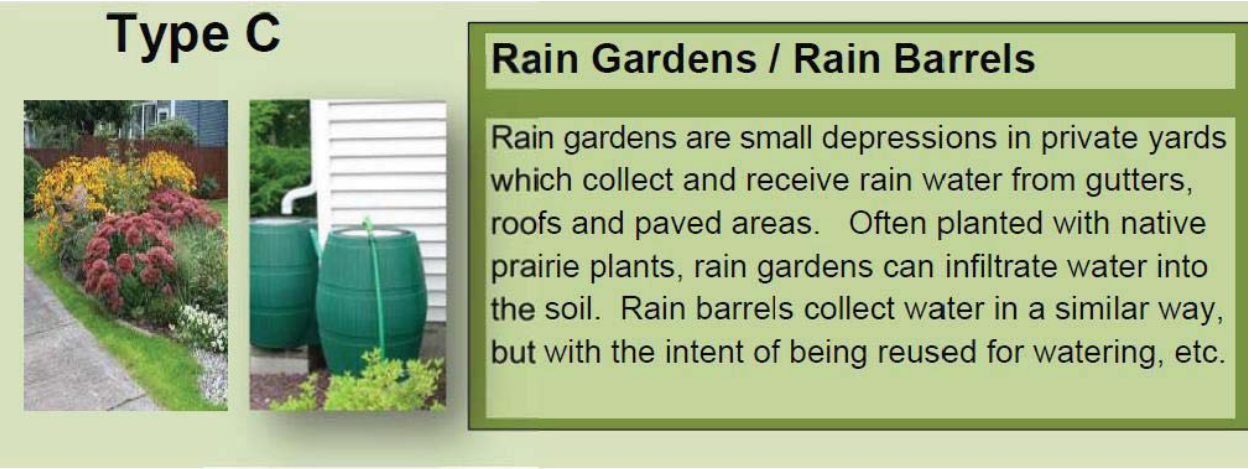

Park A – Community Park:
Average Ranking = 2.75 (0 = less to 4 = more)




Park C – Neighborhood Park:
Average Ranking = 2.75 (0 = less to 4 = more)

***Stormwater Management Types:***

Participants were asked to rank from 4 (more of this type) to 0 (none of this type) four different four different stormwater management types (images) ranging from rain gardens / rain barrels to retention / detention ponds (Table 6 - Visual Preference Survey –Stormwater Management Types, Supporting Documents). Participants slightly favored rain gardens / rain barrels, though all but retention / detention ponds were given an average ranking of at least a three. Rain gardens are small depressions in private yards which collect and receive rain water from gutters, roofs and paved areas. They are often planted with native prairie plants and can infiltrate water into the soil. Similar to rain gardens, rain barrels collect water, but instead of allowing the water to infiltrate into the soil, the water is collected and used for watering plants and other similar uses.




Type C – Rain Gardens / Rain Barrels:
Average Ranking = 3.64 (0 = less to 4 = more)

## EXERCISES

### Table 2: Community Assets

Participants were asked to identify community assets that help to define their community. Utilizing maps provided, they were asked to place dots on locations they felt were community assets and to label these assets. Since sometimes community assets cannot be defined with a dot on a map participants were asked to provide further information about why they like the Town of Fond du Lac and what keeps them here.

***"Community Assets"***

*A community asset is anything that improves the quality of life. It could be a visual landmark; a park or other recreational location; a natural resource; a historic building, structure or feature that should be protected; a favorite business; or special place or unique feature; it could be a characteristic or feeling that fosters a sense of authentic human attachment and belonging.*

### Results

#### *Community Assets*

**Mapping Exercise:** For the purpose of this exercise, community assets were categorized into three separate categories: community facilities, recreational/natural resources, and historic/cultural resources. Over half of the assets that were identified by participants were recreational/natural resource based. Historic/cultural resources accounted for approximately a third (Table 2 - Community Assets (map), Supporting Documents).



*Town of Fond du Lac Town Hall*

**Community Facilities:** Two community facilities were identified: the Town Hall at W5990 W. Pioneer Road and the public boat landing on Lake Winnebago in the northeast corner of the Town.

**Recreational/Natural Resources:** Recreational and natural resources was clearly a winning asset. Seven recreational/natural resource assets were identified in the Town: Simon Riverside Park; a portion of DeNeveu Creek; a portion of the East Branch of the Fond du Lac River; a portion of the West Branch of the Fond du Lac River; a wooded area near DeNeveu Creek and Reinhardt Road; a wooded area south of the Town Hall; and area south of Rogersville Road and west of Esterbrook Road. The final asset that was identified was Hobbs Woods, in the Town of Byron.



*East Branch of the Fond du Lac River at River Road, looking east*



*Oak Grove (Holinston) Cemetery*

**Historic/Cultural Resources:** The four cemeteries in the Town of Fond du Lac were identified as a community asset: Estabrooks Cemetery, Oak Grove (Hominston) Cemetery, Hawes Cemetery and Olmstead Cemetery.

**Other Assets:** Comment sheets were available on the table for people to provide individual remarks to clarify information on the maps or to provide additional information on why they like the Town of Fond du Lac. While all comments are valuable, some of the comments may not pertain to this exercise but should be utilized within the planning process to determine strategies and recommendations for moving forward (Table 2 - Community Assets: Written Comments, Supporting Documents).
Using the same three categories from above: community facilities, recreational/natural resources, and historic/cultural resources, comments pertaining to assets identified on the comment sheets would fit into the following categories:

**Recreational/natural resources:** Woodland areas and parks.

**Historic/cultural resources:** Cemeteries.

All comments are reflected on the Table 2 – Community Assets map.

**Table 3: Neighborhood Identity**

Participants were asked to delineate the extent of their neighborhood on the provided maps as well as provide comments about how the Town of Fond du Lac can support their efforts to connect with others in their neighborhood and community.

## Results

### *Neighborhood Identity*

**Mapping Exercise:** How people identify neighborhoods varies, some people look at physical barriers such as streets and waterways, and others might look at individual subdivisions and the progression of development. In rural areas, people may feel connected to the neighbors who are in the same general area. For this exercise, some people identified broad areas of residential development, though an entire square mile representing scattered single family and farms was also highlighted. Others identified either individual subdivisions or parts of subdivisions. Clustered homes were also circled. It is important to note, that not all people identify neighborhoods in the same way and that even in a specific area, peoples concept of their neighborhood varies (Table 3 – Neighborhood Identity (map), Supporting Documents.

Major neighborhood areas included:

- River Road Neighborhood (note two different boundaries on the map)
- Martin Road, CTH V Neighborhood
- Rockwood Court Neighborhood
- Riverview Court Neighborhood
- Winnebago Drive Neighborhood (note two different boundaries on the map)

**Written Exercise:** Three comments were submitted by participants about how the Town of Fond du Lac can support their efforts to connect with others in their neighborhood and community. Only one comment was relevant to this exercise, but all are acknowledged below:

- Establish a Township Day
- Listen to Town residents
- Improvements to the creek behind the homes south of Winnebago Drive.

### Table 4: Transportation Connections

Participants were asked to identify transportation connections, future transportation needs and barriers to travel. The three exercises are described below:

> ***Connectivity***
>
> *"The quality or condition of being connected or connective."*

**Transportation Connections:** Participants were first asked to think about community assets and destinations and place a dot on the map to indicate an asset and/or destination they travel to. They were then asked to highlight routes/paths (on or off road) that they use to get between these locations.

**Future Transportation Needs:** People were asked to think about and indicate on the map new connections and transportation needs. A sheet was provided so that people could provide additional ideas or clarification for items indicated on the map.

**Barriers to Travel:** People were asked to identify barriers to travel and indicate these barriers by placing a dot on the map. A sheet was provided so that people could provide additional ideas or clarification for items indicated on the map.

## Results

### *Transportation Connections*

**Transportation Connections:** Participants placed three dots in the Valley Creek Road/Reinhardt Road area to indicate community assets and destinations. People indicated that they traveled along Martin Road using the USH 151 intersection. Another route was identified from USH 151 north along Camelot Drive to Milhill Avenue and a third route was indicated from a business on south Morris Street to the north, and then left on W. Pioneer Road, then south along the Wild Goose Trail to Rolling Meadows Drive (Table 4 – Future Transportation Connections (map), Supporting Documents).

**Future Transportation Needs:** Participants were asked to think about new connections and transportation needs. The following needs were identified from comments received on either the maps or through comments written on the individual response sheets provided (Table 4 – Future Transportation Barriers and Needs (map), Supporting Documents) and (Table 4: Transportation Connections, Future Transportation Needs: Written comments, Supporting Documents).

*STH 23 and Esterbrook Road*

Multiple people mentioned that this intersection was dangerous and something should be done to correct the situation. Suggestions included:

- construct a roundabout;
- open other corridors into the city, i.e. Rogersville Road;
- lower speed limit;
- construct traffic signals and extra lanes; and
- strip two yellow lines, not one.



*STH 23 and Esterbrook Road*

*Bicycle Access*

Provide safe bicycle access from residential developments in Esterbrook Road area north to Mascoutin Valley State Trail and south to Wild Goose State Trail.

*Hickory Road*

Two suggestions were received:

- A new bridge is needed at the East Branch of the Fond du Lac River
- Realign road to the south from the East Branch of the Fond du Lac River

*Rogersville Road*

Provide connection from the west side of airport to the east side. One person mentioned that a tunnel might be a method that could be used.



*Rogersville Road, east of Fond du Lac County Airport*

*Outer Beltline*

Concern was voiced about access in the southern portion of the Town. One person wondered if an outer beltline is needed.

**Barriers to Travel:** Participants were asked to think about barriers to travel, what slows or prevents them from getting from point A to point B. The following barriers were identified from comments received from either the maps or through comments written on the individual response sheets provided (Table 4 – Future Transportation Barriers and Needs (map), Supporting Documents) and (Table 4: Transportation Connections, Barriers to Travel: Written comments, Supporting Documents).

*STH 23 and Esterbrook Road*

Many people felt this was a dangerous intersection. Speed along STH 23, congestion and driver impatience was highlighted. Participants mentioned impatient drivers traveling west passing cars waiting to turn left onto Esterbrook Road, using the right hand turn lane to pass the cars on the right. They also mentioned that cars waiting to turn right from Esterbrook Road onto STH 23 backed up on Esterbrook Road.

*Limited access from residential development in the Esterbrook area to the City of Fond du Lac*

People mentioned that there were only two routes available: STH 23 and Brown Road, both are congested. Forest Avenue Road, W. Grove Street and Rogersville Road are dead ended on the west side of the airport.

*USH 151 and Martin Road*

People were concerned about future access to USH 151 at Martin Road. Currently a car traveling north on Martin Road is not able to cross USH 151 or turn left, but is allowed to turn right onto USH 151. Similarly a car traveling south on Martin Road is not allowed to cross USH 151 or turn left, though a right turn is allowed. Future corridor plans are to construct an overpass over USH 151, thus removing access to USH 151 at Martin Road.

*Reinhardt Road*

People were concerned about a potential access problem when corridor work is finished on the USH 151 corridor.

*USH 151*

More than one person mentioned that access to USH 151 is limited and that it does not allow access to other parts of the Fond du Lac.

*USH 151 and STH 175*

People are concerned about future access to USH 151 at STH 175. Future corridor plans are to remove the access ramps at USH 151 and to leave the existing overpass intact. This will remove access to USH 151 at STH 175.

*USH 151 and USH 45*

People are concerned about future access to USH 151 at USH 45. Immediate plans are to remove access ramps at USH 151 and to leave the existing overpass intact. This will remove access to USH 151 at USH 45.

*USH 151 and CTH T (4th Street)*

People are concerned about the closure of CTH T (4th Street). Immediate plans are to remove access from USH 151 and construct an overpass on CTH T.

*Bicycle Mobility*

It was mentioned that there are no bicycle paths on most roads.

*Rogersville Road*

Two concerns were identified:

- Bridge on Rogersville Road needs repair
- Rogersville Road should provide access from the western part of the Town to the western part of the city (through the airport)

**Table 5: Community Improvements**

Participants were asked to identify community improvements which will assist in maintaining or enhancing the aesthetics, quality of life, property value and/or services offered by the Town.

**Results**

***Community Improvements***

**Mapping Exercise:** In order to complete this exercise people were asked to place a dot on the map and label the dot to clarify the improvement. Identified community improvements were classified into 4 categories (Table 5 – Community Improvements (map), Supporting Documents):

*Sewer and Water Extensions*

Recommendations for sewer and water extensions are generally described below:

- An area west of Esterbrook Road, south of CTH OOO, north of Forest Avenue to Townline Road
- Areas east and west of the Town's Industrial Park
- An area north of Brown Road, south and slightly west of Fox Drive and east of Esterbrook Road
- Establish a boundary agreement with the Town of Lamartine to extend service to a residential areas west of Townline Road, south of Forest Avenue, east of Nelson Road, and north of CTH T

*Recreational/Natural Resources*

Recommendations for recreational and natural resources are described below:

- Develop Simon Riverside Park
- Develop small neighborhood park by Takodah Drive
- Maintain waterway access: East Branch of the Fond du Lac River at CTH D and River Road; West Branch of the Fond du Lac River at Esterbrook Road and Townline Road

*Street Improvements*

Tow recommendations for street improvements were identified:

- Realign Hickory Road
- Access to Reinhardt Road area
- Access to area north of CTH T from USH 151

*Farmland?*

One parcel of farmland was identified, but no explanation as to the improvement that should be done. The areas were identified as: south of Peeples Trail along the Town's eastern boundary.

**Comment Sheets:** Comment sheets were available for people to use to clarify information marked on the map and to provide comments for items that might not be easily depicted on a map. Identified community improvements were classified into 4 categories (Table 5 – Community Improvements: Written Comments, Supporting Documents):

*Housing*

One comment was received; someone felt that there were too many apartment buildings.

*Ordinances*

Three comments were received related to Town ordinances:

- Review ordinances and eliminate some that serve little or no purpose
- Develop an ordinance to allow managed natural landscaping
- Control weeds along road right-of-ways

*Recreational/Natural Resources*

Six comments were received related to recreational and natural resources:

- Protect the farmland rural nature of the Town
- Develop a park by Takodah Drive
- Continue to add improvements to Simon Riverside Park
- Develop recreational facilities for youth (play area, baseball field, soccer field)
- Accent the river asset
- Improve river access for canoe / kayak along both the east and west branch of the Fond du Lac River

*Street Improvements*

One comment was received and that had to do with STH 23.

**Table 6: New Development and Visual Preferences**

**Mapping Exercise:** Participants were asked to (1) identify areas in the Town that should be used to accommodate new residential, commercial, or industrial development; (2) areas that need redevelopment; and (3) areas that should be protected for agricultural use, parks, recreation, and natural resource preservation.

**Visual Preference Surveys:** In order to determine people's visual preferences, five separate design preference surveys were completed. Residential addressed single (detached and attached) and multi-family (small and large). Retail / commercial looked at different types including free standing convenience retail, single story strip commercial, street oriented commercial and mixed use, and large retail developments. Employment types explored small scale flex space and business condos, medium scale business offices and incubator buildings, larger light industrial research buildings and office parks. Parks looked at different types of recreational facilities such as community parks, sports complex or other specialty parks, neighborhood parks and linear parks. Stormwater management addressed different types of stormwater facilities including retention / detention ponds, bioretention / infiltration facilities, rain gardens / rain barrels, and natural stormwater management.

**Results**

***New Development and Visual Preferences***

**Mapping Exercise:** Participants were somewhat reluctant to identify areas of the Town for new development, redevelopment and preservation (Table 6 – New Development (map), Supporting Documents). However a comment was made that the Town should protect as much farmland

as possible. Areas identified for farmland preservation were mainly in the southern part of the Town, south of USH 151. The exception was an area identified between Willow Lawn Road and USH 151. A comment was also made to encourage infill residential development first and an area was identified west of Esterbrook Road and south of Rogersville Road. An area in a residential development north of Rogersville Road was identified as being restored to an oak savannah. Finally a comment was made to protect the Wild Goose Trail.

**Visual Preference Surveys:** Participants were asked to indicate their preference from 4 (more of this type) to 0 (none of this type) for the five separate preference surveys. They were also invited to add explanations / comments in the space provided on the forms. Not everyone at the open house completed these surveys, and those who did participate in this activity did not have to complete every survey. Below is a summary of the results for each survey by type of visual preference survey. More detail is available in the Supporting Documents.

***Residential Types:***

Below is a series of four residential types (images) that participants ranked from 4 (more of this type) to 0 (none of this type) (Table 6 - Visual Preference Survey – Residential Types, Supporting Documents). Overwhelmingly participants favored single-family housing. Single-family housing could include one or two story houses and attached or detached garages. Images of the different residential types, average rankings and a summary of the comments are indicated below each image.




Housing A – Single Family:
Average Ranking = 3.25 (0 = less to 4 = more)

Summary of Comments: Three comments were received. One felt that the Town should be looking at less density, another didn't care and the third felt that the Town should keep the neighborhood charm.




Housing B – Attached Single-Family Housing:
Average Ranking = 1.67 (0 = less to 4 = more)

Summary of Comments: Two comments were received, one person didn't care and the other felt that this maybe a possibility.




Housing C – Small Multi-Family Housing:
Average Ranking = 1.08 (0 = less to 4 = more)

Summary of Comments: Two comments were received, one person didn't care and the other felt that this was not a possibility.




Housing D – Larger Multi-Family Housing:
Average Ranking = 0.67 (0 = less to 4 = more)

Summary of Comments: Two comments were received, one person didn't care and the other felt that this was not a possibility.

***Retail/Commercial Types:***

Below is a series of four retail/commercial types (images) that participants ranked from 4 (more of this type) to 0 (none of this type) (Table 6 - Visual Preference Survey – Retail / Commercial Types, Supporting Documents). Participants slightly favored free standing convenience retail over other types of retail/commercial uses. This type of use could include corporate and franchise architecture with one-acre lots unrelated to surrounding uses with parking on all sides of the building and drive thru's. Also receiving more positive ratings were single story strip commercial and street oriented commercial and mixed use. Street Oriented Commercial and Mixed Use and large retail developments were less desirable. Images of the different retail/commercial types, average rankings and a summary of the comments are indicated below each image.




Retail A – Free Standing Convenience Retail:
Average Ranking = 2.29 (0 = less to 4 = more)

Summary of Comments: One comment was received; no.




Retail B – Single Story Strip Commercial:
Average Ranking = 2.14 (0 = less to 4 = more)

Summary of Comments: Two comments were received; they're empty and best.




Retail C – Street Oriented Commercial and Mixed Use:
Average Ranking = 1.14 (0 = less to 4 = more)

Summary of Comments: Two comments were received: not so much and ok.




Retail D – Large Retail Developments:
Average Ranking = 1.0 (0 = less to 4 = more)

Summary of Comments: Two comments were received: ? and no.

***Employment Types:***

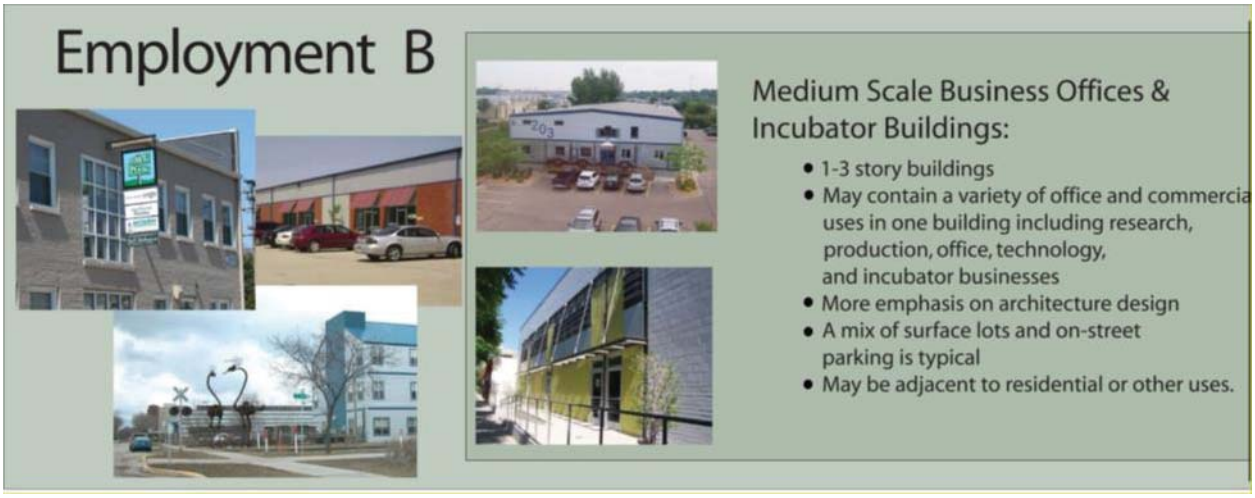
Below is a series of four employment types (images) that participants ranked from 4 (more of this type) to 0 (none of this type) (Table 6 - Visual Preference Survey – Employment Types, Supporting Documents). Participants slightly favored small scale flex space and business condos over medium scale business offices and incubator buildings. Small scale flex space and business condos are typically single story buildings; little emphasis is place on architecture, urban character or building materials. Buildings often have few windows, oversized loading doors and surface parking lots. Developments may be made up of many individual buildings or

may be grouped in clusters. Buildings may house a combination of warehouse, yard storage, production, contractor space, and some office uses. No intermixed residential development. Images of the different employment types, average rankings and a summary of the comments are indicated below each image.




Employment A – Small Scale Flex Space and Business Condos:
Average Ranking = 2.79 (0 = less to 4 = more)

Summary of Comments: One comment was received; ok.




Employment B – Medium Scale Business Offices and Incubator Buildings:
Average Ranking = 2.07 (0 = less to 4 = more)

Summary of Comments: One comment was received; ok.




Employment C – Larger Light Industrial Research Buildings:
Average Ranking = 1.5 (0 = less to 4 = more)

Summary of Comments: One comment received: no.



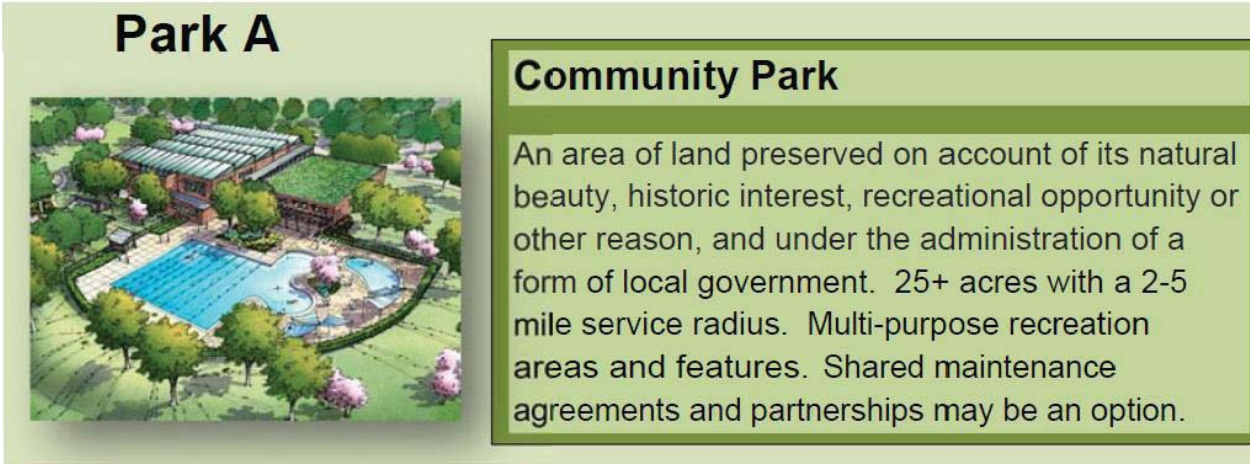

Employment D – Office Park:
Average Ranking = 1.29 (0 = less to 4 = more)

Summary of Comments: One comment was received; no.

***Park Types:***

Below is a series of four park types (images) that participants ranked from 4 (more of this type) to 0 (none of this type) (Table 6 - Visual Preference Survey – Park Types, Supporting Documents). Participants were equally supportive of Community Parks and Neighborhood Parks, and slightly less supportive of Linear Parks. Community Parks preserve an area of land for its natural beauty, historic interest, recreational opportunity, etc. They are usually under the administration of a form of local government, though shared maintenance agreements and partnerships may be may be an option. They are larger in size (25+ acres) and serve a radius

of about two to five miles. Multi-purpose recreation areas and features are available. Neighborhood Parks are slightly smaller in both size (5 to 20 acres) and service area (1 mile radius). This type of park has been set aside for both active and passive recreational uses, and may accommodate large gatherings, special events, as well as individual users. While neighborhood parks serve all age groups, there is an emphasis on youth and families. Images of the different park types, average rankings and a summary of the comments are indicated below each image.



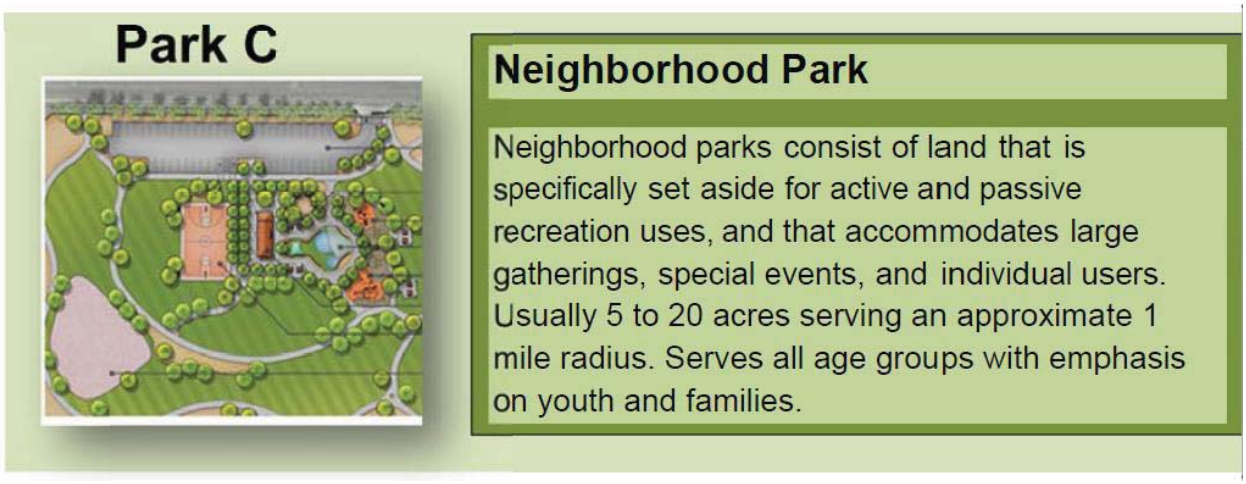

Park A – Community Park:
Average Ranking = 2.75 (0 = less to 4 = more)

No comments received.



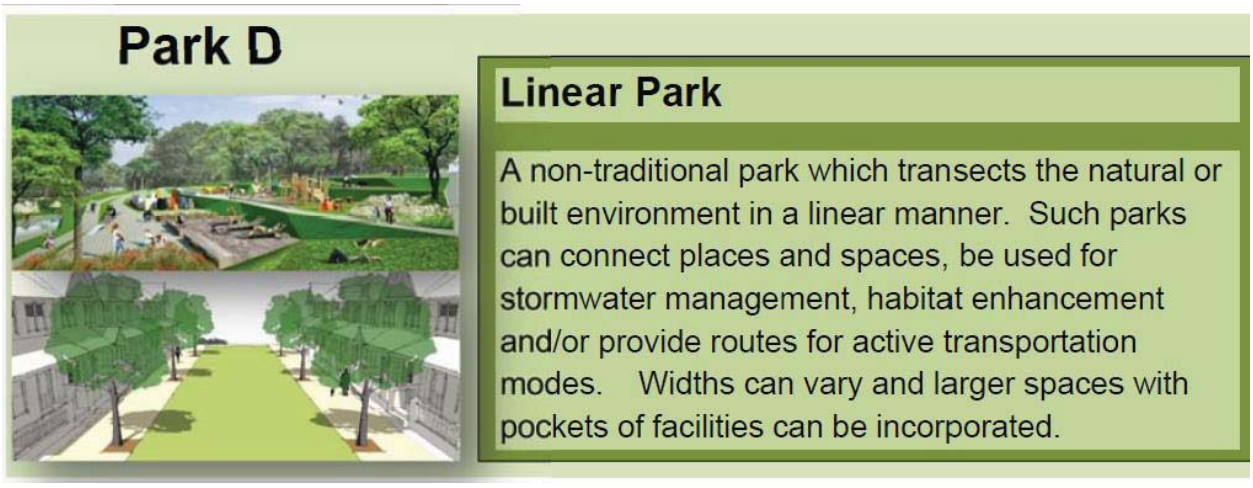

Park B – Sports Complex or Other Specialty Park:
Average Ranking = 1.94 (0 = less to 4 = more)

No comments received.




Park C – Neighborhood Park:
Average Ranking = 2.75 (0 = less to 4 = more)

No comments received.



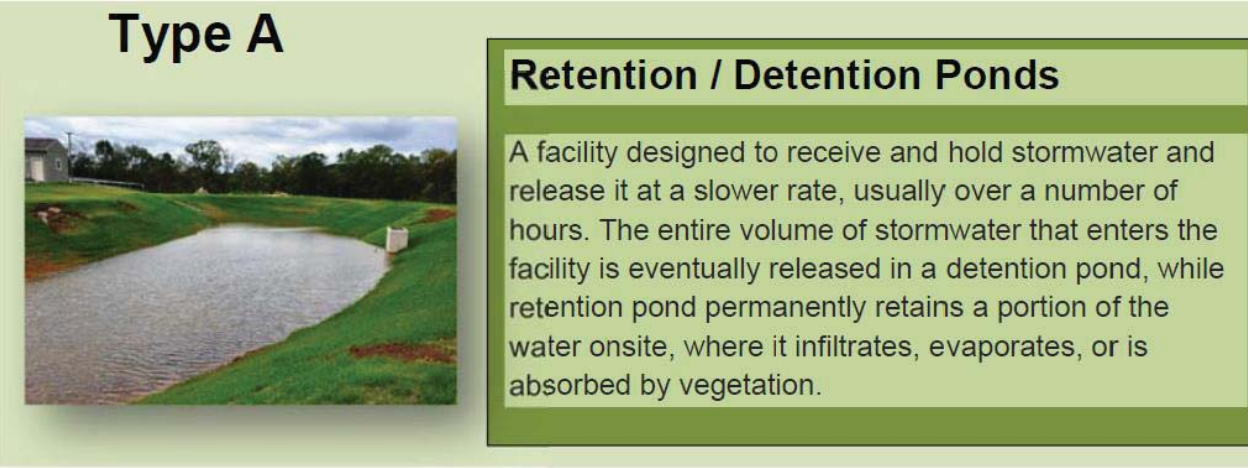

Park D – Linear Park:
Average Ranking = 2.25 (0 = less to 4 = more)

No comments received.

***Stormwater Management Types:***

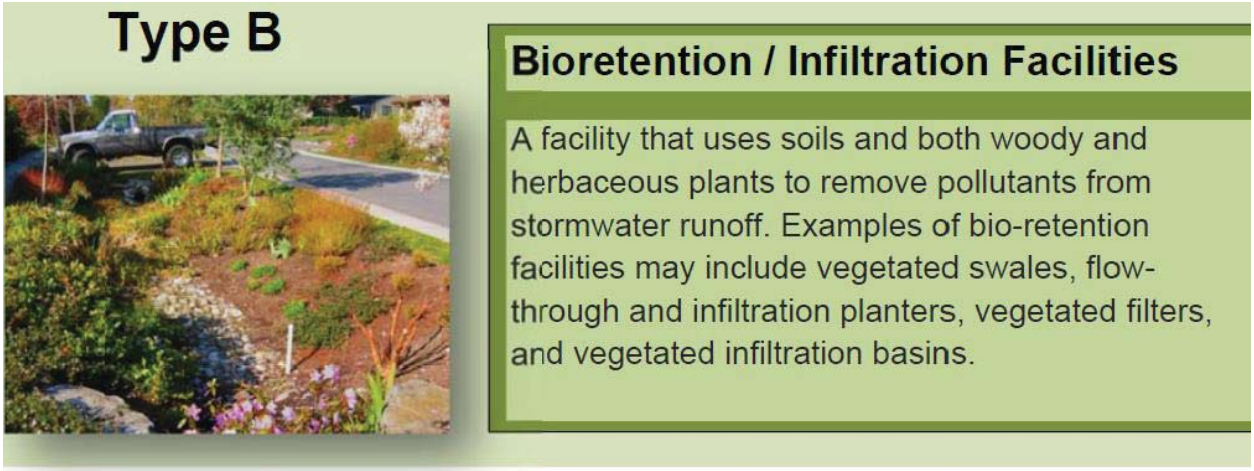
Below is a series of four stormwater management types (images) that participants ranked from 4 (more of this type) to 0 (none of this type) (Table 6 - Visual Preference Survey –Stormwater Management Types, Supporting Documents). Participants slightly favored rain gardens / rain barrels, though all but retention / detention ponds were given an average ranking of at least a three. Rain gardens are small depressions in private yards which collect and receive rain water from gutters, roofs and paved areas. They are often planted with native prairie plants and can infiltrate water into the soil. Similar to rain gardens, rain barrels collect water, but instead of allowing the water to infiltrate into the soil, the water is collected and used for watering plants

and other similar uses. Images of the different stormwater management types, average rankings and a summary of the comments are indicated below each image.



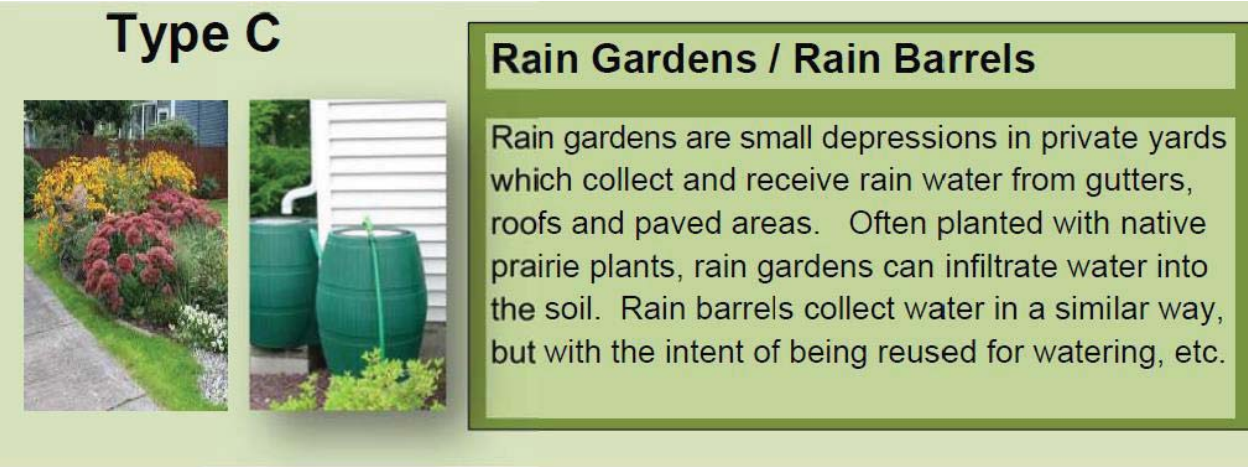

Type A – Retention / Detention Ponds:
Average Ranking = 2.38 (0 = less to 4 = more)

Summary of Comments: One comment was received; not so pleasing or productive.



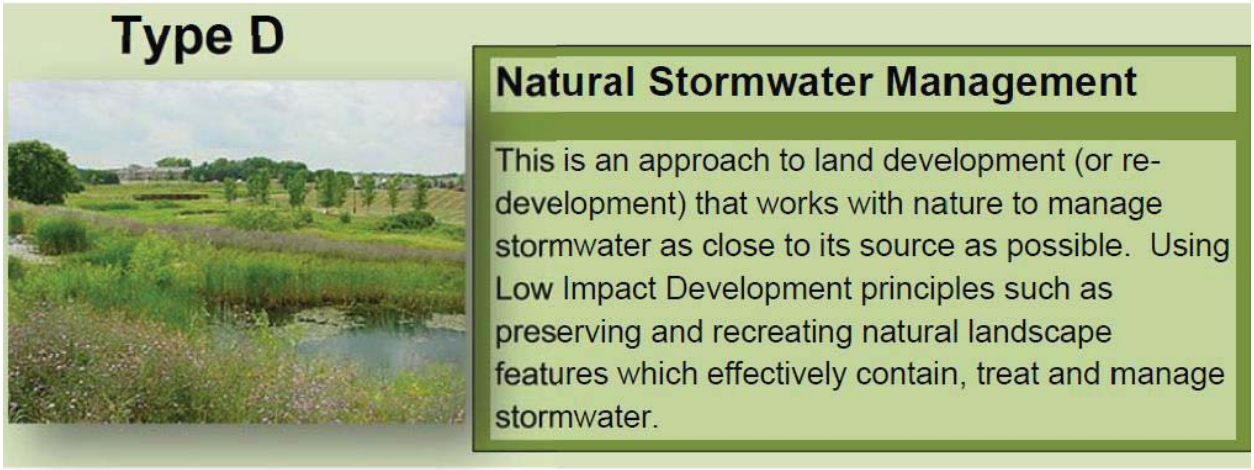

Type B – Bioretention / Infiltration Facilities:
Average Ranking = 3 (0 = less to 4 = more)

Summary of Comments: One comment was received; yes.




Type C – Rain Gardens / Rain Barrels:
Average Ranking = 3.64 (0 = less to 4 = more)

Summary of Comments: One comment received: yes.




Type D – Natural Stormwater Management:
Average Ranking = 3.31 (0 = less to 4 = more)

Summary of Comments: One comment was received; yes.



# SUPPORTING DOCUMENTS

**NO REGISTRATION NEEDED!**

**There is no need to pre-register!**

Just show up and participate

**Questions?**

If you have questions, please contact
Kathy Thunes, Principal Planner at ECWRPC
(920) 751-4770 or kthunes@ecwrpc.org




East Central Wisconsin Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952-3311

# YOUR FUTURE LIVES HERE!

*What is your vision for the Town of Fond du Lac in 2040? Are you part of it?*

recreation

municipal services

economic development

land use

environment

transportation

re-development

*An intensive public input event*

**Wednesday August 12, 2015**
**5:30 p.m. - 7:30 p.m.**
**Fond du Lac Town Hall**
**W5990 W. Pioneer Road**

East Central Wisconsin Regional Planning Commission
ECWRPC

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

# *IN THE FUTURE...*

## HOW WILL THE TOWN LOOK, FUNCTION, AND FEEL NEXT YEAR?! WHAT ABOUT 5, 10, OR 20 YEARS FROM NOW?!

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

**Join us for a public visioning workshop,** which will cover different topics associated with planning for future development within the Town of Fond du Lac over the next twenty years.

**The Town of Fond du Lac is updating it's current Comprehensive Land Use Plan,** commonly referred to as a "Smart Growth" Plan. This plan sets forth the vision and policies that will affect future development and transportation within the Town.

**Your thoughts are important!** This workshop is just the first step in formulating a vision for how the Town will look, function and feel as new development (or re-development) takes place. As a resident and/or taxpayer, you will be affected by decisions about new growth, the quality of town roads, accessibility to jobs, and the protection of the Town's agricultural and environmental resources. Now is the time for your opinions about these things!

**Your up-front participation is critical in this process,** particularly if you are a landowner, resident, or neighbor to this area. If you don't live in the immediate area, your ideas and concerns are still important, as a number of regional, or cross-jurisdictional issues will come into play as this area is studied.

**The workshop will be held in an 'open house' format, with no formal presentations.** Come for 15 minutes, or stay for 2 hours! Town and East Central staff will walk participants through a series of quick, thoughtful and highly visual exercises which are meant to stimulate and document ideas and concerns in topic areas associated with community history, land use, housing, transportation, environmental protection and more!

### Plan Process & Schedule

| | |
|---|---|
| **Visioning:** June - August 2015 | **Strategies/ Recommendations:** Nov. 2015 - Jan. 2016 |
| **Inventory/Analysis:** May - October 2015 | **Implementation:** Feb. - March 2016 |
| **Vision/Goal Dev:** August - October 2015 | **Plan Adoption:** April - May 2016 |

### What is a "Smart Growth" Plan?

A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions.

The Wisconsin Comprehensive Planning Law does not mandate how a local community should grow, but it requires public participation at the local level in deciding a vision for the community's future. While a local government may choose to include additional elements, a comprehensive plan must include AT LEAST all of the below nine elements as defined in Wis. Stats. 66.1001:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Plan Implementation



**How would you describe your future vision of the Town? Your neighborhood? Your region?**

diverse
walkable
active
safe
charming
healthy
special
welcoming
vibrant
Low impact
sustainable
accessible
convenient
connected

# YOUR FUTURE LIVES HERE!

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



***Fond du Lac Town Hall***
***W5990 W. Pioneer Road***
***Wednesday, August 12th, 2015***
***5:30-7:30 P.M.***

***Hosted by:***
***Town of Fond du Lac***
***East Central Wisconsin***
***Regional Planning Commission***

**TOWN OF FOND DU LAC COMPREHENSIVE PLAN UPDATE**
**Fond du Lac Town Hall**
**W5990 W. Pioneer Road, Fond du Lac, WI**

# Sign In Sheet

## COMMUNITY & NEIGHBORHOOD VISIONING WORKSHOP

**Fond du Lac Town Hall, W5990 W. Pioneer Road, Fond du Lac, WI**
**Wednesday August 12, 2015 @ 5:30 p.m. to 7:30 p.m.**

| NAME | ADDRESS | EMAIL |
|---|---|---|
| Cathie Seffern | N5827 Parkwood Ct | |
| Dan Gurath | N5609 Valley Creek Rd. | |
| Shirley Gurath | N5609 Valley Creek Rd | |
| Harry Kaye | W7026 Rogersville Rd. | |
| JALAL Khoury | N6601 CARRINGTON DR | |
| CRAIG SWANSON, FIRE CHIEF | N7015 WINNEBAGO DR. | |
| John Dux | W6953 Hwy 23 FDL | |
| BOB BEHNKE | 517 E BANK ST FDL | |
| Jim + Debbie Spannbauer | W6949 River View Ct. 54937 | |
| Sheila Seegood | N5689 Seegood Rd 54935 | |
| Mary Schmitz | N5234 River Rd FDL | |
| Chris Daleiden | N5470 US Hwy 45 FDL | |

**TOWN OF FOND DU LAC COMPREHENSIVE PLAN UPDATE**
**Fond du Lac Town Hall**
**W5990 W. Pioneer Road, Fond du Lac, WI**

# Sign In Sheet

## COMMUNITY & NEIGHBORHOOD VISIONING WORKSHOP

**Fond du Lac Town Hall, W5990 W. Pioneer Road, Fond du Lac, WI**
**Wednesday August 12, 2015 @ 5:30 p.m. to 7:30 p.m.**

| NAME | ADDRESS | EMAIL |
|---|---|---|
| David O. Butz | N5004 Martin Rd FDL 54937 | |
| Bill + Judy Steinbrenner | N4814 River Rd FDL 5497 | |
| Mary Ann & George Scott | W6334 Willow Lawn Rd, FDL 54937 | |
| [illegible] Schmidt | 1238 Winchester Ave 54935 | |
| Linda Zeleske | W6262 Willow Lawn Rd 54937 | FdL |
| John Zeleske | W6262 Willow Lawn Rd 54937 | FdL |
| Tony Koenigs | W6872 W. Grove FDL 54937 | |

**TOWN OF FOND DU LAC COMPREHENSIVE PLAN UPDATE**
**Fond du Lac Town Hall**
**W5990 W. Pioneer Road, Fond du Lac, WI**

# Sign In Sheet

## COMMUNITY & NEIGHBORHOOD VISIONING WORKSHOP

**Fond du Lac Town Hall, W5990 W. Pioneer Road, Fond du Lac, WI**
**Wednesday August 12, 2015 @ 5:30 p.m. to 7:30 p.m.**

| NAME | ADDRESS | EMAIL |
|---|---|---|
| Bob Mittelsen | W6588 Riverview Ct Fond du Lac | mittelsenR@frontier.c |
| Phyllis G Griese | W5320 Griese Dr. FDL 54935 | |
| LeRoy Schmitz | W6826 Hwy 23 54937 FDL | |
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# Town of Fond du Lac
# Table 1 - Registration

Registrant Location

**Source:**
**Base data provided by Fond du Lac County 2015.**

N
W E
S

0 0.5 1
Scale in Miles

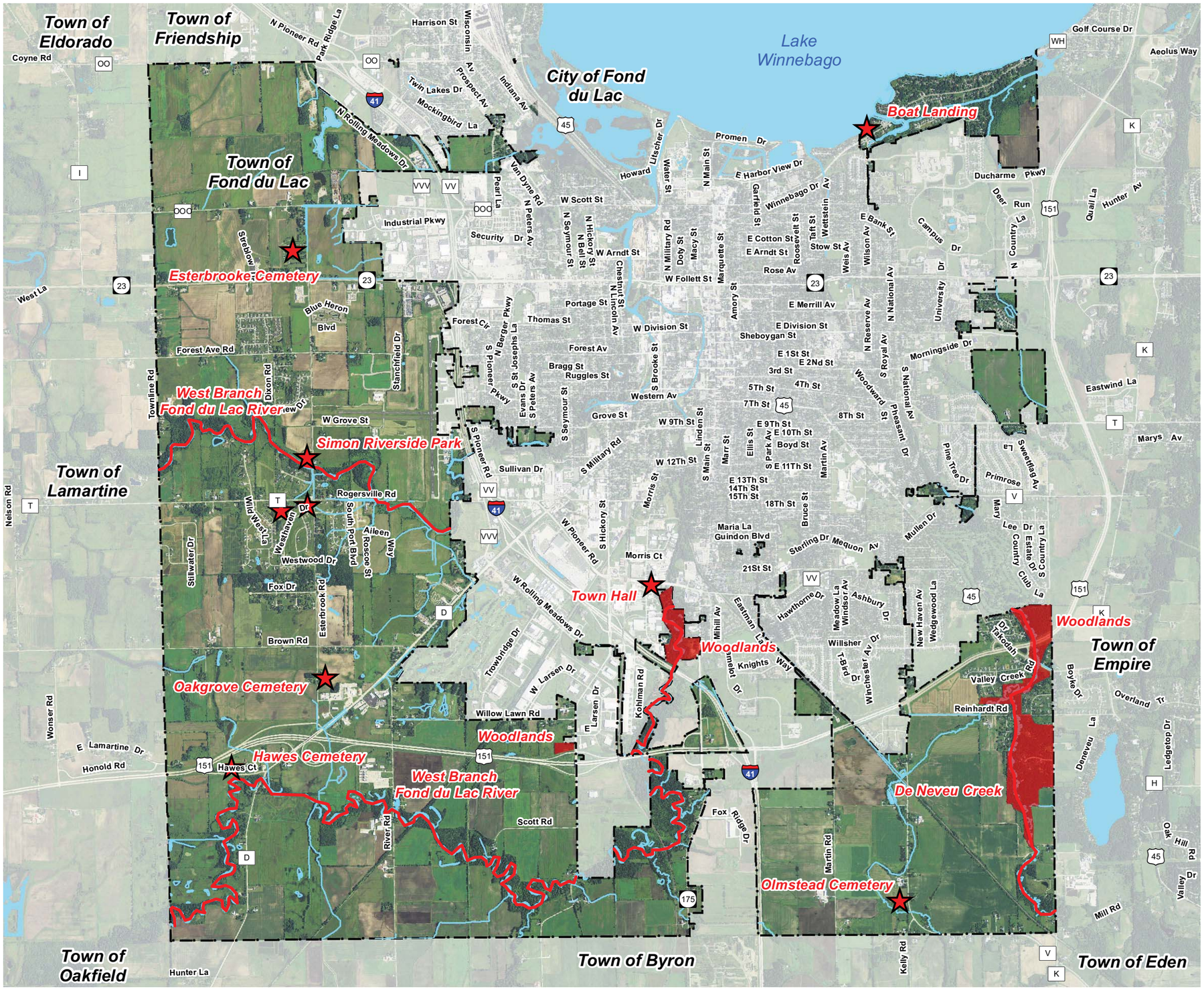
**This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission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

**PREPARED MARCH 2017 BY:**

East Central Wisconsin Regional Planning Commission
ECWRPC

TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_1_Registration.mxd

# Town of Fond du lac
# Table 2
# Community Assets




Community Asset Point

Community Asset Line

Community Asset Area

**Source:**
**Base data provided by Fond du Lac County 2015.**

N
W E
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0 0.5 1
Scale in Miles

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**PREPARED MARCH 2017 BY:**

East Central Wisconsin Regional Planning Commission
ECWRPC

TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_2_Community_Assets.mxd

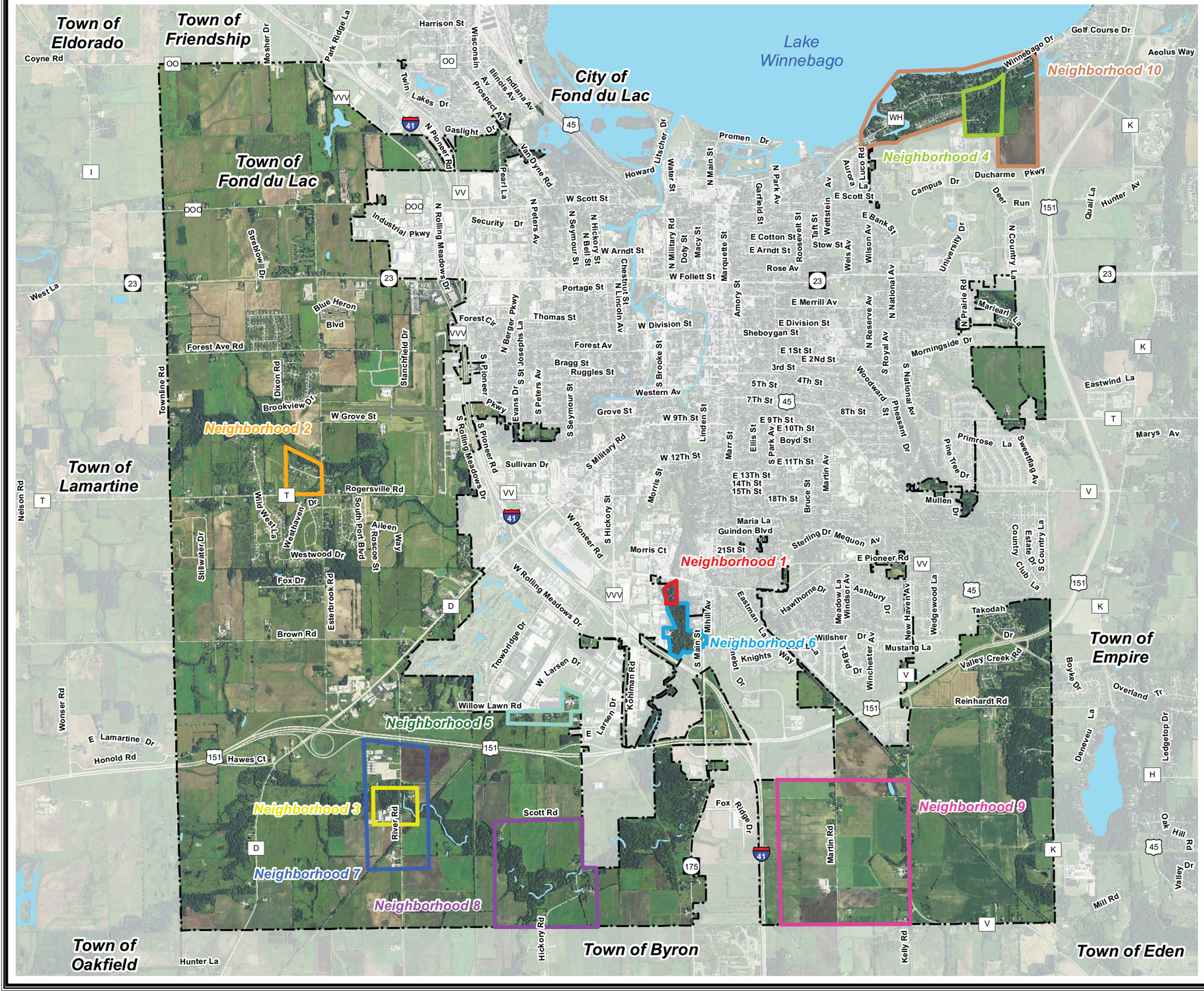
**Table 2: Community Assets**

Other Assets: Written comments:

1. More bike paths – even if just well-marked quiet county roads to take.
2. Preserve as much woodland as possible.
3. Preserve cemeteries.
4. Apartment complexes being built – keep up appearance, be strict on rules and regulations.
5. Park Improvements – make more family friendly play areas – use next of trail for exercise signage – game area.
6. City area – put building identification signage in industrial areas.
7. If islands are surrendered to the city – the town has a lost tax base and for fire department volunteers and town volunteers to not be able to help the town. People move to towns to have lower taxes and more space. I have not learned of the city giving anything back to the town if annexed. Townships are important to our society and government. Townships also are important for neighborhood and friendship. Society needs this community involvement. Involvement – grows good leaders. Good leaders make for a better world.

*Page intentionally left blank.*

# Town of Fond du Lac
# Table 3
# Neighborhood Identity




**Source:**
**Base data provided by Fond du Lac County 2015.**

N
W E
S

0 0.5 1
Scale in Miles

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**PREPARED MARCH 2017 BY:**

East Central Wisconsin Regional Planning Commission
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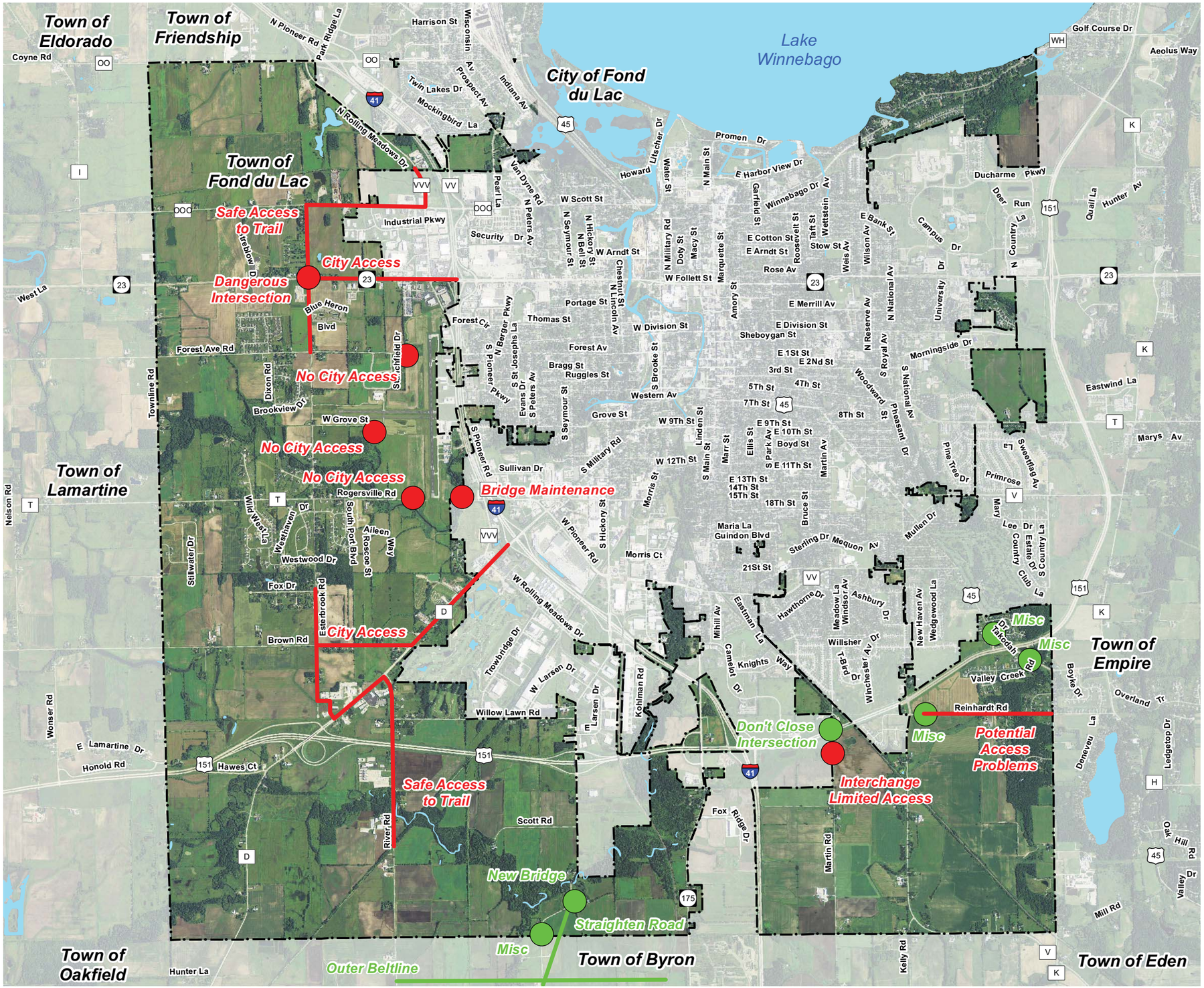
TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_3_Neighborhoods.mxd

**Table 3: Connecting Neighbors**
Written comments:

1. Perhaps a Township Day featuring local (township) businesses, farms, artists, nature areas, products of the township, etc.
2. The town board needs to listen to the residents and think about what they are doing to residents with all the crap discussed at meetings.
3. The creek behind the homes south of Winnebago Drive. The city is allowed to fill in the floodplain. The city should have to make the creek a concrete spillway.

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# Town of Fond du Lac
# Table 4
# Future Transportation
# Barriers & Needs




Barriers Point

Barriers Line

Needs Point

Needs Line

**Source:**
**Base data provided by Fond du Lac County 2015.**

N
W E
S

0 0.5 1

Scale in Miles

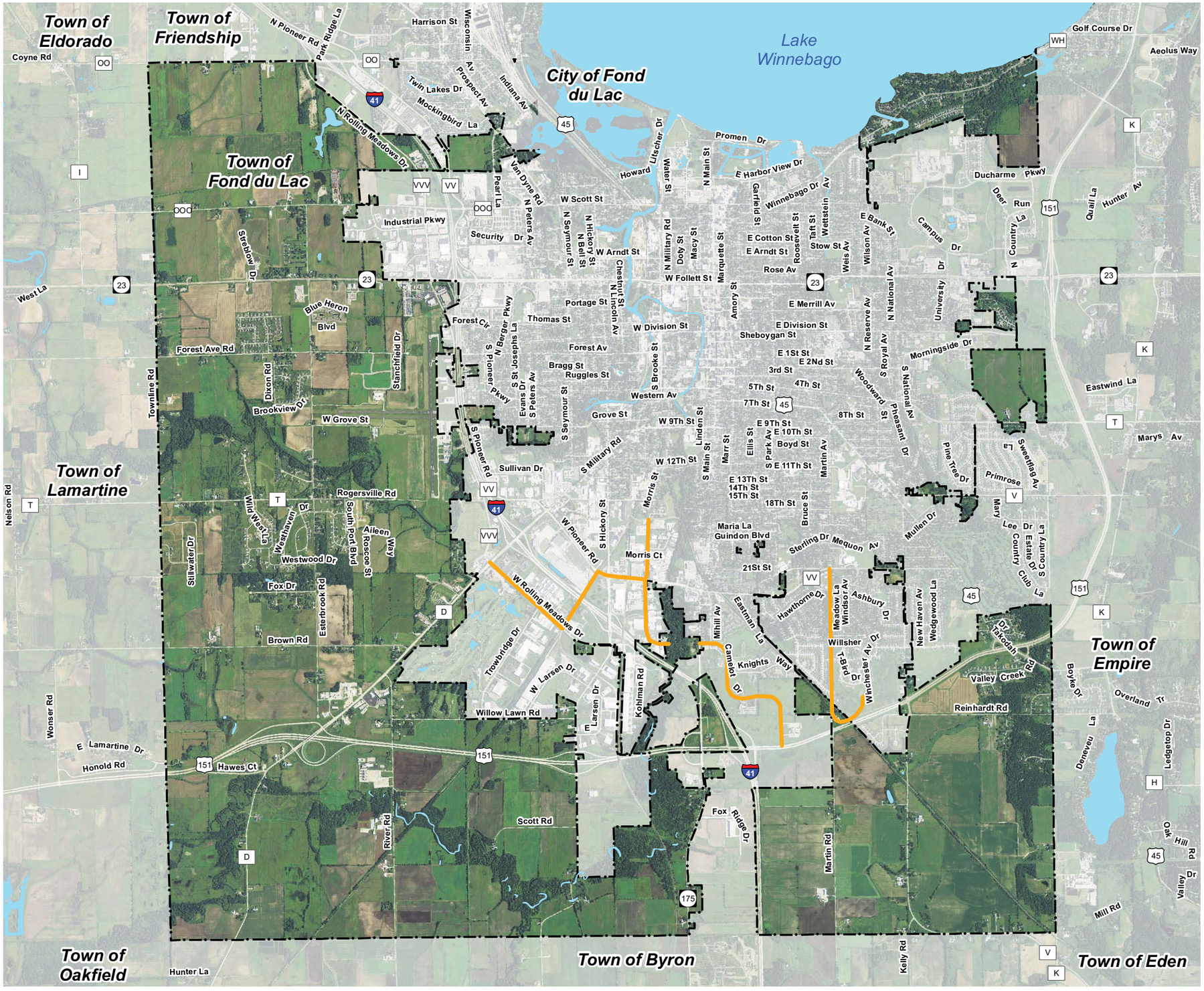
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TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_4_Transportation_Barriers.mxd

# Town of Fond du Lac
# Table 4
# Future Transportation Connections




Connection

Source:
Base data provided by Fond du Lac County 2015.

N
W E
S

0 0.5 1
Scale in Miles

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TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_4_Transportation_Connections.mxd

**Table 4: Transportation Connections**

Future Transportation Needs: Written comments:

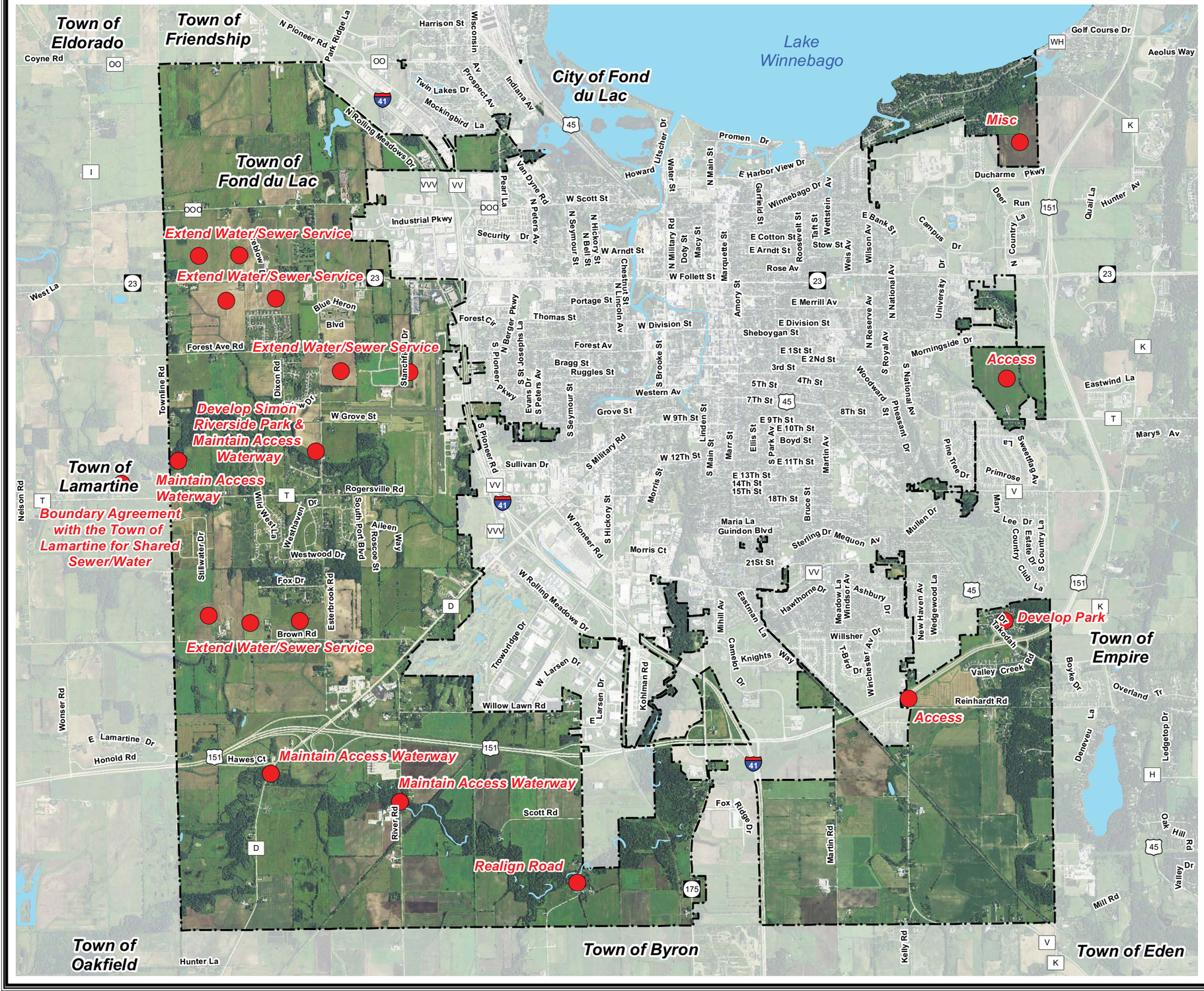
1. I like the roundabout on Pioneer Road, maybe another at 23 and Esterbrook?
2. Esterbrook to Hwy 23 very dangerous – too many travelers. Need to open other roads – Rogersville Road would be good.

**Table 4: Transportation Connections**

Barriers to Travel: Written comments:

1. The 151 bypass that does not allow one to get to other parts of Fond du Lac.
2. 175 closure.
3. 45 closure.
4. 4th Street closure.
5. The only thing the 151 bypass had achieved is frustration for residents of Fond du Lac County to trying to get across the *!!@ thing.
6. No bicycle paths on most roads.
7. Esterbrook Road and Johnson Street ( 23) need traffic signals and extra lanes.
8. STH 23 and Esterbrook Road is a dangerous intersection. Cars traveling west use the right hand turn lane on 23 to zoom around cars waiting to turn left onto Esterbrook Road. Currently there is one yellow line and cars pass, in this area there should be double yellow lines. The speed limit in this congested area should be lowered.
9. Rogersville Road – closed; should be open except for bridge that needs to be repaired.
10. Cars lined up at Esterbrook Road (CTH T) to turn right onto STH 23. Only one line – very unsafe.
11. Highway 23 and Esterbrook needs to be addressed soon! Heavy traffic.
12. At the 23/Esterbrook intersection the traffic get going close to 60 mph. It's extremely dangerous for vehicles waiting to turn because traffic is driving around you on the right at 60 mph while at the same time east bound traffic turning left may not see the vehicles zooming around you. And a lot of families live in this subdivided area of Town. I would like to see a stop light or roundabout at this intersection.

# Town of Fond du Lac
# Table 5
# Community Improvements




Source:
Base data provided by Fond du Lac County 2015.

N
W E
S

0 0.5 1
Scale in Miles

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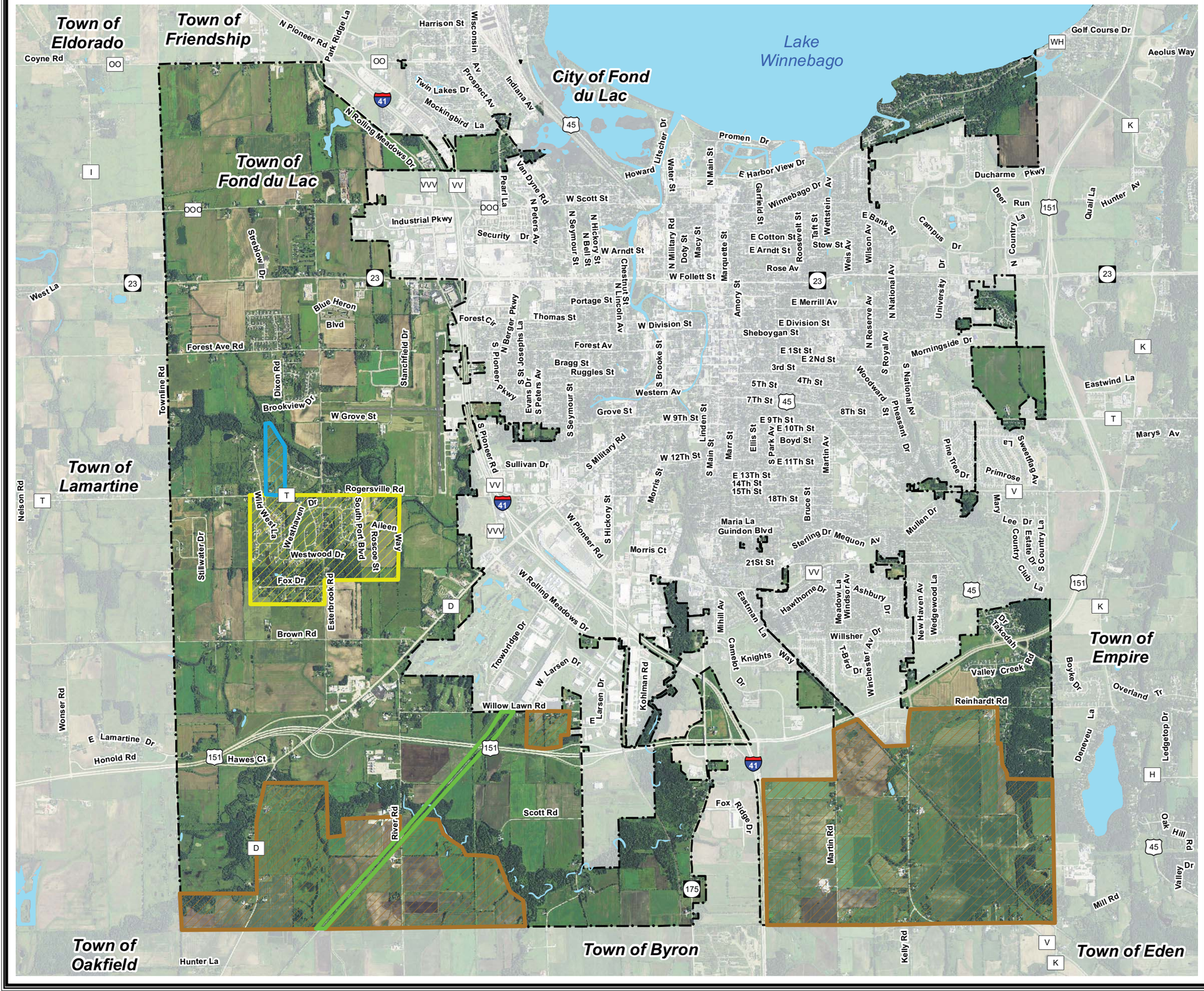
TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_5_Community_Improvements.mxd

**Table 5: Community Improvements**
Written comments:

1. Too many apartment houses – effects tax base – need people to help in the town, not just renters.
2. The Town of Fond du Lac is getting to be too much like the city. Too many ordinances. Please consider looking at all the ordinances and eliminating some that serve little or no purpose. A person or family should be able to do what they want with their own land. Why should the town be able to tell someone what, where or how big of a building they may build.
3. We need an ordinance to allow managed natural landscaping. Native plantings or prairie restoration protect the township's environmental resources, preserve our historical heritage and enhance the township's rural character. Several townships and counties in Wisconsin have such ordinances to prevent conflicts with ordinances which define allowable grass heights appropriate to lawns but not native areas (not to be confused with appropriate weed ordinances).
4. First of all, when we ask to remain farmland rural we are told no no no. The town board does not listen to reasonable requests from residents. They are more interested in ordinances than common sense as per the secretary. I heard it at the meeting. Why is micromanagement such a high priority for the town board? Then complaints are called in; why are they not required giving a name to identify the complainer? That would eliminate petty disputes. Talk less – listen more at town board meetings.
5. Keep weeds cut back from road – d/t deer.
6. I hope Town develops several parks by Dakte Drive and keeps adding more to Simon Park.
7. Recreational play areas for youth in rural areas – play area – baseball field – soccer area.
8. Use river as an asset to accent.
9. Improved river access for canoe / kayak both branches of the Fond du Lac River.
10. Highway 23.

*Page intentionally left blank.*

# Town of Fond du Lac
# Table 6
# New Development




**Source:**
**Base data provided by Fond du Lac County 2015.**

N
W E
S

0 0.5 1
Scale in Miles

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Farmland Preservation
Preserve as Oak Savanah
Residential Development
Trail Protection

TD O:\2402_Town_of_FDL_CompPlan\PublicMeetingMaps\September\Table_6_New_Development.mxd

**Table 6 Visual Preference Survey - Residential Types**
**Housing A – Single Family Housing**




| Housing A - Single Family Housing | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 33.3% | 2 |
| 3.5 | 0.0% | 0 |
| 3 | 50.0% | 3 |
| 2.5 | 16.7% | 1 |
| 2 | 0.0% | 0 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 3 |
| | ***answered question*** | **6** |
| | ***skipped question*** | **2** |

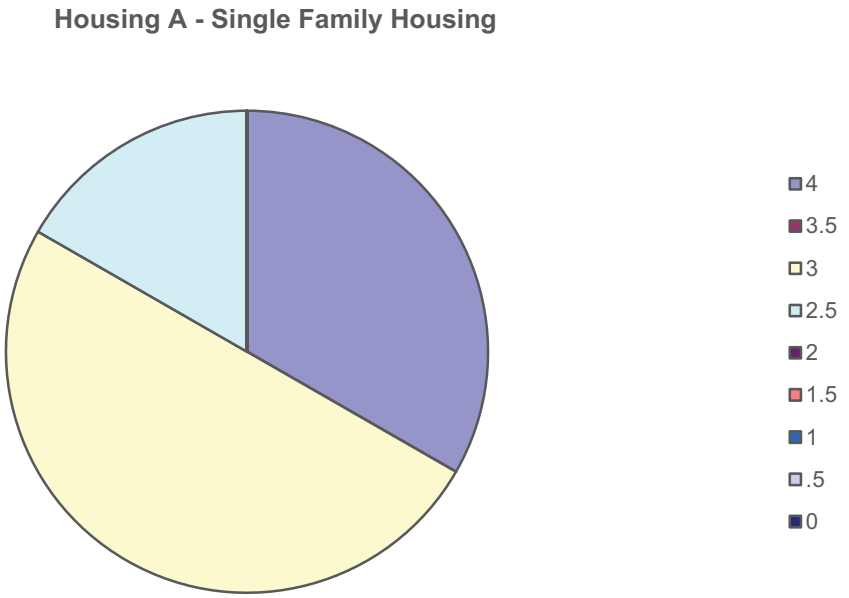
Comments:

The following comments were received:

- Less density
- Don't care
- Keep neighborhood charm

Average Ranking = 3.25

## Table 6 Visual Preference Survey - Residential Types
## Housing A – Single Family Housing




## Housing B – Attached Single-Family Housing



**Table 6 Visual Preference Survey - Residential Types**
**Housing B - Attached Single-Family Housing**

| Housing B - Attached Single-Family Housing | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 33.3% | 2 |
| 2.5 | 0.0% | 0 |
| 2 | 16.7% | 1 |
| 1.5 | 0.0% | 0 |
| 1 | 16.7% | 1 |
| .5 | 33.3% | 2 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 2 |
| | ***answered question*** | **6** |
| | ***skipped question*** | **2** |

Comments:

The following comments were received:

- Don't care
- Maybe

Average Ranking = 1.67

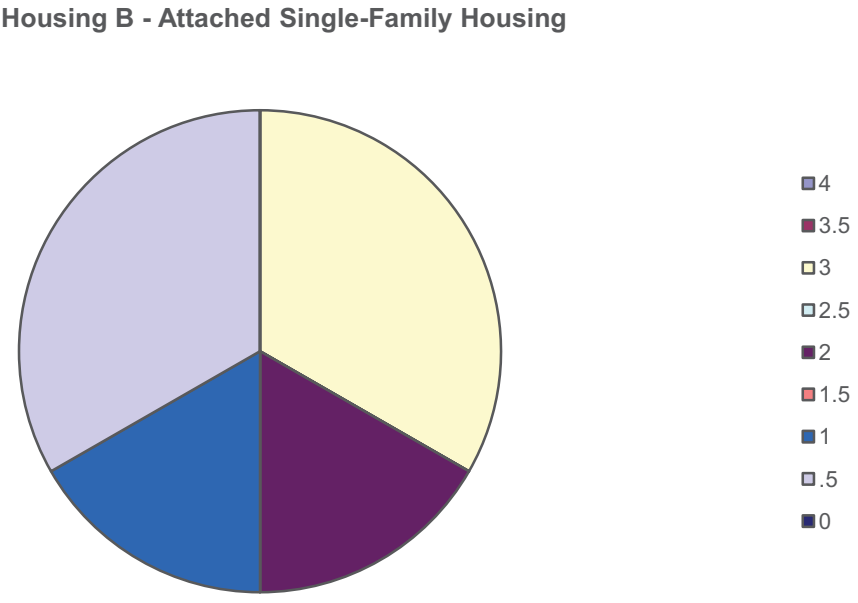


**Table 6 Visual Preference Survey - Residential Types**
**Housing C - Small Multi-Family Housing**




| Housing C - Small Multi-Family Housing | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 0.0% | 0 |
| 2.5 | 16.7% | 1 |
| 2 | 16.7% | 1 |
| 1.5 | 0.0% | 0 |
| 1 | 33.3% | 2 |
| .5 | 0.0% | 0 |
| 0 | 33.3% | 2 |
| Other (please specify) | | 2 |
| | ***answered question*** | **6** |
| | ***skipped question*** | **2** |

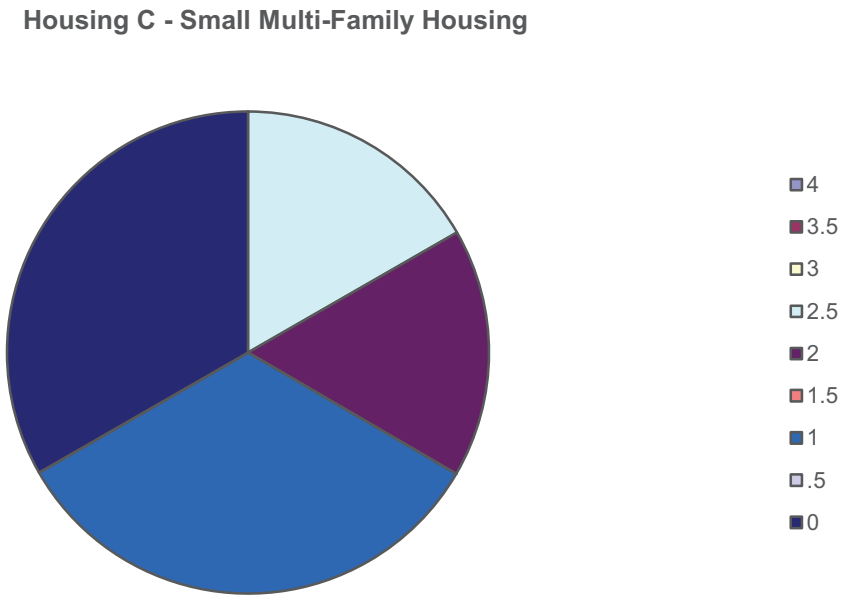
Comments:

The following comments were received:

- Don't care
- No

Average Ranking = 1.08

**Table 6 Visual Preference Survey - Residential Types**
**Housing C - Small Multi-Family Housing**




**Housing D – Larger Multi-Family Housing**



## Table 6 Visual Preference Survey - Residential Types
## Housing D – Larger Multi-Family Housing

| Housing D - Larger Multi-Family Housing | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 0.0% | 0 |
| 2.5 | 0.0% | 0 |
| 2 | 16.7% | 1 |
| 1.5 | 16.7% | 1 |
| 1 | 0.0% | 0 |
| .5 | 16.7% | 1 |
| 0 | 50.0% | 3 |
| Other (please specify) | | 2 |
| | ***answered question*** | **6** |
| | ***skipped question*** | **2** |

Comments:

The following comments were received:

- Don't care
- No

Average Ranking = 0.67

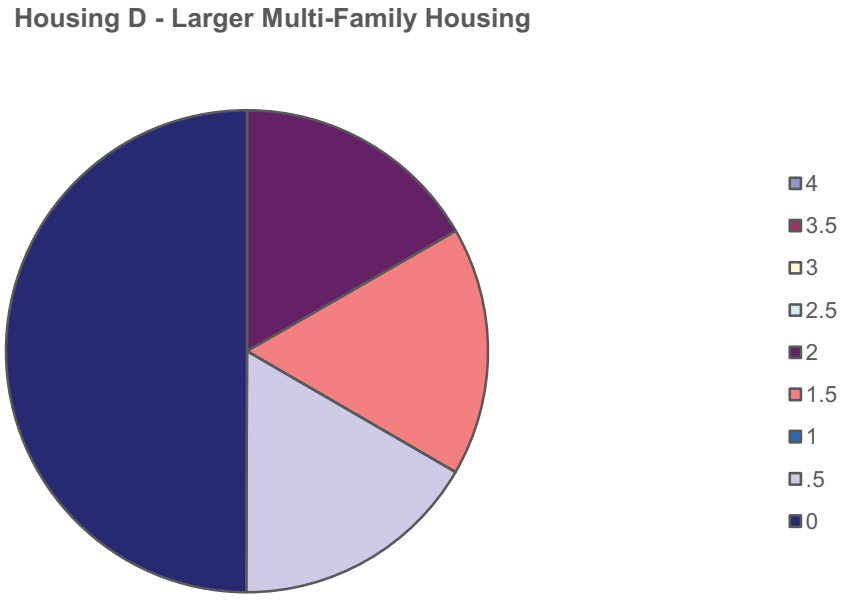


**Table 6 Visual Preference Survey – Retail / Commercial Types**
**Retail A – Free Standing Convenience Retail**




| Retail A - Free Standing Convenience Retail | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 14.3% | 1 |
| 3.5 | 0.0% | 0 |
| 3 | 14.3% | 1 |
| 2.5 | 14.3% | 1 |
| 2 | 28.6% | 2 |
| 1.5 | 14.3% | 1 |
| 1 | 14.3% | 1 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 1 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

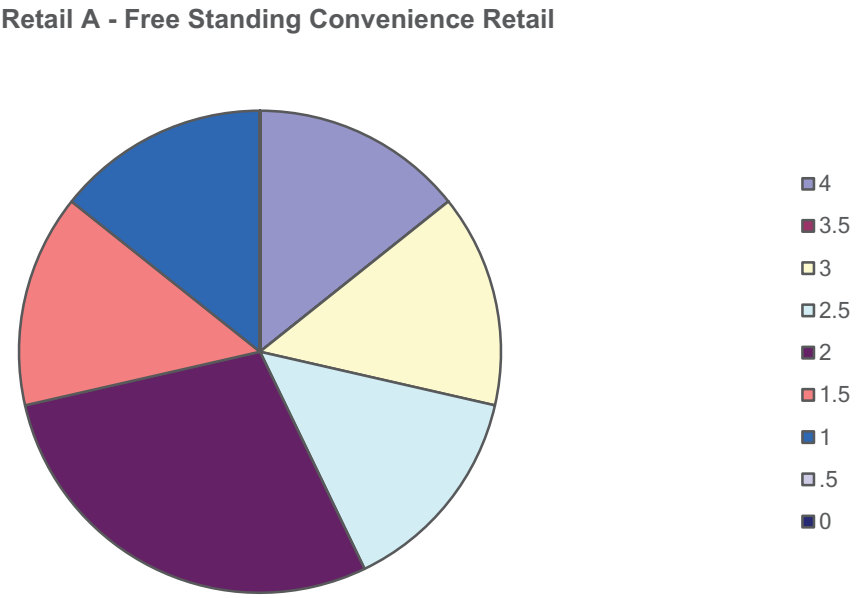
Comments:

The following comment was received:

- No

Average Ranking = 2.29

## Table 6 Visual Preference Survey – Retail / Commercial Types
## Retail A – Free Standing Convenience Retail




## Retail B – Single Story Strip Commercial



**Table 6 Visual Preference Survey – Retail / Commercial Types**
**Retail B – Single Story Strip Commercial**

| Retail B - Single Story Strip Commercial | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 28.6% | 2 |
| 3.5 | 0.0% | 0 |
| 3 | 14.3% | 1 |
| 2.5 | 0.0% | 0 |
| 2 | 28.6% | 2 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 0.0% | 0 |
| 0 | 28.6% | 2 |
| Other (please specify) | | 2 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

Comments:

The following comments were received:

- They're empty
- Best

Average Ranking = 2.14

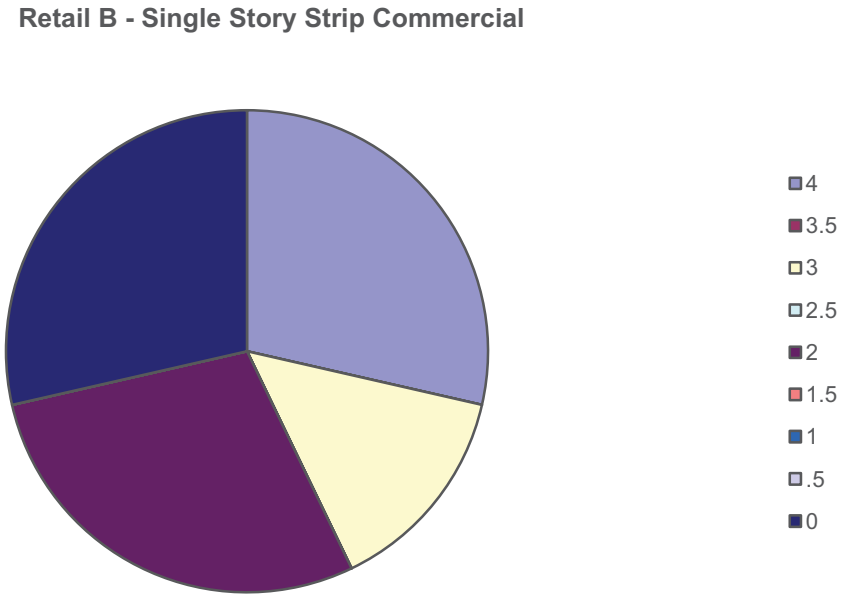


**Table 6 Visual Preference Survey - Retail / Commercial Types**
**Retail C – Street Oriented Commercial & Mixed-Use**




| Retail C - Street Oriented Commercial & Mixed Use | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 0.0% | 0 |
| 2.5 | 0.0% | 0 |
| 2 | 42.9% | 3 |
| 1.5 | 0.0% | 0 |
| 1 | 28.6% | 2 |
| .5 | 0.0% | 0 |
| 0 | 28.6% | 2 |
| Other (please specify) | | 2 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

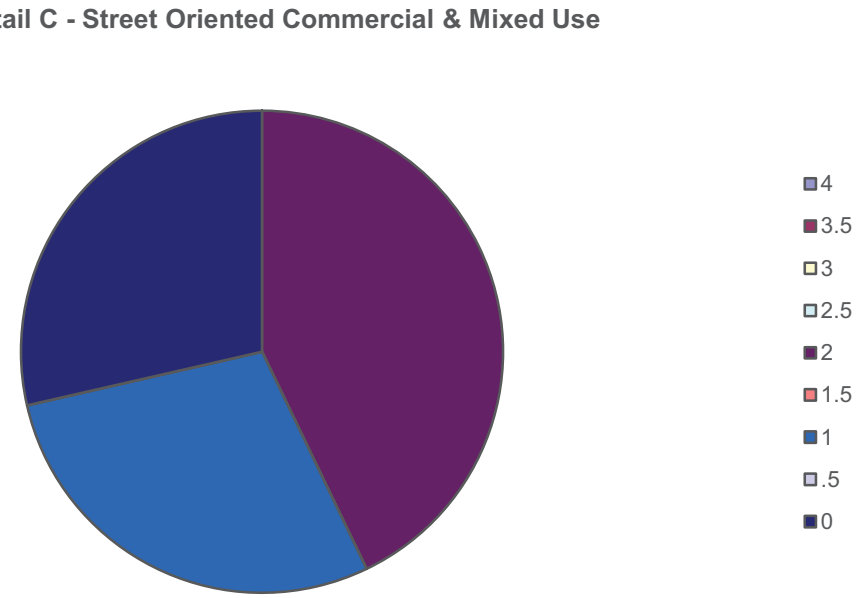
Comments:

The following comments were received:

- Not so much
- Ok

Average Ranking = 1.14

**Table 6 Visual Preference Survey - Retail / Commercial Types**
**Retail C – Street Oriented Commercial & Mixed-Use**




**Retail D – Large Retail Developments**



## Table 6 Visual Preference Survey - Retail / Commercial Types
## Retail D – Large Retail Developments

| Retail D - Large Retail Developments | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 0.0% | 0 |
| 2.5 | 16.7% | 1 |
| 2 | 16.7% | 1 |
| 1.5 | 0.0% | 0 |
| 1 | 16.7% | 1 |
| .5 | 16.7% | 1 |
| 0 | 33.3% | 2 |
| Other (please specify) | | 2 |
| | ***answered question*** | **6** |
| | ***skipped question*** | **2** |

Comments:

The following comments were received:

- ?
- No

Average Ranking = 1.0

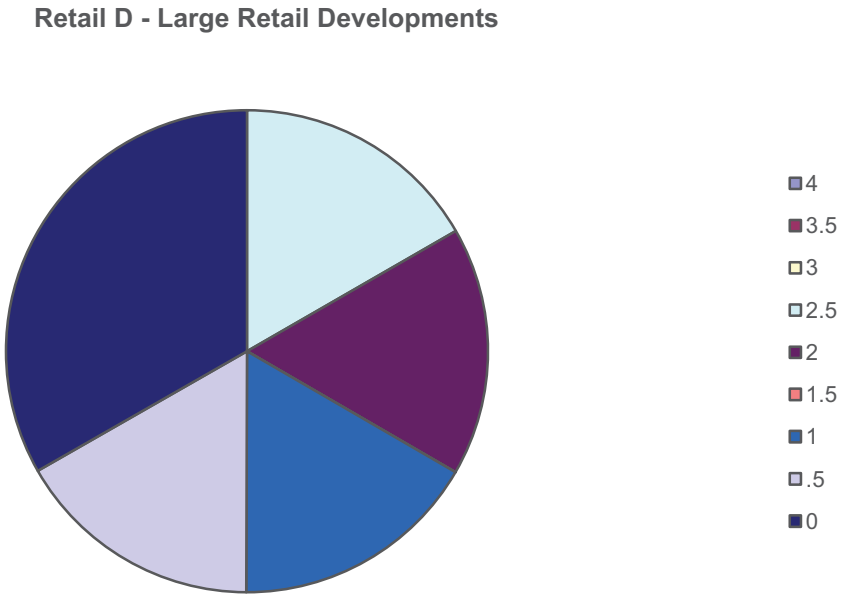


**Table 6 Visual Preference Survey – Employment Types**
**Employment A – Small Scale Flex Space and Business Condos**




| Employment A - Small Scale Flex Space and Business Condos | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 14.3% | 1 |
| 3.5 | 14.3% | 1 |
| 3 | 28.6% | 2 |
| 2.5 | 0.0% | 0 |
| 2 | 42.9% | 3 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 1 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

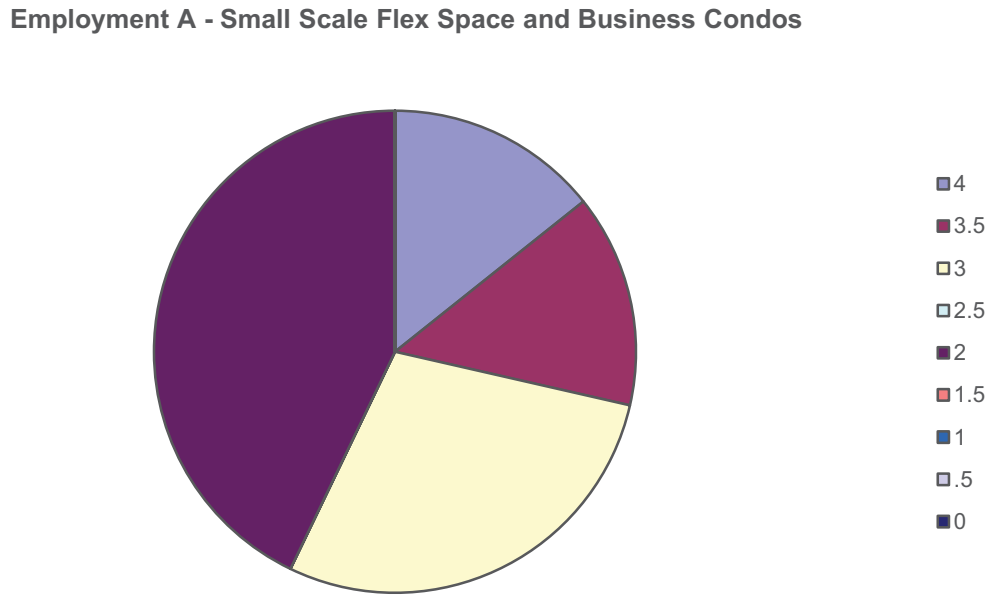
Comments:

The following comment was received:

- Ok

Average Ranking = 2.79

## Table 6 Visual Preference Survey – Employment Types
## Employment A – Small Scale Flex Space and Business Condos




## Employment B – Medium Scale Business Offices & Incubator Buildings

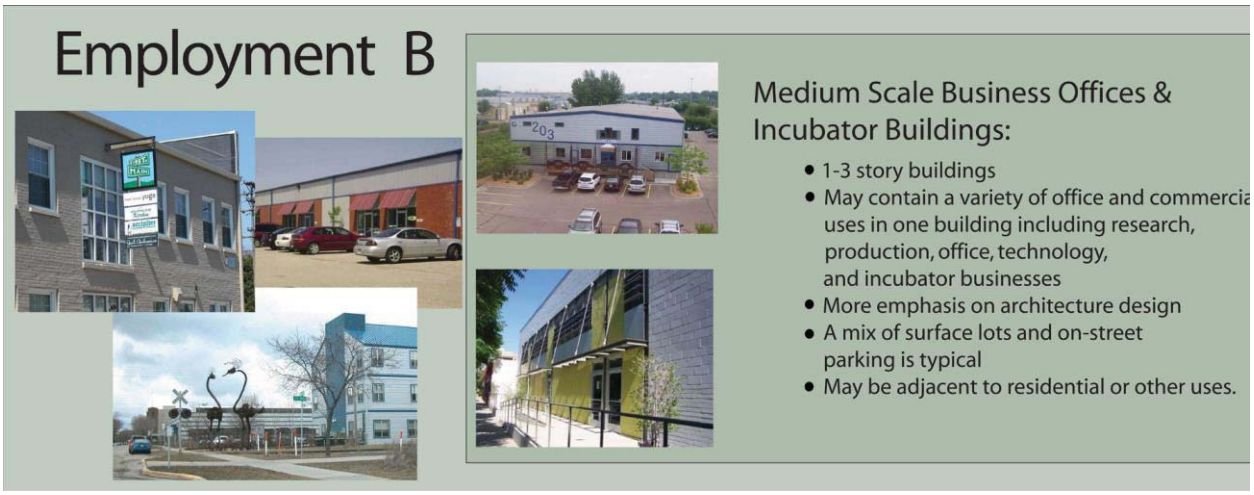


**Table 6 Visual Preference Survey – Employment Types**
**Employment B – Medium Scale Business Offices & Incubator Buildings**

| Employment B - Medium Scale Business Offices & Incubator Buildings | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 14.3% | 1 |
| 3 | 28.6% | 2 |
| 2.5 | 0.0% | 0 |
| 2 | 28.6% | 2 |
| 1.5 | 0.0% | 0 |
| 1 | 14.3% | 1 |
| .5 | 0.0% | 0 |
| 0 | 14.3% | 1 |
| Other (please specify) | | 1 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

Comments:

The following comment was received:

- Ok

Average Ranking = 2.07

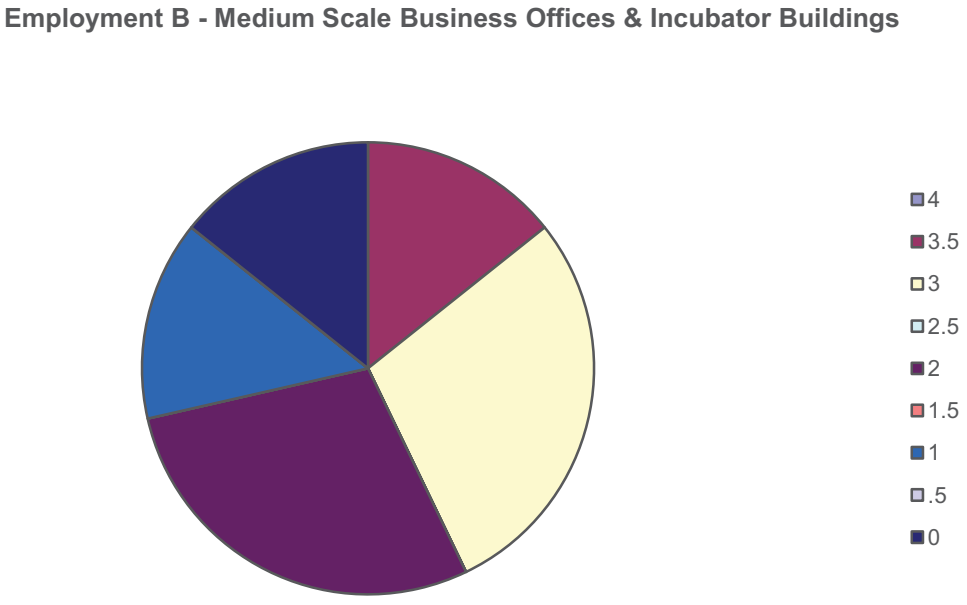


**Table 6 Visual Preference Survey - Employment Types**
**Employment C – Larger Light Industrial Research Buildings**




| Employment C - Larger Light Industrial Research Buildings | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 0.0% | 0 |
| 2.5 | 14.3% | 1 |
| 2 | 42.9% | 3 |
| 1.5 | 0.0% | 0 |
| 1 | 28.6% | 2 |
| .5 | 0.0% | 0 |
| 0 | 14.3% | 1 |
| Other (please specify) | | 1 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

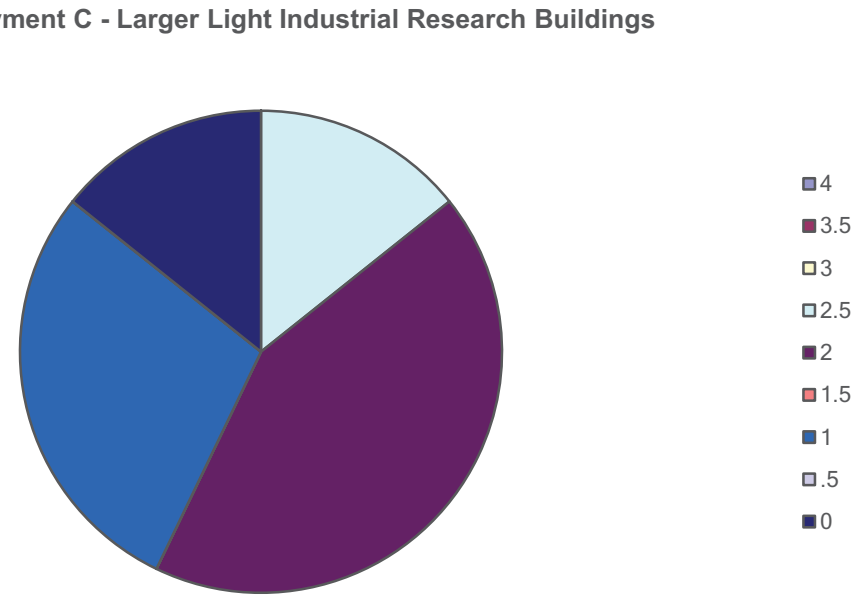
Comments:

The following comment was received:

- No

Average Ranking = 1.5

**Table 6 Visual Preference Survey - Employment Types**
**Employment C – Larger Light Industrial Research Buildings**




**Employment D – Office Parks**



## Table 6 Visual Preference Survey - Employment Types
## Employment D – Office Parks

| Employment D - Office Park | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 0.0% | 0 |
| 2.5 | 0.0% | 0 |
| 2 | 42.9% | 3 |
| 1.5 | 14.3% | 1 |
| 1 | 14.3% | 1 |
| .5 | 14.3% | 1 |
| 0 | 14.3% | 1 |
| Other (please specify) | | 1 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

Comments:

The following comment was received:

- No

Average Ranking = 1.29

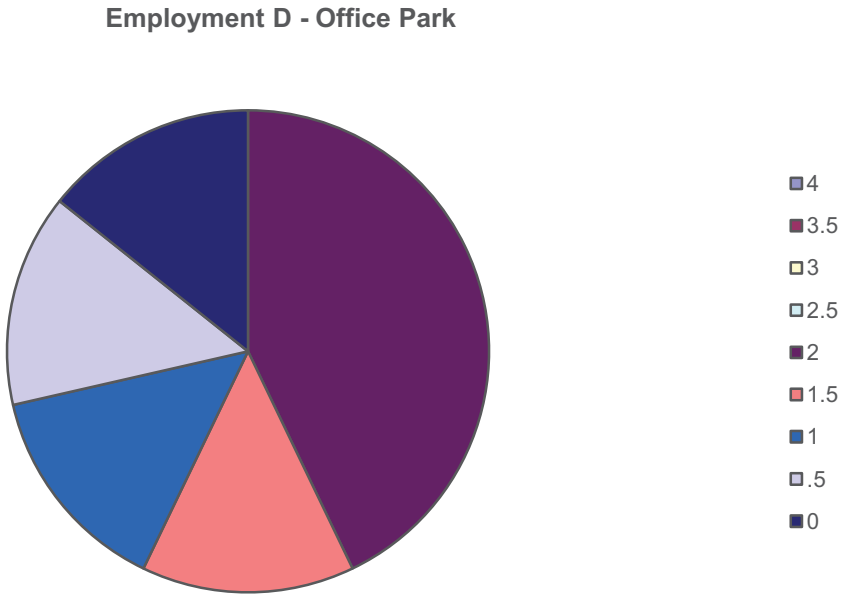
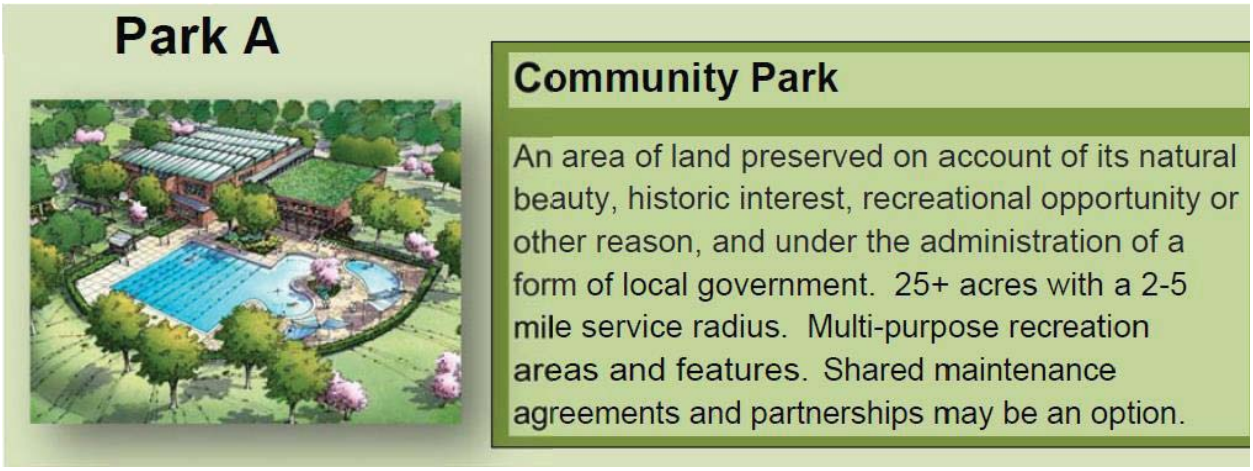


**Table 6 Visual Preference Survey – Park Types**
**Park A – Community Park**

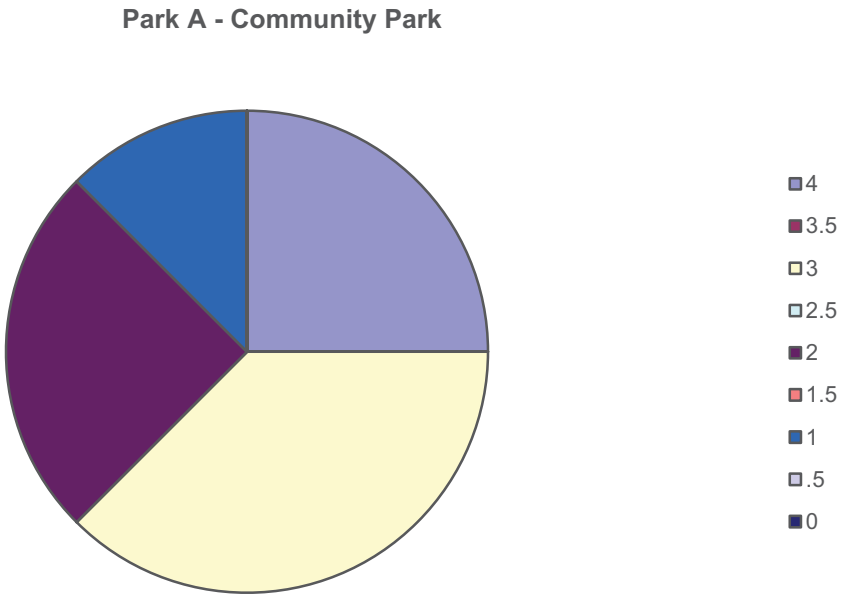



| Park A - Community Park | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 25.0% | 2 |
| 3.5 | 0.0% | 0 |
| 3 | 37.5% | 3 |
| 2.5 | 0.0% | 0 |
| 2 | 25.0% | 2 |
| 1.5 | 0.0% | 0 |
| 1 | 12.5% | 1 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 0 |
| ***answered question*** | | **8** |
| ***skipped question*** | | **0** |

No comments were received.

Average Ranking = 2.75

**Table 6 Visual Preference Survey – Park Types**
**Park A – Community Park**




**Park B – Sports Complex or Other Specialty Park**



**Table 6 Visual Preference Survey – Park Types**
**Park B – Sports Complex or Other Specialty Park**

| Park B - Sports Complex or Other Specialty Park | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 0.0% | 0 |
| 3 | 37.5% | 3 |
| 2.5 | 0.0% | 0 |
| 2 | 37.5% | 3 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 12.5% | 1 |
| 0 | 12.5% | 1 |
| Other (please specify) | | 0 |
| | ***answered question*** | **8** |
| | ***skipped question*** | **0** |

No comments were received.

Average Ranking = 1.94

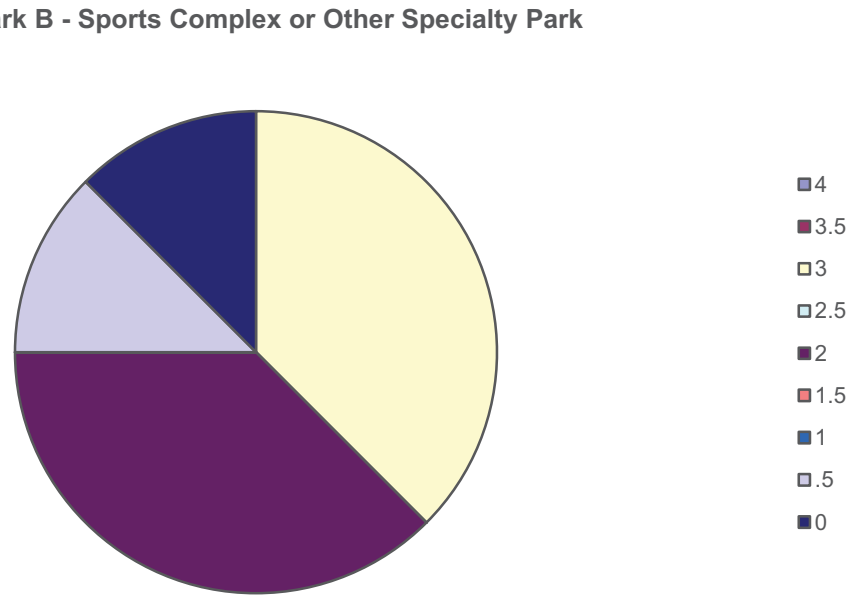
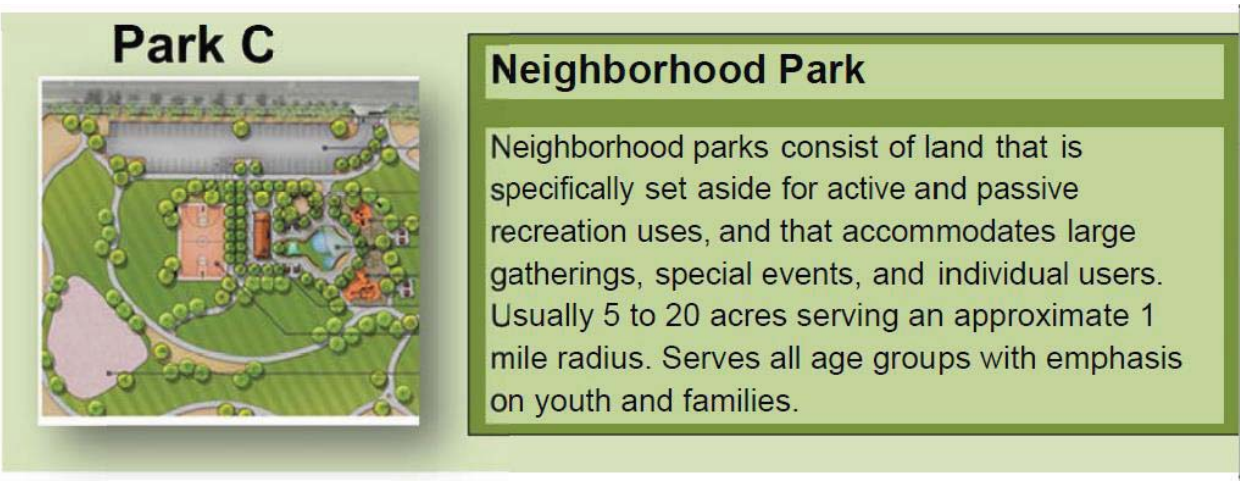


**Table 6 Visual Preference Survey - Park Types**
**Park C – Neighborhood Park**

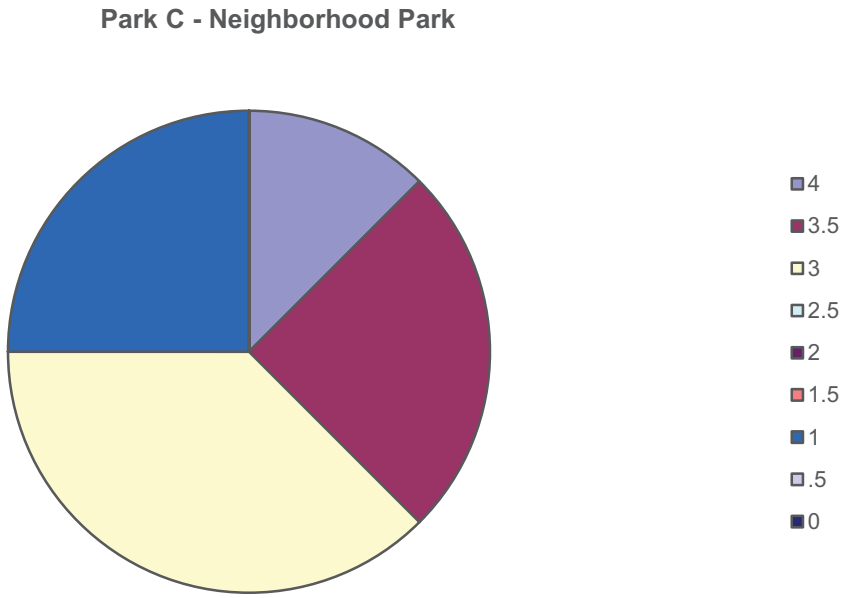



| Park C - Neighborhood Park | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 12.5% | 1 |
| 3.5 | 25.0% | 2 |
| 3 | 37.5% | 3 |
| 2.5 | 0.0% | 0 |
| 2 | 0.0% | 0 |
| 1.5 | 0.0% | 0 |
| 1 | 25.0% | 2 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 0 |
| ***answered question*** | | **8** |
| ***skipped question*** | | **0** |

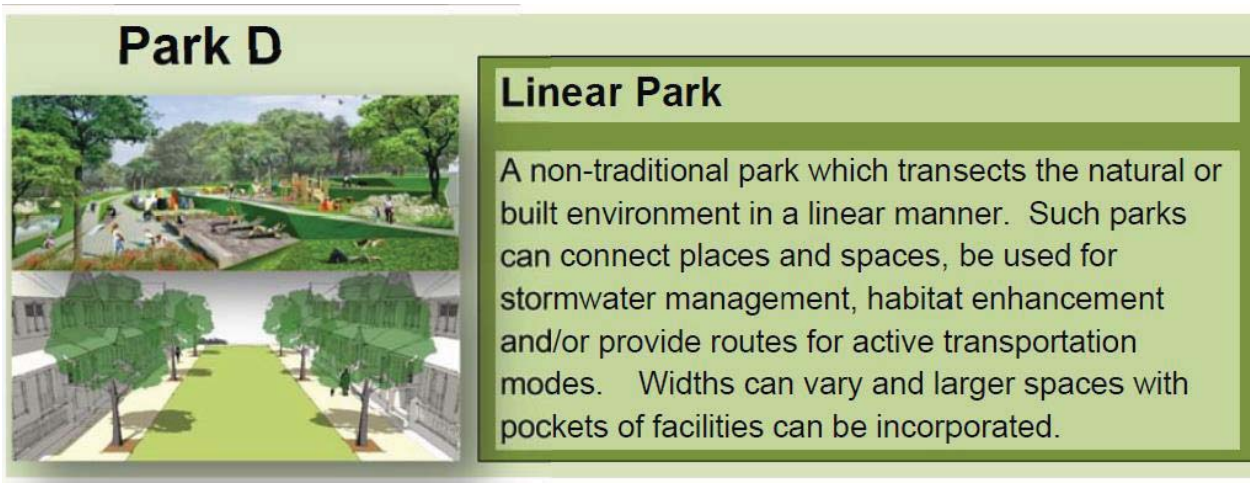
No comments were received.

Average Ranking = 2.75

**Table 6 Visual Preference Survey - Park Types**
**Park C – Neighborhood Park**




**Park D – Linear Park**



## Table 6 Visual Preference Survey - Park Types
## Park D – Linear Park

| Park D - Linear Park | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 12.5% | 1 |
| 3.5 | 12.5% | 1 |
| 3 | 25.0% | 2 |
| 2.5 | 0.0% | 0 |
| 2 | 25.0% | 2 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 12.5% | 1 |
| 0 | 12.5% | 1 |
| Other (please specify) | | 0 |
| | ***answered question*** | **8** |
| | ***skipped question*** | **0** |

No comments were received.

Average Ranking = 2.25

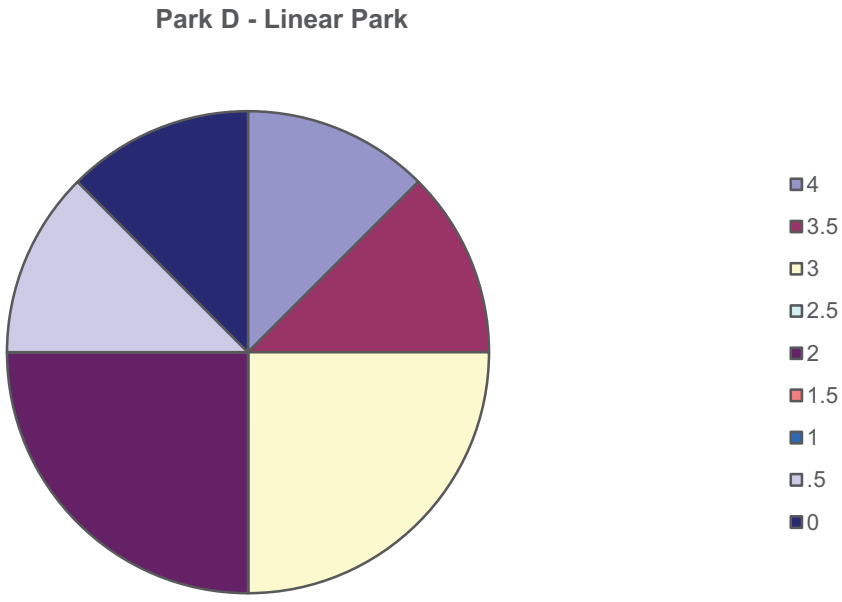
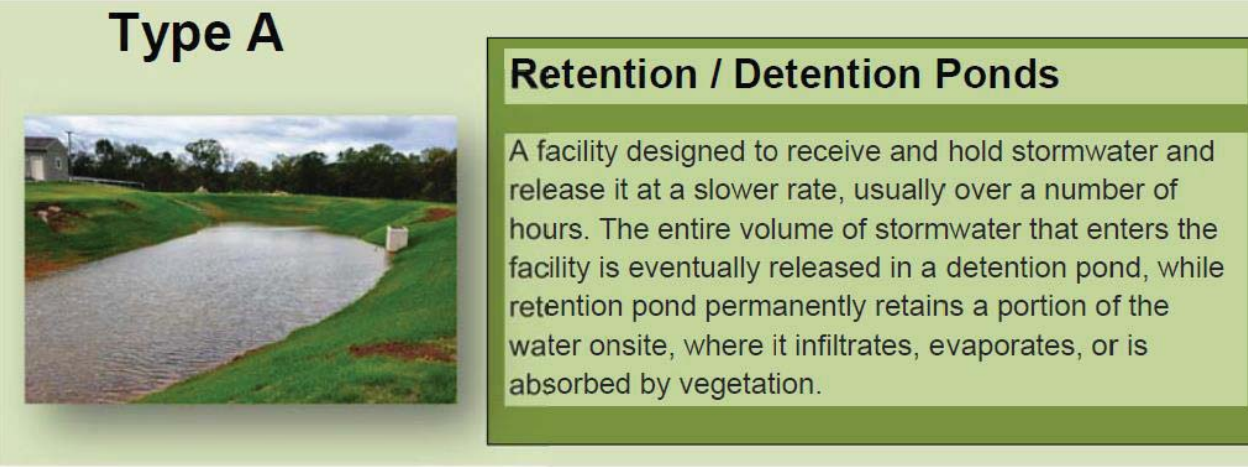


**Table 6 Visual Preference Survey – Stormwater Management Types**
**Type A – Retention / Detention Ponds**




| Type A - Retention / Detention Ponds | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 0.0% | 0 |
| 3.5 | 25.0% | 2 |
| 3 | 25.0% | 2 |
| 2.5 | 0.0% | 0 |
| 2 | 37.5% | 3 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 0.0% | 0 |
| 0 | 12.5% | 1 |
| Other (please specify) | | 1 |
| | ***answered question*** | **8** |
| | ***skipped question*** | **0** |

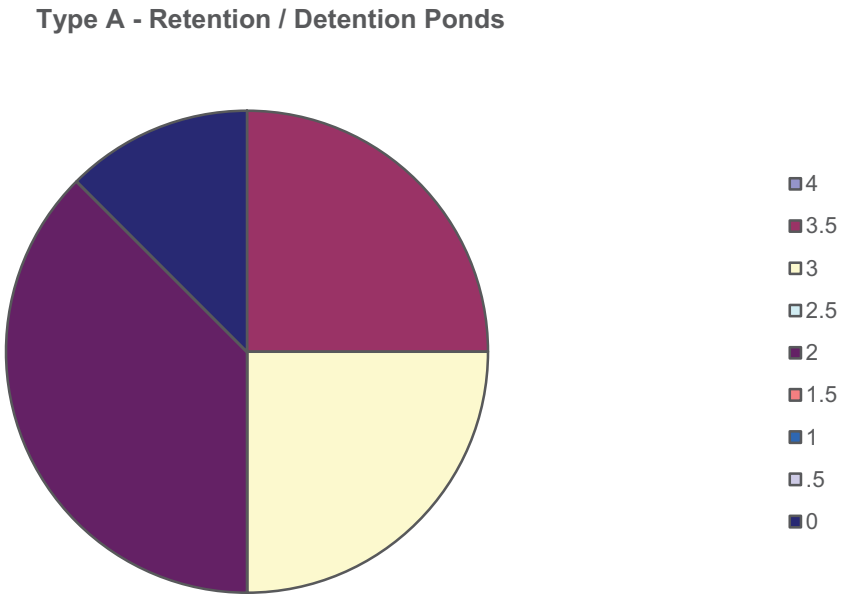
Comments:

One comment was received:

- Not so pleasing or productive

Average Ranking = 2.38

**Table 6 Visual Preference Survey – Stormwater Management Types**
**Type A – Retention / Detention Ponds**




**Type B – Bioretention / Infiltration Facilities**

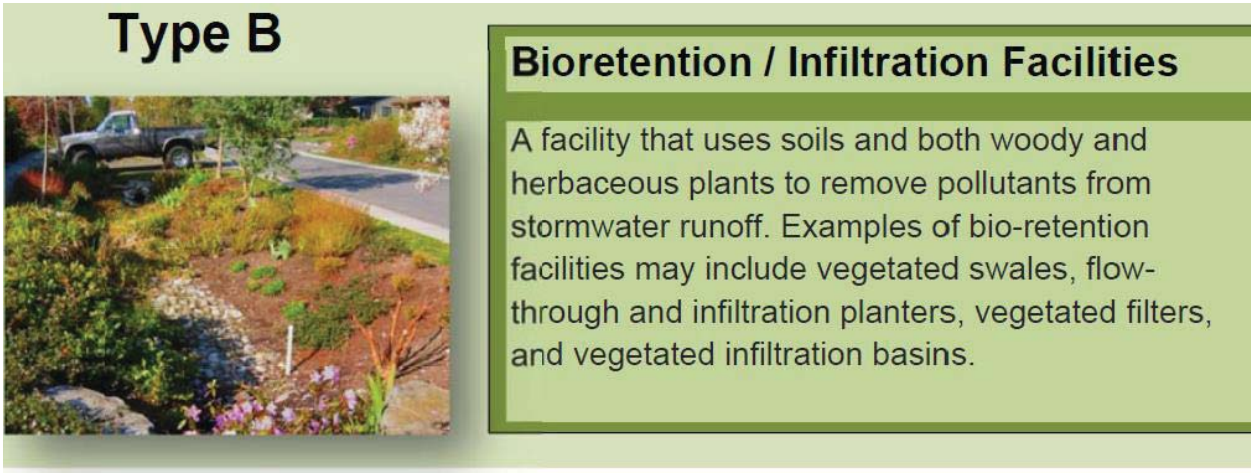


**Table 6 Visual Preference Survey – Stormwater Management Types**
**Type B – Bioretention / Infiltration Facilities**

| Type B - Bio-retention / Infiltration Facilities | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 25.0% | 2 |
| 3.5 | 25.0% | 2 |
| 3 | 25.0% | 2 |
| 2.5 | 12.5% | 1 |
| 2 | 0.0% | 0 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 12.5% | 1 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 1 |
| | ***answered question*** | **8** |
| | ***skipped question*** | **0** |

Comments:

One comment was received:

- Yes

Average Ranking = 3

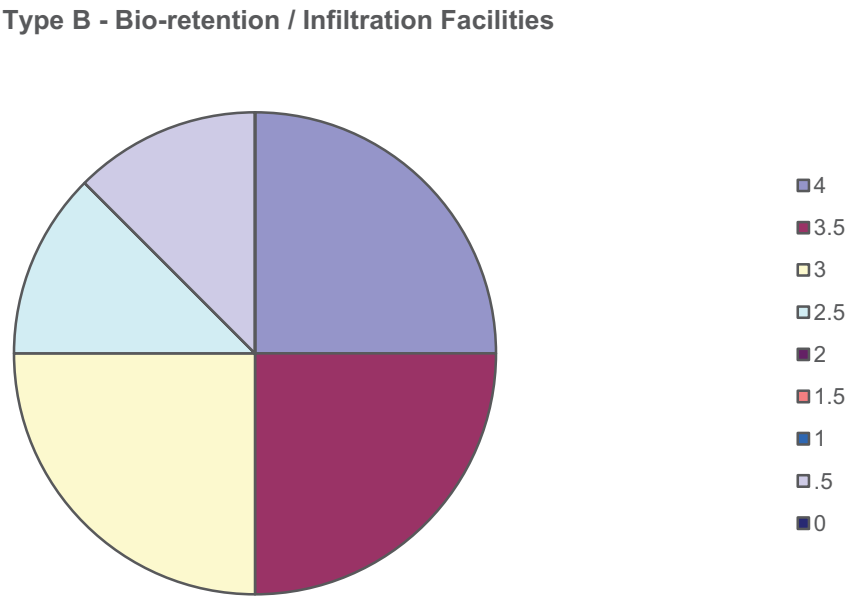
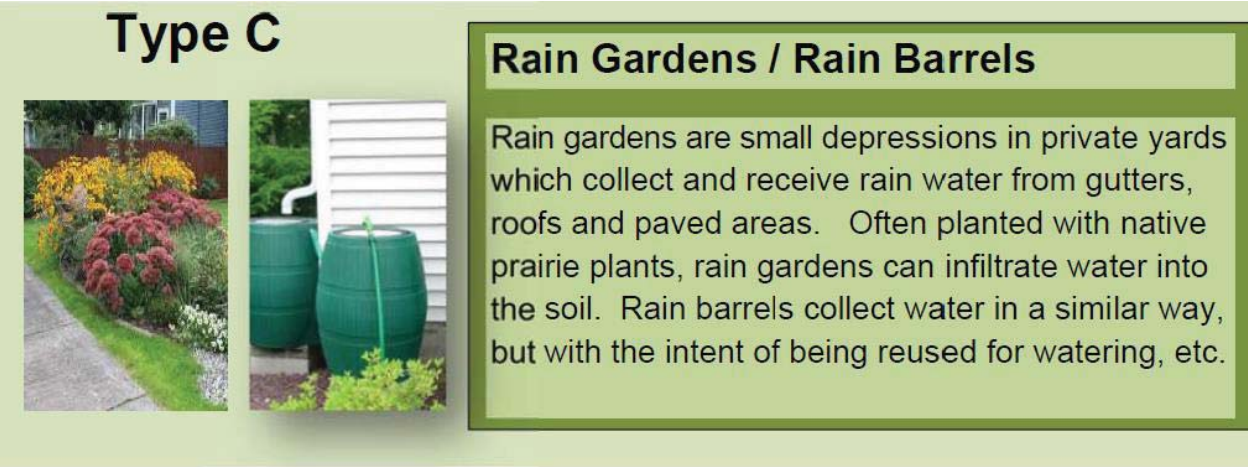


**Table 6 Visual Preference Survey - Stormwater Management Types**
**Type C – Rain Gardens / Rain Barrels**




| Type C - Rain Gardens / Rain Barrels | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 42.9% | 3 |
| 3.5 | 42.9% | 3 |
| 3 | 14.3% | 1 |
| 2.5 | 0.0% | 0 |
| 2 | 0.0% | 0 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 1 |
| | ***answered question*** | **7** |
| | ***skipped question*** | **1** |

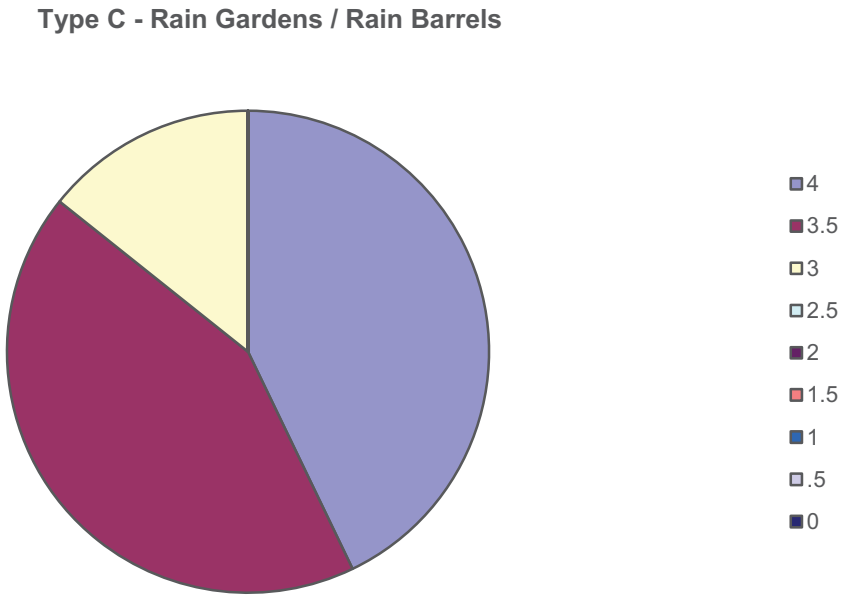
Comments:

One comment was received:

- Yes

Average Ranking = 3.64

**Table 6 Visual Preference Survey - Stormwater Management Types**
**Type C – Rain Gardens / Rain Barrels**




**Type D – Natural Stormwater Management**



**Table 6 Visual Preference Survey - Stormwater Management Types**
**Type D – Natural Stormwater Management**

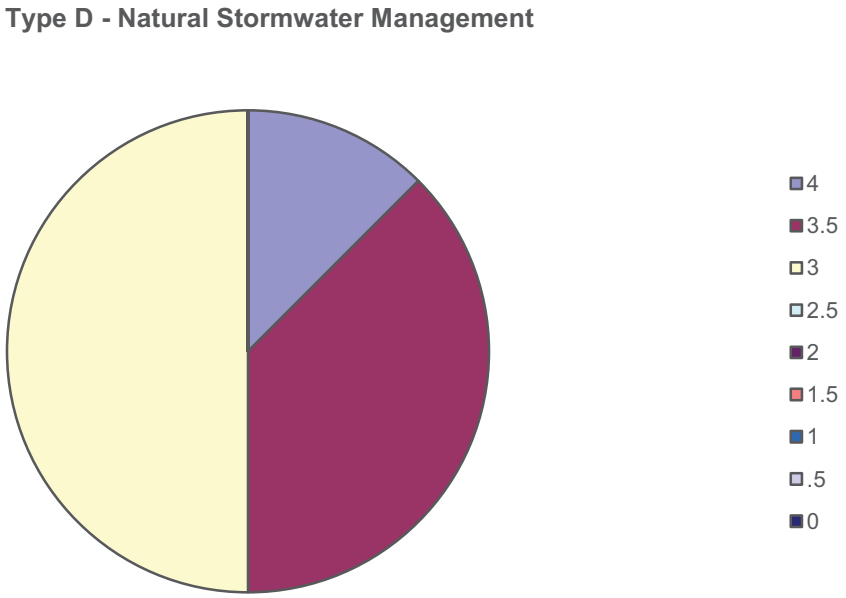
| Type D - Natural Stormwater Management | | |
|---|---|---|
| **Answer Options** | **Response Percent** | **Response Count** |
| 4 | 12.5% | 1 |
| 3.5 | 37.5% | 3 |
| 3 | 50.0% | 4 |
| 2.5 | 0.0% | 0 |
| 2 | 0.0% | 0 |
| 1.5 | 0.0% | 0 |
| 1 | 0.0% | 0 |
| .5 | 0.0% | 0 |
| 0 | 0.0% | 0 |
| Other (please specify) | | 1 |
| ***answered question*** | | **8** |
| ***skipped question*** | | **0** |

Comments:

One comment was received:

- Yes

Average Ranking = 3.31





# APPENDIX C

MEDIA, MEETINGS AND
SUMMARY OF PROCEEDINGS

## APPENDIX C: MEDIA, MEETINGS AND SUMMARY OF PROCEEDINGS

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**TOWN OF FOND DU LAC**
**FOND DU LAC COUNTY**
**PLANNING COMMITTEE MEETING**
**TOWN HALL/PIONEER ROAD**
**June 10, 2015**
**7:00 pm**

PLEASE TAKE NOTICE that on June 10, 2015 at 7:00 p.m. the Town of Fond du Lac Planning Committee will meet with representatives from East Central Regional Planning to review plans to update the 2005 Comprehensive Plan.

Submitted by Patti Supple, Town Clerk

TOWN BOARD MEMBERS MAY BE IN ATTENDANCE

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**COMPREHENSIVE PLAN WORKSHOP**

**JUNE 10, 2015**

**7:00 PM**

The Workshop for the Comprehensive Plan was called to order by Town Chairman Robert Giese. In attendance at the meeting were: Cathy Seffern, Don Schoepke, Mike Guilfoile, Dan Gurath, Tony Koenigs, Pat Sheridan, LeRoy Schmitz, Robert Giese, Patti Supple, Robert Mikkelsen, Dave Schmitz and Eric Fowle and Kathy Thunes from ECRP. Confirmation was made of open meeting notice.

Eric Fowle presented a summary of the Comprehensive Plan process and an explanation of ECWRPC commitment to aiding the Town of Fond du Lac in updating their 10 year old plan.

Kathy Thunes the presented information and a timeline for the Planning Process:

1. Organization (May-June 2015)
2. Plan kickoff meeting and visioning (June- August 2015)
3. Inventory/Analysis and Issue Identification/ Vision & Goal Development (May- October 2015)
4. Plan Alternative, Strategies & Recommendations (October 2015- January 2016)
5. Plan Implementation (February-March 2016)
6. Plan review, Public Hearing and Adoption (April- May 2016)
7. Plan Printing and Distribution

Ms. Thunes indicated this plan is a guide for future growth. Legislation sets the elements, consistency and adoption formats. The Planning Commission runs the meetings, and provides for public participation. It is up to the Planning Commission to make the resolution/recommendations to the Town Board. It is important that the Comprehensive Plan be consistent with any adopted changes and development.

In August, a visioning session will be held to get public input on future growth and visions for the Town. The Planning Commission will be the primary body reviewing the options. The date in August will be set for community participation. Various maps will be available for viewing, and residents will be encouraged to provide visions for growth. All written comments will be provided to the Planning Commission for review.

Part of the review is the acknowledgment that the plan is being updated.

Part of the demographic change is the increase in population that was not acknowledged in the original plan.

Issues of importance include: farmland preservation, growth, how to get public participation and opinions, the lifestyles which include city-town –country lifestyles, annexations, cost effective Town government, and uniformity between city-town and shoreland zoning. In addition, with the proximity to the City of Fond du Lac, does the Town plan for future growth or City annexation? Will future revenues cover the cost of road improvements due to transportation changes by the State DOT?

The next meeting is scheduled for Wednesday, August 12, 2015 from 5:00 to 7:00 pm for public participation. Letters will be sent to Town residents in a newsletter and the meeting will be announced at Town Board Meetings.

The meeting was adjourned.

Submitted by Patti Supple, Town Clerk/Planning Commission Secretary

# YOUR FUTURE LIVES HERE!

***What is your vision for the Town of Fond du Lac in 2040? Are you part of it?***

**Join us for a public visioning workshop,** which will cover different topics associated with planning for future development within the Town of Fond du Lac over the next twenty years.

**The Town of Fond du Lac is updating it's current Comprehensive Land Use Plan**, commonly referred to as a "Smart Growth" Plan. This plan sets forth the vision and policies that will affect future development and transportation within the Town.

**Your thoughts are important!** This workshop is just the first step in formulating a vision for how the Town will look, function and feel as new development (or re-development) takes place.

**The workshop will be held in an 'open house' format, with no formal presentations.** Come for 15 minutes, or stay for 2 hours! Town and East Central staff will walk participants through a series of quick, thoughtful and highly visual exercises which are meant to stimulate and document ideas and concerns in topic areas associated with community history, land use, housing, transportation, environmental protection and more!

**Questions?**

If you have questions, please contact Kathy Thunes, Principal Planner at ECWRPC - (920) 751-4770 or kthunes@ecwrpc.org

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



***Fond du Lac Town Hall***
***W5990 W. Pioneer Road***
***Wednesday, August 12th, 2015***
***5:30-7:30 P.M.***

***Hosted by:***
***Town of Fond du Lac***
***East Central Wisconsin***
***Regional Planning Commission***

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMITTEE MEETING
TOWN HALL/PIONEER ROAD
October 28, 2015
7:00 pm

1. Call to order. Roll call. Confirmation of open meeting notice.
2. Reading and approval of minutes from prior meeting.
3. Distribution and Brief Discussion of Draft Background Chapters
4. Discussion of Results From Visioning Session
5. Development of Draft Vision Statements
6. Identification of Issues and Draft Goals
7. Adjourn

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**COMPREHENSIVE PLAN WORKSHOP**

Oct. 28, 2015
~~JUNE 10, 2015~~

**7:00 PM**

The Workshop for the Comprehensive Plan was called to order by Town Chairman Robert Giese. In attendance at the meeting were: Cathy Seffern, Don Schoepke, Mike Guilfoile, Dan Gurath, Tony Koenigs, , LeRoy Schmitz, Robert Giese, Patti Supple, Robert Mikkelsen, Dave Schmitz and Kathy Thunes from ECRP. Confirmation was made of open meeting notice. Ryan Kamphius

Motion was made and seconded to approve the minutes from the June 10, 2015 meeting. Motion carried.

Kathy Thunes reported on the results of the August public hearing. About 25 residents attended and gave input on future growth, present needs and areas of interest. She noted that the Town is less diverse than the City of Fond du Lac, and has an aging population. Income is higher than the County average and is better educated.

Time was taken to review some of the various chapters and maps. Updates to some chapters include:

1. Chapter 6-10 add to weaknesses-infrastructure not available for large water usage industry
2. Transportation: roads now classified as more urban than rural
3. The ISO rating for fire department is 9-need to update information to get a better rating

Due to the wealth of information provided, it was recommended that the members of the committee be allowed some time to review the vision statement and ID of issues and goals. Ideas will be discussed at the November 17, 2015 meeting.

It was reiterated that in order to expand growth of the Town, key issues must be part of the comprehensive plan.

The meeting was adjourned.

Submitted by Patti Supple, Town Clerk/Planning Commission Secretary

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMITTEE MEETING
TOWN HALL/PIONEER ROAD
November 17, 2015
7:00 pm

1. Call to order. Roll call. Confirmation of open meeting notice.
2. Reading and approval of minutes from prior meeting.
3. Development of Draft Vision Statements
4. Discussion on Identification of Issues and Draft Goals
5. Adjourn

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**COMPREHENSIVE PLAN WORKSHOP**

**NOVEMBER 17, 2015**

**7:00 PM**

The Workshop for the Comprehensive Plan was called to order by Planning Commission Chairman Mike Guilfoile. In attendance at the meeting were:, , Mike Guilfoile, Dan Gurath, Loretta Koenigs, Tony Koenigs , LeRoy Schmitz, Robert Giese, Patti Supple, , Dave Schmitz, Brenda Post, Ryan Kamphuis and Kathy Thunes from ECRP. Confirmation was made of open meeting notice.

Motion was made and seconded to approve the minutes from the June 10, 2015 meeting with the following changes: the addition of Ryan Kamphuis as attending and correcting the date of the meeting on the letterhead. Motion carried.

Each section of the Vision Statements and Issues and Goals were reviewed for updates and changes. It was noted that the visions should encompass a broad spectrum of ideas.

Topics discussed for Issues and Opportunities included: the Town Campus becoming a focal point, renewed civic awareness, residents being more involved, education collaboration with the area businesses, stormwater management, and intergovernmental cooperation.

Topics discussed on the Vision Statements include: increasing opportunities for volunteering, involvement in local government, accommodate diverse populations, develop a Town logo, utilize Town properties including parks and buildings, annual Town event, update website, promote newsletter, promote industrial and commercial growth, better west side access to the City, monitor development, etc.

The meeting was adjourned and the next meeting was scheduled for December 9, 2015 at 7:00 pm.

Submitted by Patti Supple, Town Clerk/Planning Commission Secretary

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMITTEE MEETING
TOWN HALL/PIONEER ROAD
January 13, 2016
7:00 pm

1. Call to order. Roll call. Confirmation of open meeting notice.
2. Reading and approval of minutes from prior meeting.
3. Review of Draft Vision Statements
4. Discussion of Draft Goals, Strategies and Recommendations
5. Adjourn

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**COMPREHENSIVE PLAN WORKSHOP**

**January 13, 2016**

**7:00 PM**

The Workshop for the Comprehensive Plan was called to order by Planning Commission Chairman Mike Guilfoile. In attendance at the meeting were:, , Mike Guilfoile, Don Schoepke, Dan Gurath, Loretta Koenigs, Tony Koenigs , Scott Roltgen, Cathie Seffern, Robert Giese, Patti Supple, , Dave Schmitz, Brenda Post, Ryan Kamphuis and Kathy Thunes and Eric Fowle from ECRP. Confirmation was made of open meeting notice. The December meeting was cancelled and rescheduled for January 13, 2016.

There were no minutes to approve.

Kathy Thunes asked for an updated land use map. The latest one available is dated 2010. Since the Intergovernmental agreement is still in progress, some land use might be changed.

Each section of the Vision Statements and Issues and Goals were reviewed for updates and changes. The idea is to think of any ideas without worry about finances. Look for possibilities not restrictions. Always under consideration is the DOT and its impact on the Highway and bypass system running through the Town.

Topics discussed on the Vision Statements include: getting a graphic artist to create a Town logo, discussion of the well head agreement with the City, working with Excel or Keller on virtual buildings, featuring a farm or local business in the newsletter, updating our ordinance for home based businesses, changing wording about apartments in strategy H 2.1, updating our ordinance on property maintenance, historical and cultural updates, talk to Walt Raith on transportation issues, update hangars to indicate not always annexed, have the DOT do a speed study on Hwy 23 west, talk to ECRP about a sign inventory including fire number signs, revise classification of roads for funding, a branch library on the west side of the Town, POWTS program is in place, extension of sewer to Townline Road (cost effective?), contact Fire Chief to find out about upgrading the PPC classification, ordinance for native species landscaping, and cost sharing services with the Village and City.

The meeting was adjourned and the next meeting was scheduled for January 27, 2016 at 7:00 pm.

Submitted by Patti Supple, Town Clerk/Planning Commission Secretary

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMITTEE MEETING
TOWN HALL/PIONEER ROAD
January 27, 2016
7:00 pm

1. Call to order. Roll call. Confirmation of open meeting notice.
2. Reading and approval of minutes from November 17, 2015 and January 13, 2016 meetings
3. Review of Draft Vision Statements
4. Review of Draft Goals, Strategies and Recommendations
5. Development of Future Land Use Map
6. Discussion of Land Use Projections
7. Economic Development and Intergovernmental Cooperation Background Chapters
8. Adjourn

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**PLANNING COMMITTEE**

**COMPREHENSIVE PLAN**

**JANUARY 27, 2016**

**7:00 PM**

The Planning Committee Meeting was called to order by Chairman Mike Guilfoile. Present were Chairman Guilfoile, Secretary Patti Supple, Commissioners Don Schoepke, Ryan Kamphuis, and Scott Roltgen, Town Board Chairman Robert Giese, Cathleen Seffern, Eric Fowle and Kathy Thunes. Confirmation was made of open meeting notice. Minutes from the previous meetings were approved as presented.

The Vision Statement was approved as presented.

Under Goals, the following recommendations were made:

1. 1-1-3 page 32, the buffer zone. Is this too restrictive at 50 feet. Would this put the Town at a disadvantage with other communities and future business growth? It was felt by one member that the zone should match the County and DNR. He felt this was not the Town's responsibility. The updated DNR delineations will be checked. In the meantime, the 50' will be changed to 20'.

The updated 2040 Land Use Map was introduced. The Heritage Farms and Town Campus areas are delineated. The definition of the 3 tiers was discussed. Tier one is a sewered area with public water available, tier 2 is an area with the ability to be sewered but with lower growth, and tier 3 is agricultural. The tiers provide the ability to monitor growth. It was discussed that designating tiers could be done through population development. The population is household projection based on Historical growth.

It was felt walking trails should be added to the map to allow subdivisions to provide access to the trails.

Also discussed were planning for changes in housing since the Town population is aging, adding a sewer service overlay on the map, and addressing traffic issues.

It was recommended to arrange a public meeting and invite interested municipal officials to view the map and plan. The date was set for February 24, 2016 at 7:00 pm.

Motion was made and seconded to adjourn. Motion carried.

Submitted by Patti Supple, Secretary

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMISSON MEETING
TOWN HALL/PIONEER ROAD
February 24, 2016
7:00 pm

AGENDA

1. Call to order. Roll call. Confirmation of open meeting notice

2. Reading and approval of minutes from January 27, 2016 meeting

3. Town of Fond du Lac Comprehensive Plan Update Intergovernmental Meeting (facilitated by East Central Wisconsin Regional Planning Commission staff)

4. Next Steps

5. Adjourn

TOWN BOARD MEMBERS MAY BE IN ATTENDANCE

# Sign In Sheet

## Town of Fond du Lac Planning Commission
### Intergovernmental Meeting
### Wednesday, February 24, 2016 @ 7:00 p.m.

| NAME | REPRESENT | EMAIL |
|---|---|---|
| Tony Koenigs | Town FDL | pakoenigs |
| Tony Beregszazi | Town Bd of Appeals | tbberegs@yahoo.com |
| Cathie Seffern | " " " " | cathieseffern@yahoo.com |
| Dan Gurath | " " " " | mcl gurath @ charter.net |
| Jim Cleveland | FCEDC / Town of FDL Resident | jim@futurefc.com |
| Jeff Moisenberg | Town of Friendship | Jmcs211@charter.net |
| CRAIG SANBORN | TOWN OF + FOND DU LAC FIRE DEPT | |
| MIKE GUILFOILE | TOWN OF FOND DU LAC PC | mikeeguilfoile.com |
| Dave Schmitz | Town of FDL | eastbranchdairy@gmail.com |
| Rob Mikkelsen | Planning Commission | pmikkelsenRC@agnesia.com |
| SCOTT ROLTGEN | PLAN COMMISSION | SCOTT.R@ENGLENGINEER.COM |

# Sign In Sheet

## Town of Fond du Lac Planning Commission
### Intergovernmental Meeting
### Wednesday, February 24, 2016 @ 7:00 p.m.

| NAME | REPRESENT | EMAIL |
|---|---|---|
| Lisette Ulrich | FDL Co. District 20 | lisetteuc@gmail.com |
| Bob Simon | Town of Byron | GopherNDeb@GMAIL.com |
| Jim Pierquet | Town of Empire | pierquet@att.net |
| Joe Schumacher | Town of FD2 | |
| Bob Meio | TFDL. | Town Chair |
| Don Schoepke | Town of FDL | |
| PATTI SUPPUS | " | clerk@townoffdl.com |
| RYAN KAMPHUIS | TOWN OF FDL | ryan.kamphuis@bankofbrookfield.com |
| Kathy Thunes | ECWRPC | |

## Kathy Thunes

**From:** Tobias, Sam <Sam.Tobias@fdlco.wi.gov>
**Sent:** Friday, February 19, 2016 9:14 AM
**To:** Kathy Thunes
**Cc:** Patty Supple (clerk@townoffdl.com); Wehner, John
**Subject:** Town of FdL Comp Plan

Thank you for the packet of information on the plan. Two items immediately come to mind. One, Map 2-1 offers no recognition of the Fond du Lac County airport. The airport is a vital transportation facility for the Fond du Lac area. I believe it is appropriate to include identification of the airport on Map 2-1 and in any related text. Two, Map 2-1 appears not to include the airport business park as an Industrial Target Area. The color choices and shading for Industrial Target Areas make it difficult for me be certain that the airport business park is not called out on the map.

A third item might be worthwhile to include on Map 2-1 since it looks forward to 2040. Your map includes planned trail systems. The active rail line heading southeast toward Eden is a good candidate for an extension of the Eisenbahn State Trail. My long range goal is to extend the Eisenbahn from Eden to Fond du Lac with a connection to the Prairie Trail near Martin Road. The town plan might be a good opportunity to identify the corridor as a future trail opportunity.

Thank you for the opportunity to comment.

Sam Tobias
Planning & Parks Director
Fond du Lac County
160 South Macy Street
Fond du Lac, WI 54935

Like Us on Facebook
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sam.tobias@fdlco.wi.gov
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TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMISSION MEETING
TOWN HALL/PIONEER ROAD
February 24, 2016
Time: Immediately following the intergovernmental meeting

AGENDA

1. Call to order. Roll call. Confirmation of open meeting notice
2. Review of Intergovernmental Meeting
3. Review Revisions to Goals, Strategies and Recommendations
4. Discussion of Implementation Chapter
5. Next Steps
6. Adjourn

TOWN BOARD MEMBERS MAY BE IN ATTENDANCE

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**COMPREHENSIVE PLAN-INTERGOVERNMENTAL MEETING**

**February 24, 2016**

**7:00 PM**

The Intergovernmental Meeting was called to order. Present were, Lisette Aldrich, Bob Simon, Jim Pierquet, Joe Schumacher, Bob Giese, Don Schoepke, Patti Supple, Ryan Kamphuis, Kathy Thunes, Dave Schmitz, Mike Guilfoile, Don Schoepke, Scott Rolthen, Cathie Seffern, Tony Koenigs, Tony Beregsaszi, Robert Mikkelsen and Dan Gurath. Confirmation was made of open meeting notice. Minutes from the previous meeting were approved as presented.

Kathy Thunes presented an overview of the progress made on the update to the Town of Fond du Lac's Comprehensive Plan.

Recommendations and comments made by those present included: making the Town Campus more energy efficient, using renewable energy sources, development of land along Lake Winnebago, addressing annexations, FDL Airport and Skyport are different entities, ability to launch a boat by the Wild Goose Trail, delineating some symbols on the map, label the airport and Industrial Park on map, adding a walking trail along the bypass, adding water access along West Branch and Esterbrook Road and taking the east side out of Tier 1 due to lack of public water.

The Intergovernmental Meeting was adjourned.

**PLANNING MEETING**

The Planning Committee meeting was called to order. Confirmation was made of open meeting notice.

Some of the comments from the Intergovernmental Meeting were discussed. It was determined that better labeling on the map is needed. Some additions to the different categories include: renewable energy, changing some symbols from boats to canoes, going through numbers to define Tiers, and redefine Tier lines.

Any ordinance changes need to be consistent with the Comprehensive Plan. If incompatible, the comp plan must be changed too.

Ongoing :

1. Plan implementation
2. Ongoing efforts-give some thought for March Meeting
3. Discuss allocation for sewer lines in reference to roads
4. Kathy will be doing background data.
5. Overlay for sewer and water districts-check on sewer capacity

The next meeting will be held on March 30, 2016 at 7:00 pm.

Motion was made and seconded to adjourn. Motion carried.

Submitted by Patti Supple, Secretary

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMISSION MEETING
TOWN HALL/PIONEER ROAD
March 30, 2016
7:00 P.M.

AGENDA

1. Call to order. Roll call. Confirmation of open meeting notice
2. Reading and approval of minutes from prior meeting.
3. Approval of draft Map 2-1 2040 Land Use Framework
4. Review Revisions to Goals, Strategies and Recommendations
5. Discussion of Implementation Chapter
6. Distribution of Chapter 1: Introduction and Chapter 5 : Land Use
7. Next Steps
8. Adjourn

**PLANNING COMMISSION**

**TOWN OF FOND DU LAC**

SUBJECT: Comprehensive Plan

Date: March 30, 2016 7:00 pm

The Meeting was called to order by Chairman Mike Guilfoile. Present were Guilfoile, Secretary Patti Supple, Commissioners Don Schoepke, Robert Mikkelsen, and Scott Roltgen, Town Chairman Robert Giese, Town Supervisors LeRoy Schmitz and Dave Schmitz, Town Treasurer Brenda Post, Board of Review Commissioner Cathleen Seffern, ECRP member Kathy Thuenes and Tim Murphy and Mary Leasa. Confirmation was made of open meeting notice. Minutes from the previous meeting were approved as presented.

Kathy Thuenes presented a map of the Town with the recommended changes made. She is waiting for the height restrictions from the Fond du Lac County Airport. She added the Esterbrook Road extension into the Town of Friendship. It was recommended she change the airport height restrictions zone by removing the arrow line and add the arrow to the dotted line.

The goals, strategies and recommendations were reviewed. Changes were made per the February 24 meeting recommendations.

The Implementation chapter was reviewed. These are ongoing efforts for the Town Board to do. It was determined no changes would be made since this was an excellent flow chart and can be updated as needed. It was recommended to work some of the topics into the newsletter and add to the website. Residents should be able to answer by mail and email. This would allow interaction with the appropriate Board member.

Still needed are the correct zoning ordinance wording, an official map with streets added.

Handouts included the Introduction to Chapter 1 and Land Use Chapter 5.

The Public Hearing will be held on May 25, 2016 at 7:30 pm with the Public Information meeting to start at 7:00 pm. Notices need to be posted by April 24, 2016.

Motion was made and seconded to adjourn. Motion carried.

Submitted by Patti Supple, Secretary

TOWN OF FOND DU LAC
FOND DU LAC COUNTY
PLANNING COMMISSION MEETING
TOWN HALL/PIONEER ROAD
May 25, 2016
7:30 P.M.

AGENDA

1. Call to order. Roll call. Confirmation of open meeting notice
2. Reading and approval of minutes from prior meeting.
3. Public Hearing on the *Town of Fond du Lac Comprehensive Plan Update 2040*
4. Resolution Recommending Adoption of the *Town of Fond du Lac Comprehensive Plan Update 2040*
5. Next Steps
6. Adjourn

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Town Clerk at (920) 923-1327 with as much advance notice as possible.

TOWN BOARD MEMBERS MAY BE IN ATTENDANCE

**TOWN OF FOND DU LAC**

**FOND DU LAC COUNTY**

**SPECIAL TOWN BOARD MEETING**

**MARCH 27, 2017**

**3:00 PM**

1. Call to order. Roll call. Confirmation of open meeting notice.
2. Action to approve Ordinance to Adopt the Comprehensive Plan Update of the Town of Fond du Lac."
3. Adjourn to workshop meeting.



# APPENDIX D

PLAN ADOPTION

## APPENDIX D: PLAN ADOPTION

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## A RESOLUTION APPROVING THE UPDATE TO THE COMPREHENSIVE PLAN OF THE TOWN OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

**WHEREAS,** pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Town of Fond du Lac is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of *the* Wisconsin Statutes; and

**WHEREAS,** according to the general purposes set forth in section 66.1001 of the *Wisconsin Statutes*, the Town Board adopted said Comprehensive Plan for the Town of Fond du Lac, Wisconsin on December12, 2005; and

**WHEREAS,** section 66.1001, of the Wisconsin Statutes provides that a comprehensive plan shall be updated no less than once every 10 years, and

**WHEREAS,** the Planning Commission has prepared an update to that 2005 plan, titled *Town of Fond du Lac Comprehensive Plan Update 2040,* and

**WHEREAS,** the Plan Commission finds that the *Town of Fond du Lac Comprehensive Plan Update 2040*, contains all the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes*; and

**WHEREAS,** the Town has duly noticed and held a public hearing on the draft plan, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public participation procedures adopted by the Town Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the that pursuit to Section 66.1001(4)(b) of the Wisconsin Statutes, the Town of Fond du Lac Planning Commission hereby approves the *Town of Fond du Lac Comprehensive Plan Update 2040.*

**BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend that the Town Board enact an Ordinance adopting the *Town of Fond du Lac Comprehensive Plan Update 2040.*

Adopted this 25th day of MAY, 2016
Ayes 4 Nays 0 Absent 0

Don Schoepke, Acting Chairman
Town of Fond du Lac Planning Commission

ATTEST:

Patti Supple, Secretary
Town of Fond du Lac Planning Commission

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN UPDATE OF THE TOWN OF FOND DU LAC, WISCONSIN**

The Town Board of the Town of Fond du Lac, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Fond du Lac, is authorized to prepare, adopt and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Fond du Lac, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Planning Commission of the Town of Fond du Lac by majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled *Town of Fond du Lac Comprehensive Plan Update 2040*, containing all of the elements specified in sections 66.1001 (2) of the Wisconsin Statutes.

SECTION 4. The Town of Fond du Lac has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Fond du Lac, Fond du Lac County, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, *Town of Fond du Lac Comprehensive Plan Update 2040*, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes. This adoption is subject to the revisions set forth in the attached Exhibit A. The Town Clerk, Town Attorney, and the East Central Wisconsin Regional Planning Commission are hereby authorized and directed to take all action necessary to incorporate the revisions set forth in Exhibit A into the *Town of Fond du Lac Comprehensive Plan Update 2040.*

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the member-elect of the Town Board and publication/posting as required by law.

ADOPTED this 27th day of March, 2017.

Robert Giese, Chairman
Town of Fond du Lac

Ayes 3 Nays 0 Absent

(Published/Posted: _____
(Date)

Attest: _____
Patti Supple, Clerk
Town of Fond du Lac

Town of Fond du Lac

**Revisions to Map 2-1**

1. Add road extensions:
    a. Extend Streblow Drive (multifamily area) to CTH OOO.
    b. Extend Townline Road from STH 23 to CTH OO.
    c. Extend Streblow Drive south to current subdivision road.
2. Add small residential area south of Willow Lawn.
3. Revise environmental features to include:
    a. 100 year floodplain
    b. 75 foot hydrology buffer
    c. DNR managed lands
    d. Wetlands (NO buffer)
4. Update map to reflect inter-municipal boundary agreement
5. Revisions to Tiers due to inter-municipal boundary agreement
    a. Tier I (west)
        1. Remove very southern portion
        2. Revise eastern border per inter-municipal boundary agreement
    b. Tier I (northeast)
        1. Add small portion to the south
    c. Tier I (southeast)
        1. Remove tier (growth area part of City growth area, therefore nothing left for future growth)
    d. Tier II (west)
        1. Revise southern border by USH 151 per inter-municipal boundary agreement
    e. Tier III (west)
        1. Revise northern and eastern border per inter-municipal boundary agreement
    f. Tier III (east)
        1. Area greatly reduced due to inter-municipal boundary agreement.

**Revisions to text portion of comprehensive plan**

1. Revise growth areas to reflect new inter-municipal boundary agreement.
2. Revise tier calculations to reflect new inter-municipal boundary agreement
3. Add description in Chapter 5: Land Use about the City of Fond du Lac and Village of North Fond du Lac growth areas.
4. General grammatical errors.
5. Revise recommendations if necessary, due to inter-municipal boundary agreement.





# APPENDIX E

POLICIES AND PROGRAMS

## APPENDIX E: POLICIES AND PROGRAMS

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# APPENDIX E: POLICIES AND PROGRAMS

## INTRODUCTION

Growth and development patterns do not occur in a vacuum. Over time, federal, state and local policies have directed the amount and location of development. State transportation policies and state land use legislation such as NR121, farmland preservation, natural resource protection and real estate tax codes have influenced growth and settlement. Local attitudes towards growth and accompanying zoning legislation, transportation and utility investments and tax and land subsidies also influence the type and amount of growth and development which occurs in each community.

Policies which impact growth and development have been developed over time by different agencies and different levels of government with varying missions and objectives. The resulting policies and programs are sometimes complementary and sometimes contradictory. It is the interaction of these various policies and market influences that determine actual growth patterns. Although many current federal and state policies and subsidies still encourage expansion, other policies such as the 14 land use goals developed by the state also encourage communities to accommodate growth in perhaps a more efficient manner than they have in the past. The adopted comprehensive plan legislation encourages communities to develop comprehensive plans, and provides communities with the opportunity to determine their own growth patterns. As a result, the type of development which will occur in the future is still open to debate.

Appendix E provides policies and programs sorted by comprehensive planning element that can be utilized by the Town of Fond du Lac to implement the goals, strategies and recommendations set forth in this plan.

## ISSUES AND OPPORTUNITIES

### Regional and County Policies

#### *Regional Policies*

#### *East Central Wisconsin Regional Planning Commission:*

**Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century".** East Central Wisconsin Regional Planning Commission adopted Milestone #3, *Goals, Strategies, and a Plan for Action*, *Year 2030 Regional Comprehensive Plan "Shaping the 21st Century"* on April 25, 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning process, several key issues were identified:

- How do we plan for continued population growth, which will result in an increase in demand for services and land consumption in the region?

- How do we promote the recognition of the relationship between the density of settlement and amount and location of land consumed for housing, commercial, and industrial uses and the costs of services?

- How do we ensure the economic vitality of the agricultural and forestry sectors in the context of a decrease in the amount of open space?

- How do we address the conflicts that will arise given that the majority of future growth is expected to occur in the urban counties, which is where most of the region's more productive farmland is located? More specifically, how will we address the impact on the farm economy?

- How do we ensure that an increase in urbanization has a positive impact on rural communities?

- Urban counties in the region currently have greater social and economic capital, more government support due to a larger tax base, and greater access to nonprofit services than rural counties. Current trends show the educational and income gap between urban counties and rural counties widening. How do we plan to decrease this gap and promote a healthy, vibrant economy and quality of life for all residents throughout the region?

The core goal of the Issues and Opportunities section is:

- To promote communities that are better places to live. That is, communities that are economically prosperous, have homes at an affordable price, respect the countryside, enjoy well designed and accessible living and working environments, and maintain a distinct sense of place and community.

The intent of this goal is to minimize the negative effects of sprawl development and provide a cost-effective variety of services and infrastructure that will meet the changing demographics of the overall population. More information is available at http://www.ecwrpc.org/programs/comprehensive-planning/.

### *County Policies*

### *Fond du Lac County:*

Fond du Lac County, to date, has not adopted a comprehensive plan.

### Federal, State and Regional Programs

This section includes information on federal, state and regional programs which were used to develop this chapter. Other programs which influence growth and may impact future socio-economic conditions will be described in pertinent chapters within this appendix.

### *Federal Programs*

#### *United States Department of Commerce:*

**Economics and Statistics Administration (ESA).** The Economics and Statistics Administration collects, disseminates and analyzes broad and targeted socio-economic data. It also develops domestic and international economic policy. One of the primary bureaus within the ESA is the U.S. Census Bureau. The majority of information analyzed in this chapter was collected and disseminated by the Census Bureau, which is the foremost data source for economic statistics and demographic information on the population of the United States. The Census Bureau conducts periodic surveys and decennial censuses that are used by federal, state, and local officials and by private stakeholders to make important policy decisions. The Bureau produces a variety of publications and special reports regarding the current and changing socio-economic conditions within the United States. It develops national, state and county level projections and also provides official measures of electronic commerce (e-commerce) and evaluates how this technology will affect future economic activity.

### *State Programs*

#### *Wisconsin State Data Center (WSDC):*

The Wisconsin State Data Center is a cooperative venture between the U.S. Bureau of the Census, DOA, the Applied Population Laboratory at the University of Wisconsin-Madison and 35 data center affiliates throughout the state.[1] The U.S. Bureau of the Census provides census publications, tapes, maps and other materials to the WSDC. In exchange, organizations within WSDC function as information and training resources. DOA is the lead data center and the Applied Population Laboratory functions as the coordinating agency throughout the state. Local data center affiliates, such as East Central, work more closely with communities and individuals within their region.

#### *Wisconsin Department of Administration (DOA):*

**Demographic Services Center.** The Wisconsin Department of Administration (DOA) Demographic Services Center is responsible for developing annual population estimates for all counties and all minor civil divisions (MCD) in the state. They develop annual estimates of the voting age population by MCD and population estimates by zip code. The Demographic Services Center also produces annual county level housing unit and household estimates. The Demographic Services Center also develops population projections by age and sex for all Wisconsin counties, and produces population projections of total population for all municipalities.

#### *University of Wisconsin-Madison:*

**Applied Population Laboratory (APL).** The Applied Population Laboratory is located with the Department of Rural Sociology at the University of Wisconsin-Madison. They conduct socio-economic research, give presentations and publish reports and chartbooks. They will contract to do specific studies or school district projections. APL also functions as the coordinating

[1] Wisconsin Department of Administration, http://www.doa.state.wi.us/Divisions/Intergovernmental-Relations/Demographic-Services-Center/US-Census-State-Data-Centers/. Accessed 10/15/15.

agency for the WSDC and the lead agency for the Wisconsin Business/Industry Data Center (BIDC).

### *Regional Programs*

### *East Central Wisconsin Regional Planning Commission:*

**Planning for our Future Program.** This program element promotes, builds awareness and coordinates the implementation of the Commission's *Year 2030 Regional Comprehensive Plan* and locally adopted comprehensive plans. It also includes the Commission's Health and Planning work element. Examples of work under this program element include: population information and projections, comprehensive planning and implementation assistance.

- **State Data Center Affiliate.** East Central receives census materials and Demographic Service Center publications from DOA, plus additional information and reports from other State agencies. This information is maintained within its library, used for planning purposes and published within East Central reports. Information and technical assistance regarding this data is also provided to local governments, agencies, businesses and the public upon request.

- **Official Regional Population Projections and Household Growth.** While DOA provides base level population projections for the state, local conditions such as zoning regulations, land-locked communities, and local decisions regarding land use development can influence the accuracy of these base line projections. As a result, East Central has the authority to produce official population projections for the region. East Central also estimates future household growth.

## LAND USE

### State, Regional, County, and Local Policies

### *State Policies*

### *Zoning Ordinances:*

Wisconsin State Statutes 66.1001 requires that if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

- Official mapping ordinances enacted or amended under Wisconsin State Statutes 62.23 (6);
- Local subdivision ordinances enacted or amended under Wisconsin State Statutes 236.45 or 236.46;
- County zoning ordinances enacted or amended under Wisconsin State Statutes 59.69.
- City or village zoning ordinances enacted or amended under Wisconsin State Statutes 62.23 (7).
- Town zoning ordinances enacted or amended under Wisconsin State Statutes 60.61 or 60.62.

- Shorelands or wetlands in shorelands zoning ordinances enacted or amended under Wisconsin State Statutes 59.692, 61.351 or 62.231.

***Regional Policies***

***East Central Wisconsin Regional Planning Commission:***

**Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century".** East Central Wisconsin Regional Planning Commission adopted Milestone #3, *Goals, Strategies, and a Plan for Action*, *Year 2030 Regional Comprehensive Plan "Shaping the 21st Century"* on April 25, 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning effort, East Central developed a vision for land use, which states:

> *East Central will promote land use patterns which foster healthy communities, preserve individual community identity, enhance personal mobility, reduce the cost of services and protect our natural environment.*

The Milestone #3 report contains four land use "plan guidelines" which contain goals, strategies, and recommendations for achieving this vision. "Plan guidelines" include: LU-1: Land Consumption and Development, LU-2: Regional and Community Character, LU-3: Balancing Community Interests and Property Rights, and LU-4: Regional and Local Sustainability.

***County Policies***

***Fond du Lac County:***

**County Code of Ordinances.** The Fond du Lac County Code of Ordinances regulates private on-site wastewater treatment systems, land divisions, land uses and other ordinances that may be relevant to the Town of Fond du Lac. Several chapters that relate to land use are summarized below.

**Chapter 18 – Aviation.** The purpose of this article is to establish operation policies for the airport and land use zoning within the boundaries of the airport. It also regulates the height of structures in the vicinity of the airport.

**Chapter 28 – Floods.** This chapter is intended to regulate floodplain development to protect life, health and property; minimize expenditures of public funds for flood control projects; minimize rescue and relief efforts undertaken at the expense of the taxpayers; minimize business interruptions and other economic disruptions; minimize damage to public facilities in the floodplain; minimize the occurrence of future flood blight areas in the floodplain; discourage the victimization of unwary land and homebuyers; prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

**Chapter 36 – Nonmetallic Mining Reclamation.** The purpose of this chapter is to establish a local program to ensure the effective reclamation of nonmetallic mining sites on which nonmetallic mining takes place in the County of Fond du Lac.

**Chapter 44 – Shoreland Zoning.** Shorelands are defined as lands which are: 1,000 feet from the ordinary high water elevation mark of navigable lakes, ponds, or flowages; or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. This ordinance controls the lot size, building setbacks, landfills, agricultural uses, alteration of surface vegetation, sewage disposal, filling, grading, lagoons, and other uses which may be detrimental to this area.

The "Red Corridor" or the East Branch of the Fond du Lac River between State Highway 175 and C.T.H.D is subject to several unique code requirements in order to mitigate possible effects from development that may occur as a result of construction of the US Highway 151 Bypass between the Wisconsin Central Railroad tracks where they cross the East Branch of the Fond du Lac River and C.T.H.D. Requirements include a 150 foot conservancy area setback from the ordinary high water mark of the East Branch of the Fond du Lac River, minimum lot sizes, view/recreation corridor restrictions, etc.

**Chapter 46 - Streets, Sidewalks and Other Properties.** The ordinance regulates the rural address numbering system, the section corner program, and county trunk highway access, including design standards for driveways and culverts on county trunk highways.

**Chapter 48 - Subdivisions.** The ordinance facilitates division of larger parcels of land into smaller parcels of land through two methods: Certified Survey Maps (CSMs) and Plats. Certified Survey Maps create up to four new lots, parcels or tracts from the parent parcel. Plats are required for land subdivisions that create five or more lots created from the parent parcel. The ordinance also contains design standards for streets, blocks, setbacks and utility easements.

**Farmland Preservation Plan, 2012.** The *Fond du Lac County Farmland Preservation Plan* was adopted in 2012. The goals of Fond du Lac County are: (1) to protect, preserve and keep in production as much of the county's agricultural land as is possible and maintain a viable local agricultural economy; (2) to make as many of the county's citizens as possible aware of the Farmland Preservation Program; (3) to make as many landowners as possible eligible for tax credits under the Wisconsin Working Lands Initiative; and (4) to encourage higher housing density in areas designated for nonagricultural development.

**2013-2017 Fond du Lac County Land and Water Resource Management (LWRM) Plan.** The LWRM) addresses soil and water quality concerns using local, state and federal programs. It is a five (5) year (2013-2017) plan with the opportunity for review and extension for an additional 5 years in 2017. The plan includes implementation strategies for addressing local water quality priorities related to controlling erosion, sedimentation, and nonpoint source water pollution. The eight goals that were identified include: (1) Maintain soil productivity and reduce soil erosion and Sedimentation; (2) Minimize the impacts of land disturbing and land development activities within the county; (3) Minimize runoff, leaching, and drift of nutrients and pesticides to surface and ground water; (4) Reduce the impacts from runoff and storage of animal waste and feed; (5) Protect and Conserve Ground Water Quality and Quantity within the county; (6) Develop and Improve Coordination of Lake Organizations; (7) Minimize the Threat and Spread of Exotic and Invasive Species; and (8) Use Less Energy and Improve Air Quality.

**2011-2015 Outdoor Recreation and Open Space Plan for Fond du Lac County.** The *Outdoor Recreation and Open Space Plan* for Fond du Lac County was adopted in July 2013. . The plan identifies a series of goals and objectives to "provide the framework for meeting the existing and future open space and recreation needs of Fond du Lac County. The four goals

identified include: (1) Establish and maintain a countywide system of parks and trails that will meet the needs of Fond du Lac County residents: (2) Establish and maintain a system of parks and recreational facilities that help to conserve the natural resources and environment of Fond du Lac County, and make them available for recreational use and/or conservation purposes; (3) Operate and improve the County Parks System, and other county recreational facilities, in an efficient and organized manner; and (4) Promote Fond du Lac County parks, open spaces and recreation trails to gain maximum utilization and appreciation of these facilities.

***Local Policies***

***Town of Fond Lac:***

**Code of Ordinances.** The Town of Fond du Lac's Code of Ordinances regulates land divisions and land uses. Several chapters that relate to land use are summarized below.

**Title 13 - Zoning Code.** This chapter regulates 11 zoning districts including: FP Farmland and Preservation District; RR Residential District (Rural); RM Residential District (Medium Density); RL Residential District (Low Density); RO Residential District (Open Density); C Commercial; and I Industrial.

**Title 14 – Subdivision and Land Division Code.** This chapter includes design requirements for street layout, and improvement requirements for street construction.

**Official Map.** The Town of Fond du Lac has an official map. An official map is intended to implement a master plan for a city, village or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use.

**Existing Smart Growth Comprehensive Plans.** This plan is an update to *Town of Fond du Lac Comprehensive Plan* that was adopted in December, 2005. Adjacent communities have smart grow comprehensive plans that have been developed and adopted in compliance with SS. 66.1001. The following is a listing of the adopted comprehensive plans: City of Fond du Lac (10/14/2009), Village of North Fond du Lac (6/3/2002), and the towns of Byron (2/14/2006), Eden (6/30/2009), Eldorado, Empire (2/14/2007), Friendship (2/12/2009), Lamartine (7/21/2009), Oakfield 7/21/2008), Taycheedah (5/11/2009). These plans should be taken into consideration when decisions along an adjoining border are being made.

***Adjoining Communities:***

**Official Map.** The City of Fond du Lac and the Village of North Fond du Lac have adopted official maps. These maps should be consulted so as to coordinate future streets and roads in abutting boundary areas.

## State and Regional Programs

### *State Programs*

### *Land and Water Resource Management Planning Program (LWRM):*

The land and water resource management planning program (LWRM) was established in 1997 by Wisconsin Act 27 and further developed by Wisconsin Act 9 in 1999.[2] It is regulated under the Wisconsin State Statutes, Chapter 92 Soil and Water Conservation and Animal Waste Management and implemented under ATCP 50.12 Soil and Water Resource Management Program. Each county in the state is required to have a Land and Water Resource Management (LWRM) Plan approved by Department of Agriculture, Trade and Consumer Protection (DATCP). LWRM plans may be approved for a maximum of 10 years. Only counties with DATCP approved LWRM plans are eligible to receive annual funding through the soil and water resource management grant program. Plans must be developed through a locally led process that identifies local needs and priorities and describes how a county will implement runoff control standards for farms and urban areas. All LWRM plans must be approved by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.

### *Regional Programs*

### *East Central Wisconsin Regional Planning Commission:*

**Community Development and Affordable Housing.** This program element incorporates the Commission's ongoing efforts to help address regional land use and housing issues which have a strong relationship with the regional economic development strategy for the region. Examples of work under this program element relating to land use include: neighborhood planning, zoning ordinance assistance, urban/rural development strategies, downtown redevelopment, waterfront/riverfront planning, subdivision ordinance assistance, and historic preservation.

## ECONOMIC DEVELOPMENT

## Regional Policies

### *East Central Wisconsin Regional Planning Commission*

### *Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century":*

East Central adopted its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning effort, East Central developed a vision for economic development, which states:

> *The East Central Region has diversified employment opportunities including well paid knowledge based jobs. The regional economy benefits from advances in research and technology and supports entrepreneurialism and local business ownership. The region conducts collaborative economic development efforts across jurisdictional boundaries of*

[2] Wisconsin Department of Agriculture, Trade and Consumer Protection. http://datcp.wi.gov.

*governments, educational institutions, and other economic development entities. The preservation of natural resource amenities supports tourism opportunities, assists in attracting an educated workforce and enhances the quality of place for residents in the region.*

The Milestone #3 report contains five economic development "plan guidelines", which contain goals, strategies, and recommendations for achieving this vision. More Information is available at: http://www.ecwrpc.org/programs/comprehensive-planning/.

***Comprehensive Economic Development Strategy (CEDS) Report:***

The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. Economic development trends, opportunities, and needs are identified within the CEDS report. All communities, which are served by the Commission, are invited to identify future projects for economic development that the community would like to undertake. Those projects are included within the CEDS and may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program. Additional information can be found at http://www.ecwrpc.org/programs/economic-development-housing/ceds/.

**Federal, State, Regional, and Private Programs**

***Federal Programs***

***Department of Agriculture-Rural Development:***

Portions of the Town of Fond du Lac may meet the requirements of the US Department of Agriculture-Rural Development and may be eligible for Rural Development Economic Assistance Programs. However, there is typically strict income limits associated with some of the programs so the Wisconsin Division of USDA-Rural Development should be contacted regarding eligibility for certain programs. A complete listing of USDA-Rural Development Programs can be found at http://www.rd.usda.gov/programs-services. Grants are also available through the US Department of Labor and can be found at https://www.doleta.gov/grants/. A partial list is given below.

**Rural Business Opportunity Grants.** The Rural Business Opportunity grant program promotes sustainable economic development in rural communities with exceptional need. Grants typically fund projects that will become sustainable over the long term without continued need for external support. These projects should that have the ability to serve as a local catalyst to improve the quantity and quality of economic development within a rural region. Grant funds can be used for technical assistance to complete business feasibility studies, conduct training for rural managers and entrepreneurs, establishing business support centers, conduct economic development planning, and provide leadership training. Information regarding the Rural Business Opportunity Grant Program can be found at http://www.rd.usda.gov/programs-services/rural-business-development-grants.

**Rural Economic Development Loans and Grants.** Rural Economic Development Loans and Grants help develop projects that will result in a sustainable increase in economic productivity, job creation, and incomes in rural areas. Projects may include business start-ups and

expansion, community development, incubator projects, medical and training projects, and feasibility studies. Information regarding Rural Economic Development Loans and Grants can be found at http://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program.

***Occupation Safety and Health Administration (OSHA):***

**Susan Harwood Training Grants Program.** These training grants are awarded to nonprofit organizations for training and education. They can also be used to develop training materials for employers and workers on the recognition, avoidance, and prevention of safety and health hazards in their workplaces. Grants fall into two categories; Target Topic Training and Training Materials Development. The Target Topic Training grants are directed towards specific topics chosen by OSHA. Follow-up is required to determine the extent to which changes were made to eliminate hazards associated with the chosen topic. The Training Materials Development grants are specifically aimed at creating classroom quality training aids. Aids which are developed under the grant program must be ready for immediate self-study use in the workplace. Information regarding the Susan Harwood Training Grant Program can be found at https://www.osha.gov/dte/sharwood/.

***United States Department of Labor:***

The Employment and Training Administration (ETA) administers federal government job training and worker dislocation programs, federal grants to states for public employment service programs, and unemployment insurance benefits. These services are primarily provided through state and local workforce development systems. More information on grant opportunities can be found at: https://www.doleta.gov/grants/find_grants.cfm.

***United States Environmental Protection Agency (EPA):***

**One Cleanup Program.** The One Cleanup Program is EPA's vision for how different cleanup programs at all levels of government can work together to meet that goal and ensure that resources, activities, and results are effectively coordinated and communicated to the public. The EPA has entered into a memorandum of understanding with the Wisconsin DNR to provide a single, consolidated approach to environmental cleanup. More information regarding the program can be found at: http://dnr.wi.gov/topic/brownfields/rrprogram.html

***State Programs***

There are many state programs that communities can consider utilizing to meet their stated goals and objectives. While not an all-inclusive list, there are several programs that the Town of Fond du Lac should consider and are addressed below.

***University of Wisconsin – Extension:***

**Entrepreneurship Program.** The entrepreneurship program includes teaching Going Solo workshops for community members interested in starting their own businesses, honing their basic business skills, and exploring the idea that “everyone is an entrepreneur. More information on the entrepreneurship program is available at: http://fonddulac.uwex.edu/category/entrepreneurship-community-development/.

***Wisconsin Department of Administration:***

Wisconsin Department of Administration, Division of Housing (DOH) develops housing policy and offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. The Division partners with local governments and service providers, non-profit agencies, housing authorities, and developers. The Bureau of Community Development is one of three bureaus falling under the DOH, it is responsible for public infrastructure, blight elimination, and business development activities.

**Community Development Block Grant for Economic Development (CDBG-ED).** CDBG-ED grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate income. Additional information regarding the CDBG-ED program can be found at http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-ED-Program-Overview.

**CDBG Public Facilities Funds (CDBG-PF).** CDBG-PF funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers. Additional information regarding the CDBG-PF program can be found at http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-PF-Program-Overview.

**CDBG Planning Funds.** CDBG planning grant funds support community efforts to address improving community opportunities and vitality. Grants are limited to projects that, if implemented, are CDBG eligible activities. Additional information regarding the CDBG planning funds program can be found at http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development/CDBG-PLNG-Program-Overview.

**CDBG Public Facility - Economic Development (CDBG PFED).** CDBG PFED grants are awarded to local government for public infrastructure projects that support business expansion or retention. Additional information regarding the PFED funds program can be found at http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-PFED-Program-Overview.

**CDBG Emergency Assistance (EAP).** The CDBG-EAP program assists communities to recover from a recent natural or manmade disaster. Eligible activities include repair of disaster related damage to dwellings, assistance to purchase replacement dwellings, and repair and restore public infrastructure and facilities. Additional information regarding the CDBG-EAP program can be found at http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-EAP.

***Division of Safety and Buildings:***

**Wisconsin Fund.** The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately-owned sewage systems. Additional information can be found at http://dsps.wi.gov/Default.aspx?Page=c8c924aa-5dc6-4b6e-8119-f4037777d9cf.

***Wisconsin Department of Transportation:***

**Transportation Economic Assistance (TEA) Program.** The Transportation Economic Assistance (TEA) program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Additional information regarding the TEA program can be found at the following website: http://www.dot.wisconsin.gov/localgov/aid/tea.htm.

**State Infrastructure Bank Program.** This program is a revolving loan program that helps communities provides transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Additional information regarding the State Infrastructure Bank Program can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/sib.aspx.

***Wisconsin Department of Natural Resources:***

**Remediation and Redevelopment Program (RR).** The WDNR Remediation and Redevelopment program oversees the investigation and cleanup of environmentally contaminated sites (e.g. “brownfields.” The program is comprehensive, streamlined, and aims to consolidates state and federal cleanups into one program. More information can be found at http://dnr.wi.gov/topic/Brownfields/.

***Regional Programs***

***East Central Wisconsin Regional Planning Commission:***

**Economic Growth and Resiliency Program.** The primary focus of this program element is to coordinate and promote the federal Economic Development Administration's (EDA's) programs with public and private stakeholders throughout the region. East Central also coordinates and communicates with State of Wisconsin economic development agencies and programs, including the Wisconsin Economic Development Corporation (WEDA). Examples of work under this program element relating to economic development include: access to EDA grants for eligible projects, development of the Comprehensive Economic Development Strategy (CEDS 5-year update) and subsequent CEDS annual reports, database of industrial parks, facilitation of joint economic development efforts, industrial site plans, industrial site data, ESRI Business Analyst Market Assessments/Profiles, EMSI Economic Impact Scenario Modeling, tourism development and marketing, local economic development strategy process/reports, global trade/exporting information, heritage tourism planning, maintain/update the "Farm Fresh Atlas" map, GDBG grant assistance/administration, business development grants, tourism grants and historic preservation grants. Additional information on some of the programs is provided below:

**EMSI Developer.** EMSI Developer is used by ECWRPC to provide economic data to requesting economic development entities or municipalities in the East Central WI Region as a service of WEDC. EMSI data is composed of comprehensive information on industries, occupations, demographics - as well as things like occupational skills, education, training, and even the names and size of companies in your region broken down by industry. EMSI links more than 90 data sources from federal sources like the Bureau of Labor Statistics to state and

private sources. Additional information on EMSI Analyst is available at http://www.ecwrpc.org/programs/economic-development-housing/economic-data-resources/.

**Global Trade Strategy.** As part of the Economic Development Administration's Community Trade Adjustment Assistance Program, ECWRPC developed a study to increase exports for small to medium size companies in NE Wisconsin. This program assists communities impacted by trade with economic adjustment through the: (1) coordination of federal, state, and local resources; (2) creation of community-based development strategies; and (3) development and provision of programs that help communities adjust to trade impacts. The Community TAA Program is designed to provide a wide range of technical, planning, and infrastructure assistance and respond adaptively to pressing trade impact issues. Fond du Lac County was one of nine counties identified by the Department of Labor as being significantly impacted by global trade. More information on the Global Trade Strategy is available at http://www.ecwrpc.org/programs/economic-development-housing/economic-data-resources/.

**Oshkosh Region Defense Industry Diversification Initiative (ORIDDI).** The Oshkosh Region Defense Industry Diversification Initiative's (ORIDDI) overall approach is to focus on the dislocated worker and supply chain affected by OC layoffs. The objectives of this initiative are three-fold: (1) to align regional economic and workforce development strategies so they are responsive to Oshkosh's reduced manufacturing output, consider defense diversification strategies, and build on the region's comparative advantages; (2) to undertake outreach to and assistance for dislocated OC workers; and (3) to undertake outreach to and assistance for regional manufacturers and small business impacted by reduced OC manufacturing output. The Fond du Lac area is part of this initiative.

***Northeast Wisconsin Regional Economic Partnership*:**

The combined Bay-Lake and East Central Wisconsin Regional Planning Commission areas were named as Technology Zone by the Wisconsin Department of Commerce in 2002. The Northeast Wisconsin Regional Economic Partnership (NEWREP) Technology Zone has provided over $5 million in tax credits to businesses certified by Commerce, based on a company's ability to create jobs and investment and to attract related businesses. The Technology Zone Program focuses primarily on businesses engaged in research, development, or manufacture of advanced products or those that are part of an economic cluster and knowledge-based businesses that utilize advanced technology production processes in more traditional manufacturing operations. Additional information can be found at http://newnorthwww.web1.buildmyownsite.com/doing-business/new-regional-economic-partnership-(newrep).

***New North, Inc.:***

New North's mission is "to harness and promote the region's resources, talents and creativity for the purposes of sustaining and growing our regional economy." New North maintains a number of regionally based economic development committees charged with addressing the following initiatives:

- Fostering regional collaboration
- Focusing on targeted growth opportunities
- Supporting an entrepreneurial climate
- Encouraging educational attainment

- Encouraging and embracing diverse talents
- Promoting the regional brand

For more information on the New North, visit: http://www.thenewnorth.com/.

***ADVOCAP:***

ADVOCAP, a non-profit community action agency, was founded in 1966 to fight poverty within our local communities. It offers programs in Fond du Lac, Green Lake and Winnebago counties and helps low-income person's secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, etc. More information regarding ADVOCAP can be found at: http://www.advocap.org/.

***Private Programs***

***Fond du Lac County Economic Development Corporation (FCEDC):***

FCEDC provides services to existing businesses, business start-ups, and works to attract businesses to Fond du Lac County. To create a balanced industry mix in Fond du Lac County, seven targeted industry clusters have been identified: Advanced Manufacturing: Machinery and Metal Industry; Advanced Materials Manufacturing; Agribusiness, Food Processing and Technology Industry; Biomedical-Biotechnical; Energy (Fossil and Renewable) Industry; Printing and Publishing Industry; and Transportation and Logistics Industry.

***Wisconsin Economic Development Corporation (WEDC):***

WEDC is a quasi-public agency and is the state's lead economic development agency. It works collaboratively with more than 600 regional and local partner organizations, educational institutions and other government offices to help businesses, communities and individuals take advantage of new opportunities for growth and job creation through innovative market-driven programs.

**Community Development Investment Grant.** The Community Development Investment Grant Program supports urban, small city and rural community re/development efforts by providing financial incentives for shovel-ready projects with emphasis on, but not limited to, downtown community-driven efforts. Grants up to $50,000 are available for planning efforts, and grants up to $500,000 are available for implementation projects. This program operates through a competitive process that occurs two to three times per fiscal year. - See more at: http://inwisconsin.com/community/assistance/community-development-investment-grant#sthash.xp1DnX2Q.dpuf.

- **Capacity Building Grants.** Capacity Building (CAP) Grant funds are designed to help strengthen Wisconsin's economic development network by assisting local and regional economic development groups with economic competitive assessments and the development of a Comprehensive Economic Development Strategy. Additional information regarding the CAP grants can be found at http://inwisconsin.com/grow-your-business/programs/capacity-building-grants/.

- **Brownfield Program.** Wisconsin's Brownfield Program provides grant funds to assist local governments, businesses and individuals with assessing and remediating the

environmental contamination of an abandoned, idle or underused industrial or commercial facility or site. This program will help convert contaminated sites into productive properties that are attractive and ready for redevelopment. Additional information regarding the Brownfield Program can be found at http://inwisconsin.com/grow-your-business/programs/brownfield-program/.

- **Enterprise Zone Tax Credit**. A certified business may qualify for tax credits only for eligible activities that occur after an eligibility date established by WEDC. Positions that are created as a result of the tax credits claimed shall be maintained for at least five years after the certification date established by WEDC. Additional information regarding the Enterprise Zone Tax Credit program can be found at http://inwisconsin.com/grow-your-business/programs/enterprisecredit/.

- **Wisconsin Manufacturing and Agriculture Credit.** The manufacturing and agriculture tax credit is available to individuals and entities for taxable years that begin on or after January 1, 2013, for manufacturing and agricultural activities in Wisconsin. The tax credit is available for income derived from manufacturing or agricultural property located in Wisconsin and will offset a significant share of Wisconsin income taxes. The credit is a percentage of "eligible qualified production activities income. Additional information regarding the Wisconsin Manufacturing and Agriculture Credit program can be found at http://inwisconsin.com/grow-your-business/programs/wisconsin-manufacturing-and-agriculture-credit/.

- **Business Opportunity Loan.** Business Opportunity Loans are available to a business that has created new full-time positions and/or retained its existing full-time employment base in Wisconsin. Additional information regarding Business Opportunity Loans can be found at http://inwisconsin.com/grow-your-business/programs/business-opportunity-loan/.

- **Impact Loans.** Impact Loans are available to businesses with expansion projects that will have a significant impact on job creation, job retention, and capital investment on the surrounding community. WEDC's Impact Loan Program is a forgivable loan program. Additional information regarding Impact Loans can be found at http://inwisconsin.com/grow-your-business/programs/impact-loans/.

- **Business Development Tax Credit (BTC) Program.** BTC Program supports job creation, capital investment, training and the location or retention of corporate headquarters by providing companies with refundable tax credits that can help to reduce their Wisconsin state income tax liability or provide a refund. Additional information regarding the BTC Program can be found at http://inwisconsin.com/grow/assistance/btc/.

- **Training Grants.** Rodrigues Training grants are available to any business making a firm commitment to locate a new facility in Wisconsin or expand an existing facility within the state, and are upgrading a product, process or service that requires training in new technology and industrial skills. Grants fund business upgrades to improve the job-related skills of its full-time employees. Additional information regarding Training Grants can be found at http://inwisconsin.com/grow-your-business/programs/training-grants/.

- **Entrepreneurial Training Grant Program (ETG).** The ETG program provides potential new small business owners with partial tuition for attending the Small Business Center's

(SBDC) Entrepreneurial Training Course. This course helps entrepreneurs prepare a comprehensive business plan that evaluates the feasibility of the proposed start up or expansion; identifies possible financing sources; and provides other information in regard to initial business start-up costs. Grants provide up to 75% of total tuition costs. Information regarding the ETG Program can be found at http://www.wisconsinsbdc.org/etp.

- **Minority Business Development Revolving Loan Fund.** The Minority Business Development Revolving Loan Fund Program (MRLF) is designed to support minority business development through business creation, business expansion and minority community business attraction. This is accomplished through direct grant assistance to qualifying minority business associations in Wisconsin. Grant assistance is provided to minority business associations for Revolving Loan Funds, technical assistance and used as a pass through to fund training. Additional information is available at http://inwisconsin.com/inside-wedc/transparency/programs/minority-business-rlf/.

## HOUSING

### Regional, County, and Local Policies

#### *Regional Policies*

#### *East Central Wisconsin Regional Planning Commission:*

**Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century".** East Central adopted Milestone #3, *Goals, Strategies, and a Plan for Action*, of its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning effort, East Central developed a vision for housing, which states:

> *In 2030 in the East Central Wisconsin region, a dynamic housing market fosters community and neighborhood cohesion. Varied types of quality housing are integrated with community facilities and various transportation alternatives. This housing market meets the needs of urban and rural households of all types, ages, income, cultures and mobility status.*

The Milestone #3 report contains four housing plan guidelines, which contain goals, strategies, and recommendations for achieving this vision. The plan can be view at the following link: http://www.ecwrpc.org/programs/comprehensive-planning/.

**Overcoming Barriers to Affordable Housing in the East Central Region.** In January 2004, East Central adopted the report, *Overcoming Barriers to Affordable Housing in the East Central Region.* This report is a compilation of input from urban and rural residents, who identified barriers to affordable housing in their communities and suggested potential solutions that local citizens, county and local governments, developers and other housing providers can use to address these issues. Some of the identified issues and potential solutions which are pertinent to the Town of Greenville include senior housing issues, income and economic development barriers and access to funding, to name a few. This report is available online at: www.ecwrpc.org and through the ECWRPC office. Communities and agencies are encouraged to review the options presented and choose the best option or combination of options which

best serve the needs of their residents and clients. Communities and individuals from the private and nonprofit sectors are encouraged to develop additional solutions and share those solutions with others to help improve the quality of life for all residents in our communities.

### *County Policies*

#### *Fond du Lac County:*

**County Code of Ordinances.** The Fond du Lac County Code of Ordinances regulates housing standards that may affect the Town of Fond du Lac.

**Chapter 32 – Fair Housing.** This chapter prohibits discrimination in housing within the boundaries of the County of Fond du Lac, except for those municipalities within the county that have a current fair housing ordinance in effect.

### *Local Policies*

#### *Town of Fond du Lac:*

**Code of Ordinances.** Title 15 Building Code of the Town of Fond du Lac Code of Ordinances contains the Building Code (Chapter 1); Stormwater Management, Land Disturbing Activity (Chapter 2); and Regulation of Signs and Billboards (Chapter 3); Grievances Regarding Access to Public Buildings, Programs, Services and Employment (Chapter 4) and Site and Grading Plans (Chapter 5).

**Title 15 – Building Code.** Chapter 1 Building Code, regulates all dwellings, commercial buildings/structures, swimming pools, garages, structures, buildings, and residential accessory buildings, provides certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and/or structures hereafter erected, constructed, enlarged, altered, repaired, moved, converted to other uses or demolished and regulates the equipment, maintenance, use and occupancy of all such buildings and/or structures.

## Federal, National Private, State, Regional, and County Programs

Funding and technical assistance for housing programs are available from several federal, state and regional agencies. A listing of these programs follows.

### *Federal Programs*

#### *United States Department of Agriculture:*

**Rural Development Housing Programs.** USDA Rural Development offers a variety of housing products including single family, multi-family and farm labor housing products. Assistance can be in the form of a loan, grant or technical assistance. Information about individual products can be obtained from the USDA Rural Development website at: http://www.rurdev.usda.gov/rhs. Website information is provided in English and Spanish. Information can also be obtained from the state USDA Rural Development office, which is located in Stevens Point. Their website is located at: http://www.rurdev.usda.gov/WI_RDHome.html.

***United States Department of Housing and Urban Development:***

**Brownfield Economic Development Initiative Grant.** This grant can be used for brownfield sites (converting old industrial to residential). BEDI and Section 108 funds must be used in conjunction with the same economic development project, and a request for new Section 108 loan guarantee authority must accompany each BEDI application. Funds can be used to benefit low-moderate income persons, prevent/eliminate slum and blight, and address imminent threats and urgent needs (usually follow the same guidelines as CDBG). More specifically, funds can be used for land write downs, site remediation costs, funding reserves, over-collateralizing the Section 108 loan, direct enhancement of the security of the Section 108 loan, and provisions of financing to for-profit businesses at below market interest rates. The maximum grant amount is $1 million, and the minimum BEDI to Section 108 ratio is 1:1. For more information visit the website at: https://www.hudexchange.info/programs/bedi/.

**Multi-Family Housing Programs.** HUD offers a number of multi-family programs through the state. These programs fund facility purchases, construction, rehabilitation, lead based paint abatement, energy conservation and accessibility improvements. For more information, visit HUD's website at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh.

**Public Housing Programs.** HUD offers a number of public housing programs for the development/redevelopment or management of public housing authorities, rental assistance through the Section 8 program and some limited homeownership opportunities. General information can be found at: http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/phprog. Information regarding the Fond du Lac County public housing authority can be found at http://www.fdlpha.org/.

**Single Family Housing Programs.** HUD offers a number of single family home programs, including homebuyer education and counseling, down payment assistance, rehabilitation, weatherization, mortgage insurance and reverse mortgages. For general information, visit HUD's website at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh. Some of these products, such as FHA loans, are available through approved lending institutions. Access to HUD single family home programs can also be obtained through Wisconsin Housing and Economic Development Authority (WHEDA) or the Wisconsin Department of Administration (DOA) Division of Housing. Information about products WHEDA provides can be found on WHEDA's website at: http://www.wheda.com/. For information about products provided through the DOA, visit the Wisconsin Department of Administrations Division of Housing website at: http://doa.wi.gov/Divisions/Housing.

**Special Needs Programs.** HUD also funds programs for special need populations through the state. Information regarding emergency shelter/transitional housing programs or housing opportunities for people with AIDS can be found at the Wisconsin Department of Administration Division of Housing website at: http://doa.wi.gov/Divisions/Housing.

***Federal Financial Institutions Examination Council:***

**Community Reinvestment Act.** Through the Community Reinvestment Act (CRA), banks/financial institutions help meet the credit/investment needs of their markets with the primary purpose of community development. This is in part accomplished through direct grants/investments or loans to nonprofits or agencies to develop affordable housing. Direct

loans are also given to individual households of which a certain percentage must go to low to moderate income households. More information can be obtained from their website: http://www.ffiec.gov/cra/default.htm or from your local financial institution.

***United States Department of Veterans Affairs:***

**Home Loan Guaranty Service.** The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction or repair of owner-occupied housing. General information can be obtained from the Veteran's Affair website at: http://www.homeloans.va.gov/index.htm. The Fond du Lac County Veterans Service Office provides information for veterans and their dependents at the following website: http://www.fdlco.wi.gov/departments/departments-n-z/veterans.

***National Private Programs***

***National Association of Home Builders (NAHB):***

The National Association of Home Builders is a trade organization that represents the building industry. They provide information and education about construction codes and standards, national economic and housing statistics, a variety of housing issues, jobs within the housing industry and information about local builders who are members of their organization. Visit their website at: http://www.nahb.org/ for more information.

***National Low Income Housing Coalition (NLIHC):***

NLIHC is a national advocacy group which conducts research on low income housing issues, provides information and data on a variety of housing or housing related issues affecting low income families and publishes reports and data regarding low income housing issues and legislation. Their mission is to end the affordable housing crisis for low income families. Information about NLIHC and its activities can be found at: http://www.nlihc.org/. NLIHC also has a number of state partners. Wisconsin has two State Coalition Partners, the Wisconsin Partnership for Housing Development, Inc. and Wisconsin Community Action Association. For information about the Wisconsin Partnership for Housing Development, visit their website at: http://www.wphd.org/. For information about Wisconsin Community Action Association, visit their website at http://wiscap.org/programs-services/programs/housing/.

***United Migrant Opportunity Services (UMOS):***

UMOS works with federal, state and local agencies, employers, for profit and nonprofit agencies to meet the housing needs of migrant workers. Information about UMOS's housing programs can also be found on their website at:
http://www.umos.org/social_services/farm_labor_housing.html.

***State Programs***

***University of Wisconsin – Extension:***

**Family Living Program.** The family living program provides assistance to families throughout Fond du Lac County. Some of these programs include financial, rent smart and parent

education. For information visit the UW-Extension Family Living webpage at: http://fonddulac.uwex.edu/family-living/local-opportunities/.

**Homeowner Resources.** UW-Extension provides a number of publications and materials to aid homeowners. Topics include home care, home maintenance and repair, life skills, financial information, gardening, landscaping, pest control, etc. These publications may be obtained through the Fond du Lac County UW-Extension office, or accessed online at: http://www.uwex.edu/resource-center/ or http://fonddulac.uwex.edu/.

**Housing – Ownership and Renting.** UW-Extension provides a website which includes information on home maintenance and repair, a seasonal newsletter, and Rent Smart, which is a tenant education program. This website is located at: http://fyi.uwex.edu/house/. Publications are also available in Spanish.

***Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP):***

**Consumer Protection.** DATCP publishes a number of resources for renters, landlords and homeowners. These publications can be found on DATCAP's website at: http://datcp.wi.gov/Consumer/Law_at_Your_Fingertips/Landlord_Tenant_Practices/Health_and_Safety_Hazards/index.aspx?AspxAutoDetectCookieSupport=1.

***Wisconsin Department of Administration - Division of Housing:***

The Department of Administration – Division of Housing helps to expand local affordable housing options and housing services by managing a number of federal and state housing programs and providing financial and technical assistance. For more information visit their website at: http://doa.wi.gov/Divisions/Housing/Bureau-of-Affordable-Housing.

**Community Development Block Grant Emergency Assistance Program (CDBG-EAP).** The CDBG-EAP program assists local units of government that have recently experienced a natural or manmade disaster. CDBG-EAP funds may be used to address damage caused by the disaster, including: Repair of disaster related damage to the dwelling unit, including repair or replacement of plumbing, heating, and electrical systems; Acquisition and demolition of dwellings unable to be repaired; Downpayment and closing cost assistance for the purchase of replacement dwellings; Assistance is limited to 50% of the pre-market equalized assessed value; Publicly owned utility system repairs Streets Sidewalks; and Community Centers. Additional information is available at http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-EAP.

**CDBG-Small Cities Housing Program.** The Wisconsin Community Development Block Grant (CDBG) program provides grants to general purpose units of local government for housing programs which principally benefit low and moderate income (LMI) households. Additional information on the CDBG-Small Cities Housing Program is available at http://doa.wi.gov/Divisions/Housing/CDBG-Housing.

**CDBG-Revolving Loan Fund.** CDBG housing funds are loaned to low and moderate-income (LMI) households (households at or below 80% of county median income) to make needed repairs to their homes. These funds are also loaned to local landlords in exchange for an agreement to rent to LMI tenants at an affordable rate. CDBG housing funds are repaid to the community when the borrower moves or when the unit ceases to be the borrower's principal

place of residence. Loan to landlords are repaid on a monthly basis. Loans repaid to the community are identified as CDBG-Revolving Loan Funds (CDGB-RLF). Additional information on the CDBG-Revolving Loan Fund is available at http://doa.wi.gov/Divisions/Housing/CDBG-RLF.

**Community Housing Development Organizations (CHDO).** A CHDO is a private nonprofit housing development corporation which among its purposes is the development of decent housing that is affordable to low- and moderate-income persons. CHDO's may qualify for special project funds, operating funds and technical assistance support associated with the state's HOME Investment Partnership Program (HOME). Additional information on CHDO can be found at http://doa.wi.gov/Divisions/Housing/CHDO#description.

**Housing Cost Reduction Initiative (HCRI).** The HCRI program provides housing assistance to low- and moderate-income (LMI) households seeking to own or rent decent, safe, affordable housing. Funds are awarded to communities and local housing organizations to fund a range of activities that build, buy, and/or rehabilitate affordable housing for low income homeowners, homebuyers, and renters. Additional information on the HCRI program can be found at http://doa.wi.gov/Divisions/Housing/HCRI#description.

**HOME-Homebuyer and Rehabilitation Program (HHR).** The HHR program provides funding for (1) Homebuyer assistance to eligible homebuyers for acquisition (down payment and closing costs), acquisition and rehabilitation, or new construction; (2) Owner-occupied rehabilitation for essential improvements to single-family homes serving as the principal residence of LMI owners; and (3) Rental rehabilitation to landlords for making essential repairs to units rented to tenants at or below 60% of the county median income. Additional information on the HHR program can be found at http://doa.wi.gov/Divisions/Housing/HHR#description.

**Neighborhood Stabilization Program (NSP).** The Neighborhood Stabilization Program provides assistance to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. Additional information on the NSP program can be found at http://doa.wi.gov/Divisions/Housing/NSP#description.

**Rental Housing Development (RHD).** The Rental Housing Development (RHD) Program assists eligible housing organization, including Community Housing Development Organizations (CHDOs), with funds to develop affordable rental housing. Additional information on the RHD program can be found at http://doa.wi.gov/Divisions/Housing/RHD#description.

***Wisconsin Department of Health Services:***

**Lead-Safe Wisconsin.** Funds are available for individuals and organizations working toward reducing lead-based paint hazards through home renovation and repair. There are different grants available. Many focus on low and moderate-income homeowners or property owners with tenants with low to moderate incomes. Some funding opportunities are aimed at special groups, such as veterans and rural residents. Additional information on Lead-Safe Wisconsin can be found at: https://www.dhs.wisconsin.gov/lead/tools.htm.

***Wisconsin's Focus on Energy:***

Focus on Energy is Wisconsin utilities' statewide energy efficiency and renewable resource program. It offers a variety of services and energy information to energy utility customers

throughout Wisconsin. To learn about the programs and services they offer, visit their website at: http://www.focusonenergy.com.

***Wisconsin Historical Society:***

**Historic Preservation.** The Wisconsin Historical Society offers technical assistance and two tax credit programs for repair and rehabilitation of historic homes in Wisconsin. One tax credit program provides state tax credits; the other program provides federal tax credits. The Wisconsin Historic Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For additional information, visit: http://www.wisconsinhistory.org/hp/.

***Wisconsin Housing and Economic Development Authority (WHEDA):***

**WHEDA Foundation.** The WHEDA Foundation awards grants to local municipalities and nonprofit organizations through the Persons-in-Crisis Program Fund to support the development or improvement of housing facilities in Wisconsin for low-income persons with special needs. Special needs is defined as homeless, runaways, alcohol or drug dependent, persons in need of protective services, domestic abuse victims, developmentally disabled, low-income or frail elderly, chronically mentally ill, physically impaired or disabled, persons living with HIV, and individuals or families who do not have access to traditional or permanent housing. For more information, visit WHEDA's web site at https://www.wheda.com/aboutwheda/foundationgrants/dynamic.aspx?id=1008.

**WHEDA Multi-Family Products.** WHEDA offers a number of multi-family home products, including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and tax credit monitoring services. For information about this programs, visit WHEDA's web site at https://www.wheda.com/WhedaProducts/Multifamily/Default.aspx?id=177.

**WHEDA Single Family Products.** WHEDA offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education. For information about this programs, visit WHEDA's web site https://www.wheda.com/myloanonline/#.

**Wisconsin Affordable Assisted Living.** The WI Department of Health and Family Services and the WI Housing and Economic Development Authority in partnership with NCB Development Corporation's Coming Home Program, a national program of the Robert Wood Johnson Foundation created Wisconsin Affordable Assisted Living. This website is a resource guide for providers, developers and consumers. Additional information on Affordable Assisted Living is available at http://www.wiaffordableassistedliving.org/.

***WIHousingSearch.org:***

The WIHousingSearch.org is a searchable statewide data base designed to help connect those looking for affordable housing with those providing housing and housing services. The website is searchable by location, unit size, availability, accessibility and cost of rent. Landlords and property managers can list their properties; they are also responsible for updating information about their properties. Renters can search for housing and services to fit their needs. WIHousingSearch.org is funded by Wisconsin Housing and Economic Development Authority,

Wisconsin Department of Health Services and Wisconsin Division of Housing. Additional information on WIHousingSearch.org and to search the database can be found at http://www.wihousingsearch.org/index.html.

***Regional Programs***

***East Central Wisconsin Regional Planning Commission:***

**Community Development and Affordable Housing.** This program element incorporates the Commission's ongoing efforts to help address regional land use and housing issues which have a strong relationship with the regional economic development strategy for the region. Examples of work under this program element relating to housing include: housing assessments and housing data, support for government, non-profit and for-profit agencies and they address housing issues.

***Fair Housing Center of Northeast Wisconsin:***

The Fair Housing Center of Northeast Wisconsin, a branch of the Metropolitan Milwaukee Fair Housing Council, serves the counties of Brown, Calumet, Outagamie and Winnebago as well as the City of Fond du Lac. It seeks to "promote fair housing by guaranteeing all people equal access to housing opportunities and by creating and maintaining racially and economically integrated housing patterns. The Fair Housing Center maintains four broad programmatic areas: Enforcement, Outreach and Education, Fair Lending and Inclusive Communities. Additional information on the Fair Housing Center of Northeast Wisconsin can be found at http://www.fairhousingwisconsin.com/new.html.

***ADVOCAP:***

ADVOCAP, a non-profit community action agency, was founded in 1966 to fight poverty within our local communities. It offers programs in Fond du Lac, Green Lake and Winnebago counties and helps low-income person's secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, etc. More information regarding ADVOCAP can be found at: http://www.advocap.org/.

***County Programs***

***Fond du Lac Housing Authority:***

The Fond du Lac County Housing Authority and the City of Fond du Lac Housing Authority operate as the Fond du Lac Housing Authority (FDLHA) to cover Fond du Lac County. The authority provides safe and sanitary housing for low and moderate income people in Fond du Lac County. Fond du Lac County owns 12 units in the Village of North Fond du Lac and 31 units in the City of Fond du Lac. The City of Fond du Lac owns 377 units in the City of Fond du Lac. For more information, visit: http://www.fdlpha.org/default.html.

## TRANSPORTATION

### State, Regional, County, and Local Policies

#### *State Policies*

#### *Wisconsin Department of Transportation (WisDOT):*

**Wisconsin State Highway Plan 2020.** Wisconsin's State Trunk Highway system, consisting of approximately 11,800 miles of roads, is aging and deteriorating while traffic congestion is increasing. In response to this critical issue, WisDOT, in partnership with its stakeholders, has developed the *Wisconsin State Highway Plan 2020,* a 21-year strategic plan that considers the highway system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement and safety needs. The plan is updated every six years to reflect changing transportation technologies, travel demand and economic conditions in Wisconsin.

This plan also stressed the need to develop a safe inter-modal transportation system which accommodates alternate forms of transportation by designating specific state and county highways that could safely accommodate bicycle transportation. Specific accommodations recommended by the plan include the use of designated bicycle lanes in urban areas, widening traffic lanes to allow for bicycle travel, and paving shoulders to allow for increased bicycle use. The plan estimated that approximately $6 million would be necessary to provide adequate bicycle accommodations throughout the state. More information is available at http://wisconsindot.gov/Pages/projects/multimodal/highway2020.aspx.

**Connections 2030 Long Range Multimodal Transportation Plan.** Connections 2030 addresses all forms of transportation; integrates transportation modes; and identifies policies and implementation priorities to aid transportation decision makers when evaluating program and project priorities over the next 20 years. The plan is organized around transportation themes rather than modes. The seven themes are to (1) Preserve and maintain Wisconsin's transportation system; (2) Promote transportation safety; (3) Foster Wisconsin's economic growth; (4) Provide mobility and transportation choice; (5) Promote transportation efficiencies; (6) Preserve Wisconsin's quality of life; and (7) Promote transportation security. The plans policies were written using the seven themes as a base. More information is available at http://wisconsindot.gov/Pages/projects/multimodal/c2030-plan.aspx.

**Wisconsin State Bicycle Transportation Plan 2020.** The *Wisconsin State Bicycle Transportation Plan (WSBTP) 2020* specifically addresses the future needs of bicycle transportation. The plan establishes two primary goals: to double the number of bicycle trips made by 2010 and to reduce the number of motor vehicle-bicycle crashes by 10 percent by 2010. To achieve these goals, objectives for engineering, education, enforcement and encouragement were identified. These goals included not only the need for the construction of an expanded network of transportation facilities that allows for safe bicycle travel, but also for the promotion of education to advance vehicle driver awareness of bicyclists (drivers licensing and bicycle safety courses). Finally, tips to promote the utility and ease of bicycle transportation were identified as well as a mandate to increase the enforcement of reckless driving behavior by both motorists and bicyclists.

The *WSBTP* provides suggestions for both intercity (rural) and urban/suburban bicycle facilities. The suitability of rural roads for bicycle traffic is primarily determined by the paved width of the road and the volume of traffic. To be bicycle accessible, high volume roads (greater than 1,000 vehicle trips per day) should have a paved shoulder. Most State Trunk Highways located on the Priority Corridor System meet these criteria. No improvements were recommended for low volume roads (less than 1,000 vehicles per day). Finally, separated multi-use paths (trails) were also promoted as a viable option to increase bicycle transportation opportunities within rural areas. Urban improvements should include designated bicycle lanes within the street area, widened lanes, and paved shoulders. Larger urban parks often have both paved and unimproved multi-purpose trail systems, which commonly parallel rivers or other scenic corridors. A copy of the plan is available at http://wisconsindot.gov/Documents/projects/multimodal/bike/2020-plan.pdf.

**Wisconsin Pedestrian Policy Plan 2020.** The *Wisconsin Pedestrian Policy Plan 2020* provides a long-range vision to address Wisconsin pedestrian needs. It offers basic descriptions of existing and emerging pedestrian needs over the next 20 years, with a set of recommendations to meet those needs. A copy of the plan is available at http://wisconsindot.gov/Documents/projects/multimodal/ped/2020-plan.pdf.

**Wisconsin Guide to Pedestrian Best Practices.** The Wisconsin Guide to Pedestrian Best Practices provides detailed design, planning and program information for improving all aspects of the pedestrian environment. The guide serves as a companion document to the *Wisconsin Pedestrian Policy Plan 2020* to assist in the implementation of the goals, objectives and actions of the plan and serve as a reference or guidebook for state and local officials.

**Wisconsin State Airport System Plan 2030.** The *Wisconsin State Airport System Plan 2030* builds off the policies and issues identified in Connections 2030, Wisconsin's statewide long-range transportation plan adopted in October 2009. It provides an inventory and evaluation of the Wisconsin Airport System's 98 airports and an implementation plan to meet the goals and objectives established for this plan. Based on existing conditions and projected improvements that are listed within airport master or layout plans, forecasts are made for future airport classifications. No projected changes have been made in the status of The Fond du Lac Airport's classification of Large General Aviation. More information is available at http://wisconsindot.gov/Pages/projects/multimodal/sasp/default.aspx.

**Wisconsin Rail Plan 2030.** The *Wisconsin Rail Plan 2030* is the statewide long-range rail transportation plan. It provides a vision for freight rail, intercity passenger rail and commuter rail, and identifies priorities and strategies that will serve as a basis for Wisconsin rail investments over the next 20 years. A copy of the plan is available at http://wisconsindot.gov/Pages/projects/multimodal/railplan/default.aspx.

**Wisconsin State Freight Plan.** The *Wisconsin State Freight Plan* was started in early 2014 and is anticipated to be completed in December of 2016. Once completed, it will provide a vision for multimodal freight transportation and position the state to be competitive in the global marketplace by ensuring critical connections to national freight systems remain, or become, efficient. More information on this planning effort is available at http://wisconsindot.gov/Pages/projects/sfp/default.aspx.

### *Regional Policies*

#### *East Central Wisconsin Regional Planning Commission:*

**Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century".** East Central adopted Milestone #3, *Goals, Strategies, and a Plan for Action*, of its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning effort, East Central developed a vision for transportation, which states:

*In 2030, the East Central region will have an efficient regional transportation network which provides options for the mobility needs of all people, goods, and services.*

The Milestone #3 report contains five transportation "plan guidelines", which contain goals, strategies, and recommendations for achieving this vision. These plan guidelines are (1) Effects of Sprawl Development on Transportation, (2) Transportation Funding and Priority Plans and Projects, (3) Regional Connectivity, (4) Balance Between Transportation and the Environment, and (5) Alternative Modes of Transportation and Mobility. The plan can be view at the following link: http://www.ecwrpc.org/programs/comprehensive-planning/.

**Fond du Lac Metropolitan Planning Organization (MPO) Long Range Transportation / Land Use Plan (LRTP / LUP).** The Fond du Lac MPO LRTP / LUP was developed by the East Central Wisconsin Regional Planning Commission (ECWRPC) for the Urbanized Area to carry out federal transportation planning requirements. The plan can be view at the following link: http://fdlmpo.org/planning-activities/long-range-transportation-planning/.

**Transportation Improvement Program Fond du Lac Urbanized Area, 2016-2019.** The Transportation Improvement Program for the Fond du Lac Urbanized Area is a staged multi-year program of both capital and operating projects designed to implement the long-range element of the transportation plan and shorter-range transportation system management (TSM) element. The staged program covers a period of four years and includes projects recommended for implementation during the 2015-2018 program period. The specific annual element time frame recommended for funding approval differs for the FHWA Surface Transportation Program (STP) and the Federal Transit Administration Operating and Capital Assistance Programs. It includes funding recommendations for STP-Urban Projects from 2015 through 2018; and for transit assistance programs for 2015 and 2016. The plan can be view at the following link: http://fdlmpo.org/planning-activities/transportation-improvement-program/.

### *County Policies*

#### *Fond du Lac County:*

**County Code of Ordinances.** The Fond du Lac County Code of Ordinances regulates transportation facilities. Several chapters may be relevant to the Town of Fond du Lac. These chapters, relating to transportation are summarized below.

**Chapter 18 – Aviation.** The purpose of this article is to establish operation policies for the airport and land use zoning within the boundaries of the airport. It also regulates the height of structures in the vicinity of the airport.

**Chapter 46 - Streets, Sidewalks and Other Properties.** The ordinance regulates the rural address numbering system, the section corner program, and county trunk highway access, including design standards for driveways and culverts on county trunk highways.

**Chapter 48 - Subdivisions**. The ordinance facilitates division of larger parcels of land into smaller parcels of land through two methods: Certified Survey Maps (CSMs) and Plats. Certified Survey Maps create up to four new lots, parcels or tracts from the parent parcel. Plats are required for land subdivisions that create five or more lots created from the parent parcel. The ordinance also contains design standards for streets, blocks, setbacks and utility easements.

**2011-2015 Outdoor Recreation and Open Space Plan for Fond du Lac County.** The *Outdoor Recreation and Open Space Plan* for Fond du Lac County was adopted in July 2013. . The plan identifies a series of goals and objectives to "provide the framework for meeting the existing and future open space and recreation needs of Fond du Lac County. The four goals identified include: (1) Establish and maintain a countywide system of parks and trails that will meet the needs of Fond du Lac County residents: (2) Establish and maintain a system of parks and recreational facilities that help to conserve the natural resources and environment of Fond du Lac County, and make them available for recreational use and/or conservation purposes; (3) Operate and improve the County Parks System, and other county recreational facilities, in an efficient and organized manner; and (4) Promote Fond du Lac County parks, open spaces and recreation trails to gain maximum utilization and appreciation of these facilities.

***Local Policies***

***Town of Fond du Lac:***

**Code of Ordinances.** The Town of Fond du Lac Code of Ordinances regulates transportation facilities.

**Title 6 – Public Works.** This chapter regulates laying out and construction of town highways and roads, road excavations and trees, and driveways and culverts.

**Title 14 – Subdivision and Land Division Code.** This chapter includes design requirements for street layout, and improvement requirements for street construction.

**Official Map.** The Town of Fond du Lac has an official map. An official map is intended to implement a master plan for a city, village or town. The master plan helps direct development by designating areas for streets, highways, parkways, floodplains, and other pertinent land uses. Official maps direct development away from sensitive areas which are designated for future public use.

***Adjoining Communities:***

**Official Map.** The City of Fond du Lac and the Village of North Fond du Lac have adopted official maps. These maps should be consulted so as to coordinate future streets and roads in abutting boundary areas.

**City of Fond du Lac Bike and Pedestrian Plan.** The *City of Fond du Lac Bike and Pedestrian Plan* was adopted on September 11, 2013. This plan includes information on existing and planned bicycle and pedestrian facilities in the City of Fond du Lac.

**Federal, State, Regional, and Local Programs**

***Federal Programs***

***Department of Transportation (DOT):***

**Surface Transportation Program – Rural (STP-R).** This program allocates federal Fixing America's Surface Transportation (FAST) Act funds to complete a variety of improvements to rural county highways. To be eligible, two conditions must be met; the road must be located outside of an urban area and must be classified as a major collector or higher. Project proposal applications are accepted only in odd numbered years. More information can be found at http://wisconsindot.gov/Documents/doing-bus/local-gov/astnce-pgms/highway/stp-rural.pdf.

**Surface Transportation Urban Program (STP-Urban, STP-U).** This program allocates federal Fixing America's Surface Transportation (FAST) Act funds to complete a variety of transportation improvements including projects on higher function local roads not on the State Trunk Highway system, and local safety improvements. To be eligible roads must be functionally classified as urban "collector" or higher. More information can be found at http://wisconsindot.gov/Documents/doing-bus/local-gov/astnce-pgms/highway/stp-urban.pdf.

**Transportation Alternatives Program (TAP).** The TAP allocates federal Fixing America's Surface Transportation (FAST) Act funds to transportation improvement projects that "expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment. Projects that met eligibility criteria for the Safe Routes to School Program, Transportation Enhancements, and/or the Bicycle and Pedestrian Facilities Program will be eligible TAP projects. More information on the TAP can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/tap.aspx.

***State Programs***

***Wisconsin Department of Transportation (DOT):***

WisDOT is responsible for planning, building and maintaining Wisconsin's network of state highways and interstate highway system. The department shares the costs of building and operating county and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes and financially supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities. A few of the funding opportunities are listed below, more information on other WisDOT associated funding opportunities (various programs) is available at:
http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/default.aspx.

**Local Bridge Improvement Assistance Program.** This program helps counties, cities, villages, and towns rehabilitate or replace existing bridges on Wisconsin's local highway system based on the sufficiency rating. The program operates on a cost-shared basis with federal and state funds accounting for 80% of the total eligible project costs. More information on the Local

Bridge Improvement Assistance Program can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/localbridge.aspx.

**General Transportation Aid.** Road maintenance is partially funded by disbursement of the state transportation fund. The largest portion of the fund is from General Transportation Aids. The state provides an annual payment to each county and municipality that funds a portion of the local governments' costs for activities such as road construction, filling potholes, snow removal, and other related transportation maintenance. Disbursements from the account are determined by the total mileage of local roads within the municipality or by a formula based on historic spending. This information must be reported annually. More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/gta.aspx.

**Local Roads Improvement Program (LRIP).** This program provides funding to improve or replace seriously deteriorating county highways, town roads, and city or village streets. New roads are not eligible. LRIP funds pay up to 50% of total eligible costs while the remaining amounts must be matched by the local government. The program has three basic programs: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Additional discretionary funds are available for high cost projects. More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/lrip.aspx.

**Bicycle and Pedestrian Facilities Program.** This program provides funding for projects that construct or plan for bicycle or bicycle/pedestrian facilities. More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/gta.aspx.

**Disaster Damage Aids.** Towns, villages, cities or counties may apply for financial aid due to disaster damage to any public highway under its jurisdiction that is not on the state trunk or connecting highway systems. More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/disaster.aspx.

**Wisconsin Employment Transportation Assistance Program (WETAP).** This program is designed to provide transportation for low-income workers to jobs, training centers, and childcare facilities through enhanced local transportation services. Funding is provided by a combination of federal, state, and local funds. This program provides a crucial link to allow low-income workers to remain in the workforce. More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/transit/wetap.aspx.

**Local Transportation Enhancement Program (TE).** This program provides funds that increase multi-modal transportation within a region while enhancing the community and the environment. Eligible projects include multi-use recreational trails, landscaping, or the preservation of historic transportation structure. Funds cover up to 80% of the total eligible project costs. More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/te.aspx.

**Transportation Economic Assistance Grant Program (TEA Grant).** This program provides a 50% state grant to local governments, private businesses, and consortiums for road, rail, harbor, and airport projects that are necessary to help attract employers to Wisconsin. These grants have a performance based incentive and successful funding requires that businesses and industries created by the grant program retain and expand local economies in Wisconsin.

More information can be found at http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/tea.aspx.

### *Regional Programs*

### *East Central Wisconsin Regional Planning Commission:*

**Mobile and Active Communities Program.** The program element coordinates, administers and promotes federal, state, regional and metropolitan transportation planning through the Commission's Metropolitan Planning Organization (MPO) designation for the three urbanized areas. Major work efforts include the Fox Cities and Oshkosh Urbanized Areas MPOs, Short-Range Planning – Congestion Management Process (TMA) (TAP), regional transportation planning, and the Fond du Lac Urbanized Area MPO. Examples of work under this program element include: local road and highway planning (long-range transportation/land use plans, Transportation Improvement Programs, CUBE Traffic Demand Model for transportation planning scenario analysis, highway corridor studies, traffic facility assistance, transportation assistance management, highway access control assistance, official street mapping, jurisdictional road transfers, PASER Pavement Evaluation Ratings, WisDOT WISLR access and training, local road sign inventories and airport systems), public transit planning, freight system planning, bicycle and pedestrian planning (bicycle and pedestrian plan development and implementation, on-street and off-street bicycle facilities issues and assessments, safe routes to school plans, bicycle and pedestrian safety training and bicycle route mapping), and grant assistance and support letters.

- **Fond du Lac Metropolitan Planning Organization (MPO).** The ECWRPC staffs the Fond du Lac MPO and assists the MPO in meeting the federal planning requirements. The City of Fond du Lac is the designated Metropolitan Planning Organization (MPO) for the Fond du Lac Urbanized Area, and works in cooperation with the City of Fond du Lac, Fond du Lac County, the villages of North Fond du Lac, Eden, and the towns of Fond du Lac, Eden, Empire, Taycheedah, and Friendship.

- **East Central Wisconsin Regional Safe Routes to School (SRTS).** The SRTS is a national and international movement to create safe, convenient and fun opportunities for children to bicycle and walk to and from schools. The goal of the program is to enable and encourage children K-8th grade, including those with disabilities, to walk and bike to school. The East Central Wisconsin Regional SRTS Program focuses on empowering local communities and school districts with the resources and knowledge needed to implement SRTS activities. The Regional SRTS program has worked with the Fond du Lac Public School District to complete local action plans for the district's elementary and middle schools.

### *Local Programs*

### *Fond du Lac Area Transit System (FDLAT):*

The FDLAT provides transit service exclusively within the City of Fond du Lac. The fixed route system is comprised of eight fixed routes and one school tripper route. JOBTRANS, a shared ride taxi service, is also available in designated portions of the City of Fond du Lac and the Village of North Fond du Lac. HANDIVAN is a curb to curb wheelchair lift-equipped paratransit

service administered by the FDLAT within the City of Fond du Lac and Village of North Fond du Lac corporate limits.

## UTILITIES AND COMMUNITY FACILITIES

### Federal, State, Regional, County, and Local Policies

#### *Federal Policies*

#### *Water Pollution Control Act:*

The Federal Water Pollution Control Act (1977), more commonly known as the Clean Water Act, established the basic structure for regulating discharges of pollutants into surface waters. Effluent standards for wastewater treatment plants and other industrial facilities were established by this landmark legislation. The legislation also provided grants to communities to assist with planning and construction of upgraded facilities. Today, increasing levels of growth and changing treatment standards have caused more recent expansions and improvements of these systems.

#### *Safe Drinking Water Act (SDWA):*

Drinking water standards are set by the USEPA. The Safe Drinking Water Act (SDWA) requires the USEPA to set primary standards, while individual public water systems must ensure that they are met. Drinking water standards apply to public water systems which supply at least 15 connections or 25 persons at least 60 days of a calendar year. Standards have been set for 90 chemical, microbiological, radiological, and physical contaminants. Non-enforceable guidelines are also set for secondary standards for contaminants that may cause cosmetic effects such as poor taste or odors.

#### *State Policies*

#### *Wisconsin Administrative Code:*

**Chapter SPS 383 Private Onsite Wastewater Treatment Systems.** Formally COMM 83, Chapter SPS 383 establishes uniform standards and criteria for the design, installation, inspection and management of a private onsite wastewater treatment system, POWTS, so that the system is safe and will protect public health and the waters of the state.

**Chapter 287 Solid Waste Reduction, Recovery and Recycling.** Chapter 287 regulates solid waste reduction, recovery and recycling the state, as well as littering and enforcement requirements. The law requires that every citizen in Wisconsin must have residential recycling service or drop-off centers within easy access and should be provided with recycling education and outreach.

**Chapter NR-110 Sewerage Systems.** Chapter NR-110 regulates site-specific facility planning and sanitary sewer extensions. Decisions regarding the extension or expansion of wastewater collection facilities are made primarily at the local level.

**Chapter NR-121 Areawide Water Quality Management Plans.** Chapter NR-121 specifies the standards and processes for initiating and continuous area wide wastewater treatment management planning. As provided by NR-121, the WNDR's role is to review and approve every sewer service area plan and its amendments, taking into account water quality impacts and cost-effectiveness.

**Chapter NR-809 Safe Drinking Water.** Drinking water standards are also maintained at a state level. NR-809 regulates the design, construction, and proper operation of public water systems. The WDNR also assures that regulated contaminants are adequately monitored.

***Regional Policies***

***East Central Wisconsin Regional Planning Commission:***

**Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century".** East Central adopted Milestone #3, *Goals, Strategies, and a Plan for Action*, of its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning effort, East Central developed a vision for utilities and community facilities, which states:

> *Efficient, cost effective community facilities are provided, which enhance the quality of life and ensure prosperity and economic stability for all. The emphasis in service provision is on cooperative planning, fostering collaboration, enhancing partnerships, sharing resources and transcending boundaries, as appropriate. In 2030, there are regional opportunities for the sustainable and safe management of solid waste and recycling, collection, processing and disposal activities. A well-managed and planned public and private water supply provides for the region's citizens and industry. The region is served by a variety of well-functioning public and private wastewater treatment systems, which are capable of accommodating future growth, while limiting the inherent conflicts caused by both urban and rural development patterns. Adequate, cost effective, environmentally conscientious utility infrastructure exists to support industry and the general population. There are cost effective, efficient, quality emergency and non-emergency services to ensure public safety. A variety of meaningful educational options and opportunities exist for all students. Children and adults in the region are provided with accessible educational, informational and recreational library services and materials in an economically efficient and timely manner. There is a collaborative regional forum to create and implement a strategic framework for the continuum of care for the health and wellbeing of the residents of the region. Through cooperative efforts, park, open space, and recreational facilities and programs are protected and preserved and there are plans for new facilities. There are community facilities which meet the needs of various groups, including youth, elderly, and minorities, in a balanced and financially responsible manner."*

The Milestone #3 report contains nine utilities and community facilities "plan guidelines", which contain goals, strategies, and recommendations for achieving this vision. The plan guidelines are (1) Waste: Garbage and Recycling, (2) Public and Private Wastewater Treatment, (3) Public and Private Water Supply, (4) Electric, Gas and Telecommunications, (5) Public Safety, (6) Education and Libraries, (7) Health and Childcare, (8) Local Parks and Recreational Facilities, and (8) Wind Energy. The plan can be view at the following link: http://www.ecwrpc.org/programs/comprehensive-planning/.

**Fond du Lac Sewer Service Area Plan Update, 2001.** The *Fond du Lac Sewer Service Area Plan Update*, certified by the WDNR in 2001 supersedes the *1992 Fond du Lac Sewer Service Area Plan* which is an element of the *Water Quality Management Plan*, Upper Fox River/Lake Winnebago, Wisconsin. It provides population and land use projections and delineates future growth areas for the Fond du Lac Sewer Service Area. Environmentally sensitive areas which should not be developed are identified. It contains policy recommendations which encourage cost-effective and environmentally sound development patterns.

***County Policies***

***Fond du Lac County:***

**County Code of Ordinances.** The Fond du Lac County Code of Ordinances regulates emergency services, private on-site wastewater treatment systems. Several chapters may be relevant to the Town of Fond du Lac. These chapters, relating to Utilities and Community Facilities are summarized below.

**Chapter 26 - Emergency Services.** This chapter creates an emergency telephone system that can be accessed from any telephone located in the county, and elsewhere as provided in this article, by dialing the numbers 9-1-1.

**Chapter 27 Erosion Control and Stormwater Management.** The purpose of this chapter is to set forth requirements for land development and land disturbing activities aimed to minimize sedimentation, water pollution, flooding and related property and environmental damage caused by soil erosion and uncontrolled stormwater runoff during and after construction, in order to diminish the threats to public health, safety, welfare, and the natural resources of Fond du Lac County.

**Chapter 30 Health and Sanitation.** This chapter regulates contains the Public Health Code.

**Chapter 34 – Law Enforcement.** This chapter applies to private and public functions and gatherings desiring and requesting the county deputy reserve to be in attendance. It also regulates the County Jail.

**Chapter 58 – Utilities.** This chapter regulates Private Onsite Wastewater Treatment Systems (POWTS) and private water systems/

**Chapter 42 Park and Recreation.** This chapter regulates parks, trails, and outdoor recreation areas or facilities owned or managed by Fond du Lac County. This would include the Mascoutin Valley Trail, Peebles Trail, Prairie Trail, and Wild Goose Trail.

**2011-2015 Outdoor Recreation and Open Space Plan for Fond du Lac County.** The *Outdoor Recreation and Open Space Plan* for Fond du Lac County was adopted in July 2013. . The plan identifies a series of goals and objectives to "provide the framework for meeting the existing and future open space and recreation needs of Fond du Lac County. The four goals identified include: (1) Establish and maintain a countywide system of parks and trails that will meet the needs of Fond du Lac County residents: (2) Establish and maintain a system of parks and recreational facilities that help to conserve the natural resources and environment of Fond du Lac County, and make them available for recreational use and/or conservation purposes; (3) Operate and improve the County Parks System, and other county recreational facilities, in an

efficient and organized manner; and (4) Promote Fond du Lac County parks, open spaces and recreation trails to gain maximum utilization and appreciation of these facilities.

**Fond du Lac County Emergency Operations Plan.** This report describes how the county government will direct and control its personnel and resources during response to and recovery from a disaster. A copy of the report is available at http://www.fdlco.wi.gov/Home/ShowDocument?id=4744.

***Local Policies***

***Town of Fond du Lac:***

**Code of Ordinances.** The Town of Fond du Lac Code of Ordinance contains numerous chapters that address utilities and community facilities. These chapters are found below:

**Title 5 - Fire Prevention and Safety Codes.** This code regulates fire protection, fire prevention and safety codes, and hazardous materials.

**Title 6 – Public Works.** This chapter regulates public works (acquiring land, streets, sewers and water mains, sidewalks, lighting highways, and lake or waterway improvements.

**Title 8 - Health and Sanitation.** This chapter regulates recycling.

**Title 9 - Public Utilities.** This chapter regulates cable television, sewer connections, Town water supply protection, connections to and use of the Town water distribution system and special assessments for the Town's water distribution system.

**Title 12 - Parks and Navigable Waters.** This chapter regulates parks and navigable waters, community use of Town facilities,

***Adjoining Communities:***

**City of Fond du Lac Wellhead Protection Plan, Revised June, 2014.** This report is a Wellhead Protection Plan (WHPP) for the sixteen existing City of Fond du Lac wells. The purpose of this plan is to establish specific criteria for protection of each well's recharge area. More information is available at https://www.fdl.wi.gov/cofuploads/2014_WHPP_2009__Revised_June_2014_.FINAL.060914.pdf.

**Federal, State, and Regional Programs**

***Federal Programs***

***United States Environmental Protection Agency (USEPA):***

**National Pollutant Discharge Elimination System (NPDES) Storm Water Program.** The Clean Water Act also established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two–phased program addresses the non-agricultural sources of stormwater discharges which adversely affect surface water quality. A

NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff.

***United States Department of Agriculture:***

**Water and Waste Grant and Loan Program.** The Water and Waste Grant and Loan Program offer grants and loans to communities with populations of up to 10,000. The funds are utilized to develop water and wastewater systems, including water supply, storage, waste disposal and storm drainage in rural areas. Eligible projects involve the original construction, modification or extension of existing projects. More information is available at: http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program.

**Community Facilities Grant Program.** The Community Facilities Grant Program provides assistance to rural communities in the development of essential community facilities. Eligible applicants include public entities with populations less than 20,000. Grant funds may be used to purchase equipment or construct, enlarge, or improve facilities associated with health care, public safety, or community and public services. More information is available at: http://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program.

**Energy Programs.** Funding is available to complete energy audits, provide renewable energy development assistance, make energy efficiency improvements and install renewable energy systems. Programs are available to help convert older heating sources to cleaner technologies, produce advanced biofuels, install solar panels, build bio-refineries, and much more. More information is available at: http://www.rd.usda.gov/programs-services/all-programs/energy-programs.

***Federal Emergency Management Administration (FEMA):***

FEMA offers several annual grant awards to fire departments. Eligible project costs include equipment, supplies, training, emergency work (evacuations, shelters, etc.), and mobilization/ demobilization activities. All municipal jurisdictions with a population of less than 50,000 are eligible to receive funding. Recipients must provide a 10 percent match for all project costs. Additional information on FEMA grants is available at http://www.fema.gov/grants.

***Other Federal Agencies:***

Federal regulation of telecommunications, radio, and television towers is currently under the auspices of the **Federal Communications Commission (FCC)**, the **Federal Aviation Administration (FAA)**, and the **Occupational Safety and Health Administration (OSHA)**. The FCC issues licenses for new telecommunication facilities by determining the overall need, coordinates frequencies, and regulates tower placement. Communication towers must be located at the most central point at the highest elevation available. The FAA regulates tower height, coloring, and lighting to ensure aircraft safety. OSHA regulates the occupational exposure to non-ionizing electromagnetic radiation emitted from radio, microwave, television, and radar facilities.

### *State Programs*

#### *Public Service Commission (PSC):*

Public utilities in Wisconsin are regulated by the PSC, an independent regulatory agency. The PSC sets utility rates and determines levels for adequate and safe service. More than 1,400 utilities are under the agency's jurisdiction. PSC approval must be obtained before instituting new rates, issuing stock or bonds, or undertaking major construction projects such as power plants, water wells, and transmission lines. Additional information on the Public Service Commission is available at http://psc.wi.gov/.

#### *Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP)*:

Rural areas are governed by several non-point pollution prevention programs. Administrative rules relating to agricultural runoff include NR-151, ATCP-50, and ATCP-48. The first two regulations govern the total suspended solids (TSS) loadings; a 20 percent reduction is required by 2008 and 40 percent reduction by 2013. The latter regulation pertains to the daily operations and functions of agricultural drainage districts. Primary responsibility for planning for, administering, and enforcing drainage district regulations resides with the county drainage board.

#### *Wisconsin Department of Safety and Professional Services*:

**Wisconsin Fund.** The Wisconsin Fund provides grants to homeowners and small commercial business to repair, rehabilitate, or replace an existing private on-site wastewater treatment system (POWTS). The Outagamie County Zoning Department administers the program locally and provides assistance to county residents in preparing grant applications.

#### *Wisconsin Department of Administration:*

**Community Development Block Grant – Public Facilities (CDBG – PF).** CDBG-PF funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers. Additional information regarding the CDBG-PF program can be found at http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-PF-Program-Overview.

#### *Wisconsin Department of Natural Resources:*

**Well Compensation Program.** The Well Compensation Program provides grants to owners of contaminated private water supplies that serve a residence or are used for livestock. Contamination cannot be bacterial in nature. Eligibility is determined based on annual family income. More information is available at: http://dnr.wi.gov/aid/wellcompensation.html.

**Wisconsin Solid Waste Management Program.** Begun in the 1970s, the Wisconsin Solid Waste Management Program regulates the collection, storage, transportation, treatment and disposal of solid waste. The solid waste administrative codes are extensive and include Chapter 502, Solid Waste Storage, transportation, transfer, incineration, air curtain destructors, processing, wood burning, composting and municipal solid waste combustors; Chapter 518,

Land spreading of solid waste; and ATCP 34, Clean sweep program. More information is available at: http://dnr.wi.gov/topic/waste/solid.html.

**Knowles-Nelson State Stewardship.** The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Created by the state legislature in 1989, $60 million dollars per year is utilized to purchase lands for parks and other recreational purposes. An important component of the program is the cooperation between the DNR and local governments and non-profit organizations. The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.). More information is available at: http://dnr.wi.gov/topic/stewardship/.

**Clean Water Fund Program (CWFP).** The Clean Water Fund Program (CWFP) is one of two Environmental Improvement Fund (EIF) loans that are jointly managed and administered by the Department of Natural Resources and the Department of Administration. It offers loans and hardship grants to any town, village, city, county utility district, public inland lake protection and rehabilitation district, metropolitan sewerage district or federally recognized American Indian tribe or band to construct or modify municipal wastewater systems or construct urban storm water best management practices. More information is available at: http://dnr.wi.gov/aid/eif.html.

**Safe Drinking Water Loan Program (SDWLP).** The Safe Drinking Water Loan Program (SDWLP) is one of two Environmental Improvement Fund (EIF) loans that are jointly managed and administered by the Department of Natural Resources and the Department of Administration offers loans to any city, village, town, county, sanitary district, public inland lake protection and rehabilitation district, or municipal water district to construct or modify public water systems to comply with public health protection objectives of the Safe Drinking Water Act. More information is available at: http://dnr.wi.gov/aid/eif.html.

**Wisconsin Pollutant Discharge Elimination System (WPDES) Program.** The Department regulates the discharge of pollutants to waters of the state through the WPDES program. Individual (e.g., site-specific) WPDES permits are issued to municipal and industrial facilities discharging to surface water and/or groundwater. As of 2012, approximately 358 industrial facilities require individual WPDES permits and approximately 649 municipalities held individual WPDES permits. WPDES general permits are issued by the Wisconsin Department of Natural Resources for specific categories of industrial, municipal and other wastewater discharges. The Village of Hortonville holds a WPDES permit for wastewater discharge from its wastewater treatment facility. More information is available at: http://dnr.wi.gov/topic/wastewater/permits.html.

**Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Program.** The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control (≥ 1 acre in size), post construction site stormwater management, and pollution prevention. More information is available at: http://dnr.wi.gov/topic/wastewater/dischargetypes.html.

***Department of Public Instruction (DPI):***

The Wisconsin Constitution as it was adopted in 1848 provided for the establishment of district schools that would be free to all children age 4 to 20. Subsequent laws allowed a property tax to be collected to fund school programs. Today, the Department of Public Education (DPI) oversees the operations of school systems and sets state standards for educational curricula, teacher certification standards, and other educational programs.

***Wisconsin Community Action Program Association (WISCAP):***

The Wisconsin Community Action Program Association (WISCAP) is the statewide association for Wisconsin's sixteen (16) Community Action Agencies and three single-purpose agencies with statewide focus. ADVOCAP Services, a member of WISCAP covers Fond du Lac County.

**Rural Community Assistance Program (RCAP).** Rural Community Assistance Program (RCAP) offers training and technical assistance to small (under 10,000), rural, low income communities, sanitary districts, and isolated rural areas for problems related to water and wastewater system development. More information is available at: http://wiscap.org/programs-services/programs/rural-community-assistance-program-rcap/.

***Board of Commissioners of Public Lands (BCPL):***

**State Trust Fund Loan Program.** The State Trust Fund Loan Program offers loans to municipalities, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of municipal purposes. More information is available at: http://bcpl.wisconsin.gov/section.asp?linkid=1438&locid=145.

***Wisconsin Rural Water Association:***

The Wisconsin Rural Water Association offers rural communities with populations of less than 10,000 grants, loans, and technical assistance for approved Rural Utility Service, Clean Water, Safe Drinking Water and Brownfield projects.

***Regional Programs***

***East Central Wisconsin Regional Planning Commission (ECWRPC):***

**Sustainable and Efficient Community Services and Facilities Program.** This program element implements the requirements of the "Smart Growth" planning legislation for the Community Facilities and Utilities plan element and incorporates the Commission's ongoing NR-121 sewer service area (SSA) planning function. In addition to SSA planning, the Commission provides assistance in the following areas: electric transmission line project reviews, capital improvement programs, resource recovery and recycling/composting and solid waste management planning.

- **Sewer Service Area Planning.** This function is derived from ECWRPC being designated by the WDNR as the 208 Water Quality Management Planning Agency for the region. The Commission acts in an advisory and regulatory role for Sewer Service Area (SSA) plans and has prepared detailed long range plans for 26 wastewater treatment plants to address growth and ensure water quality within the region. In

addition, the Commission acts in an advisory capacity to WDNR and provides recommendations on various plan updates, amendments, facilities plans, and sewer extensions. Additionally the Commission provides population and development projections for facility siting and sewer service area planning.

**Recreation and Heritage Opportunities Program.** The Recreation and Heritage Opportunities work program element encompasses planning activities associated with meeting the open space and recreational needs of the region as a whole, as well as plans for individual governmental jurisdictions. Examples of work under this program element include: park and open space plans, park site plans, park funding and programing information, recreation inventories, recreation surveys, park needs assessments, water trail planning and ADA accessibility issues.

**Natural Resource Management.** The Natural Resource Management planning element ensured that the region's natural resources and unique environmental features are identified and managed as an integral part of planning and development throughout the region. This program element includes hazard mitigation planning, stormwater and watershed management and the NR-135 Non-Metallic Mining Reclamation Program Administration.

## AGRICULTURAL, CULTURAL, AND NATURAL RESOURCES

### Federal, State, Regional, County, and Local Policies

#### *Federal Policies*

#### *Clean Water Act (1977):*

The Clean Water Act established the basic structure for regulating discharges of pollutants into the waters of the United States.

#### *State Policies*

#### *Wisconsin State Statutes:*

**Chapter 91 Farmland Preservation.** This chapter requires the county to adopt a farmland preservation plan. It addresses Farmland Preservation zoning and agricultural enterprise areas.

#### *Wisconsin Administrative Code*:

**Chapter SPS 383, Private Onsite Wastewater Treatment Systems.** Formally COMM 83, Chapter SPS 383 establishes uniform standards and criteria for the design, installation, inspection and management of a private onsite wastewater treatment system, POWTS, so that the system is safe and will protect public health and the waters of the state.

**Chapter NR-103, Water Quality Standards for Wetlands.** Chapter NR-103 establishes water quality standards for wetlands.

**Chapter NR-115, Wisconsin's Shoreland Protection Program.** Chapter NR-115 requires counties to adopt zoning and subdivision regulations for the protection of all shorelands in unincorporated areas.

**Chapter NR-116, Wisconsin's Floodplain Management Program.** Chapter NR-116 requires municipalities to adopt reasonable and effective floodplain zoning ordinances.

**Chapter NR-135, Nonmetallic Mining Reclamation.** Chapter NR-135 was established to ensure that non-metallic mining sites are properly abandoned. This law promotes the removal or reuse of non-metallic mining refuse, removal of roads no longer in use, grading of the non-metallic mining site, replacement of topsoil, stabilization of soil conditions, establishment of vegetative groundcover, control of surface water flow and groundwater withdrawal, prevention of environmental pollution, development and reclamation of existing non-metallic mining sites, and development and restoration of plant, fish and wildlife habitat if needed to comply with an approved reclamation plan.

**Chapter ATCP 49, Farmland Preservation.** Chapter ATCP 49 implements Wisconsin's farmland preservation program under Chapter 91 of the Wisconsin State Statutes. The purposes of the farmland preservation program are to preserve agricultural lands, to promote soil and water conservation, to promote orderly land use planning and development, and to provide tax credits for owners of farmland covered by the program.

***Regional Policies***

***East Central Wisconsin Regional Planning Commission*:**

**Milestone #3, Goals, Strategies, and a Plan for Action, Year 2030 Regional Comprehensive Plan "Shaping the 21st Century".** East Central adopted Milestone #3, *Goals, Strategies, and a Plan for Action*, of its regional comprehensive plan in April 2008. The plan serves as an advisory document for counties and communities within the region. As part of this planning effort, East Central developed three separate chapters for agriculture, natural and cultural resources:

> ***Agricultural Resources Vision:*** *In 2030, agriculture is an important feature of the economy and lifestyle of the East Central region. Development pressures have been diverted away from prime farmland and ample, un-fragmented agricultural districts exist. Farming is practiced on the most productive soils. A variety of farm types and sizes are operating successfully. The region's farming community supplies both local and global markets. Citizens, local officials, and farmers are aware of and continuously address interrelated economic and land use issues. The viable and stable farm economy, in terms of farm income and prosperity, reflects concerted efforts by the private and public sectors to balance free market forces and government programs for land conservation.*
>
> ***Natural Resources Vision:*** *In 2030, the importance of natural resources, including their link to the regional economy, quality of life, and cost effective service provision is recognized. Natural resource planning is sustainable, consistent and coordinated in order to protect and build a strong sense of ecological place. The Winnebago Pool Lakes and the Fox/Wolf River systems are recognized as the backbone of the region's ecological resources. Geologic resources that are significant from an aesthetic, scientific, cultural, historic, educational, or commercial extraction purpose, have been identified, inventoried, preserved*

*and protected to meet the development and societal needs of the region. The region has proactively addressed public access, recreation, open space, and trail facilities in order to meet the needs of its citizens; enhance the quality of life and environment; realize tax savings and other economic benefits; and to maintain and improve the region's tourism economy. The region is comprised of well-defined urban and rural spaces which improve the individual's perception of 'sense of place', while communities within the region have maintained their individual character and identity. Within the region, surface water resources are planned for in a watershed-based manner that embraces and encourages the use of 'green infrastructure' concepts. The proactive protection of natural features not only contributes to water quality, but also to the long term sustainability and economic benefit of the region.*

***Cultural Resources Vision:*** *In the year 2030, the region is recognized as a leader in the state for preservation of its cultural resources. It provides public access to resource protection tools and the political advocacy necessary to ensure protection for, and appreciation of, our diverse ethnic heritage, both historic and prehistoric.*

The Milestone #3 report contains four agricultural, five natural, and five cultural resources "plan guidelines", which contain goals, strategies, and recommendations for achieving each vision. The plan can be view at the following link: http://www.ecwrpc.org/programs/comprehensive-planning/.

***County Policies***

***Fond du Lac County:***

**County Code of Ordinances.** The Fond du Lac County Code of Ordinances regulates erosion and sediment control, floods, nonmetallic mining, shoreland-wetland zoning, stormwater management and other ordinances that may be relevant to the Town of Fond du Lac. Several chapters that relate to land use are summarized below.

**Chapter 27 Erosion Control and Stormwater Management.** The purpose of this chapter is to set forth requirements for land development and land disturbing activities aimed to minimize sedimentation, water pollution, flooding and related property and environmental damage caused by soil erosion and uncontrolled stormwater runoff during and after construction, in order to diminish the threats to public health, safety, welfare, and the natural resources of Fond du Lac County.

**Chapter 28 – Floods.** This chapter is intended to regulate floodplain development to protect life, health and property; minimize expenditures of public funds for flood control projects; minimize rescue and relief efforts undertaken at the expense of the taxpayers; minimize business interruptions and other economic disruptions; minimize damage to public facilities in the floodplain; minimize the occurrence of future flood blight areas in the floodplain; discourage the victimization of unwary land and homebuyers; prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

**Chapter 36 – Nonmetallic Mining Reclamation.** The purpose of this chapter is to establish a local program to ensure the effective reclamation of nonmetallic mining sites on which nonmetallic mining takes place in the County of Fond du Lac.

**Chapter 44 – Shoreland Zoning.** Shorelands are defined as lands which are: 1,000 feet from the ordinary high water elevation mark of navigable lakes, ponds, or flowages; or 300 feet from the ordinary high water elevation mark of navigable rivers or streams. This ordinance controls the lot size, building setbacks, landfills, agricultural uses, alteration of surface vegetation, sewage disposal, filling, grading, lagoons, and other uses which may be detrimental to this area.

The "Red Corridor" or the East Branch of the Fond du Lac River between State Highway 175 and C.T.H.D is subject to several unique code requirements in order to mitigate possible effects from development that may occur as a result of construction of the US Highway 151 Bypass between the Wisconsin Central Railroad tracks where they cross the East Branch of the Fond du Lac River and C.T.H.D. Requirements include a 150 foot conservancy area setback from the ordinary high water mark of the East Branch of the Fond du Lac River, minimum lot sizes, view/recreation corridor restrictions, etc.

**Farmland Preservation Plan, 2012.** The *Fond du Lac County Farmland Preservation Plan* was adopted in 2012. The goals of Fond du Lac County are: (1) to protect, preserve and keep in production as much of the county's agricultural land as is possible and maintain a viable local agricultural economy; (2) to make as many of the county's citizens as possible aware of the Farmland Preservation Program; (3) to make as many landowners as possible eligible for tax credits under the Wisconsin Working Lands Initiative; and (4) to encourage higher housing density in areas designated for nonagricultural development.

**2013-2017 Fond du Lac County Land and Water Resource Management (LWRM) Plan.** The LWRM) addresses soil and water quality concerns using local, state and federal programs. It is a five (5) year (2013-2017) plan with the opportunity for review and extension for an additional 5 years in 2017. The plan includes implementation strategies for addressing local water quality priorities related to controlling erosion, sedimentation, and nonpoint source water pollution. The eight goals that were identified include: (1) Maintain soil productivity and reduce soil erosion and Sedimentation; (2) Minimize the impacts of land disturbing and land development activities within the county; (3) Minimize runoff, leaching, and drift of nutrients and pesticides to surface and ground water; (4) Reduce the impacts from runoff and storage of animal waste and feed; (5) Protect and Conserve Ground Water Quality and Quantity within the county; (6) Develop and Improve Coordination of Lake Organizations; (7) Minimize the Threat and Spread of Exotic and Invasive Species; and (8) Use Less Energy and Improve Air Quality.

**2011-2015 Outdoor Recreation and Open Space Plan for Fond du Lac County.** The *Outdoor Recreation and Open Space Plan* for Fond du Lac County was adopted in July 2013. . The plan identifies a series of goals and objectives to "provide the framework for meeting the existing and future open space and recreation needs of Fond du Lac County. The four goals identified include: (1) Establish and maintain a countywide system of parks and trails that will meet the needs of Fond du Lac County residents: (2) Establish and maintain a system of parks and recreational facilities that help to conserve the natural resources and environment of Fond du Lac County, and make them available for recreational use and/or conservation purposes; (3) Operate and improve the County Parks System, and other county recreational facilities, in an efficient and organized manner; and (4) Promote Fond du Lac County parks, open spaces and recreation trails to gain maximum utilization and appreciation of these facilities.

### *Local Policies*

#### *Town of Fond du Lac:*

**Code of Ordinances.** The Town of Fond du Lac Code of Ordinances regulates land divisions and land uses. Several chapters that relate to agriculture, natural and cultural resources are summarized below.

**Title 13 - Zoning Code.** This chapter regulates 11 zoning districts including: FP Farmland and Preservation District; RR Residential District (Rural); RM Residential District (Medium Density); RL Residential District (Low Density); RO Residential District (Open Density); C Commercial; and I Industrial.

**Title 15 - Building Code.** Chapter 2 Stormwater Management; Land Disturbing Activity preserves the natural resources, controls floods, and protects the quality of public waters. It controls and minimizes the stormwater runoff increases by requiring that runoff peak outflow after development be no larger than the peak outflow before development for a wide range of storm sizes.

**The Town of Fond du Lac; The Way We Were, 1800's, The Way We Are 2003.** This report was prepared by the Town of Fond du Lac Historical Committee. It contains a wealth of historical information about the Town, including the history of the Town, historical maps, demographics, early residents, businesses, cemeteries, dairies, government, homestead farms, schools, transportation and the present.

### Federal, State and Regional Programs

#### *Federal Programs*

#### *United States Department of Agriculture (USDA):*

**Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP).** These programs protect sensitive land by reducing erosion, increasing wildlife habitat, improving water quality, and increasing forestland. CREP, a partnership between federal and state agencies and county land conservation departments, allows a landowner to enroll agricultural lands into various land conservation management practices. To be eligible under this program, farmland needs to be highly prone to erosion and must have been planted for 4 to 6 years before the enactment of the 2002 law. Marginal pastureland is also eligible. Producers need to develop and follow a plan for the conversion of cropland to less intensive use and to assist with the cost, establishment, and maintenance of conservation practices. More information is available at: https://www.fsa.usda.gov/programs-and-services/conservation-programs/index.

**Environmental Quality Incentives Program (EQIP).** This voluntary conservation program promotes agricultural production and environmental quality and compatible goals. Financial assistance and technical help are offered to assist eligible participants in the installation and implementation of structural improvements and management practices which better protect agricultural land from environmental degradation. All private agricultural land is eligible for enrollment including cropland, grassland, pastureland, and non-industrial private forestland. Participants are required to develop and implement an EQIP plan that describes the

conservation and environmental purposes to be achieved. Participants must share in the overall costs. More information is available at: http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/programs/financial/eqip/?cid=stelprdb1242633.

***US Environmental Protection Agency:***

**National Pollution Discharge Elimination System (NPDES) Storm Water Program.** The Clean Water Act established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two–phased program addresses the non-agricultural sources of stormwater discharges and industrial/municipal effluents which adversely affect surface water quality. A NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff. More information is available at: http://www.epa.gov/npdes.

***US Fish and Wildlife Service:***

**Partners for Fish and Wildlife.** Partners for Fish and Wildlife is a program which provides financial and technical assistance to private landowners to restore, protect, and enhance wildlife habitats on their land. This is a voluntary incentive based program. State resource agencies and individual landowners work closely with the Service to help establish priorities and identify focus areas. The restoration of degraded wetlands, native grasslands, streams, riparian areas, and other habitats to conditions as close to natural is emphasized. The program's philosophy is to work proactively with private landowners for the mutual benefit of declining federal trust species and the interests of the landowners involved. A 50 percent cost sharing is required from individual landowners. Landowners must sign an agreement to retain the restoration for a minimum of 10 years. During this time period, no other private property rights are lost. More information is available at: http://www.fws.gov/midwest/partners/.

***State Programs***

***Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP):***

DATCP has a number of programs related to agricultural development, conservation assistance, farm and rural services, farmland preservation, etc. A few of the programs are highlighted below:

**Working Land Initiative.** The Wisconsin Working Lands Initiative was signed into law in 2009 and is comprised of the following three programs Farmland Preservation Program, Agricultural Enterprise Program, Purchase of Agricultural Conservation Easement (PACE) Program. More information is available: http://datcp.wi.gov/Environment/Working_Lands_Initiative/.

- **Farmland Preservation Program.** Counties are required to revise their farmland preservation plans to meet the new requirements which are designed to better protect farmland. A grant that covers up to 50 percent of the cost of preparing a farmland preservation plan is available to all counties.

- Local governments may choose to adopt and have certified a farmland preservation zoning ordinance to ensure that landowners covered by the ordinance are eligible to claim farmland preservation tax credits.

- **Agricultural Enterprise Area (AEA) Program.** AEA's are part of Wisconsin's Working Lands Initiative. An AEA is an area where the local community has prioritized preservation of farmland and agricultural development. Once an area is officially designated as an AEA, eligible farmers owning land within the area may enter into a farmland preservation agreement with the state. This enables the landowners to receive tax credits in exchange for agreeing to keep their farm in agricultural use for at least 15 years.

- **Purchase of Agricultural Conservation Easement (PACE) Program.** The PACE Program provides up to 50% of the cost of purchasing agricultural conservation easements, including transaction costs. Cooperating local governments or non-profit organizations can obtain money from the state to purchase easements from willing landowners. Land with an agricultural conservation easement cannot be developed for any purpose that would prevent its use for agriculture.

**Dairy 30X20 Initiative.** The purpose of this program is to provide assistance to dairy farmers, without regard to size or type, focusing on long-term, sustained operation through a client-based service delivery system that utilizes a multi-agency, private-public network for services and referrals. Improve profitability through management and operational system changes, business and legal structure, and herd health and milk production. Information regarding the Dairy 30x20 Initiative can be found at http://datcp.wi.gov/Farms/Dairy_Farming/.

**Specialty Crop Program.** The Specialty Crop Program is designed to help specialty crop producers overcome obstacles, make their operation more profitable, and help them grow through field days, educational materials, workshops, and one-on-one technical assistance. More information is available at: http://datcp.wi.gov/Farms/Crops_and_Specialty_Crops/index.aspx.

***Wisconsin Department of Natural Resources (WDNR):***

**Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Program.** The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPDES) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control (1 or more acres in size), post construction site stormwater management, and pollution prevention. More information is available at: http://dnr.wi.gov/topic/wastewater/permits.html.

**Knowles-Nelson Stewardship Local Assistance Grant Programs.** The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Four Stewardship grant programs are available: Acquisition and Development of Local Parks (ADLP), Urban Green Space (UGS) grants, Urban Rivers (UR) grants, and Acquisition of Development Rights (ADR). The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.). More information is available at: http://dnr.wi.gov/topic/stewardship/.Aids.

**Wisconsin Shoreland Management Program.** Shoreland zoning can enhance the quality of surface water, protect wildlife habitat, and improve its aesthetic appearance. The Wisconsin Shoreland Management Program is a cooperative effort between state and local governments. Local governments are allowed to adopt shoreland and floodplain zoning to direct development in compliance with state minimum standards. Specific ordinances regulate zoning for wetlands (NR-103), shorelands (NR – 115), and floodplains (NR – 116). Cities and villages can adopt similar zoning ordinances under NR – 117. More information is available at: http://dnr.wi.gov/topic/ShorelandZoning/Programs/program-management.html.

**Forest Crop Law and Managed Forest Law.** In 1927, the Wisconsin Legislature enacted the Forest Crop Law (FCL), a voluntary forest practices program to encourage sound forestry on private lands. It has promoted and encouraged long-term investments as well as the proper management of woodlands. This law allowed landowners to pay taxes on timber only after harvesting, or when the contract is terminated. Since the program expired in 1986, participants are not allowed to re-enroll in the program. Since 1986, the Managed Forest Law has replaced the Forest Crop Law. More information is available at: http://dnr.wi.gov/topic/forestlandowners/tax.html.

**The Managed Forest Law** (MFL), enacted in 1985, encourages the growth of future commercial crops through sound forestry practices. To be eligible, a landowner must own at least 10 contiguous acres of woodlands in a village or town. The landowner must implement a forestry management plan for future commercial harvests on the land. Contracts can be entered for a period of either 25 or 50 years. Portions of the land enrolled are open to public access for hunting, fishing, cross-country skiing, sight-seeing, and hiking. The program recognizes individual property owners' objectives while providing for society's need for compatible recreational activities, forest aesthetics, wildlife habitat, erosion control, and protection of endangered resources. More information is available at: http://dnr.wi.gov/topic/forestlandowners/tax.html.

**Wisconsin Forest Landowner Grant Program.** The Wisconsin Forest Landowner Grant Program assists private landowners in protecting and enhancing their woodlands. Only private non-industrial forest owners of at least 10 acres but no more than 500 acres who have an approved or pending forest stewardship management plan are eligible for assistance. Qualified projects include reforestation; soil and water protection; wetland and riparian protection, restoration, and creation; fish and wildlife habitat enhancement; recreational, historic, and aesthetic forest enhancement; and endangered or threatened resources protection. More information is available at: http://dnr.wi.gov/aid/forestlandowner.html.

**Urban Forestry Grants.** Urban Forestry Grants are provided to cities, villages, towns, counties, tribes and 501(c)(3) nonprofit organizations. More information is available at: http://dnr.wi.gov/topic/urbanforests/grants/index.html. These grants fall into three categories:

- Regular grants are competitive cost-share grants of up to $25,000. Grants are to support new, innovative projects that will develop sustainable urban and community forestry programs, not to subsidize routine forestry activities.
- Startup grants are competitive cost-share grants of up to $5,000. These simplified grants are available to communities that want to start or restart an urban forestry program.
- Catastrophic storm grants are used to fund tree repair, removal or replacement within urban areas following a catastrophic storm event for which the governor has declared a State of Emergency under s. 166.03, Wis. Stats.

***Wisconsin Historical Society:***

The Wisconsin Historical Society (WHS) Division of Historic Preservation (DHP) provides funds for conducting surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register, and carrying out a program of comprehensive historic preservation planning and education. These are available to local units of government and non-profit organizations. Although funding is limited, the DHP identified target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities with a population less than 5,000. A set of funds is also designated for use by Certified Local Government (CLG) status communities. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state. Other specific programs are listed below.

**Wisconsin Historic Preservation Fund Subgrants.** The Wisconsin Historic Preservation Fund Subgrants provide funds for surveys to identify and evaluate historical, architectural and archaeological resources, nominating properties to the National Register of Historic Places, and for carrying out a program of historic preservation planning and education. More information is available at: http://www.wisconsinhistory.org/Content.aspx?dsNav=Ro:20,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3314.

**Historic Homes Tax Credit Program.** The Historic Homes Tax Credit Program offers a 25 percent Wisconsin income tax credit for homeowners who rehabilitate historic, non-income-producing personal residences http://www.wisconsinhistory.org/Content.aspx?dsNav=Ro:40,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3136.

**Federal Historic Preservation Tax Credit.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in the federal income taxes. To quality, buildings must be income producing historic buildings, must be listed on the National Register of Historic Places, or contribute to the character of a National Register Historic District. More information is available at: http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3215&dsDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3.

**Wisconsin Historic Preservation Tax Credit Program.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a Wisconsin income tax credit. More information is available at: http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3215&dsDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3.

### *Regional Programs*

### *East Central Wisconsin Regional Planning Commission (ECWRPC):*

**Recreation and Heritage Opportunities.** The Recreation and Heritage Opportunities work program element encompasses planning activities associated with meeting the open space and recreational needs of the region as a whole, as well as plans for individual governmental jurisdictions. This program element also includes historic and agricultural preservation. Examples of work under this program element include: park and open space plans, park site plans, park funding and programing information, recreation inventories, recreation surveys, park needs assessments, water trail planning and ADA accessibility issues.

**Natural Resource Management.** The Natural Resource Management planning element ensured that the region's natural resources and unique environmental features are identified and managed as an integral part of planning and development throughout the region. Examples of work under this element include: Niagara Escarpment planning, air quality management, aquatic invasive species, environmental impact review, endangered resources reviews, groundwater resource management, green infrastructure planning, floodplain management, hazard mitigation planning, lakes management planning, the NR-135 Non-Metallic Mining Reclamation Program Administration, water quality management, stormwater and watershed management and wetlands protection/management.



# APPENDIX F

ISSUES & OPPORTUNITIES

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## Table F-1: Historic Population Growth, 1950-2010

| | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2014 |
|---|---|---|---|---|---|---|---|
| **Town of Fond du Lac** | **3,851** | **3,896** | **3,001** | **2,310** | **2,027** | **3,015** | **3,409** |
| City of Fond du Lac | 32,719 | 35,515 | 35,863 | 37,755 | 42,203 | 43,021 | 43,151 |
| Village of North Fond du Lac | 2,549 | 3,286 | 3,844 | 4,302 | 4,557 | 5,014 | 5,153 |
| Combined Town, Village & City | 39,119 | 42,697 | 42,708 | 44,367 | 48,787 | 51,050 | 51,713 |
| Fond du Lac County | 75,085 | 84,567 | 88,964 | 90,083 | 97,296 | 101,633 | 102,424 |
| Wisconsin | 3,951,777 | 4,417,821 | 4,705,642 | 4,891,769 | 5,363,715 | 5,686,986 | 5,732,981 |
| | | **Percent Change 1960-1970** | **Percent Change 1970-1980** | **Percent Change 1980-1990** | **Percent Change 1990-2000** | **Percent Change 2000-2010** | **Percent Change 2010-2014** |
| **Town of Fond du Lac** | | **1.2%** | **-23.0%** | **-23.0%** | **-12.3%** | **48.7%** | **13.1%** |
| City of Fond du Lac | | 8.5% | 1.0% | 5.3% | 11.8% | 1.9% | 0.3% |
| Village of North Fond du Lac | | 28.9% | 17.0% | 11.9% | 5.9% | 10.0% | 2.8% |
| Combined Town, Village & City | | 9.1% | 0.0% | 3.9% | 10.0% | 4.6% | 1.3% |
| Fond du Lac County | | 12.6% | 5.2% | 1.3% | 8.0% | 4.5% | 0.8% |
| Wisconsin | | 11.8% | 6.5% | 4.0% | 9.6% | 6.0% | 0.8% |

*Source: U.S. Census, 1960-2010, WDOA 2014 Estimate*

## Table F-2: Household Type Characteristics, 2000 and 2010

| | | Total Households | Family Households | | | | Non-Family Household | | | Households with Individuals 65+ | Average Household Size |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Total Family Housholds | Married-couple Family | Male Householder, no wife present | Female Householder, no husband present | Total Nonfamily Households | Householder Living Alone | Households Age 65+ Living Alone | | |
| **2000** | | | | | | | | | | | |
| Town of Fond du Lac | # | 789 | 598 | 539 | 27 | 32 | 191 | 162 | 72 | 210 | 2.57 |
| | % | 100.0% | 75.8% | 68.3% | 3.4% | 4.1% | 24.2% | 20.5% | 9.1% | 26.6% | (X) |
| Fond du Lac County | # | 36,931 | 25,467 | 21,321 | 1,283 | 2,863 | 11,464 | 9,377 | 3,998 | 9,017 | 2.52 |
| | % | 100.0% | 69.0% | 57.7% | 3.5% | 7.8% | 31.0% | 25.4% | 10.8% | 24.4% | (X) |
| Wisconsin | # | 2,084,544 | 1,386,815 | 1,108,597 | 77,918 | 200,300 | 697,729 | 557,875 | 207,206 | 479,787 | 2.50 |
| | % | 100.0% | 66.5% | 53.2% | 3.7% | 9.6% | 33.5% | 26.8% | 9.9% | 23.0% | (X) |
| | | | | | | | | | | | |
| | | Total Households | Total Family Housholds | Husband-Wife Family | Male Householder, no wife present | Female Householder, no husband present | Total Nonfamily Households | Householder Living Alone | Households Age 65+ Living Alone | Households with Individuals 65+ | Average Household Size |
| **2010** | | | | | | | | | | | |
| Town of Fond du Lac | # | 1,167 | 915 | 813 | 44 | 58 | 252 | 206 | 80 | 309 | 2.58 |
| | % | 100.0% | 78.4% | 69.7% | 3.8% | 5.0% | 21.6% | 17.7% | 6.9% | 26.5% | (X) |
| Fond du Lac County | # | 40,697 | 26,994 | 21,770 | 1,766 | 3,458 | 13,703 | 11,231 | 4,590 | 10,483 | 2.41 |
| | % | 100.0% | 66.3% | 53.5% | 4.3% | 8.5% | 33.7% | 27.6% | 11.3% | 25.8% | (X) |
| Wisconsin | # | 2,279,768 | 1,468,917 | 1,131,344 | 103,625 | 233,948 | 810,851 | 642,507 | 232,251 | 547,650 | 2.43 |
| | % | 100.0% | 64.4% | 49.6% | 4.5% | 10.3% | 35.6% | 28.2% | 10.2% | 24.0% | (X) |

*Source: U.S. Census 2000 & 2010, DP-1*

**Table F-3: Educational Attainment, 2009-2013 ACS 5-Year Estimates**

| | Town of Fond du Lac | | | Fond du Lac County | | | Wisconsin | | |
|---|---|---|---|---|---|---|---|---|---|
| | Population | MOE+/- | Percent | Population | MOE | Percent | Population | MOE | Percent |
| Population 25 years and over | 2,283 | 127 | 100% | 69,933 | 130 | 100% | 3,827,815 | 831 | 100% |
| Less than 9th grade | 24 | 20 | 1.1% | 2,332 | 345 | 3.3% | 128,163 | 2,117 | 3.3% |
| 9th to 12th grade, no diploma | 64 | 35 | 2.8% | 4,473 | 343 | 6.4% | 238,713 | 3,418 | 6.2% |
| High school graduate | 624 | 123 | 27.3% | 27,243 | 706 | 39.0% | 1,256,845 | 6,812 | 32.8% |
| Some college, no degree | 552 | 121 | 24.2% | 14,690 | 547 | 21.0% | 809,942 | 4,481 | 21.2% |
| Associate's degree | 295 | 80 | 12.9% | 7,231 | 430 | 10.3% | 367,424 | 3,635 | 9.6% |
| Bachelor's degree | 509 | 96 | 22.3% | 9,604 | 525 | 13.7% | 679,310 | 5,392 | 17.7% |
| Graduate or professional degree | 215 | 88 | 9.4% | 4,360 | 380 | 6.2% | 347,418 | 4,053 | 9.1% |
| Percent high school graduate or higher | - | - | 96.1% | - | - | 90.3% | - | - | 90.4% |
| Percent bachelor's degree or higher | - | - | 31.7% | - | - | 20.0% | - | - | 26.8% |

*Source: U.S. Census, 2009-2013 American Community Survey 5-Year Estimates, DP02*

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# APPENDIX G

LAND USE

## APPENDIX G: LAND USE

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**Table G-1: Town of Fond du Lac Existing Land Use, 2000 and 2015**

| Land Use | 2000 | | | 2015 | | | Change 2000-2015 | |
|---|---|---|---|---|---|---|---|---|
| | Total Acres | Percent of Developed Land | Percent of Total | Total Acres | Percent of Developed Land | Percent of Total | Total Acres | Percent Change |
| Single Family Residential | 831.8 | 31.3% | 6.5% | 1,012.5 | 36.9% | 8.8% | 180.7 | 21.7% |
| Farmsteads | 255.9 | 9.6% | 2.0% | 234.1 | 8.5% | 2.0% | -21.8 | -8.5% |
| Multi-Family Residential | 5.9 | 0.2% | 0.0% | 24.8 | 0.9% | 0.2% | 18.9 | 318.8% |
| Mobile Home Parks | 2.2 | 0.1% | 0.0% | 4.5 | 0.2% | 0.0% | 2.3 | 100.7% |
| Commercial | 143.7 | 5.4% | 1.1% | 127.0 | 4.6% | 1.1% | -16.7 | -11.6% |
| Industrial | 149.7 | 5.6% | 1.2% | 51.7 | 1.9% | 0.4% | -98.1 | -65.5% |
| Recreational Facilities | 117.8 | 4.4% | 0.9% | 144.3 | 5.3% | 1.2% | 26.5 | 22.5% |
| Institutional Facilities | 59.1 | 2.2% | 0.5% | 26.3 | 1.0% | 0.2% | -32.8 | -55.4% |
| Utilities/Communications | 50.0 | 1.9% | 0.4% | 48.5 | 1.8% | 0.4% | -1.5 | -2.9% |
| Transportation | 1,041.8 | 39.2% | 8.1% | 1,073.7 | 39.1% | 9.3% | 31.9 | 3.1% |
| Total Developed | 2,658.0 | 100.0% | 20.7% | 2,747.5 | 100.0% | 23.8% | 89.5 | 3.4% |
| Irrigated Farmland | 0.0 | | 0.0% | 0.0 | | 0.0% | 0.0 | 0.0% |
| Non-irrigated Cropland | 7,090.4 | | 55.3% | 6,179.2 | | 53.5% | -911.3 | -12.9% |
| Planted Woodlands | 34.9 | | 0.3% | 41.0 | | 0.4% | 6.2 | 17.6% |
| General Woodlands | 1,093.6 | | 8.5% | 1,072.0 | | 9.3% | -21.5 | -2.0% |
| Quarries | 18.6 | | 0.1% | 18.7 | | 0.2% | 0.0 | 0.2% |
| Other Open Land | 1,676.8 | | 13.1% | 1,309.0 | | 11.3% | -367.8 | -21.9% |
| Water Features | 238.5 | | 1.9% | 190.6 | | 1.6% | -47.9 | -20.1% |
| Total Acres | 12,810.7 | | 100.0% | 11,558.0 | | 100.0% | -1,252.8 | -9.8% |

*Source: East Central Wisconsin Regional Planning Commission, 2015*

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# APPENDIX H

ECONOMIC DEVELOPMENT

## APPENDIX H: ECONOMIC DEVELOPMENT

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## Table H-1: Employment Status, 16 Years and Older, 2000

| | Total Civilian Labor Force | | | Employed Persons | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | | Male | | Female | |
| | Total | Men | Women | Number | Percent | Number | Percent | Number | Percent |
| **T Fond du Lac** | **1,178** | **669** | **509** | 1,159 | 98.4% | 658 | 98.4% | 501 | 98.4% |
| Fond du Lac County | 53,683 | 28,371 | 25,312 | 51,374 | 95.7% | 27,165 | 95.7% | 24,209 | 95.6% |
| Wisconsin | 2,869,236 | 1,505,853 | 1,363,383 | 2,734,925 | 95.3% | 1,428,493 | 94.9% | 1,306,432 | 95.8% |

*Source: U.S. Census 2000, DP-3*

## Table H-2: Employment Status, 16 Years and Older, 2009-2013 ACS 5-Year Estimates

| | Total Civilian Labor Force | | | Employed Persons | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | | | Male | | | Female | | |
| **Jurisdiction** | Total | Male | Female | Estimate | MOE+/- | Percent | Estimate | MOE+/- | Percent | Estimate | MOE+/- | Percent |
| **T Fond du Lac** | **1,713** | **875** | **838** | **1,624** | **138** | **94.8%** | **834** | **163** | **95.3%** | **790** | **87** | **94.3%** |
| Fond du Lac County | 56,805 | 29,513 | 27,292 | 52,808 | 709 | 93.0% | 27,412 | 864 | 92.9% | 25,396 | 494 | 93.1% |
| Wisconsin | 3,079,100 | 1,599,968 | 1,479,132 | 2,839,636 | 6,287 | 92.2% | 1,459,821 | 7,399 | 91.2% | 1,379,815 | 3,902 | 93.3% |

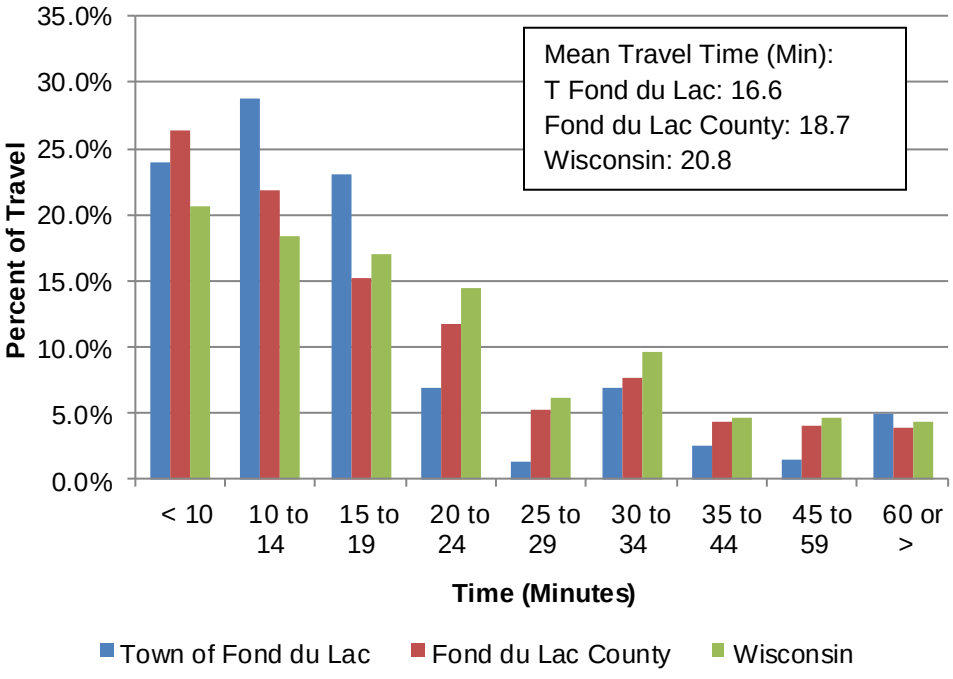
*Source: U.S. Census 2000, DP-3; 2009-2013 ACS 5-Year Estimates, DP03*

**Table H-3: Town of Fond du Lac Travel Time to Work, 2000 and 2009-2013 ACS 5-Year Estimates**

| Travel Time (Minutes) | 2000 | | 2009-2013 ACS 5-Yr Est. | | |
|---|---|---|---|---|---|
| | Number | Percent | Estimate | MOE+/- | Percent |
| Total | 1,111 | 100.0% | 1,561 | 141 | 100.0% |
| Less than 5 | | | 29 | 24 | 1.9% |
| 5 to 9 | 267 | 24.0% | 226 | 72 | 14.5% |
| 10 to 14 | 319 | 28.7% | 446 | 112 | 28.6% |
| 15 to 19 | 256 | 23.0% | 319 | 86 | 20.4% |
| 20 to 24 | 77 | 6.9% | 171 | 88 | 11.0% |
| 25 to 29 | 15 | 1.4% | 62 | 61 | 4.0% |
| 30 to 34 | 77 | 6.9% | 57 | 33 | 3.7% |
| 35 to 39 | | | 56 | 30 | 3.6% |
| 40 to 44 | 28 | 2.5% | 19 | 18 | 1.2% |
| 45 to 59 | 17 | 1.5% | 101 | 50 | 6.5% |
| 60 to 89 | 50 | 4.5% | 71 | 45 | 4.5% |
| 90 or more | 5 | 0.5% | 4 | 7 | 0.3% |
| Worked at Home | 34 | 3.0% | 48 | 27 | 3.0% |
| Mean Travel Time | 16.6 | - | 19.4 | 2.2 | - |

*Source: U.S. Census 2000, QT-P23; 2009-2013 ACS 5-Year Estimates, B08303, DP03*

**Figure H-1: Percent Travel Time to Work, 2000**




*Source: U.S. Census 2000, QT-23*

**Table H-4: Employment by Occupation, 2009-2013 ACS 5-Year Estimates**

| | Town of Fond du Lac | | | Fond du Lac County | | | Wisconsin | | |
|---|---|---|---|---|---|---|---|---|---|
| | Estimate | MOE+/- | Percent | Estimate | MOE+/- | Percent | Estimate | MOE+/- | Percent |
| Management, business, science, and arts occupations | 704 | 135 | 43.3% | 14,831 | 582 | 28.1% | 963,978 | 6,343 | 33.9% |
| Service occupations | 167 | 64 | 10.3% | 8,987 | 517 | 17.0% | 482,179 | 3,902 | 17.0% |
| Sales and office occupations | 462 | 106 | 28.4% | 11,203 | 556 | 21.2% | 676,268 | 4,669 | 23.8% |
| Natural resources, construction, and maintenance occupations | 140 | 60 | 8.6% | 5,607 | 409 | 10.6% | 242,773 | 2,897 | 8.5% |
| Production, transportation, and material moving occupations | 151 | 58 | 9.3% | 12,180 | 592 | 23.1% | 474,438 | 4,259 | 16.7% |
| Employed civilian population 16 years and over | 1,624 | 138 | 100% | 52,808 | 709 | 100% | 2,839,636 | 6,287 | 100% |

*Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP03*

## Table H-5: Employment by Industry, ACS 2009-2013 5-Year Estimates

| | Town of Fond du Lac | | | Fond du Lac County | | | Wisconsin | | |
|---|---|---|---|---|---|---|---|---|---|
| | Estimate | MOE+/- | Percent | Estimate | MOE+/- | Percent | Estimate | MOE+/- | Percent |
| Agriculture, forestry, fishing and hunting, and mining | 54 | 60 | 3.3% | 2,014 | 264 | 3.8% | 70,743 | 1,227 | 2.5% |
| Construction | 156 | 61 | 9.6% | 3,392 | 289 | 6.4% | 151,201 | 1,971 | 5.3% |
| Manufacturing | 330 | 84 | 20.3% | 12,348 | 555 | 23.4% | 515,649 | 4,001 | 18.2% |
| Wholesale trade | 23 | 17 | 1.4% | 1,152 | 157 | 2.2% | 77,035 | 1,951 | 2.7% |
| Retail trade | 140 | 67 | 8.6% | 5,561 | 437 | 10.5% | 324,973 | 4,057 | 11.4% |
| Transportation and warehousing, and utilities | 50 | 30 | 3.1% | 2,506 | 297 | 4.7% | 124,407 | 2,471 | 4.4% |
| Information | 0 | 9 | 0.0% | 919 | 159 | 1.7% | 48,652 | 1,515 | 1.7% |
| Finance, insurance, real estate, and rental and leasing | 162 | 61 | 10.0% | 2,606 | 249 | 4.9% | 176,812 | 2,509 | 6.2% |
| Professional, scientific, management, administrative, and waste management services | 117 | 58 | 7.2% | 2,867 | 288 | 5.4% | 225,521 | 2,988 | 7.9% |
| Educational, health and social services | 347 | 97 | 21.4% | 10,859 | 478 | 20.6% | 657,565 | 4,622 | 23.2% |
| Arts, entertainment, recreation, accommodation and food services | 92 | 69 | 5.7% | 3,787 | 376 | 7.2% | 246,390 | 3,124 | 8.7% |
| Other services (except public administration) | 88 | 37 | 5.4% | 2,531 | 278 | 4.8% | 119,054 | 2,220 | 4.2% |
| Public administration | 65 | 37 | 4.0% | 2,266 | 229 | 4.3% | 101,634 | 2,139 | 3.6% |
| Civilian employed population 16 years and over | 1,624 | 138 | 100% | 52,808 | 1,709 | 100% | 2,839,636 | 6,287 | 100% |

*Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP03*

## Table H-6: Top 25 Public and Private Employers in Fond du Lac County

| Rank | Employer Name | Location | Industry | Employee Range |
|---|---|---|---|---|
| 1 | 10-51 Towing & Recovery | Ripon | Motor Vehicle Towing | 1000+ |
| 2 | Agnesian Health Care Hospice | Fond du Lac | Nursing Care Facilities (Skilled Nursing) | 1000+ |
| 3 | Alf Holding, Inc | Ripon | Other Com & Service Ind Machinery Mfg | 1000+ |
| 4 | Alliance Laundry Systems, LLC | Ripon | Drycleaning & Laundry Services | 1000+ |
| 5 | CN | North Fond du Lac | Line Haul Railroads | 1000+ |
| 6 | JF Ahern Co. | Fond du Lac | Service Estab Equip Merch Whls | 1000+ |
| 7 | Mand Plumbing | Fond du Lac | Plumbing & HVAC Contractors | 1000+ |
| 8 | Mercury Marine | Fond du Lac | Boat Dealers | 1000+ |
| 9 | St. Agnes Hospital | Fond du Lac | General Medical & Surgical Hospitals | 1000+ |
| 10 | Walmart Supercenter | Fond du Lac | Department Stores exc Discount | 1000+ |
| 11 | Agnesian Health Care Sports | Fond du Lac | Offices of Specialty Therapists | 250-499 |
| 12 | Argus Rehabilitation | Fond du Lac | Nursing Care Facilities (Skilled Nursing) | 250-499 |
| 13 | Bonduelle USA | Fairwater | Fruit & Vegetable Canning | 250-499 |
| 14 | CD Smith | Fond du Lac | New SingleFam Home Const (Exc For-Sale Bldrs) | 250-499 |
| 15 | Con Agra Foods, Inc. | Ripon | Commercial Bakeries | 250-499 |
| 16 | Condon Oil | Ripon | Crude Petro & Natural Gas Extraction | 250-499 |
| 17 | Consultants Laboratory | Fond du Lac | Medical Laboratories | 250-499 |
| 18 | Fives Machining Systems, Inc. | Fond du Lac | Misc General Purpose Machinery Mfg | 250-499 |
| 19 | Marian University | Fond du Lac | Colleges & Universities | 250-499 |
| 20 | Mid-State Aluminum Corp. | Fond du Lac | Other Alum Rolling, Drawing, & Excltruding | 250 - 499 |
| 21 | Mike Shannon Automotive, Inc | Fond du Lac | General Automotive rEpair | 250-499 |
| 22 | Moraine Park Technical College | Fond du Lac | Colleges & Universitites | 250-499 |
| 23 | Ripon Printers | Ripon | Commercial Gravure Printing | 250-499 |
| 24 | Sadoff Iron & Metal Co. | Fond du Lac | Recyclable Material Merch Whls | 250-499 |
| 25 | Wescot Sportsmen's Club | Fond du Lac | Civic & Social Organizations | 250-499 |

*Source: Wisconsin Worknet, http://worknet.wisconsin.gov/worknet/LargeEmpSrch.aspx?menuselection=emp*

**Table H-7: Town of Fond du Lac Remediation and Redevelopment**

| PROPERTY | DATE | TYPE | DESCRIPTION |
|---|---|---|---|
| Elmwood School – W6954 County Highway OOO | 12/16/1992 to 12/3/1993 | ERP | Closed Site Completed Cleanup |
| Midstate Express – 465 S Pioneer Road | 10/4/1989 to 6/23/2000 | LUST | Closed Site Completed Cleanup |
| | 6/3/1998 to 7/17/1998 | LUST | Closed Site Completed Cleanup |
| | 1/31/2013 to 3/15/2013 | ERP | Closed Site Completed Cleanup |
| Fond du Lac County Airport – N6308 Rolling Meadows Drive | 8/25/2006 to 11/20/2006 | ERP | Closed Site Completed Cleanup |
| Buechel Property – W6630 County Highway T | 1/6/1997 to 4/13/1998 | ERP | Closed Site Completed Cleanup |
| James Otis School – N6104 Esterbrook Road | 12/16/2005 to 2/2/2006 | LUST | Closed Site Completed Cleanup |
| Julka Equipment Company WI DOT – N5444 US Highway 151 | 12/21/1994 to 12/21/1994 | LUST | Closed Site Completed Cleanup |
| Zunker Contractors INC – N5756 US Highway 151 | 11/27/1991 to 2/5/1993 | LUST | Closed Site Completed Cleanup |
| | 10/31/1997 to 4/14/1999 | LUST | Closed Site Completed Cleanup |
| Manske Property – N5669 US Highway 45 | 5/29/1992 to 6/17/1999 | ERP | Closed Site Completed Cleanup |
| | 5/26/1992 to 6/1/2000 | ERP | Closed Site Completed Cleanup |
| Alliant Rienzi Road Substation – W5197 Rienzi Road | 3/31/2014 to 5/9/2014 | ERP | Closed Site Completed Cleanup |
| Sadoff Property – N7216 Winnebago Drive | 11/16/2008 to 2/12/2009 | LUST | Closed Site Completed Cleanup |
| Lakin Property – Bechaud Beach Road | 10/28/2003 to 7/1/2004 | LUST | Closed Site Completed Cleanup |
| Shoreline Marine – N7044 Winnebago Drive | 8/14/1991 to 11/10/1993 | LUST | Closed Site Completed Cleanup |
| Phillips Station – N5789 US Highway 151 | 12/7/1992 to 12/5/2001 | LUST | Groundwater & Soil Contamination |
| Amoco Station Anjum Lakeside Mart – N7015 Winnebago Drive** | 4/2/1997 to 6/6/2005 | LUST | Groundwater & Soil Contamination |
| Fondy Fuel Station – 1305 S Main Street | 2/11/1994 to 4/28/2003 | LUST | Groundwater Contamination |
| Clarences Harbor – N7288 Winnebago Drive | 12/13/1990 to 11/12/2003 | LUST | Groundwater Contamination |

*Source: Wisconsin Department of Natural Resources, RR Sites Map, assessed on 8-10-15.*

***Contaminated another property @ N7023 Winnebago Drive & N7069 Luco Road***



# APPENDIX I

HOUSING

## APPENDIX I: HOUSING

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Table I-1 Housing Units by Structure, 2009-2013 ACS 5-Year Estimates ..... I-1

**Table I-1: Housing Units by Structure, 2009-2013 ACS 5-Year Estimates**

| | Town of Fond du Lac | | | | | Fond du Lac County | | | | | Wisconsin | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2000 | | 2009-2013 5-Yr Est. | | | 2000 | | 2009-2013 5-Yr Est. | | | 2000 | | 2009-2013 5-Yr Est. | | |
| | No. | % | Est. | MOE+/- | % | No. | % | Est. | MOE+/- | % | No. | % | Est. | MOE+/- | % |
| Total Units | 775 | 100% | 1,262 | 95 | 100% | 36,931 | 100% | 43,996 | 154 | 100% | 2,321,144 | 100% | 2,626,142 | 1,849 | 100% |
| 1-unit, detached | 637 | 82.2% | 1,047 | 109 | 83.0% | 26,613 | 72.1% | 30,289 | 505 | 68.8% | 1,531,612 | 66.0% | 1,747,423 | 5,144 | 66.5% |
| 1-unit attached | 9 | 1.2% | 107 | 58 | 8.5% | 660 | 1.8% | 1,442 | 211 | 3.3% | 77,795 | 3.4% | 115,196 | 1,938 | 4.4% |
| 2 units | 48 | 6.2% | 17 | 20 | 1.3% | 2,565 | 6.9% | 2,608 | 324 | 5.9% | 190,889 | 8.2% | 173,829 | 2,943 | 6.6% |
| 3 or 4 units | 18 | 2.3% | 0 | 9 | 0.0% | 1,092 | 3.0% | 1,343 | 224 | 3.1% | 91,047 | 3.9% | 100,247 | 1,830 | 3.8% |
| 5 to 9 units | 0 | 0.0% | 0 | 9 | 0.0% | 1,695 | 4.6% | 2,692 | 322 | 6.1% | 106,680 | 4.6% | 127,426 | 2,221 | 4.9% |
| 10 to 19 units | 0 | 0.0% | 49 | 60 | 3.9% | 1,106 | 3.0% | 1,983 | 271 | 4.5% | 75,456 | 3.3% | 87,150 | 1,970 | 3.3% |
| 20 or more units | 0 | 0.0% | 0 | 9 | 0.0% | 1,396 | 3.8% | 1,864 | 216 | 4.2% | 143,497 | 6.2% | 177,097 | 2,157 | 6.7% |
| Mobile home | 63 | 8.1% | 42 | 32 | 3.3% | 1,796 | 4.9% | 1,772 | 150 | 4.0% | 101,465 | 4.4% | 97,373 | 1,405 | 3.7% |
| Boat, RV, van, etc. | 0 | 0.0% | 0 | 9 | 0.0% | 8 | 0.0% | 3 | 4 | 0.0% | 2,703 | 0.1% | 401 | 88 | 0.0% |

*Source: U.S. Census 2000 DP-4, 2009-2013 ACS 5-Yr Estimates, DP04*

*Page intentionally left blank.*



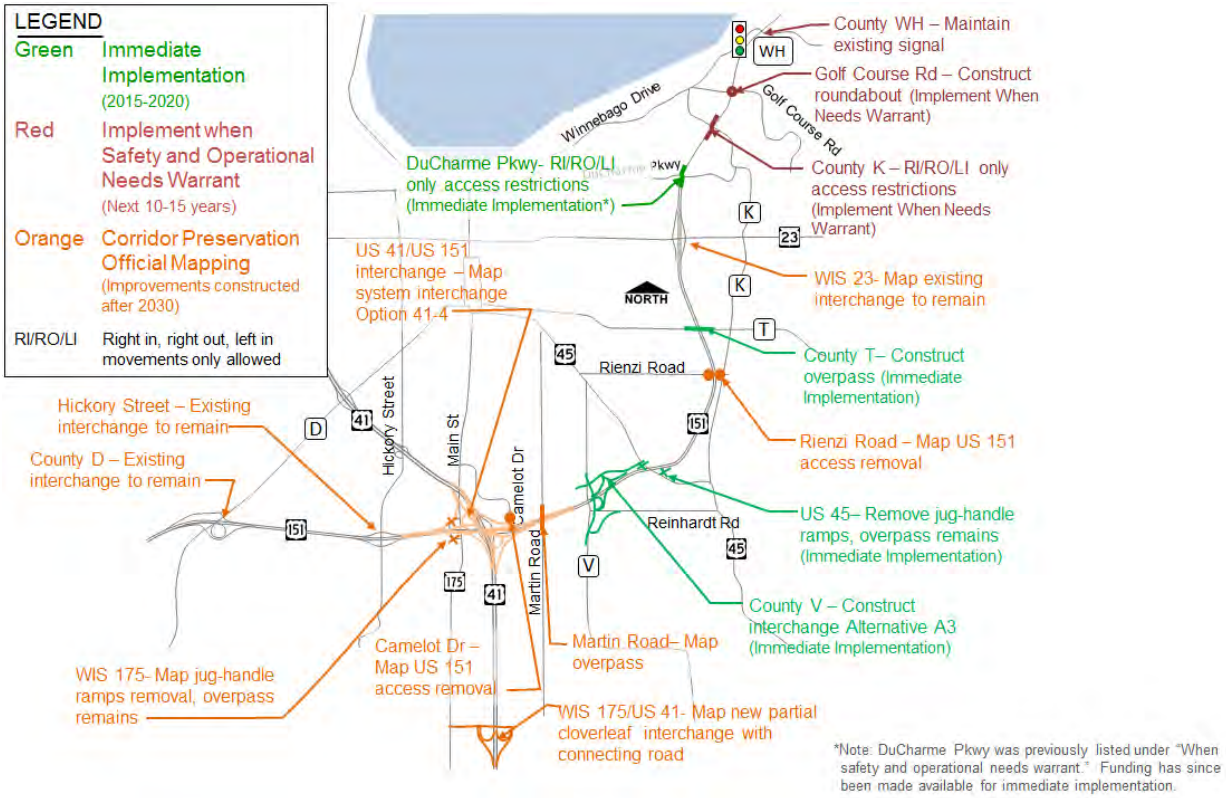
# APPENDIX J

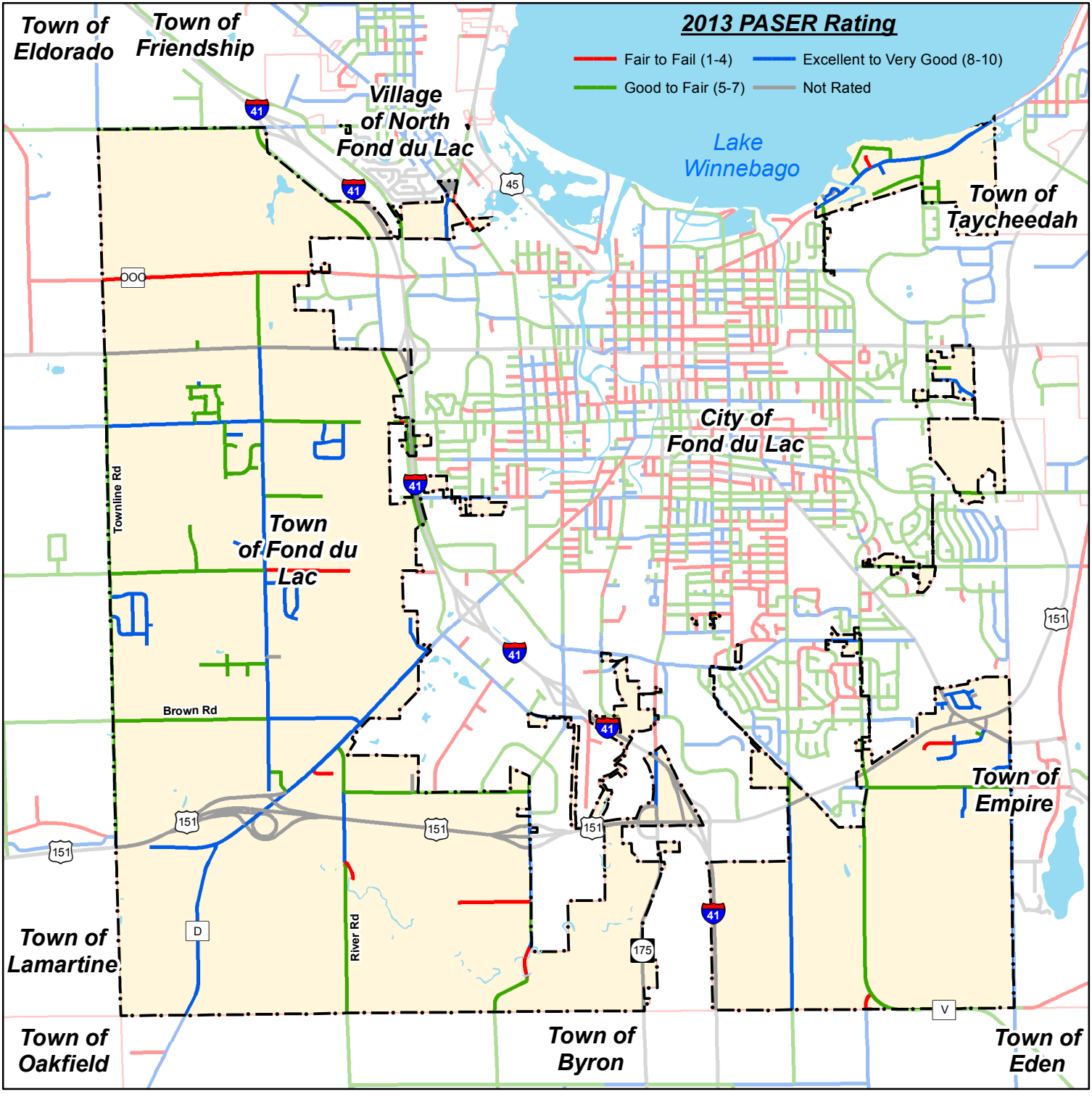
TRANSPORTATION

# APPENDIX J: TRANSPORTATION

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| Map J-2 | 2013 PASER Ratings ..... | J-2 |


LEGEND
Green Immediate Implementation (2015-2020)
Red Implement when Safety and Operational Needs Warrant (Next 10-15 years)
Orange Corridor Preservation Official Mapping (Improvements constructed after 2030)
RI/RO/LI Right in, right out, left in movements only allowed
County WH – Maintain existing signal
Golf Course Rd – Construct roundabout (Implement When Needs Warrant)
County K – RI/RO/LI only access restrictions (Implement When Needs Warrant)
DuCharme Pkwy- RI/RO/LI only access restrictions (Immediate Implementation*)
US 41/US 151 interchange – Map system interchange Option 41-4
WIS 23- Map existing interchange to remain
County T– Construct overpass (Immediate Implementation)
Rienzi Road – Map US 151 access removal
US 45– Remove jug-handle ramps, overpass remains (Immediate Implementation)
County V – Construct interchange Alternative A3 (Immediate Implementation)
Martin Road– Map overpass
WIS 175/US 41- Map new partial cloverleaf interchange with connecting road
Camelot Dr – Map US 151 access removal
WIS 175- Map jug-handle ramps removal, overpass remains
Hickory Street – Existing interchange to remain
County D – Existing interchange to remain
Winnebago Drive
Golf Course Rd
Rienzi Road
Reinhardt Rd
Hickory Street
Main St
Camelot Dr
Martin Road
NORTH
WH
K
23
T
45
151
41
D
V
175
*Note: DuCharme Pkwy was previously listed under "When safety and operational needs warrant." Funding has since been made available for immediate implementation.


2013 PASER Rating
Fair to Fail (1-4)
Excellent to Very Good (8-10)
Good to Fair (5-7)
Not Rated
Lake Winnebago
Town of Eldorado
Town of Friendship
Village of North Fond du Lac
Town of Taycheedah
City of Fond du Lac
Town of Fond du Lac
Townline Rd
Brown Rd
River Rd
Town of Empire
Town of Lamartine
Town of Oakfield
Town of Byron
Town of Eden
41
45
151
175
D
V
OOO



# APPENDIX K

UTILITIES & COMMUNITY FACILITIES

# APPENDIX K: UTILITIES AND COMMUNITY FACILITIES

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Drainage District Map ..... K-2

**Table K-1: Area Hospitals Level of Service**

| Inpatient Service Area | Agnesian Healthcare /St. Agnes Hospital | Waupun Memorial Hospital | Ripon Medical Center | Mercy Medical Center | Aurora Medical Center in Oshkosh |
|---|---|---|---|---|---|
| Distance (from Town Hall) | 3 | 20 | 22 | 22 | 23 |
| Beds | 160 | 25 | 25 | 120 | 61 |
| General Medical-Surgical: | | | | | |
| Adult Med-Sur, Acute | 1 | 1 | 1 | 1 | 1 |
| Orthopedic | 5 | 5 | 2 | 2 | 2 |
| Rehab & Phy. Med. | 1 | 5 | 3 | 1 | 5 |
| Hospice | 3 | 5 | 2 | 4 | 2 |
| Acute Long-Term | 5 | 4 | 5 | 4 | 5 |
| Other Acute | 5 | 5 | 5 | 5 | 5 |
| Pediatric, Acute | 5 | 5 | 2 | 2 | 2 |
| Obstetrics | 1 | 1 | 2 | 1 | 1 |
| Psychiatric | 1 | 5 | 3 | 1 | 5 |
| Alcoholism/Chem. Dep | 5 | 5 | 3 | 2 | 5 |
| ICU/CUU: | | | | | |
| Med-Sur. IC | 5 | 1 | 2 | 2 | 2 |
| Cardiac IC | 5 | 5 | 2 | 2 | 2 |
| Pediatric IC | 5 | 5 | 2 | 2 | 5 |
| Burn Care | 5 | 5 | 5 | 2 | 5 |
| Mixed IC | 1 | 5 | 1 | 1 | 1 |
| Step-Down (Special Care) | 1 | 5 | 3 | 2 | 5 |
| Neonatal Intensive/Interm. Care | 5 | 4 | 5 | 4 | 5 |
| Other IC | 5 | 5 | 5 | 5 | 5 |
| Subacute | 1 | 5 | 3 | 5 | 5 |
| Other Inpatient | 5 | 5 | 5 | 5 | 5 |

*Source: Wisconsin Hopital Association Information Center: FY 2014 Guide to Wisconsin Hospitals*

Note: 1 = Provided-Distinct Unit, 2 = Provided-Not Distinct Unit, 3 = Available in Netw ork,

4 = Contracted, 5 = Service Not Provided

# Drainage Districts



## Legend

Drainage Districts in Wisconsin

- Active
- Active--no record of recent assessm
- Dissolved
- Proposed
- Suspended
- Unknown

- Township-Range
- City-Village
- Lake-River
- Stream

## Notes

1: 183,734

0 5.8 Miles

This map shows approximate boundaries of drainage districts in Wisconsin. This static map was created by a user of DATCP's Internet mapping site at: http://datcpgis.wi.gov/DrainageDdistricts. This map is intended for general reference only. DATCP does not guarantee the accuracy, applicability for a particular use, completeness, or legality of data provided by other sources that appear on this map. This map is not intended to be used for navigation or as an authoritative source of information about legal land ownership, parcel boundaries, or public access.



# APPENDIX L

AGRICULTURAL, NATURAL
& CULTURAL RESOURCES

## APPENDIX L: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

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Oakfield Railroad Prairie State Natural Area Map ..... L-4

# Natural Heritage Inventory data township tool

## Data for Township 15N, Range 17E

The following is a list of species and natural features on the Natural Heritage Working List that have been documented for T15N, R17E. Sensitive species have been removed, where applicable, including cave bats, and the data presented here **should not** be used for screening or reviewing a proposed land development or land management project for potential impacts to endangered resources. Learn about other methods for obtaining data, including project-specific data here.

Click on the table headings to sort the table, and click on a heading again to change the sort order. Each species or community on the list has been documented in at least one location (but possibly many locations) within the township. The scientific names link to pages with more information about each species or feature. Also, these data were last updated on **July 9, 2015**, so there may be more recent county records not reflected here. Return to the township tool.

| Scientific Name | Common Name | WI Status | Federal Status | Group |
|---|---|---|---|---|
| Cypripedium candidum | White Lady's-slipper | THR | | Plant~ |
| Emergent marsh | Emergent Marsh | NA | | Community~ |
| Eurybia furcata | Forked Aster | THR | | Plant |
| Mesic prairie | Mesic Prairie | NA | | Community |
| Opsopoeodus emiliae | Pugnose Minnow | SC/N | | Fish~ |
| Shrub-carr | Shrub-carr | NA | | Community~ |
| Southern sedge meadow | Southern Sedge Meadow | NA | | Community~ |

HELP | DOWNLOAD

## 12 Facilities Found Searching For:

Municipality begins with FOND DU LAC

Facility in State of WI

Fond Du Lac County

Activity Type Group of SW Landfills/Disposal Facilities

**Sorted by Facility Name**

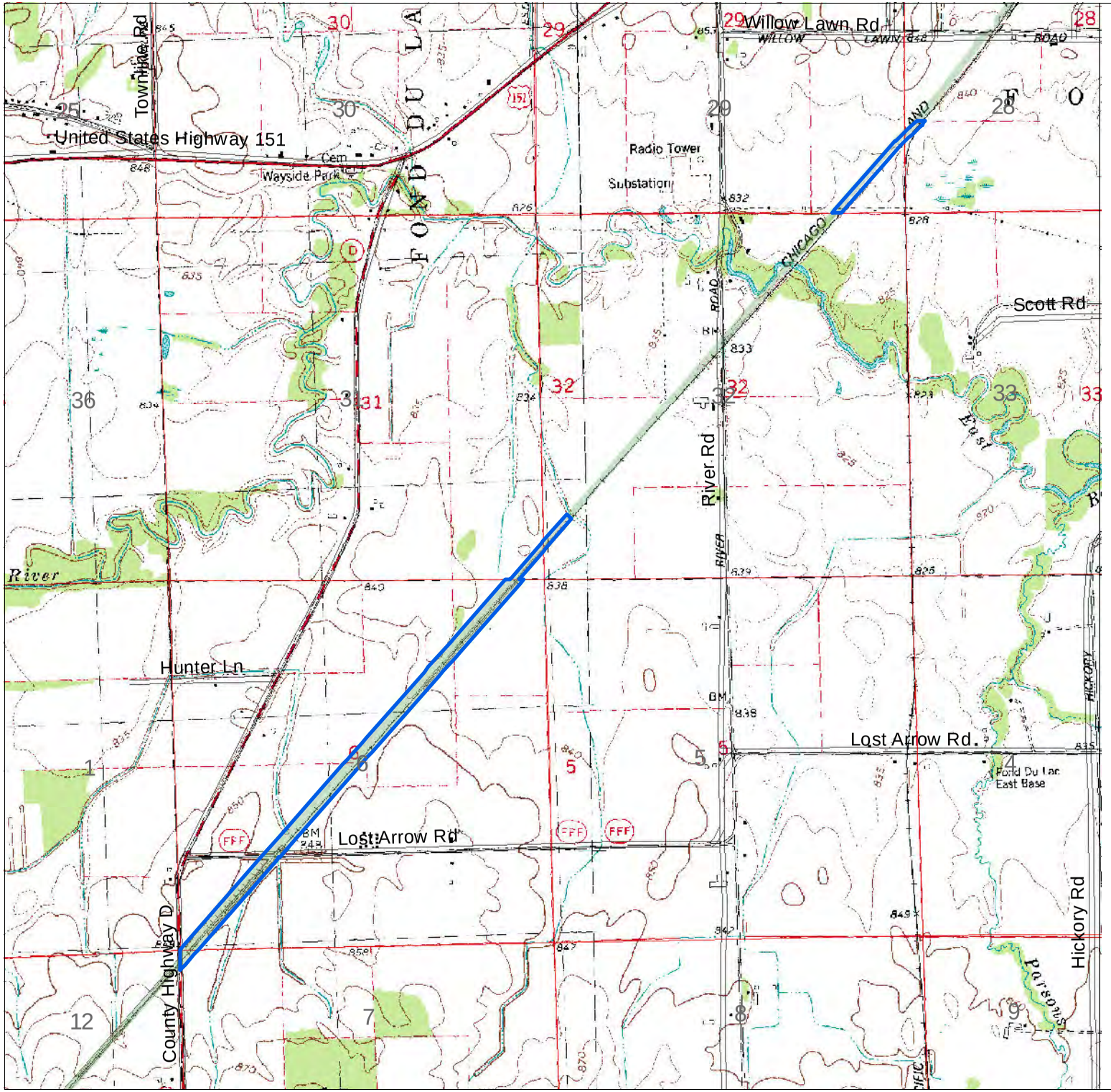
| Facility Status | Facility Name<br>Address Municipality State Zip | FID | County | Region |
|---|---|---|---|---|
| UNKNOWN | **AGRILAND COOP**<br>457 W 11TH ST FOND DU LAC, WI 54935 | 420106940 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **ASHBURY FARM APARTMENTS**<br>370 SEYMOUR ST FOND DU LAC, WI 54935 | 420137960 | FOND DU LAC | NORTH EAST |
| CLOSED | **CITY DISPOSAL CORP**<br>ADDRESS UNKNOWN FOND DU LAC, WI | 420013110 | FOND DU LAC | NORTH EAST |
| CLOSED | **FOND DU LAC CNTY LF**<br>ROLLING MEADOWS DR FOND DU LAC, WI 54935 | 420013220 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **FOND DU LAC CTY**<br>OSHKOSH ST & ARNDT ST FOND DU LAC, WI | 420012450 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **FOND DU LAC CTY DEMOLITION LF**<br>751 SULLIVAN DR FOND DU LAC, WI 54935 | 420105840 | FOND DU LAC | NORTH EAST |
| OPERATING | **FOND DU LAC WASTEWATER TREATMENT PLT**<br>700 DOTY ST FOND DU LAC, WI 54935 | 420004860 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **KWIK TRIP #101 (FORMER)**<br>235 W SCOTT ST FOND DU LAC, WI | 420141260 | FOND DU LAC | NORTH EAST |

| | | | | |
|---|---|---|---|---|
| CLOSED | **RUEPING LEATHER U S EPA**<br>93 DOTY ST (LOTS 2 AND 5) FOND DU LAC CTY, WI 54935 | 420044900 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **SISTERS OF ST AGNES DEVELOPMENT**<br>330 CTH K FOND DU LAC, WI | 420035550 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **SUPPLES MARSH**<br>HOWARD LITSCHER MEM DR FOND DU LAC, WI | 420010910 | FOND DU LAC | NORTH EAST |
| UNKNOWN | **TOM BAKER PROPERTY**<br>1330 S MAIN ST FOND DU LAC, WI 54935 | 420034780 | FOND DU LAC | NORTH EAST |

## No Facilities Found

Searching For:

Municipality begins with TOWN OF FOND DU LAC
Facility in State of WI
Fond Du Lac County
Activity Type Group of SW Landfills/Disposal Facilities




# Oakfield Railroad Prairie State Natural Area

## Fond du Lac County #328

State Natural Area

DNR Fee

DNR Easement

USGS Quad: Oakfield, Byron 7.5'

0 0.25 0.5 Miles

1:24,000

The data shown on this map have been obtained from various sources, and are of varying age, reliability and resolution. This map is not intended to be used for navigation, nor is this map an authoritative source of information about legal land ownership or public access. Users of this map should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map.

dmh
2014

## Table L-1: Architecture and History Inventory

| Historic Name | Address | Town |
|---|---|---|
| JOHN L. PITTLER HOUSE | N5511 STH 175 | T Fond du Lac |
| House | STH 23 & ESTERBROOK RD, NE CORNER | T Fond du Lac |
| House | N4924 HICKORY RD | T Fond du Lac |
| House | N5385 CTH V | T Fond du Lac |
| House | CTH KK & USH 41, NW CORNER | T. Fond du Lac |
| House | CTH 000, SOUTH SIDE, 1.1 MILES EAST OF CTH I | T Fond du Lac |
| Marshall School | CTH V, EAST SIDE, .8 MILES NORTH OF INTERSECTION WITH KELLEY RD | T Fond du Lac |
| House/Barn | N5221 CTH V | T Fond du Lac |
| House | N5372 CTH V | T Fond du Lac |
| House | N5560 MARTIN RD | T Fond du Lac |
| Agricultural Complex | N5467 RIVER RD | T Fond du Lac |
| Chicago & Northwestern RR over East Branch Fond du Lac River | | T Fond du Lac |
| House | EASTBROOKS RD, WEST SIDE, .3 MILES NORTH OF USH 151 | T Fond du Lac |
| House | RIENZI RD, CTH V, S SIDE, .8 MILES W OF CTH K, .9 MILES E OF USH 45 | T Fond du Lac |
| Agricultural Complex | N5486 RIVER RD | T Fond du Lac |
| House | STH 23, SOUTH SIDE, .2 MILE EAST OF TOWN LINE RD | T Fond du Lac |
| N. Bloedow House | W6785 BROWN RD | T Fond du Lac |
| Stenz, Edward and Eleanore, House | N 7156 WINNEBAGO DR. | T Fond du Lac |
| House | N5138 CTH K | T Fond du Lac |
| House | N5001 CTH V | T Fond du Lac |
| House | N5498 MARTIN RD | T Fond du Lac |
| Martin Road Bridge | MARTIN RD | T Fond du Lac |
| Agricultural Complex | N5347 STH 175 | T Fond du Lac |
| House | CTH T, SOUTH SIDE, .6 MI. WEST OF TOWNSHIP LINE | T Fond du Lac |
| House | STH 175 | T Fond du Lac |
| House | N5583 RIVER RD | T Fond du Lac |
| Four Mile House | W7051 USH 151 | T Fond du Lac |
| House | CTH T, SOUTH SIDE, .8 MILES WEST OF USH 41 | T Fond du Lac |
| House | CTH OOO, NORTH SIDE, 1 MILE EAST OF CTH I | T Fond du Lac |
| House | INTERSECTION OF KELLY RD & CTH V, NW CORNER | T Fond du Lac |

| Historic Name | Address | Town |
|---|---|---|
| House | CTH T, NORTH SIDE, .35 MILE WEST OF TOWNSHIP LINE | T Fond du Lac |
| Agricultural Complex | N5236 RIVER RD | T Fond du Lac |
| House | N6248 USH 41 | T Fond du Lac |
| Homiston School | US 151, NORTH SIDE, 1.7 MILES SW OF USH 41 | T Fond du Lac |
| R. Sadoff | N7216 Winnebago Dr. | T Fond du Lac |
| Costello, Daniel, Farm | N5244 MARTIN RD | T Fond du Lac |
| Agricultural Complex | N5042 CTH V | T Fond du Lac |
| House | RIVER RD, WEST SIDE, 1/2 MILE NORTH OF CTH FFF | T Fond du Lac |
| Boulay, David, House | N 7213 WINNEBAGO DRIVE | T Fond du Lac |
| G. Streblow House | N5401 USH 151 | T Fond du Lac |

Source: http://www.wisconsinhistory.org/. Accessed 9/9/15

**EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION**

Jerry Erdmann, Chair
David Albrecht, Vice-Chair
Eric Fowle, Secretary-Treasurer

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Ed Kleckner
Merlin Gentz

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Allen Buechel
Charles Hornung

**MENOMINEE COUNTY**

Ruth Winter
Anthony Waupochick
(Jeremy Johnson, Alt.)

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