

Town of Alto

Comprehensive Plan Update 2040



Adopted
October 12, 2020

Comprehensive Plan Update 2040

Town of Alto Fond du Lac County

Adopted October 12, 2020

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE: Town of Alto Comprehensive Plan Update 2040

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This report describes existing conditions, projects future growth and offers recommendations to guide future development in the Town of Alto.

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CHAPTER 1

ISSUES & OPPORTUNITIES

CHAPTER 1: ISSUES AND OPPORTUNITIES

INTRODUCTION

Summary

This comprehensive plan is a guidebook for the future of the Town of Alto. It provides the most recent available statistics and data, documents the important issues of concern identified by Town residents, and sets forth goals, objectives, and actions to be pursued by the Town in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward 20 years to 2040, but it should be reviewed every five years and fully updated every ten years.

Element Guide

Each element of the Alto Comprehensive Plan includes baseline information gathered from primary (Town of Alto, Fond du Lac County, etc.) and secondary (Census, etc.) sources. Each element also includes a vision statement and a set of goals, objectives, and policies. Lastly, each element includes a series of recommended actions that will help the Town achieve the visions and goals presented here. For the purposes of this plan, vision statements, goals and objectives, policies, and actions are defined as follows:

- **Vision Statement:** A short paragraph that identifies the preferred end state, or future condition, for each element within the comprehensive plan. The statement is written in future tense and describes an ideal future condition.
- **Goal:** A statement that describes what should happen to improve an existing condition. The statement is written in general terms and offers a desired condition.
- **Objective:** A statement that identifies a course of action to achieve a goal. An objective states what should be done to address an issue.
- **Policy:** A general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers.
- **Actions:** A specific action step that should be taken to realize a future vision. There are actions at the end of each element, and a consolidated list of actions in the Action Plan located in the Implementation Element.

Planning Process

The Town of Alto's comprehensive plan was completed in six stages, all of which provided opportunities for public involvement, as specified in the Public Participation Plan. The phases included: Organization, Plan Kickoff Meeting, Inventory/Analysis and Issue Identification/Vision and Goal Development, Plan Development, Strategies and Recommendations, Plan Implementation and Plan Review, Public Hearing and Adoption.

The first phase (Organization) involved the creation and development of a public participation plan, project webpage and preparation of preliminary demographic information.

During the second phase (Plan Kickoff Meeting), a kickoff meeting was held with the Plan Commission. General information about comprehensive planning and the process were discussed and a SWOT exercise was held with the Plan Commission.

Data from the previous comprehensive plan was used as a starting point for the third phase (Inventory/Analysis and Issue Identification/Vision and Goal Development). 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. Existing vision statements, goals, objectives, policy and actions were reviewed for relevance and updated as needed.

A draft framework plan was developed that included goals, objectives, policies and actions for each of the comprehensive planning elements as part of the fourth phase (Plan Development, Strategies and Recommendations). Utilizing the framework plan, input from the Plan Commission, Town staff and others, a draft land use map was created.

The fifth phase (Plan Implementation) established the tools necessary for implementation of the plan. An action plan with accompanying timeline was developed to ensure that the intent of the plan is achieved.

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 Brandon Public Library, the Waupun Public Library, the Alto Community Center and the Town of Alto's website. Following the publication of a 30 day notice in the local newspaper and a public hearing, the Plan 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 Alto 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 with the Alto Plan Commission. All meetings were open to the general public; notices were posted at predetermined public areas. 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. 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.

Plan Commission Meetings

A series of Plan Commission meetings were held to determine implementation strategies, review draft plans and provide guidance on plan recommendations. All meetings were adequately noticed and open to the public.

Plan Commission SWOT Exercise

A SWOT exercise was held with the Plan Commission to gather data for the development of issues. Commissioners were asked to provide specific examples of **S**trengths, **W**eaknesses, **O**pportunities, and **T**hreats for the Alto community. The results of the SWOT exercise are included in **Appendix C**.

Major Issues

Utilizing the results from the SWOT exercise the Plan Commission identified four major issues affecting the Town. These issues were:

- Limit residential development, keep farmland in farmland
- Manure management
- Increase revenue for road maintenance
- Road damage due to large/heavy farm equipment

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 Alto has lost population since 1990 (Table 1-1). Between 1990 and 2010, the Town's population declined by about 8.7 percent. More recent estimates show a decrease in population decline. It is estimated that between 2010 and 2018, the Town lost one person. In comparison to surrounding communities, the Town of Chester also experienced an overall loss in population, while the City of Waupun has seen population gains.

Table 1-1: Historic Population Growth, 1990 - 2018

Municipality	1990	2000	2010	2018	Percent Change 1990 - 2010	Percent Change 2010 - 2018
T. Alto	1,145	1,103	1,045	1,044	-8.7%	-0.1%
T. Chester	797	960	687	696	-13.8%	1.3%
T. Waupun	1,368	1,385	1,375	1,405	0.5%	2.2%
C. Waupun	8,844	10,718	11,340	11,591	28.2%	2.2%
Dodge County	76,559	85,897	88,759	89,949	15.9%	1.3%
Fond du Lac County	90,083	97,296	101,633	104,035	12.8%	2.4%
Wisconsin	4,891,769	5,363,715	5,686,986	5,816,231	16.3%	2.3%

Source: U.S. Census, 1990-2010, WDOA 2018 Estimate

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.

Table 1-2: Population Estimates, 2010 – 2040

Municipality	2010	2015	2020	2025	2030	2035	2040	Percent Change 2010- 2040
T. Alto	1,045	1,035	1,030	1,020	1,010	980	940	-10.0%
T. Chester	687	685	690	690	685	670	640	-6.8%
T. Waupun	1,375	1,380	1,405	1,425	1,435	1,425	1,400	1.8%
C. Waupun	11,340	11,420	11,810	12,160	12,445	12,480	12,330	8.7%
Dodge County	88,759	88,830	92,035	94,820	97,020	97,190	95,650	7.8%
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, vintage 2013

According to the Wisconsin Department of Administration (WDOA), the Town of Alto's population is expected to decline by 10 percent (105 people) between 2010 and 2040 (Table 1-2). Similar to Alto, the Town of Chester's population is also projected to decline, while the Town and City of Waupun's population is expected to peak between 2030 and 2035. At the county level, both Fond du Lac and Dodge counties population is expected to peak in 2035. In Fond du Lac County, natural increase (births minus deaths) had more of an influence on population increase during the 2000's, while migration will play a larger role in population change during the 2010's and 2020's as the population ages.

Age Distribution

The age structure of a population impacts services, housing and transportation needs of a community. The median age of the residents in Alto was 38.2 years, which was younger than both Fond du Lac County and Wisconsin (Table 1-3).

Table 1-3: Population by Age Cohort, 2013-2017 ACS 5-Year Estimates¹

Age Cohort	T. Alto		Fond du Lac County		Wisconsin	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Under 5 years	78	7.4%	5,603	5.5%	337,472	5.9%
5 to 9 years	88	8.3%	6,418	6.3%	361,656	6.3%
10 to 14 years	66	6.2%	6,394	6.3%	370,200	6.4%
15 to 17 years	48	4.5%	3,928	3.8%	224,622	3.9%
18 and 19 years	34	3.2%	2,568	2.5%	157,495	2.7%
20 years	6	0.6%	1,381	1.4%	82,101	1.4%
21 years	6	0.6%	1,313	1.3%	83,504	1.4%
22 to 24 years	29	2.7%	3,703	3.6%	238,351	4.1%
25 to 29 years	49	4.6%	5,605	5.5%	358,029	6.2%
30 to 34 years	97	9.2%	6,397	6.3%	370,175	6.4%
35 to 39 years	48	4.5%	6,334	6.2%	351,889	6.1%
40 to 44 years	52	4.9%	5,783	5.7%	340,566	5.9%
45 to 49 years	56	5.3%	6,859	6.7%	374,292	6.5%
50 to 54 years	93	8.8%	7,742	7.6%	422,791	7.3%
55 to 59 years	101	9.5%	8,054	7.9%	422,835	7.3%
60 and 61 years	54	5.1%	2,683	2.6%	155,933	2.7%
62 to 64 years	34	3.2%	4,037	4.0%	214,582	3.7%
65 and 66 years	21	2.0%	2,408	2.4%	131,930	2.3%
67 to 69 years	14	1.3%	2,964	2.9%	164,129	2.8%
70 to 74 years	26	2.5%	4,199	4.1%	209,061	3.6%
75 to 79 years	30	2.8%	2,944	2.9%	151,370	2.6%
80 to 84 years	29	2.7%	2,172	2.1%	114,083	2.0%
85 years and over	-	0.0%	2,593	2.5%	126,151	2.2%
Median Age	38.2		41.2		39.2	

Sources: ACS 2013-2017 B01001 and B01002

Income and Education

Income

The Town of Alto had a significantly higher median household income than either the county or the state according to the 2013-2017 ACS 5-Year Estimates (Table 1-4). Approximately two-thirds (64.6%) of the Town residents household income was between \$50,000 and \$124,999.

¹ Margin of Error (MOE) is not included, though it should be cautioned that small sample size increases the MOE, rendering the data unreliable.

Table 1-4: Household Income, 2013-2017 ACS 5-Year Estimates

Household Income	T. Alto			Fond du Lac County			Wisconsin		
	Estimate	MOE	Percent	Estimate	MOE	Percent	Estimate	MOE	Percent
Less than \$10,000	4	4	1.1%	1,690	230	4.1%	122,199	2,533	5.2%
\$10,000 to \$14,999	6	6	1.6%	2,012	245	4.9%	112,710	2,272	4.8%
\$15,000 to \$19,999	7	8	1.9%	1,715	207	4.1%	113,501	1,871	4.9%
\$20,000 to \$24,999	4	3	1.1%	2,007	256	4.8%	119,441	1,956	5.1%
\$25,000 to \$29,999	7	5	1.9%	2,344	322	5.7%	112,646	1,965	4.8%
\$30,000 to \$34,999	2	2	0.5%	1,918	236	4.6%	120,990	2,065	5.2%
\$35,000 to \$39,999	11	12	3.0%	1,834	229	4.4%	109,987	2,027	4.7%
\$40,000 to \$44,999	17	10	4.6%	2,216	303	5.4%	112,615	2,206	4.8%
\$45,000 to \$49,999	23	14	6.2%	1,839	272	4.4%	100,947	1,977	4.3%
\$50,000 to \$59,999	41	13	11.0%	3,845	351	9.3%	196,022	2,243	8.4%
\$60,000 to \$74,999	68	21	18.3%	5,076	394	12.3%	254,423	2,387	10.9%
\$75,000 to \$99,999	75	24	20.2%	6,083	355	14.7%	320,056	2,900	13.7%
\$100,000 to \$124,999	56	15	15.1%	4,123	379	10.0%	212,014	2,529	9.1%
\$125,000 to \$149,999	15	12	4.0%	2,157	256	5.2%	120,067	1,868	5.2%
\$150,000 to \$199,999	25	15	6.7%	1,556	217	3.8%	109,254	1,892	4.7%
\$200,000 or more	11	6	3.0%	972	150	2.3%	91,882	1,525	3.9%
Total	372	40		41,387	479		2,328,754	6,459	
Median household income (\$)	\$73,889	7,998		\$57,798	1,461		\$56,759	213	

Sources: ACS 2013-2017 B19001 and B19013

Educational Attainment

About 94 percent of Alto residents, age 25 or older had a high school degree or higher (Table 1-5). This was higher than at the county and state level. At the same time, about 16 percent of residents had a bachelor degree or higher, this was lower than at the county and state level.

Table 1-5: Educational Attainment²

	T. Alto		Fond du Lac County		Wisconsin	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Less than 9th grade	17	2.4%	2,043	2.9%	110,095	2.8%
9th to 12th grade, no diploma	29	4.1%	3,736	5.3%	213,704	5.5%
High school graduate (includes equivalency)	337	47.9%	26,308	37.2%	1,222,791	31.3%
Some college, no degree	153	21.7%	14,500	20.5%	814,870	20.9%
Associate degree	59	8.4%	7,965	11.3%	411,875	10.5%
Bachelor's degree	90	12.8%	11,234	15.9%	748,413	19.2%
Graduate or professional degree	19	2.7%	4,988	7.0%	386,068	9.9%
Percent high school graduate or higher	658	93.5%	64,995	91.8%	3,584,017	91.7%
Percent bachelor's degree or higher	109	15.5%	16,222	22.9%	1,134,481	29.0%

Sources: ACS 2013-2017 B15003

² Margin of Error (MOE) is not included, though it should be cautioned that small sample size increases the MOE, rendering the data unreliable.



CHAPTER 2

HOUSING

CHAPTER 2: HOUSING

INTRODUCTION

This element provides a baseline assessment of Alto's current housing stock. The housing characteristics of a community are an important element of a comprehensive plan. First, the physical location of housing often determines where municipal service provisions need to be concentrated. Second, the condition of housing stock is often a good indicator of social and economic conditions present within a community. Finally, identifying housing clusters of recent development will often indicate where future housing is likely to locate, and what capital improvements might be necessary to accommodate new populations. The information presented in this element of the Town of Alto's Comprehensive Plan will provide officials with information about the current housing stock and detail occupancy characteristics. It will also list housing issues and actions to help guide future housing development.

HOUSING VISION

The Town of Alto will offer appropriate housing choices in excellent condition. Residents will be able to find adequate housing easily and affordably within the Town. Residential densities will remain low as single-family homes on large lots will continue to be the predominant style of development.

HOUSING GOALS AND OBJECTIVES

Goal H1: Identify home repair programming monies to address aging housing stock.

Objectives:

- Acquire and promote home improvement programming and advertise to local residents who may have code violations.
- Improve the appearance of the community by improving the exterior condition of local housing stock, especially older homes.

Goal H2: Determine appropriate locations where new residential lots should be developed.

Objectives:

- Provide developers with a preferred development area to build new homes.
- Plan for development of infrastructure to service new locations.
- Restrict new residential development to lands unsuitable for farming.
- Maintain stabilized residential growth rate.

Goal H3: Continue single-family homes as the predominant residential structure.

Objectives:

- Recommend single-family home construction during the site approval process.
- Determine the need for minimum housing dimensions, or square footage, for new residential construction.

HOUSING POLICIES

- Promote single-family homes as the primary residential building type.
- Identify appropriate locations for new residential development in the land use plan.
- Work with Fond du Lac County to acquire funding for rural property redevelopment.
- Encourage the development of appropriate housing for all short- and long-term residents.

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.

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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 Alto decreased between 2000 from 3.21 persons per household to 2.85 persons per household in 2010 (Table 2-1). A decrease in the average household size also occurred in the county and the state.

Table 2-1: Households and Persons per Household, 2000 and 2010

	2000		2010	
	No. HH	Persons per HH	No. HH	Persons per HH
T. Alto	344	3.21	365	2.85
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 Forecast

Total population figures include not only persons in households, but also persons in group quarters. It is important to remember that the actual growth rates and the amount of future growth a community will experience will be determined by local policies which can affect the rate of growth with the context of county, state, and national population growth trends. Migration is expected to play a part of Fond du Lac County's growth patterns in the coming decades. Therefore, growth rates and trends outside of the county will influence the pool of potential residents the county can attract.

Based on anticipated trends, the Town of Alto's population is expected to decrease through 2040 (Table 1-2). During this same time period the number of households is expected to increase through 2030, as the household size decreases (Table 2-2). Between 2010 and 2030, the number of households in the Town is expected to increase by 13, before losing 18 households between 2030 and 2040.

During this same time period, Fond du Lac and Dodge counties households are expected to increase until 2035, before falling slightly between 2035 and 2040.

Table 2-2: Household Projections, 2010 – 2040¹

Year	Town of Alto		Dodge County		Fond du Lac County		Wisconsin	
	No. HH	Person/HH	No. HH	Person/HH	No. HH	Person/HH	No. HH	Person/HH
2010	365	2.85	33,840	2.44	40,697	2.41	2,279,768	2.43
2015	372	2.77	34,953	2.37	42,423	2.34	2,371,815	2.38
2020	376	2.73	36,767	2.34	44,308	2.31	2,491,982	2.35
2025	377	2.69	38,473	2.30	46,020	2.28	2,600,538	2.32
2030	378	2.66	39,912	2.27	47,419	2.25	2,697,884	2.30
2035	371	2.63	40,601	2.23	48,079	2.22	2,764,498	2.28
2040	360	2.60	40,366	2.20	48,076	2.20	2,790,322	2.26
Percent Change								
2010 to 2015	1.9%	-2.8%	3.3%	-2.9%	4.2%	-2.9%	4.0%	-2.2%
2015 to 2020	1.1%	-1.4%	5.2%	-1.3%	4.4%	-1.3%	5.1%	-1.2%
2020 to 2025	0.3%	-1.5%	4.6%	-1.7%	3.9%	-1.3%	4.4%	-1.0%
2025 to 2030	0.3%	-1.1%	3.7%	-1.3%	3.0%	-1.3%	3.7%	-1.0%
2030 to 2035	-1.9%	-1.1%	1.7%	-1.8%	1.4%	-1.3%	2.5%	-1.0%
2035 to 2040	-3.0%	-1.1%	-0.6%	-1.3%	0.0%	-0.9%	0.9%	-0.8%

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

Housing Stock Characteristics

Age

The age of occupied dwelling units reflects 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.

The median year that the occupied dwelling units were built in the Town is 1956, and over half (53.7%) of the existing housing stock was built before 1970 (Table 2-3).

¹Margin of Error (MOE) is not included, though it should be cautioned that small sample size increases the MOE, rendering the data unreliable.

Table 2-3: Occupied Dwelling Units by Year Built, 2013-2017 ACS 5-Year Estimates

	T. Alto		
	Estimate	MOE	Percent
Built 2014 or later	6	7	1.5%
Built 2010 to 2013	10	6	2.5%
Built 2000 to 2009	34	15	8.4%
Built 1990 to 1999	28	12	6.9%
Built 1980 to 1989	13	7	3.2%
Built 1970 to 1979	97	26	23.8%
Built 1960 to 1969	12	6	2.9%
Built 1950 to 1959	9	6	2.2%
Built 1940 to 1949	9	7	2.2%
Built 1939 or earlier	189	35	46.4%
Total	407	40	100.0%

Sources: ACS 2013-2017 B25034 and B25035

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. As with most communities in East Central Wisconsin, the dominant housing type in the Town of Alto is single family housing (Table 2-4). About 97 percent of the residential structures in the Town were comprised of single family units (detached and attached). There are also a few duplexes and mobile homes but this amount to less than 5 percent of the total housing stock.

Table 2-4: Housing Units by Structural Type, 2013-2017 ACS 5-Year Estimates

	T. Alto		
	Estimate	MOE	Percent
1 - Unit, Detached	391	39	96.1%
1 - Unit, Attached	4	3	1.0%
2 Units	5	4	1.2%
3 or 4 Units	0	9	0.0%
5 to 9 Units	0	9	0.0%
10 to 19 Units	0	9	0.0%
20 to 49 Units	0	9	0.0%
50 or More Units	0	9	0.0%
Mobile Home	7	11	1.7%
Boat RV Van etc	0	9	0.0%
Total Housing Units	407	40	100.0%

Sources: ACS 2013-2017 B25024

Housing Stock Value

The median housing stock value in the Town was \$175,700 (Table 2-5). This is significantly higher than Fond du Lac County's median housing stock value of \$149,400 or the state's median housing stock value of \$169,300. At both extremes, only 6 units were valued at less than \$50,000 and 13 were valued at \$1,000,000 or more.

**Table 2-5: Housing Value of Owner
Occupied Homes, 2013-2017 ACS 5-Year
Estimates²**

	T. Alto	
	Estimate	Percent
Less than \$50,000	6	1.7%
\$50,000 to \$99,999	34	9.9%
\$100,000 to \$149,999	74	21.4%
\$150,000 to \$199,999	76	22.0%
\$200,000 to \$299,999	84	24.3%
\$300,000 to \$499,999	41	11.9%
\$500,000 to \$999,999	17	4.9%
\$1,000,000 or more	13	3.8%
Total	345	100.0%
Median (dollars)	\$175,700	

Sources: ACS 2013-2017 B25075 and B25077

Occupancy Characteristics

Occupancy Status

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. The Town had 407 housing units according to the 2013-2017 ACS 5-Year Estimates, 91.4 percent of the units were occupied (Table 2-6). Of the occupied units, about 93 percent were owner occupied, while the remaining 7 percent were rental occupied. The average household size for owner occupied housing was 2.8 persons per household, while the average size of rental housing was slightly higher at 2.9 persons per household.

² Margin of Error (MOE) is not included, though it should be cautioned that small sample size increases the MOE, rendering the data unreliable.

Table 2-6: Occupancy Characteristics, 2013-2017 ACS 5-Year Estimates

	T. Alto		
	Estimate	MOE	Percent
Total Housing Units	407	40	100.0%
Occupied Housing Units	372	40	91.4%
Owner Occupied	345	36	84.8%
Renter Occupied	27	14	6.6%
Vacant Housing Units	35	23	8.6%
For Rent	0	9	0.0%
Rented not occupied	0	9	0.0%
For Sale Only	20	19	4.9%
Sold Not Occupied	0	9	0.0%
Seasonal Use	0	9	0.0%
Migrant Workers	0	9	0.0%
Other Vacant	15	14	3.7%
Average household size (owner)	2.8	0.2	
Average household size (renter)	2.9	1	
Homeowner Vacancy Rate (percent)	5.5	5	
Rental Vacancy Rate (percent)	0	41.9	

Sources: ACS 2013-2017 B25001, B25002, B25003, and B25004, DP04

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 or may not have an adequate number of units for rent or sale. 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.

The homeowner vacancy rate according to the 2013-2017 ACS was 5.5 percent, which is above the standard. Since the Town had 20 units available for sale, this may have been an adequate number of units to provide housing choice. The rental vacancy rate was zero percent and there were no units for rent in the Town.

Senior Housing

Waupun contains a number of senior housing facilities including Gateway Senior Housing (120 Gateway Drive), Harris Court Senior Apartments (100 S. Harris Street) and Pattee Meadows Apartments (1105 Rock Avenue/24 units). Pattee Meadows Apartments offers low income housing for senior and the elderly. Eight of the units are Section 8.

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 other insufficient life skills, need housing assistance or housing designed to accommodate their needs. There are no assisted living facilities in the Town of Alto (Table 2-7). However, Adult Day Family Home (AFH), Community Based Residential Facility.

Table 2-7: Assisted Living Options, 2019

	C. Waupun	Fond du Lac County	Dodge County
Adult Day Care (Capacity)	0	80	67
Adult Family Home (Capacity)	8	162	51
Community Based Residential Facilities (Capacity)	93	601	564
Residential Care Apartment Units	81	398	277
Total Units/Capacity	182	1,241	959

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

Directory Updates: Adult Day Care - 7/03/19, Adult Family Home - 8/5/19, Residential Care Apartment Units - 8/02/19, Residential Care Apartment Units - 8/05/19

HOUSING ISSUES RAISED DURING PLANNING PROCESS

The following issues were raised during the development of the Town of Alto Comprehensive Plan 2025 and are still relevant today.

Housing Condition: with over half of the homes built prior to 1970, and the median year that occupied dwelling units built as 1956, there may a slight need for minor exterior repairs on many homes. Unsightly appearance of homes can lessen the attractiveness of the community, and may play a role in property values for homes located next to deteriorating properties.

Residential Property Maintenance: properties in rural communities are often working properties that are they are used to store machinery and supplies to further agricultural endeavors. As such, there can be a great amount of debris that gets collected over the years and without

regular upkeep properties can start to look unattractive. Some properties within the Town show a lack of regular upkeep.

The following issues were raised during the comprehensive plan update:

Future Housing Condition: A concern was expressed that as the population ages and moves out of the Town or dies who will be moving into the Town to occupy and maintain these existing units.

New Rural Housing: A concern was expressed that people are moving into the Town, seeking rural living on larger residential lots. This is taking farmland out of production.

HOUSING ACTIONS

Wisconsin's Comprehensive Planning Law requires communities engaging in the comprehensive planning process to provide an adequate supply of housing needs to meet existing and forecasted housing demand.

Alto's current housing stock meets the demand for rural/agricultural living quarters. If current land use continues, Alto can be expected to increase in housing units by 3.6 percent (13 units) by 2030. However, major changes in the economy, or shifts in land use from primarily agricultural to residential would greatly affect this estimate.

This section provides recommended actions for how Alto can provide for future housing needs and improve the quality of the current supply.

Actions:

H1.1: Work with Fond du Lac County to identify housing rehabilitation programs.

H2.1: Follow the Land Use Plan in siting new residential development. Update the plan on a periodic basis.

H2.2: Preserve prime agricultural land by approving residential development only on those lands that are not suitable for farming. (Lands not suitable for farming are defined as those areas that do not contain prime ag soils, per the NRCS-USDA. These areas are shown on Prime Farmland Map5-1).

H2.3: Identify areas with the greatest residential development potential and plan for infrastructure improvements to serve the location.

H3.1: Continue to recommend single-family residential as the preferred residential structure when approving new residential development proposals.

PROGRAMS

United States Department of Housing and Urban Development

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/root/>. For information about products provided through the DOA, visit the Wisconsin Department of Administrations Division of Housing website at: <https://doa.wi.gov/Pages/AboutDOA/DEHCRMainPage.aspx>.

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 Affairs 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>.

UW-Wisconsin Madison, Division of Extension

Homeowner Resources. The Division of 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 accessed online at: <https://extension.wisc.edu/>.

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: https://datcp.wi.gov/Pages/Programs_Services/ConsumerProtection.aspx.

Wisconsin Department of Administration - Division of Energy, Housing and Community Resources

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, 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; down payment and closing cost assistance for the purchase of replacement dwellings; assistance is limited to 50 percent of the pre-market equalized assessed value; publicly owned utility system repairs for streets, sidewalks and community centers. Additional information is available at: <https://doa.wi.gov/Pages/LocalGovtsGrants/AffordableHousingPrograms.aspx>.

Community Development Block Grant (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).

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 <https://doa.wi.gov/Pages/LocalGovtsGrants/AffordableHousingPrograms.aspx>.

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 Housing and Economic Development Authority (WHEDA)

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 these programs, visit WHEDA's web site at <https://www.wheda.com/WHEDA-Foundation/>.

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>.

Advocap

Advocap has a number of services available for home energy conservation and affordable housing. These programs assist with weatherization, emergency furnace repair and replacement, purchasing a home, rehabbing a home and foreclosure prevention, etc. Additional information is available at: <http://advocap.org/>.



CHAPTER 3

TRANSPORTATION

CHAPTER 3: TRANSPORTATION

INTRODUCTION

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

This element includes a compilation of background information, visions, goals, objectives, policies, maps, and actions to guide the future development and maintenance of various modes of transportation in the Town of Alto.

TRANSPORTATION VISION

The Town of Alto seeks to provide safe and reliable transportation options for its residents, including a street network for automobile travel and a trail network for pedestrian and bicycle travel.

TRANSPORTATION GOALS AND OBJECTIVES

Goal T1: Maintain the local street network.

Objectives:

- Continue to upgrade Town roads based on PASER ratings, as budgets allow.
- Maintain safe rail crossings at Amity Road and Liner Road.

Goal T2: Maintain access to the state highway system.

Objective:

- Work with the Wisconsin Department of Transportation to accommodate local needs when changes are proposed for STH 49.

Goal T3: Provide hiking and biking opportunities for local residents.

Objectives:

- Maintain existing pedestrian opportunities in the Town.
- Identify opportunities to expand the local pedestrian network.

Goal T4: maintain good local traffic flow and access.

Objectives:

- Continue current methods of automobile control signage.
- Analyze traffic flow improvements on an as-needed basis.

TRANSPORTATION POLICIES

- The Town shall continue to upgrade local roads based on PASER Ratings, as budgets allows.
- Alto will continue to utilize an annual roadway evaluation system, such as PASER, to help identify needed roadway improvements.
- The Town will analyze the safety and mobility needs of motorists, bicyclists, and pedestrian when planning street system improvements.

INVENTORY AND ANALYSIS

This 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 or anticipated future needs, the Town is better prepared to develop meaningful goals, objectives, policies and actions that address current problems and reinforces existing strengths.

Streets and Highways

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). In total, there are approximately 60.5 miles of rural functionally classified roads in the Town.

Rural Functional Classification

Rural roads are classified into the following rural functional classifications (Map 3-1):

Rural 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. There are no rural principal arterials in the Town.

Rural Minor Arterials in conjunction with principal arterials, serve moderate to large-sized places (cities, villages, towns, and clusters of communities), and other traffic generators providing intraregional and inter-area traffic movements. These routes generally serve places with populations of 1,000+. 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. There are about 6.2 miles of rural minor arterials. STH 49 is the only rural minor rural arterial.

Rural Major Collectors provide service to smaller-to-moderate sized places and other intra-area traffic generators, and link those generators to nearby larger population centers (cities, villages, and towns) or higher function routes. These routes generally serve places with populations of 100+. ¹ They link traffic generators, such as schools and businesses, to nearby cities and towns, or to higher functioning routes. There are about 2.7 miles of rural major collectors. A portion of Walnut Road (from STH 49 to CTH AW) and CTH AW are classified as rural major collectors.

Rural Minor Collectors provide service 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. These routes generally serve places with populations of 50+. There are approximately 11.2 miles of rural minor collectors. Rural minor collectors include CTH E, CTH AS, CTH EE and CTH JJ.

Rural Local Roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All rural roads not classified as arterials or collectors will be local function roads. They serve local travel from general residential areas over very short distances. Approximately 40.4 miles is classified as rural local roads.

Annual Average Daily Traffic

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 2011 are also provided to view traffic trends (Map 8-1).

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. 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). This database is based off of the PASER (Pavement Surface Evaluation and Rating), a visual road rating method. 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. ECWRPC has broken the PASER ratings into the following three major categories:

¹ <http://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>.

Routine Maintenance. Roads with a PASER of 8, 9 and 10 or the “good” category require routine maintenance. Routine Maintenance is the day-to-day, regularly-scheduled activities to prevent wear and tear on the roadway surface. This includes street sweeping, ditch maintenance, gravel shoulder grading, and crack sealing. This category also includes roads that are newly constructed or recently seal-coated and require little or no maintenance.

Capital Preventive Maintenance. PASER ratings 5, 6, and 7 or “fair” category require Capital Preventive Maintenance (CPM). CPM is at the heart of asset management; it is the planned set of cost effective treatments to an existing roadway that retards further deterioration and maintains or improves the functional condition of the system without significantly increasing the structural capacity. The purpose of CPM is to protect pavement structure; slow the rate of deterioration; and/or correct pavement surface deficiencies. Roads in this category still show good structural support but the surface is starting to deteriorate. CPM is intended to address pavement problems before the structural integrity of the pavement has been severely impacted.

Structural Improvements. Roads with a PASER rating of 1, 2, 3, or 4 or “poor” category are in need of structural improvements such as resurfacing or major reconstruction. Rutting is beginning to take place; Alligator cracking is evident.

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. The most recent pavement rating (2017) indicates that about a third of the roads are in very good to excellent condition and require routine maintenance, while about another two-thirds are in fair to good condition and require capital preventive maintenance. Reconditioning of all roads rated fail to fair should be budgeted for as soon as possible to ensure the facilities remain active. These include portions of Oak Mound Road and Liner Road. Unrated roads usually include county and state roads.

Table 3-1: Total Miles of Local Roads within the Town by PASER Rating, 2017

Miles	Percent	Rating	Description	Needs
14	31.5%	8 - 10	Very Good to Excellent	Routine Maintenance
27	61.3%	5 - 7	Fair to Good	Capital Preventive Maintenance
3	7.1%	1 - 4	Fail to Fair	Structural Improvements
25	-	Not Rated	-	-

Source: WisDOT, 2017. Note percent does not include not rated roads.

Bridge Sufficiency Ratings

A bridge is generally defined by WisDOT as any structure spanning 20 feet or more that carries motor vehicle traffic. State and local bridges in Wisconsin are inspected at least once every two years. WisDOT is responsible for the inspection of all bridges along the state highway systems and municipalities handle the inspections for all bridges along the local road network. Inspected

bridges are assigned a “sufficiency rating” number between 1 and 100. The ratings are used to help prioritize bridge improvements. Municipalities are eligible for rehabilitation funding for bridges with sufficiency ratings less than 80, and replacement funding on bridges with sufficiency ratings less than 50. Seven bridges exist in the Town of Alto (Map 3-2). One bridge is located on STH 49 and is rated sufficient; three bridges are on Oak Grove Road, and three bridges are on Lake Maria Road. The southernmost bridge on Oak Creek Road is eligible for bridge replacement funding, while the bridge on Lake Maria Road (east of Oak Grove Road) is eligible for bridge rehabilitation funding. The other bridges are rated sufficient.

Public Transportation

Fixed Route Transit Service

There is currently no fixed route transit service in or to the Town of Alto.

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. Transportation is provided through two service categories: Handi-van and Medical Appointment Car.

- **Handi-van Service:** Provides door thru first door wheelchair lift-equipped transportation to seniors with mobility challenges. Within Alto, this service is available for medical reasons and requires ADA certification. Operation hours are flexible and reservation can be up to two weeks in advance.
- **Medical Appointment Car:** Provides car transportation to seniors for medical trips only. A doctor’s authorization is required.

Non-Emergency Medical Transportation

Non-emergency medical transportation is available for eligible Medicaid and BadgerCare Plus members throughout the state who do not have any other means of transportation for covered preventive and life-sustaining medical appointments. Transportation should be scheduled at least two business days in advance, unless the trip is urgent.

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. Pedestrian facilities within Alto include a series of sidewalks in the unincorporated community of Alto. These sidewalks are maintained by local landowners.

Trucking and Freight

One designated truck route exists within Alto; STH 49 is designated as a long truck route (meaning no trailer length restrictions) (Map 3-2). The trucking terminals are located in Alto in the unincorporated community of Alto (Map 3-2).

Air Transportation

Alto does not have any aviation facilities within its jurisdiction. A private airport with 3,200 ft. of paved two-runway system is located near the City of Waupun. Small aircraft can also use the nearby small general aviation airport in Juneau (Dodge County). Fond du Lac County Airport and Wittman Regional Airport in Oshkosh are large general aviation airports. Both Fond du Lac County Airport and Wittman Regional Airport are located within a 60 mile radius of the Town. Commercial airport service is available at Appleton International Airport (Fox Cities), General Mitchell International Airport in Milwaukee and Dane County Regional Airport near Madison.

Railroads

Rail Freight Service

One railroad line intersects the northeast corner of the Town (286,000 pound rail cart limit). Wisconsin Southern Railroad maintains these facilities (Map 3-2).

Rail Passenger Service

Amtrak utilizes Canadian Pacific lines to provide passenger service. Although no direct service is offered near the Town of Alto, the State of Wisconsin is served by passenger stations in Milwaukee, Columbus, Portage, Wisconsin Dells, and Tomah.

Water Transportation

There are no commercial ports in the Town of Alto. The closest port is located in Green Bay, approximately 85 miles to the northeast.

Commute to Work

Table 3-2 shows commuting choices for resident workers over age 16. About 83 percent of local workers use automobiles to commute to work, of these over 5 percent report carpooling. Almost 11 percent of residents worked at home and did not commute to work. There were 20 people who reported walking to work in 2013-2017. The mean travel time for Alto residents is 21.2 minutes; this is lower than the statewide mean travel time to work of 22 minutes and higher than the county's mean travel time to work of 20.3 minutes.

Table 3-2: Commute to Work, ACS 2013-2017

Commute to Work	T. Alto			Fond du Lac County			Wisconsin		
	Estimate	MOE	Percent	Estimate	MOE	Percent	Estimate	MOE	Percent
Total:	600	72	100.0%	52,411	693	100.0%	2,893,314	6,175	100.0%
Car, truck, or van:	495	58	82.5%	47,715	765	91.0%	2,573,933	7,120	89.0%
Drove alone	463	57	77.2%	43,471	723	82.9%	2,339,955	6,962	80.9%
Carpooled:	32	14	5.3%	4,244	436	8.1%	233,978	3,626	8.1%
In 2-person carpool	24	12	4.0%	3,333	428	6.4%	183,918	3,337	6.4%
In 3-person carpool	4	4	0.7%	458	112	0.9%	29,816	1,106	1.0%
In 4-or-more-person carpool	4	5	0.7%	453	157	0.9%	20,244	1,148	0.7%
Public transportation (excluding taxicab):	2	3	0.3%	174	92	0.3%	53,566	1,666	1.9%
Bus or trolley bus	2	3	0.3%	164	92	0.3%	51,614	1,670	1.8%
Streetcar or trolley car	-	9	0.0%	-	20	0.0%	197	94	0.0%
Subway or elevated	-	9	0.0%	4	5	0.0%	325	91	0.0%
Railroad	-	9	0.0%	3	6	0.0%	1,179	201	0.0%
Ferryboat	-	9	0.0%	3	4	0.0%	251	86	0.0%
Bicycle	2	2	0.3%	188	78	0.4%	21,160	1,045	0.7%
Walked	20	11	3.3%	1,797	234	3.4%	92,426	1,998	3.2%
Taxicab, motorcycle, or other means	7	6	1.2%	446	113	0.9%	26,146	1,024	0.9%
Worked at home	74	30	12.3%	2,091	254	4.0%	126,083	1,925	4.4%
Mean travel time to work (minutes)	21.2			20.3			22		

Sources: ACS 2013-2017 B08006 and B08013

TRANSPORTATION ISSUES RAISED DURING PLANNING PROCESS

The following issues were raised during the development of the Town of Alto Comprehensive Plan 2025 and are still relevant today.

Speeding: as in most communities, there are issues with motorists speeding on local streets. With the lack of local enforcement personnel, this problem goes largely unchecked.

Maintaining railroad crossings: it is imperative to maintain adequate railroad crossing facilities on Amity and Liner roads. Without proper identification these crossings pose serious dangers to local motorists.

Maintain condition of county highways: maintaining appropriate access to, and condition of the county highway system is a top priority since it is a primary linkage to other communities.

No access to regional trails: there is no access to regional trails, including the Wild Goose State Trail, from the town. Development of local facilities is a very long-term goal.

The following issues were raised during the comprehensive plan update:

Revenue for road maintenance. Losses in state road funding have increased the need for communities to find alternative funding sources to maintain local roads.

Road damage due to heavy equipment: Farm equipment continues to increase in size and weight, this is resulting in increased damage to road surfaces.

TRANSPORTATION ACTIONS

The Town of Alto's current transportation system is adequate for existing users. However, with increases to the local population, and increased demand for a variety of transportation options, it will be important for Alto to remain active in long-term planning efforts to improve existing facilities over time.

This section provides recommended actions that can help Alto provide for future transportation needs and improve the quality and ease of use of the current system.

Actions:

T1.1: Work with Fond du Lac County Sheriff's Department to reduce speeding by increasing local enforcement efforts.

T2.1: Continue to utilize PASER roadway analysis to help determine priorities for street upgrade.

T3.1: Identify roads with high agricultural heavy use.

T3.2: Consider reconstructing local roads with higher heavy agricultural use to a higher standard to reduce maintenance costs and increase longevity.

T3.3: Consider designating local roads built to higher standards for heavy agricultural use.

T4.1: Invite farmers to meeting to discuss road usage issues.

T5.1: Consider a long-term trail (bike, pedestrian, ATV, snowmobile) plan for possible extension to other existing trails within the vicinity.

T6.1: Work with Fond du Lac County to continue to provide transportation options for the elderly/disabled.

County and Local Plans

Fond du Lac County 2019 Five-Year Capital Improvement Plan

A review of Fond du Lac County's 2019 Five-Year Capital Improvement Plan does not include any projects in the Town of Alto. More information is available at:
<http://www.fdlco.wi.gov/home/showdocument?id=18722>.

Fond du Lac County Human Services – Public Transportation Coordinated Plan, 2018

A County Human Services-Public Transportation Coordinated Plan is a five year plan dedicated to sharing resources both intra- and inter-county to assist the transportation disadvantaged public in getting rides based on their individual mobility needs. Broad and encompassing strategies and actions are developed to enhance the mobility needs of the elderly and disabled for the life of the plan. More information is available at:

<https://www.ecwrpc.org/programs/transportation/public-specialized-transportation/>.

State and Regional Transportation Plans

US 151 Freeway Conversion Study

USH 151 is a major east-west arterial route through Fond du Lac and Dodge counties. The roadway is an essential commercial and agricultural transportation corridor serving the Midwest. WisDOT is working on a freeway conversion study of USH 151 from Columbus (STH 73 in Columbia County) to Waupun (STH 49 in Dodge County). This study covers about 27 miles of USH 151 and will involve looking at the removal of driveways that access the roadway, at-grade intersections and railroad crossings between Columbus and Waupun. The majority of suggested improvements will take place south of the City of Waupun. An official map is scheduled to be prepared on this corridor between 2019 and 2021. More information is available at: <https://wisconsindot.gov/Pages/projects/by-region/sw/151/default.aspx>.

Connections 2030 Long Range Transportation Plan

The *Connections 2030 Long Range Transportation Plan* addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit. This plan was officially adopted by WisDOT in October 2009. More information is available at: <https://wisconsindot.gov/Pages/projects/multimodal/conn2030.aspx>. This report includes priority corridor.

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. More information is available at: <https://wisconsindot.gov/Pages/projects/multimodal/bikeplan2020.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. More information is available at:

<https://wisconsin.gov/Pages/projects/multimodal/railplan/chapters.aspx>.

Wisconsin State Freight Plan, April, 2018

Wisconsin State Freight Plan is a multimodal document that identifies policies, strategies and projects to improve the state's economic productivity, competitiveness and quality of life through the movement of goods safely, reliably and efficiently. More information is available at:

<https://wisconsin.gov/Pages/projects/sfp/default.aspx>.

Wisconsin 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. More information is available at:

<https://wisconsin.gov/Pages/projects/multimodal/bikeplan2020.aspx>.

Wisconsin Pedestrian Policy 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. More information is available at:

<https://wisconsin.gov/Pages/projects/multimodal/bikeplan2020.aspx>.

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. More information is available at:

<https://wisconsin.gov/Pages/projects/multimodal/ped.aspx>.

PROGRAMS

Wisconsin Department of Transportation (WisDOT)

The Wisconsin Department of Transportation offers numerous federal and state programs to local units of government in need of financial aid for desired projects. The form of financial aid provided typically comes as a grant or reduced rate loan to the applicant. Each program's general goal is to enhance the state's overall transportation network. The following DOT web page has information on these programs: <https://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>.

Wisconsin Department of Transportation – Northeast Region

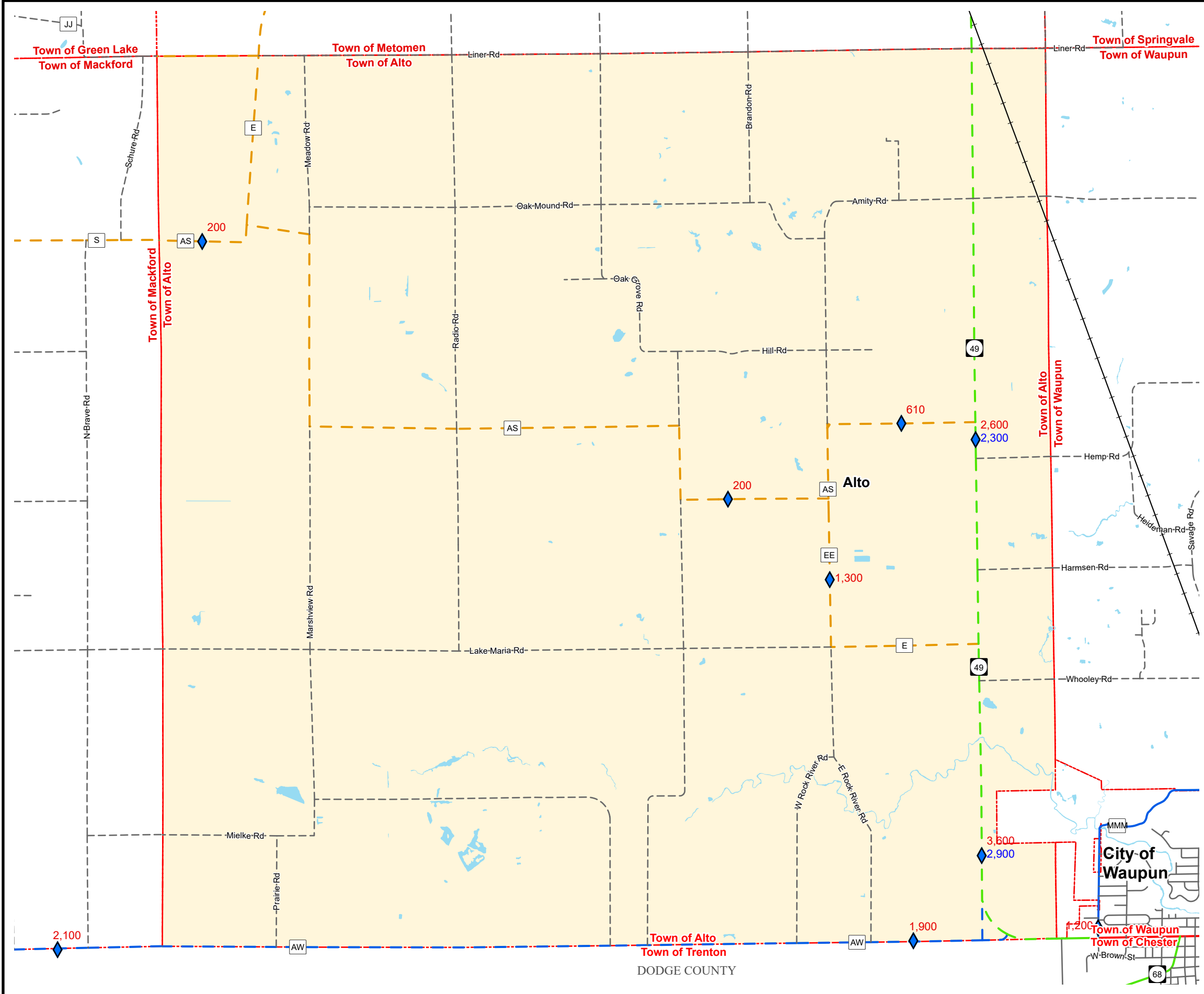
- The Town of Alto, and the rest of Fond du Lac County, is part of the Department of Transportation's Northeast Region. The DOT's six-year plan has no state roadway projects scheduled in the Town of Alto.²

Wisconsin Department of Natural Resources (WDNR)

- The Wisconsin Department of Natural Resources provides funding for the development of recreational trails and trail related facilities and parks. More information is available at: <https://dnr.wi.gov/topic/Stewardship/Grants/> and <https://dnr.wi.gov/Aid/RTP.html>.

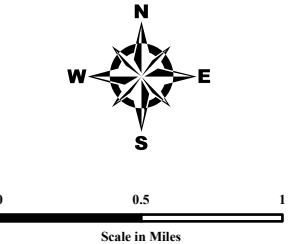
² Source: Wisconsin Six Year Highway Improvement Program, 2018-2023.
<https://wisconsindot.gov/Pages/projects/6yr-hwy-impr/proj-info/default.aspx>

Map 3-1 Town of Alto Transportation Facilities



- (2011)
- (2014)
- AADT
- Urban Principal Arterial
- Urban Collector
- Urban Minor Arterial
- Urban Local
- Rural Principal Arterial
- Rural Major Collector
- Rural Minor Collector
- Rural Minor Arterial
- Rural Local
- Railroad

Source:
Functional Class WI DOT 2017
Traffic Count Data WI DOT 2017
Bicycle & Pedestrian Facilities ECWRPC 2017
Railroad data WI DOT 2017
Base data Fond du Lac County 2018









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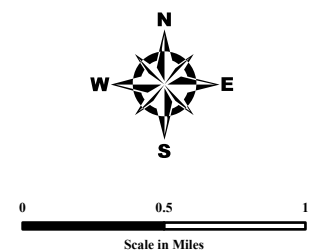
PREPARED JUNE 2019 BY:



Map 3-2 Town of Alto Trucking & Freight

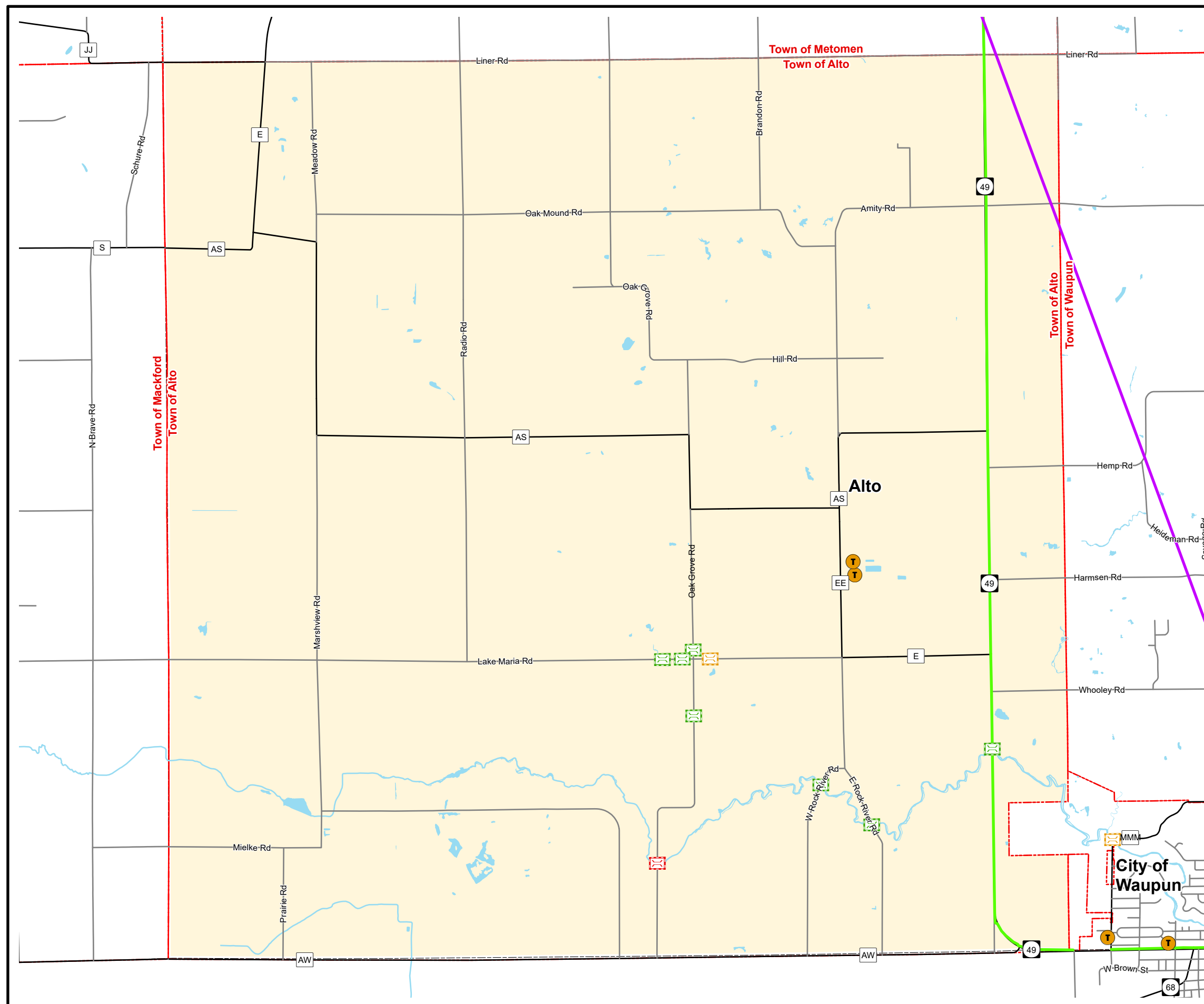
-  Truck Terminals
-  Bridge Replacement Funding Eligible
-  Bridge Rehabilitation Funding Eligible
-  Sufficient Bridge Rating
-  286,000 Pound Rail Cart Limit
-  Designated Long Truck Route

Source:
Railroad data Wisconsin DOT 2017
Base data Fond du Lac County 2018



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PREPARED NOVEMBER 2019 BY:





CHAPTER 4
UTILITIES &
COMMUNITY FACILITIES

CHAPTER 4: 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 Alto 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 Alto. 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.

UTILITIES AND COMMUNITY FACILITIES VISION

The Town of Alto will continue to provide effective emergency services to all residents within the jurisdiction. Community facilities will be maintained in an appropriate manner with regular review and periodic update. Access to local facilities will remain positive characteristics of the township and residents will continue to utilize existing community facilities for local gatherings and events.

UTILITIES AND COMMUNITY FACILITIES GOALS AND OBJECTIVES

Goal CF1: Maintain vitality of local public and semi-public facilities.

Objective:

- Continue to update community center facilities on an as-needed basis.

Goal CF2: Reduce the burden of public maintenance of privately operated cemeteries in the jurisdiction.

Objectives:

- Work with area cemetery associations to determine the best way to keep these organizations operating.
- Encourage “adoption” of local cemeteries by local benevolent organizations, churches, civic groups, or individuals to perform regular maintenance.

Goal CF3: Maintain sufficient emergency services.

Objectives:

- Continue to provide appropriate levels of volunteers and equipment to ensure proper operation of the Alto Volunteer Fire Department.

- Continue EMS through Lifestar, or other appropriate entities, to ensure adequate service provision for all residents.
- Continue to support the Fond du Lac County Sheriff's Department.

Goal CF4: Maintain quality and quantity of groundwater.

Objectives:

- Encourage capping of abandoned wellheads.
- Promote safe agricultural practices to reduce the possibility of groundwater contamination.
- Encourage private monitoring of water levels and quality.

Goal CF5: Maintain power transmission line access and facilities.

Objectives:

- Continue cooperative efforts with Alliant Energies to provide sufficient service.
- Continue to recommend appropriate easements to ensure appropriate delivery of electric service.

Goal CF6: Explore possibility of sanitary sewer service in unincorporated Alto.

Objectives:

- Determine support for public sanitary sewer service provision within the blocks contained within the "village" of unincorporated Alto.
- Establish a dialogue with the Saputo Cheese USA, Inc. to inquire about the possibility of developing a joint sanitary sewer service (public/private endeavor).
- Explore various funding devices to aid in the development of a public system.

UTILITIES AND COMMUNITY FACILITIES POLICIES

- The Town will maintain the longevity of current community facilities until the development of new facilities is warranted.
- To maintain quality groundwater, the Town will encourage private property owners to engage in best management practices to limit the possibility of groundwater contamination.
- Alto will provide sufficient emergency services in the most cost effective manner appropriate.
- Alto will cooperate with utility providers to ensure adequate delivery of service.

INVENTORY AND ANALYSIS

The following section provides an inventory of utilities and community facilities that serve the Town of Alto. 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

Private on-site wastewater treatment systems, or POWTs, serve all residents in the Town. Fond du Lac County maintains records for private, on-site sanitary permits in the Town. 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. POWTs consist of conventional or at-grade or mound systems, in all there are 672 active on-site systems in the Town.¹ Saputo Cheese USA Inc., in the unincorporated village of Alto has an industrial WPDES wastewater discharge permit and treats wastewater onsite.²

Stormwater Management

There is a limited local storm sewer system in unincorporated Alto where curb and gutter exists. These facilities consist of streets with curb and gutter collecting storm water via storm inlets. The inlets lead to storm sewer piping which ultimately discharges to a tributary creek, which in turn feeds into the South Branch of the Rock River.

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. The Town of Alto is served by private wells. As such, groundwater is the source of drinking water within the Town. Throughout the Town residents have identified an average depth to water of 160 to 200 feet below groundwater. Many private water systems use water softeners and iron filters, but water quality is overall quite good.³ Saputo Cheese USA Inc. has a local system for onsite water provision.

Solid Waste and Recycling

The Town of Alto does not provide garbage pickup services⁴. Most residents make their own arrangements with Waste Management or Advance Disposal. The Town provides access to a central recycling facility (fee paid by Town) located in the City of Waupun at 513 Fond du Lac Street.

¹ <https://landinfo.fdlco.wi.gov/PermitManagement/Permit/Permit>. Accessed 10/2/19.

² <https://dnr.wi.gov/topic/wastewater/PermitLists.html>. Accessed 10/2/19.

³ Town of Alto 2006 Comprehensive Plan.

⁴ <https://townofalto.com/wp-content/uploads/2017/04/GARBAGE-PICKUP-AND-RECYCLING.pdf>. Town of Alto website, accessed 10/7/2019.

Energy Supply and Transmission

Electricity

Alliant Energies supplies electricity to the Town of Alto. Two transmission lines: a 345 kv and a 69 kv are present in the Town. In addition, the Alto substation is located in the unincorporated village of Alto (Map 4-1).

Natural Gas

Alliant Energies supplies natural gas to the Town of Alto. A hazardous liquid pipeline intersects the southeast corner of the Town. The pipeline is owned by Flint Hills Resources, LC. Hazardous pipelines transport crude oil, refined petroleum products, chemicals and natural gas liquids.

Telecommunication Facilities

Telephone

Residents have a number of choices for local phone service. 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. This is one cell tower registered with the Federal Communications Commission (FCC) in the Town of Alto (Map 4-1). The cell tower is located on Amity Road, north of Hill Road. Effective January 14, 2019, the Federal Communications Commission employed new preemptions of local authority over small cell wireless facility deployment and management of local right-of-ways.

Internet

Broadband or high-speed internet is available in the Town of Alto⁵. Fixed broadband includes all wireline and fixed wireless technologies. Speeds vary greatly in the Town. Download speeds vary from 25 Mbps and greater east of Amity Road extend (north-south) to 10 Mbs west of Amity Road extended. Upload speeds vary from 3 Mbps and greater east of Amity Road extended to 1 Mbps west of Amity Road extended. This could affect the Town's ability to attract businesses to certain areas of the Town or residents wanting higher internet speeds.

⁵

https://psc.wi.gov/Documents/broadband/CoverageAtlas/County/CountyCoverage_Fond%20du%20Lac.pdf. Map drafted 7/31/2019.

Parks and Recreational 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 Alto there are no outdoor park and recreation facilities. However, the Alto Community Center contains a gymnasium that provides a venue for organized recreation activities. Nearby park and recreational facilities in other communities include the Waupun County Park (City of Waupun), the Rock Golf Club (City of Waupun), numerous park and recreational facilities in the City of Waupun and community parks in the villages of Brandon and Fairwater.

Snowmobile Trails

Snowmobilers in Alto have access to a network of snowmobile trails. Local snowmobile clubs handle trail set up, maintenance, signage and grooming. Fond du Lac County also administers the annual DNR snowmobile trail grant for trails within Fond du Lac County. Within Dodge County, county trails are administered by the Dodge County Land Resources and Parks Department through State DNR funding derived from a gas tax formula and snowmobile registration fees.

Cemeteries

There are five cemeteries located within the township. These include Alto Community Cemetery, Oak Mound Cemetery, Wood Cemetery, West Alto Cemetery, and Calvary Cemetery (Map 4-2). Descriptions of both Wood, and Oak Mounds cemeteries are provided below.

Alto Community Cemetery is located in the unincorporated village of Alto. The cemetery is owned and maintained by a cemetery association, it's open for burials.

Oak Mound Cemetery is located in section 14 of the Town of Alto, adjacent to the Zion Congregational Church on Amity Road, one mile north of the unincorporated village of Alto. The cemetery is owned by the Zion Congregational Church and is maintained by a cemetery association; it is open for burials.

Wood Cemetery is located in section 5 of the Town of Alto adjacent to County Highway JJ (Liner Road), just across the town line from Metomen. It is 4½ miles SW of Brandon on the south side of the highway, 1½ miles SE of Fairwater. The stones reflect a mixture of Town of Alto and Village of Fairwater residents. The cemetery is closed for burials and is maintained by the Town of Alto.

West Alto Cemetery is located on Marshview Road, between Lake Maria Road and CTH AS. The cemetery is closed for burials and is maintained by the Town of Alto.

Calvary Cemetery is located on the north side of Lake Maria Road between Oak Grove Road and Radio Road. The cemetery is closed for burials and is maintained by the Town of Alto.

Health Care Facilities

Hospitals and Clinics

Alto has no current health care facilities. However, Waupun Memorial Hospital, located at 620 W. Brown Street in Waupun is a 25 bed general medical surgical hospital.⁶ Other hospitals within 40 minutes of Alto include; St. Agnes; Ripon Medical Center, Ripon (16 beds); St. Agnes Hospital, Fond du Lac (139 beds); and Aurora Medical Center, Oshkosh (72 beds).

Nursing Homes

There are no nursing homes located within the Town of Alto. According to the Directory of Licensed Wisconsin Nursing Homes, dated August 15, 2019,⁷ Fond du Lac County has 8 nursing home facilities with 608 licensed beds, while Dodge County has 14 nursing home facilities with 899 licensed beds. Only one facility is located in the City of Waupun (50 licensed beds).

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 no licensed or certified childcare facilities in the Town of Alto.⁸

Public Safety and Emergency Services

Police Service

Police service to the Town of Alto is provided by the Fond du Lac County Sheriff's Department, as needed. The department is located at 180 S. Macy Street in the City of Fond du Lac. According to the Town of Alto, this arrangement is working fine.

⁶ Guide to Wisconsin Hospitals, Fiscal Year 2018.

⁷ <https://www.dhs.wisconsin.gov/guide/nhdir.pdf>.

⁸ Wisconsin Department of Children and Families, <https://childcarefinder.wisconsin.gov/Search/Search.aspx>, accessed 10/07/2019.

Correctional Facilities

The jail along with the sheriff's office was remodeled in 2005. The jail currently has a capacity of over 300 beds and houses short-term state inmates. The sheriff's office operates a secure detention facility for youth. It has a rated capacity of 27 juveniles and serves as a facility for juvenile offenders from throughout the county, as well as other counties in need of juvenile placement for secure detention.

Fire Services and Emergency Management

The Alto Volunteer Fire Department, started in 1955, provides fire protection to properties located in the Town of Alto. The fire department, located at W12765 CTH AS, Waupun, has 20 trained volunteer members on call⁹. The department owns a pumper truck, water truck, rescue truck, brush truck and a trailer and UTV. The department 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. side town boundaries. Calls are dispatched through the Fond du Lac County 911 call center.¹⁰ The Town contracts with a third party of fire inspections. The Town is satisfied with the level of fire protection it receives.

The Insurance Services Office (ISO) Incorporated collects information on municipal fire protection efforts throughout the United States. 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 minimum criteria. The Alto Volunteer Fire Department has an ISO rating of 9, which is common in small rural communities. For information on the building housing the fire department, please see below under Municipal Buildings.

Emergency Medical Services, including ambulance services, are provided Lifestar Emergency Medical Services, located at 1200 S. Watertown Street in the City of Waupun. Lifestar Emergency Medical Services maintains a fleet of three ambulances and covers an area of 200 square miles out of the Waupun location. Lifestar provides emergency service to the Town of Alto, the City of Waupun, the Wisconsin Department of Corrections in Waupun; the towns of Trenton, Chester, Oakfield, Waupun, Springfield (part) and Metomen; and the villages of Oakfield and Brandon.¹¹ The Town is satisfied with the level of ambulance protection it receives.

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

⁹ Chief Kok, personal communication, 1/3/2020.

¹⁰ MABAS Wisconsin Home, <http://www.mabaswisconsin.org/>.

¹¹ Mike Krueger, LifeStar Emergency Medical Services. Personal conversation, 6/27/17.

communities, including the Town of Eldorado, to prepare their citizens and staff for disasters through training exercises, reenactments, and planning.

Library

There are no public library facilities in the Town of Alto. The closest library is located in the City of Waupun at 123 S Forest Street. Over the years the library facility and services have evolved to meet the changing needs of the community. The library provides a multitude of services including reference services, interlibrary loan, a homebound program, adult programs on varying topics throughout the year, book clubs, summer reading programs, wired and wireless Internet access and meeting room space. The Waupun Public Library is a member of the Monarch Library System which provides patrons with direct access to 33 libraries in Dodge, Ozaukee, Sheboygan and Washington counties.

Schools

Three public school districts provide education to Alto residents (Map 4-2). The Waupun Area School District covers the majority of the Town, while the Rosendale-Brandon School District is found in the northern tier. The northwest corner of the Town is included in the Markesan District Schools.

The Waupun Area School District's 1,947¹² students attend one of five schools: Meadow View Primary (Waupun), Rock River Intermediate (Waupun), Waupun Area Junior/Senior High School (Waupun) or Sages (Fox Lake). Since the 2014-2015 school year, enrollment has increased by 64 students or 3.4 percent. Four year old kindergarten is available in five locations within the school district: Alto Reformed Church (N3697 CTH E), Meadow View Primary School, SAGES, Waupun Preschool Education, Inc. (114 S. Forest Street) and Wee Care Child Care Center (1 West Brown Street). According to the school district, the schools are not nearing capacity at this time.

The Rosendale-Brandon School District's 1,047 students, who live in Alto attend one of three schools: Brandon Elementary School, Brandon Middle School and Laconia High School. Since the 2014-2015 school year, enrollment has fluctuated between 1,079 (2015-2016 school year) and 1,013 (2016-2017 school year).

The Markesan School District's 814 students attend one of two schools: Markesan Elementary School and Markesan High/Middle School. Since the 2014-2015 school year enrollment has fluctuated from a high of 828 (2015-2016 school year) to a low of 782 (2017-2018 school year).

¹² <https://wisedash.dpi.wi.gov/Dashboard/portalHome.jsp>, Accessed 10/7/2019.

Private Schools

Private schools play an important role in educating students. Private (non-public) school enrollment data for the 2018-2019 school year was obtained from the Wisconsin Department of Public Instruction.

The following schools are listed for the Waupun Area School District:

- Central WI Christian School, Waupun (K4 through grade 12), enrollment: 311
- St. John's Ev. Lutheran Grade School, Fox Lake (PK through grade 8), enrollment: 43

There are no private schools listed for the Rosendale-Brandon School District.

The following schools are listed for the Markesan School District: Faith Lutheran Church, Markesan (K4 through 8), enrollment: 21.

Post-Secondary Education

The Town of Alto does not have any institutions of higher education. Adult educational opportunities within close proximity to the Alto include college course work, vocational and technical courses. The University of Wisconsin-Oshkosh and Fond du Lac campuses, Marian College, Ripon College and Moraine Park Technical College are all located just a short commuting distance from Waupun.

Post Office

As in most rural townships, there is no local post office. The nearest facilities are located in the City of Waupun at 400 E. Franklin Street, Village of Brandon at 120 N. Commercial Street and the City of Markesan at 735 N. Margaret Street.

Other Municipal Buildings

Alto Community Center

The Alto Community Center is located at W12785 CTH AS in the unincorporated community of Alto. The facility was built in 1971 and is used for Town and community events and activities. Facilities include a gym, kitchen, meeting space and restrooms. The center is available to residents and non-resident for a small fee. The facility is meeting the needs of the community and no upgrades or renovations are planned.

Alto Fire Department

The Alto Fire Department is located at W12765 CTH AS, Waupun. Facilities include two bays, meeting room/office and restroom. The facility is generally meeting the needs of the department.

UTILITIES AND COMMUNITY FACILITIES ISSUES RAISED DURING PLANNING PROCESS

The following issues were raised during the comprehensive plan update:

Limited budgets and a shrinking tax base. Wisconsin cut shared revenue to Wisconsin communities a number of years ago. Shared revenues are state funds that are directed back to communities and can be used to lower property taxes and provide money to fund a level of basic services. At the same time, Wisconsin has prohibited communities from raising property taxes. In addition, the number of unfunded mandates has increased and the cost of doing business has continued to rise. This has placed a burden on communities to continue to provide the same level of services that residents are accustomed to.

UTILITIES AND COMMUNITY FACILITIES ACTIONS

This section provides actions that will help the Town of Alto continue to provide adequate services to the local community, and plan for increased efficiency and capacity.

Actions:

CF1.1: Perform periodic review of existing community facilities to identify areas for repair or possible upgrade.

CF2.1: Meet with area cemetery associations to discuss the long-term plans and funding options of the associations. This may include developing a strategy to recommend “adoption” of cemeteries by local organizations, churches, civic groups, or individuals to ensure proper upkeep of the facilities.

CF3.1: Continue to recruit volunteers for the Alto Volunteer Fire Department to ensure the longevity and performance of this service.

CF3.2: Continue contracting through appropriate channels to ensure appropriate levels of emergency ambulance service throughout the jurisdiction.

CF4.1: Continue to encourage best management practices by private landowners to ensure availability of high quality groundwater. The town should also encourage sealing of abandoned wells to reduce risk of groundwater contamination.

CF 5.1: Continue to work with Alliant Energies to allow sufficient easements or access to necessary locations within the jurisdiction.

FORECASTED UTILITIES AND COMMUNITY FACILITY NEEDS

Table 4-1 provides a list of forecasted utilities and community facilities needs as identified by the Town of Alto.

Table 4-1: Forecasted Utilities and Community Facilities Needs

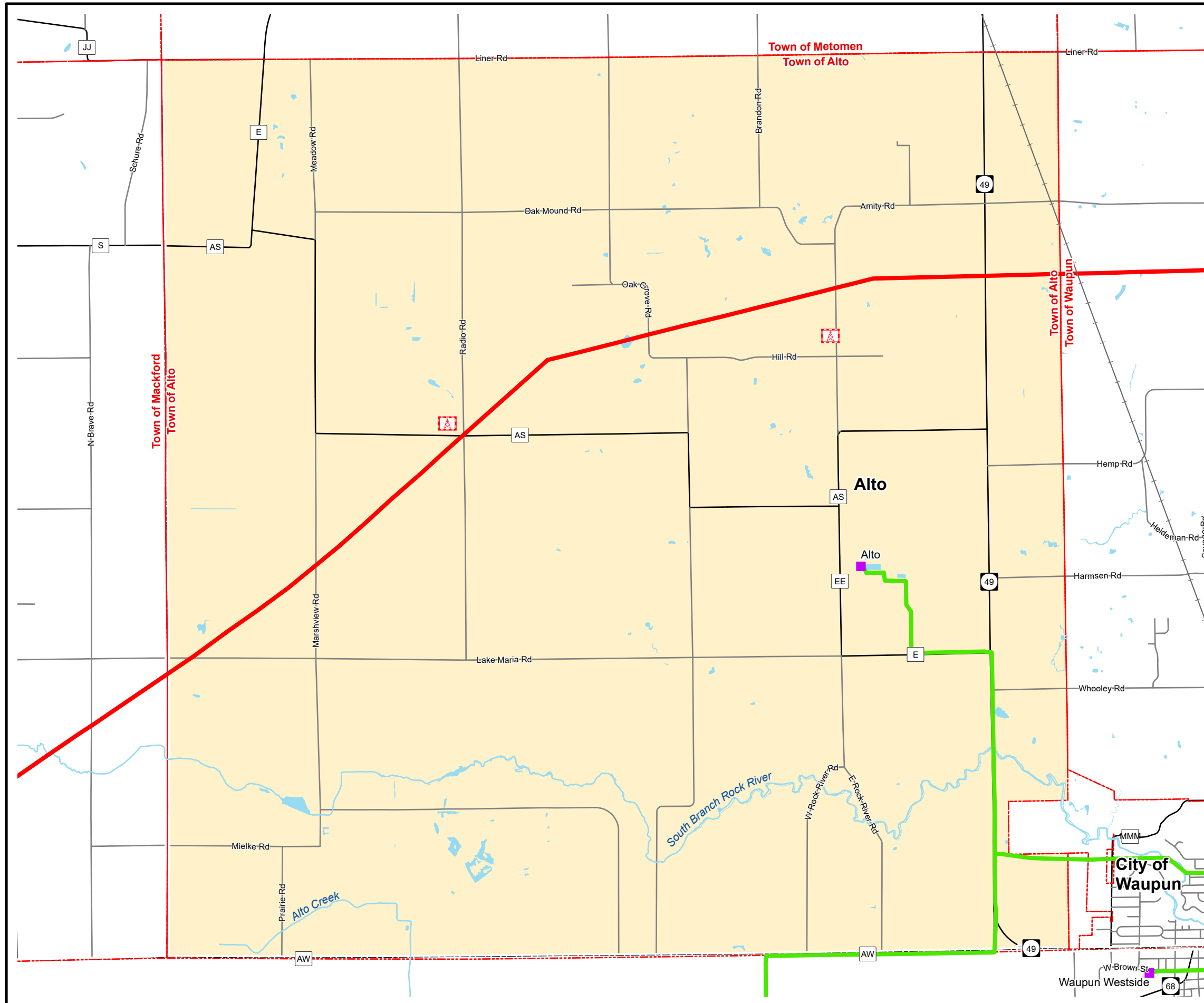
Utilities/Facilities	Approximate Timeframe	Comments
Community Center	Long-Term	No immediate needs
Fire Department	Long-Term	No immediate needs
Police	Mid-Term	Explore increased local enforcement of regulations
EMT/Rescue	Long-Term	Current arrangement with Lifestar, negotiated by County, is adequate for current needs.
Cemeteries	Mid-Term	Local cemeteries not municipally operated, may necessitate Town maintenance in the future

Short-Term: approximately 1-4 years in the future

Mid-Term: approximately 5-8 years in the future

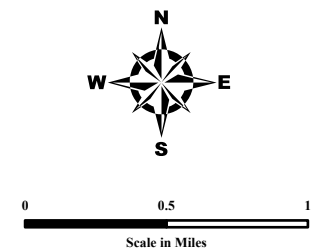
Long-Term: approximately 9+ years in the future

Map 4-1 Town of Alto Utilities



- Substations
- +— Railroads
- A FCC Towers
- 345 Kilovolt Transmission Line
- 69 Kilovolt Transmission Line

Source:
Base data by Fond du Lac County 2018.
Substation & Transmission data by PSC 2016.
Sanitary Districts & SSA data by ECWRPC 2018.
FCC data by FCC 2017.



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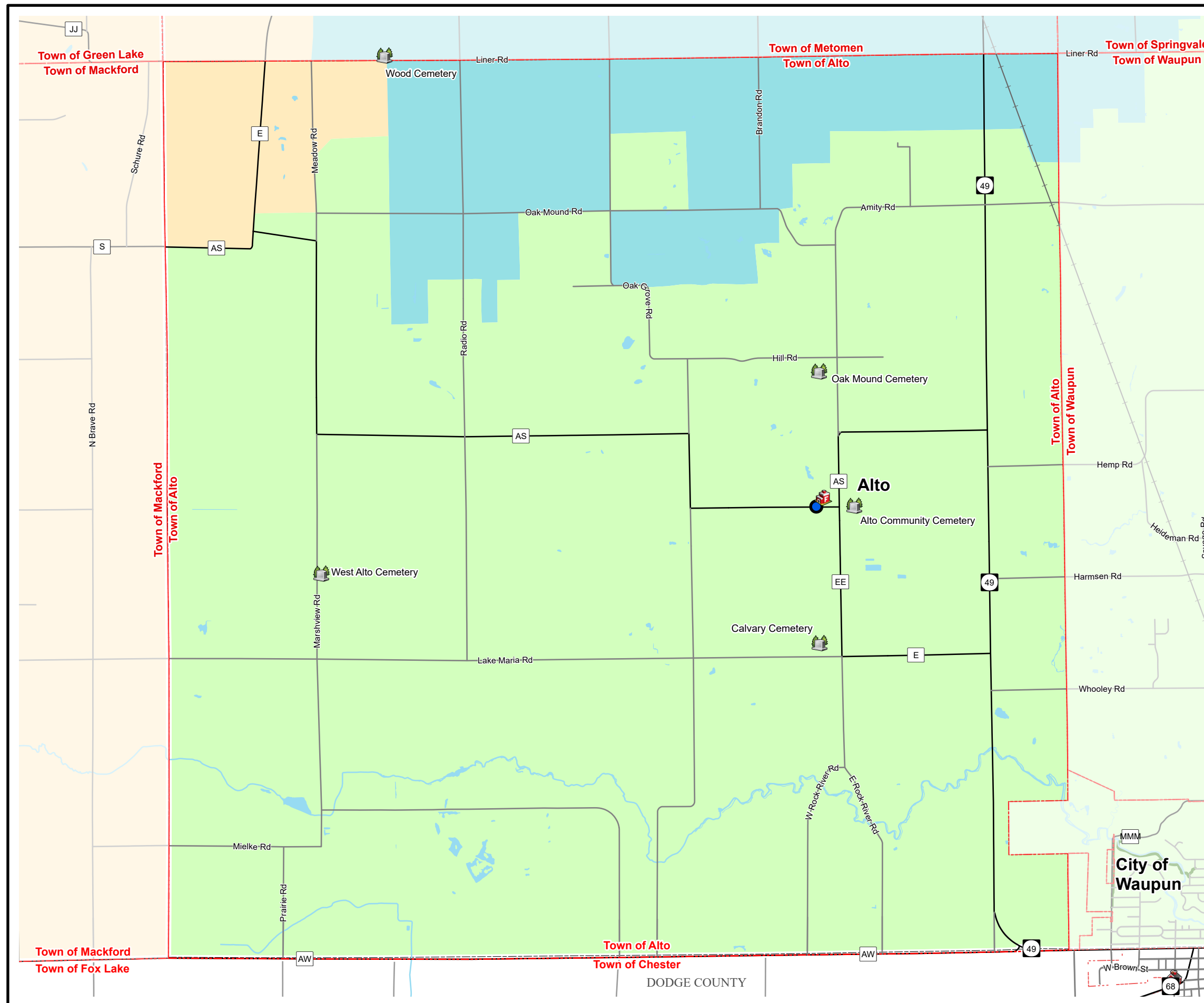
PREPARED NOVEMBER 2019 BY:



Map 4-2

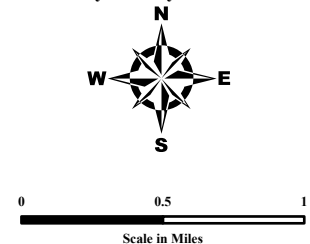
Town of Alto

Community Facilities



- Community Center
- Fire Department
- Railroads
- Markesan Schools
- Rosendale-Brandon School District
- Waupun Area School District

Source:
Base data by Fond du Lac County 2018.
School District Boundaries by U.S. Census, 2013.
Community data by ECWRPC 2017.



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CHAPTER 5

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

CHAPTER 5: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

INTRODUCTION

Agricultural, natural, and cultural resources give definition to a community and strongly affect quality of life. Within the Town of Alto, a tapestry of working farms interwoven with residential housing dots the landscape and shapes the area's identity and culture. Agriculture has a long history in the Town of Alto and Fond du Lac County. 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

The Town of Alto contains many rural characteristics that are carefully preserved and utilized to help create a community identity. Historic buildings and places are embraced and many local festivals center on the rich heritage of the Town. Agricultural preservation efforts have also maintained a low rural density.

AGRICULTURAL RESOURCES GOALS AND OBJECTIVES

Goal AG1: Preserve prime agricultural land.

Objectives:

- Discourage conversion of active farmland to rural residential lots.
- Continue programs, such as the Conservation Reserve Program, that seek to maintain prime soils and cropland.
- Maintain exclusive agricultural zoning.

Goal AG2: Encourage preservation of the rural landscape.

Objectives:

- Discourage conversion of active farmland to rural residential lots located next to the roadway.
- Maintain low rural density throughout the township.
- Encourage best management practices (BMPs) concerning manure management.

AGRICULTURAL POLICIES

- **Continue to protect prime farmland within the Town of Alto (Map 5-1).**
- Farmers in agricultural preservation areas will be encouraged to use best management practices as defined by the Nature Conservation Services Office to maintain the value of the soil resources.
- The Town will support the preservation of agricultural lands.
- The Town will enforce adherence to individual livestock management plans where appropriate.

NATURAL RESOURCES GOALS AND OBJECTIVES

Goal NR1: Protect water quality and quantity throughout the Town.

Objectives:

- Work with the WDNR and Fond du Lac County to identify critical zones, such as groundwater recharge areas.
- Work with the county and **NRCS** to address **manure** runoff issues.
- Preserve wetland areas that serve a vital role in replenishing groundwater resources.

Goal NR2: Preserve natural areas throughout Alto.

Objectives:

- Work with property owners to encourage preservation of forests and other natural areas located on private land.
- Work with the WDNR to identify incentives for private landowners to preserve natural areas.

NATURAL RESOURCES POLICIES

- The Town will discourage activities that are harmful to wetlands that serve any of the following functions:
 - serve as recharge areas for groundwater;
 - help to maintain surface water quality;
 - reduce flood hazards; and
 - provide wildlife habitat.
- Residential, commercial and industrial uses will be discouraged in woodlots, open spaces and other environmentally significant areas that are identified for preservation.
- The Town of Alto discourages development in areas critical to the maintenance of the Town's groundwater supply.

CULTURAL RESOURCES GOALS AND OBJECTIVES

Goal CR1: Preserve historically significant buildings, sites, and events.

Objectives:

- Work with local Historical Societies to identify historic resources so they may be considered in future planning.
- Ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads, or any development activities.
- Continue working with local organizations to ensure the longevity of local festivals and fairs.

CULTURAL RESOURCES POLICIES

- The Town will act to preserve historically significant structures and locales within the jurisdiction.
- Alto will continue to provide a forum for local community fairs.

INVENTORY AND ANALYSIS

Creating an inventory of existing agricultural, natural, and cultural resources is critical in providing the Town of Alto with information to base future decisions on. The goals, objectives, policies 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

Farming and the processing of farm products is an important source of income and employment in Fond du Lac County. 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.

Active Agriculture

The majority of land in the Town is actively farmed. Approximately 15,570 acres are in active use as farmland, an area that accounts for 67 percent of the Town's 36 square miles of jurisdiction.

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. 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”. 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. Soil data from the NRCS-USDA Web Soil Survey (WSS), accessed in 2017, was used to determine prime farmland (Map 5-1). Approximately 77 percent of the Town is considered prime farmland; about 29 percent of this acreage is considered prime farmland if drained.

Table 5-1: Farmland Classifications, 2017

Soil Classification	Acres	Percent
All areas are prime farmland	11,089	47.9%
Prime farmland if drained	6,745	29.1%
Not prime farmland	5,336	23.0%
Total	23,171	100.0%

Source: NRCS-USDA Web Soil Survey (WSS), accessed 2017

Natural Resources Inventory

Natural Resources act as the foundation upon which communities are formed. Identifying key natural resources in the Town of Alto, 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 Alto, and aims to provide a baseline upon which the Town can use to make future decisions that may impact these resources.

Geology, Topography and Scenic Resources

Alto is relatively flat, a result of glacial forces that did not leave many significant topographic features. Decades of farming have further smoothed most of the land in the Town. The underlying bedrock falls within the Sinnipee Group dominated by dolomite with some limestone and shale. Less than one percent (0.4%, 102 areas) of the Town's total acreage has high bedrock (Map 5-2). Areas of high bedrock on found in the southeast and northwest corners of the Town.

Steep Slopes

Map 5-2 indicates areas that have slopes greater than 12 percent. Just over two percent (2.4%, 564 acres) of the Town's total acreage has slopes in excess of 12 percent. Steep slopes are scattered throughout the Town, but seem to be more prevalent toward the north.

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. There are three limestone-mining operations (2755 Highway 49 Site, Linck Property and Waupun Quarry) located within the jurisdiction of the Town (Map 5-2). They are located off of STH 49 in the southern portion of the Town. Alto grants a special use permit to these operations every four years after an inspection.

Watersheds and Drainage

Alto is part of the Upper Rock River (UR12) Watershed. This watershed is divided roughly in half by a county boundary, with the northern portion of the watershed in Fond du Lac County and the southern portion in Dodge County. As in most other watersheds in this basin, the streams have low gradients. The watershed contains both the West and South branches of the Rock River as well as all of the Horicon Marsh. The primary land use in the watershed is agriculture, but urbanization continues. The Town also falls within the Upper Grand River Watershed (UF12) in the northwest portion of the Town and the Beaver Dam River Watershed (UR03) in the southern portions of the Town (Map 5-3).

Lakes and Ponds

There are no lakes or ponds within the township.

Rivers and Streams

The South Branch Rock River flows through the southern tier of the Town. A small number of unnamed streams and waterways that are tributaries to the South Branch Rock River are also present (Map 5-3).

Floodplains

Floodplain areas are designated by the Federal Emergency Management Agency (FEMA). Designated areas are those that are prone to flooding during a 100-year storm event adjacent to navigable waters. Floodplains within the Town are generally located along the Town's unnamed and named stream and river corridors (Map 5-3). There is a total of 4,989.4 acres or 21.5 percent of mapped floodplains in the Town (Table 5-2). In some instances, floodplains and wetlands are combined; this adds an additional 2,314 acres or 10.0 percent.

Table 5-2: Wetlands and Floodplains

	Acres	Percent
Wetlands	3,266	14.1%
Floodplains	4,989	21.5%
Floodplains and Wetlands Combined	2,314	10.0%
Not Wetland or Floodplain	12,593	54.4%
Total	23,163	100.0%

Source: WDNR, 2015; FEMA, 2017

Wetlands

Wetlands are areas where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions. Wetlands are located throughout Alto along unnamed stream corridors and adjacent to the South Branch Rock River, a total of approximately 3,266 acres, or 14 percent of mapped wetlands are within the Town (Table 5-2 and Map 5-3). Additional wetlands are associated with floodplains (see above).

Groundwater

An aquifer is a rock or soil layer capable of storing, transmitting and producing potable water for human consumption. 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.

Groundwater depth can impact building foundations, septic systems and other factors. Areas of high groundwater are shown on Map 5-2. Areas of high groundwater are found scattered throughout the Town. In approximately 37 percent (8,516 acres) of the Town, the depth to groundwater is less than two feet.

Wildlife Habitat

Woodlands

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 trees are found in rows. These areas include orchards, timber tracts, Christmas tree plantations and other general uses. There are approximately 50 acres of planted woodlands and 867 acres of general woodlands in the Town of Alto (Map 5-4). In total this makes up approximately 4 percent of the land cover in the Town.

Rare, Threatened and Endangered Species

Information presented is from the Wisconsin Natural Heritage Inventory database available through the Department of Natural Resources and is described at the township level. This database lists one species as threatened Table 5-3 and Map 5-4.

Table 5-3: Wisconsin Natural Heritage Inventory

Scientific Name	Common Name	WI Status	Group
Lythrurus umbratilis	Redfin Shiner	THR	Fish

Source: WDNR <https://dnr.wi.gov/topic/NHI/Data.asp?tool=township&mode=detail>

Note: THR is defined as threatened

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. The Town has a total of 976 acres of WDNR Managed lands listed as Glacial Habitat Restoration public lands (Map 5-4).

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 Alto are associated with unnamed stream and drainage corridors and adjacent to the South Branch Rock River.

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. Regulated activities include: landfill operation, waste transportation, hazardous waste generation, wood burning, waste processing, sharps collection and many more. A search of the database indicates that there is one closed solid waste landfill/disposal facility (Department of Corrections – State Farm #2) within the Town of Alto (Map 5-2) and one operating very small generator (Saputo Cheese USA Inc. – Waupun).

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. Zion Congregational Church at N4042 Amity Road is the only site in the Town that is listed on the State and National Register of Historic Places.¹



Zion Congregational Church

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 34 sites listed for the Town of Alto. More information is available at: <https://www.wisconsinhistory.org>.

¹ <https://www.wisconsinhistory.org/Records/NationalRegister/NR2188>, accessed 10/8/19.

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.

Locally Significant Historic Places

Locally significant historic places are historic structures, historic sites or historic districts which have a distinctive historic, architectural or cultural significance to a community. The Alto Reformed Church built in 1898 may be of interest for inclusion on the State and National Register of Historic Places.

Local History

According to the Fond du Lac County Local History Web, the Town of Alto was founded on April 6, 1847. Francis D. Bowman, formerly of Rochester, NY, first settled the township in 1841. Soon after (c. 1845) there was a large influx of Dutch immigrants to the area. Their influence was prevalent in early architecture including the Alto windmill, which stood until roughly 1900). It was used as a gristmill.²

Alto Fair

The Alto Fair is held each year on the second Wednesday and Thursday in August. The fair is held to raise funds for local 4H programs and activities and to celebrate local accomplishments in science and agriculture.

AGRICULTURAL, NATURAL, AND CULTURAL ISSUES RAISED DURING THE PLANNING PROCESS

The following issues were raised during the comprehensive plan update:

Manure Management: As dairy farms increase in size, concentrated sources of manure are also increasing. Manure sometimes runs off into surface waters or gets into groundwater.

Residential/Farm Conflicts: Sometimes conflicts emerge between residential residents and farming operations. Residents new to rural living are unaccustomed to odors, sharing the road with large farm machinery, tracking of mud on roadways and other factors related to rural living. Larger dairy or animal operations may sometimes intensify these conflicts.

² Town of Alto Comprehensive Plan, 2006.

Farmland Preservation/Farmland Losses: Alto is considered a rural agricultural community. However, residential development has the potential to take prime agricultural lands out of production.

AGRICULTURAL, NATURAL, AND CULTURAL ACTIONS

This section provides recommendations on how the town can continue to preserve and enhance the local agricultural, natural and cultural resources that define Alto.

Actions:

AG1.1: Contact local agencies, including UW-Extension, to acquire pamphlets and other informational materials on agricultural preservation tools.

NR1.1: Review Town ordinances and update as appropriate to protect critical groundwater areas.

NR1.2: Work with **NRCS** and Fond du Lac County to address uncontrolled runoff from **manure and** overuse of fertilizers and other chemicals.

NR1.3: Work with Fond du Lac County and the WDNR to identify critical zones for the maintenance of the Town's groundwater supply.

NR1.4: Utilize wetland maps to guide Town decision-making processes.

NR2.1: Collect information on the Managed Forest Law, which encourages sustainable forestry on private land.

CR1.1: Contact the Fond du Lac County Historical Society for tips on how to inventory significant structures.

CR1.2: Consider teaming with other local communities to form a committee that records historic sites and help interested properties owners obtain information on their property if they feel it is historically significant. This may include celebrating historic local sites with a pamphlet or other materials for dissemination.



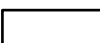
PROGRAMS

A complete list of Agricultural, Natural and Cultural Resource Programs is provided in Appendix E.

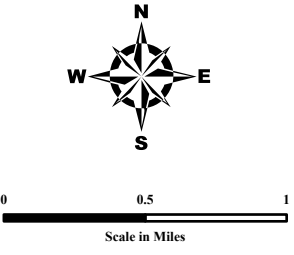
Map 5-1

Town of Alto

Prime Farmland

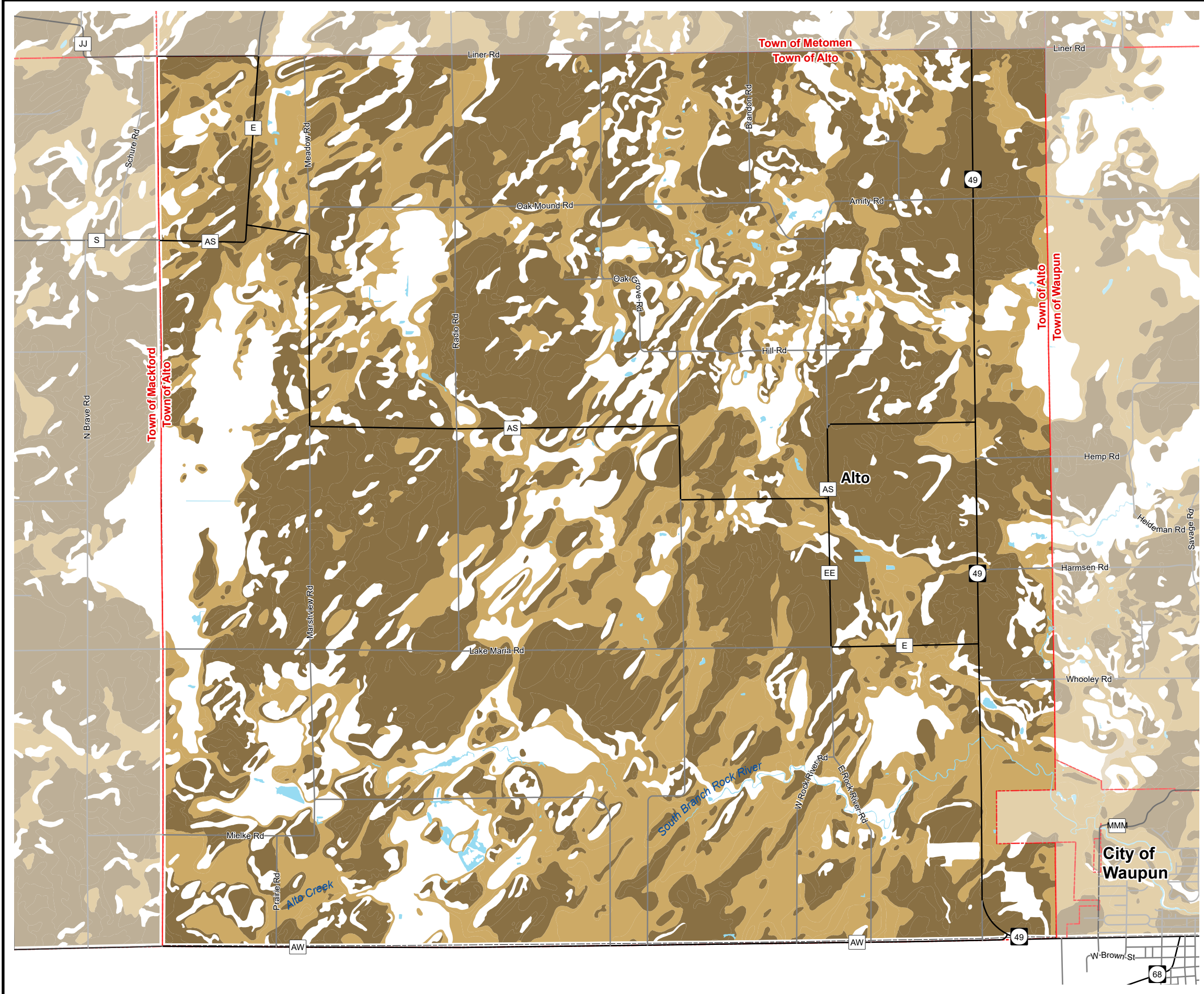
-  All areas are prime farmland
-  Prime farmland if drained
-  Not Prime Farmland

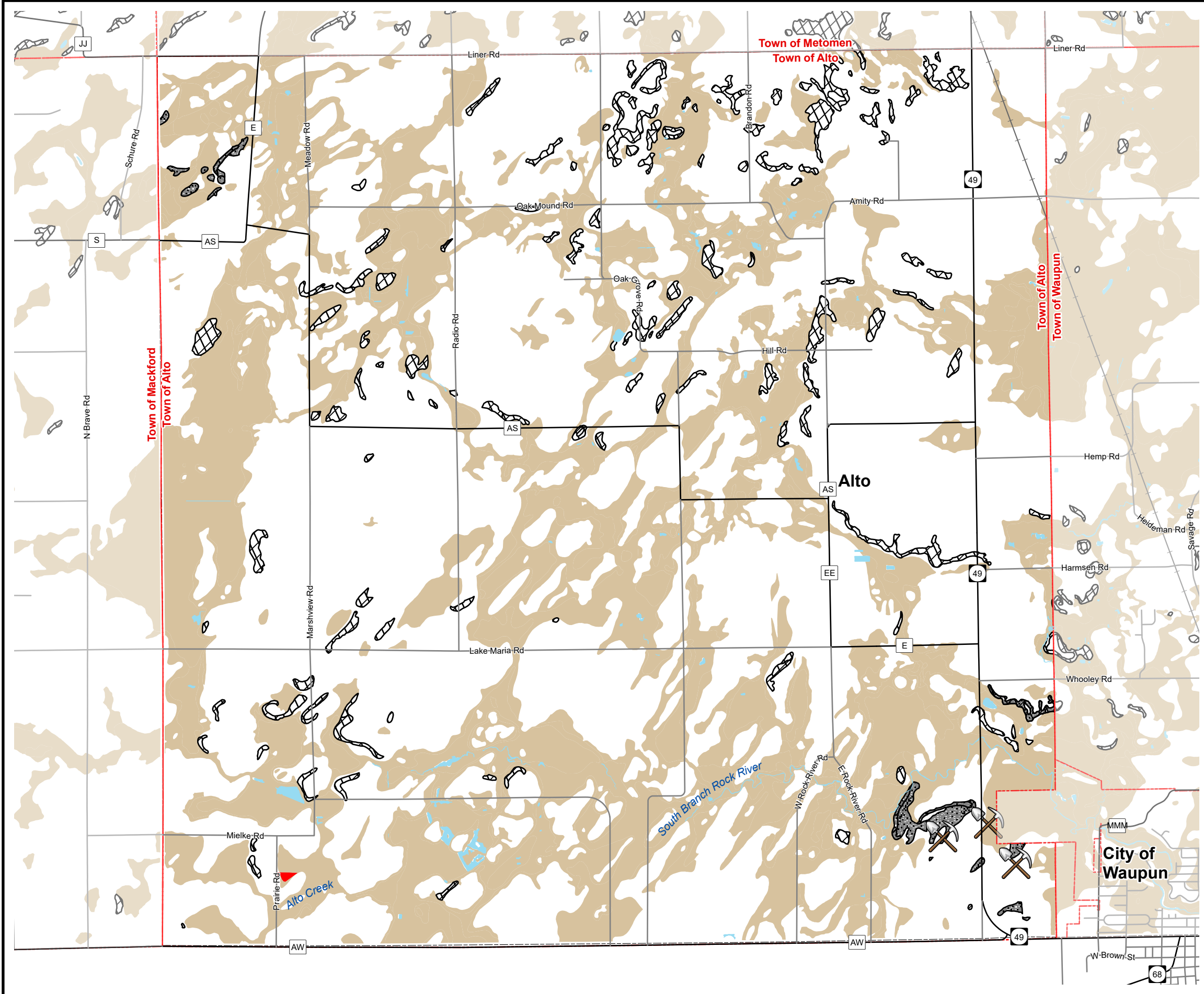
Source:
Base data by Fond du Lac County 2018.
Soil data by NRCS-USDA Web Soil
Survey (WSS), 2017.



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Map 5-2


Town of Alto


Soils


 Quarries

 Railroads

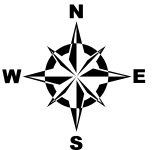
 Solid Waste Sites and Historic Landfills

 Steep Slope (> 12%)

 High Groundwater (<2 Feet)

 High Bedrock (<2 Feet)


Source:
Soil data provided by NRCS-USDA Web Soil Survey (WSS), accessed 2017.
Floodplain data from FEMA 2017
Base data provided by Fond du Lac County 2018.



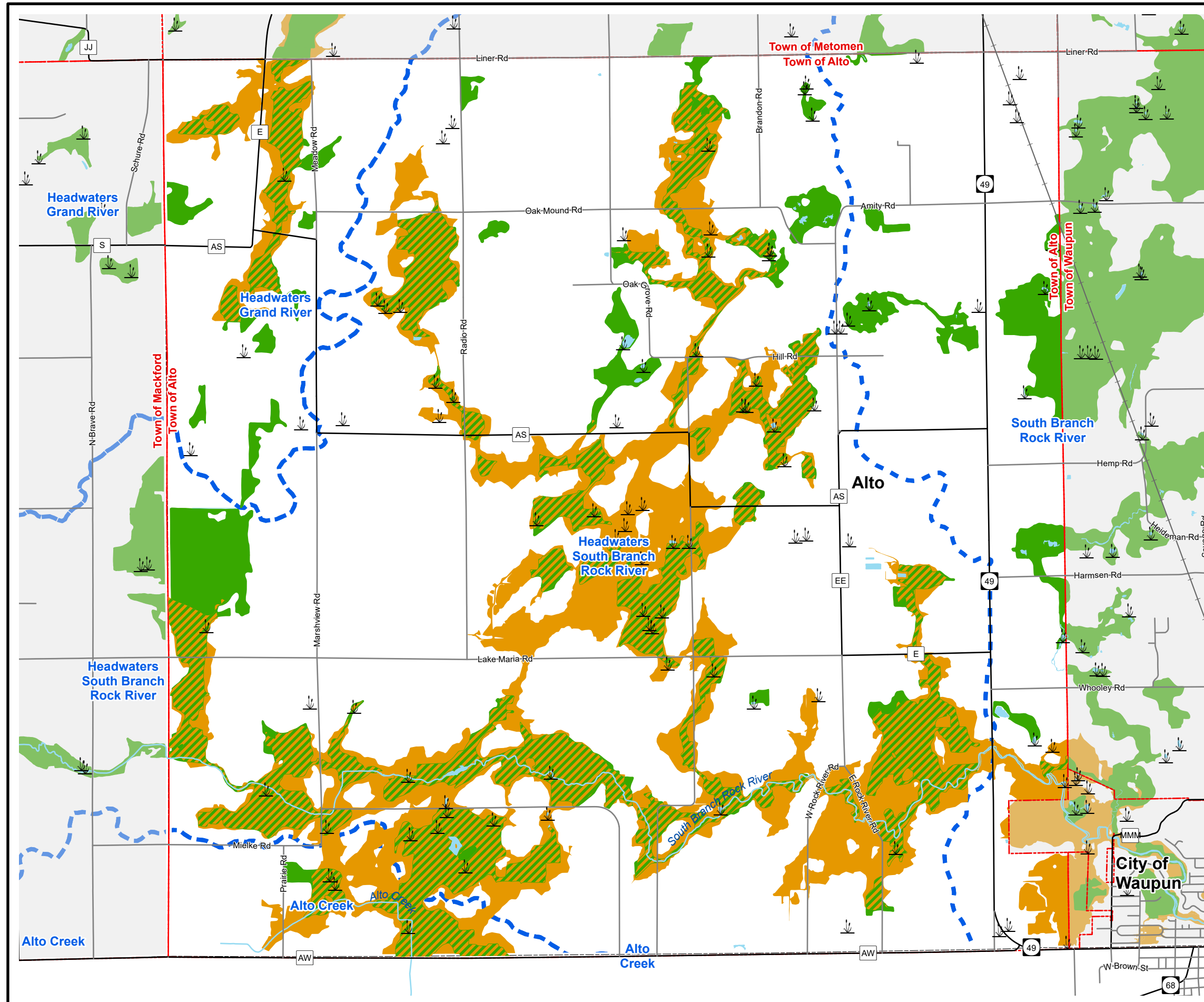
Scale in Miles

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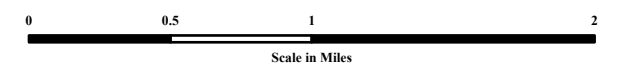


Map 5-3 Town of Alto Environmental - Water



- Wetlands (< 5 Acres)
- Railroads
- 100 Year Floodplain
- Wetlands (> 5 Acres)
- Wetlands & Floodplains
- Subwatershed Boundary

Base Data by Fond du Lac County 2018
Wetland Data by WDNR 2015.
Floodplain by FEMA 2017.
Watershed Data by WDNR 2015.



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PREPARED NOVEMBER 2019 BY:



 Railroads
 WDNR Managed Lands
 Woodlands - General
 Woodlands - Planted
DNR Endangered Species Areas
 Aquatic Habitat
 Terrestrial Habitat
 Wetland Habitat

PREPARED OCTOBER 2019 BY:





CHAPTER 6

ECONOMIC DEVELOPMENT

CHAPTER 6: ECONOMIC DEVELOPMENT

INTRODUCTION

The Economic Development element includes visions, goals, objectives, policies and actions to help guide development of economic resources within Alto. This element also includes an assessment of local strengths and weaknesses with respect to attracting and retaining businesses, and identifies sites that may contain soil contaminants.

ECONOMIC DEVELOPMENT VISION

The Town of Alto will maintain access to many unique businesses, a variety of services, and ample employment opportunities for local workers. The local economy will remain largely agricultural with many active farms and the Saputo Cheese USA Inc. will remain a prominent local business.

ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Goal ED 1: Ensure the long-term viability of the local agricultural economy.

Objectives:

- Encourage the development of niche markets for agricultural products (e.g. organic/hydroponic).
- Encourage secondary business development, such as outdoor markets or canneries, around the agricultural economy.
- Promote working with Fond du Lac County and other agencies such as the UW-Extension, to explore regional approaches to aiding the agricultural economy.

Goal ED2: Limit sporadic development of commercial sites.

Objectives:

- Identify preferred areas where commercial development is acceptable (village of Alto, near municipalities, etc.)
- Maintain uninterrupted expanses of agricultural land.

Goal ED3: Maintain access to local goods and services.

Objectives:

- Support local commercial corridors within neighboring municipalities.
- Attempt to work with neighboring municipalities to develop a long-term, area strategy to promote local goods and services.
- Provide necessary support for Saputo Cheese USA Inc. as appropriate.

ECONOMIC DEVELOPMENT POLICIES

- The Town of Alto will support efforts to increase research and learning that support the long-term viability of agriculture within the region.
- Alto will support expansion or other development needs of Saputo Cheese USA Inc.

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.

Income Levels

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 Alto's median household income was \$73,889 according to the 2013-2017 ACS-5-Year estimates; this was significantly higher than the county's median income and the state's. Similarly, Alto's median family income of \$82,656 was also significantly higher than Fond du Lac County and Wisconsin. The Town's per capita income of \$31,894 fell between the county's per capita income of \$30,442 and the state's per capita income of \$32,656.

Table 6-1: Comparative Income Characteristics, 2013-2017 ACS 5-Year Estimates

	T. Alto		Fond du Lac County		Wisconsin	
	Estimate	MOE	Estimate	MOE	Estimate	MOE
Median Household Income	\$73,889	\$7,998	\$57,798	\$1,461	\$56,759	\$213
Median Family Income	\$82,656	\$8,467	\$71,680	\$1,750	\$72,542	\$292
Per Capita Income	\$31,894	\$3,405	\$30,442	\$780	\$32,652	\$144

Sources: ACS 2013-2017 B19013, B19113, and B19301

Labor Force Characteristics

Labor force is defined as individuals currently with a job (the employed); and those without a job and actively looking for one (the unemployed). About 76 percent of Alto's population, age 16 years old or older is in the labor force, this is notably higher when compared to the county and the state (Table 6-2). There are also a higher percentage of self-employed workers in the Town, probably a result of the agricultural economy and locally owned farms. (Table 6-3)

Table 6-2: Employment Status, 2013-2017 ACS 5-Year Estimates

	T. Alto			Fond du Lac County	Wisconsin
	Estimate	MOE	Percent	Percent	Percent
Population 16 years and over	817	76			
In labor force	619	77	75.8%	67.4%	66.9%
Civilian labor force	619	77	75.8%	67.4%	66.8%
Employed	604	72	73.9%	64.7%	63.7%
Unemployed	15	13	1.8%	2.7%	3.1%
Armed Forces	0	9	0.0%	0.0%	0.1%
Not in labor force	198	32	24.2%	32.6%	33.1%
Civilian labor force	619	77			
Unemployment Rate	2.4%			4.0%	4.7%
Females 16 years and over	388	44			
In labor force	273	48	70.4%	62.7%	63.2%
Civilian labor force	273	48	70.4%	62.7%	63.2%
Employed	260	40	67.0%	60.3%	60.5%

Source: 2013-2017 ACS 5-Year Estimates, DP03

Table 6-3: Class of Worker, 2013-2017 ACS 5-Year Estimates

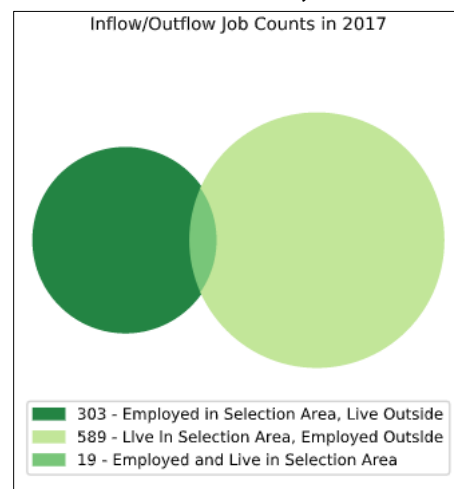
	T. Alto			Fond du Lac County	Wisconsin
	Estimate	MOE	Percent	Percent	Percent
Civilian employed population 16 years and over	604	72			
Private wage and salary workers	484	57	80.1%	84.1%	82.5%
Government workers	67	23	11.1%	10.8%	12.2%
Self-employed in own not incorporated business workers	53	22	8.8%	4.9%	5.1%
Unpaid family workers	0	9	0.0%	0.2%	0.2%

Source: 2013-2017 ACS 5-Year Estimates, DP03

Community Patterns

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 provides an analysis of workplace destinations at the census block level. In 2017, 303 people work in the Town of Alto, but live outside; 589 people live within the Town, but work outside of the Town; and 19 people live and work within the Town of Alto (Figure 6-1).

Figure 6-1: Employment Inflow/Outflow, 2017



Source: <https://onthemap.ces.census.gov/>, All Jobs

Tables 6-4 and 6-5 illustrate where Town of Alto residents work and where those who work in Town of Alto live. The top workplace destinations for Town of Alto residents include the City of Fond du Lac (13.5%), the City of Ripon (10.2%) the City of Waupun (9.0%), as depicted in Table 6-4.

Table 6-4: Top Places of Employment for Town of Alto Residents, 2017

Rank	MCD	No. Workers	Percent
1	C. Fond du Lac	82	13.5%
2	C. Ripon	62	10.2%
3	C. Waupun	55	9.0%
4	V. Rosendale	25	4.1%
4	C. Oshkosh	25	4.1%
5	V. Brandon	24	3.9%
6	T. Alto	19	3.1%
7	V. Fairwater	16	2.6%
8	C. Madison	13	2.1%
	Other	287	47.2%
	Total	608	100.0%

Source: <https://onthemap.ces.census.gov/>.

Note: City of Waupun, Dodge County and Fond du Lac County were listed separately and have been combined.

The top places of residence for persons working in the Town of Alto are the City of Waupun (11.5%), the Town of Alto (5.9%) and the Village of Brandon (5.3%).

Table 6-5: Top Places of Residence for Town of Alto Employees, 2017

Rank	MCD	No. Workers	Percent
1	C. Waupun	37	11.5%
2	T. Alto	19	5.9%
3	V. Brandon	17	5.3%
4	T. Metomen	14	4.3%
5	T. Springvale	13	4.0%
6	C. Fond du Lac	12	3.7%
6	C. Ripon	12	3.7%
7	T. Waupun	9	2.8%
8	T. Green Lake	6	1.9%
	Other	183	56.8%
	Total	322	100.0%

Source: <https://onthemap.ces.census.gov/>.

Note: City of Waupun, Dodge County and Fond du Lac County were listed separately and have been combined.

Employment

The composition and types of employment provide a snapshot of the Town and area's economic base.

Table 6-6: Employment by Occupation, 2013-2017 ACS 5-Year Estimates¹

Occupation	T. Alto		Fond du Lac County		Wisconsin	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Management business science and arts occupations	188	31.1%	16,088	30.2%	1,043,515	35.5%
Service occupations	64	10.6%	8,821	16.6%	495,207	16.8%
Sales and office occupations	122	20.2%	11,208	21.1%	662,890	22.5%
Farming, fishing, and forestry occupations	34	5.6%	887	1.7%	30,196	1.0%
Construction, extraction, and maintenance occupations	90	14.9%	4,990	9.4%	219,240	7.5%
Production, transportation, and material moving occupations	106	17.5%	11,201	21.1%	488,832	16.6%
Employed civilian population 16 years and over	604	100.0%	53,195	100.0%	2,939,880	100.0%

Sources: ACS 2013-2017 C24010

The top three occupations for Town residents were management, business, science and arts (31.1%); sales and office (20.2%); and productions, transportation and material moving (17.5%) (Table 1-6). This is similar to the county and the state.

The top two industry sectors for Alto residents was agriculture, forestry, fishing, hunting and mining (19.4%); and educational services, health care and social assistance (18.7%). While the top two industry sectors for the state and county were manufacturing and educational services, health care and social assistance (Table 1-7).

¹ Margin of Error (MOE) is not included, though it should be cautioned that small sample size increases the MOE, rendering the data unreliable.

Table 6-7: Employment by Industry, 2013-2017 ACS 5-Year Estimates²

	T. Alto		Fond du Lac County		Wisconsin	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Agriculture forestry fishing, hunting and mining	117	19.4%	2,120	4.0%	70,575	2.4%
Construction	64	10.6%	3,722	7.0%	160,587	5.5%
Manufacturing	104	17.2%	12,552	23.6%	540,274	18.4%
Wholesale trade	8	1.3%	1,132	2.1%	79,418	2.7%
Retail trade	70	11.6%	5,586	10.5%	331,399	11.3%
Transportation and warehousing, and utilities	32	5.3%	2,315	4.4%	127,961	4.4%
Information		0.0%	934	1.8%	48,221	1.6%
Finance, insurance, real estate and rental and leasing	12	2.0%	2,810	5.3%	177,957	6.1%
Professional, scientific, management, administrative and waste management services	29	4.8%	2,773	5.2%	243,554	8.3%
Educational services, health care and social assistance	113	18.7%	10,866	20.4%	682,285	23.2%
Arts entertainment, recreation, accommodation and food services	13	2.2%	3,837	7.2%	254,526	8.7%
Other services except public administration	14	2.3%	2,426	4.6%	121,136	4.1%
Public administration	28	4.6%	2,122	4.0%	101,987	3.5%
Employed civilian population 16 years and over	604	100.0%	53,195	100.0%	2,939,880	100.0%

Sources: ACS 2013-2017 B08006 and B08013

Local Employers

Local businesses within the Town of Alto include: Saputo Cheese USA Inc., J & J Trucking, A Glewen & Sons Excavating LLC, Sticks and Stones Landscaping, Michels Materials, Carew Concrete and numerous dairy farms.

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 overall employment will increase by about three percent in Fond du Lac County between 2018 and 2028 (Table 1-9). The largest industry in Fond du Lac County in 2028 will be Manufacturing (11,002 jobs or 21% of total employment), followed by Health Care and Social Assistance (7,510 jobs or 14.1% of total employment).

Industries experiencing the largest growth will occur within Management of Companies and Enterprises (53%), Real Estate and Rental and Leasing (31%), Professional, Scientific, and Technical Services (14%) and Health Care and Social Assistance (14%). Industries expected to

² Margin of Error (MOE) is not included, though it should be cautioned that small sample size increases the MOE, rendering the data unreliable.

see decreases include Mining, Quarrying, and Oil and Gas Extraction (-36%), Other Services (except Public Administration) (-9%), Transportation and Warehousing (-6%), Information (-6%), Government (-6%), Accommodation and Food Services (-2%), Manufacturing (-1%) and Agriculture, Forestry, Fishing and Hunting (-0%).

Table 6-8: Fond du Lac County Industry Employment Projections, 2018-2018

NAICS Code	Description	2018 Jobs	2028 Jobs	2018 - 2028 Change	2018 - 2028 % Change	2018 Total Earnings
11	Agriculture, Forestry, Fishing and Hunting	1,626	1,618	(8)	(0%)	\$35,206
21	Mining, Quarrying, and Oil and Gas Extraction	190	122	(68)	(36%)	\$64,542
22	Utilities	202	210	8	4%	\$114,038
23	Construction	3,310	3,731	421	13%	\$70,941
31	Manufacturing	11,078	11,002	(76)	(1%)	\$70,662
42	Wholesale Trade	1,744	1,894	150	9%	\$65,407
44	Retail Trade	5,603	5,693	90	2%	\$32,836
48	Transportation and Warehousing	1,631	1,541	(90)	(6%)	\$59,121
51	Information	867	819	(48)	(6%)	\$49,417
52	Finance and Insurance	1,620	1,636	16	1%	\$68,770
53	Real Estate and Rental and Leasing	436	571	135	31%	\$38,910
54	Professional, Scientific, and Technical Services	1,144	1,304	160	14%	\$64,379
55	Management of Companies and Enterprises	371	569	198	53%	\$67,860
56	Administrative and Support and Waste Management and Remediation Services	1,648	1,767	119	7%	\$36,611
61	Educational Services	1,522	1,611	89	6%	\$30,230
62	Health Care and Social Assistance	6,572	7,510	938	14%	\$61,559
71	Arts, Entertainment, and Recreation	464	506	42	9%	\$20,930
72	Accommodation and Food Services	3,768	3,691	(77)	(2%)	\$16,200
81	Other Services (except Public Administration)	2,217	2,012	(205)	(9%)	\$26,002
90	Government	5,966	5,602	(364)	(6%)	\$61,373
99	Unclassified Industry	0	0	0	0%	\$0
	Total	51,978	53,410	1,432	3%	\$53,485

Source: 2019.1 – QCEW Employees, Non-QCEW Employees, and Self-Employed - EMSI Q1 2019 Data Set

Economic Development Strategy and Assessment

A variety of factors influence the economic climate of the Town of Alto, 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 Alto is better prepared to develop an economic development strategy. These strengths and weaknesses are listed below.

Strengths

- Saputo Cheese USA Inc.
- Farmland Preservation
- Access to state recreational areas for hunting and hiking.
- Reasonable tax rates and relatively low land values.
- An attractive and safe community atmosphere that provides for a high quality of living.
- Attractive employment opportunities within a reasonable distance.

Weaknesses

- Availability of infrastructure (e.g. sewer, water and telecommunications).
- Opposition to development which is perceived as threat to the Town's rural, agricultural character, quality of living and a reduction of land available for farming and other agricultural pursuits.
- Access to high speed internet.
- Lack of amenities and service needs for seniors.

Economic Development Focus

There is no desire by the community to grow economic development outside of agriculture, and therefore no new commercial sites have been identified for development. However, if such development is to occur, it would make sense to cluster uses in areas that are supported by available infrastructure, and thus should be located within the unincorporated village of Alto. According to the Economic Development goals, objectives and policies, the Town should:

- Ensure the long-term viability of the local agricultural economy by encouraging niche markets for agricultural products, encouraging secondary business development and working with others to explore regional approaches to aiding the agricultural economy.
- Limiting the sporadic development of commercial sites by identifying preferred areas where commercial development is acceptable and maintaining uninterrupted expanses of agricultural land.
- Maintaining access to local goods and services by supporting local commercial corridors within neighboring municipalities, attempting to work with neighboring municipality to develop a long-term, area strategy to promote local goods and services, and supporting Saputo Cheese USA, Inc., as appropriate.

Environmentally Contaminated Sites

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 21 entries for the Alto, classified in the following six categories: Leaking Underground Storage Tank (LUST), Environmental Repair (ERP), Spill, General Property Information (GP) and No Action Required (NAR). The city's entries and corresponding categories are described in further detail below:

- 2 Leaking Underground Storage Tanks (LUST), both closed. A LUST is defined as “contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances”.
- 1 General Property Information (GP). A GP is an activity type consisting of records of various milestones related to liability exemptions, liability clarifications, and cleanup agreements that have been approved by the WDNR to clarify the legal status of the property.
- 3 Environmental Repair sites (ERP), all closed. An ERP is defined as “sites other than LUSTs that have contaminated soil and/or groundwater”.
- 13 Spills, all closed. A spill is defined as having “a discharge of a hazardous substance that may adversely impact or threaten to impact public health, welfare or the environment ... (which are) usually cleaned up quickly.”
- 2 No Action Required (NAR). NAR are occurrences where “there was, or may have been, a discharge to the environment and, based on the known information, WDNR has determined that the responsible party does not need to undertake an investigation or cleanup in response to that discharge”.

ECONOMIC DEVELOPMENT ACTIONS

The Town of Alto is not interested in encouraging economic development efforts in the Town. Residents appreciate the Town's rural character and would like to maintain agricultural use in current areas wherever possible. The Town is also uniquely positioned within the region to allow residents access to a number of goods and services in other communities. To maintain current densities and continue the strong local presence of Saputo Cheese USA, Inc. and the agricultural economy overall. Alto should consider the following actions:

Actions:

ED1.1: Work with local governmental agencies and corporations to encourage agricultural programming and resources to aid in the longevity of farming within the region.

ED2.1: Observe the land use plan in approving development proposals to ensure contiguous agricultural land is available for efficient farming practices and to reduce farm/non-farm conflicts.

ED 3.1: Work with other local communities, as appropriate, to ensure Alto residents have access to retail, service, and employment opportunities outside the township.

IMPLEMENTATION

The following recommendations pertaining to economic development will be moved to the implementation chapter:

PROGRAMS

A complete list of available economic development programs is provided in Appendix D.

County Programs

Envision Greater Fond du Lac

- Envision Greater Fond du Lac was formed on July 1, 2017 as the unified organization of the former Fond du Lac Area Association of Commerce (AC) and the former Fond du Lac County Economic Development (FCEDC) organizations. The organization provides resources to businesses and entrepreneurs. More information is available at: <https://www.envisiongreaterfdl.com/>.

Regional Programs

East Central Wisconsin Regional Planning Commission

- 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. More information is available at: <http://www.ecwrpc.org/programs/economic-development-housing/>.

New North

- New North, Inc. is a nonprofit, regional marketing and economic development organization fostering collaboration among private and public sector leaders throughout the 18 counties of Northeast Wisconsin. New North is a regional partner to the Wisconsin Economic Development Corporation (WEDC) and the State of Wisconsin, as well as local economic development partners and represents more than 100 private Investors. More information is available at: <http://www.thenewnorth.com/>.

State Programs

Wisconsin Department of Administration

- The Department of Administration – Division of Energy, Housing and Community Resources offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. More information is available at: <https://doa.wi.gov/Pages/AboutDOA/DEHCRMainPage.aspx>.

Department of Safety and Professional Services

- The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately owned sewage systems. More information is available at: <https://dsps.wi.gov/Pages/Programs/WisconsinFund/Default.aspx>.

Wisconsin Department of Transportation

- The Wisconsin Department of Transportation has a couple of programs that provide grants or loans to assist governing bodies, private businesses and other with providing transportation infrastructure and/or projects that help attract employers to Wisconsin and/or promote transportation efficiency, safety and mobility. These programs are the Transportation Economic Assistance Program and the State Infrastructure Bank Program. More information is available at: <https://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>.

Wisconsin Department of Natural Resources

- 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 consolidate state and federal cleanups into one program. More information can be found at <http://dnr.wi.gov/topic/Brownfields/>.



CHAPTER 7

INTERGOVERNMENTAL COOPERATION

CHAPTER 7: 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

The Town of Alto will maintain excellent communication and cooperation with the surrounding communities, sharing many local services and distributing costs equally for community facilities. Communication with Fond du Lac County will be strong, as will cooperation and interaction with state agencies including the DNR and DOT. The Town will continue to work with local organizations, the Waupun School District, and others to ensure a timely stream of information delivery between all parties.

INTERGOVERNMENTAL COOPERATION GOALS AND OBJECTIVES

Goal IC 1: Work with state agencies to keep apprised of current and future planning efforts.

Objectives:

- Request notice of WDNR acquisitions within the Waupun Area.
- Request regular updates of expansion plans from the WDNR for the Glacial Habitat Restoration Area.
- Communicate land use development desires to the WisDOT along STH 49.
- Request regular updates from WisDOT concerning expansion and development plans near the Town of Alto.

Goal IC 2: Continue working relationships with regional entities.

Objectives:

- Continue to coordinate with the Fond du Lac Highway Department for repair and upgrade of local highways.
- Utilize existing ordinances; including the Non-metallic Mining Reclamation Ordinance, through Fond du Lac County to provide for a better local environment.

Goal IC 3: Work with adjacent communities to continue to provide community services.

Objectives:

- Maintain mutual aid agreements for emergency services with City of Waupun and other local communities.
- Maintain shared road plowing on adjacent roadways with the towns of Waupun, Metomen and Mackford.

INTERGOVERNMENTAL COOPERATION POLICIES

- Alto will aid state agencies in the development of local plans and facilities.
- Alto will inform local, regional, and state agencies of changes in local land use and other developments as appropriate.
- The Town will request proper notice of regional planning, development, and construction activities from the appropriate agencies as warranted.
- Alto will work to provide cost effective and efficient service delivery to the local area. This includes proactive cooperation with entities involved in service provision.

INVENTORY AND ANALYSIS

Governmental Units and Relationships to the Town of Alto

The Town of Alto shares its borders with the towns of Metomen, Springvale and Waupun in Fond du Lac County, the towns of Mackford and Green Lake in Green Lake County and the towns of Fox Lake, Trenton and Chester in Dodge County. The Town of Alto also shares its borders with the City of Waupun. As a result, land use planning; road system planning, maintenance, construction and snow plowing; trail planning and maintenance; and other planning issues should be coordinated between municipalities. Since towns cannot annex land from one another, boundary disputes with adjacent towns are non-existent.

The Town of Alto is located adjacent to the City of Waupun and less than 1.5 miles from the villages of Brandon and Fairwater. Therefore, these incorporated communities have the authority to exercise extraterritorial authority under the state statutes. Currently the Town has a good working relationship with its neighbors.

School Districts

The Town of Alto is served by three school districts: the Waupun Area School District, the Rosendale-Brandon School District and the Markesan District Schools. Most of the Town is within the Waupun Area School District. The Rosendale-Brandon School District is found in the northern tier, while the northwest corner is included in the Markesan District Schools. Currently, no schools are located in the Town and students must be transported to schools within the cities of Waupun and Markesan and the villages of Brandon and Rosendale.

Presently, no formal written intergovernmental agreement exists between the school districts and the Town of Alto. Communities, school districts and local businesses can establish agreements to work together on a variety of issues. This could include looking at providing students with safe routes to school and the establishment of a partnership 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. Other partnerships could include working together on community service type projects. Encouraging students to volunteer for projects that benefit their communities 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 Beaver Dam. Opportunities may exist to partner with the Technical College on projects that would benefit the residents in the Town of Alto.

Community Facilities

The Town is situated in Fond du Lac County and either abuts or is close proximity to the City of Waupun and the villages of Brandon and Fairwater and the towns of Metomen, Springvale and Waupun in Fond du Lac County, the towns of Mackford and Green Lake in Green Lake County and the towns of Fox Lake, Trenton and Chester in Dodge County. As a result, the Town must work closely with others to provide services to its residents. Police protection for the Town of Alto is provided by the Fond du Lac Sheriff's Department. Fire protection for the Town is provided by the Alto Volunteer Fire Department. The department is the first response within the Town, and others respond as needed. Ambulance service is provided through Lifestar. Services are obtained through a joint agreement with Fond du Lac County and other communities. 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 Waupun Public Library in the City of Waupun. The library is part of the Monarch Library System. The Monarch Library System is one of 17 library systems in the state and is a federation of the public libraries in Dodge, Ozaukee, Sheboygan and Washington counties. Residents of the system may use any of the public libraries in the four 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 Alto 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.

Fond du Lac County

The Town of Alto 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 Alto, 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.

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 Alto include the Glacial Habitat Restoration lands. 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 Fond du Lac County, and local

municipalities to evaluate existing transportation infrastructure including bicycle and pedestrian trails as well as assists in planning efforts for future trails.

Intergovernmental Cooperation Planning Efforts

Alto worked closely with the East Central Wisconsin Regional Planning Commission throughout the planning process. This helped ensure consistency and concurrence between Alto's comprehensive plan and pertinent regional plans and studies.

At the beginning of the plan process, all adjacent and overlapping units of government (town, village, city and/or county), including owners of non-metallic mines, were notified of Alto's intent to initiate the plan update process and were afforded opportunities to review materials on-line or attend public meetings of the Plan Commission to discuss issues.

Cooperative Boundary Plans and Agreements

Cooperative boundary plans and agreements are joint planning efforts in which two or more municipalities establish a mutually agreeable plan to establish boundary lines, provide public services and facilities, share revenues, and establish land use criteria. The majority of municipal boundary agreements are conducted between a town and an incorporated village or city. Cooperative boundary plans, which are subject to a minimum of a ten-year period, must be approved by the Wisconsin Department of Administration. Currently, Alto does not have any cooperative boundary agreement with adjacent communities.

Extraterritorial Subdivision Regulation

Incorporated villages and cities can exercise plat review authority in unincorporated areas adjacent to their communities. This allows incorporated areas the same authority to approve or reject a specific plat or CSM as if it were within its own jurisdiction. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and small cities and 3.0 miles for cities with population of greater than 10,000. The incorporated area must have a subdivision ordinance in place in order to exercise this authority.

The City of Waupun and the villages of Brandon and Fairwater are within 1.5 miles of the Town of Alto. The City of Waupun, and the villages of Brandon and Fairwater have established extraterritorial plat review.

Extraterritorial Zoning

Incorporated villages and cities have been given authority to practice extraterritorial zoning authority if they have developed a zoning ordinance for the incorporated areas. This authority extends to a distance of 1.5 miles from the incorporated boundary for villages and cities with populations less than 10,000 and 3.0 miles for cities if the population exceeds 10,000. Extraterritorial zoning allows for smooth transitions between suburban and rural areas, reduces

conflicting land uses, and promotes intergovernmental cooperation in planning for future community needs.

The City of Waupun and the villages of Brandon and Springwater have not established extraterritorial zoning into Alto. Presently, no other cities or villages are within close enough proximity to Alto to exert this authority.

Existing or Potential Conflicts

Currently no existing or potential intergovernmental conflicts have been identified.

INTERGOVERNMENTAL COOPERATION ISSUES RAISED DURING THE PLANNING PROCESS

No intergovernmental cooperation issues were raised during the planning process.

INTERGOVERNMENTAL COOPERATION ACTIONS

This section provides actions that will help the Town of Alto increase intergovernmental communication and cooperation between adjacent communities, counties, agencies and other entities.

Actions:

- IC1.1: Maintain regular communication with the DOT concerning land use development plans or changes along STH 49.
- IC2.1: Continue to coordinate with the Fond du Lac Highway Department for repair and upgrade of local highways.
- IC2.2: Utilize tools available to the Town through regional entities including Fond du Lac County (like the Non-metallic Mining Reclamation Ordinance, Subdivision Ordinance) to provide additional regulation over local land use.
- IC3.1: Explore additional cost sharing or consolidation of services with local communities and entities in an effort to preserve revenue and share costs for service provision. Examples may include additional road maintenance agreements, maintenance of community centers, etc.
- IC3.2: Enhance the existing relationship with the Saputo Cheese USA Inc. to continue the good working relationship, and discuss possible development of a private/public sewer service facility or agreement (long-term).



CHAPTER 8

LAND USE

CHAPTER 8: 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 Alto. 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.

LAND USE VISION

The Town of Alto will implement land use tools as necessary to help preserve the character of the community. Low residential densities will be maintained and the spread of rural-residential lots limited.

LAND USE GOALS AND OBJECTIVES

The following goals and objectives were developed using the *Town of Alto 2006 Comprehensive Plan*.

Goal LU 1: Preserve, protect and keep in production prime agricultural lands within the Town of Alto.

Objectives:

- To maintain farmland preservation tax credit program eligibility for farmers in the Town who wish to participate in the program.
- To protect existing farms to the extent possible from the encroachment of non-agricultural development.
- To prevent land use conflicts between rural and urban uses.
- To encourage large, contiguous tracts of agricultural land uninterrupted by conflicting, non-agricultural land uses.
- To maintain the rural character of the Town.
- To refine and redevelop land use controls to ensure preservation of designated agricultural lands.

- To re-familiarize the Town Board, Planning Committee, Board of Appeals and the general public regarding town planning and land control tools and farmland preservation in particular.

Goal LU 2: Conserve and protect the significant environmental, scenic, cultural and historical resources of the Town.

Objectives:

- To ensure that rural and urban land uses are located, developed and managed to minimize harmful impacts on the Town's natural resources.
- To encourage the preservation of open spaces and scenic areas, which contribute to the rural character and quality of life in the Town.
- To encourage the conservation of areas that are of natural resource, open space, scenic, historical and archeological significance.
- To encourage buffer areas adjacent to designated critical and significant areas to be preserved.

Goal LU 3: Encourage a pattern of urban development that includes residential, commercial and industrial uses that are consistent with the preservation of agricultural land in the Town. Promote a land use pattern for the efficient and cost effective provision of public facilities.

Objectives:

- Ensure an adequate quantity of suitable land for urban development.
- Direct urban development toward existing development areas that have adequate public facilities, services or soils suitable for urban development. As much as possible, also direct development into areas that are not classified as prime farmland.
- Encourage patterns of urban development which minimize the cost of providing public facilities and services.
- Discourage the premature development of rural lands to urban uses.

Land Use Policies

- Exclusive agricultural zoning provisions will be applied to all agricultural land identified for preservation.
- Alto will encourage non-farm development to occur near existing development areas, rather than in scattered locations throughout the Town.
- Home sites must be located on unproductive agricultural land. This may include considerations such as wooded land, unusable corners of agricultural land and land that is not in crop or pasture use.
- Residential development should be located within 400 feet of a public road.

INVENTORY AND ANALYSIS

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

Existing Land Use

Existing land use was interpreted utilizing 2018 aerials and updated by the Town of Alto in 2019. In order to analyze land use trends, historic land use data derived from 2010 aerials were used as a comparison. Land use information was compiled into general land use categories (Table 8-1). Table 8-2 provides a comparison between the 2010 and 2019 land use.

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 and two-family residential, farmstead, multi-family and mobile home parks. Single and two-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 Features. Water features consist 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 Alto encompasses approximately 23,162 acres. About seven percent (1,580 acres, 6.8%) percent of the land within the Town is developed (Table 8-1; Figure 8-1 and Map 8-1). Approximately all (95.2%) of the developed uses in the Town include single-family residential (348 acres, 22.0%), farmsteads (539 acres, 34.1%) and transportation (618 acres, 39. Commercial (7 acres, 0.5%), industrial (41 acres, 2.6%), recreational facilities (3 acres, 0.2%), institutional (25 acres, 1.6%), and utilities/communications (0.4 acres, 0%) make up the remaining developed land uses.

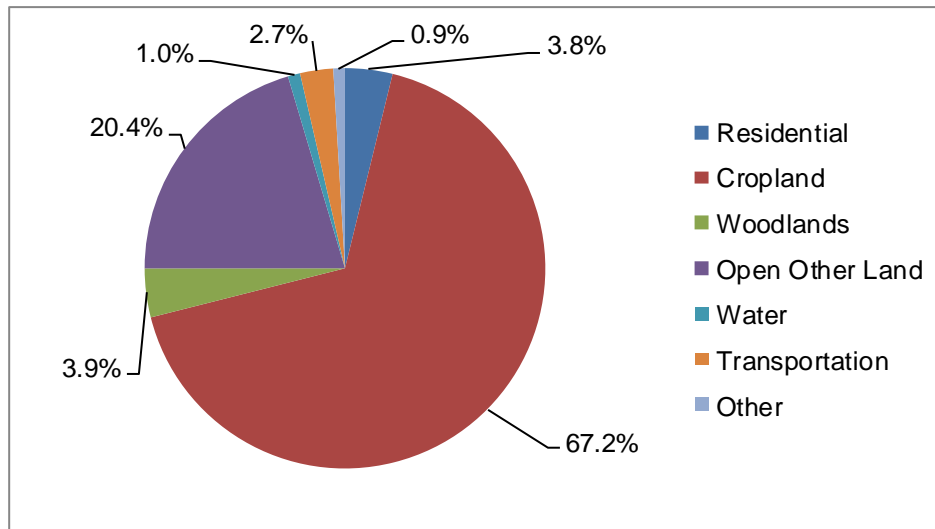
Cropland (15,420 acres, 67.2%), Woodlands (912 acres, 3.9%) and Other Open Land (4,729 acres, 20.4%) make up about 92 percent (91.5%) of the overall land use in the Town. Residential, transportation, and other developed land uses, quarries and water features make up the remaining 8 percent (8.5%).

Table 8-1: Existing Land Use, 2020

Land Use	Total Acres	Percent of Developed Area	Percent of Total
Single Family Residential	348.1	22.0%	1.5%
Farmsteads	538.6	34.1%	2.3%
Multi-Family	0.0	0.0%	0.0%
Mobile Home Parks	0.0	0.0%	0.0%
Commercial	7.3	0.5%	0.0%
Industrial	40.9	2.6%	0.2%
Recreational Facilities	2.8	0.2%	0.0%
Institutional Facilities	24.7	1.6%	0.1%
Utilities/Communications	0.4	0.0%	0.0%
Transportation	617.5	39.1%	2.7%
Total Developed	1,580.3	100.0%	6.8%
Non Irrigated Cropland	15,570.4		67.2%
Planted Woodlands	50.0		0.2%
General Woodlands	862.4		3.7%
Quarries	140.8		0.6%
Open Other Land	4,728.6		20.4%
Water	229.4		1.0%
Total Acres	23,162.0		100.0%

Source: ECWRPC, 2018; Town of Alto, 2020.

Figure 8-1: Existing Land Use, Town of Alto, 2020



Source: ECWRPC, 2018; Town of Alto, 2020

Land Use Trends

Land use distribution in the Town of Alto has changed over time (Table 8-2). For the purpose of this plan, land use between 2010 and 2020 were reviewed. Largest gains in land use occurred in open other land (305 acres), farmsteads (71 acres), single-family residential (18 acres). While losses in land use were experienced in non-irrigated cropland (341 acres) and general woodlands (64 acres).

A comparison of the 2010 and 2020 existing land use maps show that new residential growth was scattered throughout the Town. Some losses in agricultural land may have been due to map interpretations and farmland being actively farmed in one time period versus vacant in the other time period.

Table 8-2: Existing Land Use 2010 and 2020

Land Use	2010			2020			Change 2010 2020
	Total Acres	Percent of Developed Area	Percent of Total	Total Acres	Percent of Developed Area	Percent of Total	Total Acres
Single-Family Residential	330.5	22.2%	1.4%	348.1	22.0%	1.5%	17.6
Farmsteads	467.1	31.3%	2.0%	538.6	34.1%	2.3%	71.4
Multi-Family	0.0	0.0%	0.0%	0.0	0.0%	0.0%	0.0
Mobile Home Parks	0.0	0.0%	0.0%	0.0	0.0%	0.0%	0.0
Commercial	7.3	0.5%	0.0%	7.3	0.5%	0.0%	0.0
Industrial	41.2	2.8%	0.2%	40.9	2.6%	0.2%	-0.2
Recreational Facilities	2.8	0.2%	0.0%	2.8	0.2%	0.0%	0.0
Institutional Facilities	24.4	1.6%	0.1%	24.7	1.6%	0.1%	0.3
Utilities/Communications	0.2	0.0%	0.0%	0.4	0.0%	0.0%	0.2
Transportation	617.2	41.4%	2.7%	617.5	39.1%	2.7%	0.4
Total Developed	1,490.7	100.0%	6.4%	1,580.3	100.0%	6.8%	89.7
Non-Irrigated Cropland	15,910.9		68.7%	15,570.4		67.2%	-340.5
Planted Woodlands	49.1		0.2%	50.0		0.2%	0.9
General Woodlands	926.2		4.0%	862.4		3.7%	-63.8
Quarries	134.5		0.6%	140.8		0.6%	6.3
Open Other Land	4,424.0		19.1%	4,728.6		20.4%	304.5
Water	226.2		1.0%	229.4		1.0%	3.2
Total Acres	23,161.6		100.0%	23,162.0		100.0%	0.4

Source: ECWRPC 2010 & 2018 ; Town of Alto, 2020

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 WDOA, a total of 21 single family residential building permits were taken out between 2010 and 2018 (Table 8-3). During this time frame, a net (additions – removals) of 18 single family units were added in the Town of Alto. On average, 2 single family homes were added per year. The largest period of growth occurred between 2017 and 2018; though the annual number of building permits issued per year, since 2010 have been pretty consistent. All permits issued between 2000 and 2018 in the Town of Alto were for single family construction.

Table 8-3: Building Permits (New Residential Construction), 2010 – 2018

Year	Additions				Deletions				Net (Additions - Removals)			
	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Homes	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Homes	Single-Family Units	Two-Family Units	Multi-Family Units	Mobile Homes
2010	2	0	0	0	2	0	0	0	0	0	0	0
2011	1	0	0	0	0	0	0	0	1	0	0	0
2012	2	0	0	0	0	0	0	0	2	0	0	0
2013	2	0	0	0	0	0	0	0	2	0	0	0
2014	2	0	0	0	1	0	0	0	1	0	0	0
2015	3	0	0	0	0	0	0	0	3	0	0	0
2016	1	0	0	0	0	0	0	0	1	0	0	0
2017	4	0	0	0	0	0	0	0	4	0	0	0
2018	4	0	0	0	0	0	0	0	4	0	0	0

Source: WDOA, 2019

Annexations and Boundary Agreements

There have not been any annexations during the last 10 years. The Town does not have any cooperative boundary agreements with the City of Waupun.

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.

Table 8-4: Equalized Values (Land Only), 2010-2019

Year	T. Alto	Percent Change	Fond du Lac County	Percent Change
2010	17,643,400		1,482,832,200	
2011	17,826,700	1.0%	1,496,223,200	0.9%
2012	16,313,300	-8.5%	1,460,058,500	-2.4%
2013	16,033,600	-1.7%	1,452,245,300	-0.5%
2014	15,952,200	-0.5%	1,460,505,000	0.6%
2015	16,150,900	1.2%	1,481,393,400	1.4%
2016	17,384,200	7.6%	1,489,929,100	0.6%
2017	17,229,900	-0.9%	1,517,828,300	1.9%
2018	17,991,100	4.4%	1,584,476,900	4.4%
2019	18,469,800	2.7%	1,612,685,900	1.8%

Source: Wisconsin Department of Revenue, 2010-2019 Statement of Equalized Values

Equalized value is the best proxy for determining land market trends. Table 8-4 shows the equalized values of all classes of land in the Town of Alto and Fond du Lac County between 2010 and 2019. Overall, the Town's land value fell following the "great recession" and has been mostly increasing since 2014. In comparison, the equalized land value in Fond du Lac County has been following similar trends, though the county started recovering a year earlier.

Land Use Density and Intensity

Density

Density is broadly defined as a "number of units in a given area". 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 (9.7 units/sq. mi.) and 2010 (10.5 units/sq. mi.), residential densities increased in the Town of Alto by 0.8 units/square mile (Table 8-5).

Table 8-5: 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. Alto	36.3	353	9.7	36.15	379	10.5
Fond du Lac County	722.91	39,271	54.3	719.55	43,910	61.0

Source: U.S. Census, 2000 and 2010 SF1, 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 Alto. To calculate land intensities, the categories (as defined by East Central) of single and two-family residential, farmsteads, and mobile homes were all classified as "single-family." Buildings consisting of three or more units were classified as "multi-family."

Table 8-6: Residential Intensity, 2018

	Units	Acres	Units/Acre
Single-Family	407	887	0.5
Multi-Family	0	0	0

Source: U.S. Census, 2013-2017 ACS 5-Year
Estimates, B25024, ECWRPC, 2019

Residential single family land use intensities are estimated to have decreased from 0.5 units per acre. There are no multi-family units (Table 8-6).

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 8-2 illustrates the preferred land use, as developed by the Alto Plan Commission. Additional items used to develop this map include:

- existing land use map;
- natural resource areas (wetlands);
- future land use projections;
- the Fond du Lac County farmland preservation plan; and
- the Fond du Lac County Non-Metallic Mining Permits.

Agricultural Lands: This area encompasses most of the Town. The purpose of this area is to protect the agricultural, natural and cultural resources of the Town. Limited development should occur in this area and should be directed to locations that will have minimal impact on agricultural operations and the Town's natural resources. Little additional residential development is anticipated over the life of the plan. Residential development should occur within 400 feet of a public road on scattered sites. This could include wooded areas, unusable corners of agricultural land and land that is not in crop or pasture.

Permitted Uses:

Quarry: One active quarry area is present. Non-metallic mineral extraction should be limited to the active quarry area of the Town during the life of this plan. It is anticipated that this area includes enough material to sustain the quarry operations for the next 20 to 40 years. A total of three companies (Carew Concrete & Supply Company, Linck Aggregates, Inc. and Michels Materials) operate non-metallic mining operations in the Town. The future quarry area includes about 341 acres, about 141 acres of active mining is occurring.¹

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. The projections for the Town of Alto can be seen in Table 8-7.

¹ Future quarry area includes both active quarry (141 acres) and areas within the reclamation plans.

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 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.

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 Alto had a total of 365 housing households.² Wisconsin Department of Administration (WDOA) housing projections indicate that by 2030, the number of households will peak at 378 units or 13 additional units. According to the WDOA, a net total of 18 single family housing units were constructed in the Town between 2010 and 2018, therefore surpassing the number of projected housing units by 5. WDOA population projections indicate that the population of the Town will decrease between 2010 and 2020 (Chapter 1: Issues and Opportunities). However 2018 population estimates indicate that this is not happening and that the current population is actually 1,064 or increase of 19 people since 2010.

It is felt by the Town that a few circumstances are occurring to bring new people to Alto. Older residents are selling homes to younger larger families and family members are purchasing land from a relative, building a house and moving to Alto. The Town feels that the population moving forward will remain steady, at least in the short term. Mirroring Fond du Lac County, long term projections will most likely see a falling population before the end of the planning period. The Town does expect to see additional housing units in the Town over the life of the plan. For the purpose of this planning effort, the Town is assuming that they will see an additional 12 housing units over the life of this plan. These housing units will be built on scattered marginal land. Based on current residential zoning, and assuming a 15 percent infrastructure factor and a 20 percent market factor, the Town will need an additional 16 acres for residential development.

² U.S. Census, 2010.

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. Since the population is not expected to increase and since the Town is not interested in encouraging economic development efforts, it is anticipated that little or no future commercial or industrial land use needs will be seen.

Future active quarry areas were based on active quarry areas identified on the existing land use map and areas within mining reclamation plans obtained from Fond du Lac County. Based on existing land use, there are approximately 141 acres actively being mined in the Town of Alto. Utilizing existing permit information, 200 acres are being allocated for additional non-metallic mining over the next 20 to 40 years.

Table 8-7 provides five year land consumption estimates for residential, commercial, industrial and quarry land uses and the resulting loss of agricultural land. As stated above, it is assumed that residential growth will be scattered throughout the Town and that non-metallic mineral extraction will occur primarily in the main active quarry area. Based on these assumptions, a minimal amount of agricultural land will be lost over the life of the plan. This accounts for the Town's loss in population and growth of other land uses. When considering land use consumption rates and future land uses, the below table gives a snapshot of acres that will be consumed by category.

Table 8-7: Future Land Consumption Projections (Acres)

Land Use Consumption Totals	2019	2025	2030	2035	2040
Single / Two Family Residential	887	887	887	887	903
Multi-Family	0	0	0	0	0
Commercial	12	12	12	12	12
Industrial	41	41	41	41	41
Quarries*	141	341.70	341.71	341.72	341.73
Agricultural	15,570.41	15570.41	15585.83	15,586.30	15,586.97

Table 8-8: Future Land Use Map Acreage

Future Land Use	Acres
Planned Mining Area	341.37
Floodplains	2,570.24
Wetland	888.87
Both Floodplain & Wetland	2,252.67
	6,053.15

Land Use Issues and Conflicts

The Town of Alto is located near the City of Waupun in Fond du Lac County. While the Town does not have a boundary agreement with the city, due to topographical, transportation and existing land use conditions, it is unlikely that the Town will face annexations pressures from the City of Waupun. In addition, according to the City of Waupun's future land use map, developed in 2018, the city is not planning on expanding into the Town of Alto.

Agriculture and farming is important to the economy of the Town of Alto, the area and the county. As a result, farmland preservation is a high priority in the Town of Alto. However, newer residents, accustomed to an urban setting sometimes are not prepared for odors, dust, longer hours of operation during planting and harvesting of crops, tracking of mud and operation of heavy farm equipment on local roads.

Natural resource preservation and development may be in conflict with each other. Current agricultural operations and manure runoff are impacting ground and surface waters and could lead to future degradation.

This plan seeks to minimize conflicts through land use planning and policy recommendations.

LAND USE ISSUES RAISED DURING THE PLANNING PROCESS

New Rural Residential Development: A concern was expressed that people are moving into the Town, seeking rural living on larger residential lots. This is taking farmland out of production. (Issue for the Housing Chapter)

Manure Management: As dairy farms increase in size, concentrated sources of manure are increasing. Manure sometimes runs off into surface waters or gets into groundwater. (Issue for Agricultural, Natural and Cultural Resources Chapter)

Residential/Farmland Conflicts: Sometimes conflicts emerge between residential residents and farming operations. Residents new to rural living are unaccustomed to odors, sharing the road with large farm machinery, tracking of mud on roadways related to rural living. Larger dairy or animal operations may sometimes intensify these conflicts. (Issue for Agricultural, Natural and Cultural Resources Chapter)

Balance of Farmland Preservation and Development: Farmland preservation is important to the economy of the Town, county and area. However, there is the desire to allow limited rural residential development of adjacent to existing residential development or on more marginal agricultural lands.

Public Education: People rarely have an opportunity to submit rezoning requests. Therefore, when these requests are needed, they are unaware on how to proceed.

Road damage due to Heavy Farm Equipment: Farm equipment continues to increase in size and weight. This is resulting in damage to local roads that are not designed to take this weight. (Issue in the Transportation Chapter)

LAND USE ACTIONS

This section provides actions that will help the Town of Alto more effectively control the pattern of future land development.

Actions:

LU 1.1: Encourage development patterns consistent with residential development criteria as outlined in this element.

LU 2.1: Preserve environmentally sensitive areas using land use controls such as low-density development and setback requirements.

LU 2.2: Where possible, encourage the preservation of existing terrain, vegetation and drainage and incorporate these features into development.

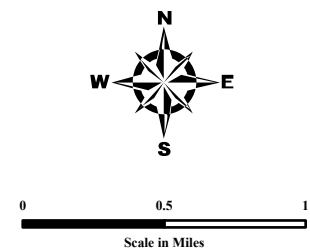
LU 3.1: Offer Town planning commission members the opportunity to attend suitable training sessions and workshops when those opportunities are available.

LU 3.2: Communicate with adjacent communities as necessary to ensure sufficient information delivery.

Map 8-1 Town of Alto 2020 Land Use

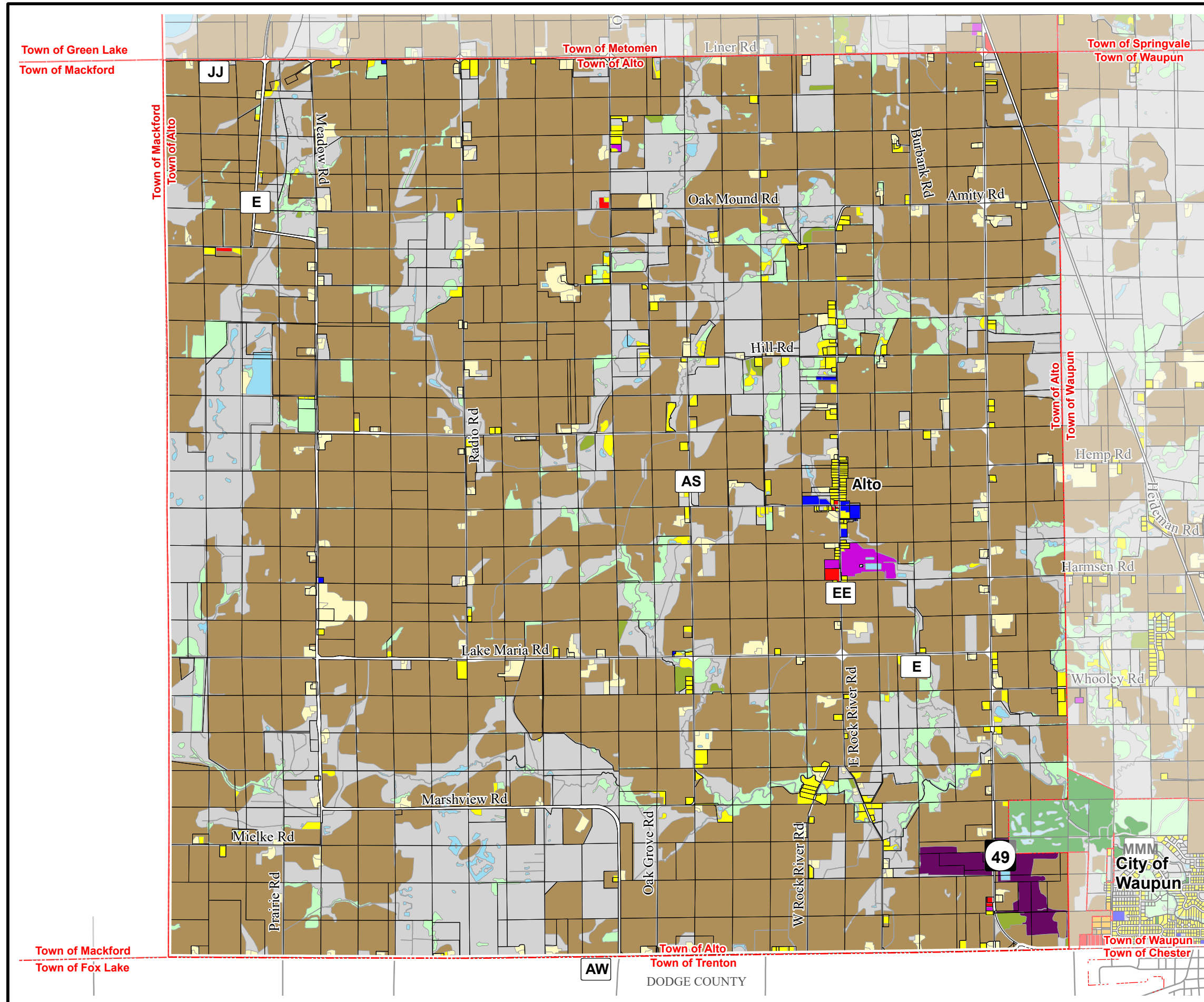
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands
- General Woodlands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

Source:
Base data by Fond du Lac County 2020.
Land Use by ECWRPC 2018.
Land Use Update - Town of Alto, 2020

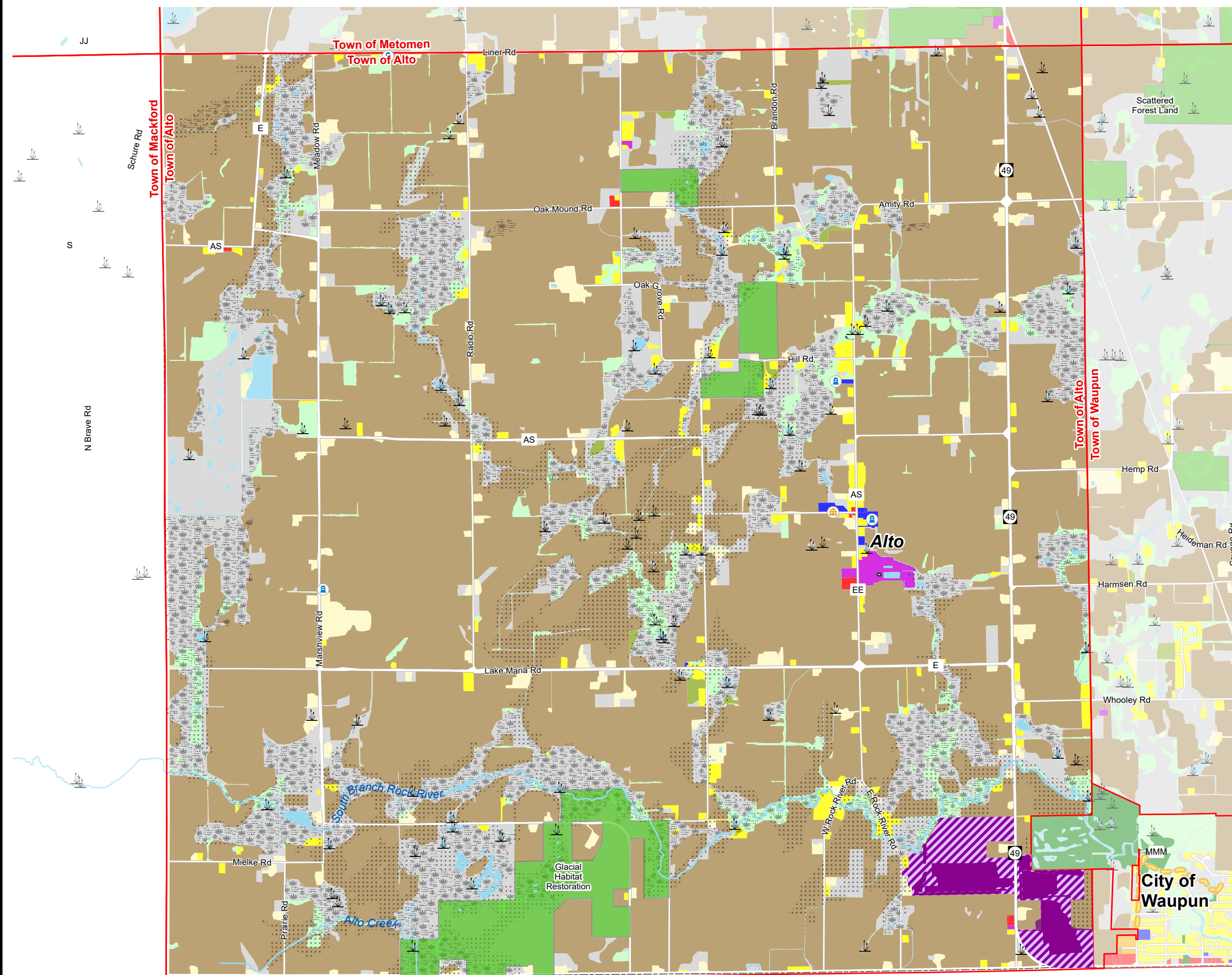


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PREPARED OCTOBER 2020 BY:

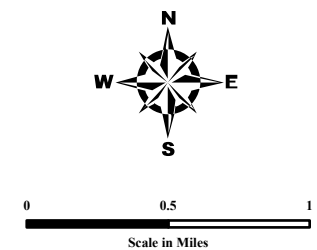


Map 8-2 Town of Alto Future Land Use



- Wetlands (< 5 Acres)
- Community Center
- Cemetery
- Trails
- DNR Managed Lands
- Planned Mining Area
- Wetlands (>5 Acres)
- Floodplain
- Existing Landuse**
- Single Family Residential
- Farmsteads
- Multi-Family
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water
- Mines

Source:
Base data provided by Fond du Lac County 2020.
Future Land Use provided by Town of Eldorado 2020.



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PREPARED SEPTEMBER 2020 BY:





CHAPTER 9

IMPLEMENTATION

CHAPTER 9: 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, objectives, policies and recommendations as outlined on a continual basis. If a plan is to be successful it must be implemented meaningfully and aggressively.

IMPLEMENTATION GOALS AND OBJECTIVES

Goal I1: Implement to the extent possible the policies and recommendations contained within the comprehensive plan update.

Objectives:

- Use the comprehensive plan as a guide for making balanced future growth, preservation and development decisions.
- Monitor the implementation of the plan policies and recommendations to ensure they are being followed.
- Update the plan as necessary, but with a maximum of 10 years.
- Emphasize intergovernmental cooperation throughout the implementation process.

IMPLEMENTATION POLICY

- Use the comprehensive plan as a tool to guide decision making in accordance with local, state and federal laws.

ROLE OF THE PLAN

All land controls governing the Town of Alto must be consistent with the adopted comprehensive plan. The Town's Plan 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 Plan Commission reviews any petitions for development, the plan should be reviewed; any recommendations for future development must be based on the identified goals, objectives, policies and recommendations and proposed land use patterns within this plan. If the Plan 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.

Plan Commission

The powers and duties of plan commissions have been established by Wisconsin Statutes. The Town of Alto Plan Commission is the primary entity responsible for implementing and updating this comprehensive plan. As such, the Plan Commission must promote good planning practices within the Town. Commission members should be knowledgeable about the contents, visions, goals, objectives, policies and recommendations of the comprehensive plan. Moreover, the Plan 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 Plan Commission is responsible for periodic amendments to the comprehensive plan so that regulations and ordinances are in compliance with the plan. Likewise, the Plan Commission must review all new ordinances to verify they are compliant with the goals, objectives, policies and recommendations of the comprehensive plan.

CONSISTENCY

Internal Consistencies

The comprehensive plan was developed sequentially with supportive goals, objectives, policies and recommendations. Utilizing input from the Plan Commission 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, objectives, policies and recommendations for each comprehensive planning element were developed. The identified goals, objectives, policies and recommendations expressed in this plan were used to prepare the Future Land Use Map (Map 8-2). 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, 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, 61.353, 62.231 or 62.233.

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 State Freight Plan
- Wisconsin Pedestrian Policy Plan 2020
- Wisconsin Rail Plan 2030
- Connections 2030 Long Range Transportation Plan
- Wisconsin State Highway Plan 2020
- Six Year Highway Improvement Program, 2020 – 2025
- WisDOT Strategic Highway Safety Plan 2017-2022

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)
- 2018-2028 Fond du Lac County Land and Water Resource Management (LWRM) Plan
- Fond du Lac County Emergency Operations Plan

Local Plans

- City of Waupun Comprehensive Plan Update 2040 (Fond du Lac County), adopted on October 9, 2018
- Town of Chester Comprehensive Plan (Fond du Lac County), adopted July 11, 2006
- Town of Springvale Comprehensive Plan (Fond du Lac County), adopted December 7, 2009
- Town of Metomen Comprehensive Plan (Fond du Lac County), adopted August 14, 2013
- Town of Waupun Comprehensive Plan (Fond du Lac County), adopted December 11, 2009
- Town of Green Lake Comprehensive Plan (Green Lake County), adopted October 7, 2002
- Town of Mackford Comprehensive Plan (Green Lake County), adopted December 11, 2002
- Town of Trenton Comprehensive Plan (Dodge County), adopted September 15, 2005
- Dodge County Comprehensive Plan, adopted June 21, 2011
- Green Lake County Comprehensive Plan, adopted 2016, amended in 2017

MONITORING PROGRESS

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

In order to assist the Plan 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 Plan Commission; and
- placing the comprehensive plan as an item on every Plan Commission meeting agenda so that either the public and/or Plan Commission members can discuss items related to the plan, or to use the time to evaluate implementation progress.

UPDATING THE PLAN

A comprehensive plan must be updated at least once every ten years. However, it is strongly recommended that the Plan 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, objectives, policies 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.

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 Plan 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 Plan Commission; and
- 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.” 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 Plan 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 that zoning decisions are made that accommodate the preferred future land uses as indicated on the Future Land Use Map.

- 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, objectives, policies 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. 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.

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

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.

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.

Capital Improvement Plan

This is an ongoing financial planning program intended to help implement planning proposals. The program allows local communities to plan for capital expenditures and minimize unplanned expenses. Capital improvements or expenditures are those projects that require the expenditure of public funds for the acquisition or construction of a needed physical facility.

Capital improvement programming is a listing of proposed projects according to a schedule of priorities over the next few years. It identifies needed public improvements, estimates their costs, discusses means of financing them, and establishes priorities for them over a four- to six-year programming period. Improvements or acquisitions considered a capital improvement include:

- Public buildings (i.e. – fire and police stations)
- Park acquisition and development
- Roads and highways
- Utility construction and wastewater treatment plants
- Joint school and other community development projects

- Fire and police protection equipment

A capital improvement plan or program is simply a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. Sources of funding for capital improvements include impact fees, subdivision requirements, special assessments, and revenue or general obligation bonding. The capital improvement program should be updated annually. This keeps the improvement program current and can be modified to the community's changing needs.

IMPLEMENTATION ACTIONS

This section provides recommendations on how the Town can implement the comprehensive plan update.

Actions:

I1.1: Periodically review the implementation schedule and update the Town Board as to progress.

I1.2: Annually review the goals, objectives, policies and recommendations and address any conflicts recommending modifications to the plan as necessary.

I1.3: Solicit input from neighboring communities, Fond du Lac County, state and federal agencies and other regarding how their activities relate to the recommendations in the plan.

I1.4: Review the zoning ordinance on a periodic basis to determine consistency with the plan.

I1.5: Periodically review the sign regulations to ensure sufficiency and compliance with state and federal regulations.

I1.6: Review and utilize site plan submission requirements.

I1.7: Review the manufactured home design ordinance to determine adequacy and determine need for expansion to other structures.

I1.8: Continue to work with Fond du Lac County on subdivision code administration and review.

IMPLEMENTATION SCHEDULE

The implementation schedule on the following pages provides a detailed list and work schedule of major recommendations that the Town should complete as part of the implementation of the comprehensive plan. It should be noted that many of the recommendations require considerable cooperation with others, including the citizens of Alto, Town staff, and local/state

governments. The completion of recommendations in the timeframe presented may be affected by competing interests, other priorities, and local budgetary constraints.

Housing

Recommendation	Responsibility	Schedule
H1.1: Work with Fond du Lac County to identify housing rehab programs & post on the Town's website.	TB	Ongoing
H2.1: Follow the land use plan in siting new residential development. Update the plan on a periodic basis.	PC	Ongoing
H2.2: Preserve prime agricultural land by approving residential development only on those lands that are not suitable for farming. (Lands not suitable for farming are defined as those areas that do not contain prime ag soils, per the NRCS-USDA. These areas are shown on Prime Farmland Map5-1).	PC	Ongoing
H2.3: Identify areas with the greatest residential development potential and plan for infrastructure improvements to serve the location.	TB	Ongoing
H3.1: Continue to recommend single-family residential as the preferred residential structure when approving new residential development proposals.	PC	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		

Transportation

Recommendation	Responsibility	Schedule
T1.1: Work with Fond du Lac County Sheriff's Department to reduce speeding by increasing local enforcement efforts.	TB	Ongoing
T2.1: Continue to utilize PASER roadway analysis to help determine priorities for street upgrade.	TB	Ongoing
T3.1: Identify roads with high agricultural heavy use.	TB	Ongoing
T3.2: Consider reconstructing local roads with higher heavy agricultural use to a higher standard to reduce maintenance costs and increase longevity.	TB	Ongoing
T3.3: Consider designating local roads built to higher standards for heavy agricultural use.	PC	2021/ Ongoing
T4.1: Invite farmers to meeting to discuss road usage issues.	TB	2021
T5.1: Consider a long-term trail (bike, pedestrian, ATV, snowmobile) plan for possible extension to other existing trails within the vicinity.	PC	Ongoing
T6.1: Work with Fond du Lac County to continue to provide transportation options for the elderly/disabled.	TB	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		

Utilities and Community Facilities

Recommendation	Responsibility	Schedule
CF1.1: Perform periodic review of existing community facilities to identify areas for repair or possible upgrade.	TB, Inspector	Ongoing
CF2.1: Meet with area cemetery associations to discuss the long-term plans and funding options of the associations. This may include developing a strategy to recommend "adoption" of cemeteries by local organizations, churches, civic groups, or individuals to ensure proper upkeep of the facilities.	TB	Ongoing
CF3.1: Continue to recruit volunteers for the Alto Volunteer Fire Department to ensure the longevity and performance of this service.	TB	Ongoing
CF3.2: Continue contracting through appropriate channels to ensure appropriate levels of emergency ambulance service throughout the jurisdiction.	TB	Ongoing
CF4.1: Continue to encourage best management practices by private landowners to ensure availability of high quality groundwater. The town should also encourage sealing of abandoned wells to reduce risk of groundwater contamination.	TB	Ongoing
CF 5.1: Continue to work with Alliant Energies to allow sufficient easements or access to necessary locations within the jurisdiction.	TB	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		

Agricultural, Natural and Cultural Resources

Recommendation	Responsibility	Schedule
AG1.1: Contact local agencies, including UW-Extension, to acquire pamphlets and other informational materials on agricultural preservation tools.	TB	Immediate
NR1.1: Review Town ordinances and update as appropriate to protect critical groundwater areas.	PC	Ongoing
NR1.2: Work with NRCS and Fond du Lac County to address uncontrolled runoff from manure and overuse of fertilizers and other chemicals.	TB	Immediate
NR1.3: Work with Fond du Lac County and the WDNR to identify critical zones for the maintenance of the Town's groundwater supply.	PC	Ongoing
NR1.4: Utilize wetland maps to guide Town decision-making processes.	PC	Ongoing
NR2.1: Collect information on the Managed Forest Law, which encourages sustainable forestry on private land.	TB	Ongoing
CR1.1: Contact the Fond du Lac County Historical Society for tips on how to inventory significant structures.	TB	Ongoing
CR1.2: Consider teaming with other local communities to form a committee that records historic sites and help interested properties owners obtain information on their property if they feel it is historically significant. This may include celebrating historic local sites with a pamphlet or other materials for dissemination.	TB	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		

Economic Development

Recommendation	Responsibility	Schedule
ED1.1: Work with local governmental agencies and corporations to encourage agricultural programming and resources to aid in the longevity of farming within the region.	TB	Ongoing
ED2.1: Observe the land use plan in approving development proposals to ensure contiguous agricultural land is available for efficient farming practices and to reduce farm/non-farm conflicts.	PC	Ongoing
ED 3.1: Work with other local communities, as appropriate, to ensure Alto residents have access to retail, service, and employment opportunities outside the township.	TB	Immediate
<i>Plan Commission (PC), Town Board (TB)</i>		

Intergovernmental Cooperation

Recommendation	Responsibility	Schedule
IC1.1: Maintain regular communication with the DOT concerning land use development plans or changes along STH 49.	TB	Ongoing
IC2.1: Continue to coordinate with the Fond du Lac Highway Department for repair and upgrade of local highways.	TB	Ongoing
IC2.2: Utilize tools available to the town through regional entities including Fond du Lac County (like the Non-metallic Mining Reclamation Ordinance, Subdivision Ordinance) to provide additional regulation over local land use.	TB	Ongoing
IC3.1: Explore additional cost sharing or consolidation of services with local communities and entities in an effort to preserve revenue and share costs for service provision. Examples may include additional road maintenance agreements, maintenance of community centers, etc.	TB	Ongoing
IC3.2: Enhance the existing relationship with the Saputo Cheese USA Inc. to continue the good working relationship, and discuss possible development of a private/public sewer service facility or agreement (long-term).	TB	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		

Land Use

Recommendation	Responsibility	Schedule
LU 1.1: Encourage development patterns consistent with residential development criteria as outlined in this element.	PC	Ongoing
LU 2.1: Preserve environmentally sensitive areas using land use controls such as low-density development and setback requirements.	PC	Ongoing
LU 2.2: Where possible, encourage the preservation of existing terrain, vegetation and drainage and incorporate these features into development.	PC	Ongoing
LU 3.1: Offer Town planning commission members the opportunity to attend suitable training sessions and workshops when those opportunities are available.	TB	Ongoing
LU 3.2: Communicate with adjacent communities as necessary to ensure sufficient information delivery.	TB	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		

Implementation

Recommendation	Responsibility	Schedule
I1.1: Periodically review the implementation schedule and update the Town Board as to progress.	PC	Ongoing
I1.2: Annually review the goals, objectives, policies and recommendations and address any conflicts recommending modifications to the plan as necessary.	PC	Annually
I1.3: Solicit input from neighboring communities, Fond du Lac County, state and federal agencies and other regarding how their activities relate to the recommendations in the plan.	PC	Ongoing
I1.4: Review the zoning ordinance on a periodic basis to determine consistency with the plan.	PC	2021
I1.5: Periodically review the sign regulations to ensure sufficiency and compliance with state and federal regulations.	PC	2021
I1.6: Review and utilize site plan submission requirements.	PC	Ongoing
I1.7: Review the manufactured home design ordinance to determine adequacy and determine need for expansion to other structures.	PC	Ongoing
I1.8: Continue to work with Fond du Lac County on subdivision code administration and review.	PC	Ongoing
<i>Plan Commission (PC), Town Board (TB)</i>		



APPENDICES



APPENDIX A

PUBLIC PARTICIPATION PLAN

Resolution No. 2019-01

**ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR COMPREHENSIVE PLANNING FOR THE TOWN OF ALTO**

WHEREAS, pursuant to Section 66.1001 of the Wisconsin Statutes, any program or action of a local governmental unit that affects land use, including but not limited to zoning, subdivision regulation and official mapping, shall be consistent with that local governmental unit's adopted comprehensive plan beginning January 1, 2010, and such plan must address the nine elements as required by Wisconsin Statutes Section 66.1001(2); and

WHEREAS, the Town of Alto has prepared the *Town of Alto, Wisconsin, 2006 Comprehensive Plan*, originally adopted in July, 2006, that will be amended to comply with the authority and procedures established by Section 66.1001 and Section 62.23 of the Wisconsin Statutes; and

WHEREAS, Section 66.1001(4)(a) of the Wisconsin Statutes requires that the Town Board adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation including open discussion, communication programs, information services and public meetings for which advance notice has been provided, and that such written procedures shall also provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Town Board of the Town of Alto believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the resulting comprehensive plan reflects the desires and expectations of the public; and

WHEREAS, the Plan Commission has reviewed the *Public Participation Plan for Comprehensive Planning* and has recommended approval; and

WHEREAS, the attached Public Participation Plan developed for the *Town of Alto Year 2040 Comprehensive Plan Update* includes written procedures designed to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Alto hereby adopts the *Public Participation Plan for Comprehensive Planning* as its public participation procedures to fulfill the requirements of Wis. Stats. Section 66.1001 (4)(a).

This resolution was adopted by the Town of Alto Board on the 12 th day of August, 2019:

TOWN BOARD OF THE TOWN OF ALTO,
WISCONSIN

ATTEST: Tonya Bruins
Tonya Bruins, Clerk/Treasurer

By: Brian Tenpas
Brian Tenpas, Chair



APPENDIX B
AGENDAS, MINUTES,
& NOTICES

PUBLIC MEETING NOTICE
Town of Alto

You are hereby notified that the Plan Commission of the Town of Alto will be meeting at 6:45 on Tuesday, July 30, 2019 at 7 PM in the Alto Community Center.

PLAN COMMISSION AGENDA

- 1.) Consider a request from The Roger Schley Estate to rezone a portion of parcel T01-14-14-31-12-001-00 from exclusive agricultural to residential.
- 2.) Summary of the Comprehensive Planning Requirements & Process.
- 3.) Responsibilities and Expectations of the Plan Commission.
- 4.) Review and Approval of the Public Participation Plan.
- 5.) Demographic Highlights.
- 6.) SWOT Visioning Session
- 7.) Next Steps

Posted Friday, July 19, 2019

Tonya Bruins, Clerk

Town of Alto

Plan Commission Meeting Minutes

The chairman called the meeting to order on Tuesday, July 30, 2019 at 6:45 pm. at the Alto Community Center.

The chairman called the roll of the Plan Commission. Present were Rick Redeker, Mike Bos, Gary Navis, Cory Kok, Jason Mulder, and Josh O'Leary. Also present were Tonya Bruins, Clerk of the Town Board, Kathy Thunes, a representative from ECWRPC, Brian Tenpas, Mitch Shaw, also an (un-named) attorney from the Schley Estate, and John Miller, a representative from Miller & Miller Law Firm.

The chairman read the public notice for the meeting which states that the purpose of the meeting is to hear a petition from the Roger Schley Estate to rezone a 13 acre portion of land, parent parcel T01-14-14-14-31-12-001-00, from residential to exclusive agricultural.

It was determined that until an actual sale of the land is made, no re-zoning will be taking place at this time.

Kathy Thunes, from ECWRPC began with a summary of the Comprehensive Planning Requirements and Process.

The expectations and responsibilities of the Plan Commission were explained.

A review was given of the Public Participation Plan. A motion was made to approve the Public Participation Plan with corrections to be made as noted by ECWRPC. Motion (Bos, Jason) Motion carried.

The Demographic Highlights of the Town of Alto were reviewed.

A SWOT Visioning Session was held.

Kathy reviewed the next steps the plan commission will be taking in updating our comprehensive plan.

The next meeting date was set for Tuesday, November 19th, 2019 at 7PM.

There being no further business, a motion was made to adjourn the meeting by Jason Mulder , seconded by Mike Bos.

Respectfully submitted,

Tonya Bruins, Clerk

PUBLIC MEETING NOTICE
Town of Alto

You are hereby notified that the Plan Commission of the Town of Alto will be meeting on Tuesday, November 19, 2019 at 7 PM at the Alto Community Center.

PLAN COMMISSION AGENDA

1. SWOT Results
2. Issues and Opportunities
3. Ch. 1: Issues
4. Ch. 2: Housing
5. Ch. 6: Economic Development
6. Next Steps

Posted Tuesday, November 12, 2019

Tonya Bruins, Clerk

Town of Alto

Plan Commission Meeting Minutes

The chairman called the meeting to order on Tuesday, November 19, 2019 at 7:00 pm. at the Alto Community Center.

The chairman called the roll of the Plan Commission. Present were Rick Redeker, Mike Bos, Gary Navis, Cory Kok, Jason Mulder, Rich Bille, and Josh O’Leary. Also present were Tonya Bruins, Clerk of the Town Board, Kathy Thunes, a representative from ECWRPC, and Brian Tenpas, chairman of the Town Board.

Kathy Thunes reviewed the SWOT results with the plan commission.

The plan commission reviewed and discussed the Issues and Opportunities that we have in the Town of Alto. A concern among many was the use of large farm equipment on town roads and the damage that is causing.

Housing goals and objectives were reviewed and discussed. Developmental conditions for new single family housing structures were discussed.

Economic development goals and objectives were reviewed and discussed. Strengths and weaknesses were reviewed for economic development goals.

Kathy reviewed the next steps the plan commission will be taking in updating our comprehensive plan.

The next meeting date was set for Tuesday, January 21 at 7PM.

There being no further business, a motion was made to adjourn the meeting by Jason Mulder, seconded by Rich Bille.

Respectfully submitted,

Tonya Bruins, Clerk

PUBLIC MEETING NOTICE
Town of Alto

You are hereby notified that the Plan Commission of the Town of Alto will be meeting on Tuesday, January 21, 2020 at 6:30 PM at the Alto Community Center.

PLAN COMMISSION AGENDA

- 1.) Consider a request from Keith Buwalda to rezone a 5.273 acre portion land on parent parcel T01-14-14-31-12-001-00 from exclusive agricultural to residential.
- 2.) Continue the process of updating the Town of Alto's Comprehensive Plan with Kathy Thunes from ECWRCP.
 - A. Transportation
 - B. Utilities and Community Facilities
 - C. Agricultural, Natural, and Cultural Resources
 - D. Next Steps
- 3.) Adjourn.

Posted Wednesday, January 15, 2020

Tonya Bruins, Clerk

Town of Alto

Plan Commission Meeting Minutes

The chairman called the meeting to order on Tuesday, January 21, 2019 at 6:30 p.m. at the Alto Community Center.

Present were Rick Redeker, Mike Bos, Gary Navis, Cory Kok, Jason Mulder, Rich Bille, Josh O’Leary, Tonya Bruins, Clerk of the Town Board, Kathy Thunes, a representative from ECWRPC, Brian Tenpas, chairman of the Town Board and Brad Johnson from New Frontier Land Surveying, Mitch Shaw, and Kevin Buwalda.

A request was made to the plan commission from Keith Buwalda to rezone a 5.273 acre portion of land on parent parcel T01-14-14-31-12-001-00 from exclusive agricultural to residential. A motion was made to approve this request. No changes will be made to the CSM after this meeting. Motion(Bos, Navis)to approve the re-zone request. Motion carried. It will be presented to the Town Board for final approval on February 10, 2020.

Kathy Thunes took over the meeting at this point. She discussed the following chapters of the Town Comprehensive Plan.

- 1.) Transportation: We discussed transportation goals and objectives. It was suggested to invite farmers to an upcoming board meeting to discuss annual road usage with heavy equipment.
- 2.) Utilities and Community Facilities: Goals and objectives of utilities and community facilities were discussed.
- 3.) Agricultural, Natural, and Cultural Resources: We reviewed the goals and objectives for agricultural, natural and cultural resources.

Kathy reviewed the next steps the plan commission will be taking in updating our comprehensive plan.

The next meeting date was set for Tuesday, March 17, 2020 at 6:30 PM.

There being no further business, a motion was made to adjourn the meeting by Jason Mulder, seconded by Mike Bos.

Respectfully submitted,

Tonya Bruins, Clerk

PUBLIC MEETING NOTICE
Town of Alto

You are hereby notified that the Plan Commission of the Town of Alto will be meeting on Tuesday, March 17, 2020 at 6:00 PM at the Alto Community Center.

PLAN COMMISSION AGENDA

- 1.) Intergovernmental Cooperation
- 2.) Land Use
- 3.) Implementation
- 4.) Future Land Use Map
- 5.) Next Steps
- 6.) Adjourn

Posted Friday March 13, 2020

Tonya Bruins, Clerk

Town of Alto

Plan Commission Meeting Minutes

The chairman called the meeting to order on Tuesday, March 17, 2019 at 6:00 p.m. at the Alto Community Center.

Present were Rick Redeker, Mike Bos, Gary Navis, Cory Kok, Jason Mulder, Josh O'Leary, Tonya Bruins, Clerk of the Town Board, Brian Tenpas, chairman of the Town Board and Kathy Thunes, a representative from ECWRPC, joined the meeting by webinar.

Kathy Thunes discussed the following chapters of the Town Comprehensive Plan.

- 1.) Intergovernmental Cooperation: Visions, land use goals, issues, and objectives were discussed.
- 2.) Land Use: Visions, land use goals, issues, and objectives were discussed. We also discussed future land use projections.
- 3.) Implementation: Goals and objectives were discussed. The plan should be updated every 10 years. Implementation actions were reviewed.
- 4.) Future Land Use Map: Kathy discussed with the committee the options for what our future land use map would show.

Kathy reviewed the next steps the plan commission will be taking in updating our comprehensive plan.

The next meeting date was set for Tuesday, May 26th, 2020 at 7:00 PM.

There being no further business, a motion was made to adjourn the meeting by Jason Mulder, seconded by Gary Navis.

Respectfully submitted,

Tonya Bruins, Clerk

PUBLIC MEETING NOTICE
Town of Alto

You are hereby notified that the Plan Commission of the Town of Alto will be meeting at 6:30 on Tuesday, July 21, 2020 at the Alto Community Center.

PLAN COMMISSION AGENDA

- 1.) Consider a request from Michael & Robert Sperger to rezone a 1.2 acre parcel of land on parent parcel T01-14-14-27-08-001-00, from farmland preservation to residential.
- 2.) Draft plan review.
- 3.) Next Steps.

Posted Friday, July 17, 2019

Tonya Bruins, Clerk

Town of Alto

Plan Commission Meeting Minutes

The chairman called the meeting to order on Tuesday, July 21, 2020 at 6:30 p.m. at the Alto Community Center.

Present were Rick Redeker, Mike Bos, Gary Navis, Cory Kok, Jason Mulder, Rich Bille, Josh O’Leary, Tonya Bruins, Clerk of the Town Board, Brian Tenpas, Don DeMotts, Mike Sperger, Bob Sperger, David Jacob from Jacob Land Surveying, and Todd Verboomen, a representative from ECWRPC.

The plan commission received a request from Michael Sperger to rezone a 1.2 acre parcel of land on parent parcel T-01-14-14-27-08-001-00 from farmland preservation to residential. A motion was made to rezone the land noted above from farmland preservation to residential. Motion made by Jason Mulder. Seconded by Gary Navis. Motion carried.

Todd Verboomen reviewed the Future Land Use Map and the plan commission members agreed the map was sufficient for our community.

Todd Verboomen reviewed the final draft of the Town Comprehensive Plan with the plan commission members present.

Todd reviewed the next steps the plan commission will be taking in updating our comprehensive plan.

The next meeting date was set for Tuesday, August 25th, 2020 at 6:30 PM.

There being no further business, a motion was made to adjourn the meeting by Josh O’Leary, seconded by Brian Tenpas.

Respectfully submitted,

Tonya Bruins, Clerk

PUBLIC MEETING NOTICE
Town of Alto

You are hereby notified that the Plan Commission of the Town of Alto will be meeting at 6:30 on Wednesday, August 26, 2020 at the Alto Community Center.

PLAN COMMISSION AGENDA

- 1.) Call the meeting to order.
- 2.) Public review of a Draft of the Town of Alto's Comprehensive Plan by Todd Verboomen from ECWRPC.
- 3.) Next Steps.
- 4.) Motion to adjourn

Posted Monday August 24, 2020

Tonya Bruins, Clerk

Plan Commission Meeting Minutes August 26, 2020

A meeting of the Town of Alto Plan Commission was held on Wednesday, August 26, 2020 and was called to order at 6:30PM by Rick Redeker, Chairman. Those present were Rick Redeker, chairman of the plan commission, Mike Bos, Jason Mulder, Cory Kok, Gary Navis, Tonya Bruins, town clerk, Brian Tenpas, town chairman, Sadie Parainiuk from Envision Greater Fond du Lac, and Todd Verboomen from ECWRCP.

Rick Redeker then turned the meeting over to Todd Verboomen for a presentation of the Comprehensive Plan.

Todd reviewed the agenda with those present. Introductions were made.

Todd presented the Comprehensive Plan Update process and overview.

Todd reviewed the next steps in adopting the updated comprehensive plan.

Todd asked Sadie Parafiniuk from Envision Greater Fond du Lac to give an update. She spoke to the plan commission on plans to begin updating the broadband throughout the county. She spoke how the county could help on farmer-led best practices. She also stated that housing rehab options are provided through Habitat through Humanity in Fond du Lac County.

A motion was made to adjourn. Motion(Mulder, Tenpas.) Carried.

Respectfully submitted,
Tonya Bruins, Clerk

**NOTICE
TOWN OF ALTO**

**NOTICE OF PUBLIC HEARING & SPECIAL MEETINGS
September 29, 2020, 6:30 p.m., Alto Community Center**

PLEASE TAKE NOTICE THAT the Town of Alto Plan Commission will hold a public hearing on the proposed adoption of the *Town of Alto Comprehensive Plan Update 2040*. The public hearing will be held on Tuesday, September 29, 2020 at 6:30 P.M. at the Town of Alto Community Center, W12785 County Road AS Waupun, WI 53963. The Town Board will take action on the proposed adoption of the *Town of Alto Comprehensive Plan Update 2040* at their monthly board meeting on Monday October 12, 2020.

The Comprehensive Plan Update is a statement of public policy concerning the conservation and development of the Town. The plan provides a guide to where future growth and development should occur over the next 20 years. When the Town makes future decisions concerning land use development, the plan will be consulted. The plan inventories and analyzes the Town's physical setting, natural features, land use, population figures, economics, housing stock, transportation, and community facilities. Using these inventories and the plan's goals and strategies, a future land use plan for the Town of Alto was developed.

For additional information, please contact the Town Clerk at (920) 948-8268 or by email at townofaltobruins@gmail.com. Written comments can be submitted to the Town Clerk at W13367 Hickory Rd. Brandon, WI 53919 before the public hearing.

Copies of the Draft *Town of Alto Comprehensive Plan Update 2040* are available to review at the following locations:

- Town of Alto Community Center, W12785 County Road AS Waupun, WI 53963
- Town's website at <https://www.townofalto.com>

Please note that, any person wishing to attend this hearing, who, because of a disability, requires special accommodations should contact the Town Clerk at (920) 948-8268 at least three business days prior to the hearing so that arrangements, within reason, can be made.

Published: 8/27/2020
Posted: 8/29/2020

Tonya Bruins, Town Clerk

East Central Wisconsin Regional Planning Commission

TOWN OF ALTO

PLAN COMMISSION MEETING AGENDA

Alto Community Center W12785 County Road AS, Waupun, WI 53963
September 29, 2020 at 6:30 PM

1. Call the meeting to Order.
2. Roll Call.
3. Confirmation of Open Meeting Notice.
4. Approve Minutes from August 26, 2020 Meeting
5. Reading of Public Hearing Notice and Statement of Purpose on the Town of Alto Comprehensive Plan Update 2040
6. Open Hearing
 - a.) Presentation on Comprehensive Plan Overview Process – Melissa Kraemer Badtke and Hannah Keckeisen, ECWRPC
 - b.) Open up to comments from public
 - (1) Name, Address, Comment for the Record - In Favor of or Opposed
7. Close Hearing
8. Discussion of Public Comments on Comprehensive Plan
9. Action on recommending Approval of the 2040 Comprehensive Plan of the Town of Alto, Wisconsin to the Town Board, Resolution Number 2020-03.
10. Next Steps - Town Board Meeting on October 12, 2020 for final adoption.
11. Plan Commission Old Business
12. Plan Commission New Business
13. Motion to Adjourn

TOWN BOARD MEMBERS MAY BE IN ATTENDANCE

Posted 09-28-20
Tonya Bruins, Clerk

Plan Commission Meeting Minutes September 29, 2020

A meeting of the Town of Alto Plan Commission was held on Tuesday, September 29, 2020 and was called to order at 6:30PM by Rick Redeker, Chairman.

Those present were Rick Redeker, chairman of the plan commission, Mike Bos, Jason Mulder, Cory Kok, Rich Bille, Tonya Bruins, town clerk, Brian Tenpas, town chairman, town board members Gary Navis and Josh O'Leary, and Melissa Kraemer Badtke and Hannah Keckeisen from ECWRCP.

A motion was made to approve the minutes of the August 26, 2020 meeting. Motion to approve. (Mulder, Bos). Carried.

Tonya Bruins, Clerk, confirmed that the open meeting was published as a Class One Notice in the Fond du Lac Reporter on August 28, 2020. The notice was also posted in 2 public places and on the Town of Alto website.

Tonya Bruins, Clerk, read the Public Hearing Notice and Statement of Purpose on the Town of Alto Comprehensive Plan Update 2020.

The meeting was then opened up for a Public Hearing on the Town of Alto Comprehensive Plan Update 2040.

Melissa Kraemer Badtke and Hannah Keckeisen presented the Comprehensive Plan Overview Process to those present. The floor was opened up for comments from the public.

The Public Hearing portion of the meeting was then closed.

A discussion was held on any public comments that were made on the Comprehensive Plan.

A motion was made to sign a resolution recommending to the Town Board to approve the update to the Comprehensive Plan of the Town of Alto. Motion(Mulder, Bille). Carried. Resolution No. 2020-03 was approved.

The next step to have the Comprehensive Plan approved is to get final adoption from the Town Board at the Town Board Meeting on Monday, October 12, 2020.

Tonya Bruins, Clerk, asked for members of the plan commission to attend the Fond du Lac County Comprehensive Plan and Farmland Preservation Plan Public Information Meeting #1 held on Tuesday, October 6, 2020. Rick and Jason agreed to attend.

A motion was made to adjourn. Motion(Bos, Mulder) Carried.

Respectfully submitted, Tonya Bruins, Clerk

PUBLIC MEETING NOTICE

Town of Alto

You are hereby notified that the October 2020 meeting of the Alto Town Board will be held on Monday, October 12, 2020 at 6:30 PM in the Alto Community Center.

AGENDA

1. Call the meeting to order.
2. Approve the minutes of the 9/14/20 board meeting.
3. Meet with the firemen regarding the 2021 budget.
4. Meet with Dan Hintze from NEBAT to discuss the process of borrowing money for road or bridge repairs.
5. Receive and accept Treasurer's report – Checking Account Balance \$189,901.06
Add on CD Balance \$32,713.90
6. Audit and approve bills for payment.
7. Public Input.
8. Approve a CSM for Mitch Redeker.
9. Discuss if we should continue to rent out the Community Center with COVID on the rise.
10. Discuss the ditch on E Rock River Road. Take action as needed.
11. Approve an Ordinance Amending the Sex Offender Residency Ordinance.
12. Approve the Town's Draft Comprehensive Plan Update as recommended from the Plan Commission.
13. Motion to adjourn.

Posted Thursday, October 8, 2020

Tonya Bruins, Clerk

OCTOBER 2020 TOWN OF ALTO BOARD MEETING MINUTES

The October 2020 Alto Town Board meeting was called to order on October 12, 2020, by Brian Tenpas at 6:30 P.M. Present were Brian Tenpas, Gary Navis, Josh O'Leary, Tonya Bruins, Cory Kok, Jon Bruins, Andy and Savannah Mouw, and Dan Hintze of NEBAT.

A motion was made to approve the minutes of the 9/14/20 board meeting. Motion(Navis, O'Leary). Carried.

Dan Hintze from National Exchange Bank and Trust met with the town board to discuss the process of borrowing money in the near future to fund either road repairs or an upcoming bridge project.

Cory Kok and Jon Bruins presented the town board with the proposed 2021 budget for the fire department. A major concern for the fire department is lack of volunteers. If we cannot start to find more willing volunteers we will need to start looking into other options in the coming years to have fire protection for the Town of Alto.

Tonya Bruins, Treasurer, submitted the monthly financial report which showed a checking account balance of \$189,901.06 and an add-on CD balance of \$32,713.90. Motion(O'Leary, Navis) to accept the report. Carried.

Tonya Bruins, Clerk, submitted the monthly bills which totaled \$19,226.04. Motion(Navis, O'Leary) to approve the bills as presented. Carried.

A discussion was held about the property of Frank Will, located at W12714 County Road AS, that is in violation of our Nuisance Ordinance. Frank Will was mailed a Final Notice to clean up their property on October 1, 2020. If the property is still in violation on the 15th of October we will proceed with taking legal action on the property.

A motion was made to approve a CSM for Mitch Redeker. Motion(O'Leary, Navis). Carried.

A discussion was held on continuing to rent out the Alto Community Center with the cases of COVID on the rise in the community. It was decided to keep renting as usual. At this time we will not be opening doors for walkers. We will re-address this if we find out there is an interest from the community to have it open.

A discussion was held on cleaning out the ditch on East Rock River Road. It was decided to wait until 2021 to clean out that ditch. It was decided instead to clean out the ditch on Oak Grove Road by Steve Kamphuis and to replace an emergency culvert needing repair on Radio Road near Dewey Bille.

The town board decided not to take action on approving the Ordinance Amending the Sex offender Residency Ordinance. We will be asking the Sheriff Department or someone from the Department of Corrections to come to the November Town Meeting to explain the intended changes to the public that are interested.

A motion was made to approve the Town's Draft Comprehensive Plan Update as recommended from the Plan Commission. Motion(O'Leary, Navis). Carried.

A motion was made to adjourn. Motion(Navis, O'Leary). Carried.

Respectfully submitted,

Tonya Bruins, Clerk



APPENDIX C

SWOT ANALYSIS

Town of Alto

July 30, 2019

Alto Plan Commission

Strengths, Weaknesses, Opportunities and Threats Exercise

Strengths

- A farming community with a strong effort to keep land in ag. use.
- Respect for keeping our farmland and keeping Alto rural.
- People pull together to help those in need, i.e. tornado, fair.
- Common sense ag. preservation practices. Trying to preserve ag. land while understanding circumstances that allow for development.
- Protecting our ag land but still allowing development.
- Farming community.
- Support each other. We are helpful to neighbors.
- Fire Department.
- To keep farmland.
- Rural community.
- Less traffic.
- Know neighbors.
- Low unemployment.

Weaknesses

- Might limit big business.
- Maybe have to start thinking about having development on marginal farmland. Not sure about that.
- Unclear to public on how to go about re-zoning.
- Smaller budget for operation.

Opportunities

- Potential to promote development of unutilized land.
- Youth enjoy farming opportunities.
- Community.
- Bed & breakfast community.
- People will drive for longer distances to work.

Threats

- Manure Management
- Aging population needs long-term care in nursing homes. Losing that group and not having enough interest to fill their homes when they move.
- Shrinking tax base along with more expensive township upkeep (roads, fire department).
- Outside influence on the community.
- Loss of farms.

- People wanting a home in the country. Trying to buy farmland.
- Larger dairies need more land for feed and manure management.



APPENDIX D

ECONOMIC DEVELOPMENT

APPENDIX D: ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT PROGRAMS

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.

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>.

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://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>.

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://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>.

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 Public Facility - Economic Development (CDBG PF-ED). CDBG PF-ED grants are awarded to local government for public infrastructure projects that support business expansion or retention. Additional information regarding the PF-ED funds program can be found at <http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>.

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 EAP program can be found at: <https://doa.wi.gov/Pages/LocalGovtsGrants/Community-Development-Block-Grant-Emergency-Assistance-Program-.aspx>.

Venture Capital Investment Program. The venture capital investment program was created as part of 2013 Wisconsin Act 41. This program will help create jobs and promote economic growth in Wisconsin by identifying new investors for Wisconsin, bringing new capital to Wisconsin investments, and cultivating Wisconsin entrepreneurship.

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://wisconsin.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/sib.aspx>.

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 consolidate state and federal cleanups into one program. More information can be found at <http://dnr.wi.gov/topic/Brownfields/>.

Wisconsin Economic Development Corporation. 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.

- **Main Street Program.** The Main Street program assists communities ranging from towns with populations of less than 1,000 to large neighborhoods in Milwaukee and Green Bay. Communities selected to participate in the Wisconsin Main Street Program initially receive five years of free, intensive technical assistance. The end goal is to enable participating communities to professionally manage a downtown or historic commercial district that is stable, physically attractive, competitive and visible. Additional information can be found at <http://inwisconsin.com/community-development/programs/main-street-program/>.
- **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 https://wedc.org/programs/?fwp_programsresources_category=program-community.
- **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 https://wedc.org/programs/?fwp_programsresources_category=program-community.
- **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 <https://wedc.org/programs-and-resources/enterprise-zone-tax-credit/>.
- **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/>.

- **Economic Development Tax Credits (ETC).** Economic Development Tax Credits (ETC) are available for businesses that begin operating in, relocate to, or expand an existing operation in Wisconsin. Additional information regarding Economic Development Tax Credits can be found at <http://www.wisconsinjobcenter.org/businessassistance/developmentzones.htm>.
- **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/>.
- **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/>.



APPENDIX E

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

APPENDIX E: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES 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: <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/financial/eqip/>.

Wetland Reserve Program (WRP). The WRP program offers landowners the opportunity to protect, restore, and enhance wetlands on their property. The USDA Natural Resource Conservation Service (NRCS) provides technical and financial support to help landowners with their wetland restoration efforts. More information is available at: <https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/home/?cid=STELPRDB1049327>.

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:

- **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. More information is available at: https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx.

- **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. More information is available at: https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx.
- **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. More information is available at: <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/acep/>.

- **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: <https://dnr.wi.gov/topic/Stewardship/Grants/>.

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>.

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 Sub-grants 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 qualify, 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 programming 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.

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