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**Comprehensive Plan
2008 - 2028**

**Town of Friendship
Fond du Lac County, WI**

Adopted: Feb. 12, 2009

Martenson & Eisele, Inc.

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Town of Friendship Fond du Lac County Comprehensive Plan 2008-2028

Town Board Charles A. McCourt, Chairman
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Dennis Albrecht, Permit Issuer

Plan Commission Kevin Kaiser, Chairman
Michael Liner
Donald Bechler
Randy Gyr
Sherman Jacobson
Earl Averbek
Gordon H. Stettbacher

Consultant Martenson & Eisele, Inc.
Warren Utecht, Vice President of Planning
Curt Solberg, Land Designer
Brigit Duley, GIS Specialist
Tom Nedland, Ecologist
Brian Olesen, Project Engineer

Adopted February 12, 2008

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TOWN OF FRIENDSHIP COMPREHENSIVE PLAN 2008 - 2028 TABLE OF CONTENTS

AMENDMENTS

THE PLAN

Land Use Plan

Findings and Recommendations.....	1
Goals and Objectives.....	1
Background Information	3
Land Use Characteristics	3
<i>Table 1 Existing Land Use.....</i>	<i>3</i>
Trends in the Supply, Demand, and Price of Land	3
<i>Table 2 Town of Friendship Building Permits</i>	<i>4</i>
Conflict between Adjacent Land Uses	4
Limitations on Development	5
Land Use Projections	6
<i>Table 3 Residential Land Use Projections.....</i>	<i>6</i>
Development and Redevelopment Opportunities	7
Land Use Plan.....	8
<i>Table 4 Comparison of Current Zoning and Land Use Plan.....</i>	<i>9</i>
Land Use Plan	11

Implementation Plan

Integration and Consistency	13
Ordinances and Regulations	13
Measurement of Progress	14
Plan Update and Amendment Process	14
Five-Year Implementation Plan.....	15
<i>Table 5 Five-Year Implementation Plan</i>	<i>16</i>

Issues and Opportunities Plan

Findings and Recommendations.....	17
Goals, Objectives, Policies, and Programs	17
SWOT Workshop	18
Population Characteristics	19
Income Characteristics.....	19
Employment Characteristics	20
Education Characteristics	21
Population Projections	22
Household Projections	22

Agricultural, Natural, and Cultural Resources Plan

Findings and Recommendations.....	23
Goals, Objectives, Policies, and Programs	23
Background Information	25
Agricultural Resources	25

Natural Resources	25
Cultural and Historical Resources	30
Community Design	30

Transportation Plan

Findings and Recommendations.....	31
Goals, Objectives, Policies, and Programs	31
Background Information	32
Transportation Modes	32
<i>Table 6 Transportation Modes.....</i>	<i>32</i>
Street and Highway Classification.....	33
Traffic Counts.....	33
<i>Table 7 Transportation Modes.....</i>	<i>33</i>
Transportation Plans	33
Transportation Programs	34

Housing Plan

Findings and Recommendations.....	35
Goals, Objectives, and Policies	35
Background Information	36
Housing Characteristics	36
Housing Affordability	38
Housing Plans and Programs	38

Utilities and Community Facilities Plan

Findings and Recommendations.....	40
Goals, Objectives, and Policies	40
Background Information	41
Utilities and Community Facilities	41
<i>Table 8 Town of Friendship Utilities and Community Facilities</i>	<i>41</i>

Economic Development

Findings and Recommendations.....	44
Goals and Objectives.....	44
Background Information	45
Analysis of Economic Base	45
<i>Table 9 Town of Friendship Employers</i>	<i>45</i>
Types of New Business Desired	46
Ability to Retain and Attract Business	46
Sites for New or Expanding Businesses	46
Use of Brownfields	46
County, Regional, and State Programs.....	47

Intergovernmental Cooperation Plan

Findings and Recommendations.....	49
Goals and Objectives.....	49
Background Information	50
Guidelines for Intergovernmental Cooperation	50
Governmental Jurisdictions	50
Conflicts and Opportunities	51

MAPS

Map 1	Existing Land Use
Map 2	Zoning Map
Map 3	Topography
Map 4	Prime Farmland
Map 5	Soil Limitations for Dwellings with Basements
Map 6	Depth to Water Table
Map 7	Natural Heritage Inventory
Map 8	Street Classifications and Traffic Counts
Map 9	Utilities and Community Facilities
Map 10	Historic Contaminated Sites

TABLES

Table 100	Population Change
Table 101	Population Race
Table 102	Population Age and Median Age
Table 103	Median Income
Table 104	Household Income
Table 105	Per Capita Income
Table 106	Poverty Status
Table 107	Labor Force
Table 108	Employment of Residents by Type of Industry
Table 109	Industry of Employed Persons
Table 110	Employment of Residents by Type of Occupation
Table 111	Travel Time to Work
Table 112	Average Weekly Wages
Table 113	Educational Attainment
Table 114	Population Projections
Table 115	Household Projections
Table 116	Age of Housing
Table 117	Types of Housing Units
Table 118	Housing Occupancy and Tenure
Table 119	Vacancy Status
Table 120	Housing Values
Table 121	Median Housing Values
Table 122	Household Types
Table 123	Persons Per Household
Table 124	Household Size
Table 125	Homeowner Affordability
Table 126	Renter Affordability

APPENDIX

Historic Architectural Inventory
Plan Commission Resolution recommending the Plan
Ordinance Adoption by Town Board

Land Use

Major Findings

- ❑ The Town of Friendship's desire is to remain a rural town. It will encourage residential development to occur within the Town's Sanitary District #1.
- ❑ The Town is situated just north of the Fond du Lac metropolitan area, and can be easily accessed from U.S. Highway (USH) 41, a major north-south traffic corridor.
- ❑ The majority of Town of Friendship residents live near Lake Winnebago.

Recommendation

- ❑ The Town of Friendship should limit the number of lots created by a Certified Survey Map (CSM) involving parcels that split off land from farmfields.

Goals and Objectives

Goal #1

- ❑ The Town of Friendship will address concerns of the majority of its residents to preserve the rural character of Friendship by directing any future residential, commercial and industrial land uses within Friendship Sanitary District #1.

(Please note that the following objectives and policies are not the only ones that relate to land use in the Town of Friendship. There are objectives and policies in the other elements of the Comprehensive Plan that also relate to land use).

Objectives

1. **Compact Development** Future land development of any kind should occur contiguous to and compact with like development
2. **Restrict Large Lot Development** Amend Town Zoning Ordinance for Agriculture Zoned lots to not exceed 2-5 acres, create a business park zoning category, and other amendments that will help implement the Town's Comprehensive Plan
3. **Support Existing Businesses** The Town of Friendship will support existing commercial businesses, encouraging them to expand at their present locations as opposed to moving to another location that may be outside the town.
4. **Consistency with Plan** Require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan.
5. **Implementation Tool** The Town of Friendship will update their Zoning Ordinance and use it as the primary tool to control development and implement the Town's Comprehensive Plan.

6. **Impacts to Natural Resources** When evaluating any potential development projects, the Town will consider the potential impact on natural resources, environmental corridors, and habitat areas.
7. **2020 Sewer Service Area Plan** The Town of Friendship and future land developers should refer to the Fond du Lac County Sewer Service Area Plan's implementation and recommendations when land development is considered in or near the Town's Sanitary District.

Goal #2

- ❑ Establish a planned and coordinated approach to ensure land uses in the town maximize compatibility between neighboring uses and preserve rural character.

Objective

- ❑ **Buffers and Setbacks for Non-Agricultural Uses** Any new non-agricultural development is responsible for providing an adequate buffer on their property between themselves and existing farm operations. Farming operations are not responsible for providing a buffer on their property unless they come under the Livestock Facility Siting regulations.

Background Information

Land Use Characteristics

Map 1 (in the back of the Plan) shows the existing land use pattern in the Town of Friendship. Table 1 shows existing land use characteristics, including acreage, percentage of acreage by land use, and intensity/density.

Table 1
Existing Land Use

Land Use	Acres	%	Intensity/Density
Residential and Farmsteads	796	7.5%	Low density: one unit per acre or less
Medium Density Residential	1	0.0%	Medium density
Manufactured Home Park	119	1.1%	Medium density
Commercial	94	0.9%	High density and intensity
Industrial	19	0.2%	High density and intensity
Mining	9	0.1%	High density and intensity
Utilities	3	0.0%	Low density and intensity
Public/Institutional Facilities	6	0.1%	Low density and intensity
Parks and Recreation	10	0.1%	No density-intensity only with recreation activity
Golf Course	45	0.4%	No density and intensity
Transportation-Roads	394	3.7%	No density and intensity
Transportation-Rail	162	1.5%	No density and intensity
Agricultural Land/Pasture	6,946	65.0%	Very Low density and intensity
Open Land	1,984	18.6%	Very Low density and intensity
Open Water	98	0.9%	Open-No density-intensity
Total Acres	10,686		

Source: Town of Friendship and Martenson & Eisele, Inc.

Trends in the Supply, Demand, and Price of Land

Agricultural

- ❑ *Agricultural and Open Land* constitute about 84% of all land area in the Town of Friendship. This shows the predominance of these land uses.
- ❑ In the future, some farmland close to the Village of North Fond du Lac may be absorbed through annexation.
- ❑ The price of farmland can start at \$3,000 per acre, but if the land is flat and intended for residential development, it can be \$12,000 or more per acre within the Sanitary District. If land fronts water or is wooded, the value can be much higher.

Residential

- ❑ Table 1 identifies 796 acres, or 7.5%, as being in residential or farmstead development. This category includes homes and cottages on Lake Winnebago, scattered homes throughout the rural areas, and a small concentration of homes in Van Dyne.
- ❑ Table 2 shows building permit records from 2002 through 2007. The dollar range reflects the value of construction stated on the building permit and should not be considered market value. Building permit values do not include the value of the land.
- ❑ The housing market in the Town of Friendship has been entirely single-family.
- ❑ According to a local Realtor, the housing market is saturated with 1,700 vacant lots within a seven-mile radius of the City of Fond du Lac. This fact, along with lenders being cautious in lending money for developers, is a sign that few lots will be developed in the Town of Friendship in the next five years. Because of the abundance of lots, vacant lot prices may decline.
- ❑ Residential building permits in 2002 were abnormally high. From 2003 to 2007, the number of permits fluctuated slightly, averaging about seven permits a year. Even though the housing market has become saturated in the last few years, building permits remained steady in the Town of Friendship, but are predicted to fall in the next five years as existing lots get absorbed.

Table 2
Town of Friendship Building Permits

Year	Type	<\$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	≥\$200,000	Total
2002	Single-Family	1	4	7	4	16
2003	Single-Family	1	1	3	2	7
2004	Single-Family	1	2	1	1	5
2005	Single-Family	3	1	2	1	7
2006	Single-Family	5	2	0	1	8
2007	Single-Family	5	3	0	1	9
Total		16	13	13	10	52
Avg.		2.7	2.2	2.2	1.7	8.7

Source: Town of Friendship

Commercial and Industrial

- ❑ Commercial land use constitutes ninety-four acres of land in the town. Commercial development is driven by the number of homes and traffic counts on major roadways.
- ❑ Most commercial development in the Town of Friendship has occurred along Pioneer Road close to USH 41, and on USH 45 near the lake.

- ❑ Concentration of industrial development has occurred mostly in the southern portions of the town near the Village of North Fond du Lac and USH 41.
- ❑ Commercial land value starts at \$20,000 to \$40,000, depending upon the location, access, availability of sanitary sewer, and other variables.

Conflicts Between Adjacent Land Uses

Within the Town of Friendship

- ❑ Rural residential development can create a conflict between farmers and new residents over agricultural practices that create noise and odor.
- ❑ The Town of Friendship is a mix of agricultural and rural residential land uses, with some commercial and industrial uses along major roadways. Safeguards will need to be instituted to buffer future commercial and industrial uses when they abut residential neighborhoods.

Between the Town of Friendship and Adjacent Municipalities

- ❑ The only possible land use conflict is where new residential development in the Village of North Fond du Lac back up to farming operations in the town. Otherwise, fringe town land uses are generally compatible with the land uses in the Village of North Fond du Lac and adjoining towns.

Limitations on Development

These topics are discussed again in the Agricultural, Natural, and Cultural Resources element.

Soils (see Map 5)

- ❑ Soils in many areas have slight to severe soil limitations, but soils do not hinder construction anywhere in the town.

Environmental Corridors

- ❑ Environmentally Sensitive Areas (ESAs) are areas within a landscape that encompass especially valuable natural resource features that should be protected from development.

Topography (see Map 3)

- ❑ The topography of the Town of Friendship is relatively flat through the center of the town (going south to north).
- ❑ The lowest point is along Lake Winnebago, where the elevation is 748 feet above sea level. The highest points are along the western edge of the town, where elevations are approximately 835 feet above sea level. The difference between the highest and lowest elevations in the town is approximately 87 feet.
- ❑ The town's topography has not caused building limitations.

Soils Limitations for Dwellings with Basements (see Map 5)

- ❑ About half the soils in the Town of Friendship have very limited ability to support basements, but builders can overcome those limitations by using appropriate building methods. Using these methods does not hinder development of construction anywhere in the town.

Bedrock

- ❑ Areas that have prime soils for agriculture typically do not have bedrock near the surface. Because high bedrock in the town does not exist, it is not a factor in land development.

Boundaries of Utility Service Areas (see Map 9)

Town of Friendship Consolidated Sanitary District #1

- ❑ Formed in 1967 and consolidated with Sanitary District #3 in 1983, this district serves the Lake Winnebago shoreline area and the unincorporated community of Van Dyne. The District covers approximately 1,015 acres, and includes 530 structures and 1,335 residents. This district has capacity for only the vacant land within its district.
- ❑ The Friendship Consolidated Sanitary District system was recently upgraded by enlarging the capacity of the lift stations. The system is now capable of handling additional growth in areas designated on the Land Use Plan as future residential growth areas.
- ❑ The additional capacity now matches the capacity purchased as part of a City-Outside Sewer User Group (OSG) contract. As part of the 2000 contract, Friendship Consolidated Sanitary District purchased a 2020 capacity for 2,428 people and a 2050 capacity for 2,649 people. The 2020 capacity represents sewer treatment plant capacity and the 2050 capacity represents capacity in the regional interceptor system.
- ❑ The additional capacity will easily accommodate the residential growth area shown along USH 45 and E. Lone Elm Road.

Town of Friendship Sanitary District Number #2

- ❑ This district encompasses Ashwood Manufactured Home Park. It includes 227 acres and a population of about 1,130 persons. The district is only meant to address the needs of this manufactured home park.

Stormwater Management

- ❑ The Town does not provide area stormwater detention or water services. Property owners are required to provide their own private water, and businesses must provide their own stormwater detention ponds.

Land Use Projections

Agricultural

- ❑ Although farming will continue to be a major business in the town for years to come, the number of acres used for agricultural production will likely decrease as land is either annexed to the Village of North Fond du Lac or converted to more intense uses, such as residential, commercial, and industrial.

Residential

- ❑ Table 3 shows the residential land projections for the Town of Friendship. They are based on population and household projections of the Wisconsin Department of Administration. "Households per Acre" is a calculation by Martenson & Eisele, Inc. of the ratio of households to residential acreage in 2000. That ratio is then used in future years to project residential land area requirements.

Table 3
Residential Land Use Projections, 2007-2025

Years	Projected Population	Percent Change	Persons per Hshld	Hshlds	Hshlds per Acre	Additional Acres	Total Acres
2000 Actual	2,330	--	2.54	916	0.87	--	--
2005	2,419	3.8%	2.52	961	1.0	--	--
2010	2,501	3.4%	2.49	1,006	1.0	45	45
2015	2,582	3.2%	2.47	1,047	1.0	41	86
2020	2,671	3.4%	2.45	1,088	1.0	41	127
2025	2,775	3.2%	2.45	1,133	1.0	45	172

Source: Wisconsin Department of Administration and Martenson & Eisele, Inc.

- ❑ The Town of Friendship will need an additional 172 acres for residential development by 2025. If future residential growth occurs on lots larger than one acre, the additional land needed will exceed this amount.

Commercial

- ❑ The use of a ratio of residents to acres used for commercial activities is a way to project how many additional acres of land will be needed over the next five, ten, fifteen and twenty years. For example, if there are 2,000 residents in a community and there are fifty acres of commercial land uses, an increase of 100 residents would result in an increase of 2.5 acres of commercial land uses.
- ❑ Based on the population projection in this plan, the Town of Friendship has approximately 2,419 people in 2005. This would mean there are approximately 0.04 people per acre of commercial land in the town. If this ratio continues, the Town of Friendship should see an additional 10.7 acres of commercial land by 2025.

Industrial

- ❑ The projection methodology used for commercial land uses is also used for industrial land use projections. Based on the 2008 Existing Land Use Inventory and the estimated population of 2,419 in 2005, there are approximately 0.0078 people per acre of industrial land in the town. If this ratio continues, the Town of Friendship should see an additional 2.8 acres of industrial land by 2025.

Development and Redevelopment Opportunities

Agricultural and Natural Resources

- ❑ The Wisconsin Farmland Preservation Program was created in 1977 to preserve agricultural resources by supporting local government efforts to manage growth. Eligible farmland owners receive a state income tax credit.
- ❑ The Town of Friendship urges farmers to take advantage of the Fond du Lac County's Farmland Preservation Plan. This program assists in preserving Wisconsin's valuable farmland by supporting counties in creating county agricultural preservation plans.
- ❑ The Town supports the Land and Water Resources Management Plan 2008-2012, which is designed to implement the conservation practices and programs that will make a positive impact on resources in the Town.
- ❑ The Town of Friendship will strive to preserve existing farmland from development.

Residential

- ❑ Due to the state projection of 2,775 people and 1,133 households by 2025, new housing development is likely to occur gradually over the years and will not have a major impact on land use in the town.
- ❑ Residential development will be encouraged to locate within the Town's Sanitary District and discouraged from happening in the rural farmland areas.
- ❑ The Land Use Plan identifies certain areas where future residential should develop.

Commercial and Industrial

- ❑ The possibility for more commercial development is dependent upon market conditions, availability of utilities, and buffering from residential uses.
- ❑ Potential industrial development is possible by expansion of existing industrial companies that expand their operations at their present facilities. New industrial land uses are not as likely unless they locate in areas within the Town's Sanitary District.
- ❑ Because the Land Use Plan cannot predict the location of industrial sites, the Town would like to see industrial development occur near existing industrial uses and not adjacent to any existing or future residential uses.

Land Use Plan

Existing and Future Land Uses

- ❑ The Land Use Plan for the Town of Friendship combines existing and future land uses under one Land Use Plan color code. Land uses shown on the Land Use Plan are generally described as follows:
 - **Farmstead** Typically a one-family farmhouse with outbuildings and/or barn
 - **Residential** Typically refers to a one-family residence
 - **Multi-Density Residential** Can be attached condominium units or apartment buildings
 - **Manufactured Home Park** A designated park that has been designed to facilitate the location of manufactured home units
 - **Commercial** Can include retail, food or beverage, service, or office type uses
 - **Industrial** Manufacturing facilities, contractor yard and office facilities, storage buildings or related businesses
 - **Quarries** Non-metallic mining operations
 - **Institutional Facilities** Town Hall and garage, Sanitary District offices, cemeteries, churches and schools
 - **Utilities/Communications** Pump stations, electrical sub-stations
 - **Transportation-Roads** All Town, County, State and Federal road rights-of-way
 - **Transportation-Railroads** Canadian National Railroad right-of-way
 - **Agricultural Land/Pasture** Farmland used for crops, pasture, and livestock operations. This land use category may include a farmstead (as defined above) or individual single family homes scattered throughout the rural areas of the Town, subject to goals and objectives in this Comprehensive Plan and any other existing or future land use ordinances.
 - **Recreational Facilities** County park facilities, boat landing, and golf course
 - **Water Features** Lakes, ponds, and streams
 - **Open Land** Fallow or unused land, including vacant residential lots in subdivisions

Land Cover

- ❑ The Land Use Plan shows land coverage features, which may be natural resources, such as wetlands and woodlands. Land classified as wetlands cannot be developed, nor can wetland buffers, which vary from twelve feet to fifty feet, depending upon the quality of the wetland. Woodlands can be developed as residential.
- ❑ The objective of showing land coverage is to alert property owners and developers that natural resources or certain setbacks from those resources may restrict use of certain lands.

Consistency between the Land Use Plan and Zoning

- ❑ Of particular importance is consistency between the Land Use Plan and the Zoning Map (see Map 2). Because zoning reflects the current situation and the land use plan reflects the preferred land use, the two maps are initially not going to be consistent. The objective of the Plan is that these two maps would become consistent over a period of time.
- ❑ The two maps were analyzed for areas that are inconsistent. Table 4 identifies areas where the Town should consider changes to the zoning map (on their own initiative or by a rezoning petition) to be consistent with the Land Use Plan.

Table 4

Comparison of Current Zoning and Land Use Plan

Area	Current Zoning	Future Land Use Plan
Southwest corner of Cemetery Road and USH 45	Industrial	Commercial
North side of County Trunk Highway (CTH) "N", just east of the Town Hall	Commercial	Residential
North of Subway Road, west of the railroad tracks	Industrial	Institutional (Town-owned Landfill)
S. of Subway Road, west of the railroad tracks	Industrial	Commercial
South of Subway Rd. and east of CTH "RP"	Industrial	Commercial
East of CTH "RP" and south of Subway Road	Industrial	Residential
West of CTH "RP" and south of Subway Road	Industrial	Commercial
Scattered commercial on USH 45, south of Subway Road	Commercial	Residential
West of USH 45, north of Silver Street	Industrial	Commercial
Area south of Franklin Ave, west of USH 45	Industrial	Scattered Residential

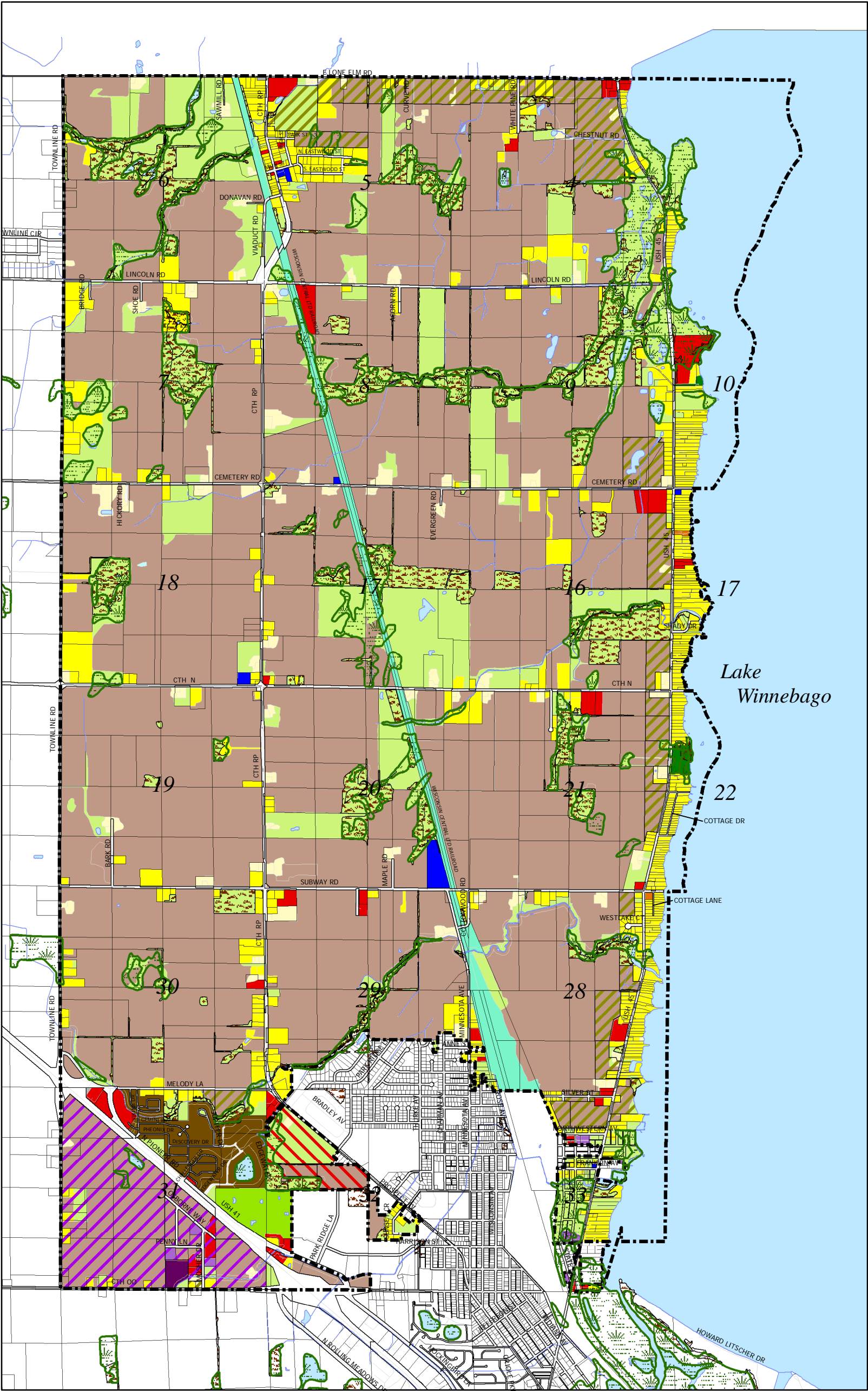
Source: Martenson & Eisele, Inc.

Consistency with the Village of North Fond du Lac Land Use Plans having extra-territorial platting power over a portion of the Town of Friendship

- ❑ Because the Village of North Fond du Lac has one-and-a-half-mile extraterritorial platting powers over the Town of Friendship, all subdivision development within this area comes under Village review. Based on the slow housing market, no subdivisions have developed in the Town within the Village's extraterritorial area.
- ❑ The Village of North Fond du Lac is showing a large area of the Town of Friendship in their 2001 Land Use Plan, which encompasses a greater area than their one-and-a-half-mile extraterritorial jurisdiction. The Village's Land Use Plan identifies a variety of future land uses in future annexations, including residential development, parks, commercial and institutional uses.

Town of Friendship

Land Use Plan



Land Use Categories

Future Land Use Areas

- Residential
- Commercial
- Business Park

Existing Land Use

- Farmsteads
- Low Density Residential
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Rail Transportation
- Utilities/Communications
- Ag Land / Pasture
- Water Features
- Recreational Facilities
- Open Land

Coverages

- Wetlands
- Woodlands

Corporate Limits

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

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The base map data was created by Fond du Lac County and The 2000 Existing Land Use data was created by East Central Wisconsin Regional Planning Commission. Neither entity assumes any liability for the accuracy of this data or any use or misuse of its content. Changes were made by Martenson and Eisele, Inc. under the direction of the Town of Friendship.

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back of Land Use Plan

Implementation

Integration and Consistency

- ❑ During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan.
- ❑ The Town of Friendship Plan Commission will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Town Board.

Ordinances and Regulations

Fond du Lac County/Town of Friendship

The State of Wisconsin's comprehensive planning legislation requires that a town's comprehensive plan be consistent with any zoning ordinance and map, shoreland zoning ordinance, and subdivision ordinance regulations that apply in the town. All of the ordinances that regulate land use in the Town of Friendship (other than this Town's Zoning Ordinance and Comprehensive Plan) are Fond du Lac County Ordinances.

Consistency Requirement

- ❑ Wisconsin's comprehensive planning legislation **requires** that the Town's Comprehensive Plan be consistent with the following ordinances.

Zoning Ordinance

- Zoning in the Town of Friendship is regulated by Friendship Zoning Ordinance.

Subdivision and Platting Ordinance

- Platting in the Town of Friendship is regulated by the Fond du Lac County Subdivision Ordinance.

Official Map

- Neither the Town nor County have an official map ordinance.

Extraterritorial Platting

- The Village of North Fond du Lac has a one-and-a-half-mile Extraterritorial Plat Review Jurisdiction into the Town of Friendship.

Extraterritorial Zoning

- No Extraterritorial Zoning Board or Extraterritorial Zoning area has been established with the Village of North Fond du Lac.

Shoreland-Wetland Ordinance

- Fond du Lac County enforces its Shoreland Zoning Ordinance in the Town of Friendship.

- ❑ Wisconsin's comprehensive planning legislation **does not require** the Town's Comprehensive Plan be consistent with the following ordinances:

Manufactured Home and Parks Ordinance

- Manufactured home parks are regulated by the Friendship Zoning Ordinance.

Sign Regulations Ordinance

- Signs are Signs are regulated by the Friendship Zoning Ordinance.

Stormwater Management Ordinance

- Stormwater issues are regulated through the Fond du Lac County Storm Water Management Ordinance.

Wellhead Protection Ordinance

- The Town of Friendship does not have a wellhead protection ordinance (public water system does not exist in the Town Sanitary District).
- The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. All new municipal wells installed after May 1, 1992, must have a Department of Natural Resources (WDNR) approved wellhead protection plan (WHP) prior to placing the well into service. More information can be viewed at www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm

Erosion Control Ordinance

- The Town of Friendship is working on an Erosion Control Ordinance and will have it adopted near the date of the adoption of this plan.

Measurement of Progress

- The Town of Friendship Plan Commission will provide a written report to the Town Board on a periodic basis on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

Plan Update and Amendment Process

- The Town of Friendship will review the goals, objectives, and policies of the Comprehensive Plan on a periodic basis. The entire Comprehensive Plan should be updated every ten years.
- Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, the Plan Commission may receive a development proposal for a specific property in the Town of Friendship that is inconsistent with the land use shown on the Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Town Board on the amendment. The Town Board will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan.

Five-Year Implementation Plan

- ❑ The projections in the Comprehensive Plan for the Town of Friendship are based on a twenty-year timeframe.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Town of Friendship has developed a Five-Year Implementation Plan. The Plan lists the programs or actions the town will undertake, who will have responsibility for the programs or actions, and in what year the program or action will be undertaken.
- ❑ The programs and actions were selected by the Town based on the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- ❑ The Five-Year Implementation Plan (see next page) will be reviewed on an annual basis to determine which programs and actions have been completed and should be removed from the Five-Year Implementation Plan, which programs and actions should remain in the plan for the next five years, and which programs and actions should be included for the first time.

Table 5
Five Year Implementation Plan

Program or Action	Responsibility	Year
<i>From the Land Use Element</i>		
Amend Town Zoning for Agriculture Zone lots to not exceed 2-5 acres, create a business park zoning category, and other amendments that will help implement the Town's Comprehensive Plan	Plan Commission and Town Board	2009-2010
Require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan	Plan Commission and Town Board	Ongoing
Consider the potential impact on natural resources, environmental corridors, and habitat areas.	Plan Commission and Town Board	Ongoing
<i>From the Issues and Opportunities Element</i>		
Add restrictions to Town Ordinances that limit the number of lot-splits in non-sewered areas.	Plan Commission and Town Board	2009-2010
Write a Site Plan Ordinance that requires a petitioner of any new construction (except accessory or outbuildings and minor remodeling) to submit engineered plans of building elevations and stormwater management measures as part of a building permit application process	Plan Commission and Town Board	2009-2010
<i>From the Agricultural, Natural, and Cultural Resources Element</i>		
Prepare an ordinance that requires a residential developer to create a buffer when adjacent to a farm operation	Plan Commission and Town Board	2009-2010
Prepare an ordinance that requires a residential Certified Survey Map or Subdivision that abuts active farmland to include language on the recorded CSM or plat warning potential buyers of the implications of living next to such operations.	Plan Commission and Town Board	2009-2013
Design a pamphlet that informs newcomers they are moving to a farming community that will include the noise of animals and farm equipment, odors associated with farming operations, and slow-moving farm equipment on public roads.	Town Board and interested citizens	2009-2012
<i>From the Transportation Element</i>		
Communicate to the Canadian National Railroad Town concerns regarding long time delays at crossings, unacceptable levels of ditch maintenance, and excessive whistle noise	Town Board members	As needed
<i>From the Housing Element</i>		
Write an ordinance that requires a developer to submit a concept plan before platting is reviewed by the Town and County. The Town will also require all platted lots to have a stormwater plan, reviewable by the Town Engineer	Plan Commission and Town Board	2009-2013
<i>From the Utilities and Community Facilities Element</i>		
Take the necessary action to expand warning sirens in the Town	Town Board	2009-2010
Secure a water contract with an adjoining community if the need arises for a public water system in the town	Town Board	2009-2011
<i>From the Economic Development Element</i>		
Support expansion of existing businesses and meet with local businesses to acknowledge their importance to the community	Town Board	Ongoing
<i>From the Intergovernmental Cooperation Element</i>		
Work with adjoining communities to coordinate future land uses within joint planning areas.	Plan Commission and Town Board	Ongoing
The Town of Friendship will work towards a general understanding of a common long term boundary with the Village of North Fond du Lac and the City of Fond du Lac so that the three communities can make plans how to serve their areas over a long period of time.	Town Board	Ongoing until accomplished

Source: Town of Friendship and Martenson & Eisele, Inc.

Issues and Opportunities

Major Findings

- ❑ Town of Friendship residents generally find the town to be a good place to live.
- ❑ Traffic delays and noise associated with trains are a major issue to residents
- ❑ Due to the relatively flat terrain, especially along the lake, stormwater ponding and poor stormwater drainage is a problem during certain times of the year.
- ❑ The Town's population is projected to keep growing, but the number of persons per household is projected to keep declining.

Recommendations

- ❑ The Town should be persistent in communicating with Canadian National Railroad that long time delays at crossings, unacceptable levels of ditch maintenance, and excessive whistle noise need to be addressed.

Goal and Objectives

Goal

- ❑ Strive to raise the quality of life for town residents by addressing the weaknesses identified in the SWOT Workshop.

Objectives

1. **Lot Split Restrictions** Add restrictions to Town ordinances that limit the number of lot splits in non-sewered areas.
2. **Railroad Issues** Communicate with Canadian National Railroad town concerns regarding long time delays at crossings, unacceptable levels of ditch maintenance, and excessive whistle noise (more on this objective in the Transportation Element).
3. **Industrial Park** Strive to develop more industrial parkland near USH 41 to generate more tax base and create jobs.
4. **Commercial Development** Show locations for future commercial development on the Land Use Plan and encourage businesses to locate in Friendship.
5. **Site Plan Ordinance** Write a Site Plan Ordinance that requires a petitioner of any new construction (except accessory or outbuildings and minor remodeling) to submit engineered plans of building elevations and stormwater management measures as part of a building permit application process

Background Information

SWOT Workshop

On March 24, 2008, the Town of Friendship Plan Commission held a public hearing to facilitate a “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) workshop. The results of this workshop are summarized by each category:

Strengths

- ☐ A rural location, yet close to a metropolitan area having jobs, commercial and cultural amenities
- ☐ Lake Winnebago, which offers a variety of seasonal recreation activities
- ☐ Good road maintenance
- ☐ Comparatively lower taxes
- ☐ A good agricultural land base and citizens committed to farming
- ☐ Natural wooded and wetland areas that are publicly and privately preserved
- ☐ No concentration of urban development, but rather spread-out rural development
- ☐ Good fire, ambulance, and first responder service
- ☐ Quality groundwater

Weaknesses

- ☐ Need for expanded emergency siren warning system
- ☐ Major traffic interruptions caused by train stoppage
- ☐ Stormwater drainage issues, especially in areas where ditches are not properly maintained (especially Canadian National Railroad ditches)
- ☐ Nuisance issues, such as junked vehicles on private property
- ☐ Increasing taxes (other than town tax levy)
- ☐ Lack of good land use planning in some areas of the town
- ☐ Difficulty gaining utility extensions for the development of a Town Industrial Park
- ☐ Shortage of service businesses in the town

Opportunities

- ☐ Continue to work towards more industrial parkland
- ☐ A good sewer system to support growth in the Van Dyne area
- ☐ Encourage development to be “clustered” in a compact manner, offset by large areas of green space
- ☐ Pursue more recreational areas for public use
- ☐ Pursue construction of appropriate grade separated railroad crossings

Threats

- ☐ Groundwater protection
- ☐ Cost of filtering stormwater runoff before it reaches Lake Winnebago
- ☐ Impact of “mega-farms” on surrounding properties
- ☐ Impact associated with Village of North Fond du Lac annexation of town land
- ☐ Trend toward fewer “good paying” jobs
- ☐ Loss of industrial tax base
- ☐ Potential impact of NR 115 on waterfront properties, being initiated by the WDNR
- ☐ Declining state revenues and increasing public service costs

NOTE - The following Findings and Recommendations are based on an analysis of the data contained in Tables 100 through 115. These tables can be found at the end of the plan.

Population Characteristics

Population Change (Table 100)

- ❑ The Town of Friendship experienced little growth between 1970 and 2000, increasing in population by only 56 persons, to 2,406.
- ❑ Friendship's population actually declined by 6% from 1970 to 1990, before growing by 9% in the 1990s to produce an overall increase of 2% from 1970 to 2000.
- ❑ This 2% growth is the lowest among surrounding towns, which ranged from 10% to 19% growth in those thirty years. In this same time period, the population of Fond du Lac County increased nearly 15% and Wisconsin more than twenty percent.

Population Race (Table 101)

- ❑ The Town of Friendship was over 98% white in 2000. This compares to 96% in Fond du Lac County and 89% in throughout Wisconsin.
- ❑ It can at least be said that all three jurisdictions became slightly more diverse since 1990.

Population Age and Median Age (Table 102)

- ❑ Overall, the residents of the Town of Friendship in 2000 were slightly older than average when compared to Fond du Lac County and Wisconsin. The median age in Friendship was 38; it was 37 in the county and 36 in the state.
- ❑ Approximately 29% of Friendship residents were between 50 and 80, compared to 25% in the county and 24% in the state.
- ❑ The percentage of young adults was lower in Friendship than in the county or state.
- ❑ As is the case throughout America, as the Baby Boom generation ages, the number of elderly will increase. This may alter the number and types of services the Town needs to provide to meet the needs of its aging residents.

Income Characteristics

Median Income (Table 103)

- ❑ The median income for households in Friendship (households include unrelated persons) was approximately \$47,000 in 1999. The median income for families was slightly higher. *Household* income is lower in the county and state. *Family* income is lower in the town.
- ❑ The increase in median income between 1989 and 1999 was generally lower in the town than in the county and state.

Household Income (Table 104)

- ❑ The Town of Friendship is a strongly middle-income community. Fifty-six percent of households in Friendship have incomes between \$35,000 and \$75,000. This compares to 46% in Fond du Lac County and only 41% in Wisconsin.
- ❑ Conversely, only 17% of Friendship households earn less than \$25,000, compared to 24% in the county and 26% in the state.
- ❑ At the other end of the scale, only 15% of Friendship households earn more than \$75,000, compared to 17% in the county and 20% in the state.

Per Capita Income (Table 105)

- ❑ Per capita income of approximately \$22,750 for Town of Friendship residents in 1999 was \$2,700 more than in Fond du Lac County and \$1,500 higher than throughout Wisconsin.
- ❑ The percentage change in per capita income of residents in the Town of Friendship from 1989 to 1999 was also significantly higher than in the county or state. Per capita income in the town increased by 78%, while it only increased 60% in the county and state.

Poverty Status (Table 106)

- ❑ There is relatively little poverty in Friendship. Only 2.7% of persons and 1.4% of families in Friendship were below the poverty level in 1999. Both figures declined since 1989.
- ❑ Poverty status is more than two times higher for both individuals and families in Fond du Lac County, and three times higher across Wisconsin.

Employment Characteristics**Labor Force (Table 107)**

- ❑ The unemployment rates in Fond du Lac County and Wisconsin have a similar history from 1990 to 2006. Both dipped 25 to 40 percent from 1990 to 2000, then returned to near their 1990 level by 2006.
- ❑ The unemployment rate in both the county and state was at 4.7% in 2006.

Employment of Residents by Type of Industry (Table 108)

- ❑ About one-third of employed Friendship residents in 2000 held positions in the service industry. Another quarter were in manufacturing. This is a reverse of employment in 1990.
- ❑ Employment in retail trade industry accounts for the third-highest percentage of employment in both 1990 and 2000, but compared to all jobs in those years, retail trade's percentage of 10% in 2000 was half what it was in 1990.
- ❑ Employment in government, while only 7% of jobs in 2000, increased by 160% from 1990 to 2000. Construction also increased, by over 67%, but it only accounts for 6% of employment.
- ❑ Surprisingly, the percentage of residents employed in agriculture, forestry, fishing, and mining actually increased by 7%, though the total number of Friendship residents engaged in these jobs was only 45 in 2000. Nonetheless, an increase in the number of persons in a town working in this category is very rare. The percentage of Fond du Lac County residents employed in agriculture, forestry, fishing, and mining declined by 20% from 1990 to 2000. The decline was almost 33% in the state.
- ❑ The manufacturing and service industries employed the highest percentages of residents in the county and state, too. Service-related employment is particularly common in the state, where nearly 40% of employed persons are in service positions.
- ❑ About 100 more town residents were employed in 2000 than in 1990, an 8% increase. The county and state both had percentage increases of employed persons of almost twice that.

Industry of Employed Persons (Table 109)

- ❑ In 2000, 30% of persons employed in Fond du Lac County (regardless of where they lived) worked in the *manufacturing* industry. Another 20% were in *trade, transportation and utilities*; and 18% in *education*.
- ❑ These same three categories held the greatest percentages of employees in Wisconsin in 2000, but only 22% were in manufacturing. Not surprisingly, there is a more even distribution of employees throughout the employment categories in the state than in Fond du Lac County.

Employment of Residents by Type of Occupation (Table 110)

When analyzing Table 110, it is important to note that the number and variety of categories for the types of occupations in the 1990 and 2000 U.S. Censuses changed significantly. It is, therefore, virtually impossible to make comparisons between the two years.

- ❑ In 2000, almost 29% of the 1,322 employed residents of the Town of Friendship were in the *production, transportation, and material moving* occupation. Another 23% were in *management, professional and related occupations*, and 19% were in *sales and office* positions.
- ❑ These same three occupations were highest in the Fond du Lac County and Wisconsin in 2000, but *management, professional and related occupations* was the category with the highest percentage.
- ❑ The percentage of employed residents of the town in *construction, extraction, and maintenance* occupations was 35% higher than in the county, and 45% higher than in the state.

Travel Time to Work (Table 111)

- ❑ In 2000, more than half of employed Town of Friendship residents traveled between fifteen and thirty minutes to get to work. This compares to only about a third of county and state residents.
- ❑ Only 14% of employed Town of Friendship residents drove less than ten minutes to work, compared to more than 22% of workers in the county, and 21% across the state.
- ❑ The percentage of town residents who drive more than thirty minutes to work is comparable to that in the county and state.
- ❑ The data showing that employed town residents are driving moderately long distances to get to work is likely a reflection of the town's value as a preferred residential location for people who work in Fond du Lac and Oshkosh.

Average Weekly Wages (Table 112)

- ❑ The highest-paying jobs in Fond du Lac County in 2000 were in the *manufacturing and construction* industries, followed by those in *financial activities, education and health, and public administration*.
- ❑ This order is not significantly different than for all of Wisconsin, but wages in most industries average much higher throughout the state than they do in Fond du Lac County.

Education Characteristics**Educational Attainment (Table 113)**

- ❑ The general level of education of Town of Friendship residents is generally lower than in Fond du Lac County and Wisconsin. While 12.5% of Friendship residents in 2000 had not finished high school, compared to 16% in the county and 15% in the state, 44.5% had only a high school diploma, compared to 40% in the county and 35% in the state.
- ❑ Forty-three percent of Friendship residents in 2000 had attended college for a period of time. This is similar to throughout Fond du Lac County, but much lower than the more than 50% in Wisconsin.

Population Projections

Population Projections (Table 114)

- ❑ It is projected that the population of the Town of Friendship will increase steadily by about 2.9% every five years between 2000 and 2020, then slow a bit to 2.3% from 2020 to 2025. The result will be an overall increase of about 350 persons, or fifteen percent.
- ❑ The 15% projected growth in Friendship is comparable to the rate in most of the surrounding towns, Winnebago and Fond du Lac Counties, and Wisconsin.

Household Projections

Household Projections (Table 115)

- ❑ The number of households in the Town of Friendship is projected by the State to increase by approximately 225 between 2000 and 2025. This is a 23% increase. Similar percentage increases are expected in the counties, state, Town of Utica, and the Town of Black Wolf in Winnebago County.
- ❑ The average number of persons per household in the town was 2.48 in 2000. Fond du Lac County averaged 2.63 persons per household, and the state 2.57.
- ❑ It is projected that the average number of persons per household in the town will decline to 2.30 by 2025. The average number of persons per household is expected to also decline throughout the state and nation as the divorce rate remains high and couples are waiting longer to have children.

Agricultural, Natural and Cultural Resources

Major Findings

- ❑ For optimal crop production, approximately 55% of the town's soils require drainage or flood protection during most years.
- ❑ Future development plans will need to incorporate the protection of environmentally sensitive areas, including woodlands, waterways, floodplains and wetlands.
- ❑ Much of the town that is zoned as exclusive agriculture is enrolled in the Farmland Preservation program.
- ❑ The WDNR and the U.S. Army Corps of Engineers has authority over the 704 acres of wetland in the Town of Friendship. The Fond du Lac County Shoreland Ordinance regulates land use along navigable streams and the lakeshore.

Recommendations

- ❑ The Town should be proactive in working with state, county, and other pertinent agencies in reducing sediment and nutrient loads into Lake Winnebago from the Fond du Lac River/Winnebago West Watershed.
- ❑ To help protect its groundwater resources, the Town should be active in identifying and properly abandoning old and unused wells and failing septic systems.

Goals, Objectives, and Program

Goal #1

- ❑ Continue to maintain the Town's rural character through the preservation of agriculture and minimize land use conflict.

Objective

1. **Code Enforcement** Preserve agriculture as the primary land use in Friendship through the enforcement of State, Federal, County and Town regulations.
2. **Ordinance updates** Implement the Town's Land Use Plan by adding restrictions on the maximum size of new residential lots in the Town's Zoning Ordinance.
3. **Density Ordinance** Consider a density ordinance that limits the amount of development in exclusive agricultural districts.
4. **Protection of Environmental Corridors** The Town of Friendship will work with Fond du Lac County to enforce shoreland-wetland ordinances designed to protect environmental corridors from development.

Program

- ❑ **Farming Programs** The Town will encourage farmers and agricultural landowners to become involved in, or continue participation in, state and federal programs that financially support farm production.

Goal #2

- ❑ Reduce or eliminate the potential for land use conflicts between farm and non-farm uses and with the natural environment.

Objectives

1. **Document Notification** Prepare an ordinance that requires a residential Certified Survey Map or subdivision that abuts active farmland to include language on the recorded CSM or plat warning potential buyers of the implications of living next to such operations.
2. **Public Notification** Design a pamphlet that informs newcomers they are moving to a farming community that will include the noise of animals and farm equipment, odors associated with farming operations, and slow moving farm equipment on public roads.
2. **Preserving Large Agricultural Parcels** Larger agricultural parcels are to be maintained, if possible, when siting any new development in an agricultural area.
3. **Maintaining Wetland Buffers** When possible, utilize existing wetlands as buffers between uses and as natural habitats for wildlife.
4. **Preserving Woodlands as Resource Areas** Preservation of woodlands as groundwater recharge and erosion control areas should be encouraged whenever feasible.

Background Information

Agricultural Resources

Prime Farmland

- ❑ Map 4, Prime Farmland, shows four classifications of farmland based on soils.
- ❑ Approximately 55% of the town's soils require drainage or flood protection during most years for optimal crop production.
- ❑ Consideration should be given to preserving the areas of prime farmland.

Agricultural Programs

Agricultural Impact Statement Program

- ❑ An agricultural impact statement is required when the builders of a public construction project have the power to condemn property (eminent domain) and will acquire more than five acres of land from any farm operation.
- ❑ Agricultural impact statements analyze the potential impact of public construction projects on farmland and farm operations and recommend ways to lessen those impacts. Examples of public construction projects include highway expansions, the placement of utility

transmission lines, construction of pipelines, or the building of wastewater treatment plants, for example.

- ❑ More information about this program can be found at:
www.datcp.state.wi.us/arm/agriculture/land-water/ag-impact-stmts/doc_info.jsp

Drainage District Program

- ❑ The Department of Agriculture, Trade, and Consumer Protection regulates the drainage district program. The department has regulated the program since 1989.
- ❑ Several drainage districts are present in Fond du Lac County, but none are found in the Town of Friendship.
- ❑ More information on this program can be found at:
www.datcp.state.wi.us/arm/agriculture/land-water/ag-impact-stmts/drainage_district.jsp.

Farmland Preservation Plan

- ❑ This program assists in preserving Wisconsin's valuable farmland by assisting counties in the creation of agricultural preservation plans through the formation of exclusive agriculture zoning districts.
- ❑ Landowners enrolled in the plan receive a state income tax credit.
- ❑ Much of the town that is zoned as exclusive agriculture is enrolled in this program. Further information about Fond du Lac County's Farmland Preservation Plan can be gained from these two websites: www.fdlco.wi.gov/Index.aspx?page=299 and www.datcp.state.wi.us/arm/agriculture/land-water/conservation/farmland_pres.jsp

Natural Resources

Refer to maps in the back of the Plan

- ❑ Natural resources within the Town of Friendship are an important factor in the consideration of future uses of the land. The management and preservation of these resources is important for providing environmental benefits, sustaining economic uses of the land, and maintaining the quality of life enjoyed by the town's residents.
- ❑ Environmental characteristics, including topography, drainage patterns, floodplains, wetlands, and soil properties are among the features that determine whether an area is suitable for a specific type of development.
- ❑ Future development plans need to incorporate the protection of environmentally sensitive areas, such as woodlands, waterways, floodplains and wetlands.
- ❑ The Town should be proactive in working with state, county, and other pertinent agencies in reducing sediment and nutrient loads into Lake Winnebago from the Winnebago West Watershed.
- ❑ To help protect its groundwater resources, the Town should be active in identifying and properly abandoning old and unused wells and failing septic systems.
- ❑ The Town should consider developing a strategy to decontaminate and redevelop potential brownfield sites.

State Natural Areas

- ❑ State Natural Areas (SNAs) protect significant landscape features, geological formations, and archeological sites. These areas are valued primarily for research and educational purposes while protecting rare and scarce plants and animals. Site protection is provided by land acquisition, donations, conservation easements, and cooperative agreements.
- ❑ Fond du Lac County currently has nine SNAs. The closest SNA to Friendship is the Friendship Railroad Prairie, a ten-acre remnant of mesic and wet-mesic prairie that houses a large population of the state threatened prairie parsley (*Polytaenia nuttallia*).

- ❑ Friendship Railroad Prairie is owned by the WDNR and is currently managed by Fond du Lac County.
- ❑ For more information on SNAs go to www.dnr.state.wi.us/org/land/er/sna/index.htm.

Public Parkland (see Map 9)

- ❑ Highway 45 Wayside Park is approximately eight acres in size, and is located on the west shore of Lake Winnebago about three miles north of Fond du Lac. Facilities at the park include parking, toilets, a picnic shelter, grills and tables, and a four-lane launch and breakwater built in 2005 to provide a harbor of refuge.

Public Wildlife Recreation Land

- ❑ The WDNR acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife.
- ❑ The DNR has divided the state into five regions for public land management purposes. Fond du Lac County is part of the northeast region and has two wildlife areas. The closest to Friendship is the Eldorado Wildlife Area. This site contains 6,371 acres of state-owned hunting land that includes brush, grass, marsh, and woodlands. In addition to hunting, Eldorado Wildlife Area provides opportunities for dog training, snowmobiling, boating, and fishing.
- ❑ Each area has unique wildlife, recreational opportunities, and physical features. Likewise, each area has special rules and terms of use that require strict adherence to. Persons utilizing these areas can find specific information at:
<http://www.dnr.state.wi.us/org/land/wildlife/reclands/northeastmap.htm>

Topography (see Map 3)

- ❑ The topography of the Town of Friendship is relatively flat through the center of the town (going south to north).
- ❑ The lowest point is along Lake Winnebago, where the elevation is 748 feet above sea level. The highest points are along the western edge of the town, where elevations are approximately 835 feet above sea level. The difference between the highest and lowest elevations in the town is approximately 87 feet.
- ❑ In general, most of the town's topography is nearly level (0-2% slopes) to gently sloping (2-6% slopes).

Geology

- ❑ Friendship's current landscape was largely influenced by the Valdres ice sheet of the Green Bay lobe, during the Wisconsin glaciation, and is situated in what is known as the Green Bay-Lake Winnebago-Rock River Lowland.
- ❑ Thick sandstone beds lie underneath a cap of gray dolomite under the area now occupied by Friendship. These sandstone beds house a large groundwater aquifer.

Soils

- ❑ The town is located in an area that is comprised of the Kewaunee-Manawa-Poygan soil association. This soil association varies from well drained to poorly drained, and is typically silty and clayey.
- ❑ Most of the soils in the town have high shrink/swell potential and low percolation rates. Manawa and Poygan soils often have a seasonally high water table that ranges from 0-3 feet below the soil surface.
- ❑ These soil traits should be taken into account for the design and planning of buildings, roads, and infrastructure.

Surface Waters, Wetlands, Floodplains, and Watersheds (see Map 1)

- ❑ Water-related resources are highly regulated. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. This is especially important as navigable waterways and mapped wetlands are scattered throughout the town, and portions of the town are located in areas that are susceptible to flooding events.

Surface Waters

- ❑ This link leads to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands. <http://dnrmapping.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer.deswaters>
- ❑ Friendship is situated on the west shoreline of Lake Winnebago, a water body that is classified by the WDNR as "An Area of Special Natural Resource Interest" (ASNRI). An ASNRI is an area that may have special sensitivity or is of ecological significance.
- ❑ Three other water bodies within the town have been classified as Priority Navigable Waterways (PNWs). These are all unnamed lakes less than fifty acres in size.
- ❑ According to the WDNR's Surface Water Data Viewer, approximately eighteen navigable waterways are found in the town. These waterways include Clamshell Creek, the West Fork of Clamshell Creek, Poplar Creek, Anderson Creek, Van Dyne Creek, and Mosher Creek, along with their associated tributaries. All of these waterways discharge into Lake Winnebago.

Watersheds

- ❑ The Town of Friendship is within the Fond du Lac River Sub-watershed, which is located within the Upper Fox River Drainage Basin. This watershed has been selected as a priority watershed due to the high sediment and nutrient loads its streams discharge into Lake Winnebago.
- ❑ WDNR drainage basin mapping can be found at: <http://dnr.wi.gov/org/gmu/stateofbasin.html>

Floodplains

- ❑ Portions of the town are susceptible to flooding. According to the Federal Emergency Management Agency (FEMA) flood rate map produced for the town, these areas are located along the town's main waterways, including the above-named waterways, and several unnamed waterways.
- ❑ Future development in and around these areas needs to be restricted.
- ❑ Building can occur between the floodway and flood fringe if the lowest first floor elevation is two feet above the 100-year flood elevation, or the basement is floodproofed.

Wetlands

- ❑ Approximately 704 acres of wetland exist within the town. Some of the wetland areas are associated with the water courses that flow through the town, but others appear to be located in topographic lows that have poor drainage.
- ❑ This link (www.dnr.wi.gov/org/water/fhp/wetlands/programs.shtml) is a useful point of reference for community officials, developers, and/or interested persons to gain direction with wetland questions related to development projects or protection issues. The web page provides links to specific administrative rules, discussions on wetland laws and programs, and other wetland issues.
- ❑ Development in wetlands can destroy important environmental benefits, including the filtering of stormwater runoff and the provision of habitat for wildlife.
- ❑ The WDNR and the U.S. Army Corps of Engineers have regulating authority over all wetlands, including the placement of fill materials within a wetland. In general, the most restrictive regulations (WDNR or Corps of Engineers) apply in a situation where

development is being proposed. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.

- ❑ Fond du Lac County has a shoreland-wetland zoning ordinance that should be consulted prior to any development around navigable waters and wetlands.

Groundwater (see Map 6)

- ❑ The protection of groundwater is especially important to the town's residents because they rely on private wells for their primary source of water. It is critical that the quality of potable water be monitored to identify any contamination of the potable groundwater supply.
- ❑ The Well Abandonment Cost Share Program information, published by Fond du Lac county states, "Old and unused wells are a significant threat to the groundwater quality of Fond du Lac County. Old wells can develop cracks in their casing that can allow contaminants to seep down directly to groundwater resources. Old and unused wells can also pose a significant safety threat to people, pets, or other animals."
- ❑ As the demand on groundwater aquifers has increased due to development, the level of groundwater has been dropping throughout Wisconsin, requiring wells to be drilled deeper and deeper. This is not a local issue, but a regional one that will require many units of government to come together to address.
- ❑ The primary recharge area for Friendship's groundwater aquifer is located west of the town's jurisdictional boundary. This indicates that land use actions that take place outside of the town's jurisdiction may affect its groundwater supply.
- ❑ According to the state's Groundwater Susceptibility Map, the town is located in an area deemed to be somewhat susceptible to groundwater contamination because of relatively shallow depths to bedrock and groundwater (less than fifty and twenty feet, respectively). These two characteristics are often found in areas that are highly susceptible to groundwater contamination, but the low permeability and fine texture of the town's soils act as a protective buffer against potential groundwater pollutants, which is why the town is only considered somewhat susceptible to groundwater pollution.
- ❑ Approximately 33% of private wells in the region surrounding Fond du Lac County contained detectable levels of herbicides. Pesticide contamination occurs most commonly in agricultural areas.
- ❑ The primary potential pollution sources to the town's groundwater are likely to be leaking underground storage tanks, failing septic systems, and old and unused wells.
- ❑ More information regarding groundwater that is specific to Fond du Lac County can be found at <http://wi.water.usgs.gov/gwcomp/integrate/develop.html>
- ❑ Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on the building foundations.
- ❑ The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council's responsibilities, actions, activities, and coordination efforts with local officials can be viewed at www.dnr.wi.gov/org/water/dwg/gcc/index.htm

Woodlands (see Map 1)

- ❑ Development in woodlands can destroy important environmental benefits to the community.
- ❑ Wooded areas in the town provide habitat for wildlife and serve as an aesthetic amenity.
- ❑ Few woodlands are found within the town limits. What woodlands there are are found along stream corridors or in wetland areas.
- ❑ Woodlands should be preserved whenever possible.

Environmentally Sensitive Areas

- ❑ Environmentally Sensitive Areas (ESAs) are areas within a landscape that encompass especially valuable natural resource features that should be protected from development.
- ❑ The following areas within the town are environmentally sensitive: 1) Navigable waters with a 75-foot buffer, 2) non-navigable waters with a 15- to 30-foot buffer, depending on the drainage area, 3) WDNR wetlands with a 75-foot buffer, and 4) FEMA floodplains.

Metallic and Non-Metallic Mineral Resources

- ❑ There are no active non-metallic operations in the Town of Friendship.
- ❑ The WDNR has principal regulating authority for metallic mining activities in the state. Further information regarding metallic mining in Wisconsin can be viewed at www.dnr.wi.gov/org/aw/wm/mining/metallic/.

Wildlife Habitat and Threatened and Endangered Species (see Map 7)

- ❑ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.
- ❑ Information on wildlife habitat and threatened and endangered species is available from the WDNR at www.dnr.state.wi.us/org/land/er.
- ❑ Occurrences of rare aquatic species are indicated in the southeast corner of the town, along the shore of Lake Winnebago.

Air Quality

- ❑ The air quality monitoring station nearest to the Town of Friendship is located in the City of Fond du Lac. Fond du Lac County currently meets all air quality attainment requirements.
- ❑ The Town of Friendship should be active in the political process in which counties are designated as attainment or non-attainment.
- ❑ More information on air quality is available at www.dnr.state.wi.us/org/aw/air/index.htm.

Cultural and Historical Resources

State and National Register of Historic Places

- ❑ A primary responsibility of the Wisconsin Historical Society's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. According to the State Register of Historic Places, no historic properties have been identified in the Town of Friendship.
- ❑ Information regarding the State and National Register of Historic Places can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/hp/register/

Architecture and History Inventory

- ❑ A search of the DHP's on-line Architecture and History Inventory (AHI) revealed 26 historic sites within the Town of Friendship (see Appendix).
- ❑ This information can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/ahi.
- ❑ The Town of Friendship should be proactive in helping to preserve the properties that are listed in the Architecture and History Inventory.

Community Design

- ❑ Community design in the Town of Friendship should focus on identifying what rural residential development will look like and how it can be compatible with the natural environment.
- ❑ There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of the lakefront, stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.
- ❑ It is clear that future residential development in the Town of Friendship will have an impact on the built environment. In a town, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on the natural environment. Encouraging development to occur in areas where there is existing development can help the town meet the objectives of providing guidance to the built environment and protecting the natural environment.
- ❑ The challenge in developing and implementing community design standards and guidelines is that they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.

Transportation

Major Findings

- ❑ The operation of a major train line through the Town has created annoyance to residents who must wait long periods at railroad crossings and are woken by train whistles at night.
- ❑ The general public noted that town roads are generally in good condition.
- ❑ Town residents live in an area that provide good variety of transportation alternatives.

Recommendations

- ❑ The Town needs to seek an agreement with Canadian National Railroad to obey federal “waiting laws” at rail crossings, decrease total number of crossings, and build strategically located bridges to cross rail lines, and maintain their drainageways.
- ❑ The Town has some roadways that were at one time private driveways, but were dedicated as public roads. Restrictions need to be written to prevent platting lots off of these substandard roads.

Goals, Objectives, and Program

Goal #1

- ❑ Provide a safe, efficient and well-maintained system for motor vehicle, pedestrian, and bicycle traffic within the Town of Friendship.

Objectives

1. **County and State Communication** Actively participate with Fond du Lac County Highway Department and the State of Wisconsin Department of Transportation (WDOT) on road projects that may affect the Town of Friendship.
2. **Natural Resources Impact** Minimize the impact of new transportation improvements on the community’s natural resources.

Program

- ❑ A tool the Town of Friendship uses to determine budget priorities for road construction and repair is PASER (pronounced pacer). PASER is a simplified pavement management program that communities use to evaluate pavement surface condition. The PASER rating reflects the physical condition of the street. The highest possible rating is 10. The roads with a low rating should be the focus of budget decisions made by the Town of Friendship regarding road repair and maintenance.

Goal #2

- ❑ Work with Canadian National Railroad and Fond du Lac County to address issues that are impacting the quality of life in the Town of Friendship.

Objective

- ❑ Communicate with Canadian National Railroad Town concerns regarding long time delays at crossings, unacceptable levels of ditch maintenance, and excessive whistle noise

Background Information

Transportation Modes

See Map 8 Transportation Modes

Table 6
Transportation Modes

Mode	Location/Provider	Analysis
Trucks	None	
Railroads		
Freight	<ul style="list-style-type: none"> Canadian National Railway operates a line that runs north/south through Friendship. 	More information available at www.cn.ca .
Passenger	<ul style="list-style-type: none"> None 	The nearest Amtrak station is in Columbus, about 40 miles away.
Mass Transit	None	
Air	<ul style="list-style-type: none"> General Mitchell International Airport - Milwaukee Outagamie County Regional Airport - Appleton Fond du Lac County Airport, Fond du Lac 	<p>Located an hour south of Fond du Lac, General Mitchell provides non-stop service to approximately cities. Mitchell International is the largest airport in Wisconsin. More information can be found at www.mitchellairport.com</p> <p>Located 45 minutes north of Fond du Lac, the Outagamie County Regional Airport has regularly scheduled commercial passenger air service. More information can be found at www.atwairport.com</p> <p>The Fond du Lac County Airport has no regularly scheduled commercial passenger air service. FdL Skyport offers private charter service, aircraft maintenance and repair, flight instruction, and aircraft rentals. More information can be found at www.fdlskyport.com</p>
Water	None	
Specialized	Fond du Lac County	<p>Elderly Service: Provide transportation to people 60 years of age or older.</p> <p>Handi-van Service: Provide lift-equipped transportation to individuals of any age with mobility challenges.</p> <p>Escort Service: Provide car transportation to frail people of any age; medical only</p>
Trails	Freindl Trail	Snowmobile trail within the town
Bridges	Fond du Lac County	The County maintains four bridges, all located on CTH "RP" (formally STH 175). Two are in or by Van Dyne (river crossing north and railroad crossing) and two on Melody Lane (one north and one south).

Source: Martenson & Eisele, Inc. and Town of Friendship

Street and Highway Classification

- The street and highway system in the Town of Friendship consists of urban minor arterials, rural major and minor collectors, urban collectors, and local roads (see Map 8, Street Classifications and Traffic Counts). These classifications are from the WDOT and are based on which primary function the street or highway serves the movement of vehicles through an area or to provide access to adjacent land (also found on Exhibit 10 of the Fond du Lac Area Urbanized Functional Classification System Map). Arterials generally accommodate the movement of vehicles while local streets provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local streets.

Traffic Counts

- Table 6 shows the average annual daily traffic counts for the major roads in and around Friendship.

Table 7

Traffic Counts – Town of Friendship

Roadway	2000	2003	2005	Comments
USH 45 south of CTH “N”	4,600	4,500	4,400	Slight decrease
USH 45 north of CTH “N”	2,800	3,300	3,300	Slight increase
STH 175 north of CTH “N”	1,500	1,500	1,500	No change
CTH “N” west of CTH “RP”	630	830	830	Slight increase
CTH “N” between CTH “RP” and STH 45	440	480	480	Slight increase
CTH “OO” west of USH 41	560	770	770	Slight increase
USH 41 northwest of Fond du Lac			27,700	Cannot compare

Source: Wisconsin Department of Transportation

Transportation Plans

Town of Friendship Road Projects

- Town of Friendship officials review and budget for transportation projects as part of the Town’s annual budget process. As part of that review, the Town should communicate with the Fond du Lac County Highway Department to identify projects being planned for the town.

Railroad Quiet Zone

- Train horns can be silenced if safety measures compensate for the absence of the horns. The Federal Railroad Administration (FRA) train horn rule provides localities nationwide with the opportunity to establish quiet zones. The federal rule pre-empts all applicable state laws.
- If the Town of Friendship wishes to establish a quiet zone, a study would need to be done to determine adequate safety measures to overcome the decrease in safety created by silencing the train horns.
- The additional safety measures must be constructed at the Town’s own expense and must meet federal specifications. There are various safety measures that can be used at the crossings as safety measures. Alternatives include four-quadrant gates, permanent closure, reflective traffic channelization devices, and non-traversable curb medians. Safety improve-

ments would not need to be installed at all crossings. The quiet zone is approved based on overall safety risk reduction of the entire zone.

Fond du Lac County

- ❑ Fond du Lac County prioritizes and budgets for transportation improvements on an annual basis. There are no plans for projects in the Town of Friendship.

East Central Regional Planning Commission (ECWRPC)

- ❑ As the designated Metropolitan Planning Organization (MPO) for the Fond du Lac Urbanized Area, the ECWRPC has developed a long-range plan for transportation improvements through 2035 in the Fond du Lac Metropolitan Planning Organization Transportation Improvement Program (TIP). No specific projects are slated for the Town of Friendship. Information can be found at www.eastcentralrpc.org/FondduLacMPO/LRP.htm.

Wisconsin Department of Transportation

- ❑ The Town of Friendship is part of the WDOT's Northeast Region.
- ❑ The Northeast Region has established a Six-Year (2006-2011) Highway Improvement Program to make necessary maintenance and improvements to the state's road network. Projects located within the Town of Friendship include resurfacing USH 45 from the north county line to Scott Street in 2008.
- ❑ The entire Northeast District Six-Year Highway Improvement Program can be viewed at www.dot.state.wi.us/projects/state/sixyear/docs/nerlisting.pdf.

Transportation Programs

Wisconsin Department of Transportation

- ❑ The WDOT 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. Information on these programs can be found at www.dot.wisconsin.gov/localgov/.

Housing

Major Findings

- ❑ The housing stock in the Town of Friendship is comparatively new, with 27% of the housing units being built in the 1990s. This compares to 16% in Fond du Lac County and 17% in Wisconsin.
- ❑ The Town of Friendship is remarkable for the number of Manufactured homes within its boundaries. 338 of the town's 1,059 housing units in 2000 – almost a third – were manufactured homes. This compares to around five percent in Fond du Lac County and Wisconsin. In fact, the 338 manufactured homes in Friendship are 17% of all the manufactured homes in the entire county.
- ❑ The proportion of manufactured homes to all housing declined in the county and state. In Friendship, the number of manufactured homes increased by 46% between 1990 and 2000. This accounts for much of the new housing in the 1990s identified in Table 116.
- ❑ Only 5% of housing units in the Town of Friendship are duplex or multi-family. These types of housing units account for 22% of the county's housing stock, and 26% of the state's.
- ❑ Only 11% of housing units in the town were renter occupied in 2000, compared to 25% in the county and 28% in the state.

Recommendations

- ❑ Continue a controlled residential growth pattern within the sanitary district, and limit large lot development through ordinance amendments.
- ❑ Accept the more densely developed residential housing sites along the lakeshore because of its high value.

Goals, Objectives, and Policies

Goals

1. To encourage the development of carefully-sited single-family, owner-occupied housing in locations that are compatible with the desire of the Town to preserve agricultural land.
2. Encourage developers and those who remodel existing homes to provide a wide range of housing choices and mixed-use housing projects to meet the needs of all income levels, age groups, and special needs.

Objectives

1. **Minimize Farming Impact** Encourage future residential development in areas that have minimal impact on agricultural operations.
2. **Housing Rehabilitation** Promote the rehabilitation of substandard housing in the town in order to provide a decent and safe living environment for all residents and especially for those who cannot afford new housing.
3. **Residential Density Standards** Revisit the Zoning and Subdivision Ordinance density standards throughout the town to preserve farmland.

4. **Limitation on Platting** Write an ordinance that requires a developer to submit a concept plan before platting is reviewed by the Town and County. The Town will also require all plat-
ted lots to have a stormwater plan, reviewable by the Town Engineer.

Policies

1. The Town of Friendship shall use the Comprehensive Plan and the Town's Ordinances to maintain the agricultural character of the town.
2. The Town of Friendship shall continue to use building and housing codes to maintain and ensure the quality and safety of existing and new housing units.

Background Information

Housing Characteristics

The following Findings and Recommendations are based on an analysis of the data contained in Tables 116 through 126. These tables are found in the back of the plan.

Age of Housing (Table 116)

- ❑ The housing stock in the Town of Friendship is comparatively new, with 27% of the housing units being built in the 1990s. This compares to 16% in Fond du Lac County and 17% in Wisconsin.
- ❑ Table 116 identifies an uneven pattern of housing growth in the last forty years. Forty per-
cent of the housing stock was built before 1960, but less than ten percent in the following
decade. Housing rebounded in the 1970s, when 17% of the current housing was built, then
slowed dramatically in the '80s before the strong growth of the nineties.
- ❑ In Fond du Lac County, almost 49% of all housing units were built before 1960.

Types of Housing Units (Table 117)

- ❑ The Town of Friendship is remarkable for the number of manufactured homes within its
boundaries. 338 of the town's 1,059 housing units in 2000 – almost a third – were manufac-
tured homes. This compares to around five percent in Fond du Lac County and Wisconsin.
In fact, the 338 manufactured homes in Friendship are 17% of all the manufactured homes
in the entire county.
- ❑ The proportion of manufactured homes to all housing declined in the county and state. In
Friendship, the number of manufactured homes increased by 46% between 1990 and 2000.
This likely accounts for much of the new housing in the 1990s identified in Table 116.
- ❑ Only 5% of housing units in the Town of Friendship are duplex or multi-family. These types
of housing account for 22% of the county's housing stock, and 26% of the State's.

Housing Occupancy and Tenure (Table 118)

- ❑ The percentage of housing units in 2000 that were occupied by their owner was relatively
high, at 81 percent. The percentage of owner-occupied in Fond du Lac County was about
69%, and less than 62% in Wisconsin.
- ❑ Only 11% of housing units in the town were renter occupied in 2000, compared to 25% in
the county and 28% in the state.
- ❑ The number of renter-occupied units declined slightly in Friendship from 1990 to 2000.
Owner-occupied housing increased by 136 units, or nineteen percent.

Vacancy Status (Table 119)

- ❑ There were 91 vacant housing units in the Town of Friendship in 2000, an increase from fifty in 1990.
- ❑ Vacancy rates for owner- and renter-occupied housing in the town in 2000 (three and fourteen percent, respectively) were much higher than in the county and state, and significantly higher than they were in 1990.

Housing Values (Table 120)

- ❑ Housing values in the Town of Friendship changed dramatically between 1990 and 2000. In 1990 there were only 13 houses valued at more than \$150,000, and 91% of homes were worth less than \$100,000. By 2000, 193 of the 861 housing units, or 22%, were valued at more than \$150,000.
- ❑ This trend, however, was also evident in the county and state. The distribution of housing values in 2000 was quite similar in Friendship, Fond du Lac County, and Wisconsin. Forty-four percent of homes in Friendship were valued at less \$100,000. This is identical to Wisconsin. In Fond du Lac County, 49% of homes were in this value category. The 22% of Friendship housing valued at more than \$150,000 compares to 21% in the county and 27.5% in the state.

Median Housing Values (Table 121)

- ❑ The increase in housing values in the Town of Friendship is confirmed in Table 121. The average house in the town in 2000 was \$118,400, compared to only \$63,800 in 1990. This is an increase of eighty-five percent.
- ❑ The median value of housing in the Town of Friendship in 2000 was nearly equal or a bit higher than surrounding towns, except for Black Wolf in Winnebago County, where the median housing value was \$137,500. The median value in Friendship is much higher than in Fond du Lac and Winnebago Counties.

Household Types (Table 122)

- ❑ Recent trends in the composition of families are illustrated in the Town of Friendship. Between 1990 and 2000, the percentages of all households in the categories of non-family occupants (29%), without children (67%), living alone (22%), female-headed (19%), and one or more occupants over age 65 (24%) have all increased. Households with married couples have decreased, to less than sixty percent.
- ❑ The percentages associated with all the categories of household types in Table 122 are fairly similar between the Town of Friendship, Fond du Lac County, and Wisconsin.

Persons per Household (Table 123)

- ❑ The average number of persons per household in the town in 2000 was 2.48. This is much lower than in the county (2.63), and also lower than across the state (2.57).
- ❑ The number of persons per household is declining in the town (it was 2.63 in 1990) as it is throughout the state and nation.

Household Size (Table 124)

- ❑ In line with the trends in household types, the number of households in the Town of Friendship with four, five, or six or more persons declined from 1990 to 2000. Households with four or more persons declined from one quarter of all households to only one fifth. This decline also occurred in Fond du Lac County and Wisconsin.
- ❑ The percentage of small households (three or less, 80%) is even greater in the town than in the county (76%) and state (77%).

Housing Affordability

Homeowner Affordability (Table 125)

- ❑ According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs. The median household income in the Town of Friendship in 1999 was approximately \$4,275 per month (based on datum in Table 103). That means a household at the median income level could spend up to \$1,280 per month on housing before the cost would be considered unaffordable.
- ❑ About 18% of town households in 2000 were spending more than 30% of their income on housing. This is similar to in Wisconsin and slightly higher than in Fond du Lac County. Households spending 18% on housing is nearly a sixty percent increase from 1990 household expenditures, and twice the increases in the county and state.

Renter Affordability (Table 126)

- ❑ Based on the same HUD guideline, 13% of renting households in 2000 were above the 30% income threshold. Nearly 30% of county households, and 32% of state households, were over the threshold.
- ❑ The 7.4% figure in 2000 is about half what it was in 1990. The county and state saw smaller declines in this figure.

Housing Plans and Programs

Town of Friendship

- ❑ Currently, the Town of Friendship does not administer a housing rehabilitation program, nor is any rental assistance program offered for residents. There is also no senior housing or housing programs sponsored or operated by any non-profit organizations (e.g. homeless shelters, domestic abuse centers).

Fond du Lac Housing Authority

- ❑ The Fond du Lac Housing Authority has jurisdiction of both City and County housing projects. All of the housing projects are either located in the City of Fond du Lac or Village of North Fond du Lac. No projects are located in the Town of Friendship.
- ❑ The Fond du Lac Housing Authority website is: <http://www.fdlpha.org>

State of Wisconsin

Department of Administration

- ❑ The Department of Administration has released a document entitled, "Directory of Resources for Comprehensive Planning." In the housing section is a list of housing programs that may benefit the Town of Friendship in addressing housing issues. The directory is at: http://www.doa.state.wi.us/dir/documents/Resources_directory101703.pdf

Department of Commerce

- ❑ The Department of Commerce 2005-2009 Consolidated Plan addresses the need for housing and community development activities. The Consolidated Plan may be found at: <http://commerce.wi.gov/CD/CD-Consolidated-Plan.html>

Wisconsin Historical Society

- ❑ Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The Society's Division of His-

toric Preservation administers both programs in conjunction with the National Park Service. More information is at http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp.

Wisconsin Housing and Economic Development Authority

- The Wisconsin Housing and Economic Development Authority (WHEDA) serves communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. Specific information regarding the wide variety of products and services WHEDA offers can be viewed at www.wheda.com/index.asp.

United States Department of Agriculture - Rural Development

- The United States Department of Agriculture's Rural Development Agency helps rural communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:
 - Farm Labor Housing Loans and Grants
 - Housing Preservation Grants
 - Multi Family Housing Direct Loans
 - Multi Family Housing Guaranteed Loans
 - Repair Loans and Grants
 - Rural Housing Site Loans
 - Self Help Technical Assistance Grants
 - Single-family Housing Direct Loans
 - Single-family Housing Guaranteed Loans
- Complete information can be found at www.rurdev.usda.gov/wi/programs/index.htm

Utilities and Community Facilities

Major Findings

- ❑ The Town is providing minimal but adequate public services to its residents.
- ❑ Educational systems in or near the Town of Friendship offer excellent opportunities for town residents to get a good education.
- ❑ Town residents have a wide choice of medical facilities in neighboring communities.

Recommendations

- ❑ With an adequate sewer system, encourage future town growth to happen in the Van Dyne area and near USH 41 interchanges.
- ❑ Support more recreational area development

Goal, Objectives, and Policy

Goal

- ❑ To provide community facilities and services that are well maintained and sufficient for the needs of the residents of the town. Work with the private sector and surrounding communities when it is beneficial.

Objectives

1. **Road Maintenance** Provide adequate public safety and road maintenance to all residents and businesses in the town.
2. **Warning Sirens** Work with other local, county and state officials to expand the emergency siren warning system.
3. **Railroad Drainage Issues** Work with the Canadian National Railroad to improve stormwater drainage in the railroad's ditches.
4. **Nuisance Ordinance** Review existing Town ordinances and standards as needed to strengthen the nuisance issues, such as junked vehicles on private property.
5. **Stormwater** Consider how stormwater will be filtered before reaching Lake Winnebago.
6. **Public Water** Secure a water contract with an adjoining community, should the need arise for a public water system in the town.

Policy

- ❑ The Town of Friendship should meet as needed with surrounding communities to determine how services and equipment can be shared, mutually funded, or jointly purchased.

Background Information

Utilities

See Map 9, Town of Friendship Utilities and Community Facilities

Table 8
Town of Friendship Utilities and Community Facilities

Utility	Provider	Analysis
Water	None	A public water supply may need to be secured in the future if groundwater quality becomes an issue
Wastewater Collection System	<ul style="list-style-type: none"> Town of Friendship Sanitary Districts #1 (along Lakefront & Van Dyne) Town of Friendship Sanitary #2 (Manufactured Home Park) 	0.238 MGD owned at Fond du Lac Regional Plant; 0.168 MGD owned at plant, current usage is 0.123 MGD. Sufficient capacity now exists for projected growth. No capacity improvements are planned, only normal Maintenance The Sewer Service Area Plan has more detail on the Friendship collection system and sewer service area boundaries. This information can be found at: http://www.eastcentralrpc.org/planning/community%20facilities/ssa_documents/reports/FondDuLacSSA_2001.pdf
Treatment Plant	Fond du Lac Regional Treatment Plant	None planned - normal maintenance
Stormwater Management	The Town of Friendship is not exempt from Wisconsin's NR216 stormwater management regulations. The Town may need to consider community stormwater detention facilities or a Stormwater Utility District. Otherwise, development is regulated by Fond du Lac County's Erosion Control and Stormwater Management Ordinance.	
Waste Disposal	No public services provided. Private services provided by Waste Management	Improvements made as needed
Recycling	Private contract through Waste Management	Improvements made as needed
Telecommunications		
Land Line	AT&T and Charter	Improvements made as needed
Wireless	Various	Improvements made as needed
Internet	AT&T and Charter	Improvements made as needed
Cable	Charter	Improvements made as needed
Fiber Optics	None available	Not Applicable
Electricity		
Generation	Alliant Energy	Improvements made as needed
Transmission	American Transmission Co.	No planned projects in the Fond du Lac area
Distribution	Alliant Energy	Improvements made as needed
Natural Gas	Alliant Energy	Improvements made as needed
Police	Fond du Lac County Sheriff's Department	The Town considers police services from the Sheriff's Department to be adequate. Information at www.fdlsheriff.com

Utility	Provider	Analysis
Fire Department	Fire calls are initially answered by the Van Dyne/Black Wolf Fire Department. Mutual aid partners (N. Fond du Lac, Eldorado, and Nekimi) often called.	Van Dyne Volunteer Fire Department has four trucks located in a fire station in Van Dyne. Fire Service from Van Dyne, along with mutual aid partners, is deemed adequate at this time. In the long term, response time will be dependent on having an adequate number of available volunteer fireman.
First Responder	Van Dyne Fire Department	Adequate at this time. In the long term, response time will be dependent on having adequate number of available First Responders.
Judicial	Lakeside Municipal Court	The County judicial system will expand as needed, and will provide services into the long term future.
Ambulance	Shared Ambulance Service	Ambulance is provided through agreement with North Fond du Lac and the Towns of Eldorado, Fond du Lac, Lamartine, and Friendship. Ambulance service is adequate.
Jail	Fond du Lac County Sheriff's Department	Fond du Lac County Jail located in Fond du Lac. Facilities will be expanded or prisoners will be sent to other facilities based on need. Information at www.fdlsheriff.com .
Education		
Public Schools	North Fond du Lac School District	North Fond du Lac system is a K-12 system housed in four facilities; <ul style="list-style-type: none"> • Early Learning Center - Kindergarten • Friendship Learning Center - Grades 1-5 • Bessie Allen Middle School - Grades 6-8 • Horace Mann High School - Grades 9-12 Enrollment numbers are stable and no demand for more space. No plans for expansion at this time.
Private Schools	None in the town	
Technical Colleges	Moraine Park Technical College	Fond du Lac www.morainepark.edu
Closest Public Colleges	<ul style="list-style-type: none"> • UW - Fond du Lac • UW- Oshkosh 	Fond Du Lac http://www.fdl.uwc.edu/ce/ Oshkosh www.uwosh.edu
Closest Private College	Marian College	Fond du Lac http://www.mariancollege.edu
Public Library	North Fond du Lac Library System	Spillman Library located in North Fond du Lac. Information at www.northfonddulaclibrary.org
Harbors	None	
Town Hall	Friendship Town Hall W6931 County Road N, Van Dyne	Built in the 1980s, the Town Hall has a work area for Town Treasurer and Clerk, large meeting room, full kitchen, storage room, and two bathrooms. Town trucks and tractor are housed in an attached three-bay garage. An adjacent storage building is used for equipment storage, and is shared with the Sanitary District. The facilities area is considered adequate for the foreseeable future

Utility	Provider	Analysis
Parks	<ul style="list-style-type: none"> • None in the town. • Highway 45 Wayside Park, managed by Fond du Lac County. 	<p>10 acres. Includes parking, toilets, a picnic shelter, grills and tables, and a 4-lane boat launch.</p> <p>Nationally-accepted park standards are ten acres for every 1,000 people. Based on this standard, the town lacks sufficient park land for its residents. The Town has no plans to acquire additional parkland because residents are finding other facilities to meet their recreational needs.</p>
Cemeteries	<ul style="list-style-type: none"> • Friendship Cemetery • Lakeshore Cemetery 	<p>Located on Cemetery Road, west of the tracks</p> <p>Located at the intersection of Cemetery Road and USH 45</p>
Child Care	None	The private sector meets the demand for child care.
Post Offices	<ul style="list-style-type: none"> • Van Dyne and • North Fond du Lac 	Post office service is adequate at this time.
Health Care	<ul style="list-style-type: none"> • Agnesian Healthcare • Aurora Health 	<p>Agnesian HealthCare includes a number of facilities in the Fond du Lac area, including:</p> <ul style="list-style-type: none"> • St. Agnes Hospital at 430 E. Division Street, Fond du Lac • Fond du Lac Surgery Center, at 421 Camelot Drive, Fond du Lac • Fond du Lac Regional Clinic, 420 E. Division Street, Fond du Lac <p>St Francis Home, has skilled nursing, assisted and independent living 33 Everett Street, Fond du Lac</p> <p>http://www.agnesian.com/</p> <ul style="list-style-type: none"> • Aurora Health Center, 210 Wisconsin American Dr., Hwy. 23 East, Fond du Lac, WI 54935 • Aurora Health Center Clinic, 700 Park Ridge Lane North Fond du Lac, WI 54937 <p>http://www.aurorahealthcare.org/facilities/display.asp?ID=0029</p> <p>Health care facilities are more than adequate to meet the medical needs of Friendship residents.</p>

Source: Martenson & Eisele, Inc. and Town of Friendship

Economic Development

Major Findings

- ❑ Agricultural operations, both dairy and crop farming, is still the major industry in Friendship.
- ❑ Commercial development has occurred on USH 45 in eastern Friendship, where residential development along Lake Winnebago is most prevalent and along Pioneer Road visible from USH 41.
- ❑ The Town of Friendship's existing road network is in good condition, with USH 41 interchanges providing an advantage for businesses that are looking for visibility or relatively close access to this major roadway.
- ❑ The Town of Friendship wants to be a predominantly farming community with some locations for low-density residential development and a limited amount of industrial or commercial uses.

General Recommendations

- ❑ The Town of Friendship will not be opposed to modernization and reasonable expansion of existing businesses in the Town, and will support limited neighborhood commercial-type land uses where appropriate.

Goal and Objectives

Goal

- ❑ Continue to maintain the town's rural character through the encouragement of agricultural operations, existing businesses, small home-based businesses, and selective location of commercial uses that do not conflict with surrounding land uses.

Objectives

1. **Public Programs** Become educated, and educate others, regarding the different programs available to businesses from local, state, and federal sources.
2. **Support Existing Businesses** The Town of Friendship will support existing commercial businesses, encouraging them to expand at their present locations as opposed to moving to another location outside the town.
3. **Compatibility** Maintain a high degree of compatibility between existing and future land uses, and minimize negative impacts of new development.

Background Information

Analysis of Economic Base

- ❑ Agricultural operations, both dairy and crop farming, are still viable businesses and should be protected. Agricultural lands constitute 65% of the Town of Friendship's total land area.
- ❑ The Town has a number of smaller businesses with small to moderate numbers of employees. Town officials should meet periodically with these companies to determine any issues the businesses may have with town services, or need assistance in locating to a larger site in the town.

Table 9
Town of Friendship Employers

Employer	Street	Product/Service
Advantage Refrigeration North Inc	Mosher Drive	
Arctic Glacier WI Inc.		Ice manufacturing
Balthazor Enterprises	N7916 Van Dyne Rd	
Bank Of Oakfield	N9512 Van Dyne Rd	Bank
Bergman Lumber Co	W6901 Main St	Wood products
Blanck's Lake Aire Supper Club	N8751 Lake Shore Dr	Restaurant
Ruedinger Farms	Cemetery Road	Milk production
Marghals Tavern	USH 45	Tavern
Community Ag Service Inc	Viaduct Road	Ag Services
D.D.G., Inc	Cemetery Road	HVAC contractor
Wendt's Restaurant	USH 45	Restaurant
Wendt's Marina	USH 45	Boat Marina
Jim Binner Pools	Mosher Road	Pool sales
Barber Warehouse	Minnesota Avenue	Mini-storage
Flood Homes Inc	N7559 N Pioneer Rd	Modular/Manufactured Home sales
Fond Du Lac Express	Penny Lane	Delivery Service
Mini-Storage	Subway Road	Mini-Storage
Fondy Heating & Air Conditioning	N7374 Mosher Dr	HVAC
Gieses Country Market LLC	N9564 Van Dyne Rd	Grocery Store
GK Holdings LLC	N7333 Mosher Dr	Land Investments
Grade A Welding	N7305 Lake Shore Dr	Welding
Hounsell Greenhouse	N7708 Lake Shore Dr	Greenhouse
Kara's 101 Creations, LLC	N9519 Van Dyne Rd	Hair Salon
L & R Excavating & Trucking	W6836 Lincoln Rd	Excavating & Trucking
Lamar Advertising Of Milwaukee	Osborn Way	Advertising
Lone Elm Sales Inc	Van Dyne	Wholesale Pizza Supplies
Moon Marine	N7375 Mosher Rd	Boats
NEL-BECK Properties	9520 Van Dyne Dr	Tavern
Oakgreen Inc	389 Pioneer Road	Mini-golf
Shelley Enterprises	W6276 Northwestern Ave	Trucking
Lavern D. Strelow	8511 Van Dyne Rd	Trucking

Source: Town of Friendship

Types of New Businesses Desired

Town of Friendship Preferences

- ❑ To serve existing residences, the Town of Friendship favors businesses and office uses that meet the needs of its residents. Types of businesses may be retail, service, and restaurant establishments. Locating in the Town of Friendship would save residents travel time.

Ability to Retain and Attract Business

Location

- ❑ The geographic location of a community is one of the most important factors in determining the ability of a local government to attract or retain business. The Town of Friendship is on the fringe of the Fond du Lac metropolitan area. More concentrated population generates commercial uses.
- ❑ The predominant interest in commercial development has occurred on Pioneer Road (visible from USH 41), along USH 45, and in the Van Dyne area.

Infrastructure

- ❑ The Town of Friendship's existing road network is in good condition, and USH 41 is accessible from Melody Lane and CTH "OO". These freeway access points are a community asset for potential business development.
- ❑ A disadvantage the town faces is the lack of public sewer and water systems for businesses and industry to utilize. The cost of developing and maintaining such systems is significant and possibly cost prohibitive.

Regulatory Issues

- ❑ The Town of Friendship seeks to strike a balance between the needs of businesses expanding in the community and those of the rest of the community.
- ❑ Zoning and building codes help to ensure that the health, safety, and welfare of the community is protected and maintained. Currently, the Town is not aware of any regulatory issues negatively affecting businesses.

Sites for New or Expanding Businesses

- ❑ The Town of Friendship does not have a "Business Park", but would support the rezoning and platting of commercial projects based on consistency with future commercial or industrial land locations as shown on the Land Use Plan. Commercial or industrial development has occurred based on market supply and demand.
- ❑ As shown on the Land Use Plan, the Town has designated new business locations. Based on an appropriate business development plan and consistency with the Land Use Plan, the Town could support a rezoning and land division that would bolster the tax base and provide jobs for its residents.

Use of Brownfield Sites

See Map 10

- ❑ Brownfields are abandoned, idle, or underused commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination. These types of properties are found in nearly every community of the state.
- ❑ Redevelopment of brownfields makes economic sense by returning these properties to a

productive use, thereby creating jobs. Brownfield redevelopment also optimizes existing infrastructure.

- ❑ Identification of potential brownfield sites can be accomplished by examining state and federal databases that list potentially contaminated properties. The WDNR's Remediation and Redevelopment site <http://dnr.wi.gov/org/aw/rr/gis/index.htm> is a web-based mapping system that provides information about contaminated properties. The U.S. Environmental Protection Agency's EnviroMapper site, <http://iaspub.epa.gov/Cleanups/> is a web-based mapping system that identifies contaminated areas that have been, or are in the process of, being cleaned up.
- ❑ Once identified, potentially contaminated sites can be cross-referenced with tax records to determine whether a site is tax delinquent or otherwise available for redevelopment as a brownfield site.
- ❑ Once brownfield sites have been identified, the town should develop a strategy for clean-up and redevelopment through the use of environmental liability exemptions and financial incentives.
- ❑ More information on brownfields, including information on financial support, can be found at the following website:
<http://dnr.wi.gov/org/aw/rr/index.htm>

County, Regional, and State Programs

County Programs

Fond du Lac County Economic Corporation

The Fond du Lac County Economic Development Corporation (FCEDC) is a county-wide private/public partnership whose mission is to improve the economic well being of the businesses, communities, and residents of the county. The FCEDC provides community services that include consultation, community preparedness, attraction assistance, and education to encourage new businesses to locate in communities that are members of the corporation. More information regarding this agency can be found at <http://www.fcedc.com/about.html>

State Programs

Wisconsin Department of Commerce

- ❑ The Wisconsin Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business, others fund the business through the local community, and still other programs provide direct assistance to a community.
- ❑ The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Information on their programs is available at <http://www.commerce.state.wi.us>

Wisconsin Small Business Development Center

- ❑ The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling to address individual business needs is available without cost to the small business client. The nearest SBDC office is located at the University of Wisconsin-Oshkosh in the Center for Community Partnerships. Information on the programs and services offered by the SBDC can be found at www.wisconsinsbdc.org.

Regional Programs

New North

- ❑ New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.
- ❑ In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:
 - Fostering regional collaboration
 - Focusing on targeted growth opportunities
 - Supporting an entrepreneurial climate
 - Encouraging educational attainment
 - Encouraging and embracing diverse talents
 - Promoting the regional brand
- ❑ More information on the New North, Inc. is available at www.thenewnorth.com.

East Central Wisconsin Regional Planning Commission

The East Central Wisconsin Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent update was completed in October 2008, and serves as a five-year update.

Intergovernmental Cooperation

Major Findings

- ❑ Much of the Town of Friendship is within the Village of North Fond du Lac's growth area. The Village's Comprehensive Plan is showing large amounts of town land within their land use planning jurisdiction.
- ❑ The Town has a good working relationship with the State and County regarding road projects.
- ❑ North Fond du Lac annexations have resulted in a loss of tax base and has caused irregular borders.

General Recommendations

- ❑ The Town of Friendship will submit their amended Land Use Plan (once the Comprehensive Plan is adopted by ordinance) to Fond du Lac County for inclusion into the County Land Use Plan.

Goal and Objectives

Goal

- ❑ To foster mutually beneficial and friendly working relationships with the surrounding units of government.

Objectives

1. **Boundary Agreements** The Town of Friendship will work towards a general understanding of a common long term boundary with the Village of North Fond du Lac and the City of Fond du Lac so that the three communities can make plans how to serve their areas over a long period of time.
2. **Border and Service Discussions** Discuss boundary issues with the Village of North Fond du Lac to bring consistency between plans, sewer service to town lands without annexation, and the maintenance of roadways.
3. **Intergovernmental Coordination** Coordinate the implementation of Friendship's Comprehensive Plan with surrounding towns, the Village of North Fond du Lac, and Fond du La County.
4. **Emergency Response** Continue to coordinate emergency response services with local fire departments and the Fond du Lac County Sheriff's Department.
5. **Cooperative Sharing** Review, as part of the Town's annual budgeting process, any opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.

Background Information

Guidelines for Intergovernmental Cooperation

- ❑ Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between municipalities. This statute enables adjoining communities to enter into agreements that will benefit all.
- ❑ Mutual aid agreements are a type of intergovernmental cooperation. For example, fire departments use this method to extend fire protection from one municipality to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit resources or response times.
- ❑ Boundary agreements are typically found in urbanizing areas where there is a desire on the part of adjacent municipalities to agree on where each municipality will provide services. These agreements contribute to better planning and the efficient and economical provision of municipal services.

Governmental Jurisdictions

Towns and Villages

- ❑ The Town of Friendship shares common boundaries with the Town of Black Wolf in Winnebago County, the Village of North Fond du Lac, and the Towns of Fond du Lac and Eldorado in Fond du Lac County.

School Districts

- ❑ The North Fond du Lac Area School District covers the entire Town of Friendship. All children are bussed to North Fond du Lac school facilities.
- ❑ The Town of Friendship is projected to have only minimal housing development in future years, and will, therefore, have minimal impact on the school district's enrollment numbers.

Fond du Lac County

- ❑ Fond du Lac County engages in a significant amount of activities within the Town of Friendship. Police and other protection services are provided by the Sheriff's Department to all residents and businesses. The Town and County actively cooperate in the area of county highway maintenance and improvement projects.
- ❑ The County Planning Department has several areas of jurisdiction that impact activity in the Town of Friendship. These include the administration and enforcement of shoreland-floodplain and sanitary permits, and the enforcement of sanitary ordinances.
- ❑ The Health and Human Services Department performs various activities and social service programs for eligible town residents.
- ❑ The Fond du Lac County Land and Water Conservation Department assists individuals and groups with improving, conserving, and sustaining natural resources through the administration of a number of conservation programs, including:
 - Priority Watershed Program
 - Farmland Preservation
 - Land and Water Resource
 - Management Grant
 - Conservation Reserve Enhancement Program (CREP)
 - Manure Storage Ordinance
 - Erosion Control and Stormwater Management Ordinance

Emergency Response

- ❑ The Town of Friendship is served by Fond du Lac County Emergency response dispatch, County Sheriff's Department, and shared ambulance service. Fire service is provided by joint response from the Van Dyne, Village of North Fond du Lac, and Eldorado Fire Departments. This relationship, which is a prime example of intergovernmental cooperation, is anticipated to continue into the future.

East Central Wisconsin Regional Planning Commission

- ❑ The town has had discussions with ECWRPC, and occasionally attends programs sponsored by ECWRPC.

State of Wisconsin***Wisconsin Department of Transportation***

- ❑ The Town of Friendship is within the Wisconsin Department of Transportation's Northeast Regional office headquartered in Green Bay. The WDOT communicates on occasion with the Town of Friendship if improvements are planned on USH 45.

Department of Natural Resources

- ❑ The Town is aware of WDNR rules and regulations, and has discussions with this agency as issues arise.

Conflicts and Opportunities

- ❑ A concern the Town of Friendship has with the Village of North Fond du Lac is that annexations have depleted the town's land area and tax base. The Land Use Chapter of this Plan includes a discussion on the "Conflict Between Adjacent Land Uses".
- ❑ When any significant conflicts occur in the Town of Friendship, initial attempts to address it will involve written and face-to-face communication. If initial attempts are not successful, the Town will consider other methods including mediation, arbitration and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.
- ❑ Town of Friendship officials will need to proactively engage in discussions with other government officials to promote good land use planning for everyone involved.
- ❑ The Town of Friendship will be open and receptive to meeting with Village of North Fond du Lac officials to discuss boundary issues.

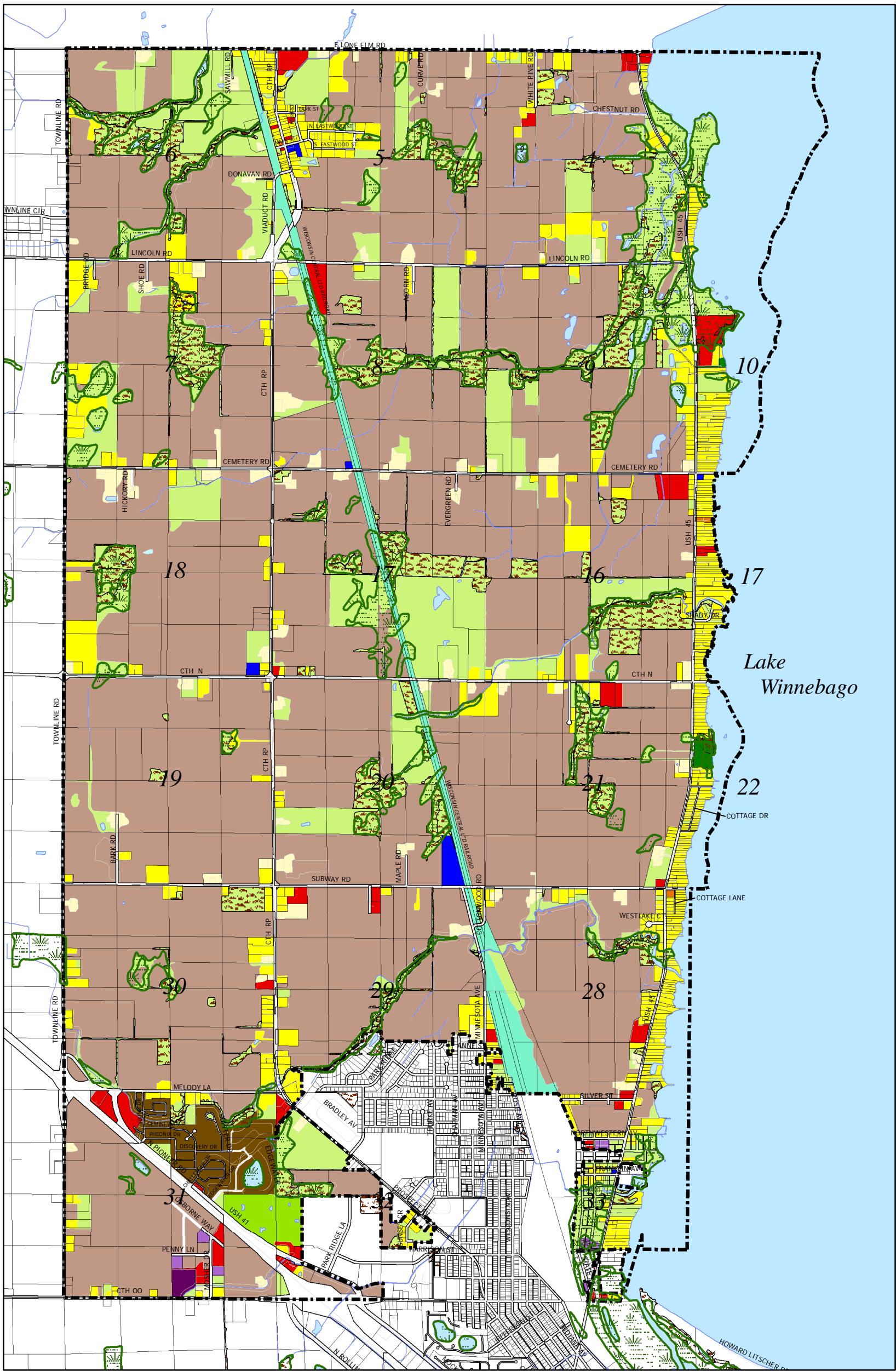
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Maps

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Town of Friendship

Existing Land Use



- Land Use Categories
- Farmsteads
 - Single Family Residential
 - Multi-Family
 - Mobile Home Parks
 - Commercial
 - Industrial
 - Quarries
 - Institutional Facilities
 - Rail Transportation
 - Utilities/Communications
 - Agricultural Land / Pasture
 - Water Features
 - Recreational Facilities
 - Open Land
- Coverages
- Wetlands
 - Woodlands
- Town Limits

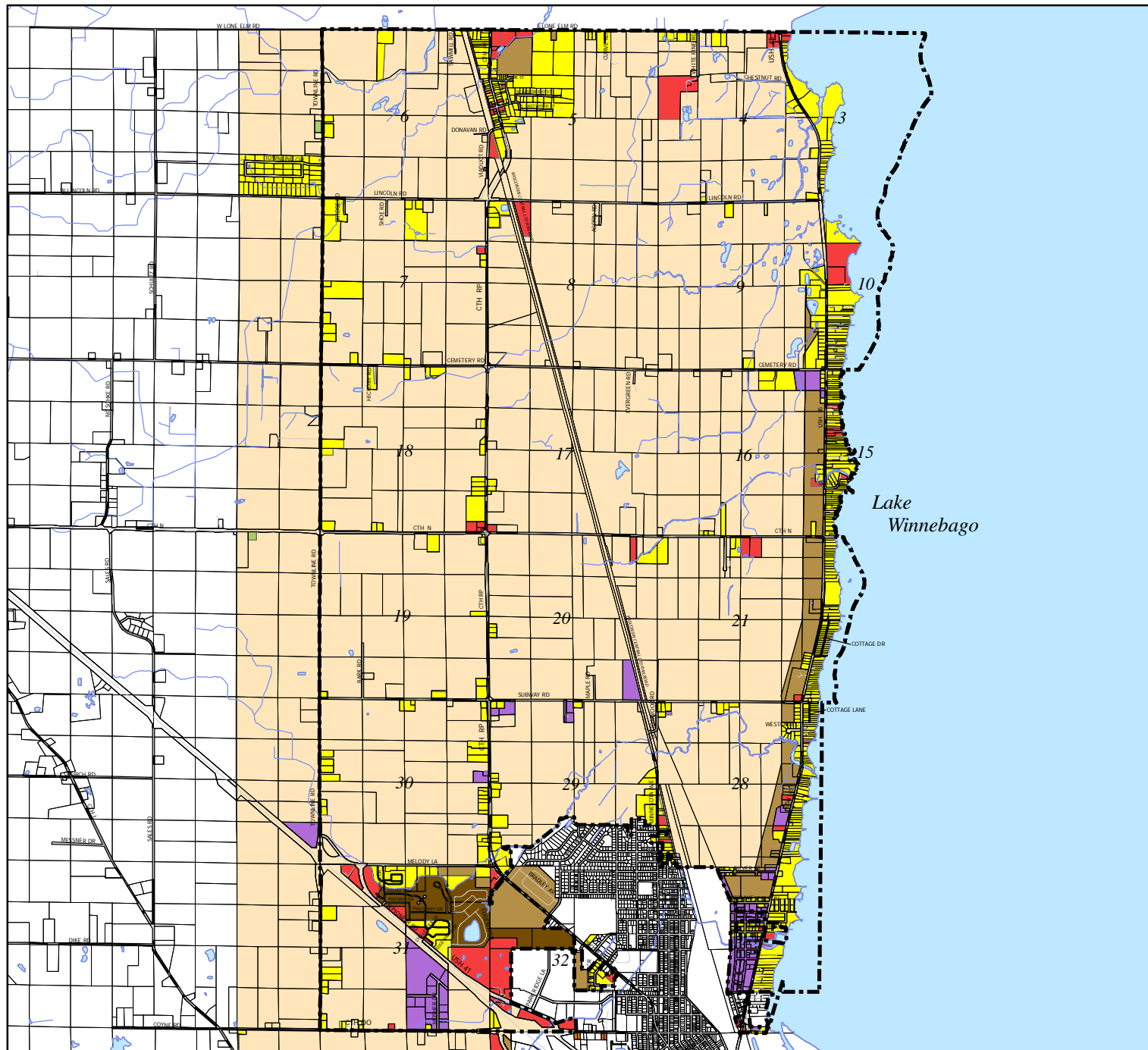
Map 2 Town of Friendship Zoning



Legend

Districts

- Residential
- Residential Medium Density
- Mobile Home
- Rural
- Agricultural Transitional
- Exclusive Agricultural
- Commercial
- Industrial



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Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

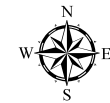
Planning
Environmental
Surveying
Engineering
Architecture

pnarcgis331927gis.mxd_02/12/09

Map 3

Town of Friendship

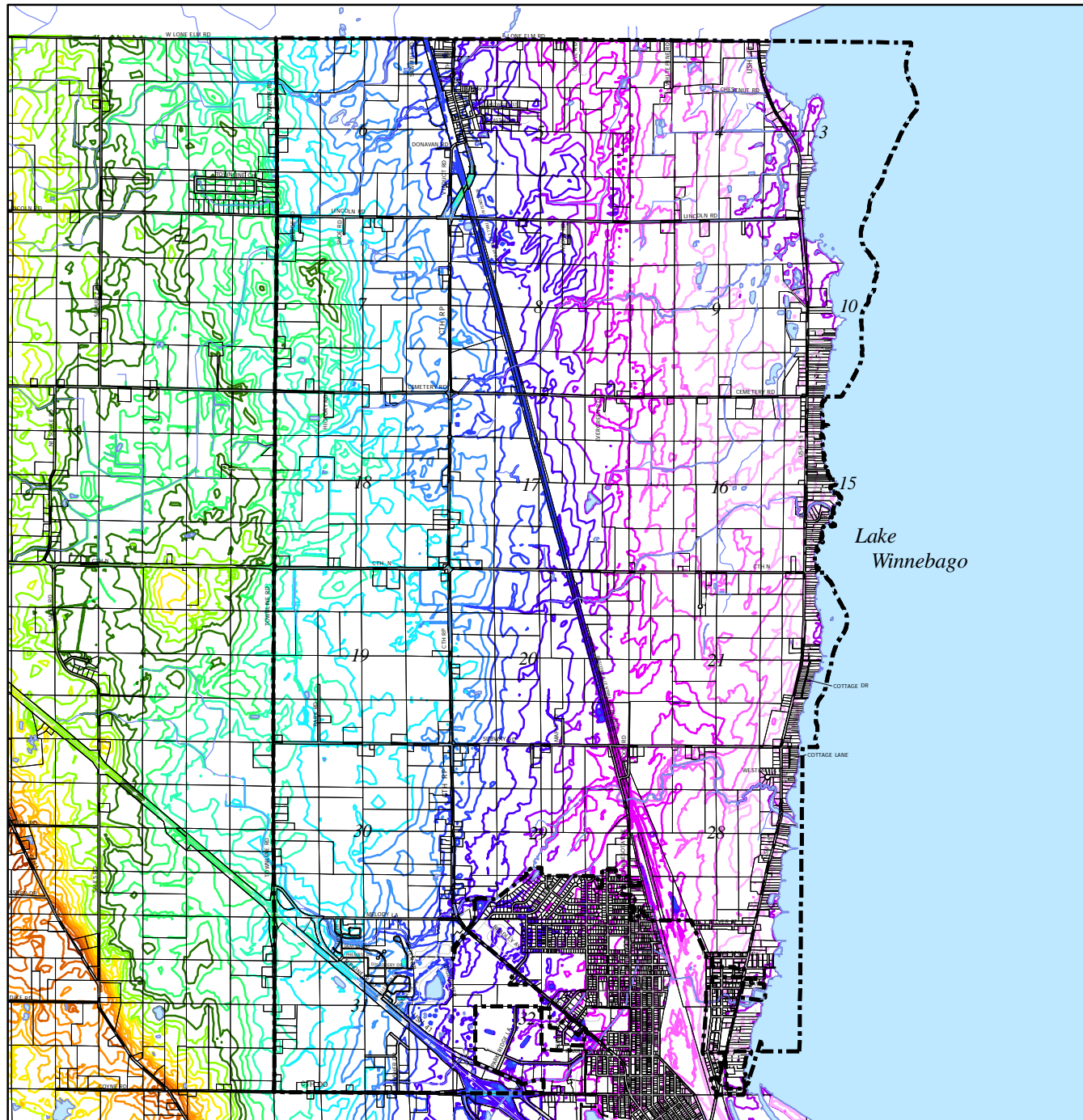
Topography



Legend

Elevation

748.000
748.001 - 756.000
756.001 - 764.000
764.001 - 772.000
772.001 - 776.000
776.001 - 784.000
784.001 - 792.000
792.001 - 800.000
800.001 - 808.000
808.001 - 816.000
816.001 - 824.000
824.001 - 832.000
832.001 - 840.000
840.001 - 844.000
844.001 - 852.000
852.001 - 860.000
860.001 - 868.000
868.001 - 876.000
876.001 - 884.000
884.001 - 892.000



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920.731.0381 1.800.236.0381

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Map 4

Town of Friendship

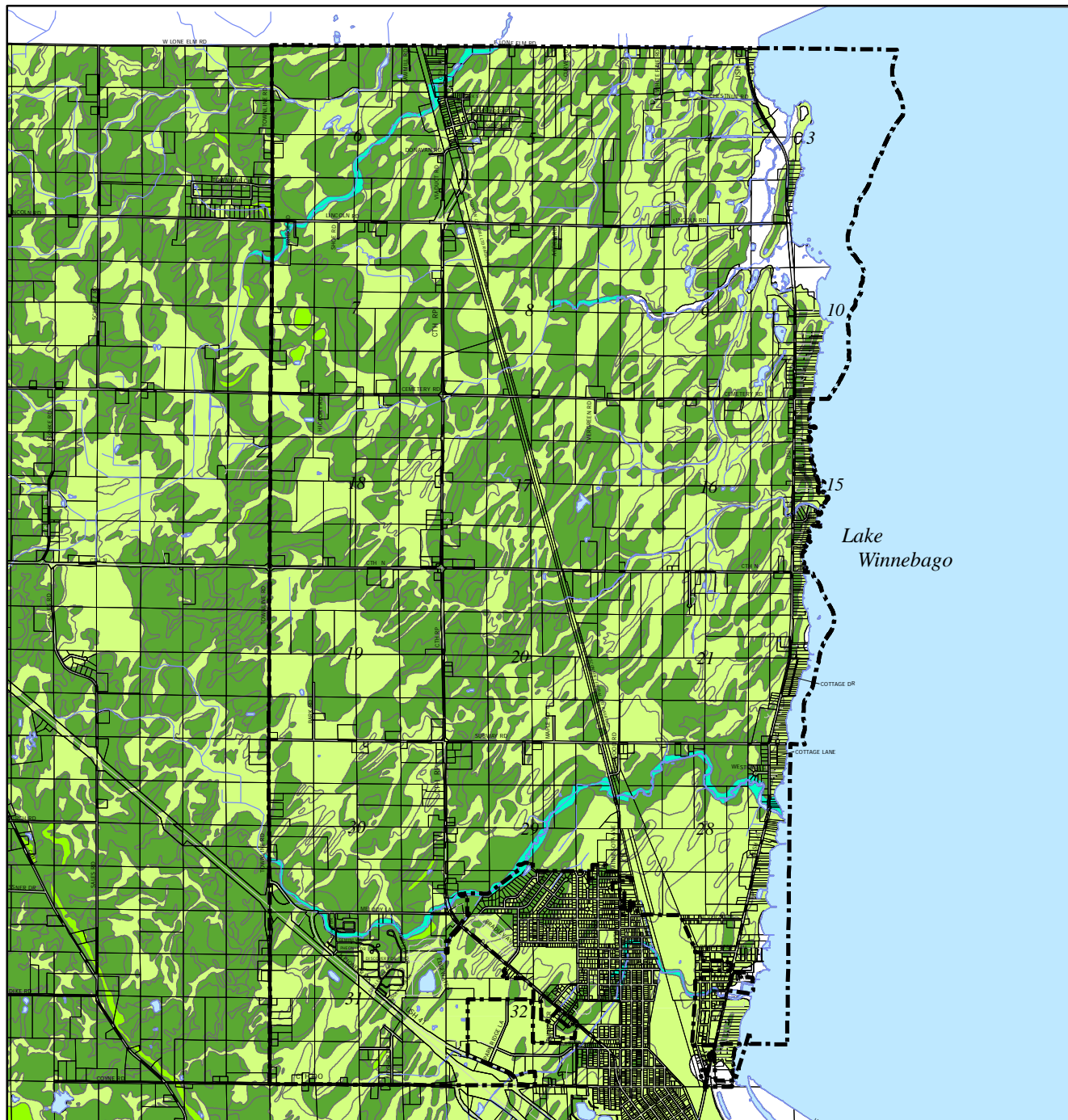
Prime Farmland



Legend

Classifications

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not prime farmland



Soil Data extracted from Standard State Soil Survey Database as provided by the USDA Natural Resources Conservation Service and it is the best available information and is not field verified.

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Map 5

Town of Friendship

Soil Limitations for Dwellings with Basements



Legend

- Not rated
- Somewhat limited
- Very limited

Somewhat Limited: the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

Very Limited: soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

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Map 6

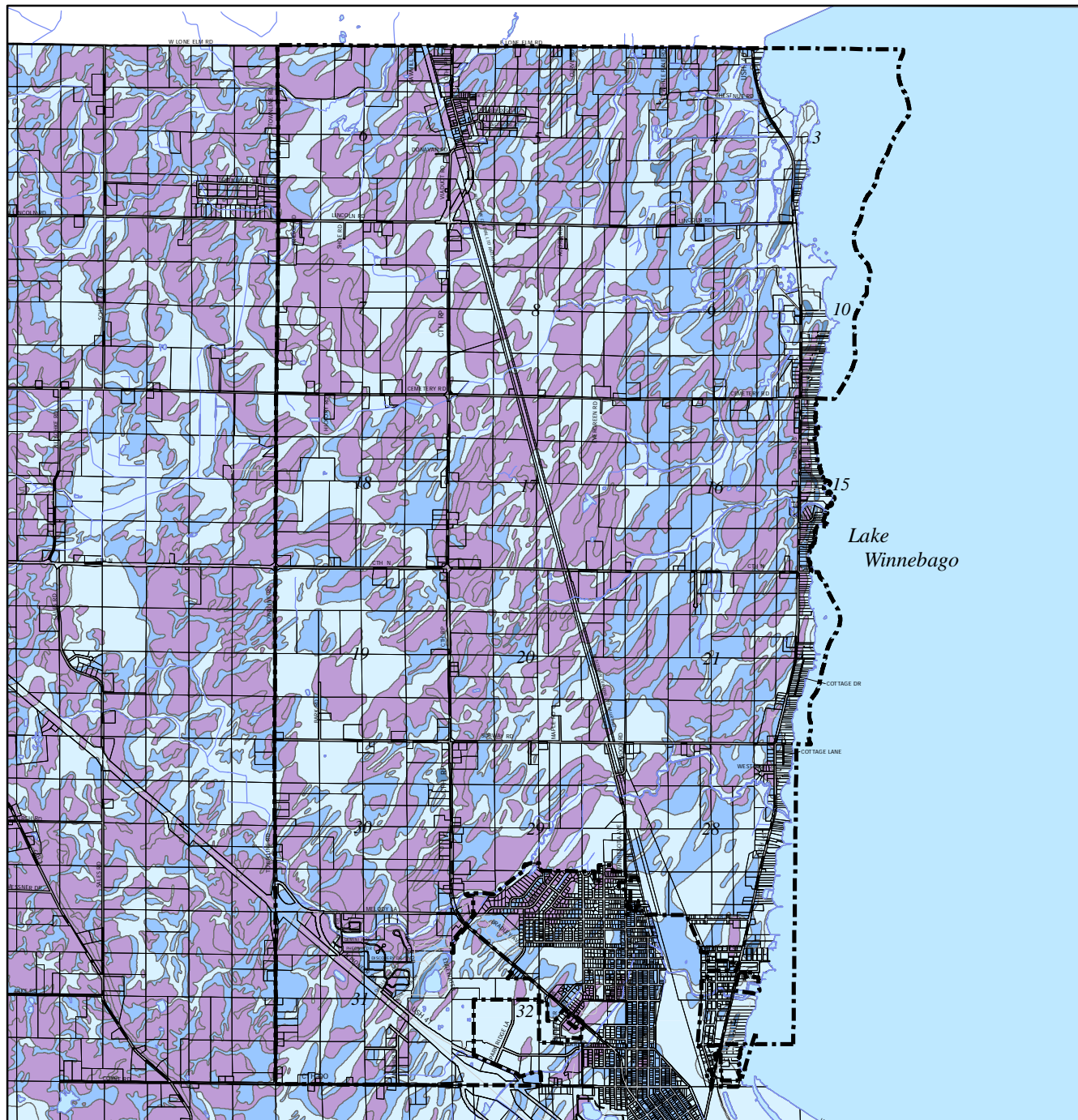
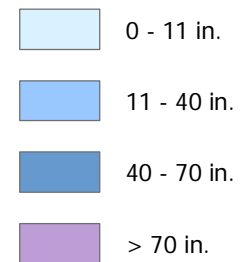
Town of Friendship

Depth to Water Table



Legend

Depth to Water Table
in inches



Soil Data extracted from Standard State Soil Survey Database as provided by the USDA Natural Resources Conservation Service and it is the best available information and is not field verified.

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Fond du Lac County

AQUATIC OCCURRENCES

Animal

Osprey, *Pandion haliaetus*, 2003
Ellipse, *Venustaconcha ellipsiformis*, 1977
Bullfrog, *Rana catesbeiana*, 2007
Black Tern, *Chlidonias niger*, 1989
Common Tern, *Sterna hirundo*, 2000
Queen Snake, *Regina septemvittata*, 1985
Weed Shiner, *Notropis texanus*, 1973
Least Darter, *Etheostoma microperca*, 1977
Lake Sturgeon, *Acipenser fulvescens*,
Mulberry Wing, *Poanes massasoit*, 1992
Redfin Shiner, *Lythrurus umbratilis*, 1972
Slender Bluet, *Enallagma traviatum*, 1990
Western Grebe, *Aechmophorus occidentalis*, 1990
Pugnose Shiner, *Notropis anogenus*, 1979
Lake Chubsucker, *Erimyzon sucetta*, 1979
Longear Sunfish, *Lepomis megalotis*, 1978
Swamp Metalmark, *Calephelis muticum*, 2002
Banded Killifish, *Fundulus diaphanus*, 1979
Greater Redhorse, *Moxostoma valenciennesi*, 1996
Red-necked Grebe, *Podiceps grisegena*, 1986
Blanding's Turtle, *Emydoidea blandingii*, 2005
Little Glassy Wing, *Pompeius verna*, 1993
Red-shouldered Hawk, *Buteo lineatus*, 2007
Butler's Gartersnake, *Thamnophis butleri*, 2004
Cantrall's Bog Beetle, *Liodesus cantralli*, 1985
Wisconsin Well Amphipod, *Stygobromus putealis*, 1994
Blanchard's Cricket Frog, *Acris crepitans blanchardi*, 1969
Black-crowned Night-heron, *Nycticorax nycticorax*, 1986

Plants

Cuckooflower, *Cardamine pratensis*, 2005
Showy Lady's-slipper, *Cypripedium reginae*, 2005
Slim-stem Small-reedgrass, *Calamagrostis stricta*, 1938
Small White Lady's-slipper, *Cypripedium candidum*, 1873
Northern Yellow Lady's-slipper, *Cypripedium parviflorum* var. *makasin*, 1970

Natural Communities

Open Bog, Open bog, 1979
Shrub-carr, Shrub-carr, 2000
Spring Pond, Spring pond, 1998
Wet Prairie, Wet prairie, 1988
Calcareous Fen, Calcareous fen, 1976
Emergent Marsh, Emergent marsh, 2006
Lake-Soft Bog, Lake-soft bog, 1976
Floodplain Forest, Floodplain forest, 1978
Northern Wet Forest, Northern wet forest, 1979
Southern Sedge Meadow, Southern sedge meadow, 1979
Southern Hardwood Swamp, Southern hardwood swamp, 1979
Stream-Fast, Hard, Cold, Stream-fast, hard, cold, 1979
Stream-Fast, Soft, Cold, Stream-fast, soft, cold, 1978
Northern Wet-mesic Forest, Northern wet-mesic forest, 2000
Lake-Shallow, Hard, Seepage, Lake-shallow, hard, seepage, 1979
Lake-Shallow, Soft, Seepage, Lake-shallow, soft, seepage, 1978
Lake-Shallow, Hard, Drainage, Lake-shallow, hard, drainage, 1978

TERRESTRIAL OCCURRENCES

Animal

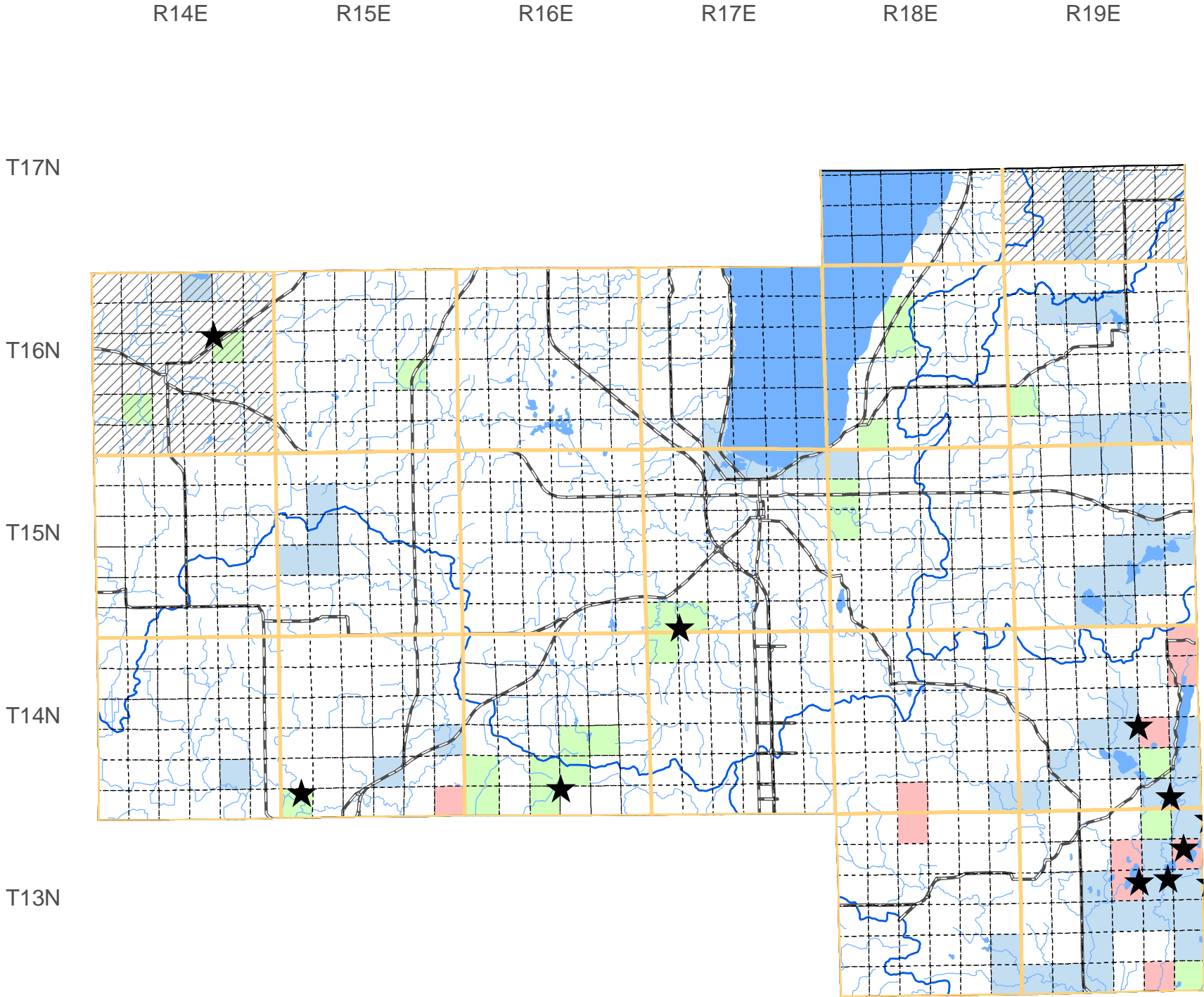
A Land Snail, *Catinella gelida*, 1997
Honey Vertigo, *Vertigo tridentata*, 1997
Thin-lip Vallonia, *Vallonia perspectiva*, 1997
Yellow-bellied Racer, *Coluber constrictor*, 1972
Northern Ringneck Snake, *Diadophis punctatus edwardsii*, 1993
Iowa Pleistocene Vertigo, *Vertigo* sp. 2, 1997
Midwest Pleistocene Vertigo, *Vertigo hubrichti*, 1997
Red-tailed Prairie Leafhopper, *Aftelia rubranura*, 1998

Plants

Forked Aster, *Aster furcatus*, 2001
Yellow Gentian, *Gentiana alba*, 1994
Woolly Milkweed, *Asclepias lanuginosa*, 1938
Prairie Milkweed, *Asclepias sullivantii*, 1987
American Gromwell, *Lithospermum latifolium*, 1965
Large-leaved Avens, *Geum macrophyllum* var. *macrophyllum*, 2004
Rock Whitlow-grass, *Draba arabisans*, 2000
Harbinger-of-spring, *Erigenia bulbosa*,

Natural Communities

Dry Prairie, Dry prairie, 1988
Moist Cliff, Moist cliff, 2000
Mesic Prairie, Mesic prairie, 1988
Southern Dry Forest, Southern dry forest, 1978
Southern Mesic Forest, Southern mesic forest, 1985
Southern Dry-mesic Forest, Southern dry-mesic forest, 1992



SPECIES and/or
NATURAL COMMUNITY

Aquatic



Terrestrial



Both



Township
Occurrences



Watershed
Boundaries



State
Natural Area



This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.

Map generated using NHI data from: 04/18/2008
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ENDANGERED
RESOURCES

Map 8

Town of Friendship

Street Classifications and Daily Traffic Counts



Legend

Classifications

- Urban Minor Arterial
- Urban Collectors
- Rural Major Collector
- Rural Minor Collectors
- All other roads are Local

Daily Traffic Counts

2000 Traffic Counts

2005 Traffic Counts

 Corporate Limits

Source for Daily Traffic Counts were collected at the Wisconsin Department of Transportation website;
<http://www.dot.wisconsin.gov/travel/counts/>

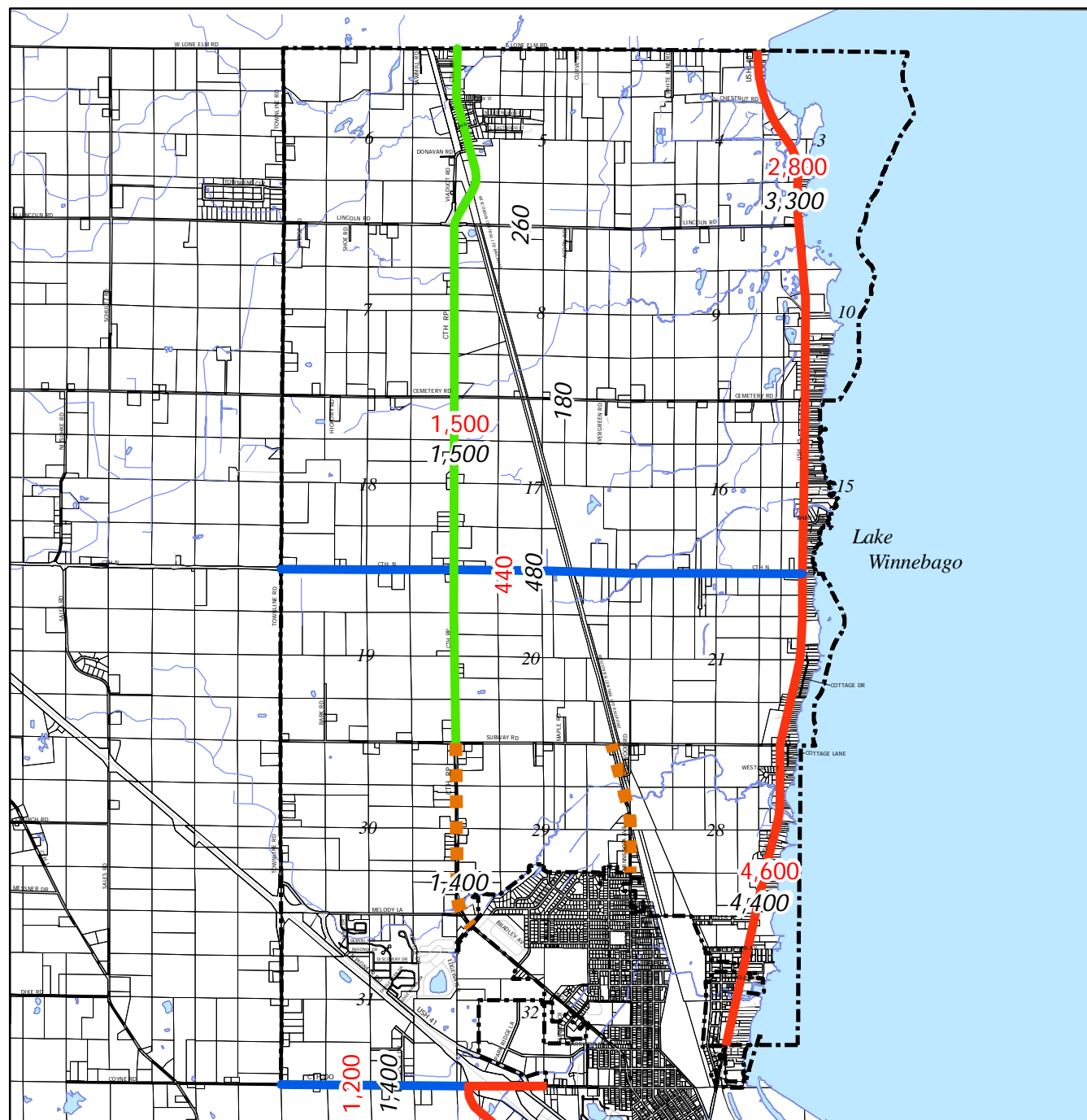
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www.martenson-eisele.com
info@martenson-eisele.com
 920.731.0381 1.800.236.0381

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Town of Friendship Utilities and Community Facilities



Legend

Sanitary Districts

- Town of Friendship Sanitary District #1
- Town of Friendship Sanitary District #2

Institutional Facilities

1. Zion Lutheran Church
2. Friendship Cemetery
3. Lakeview Cemetery
4. Town Hall and Garage
5. Early Learning Center EC-4
6. Friendship Learning Center 1-5
7. Bessie Allen Middle School
8. Horace Mann High School
9. Loyal Order of Moose, Inc.
10. Spillman Public Library

Recreational Facilities

11. Oakgreen Golf Course
12. Westshore Boat Landing

Utilities

13. WI Telephone
14. WI Telephone

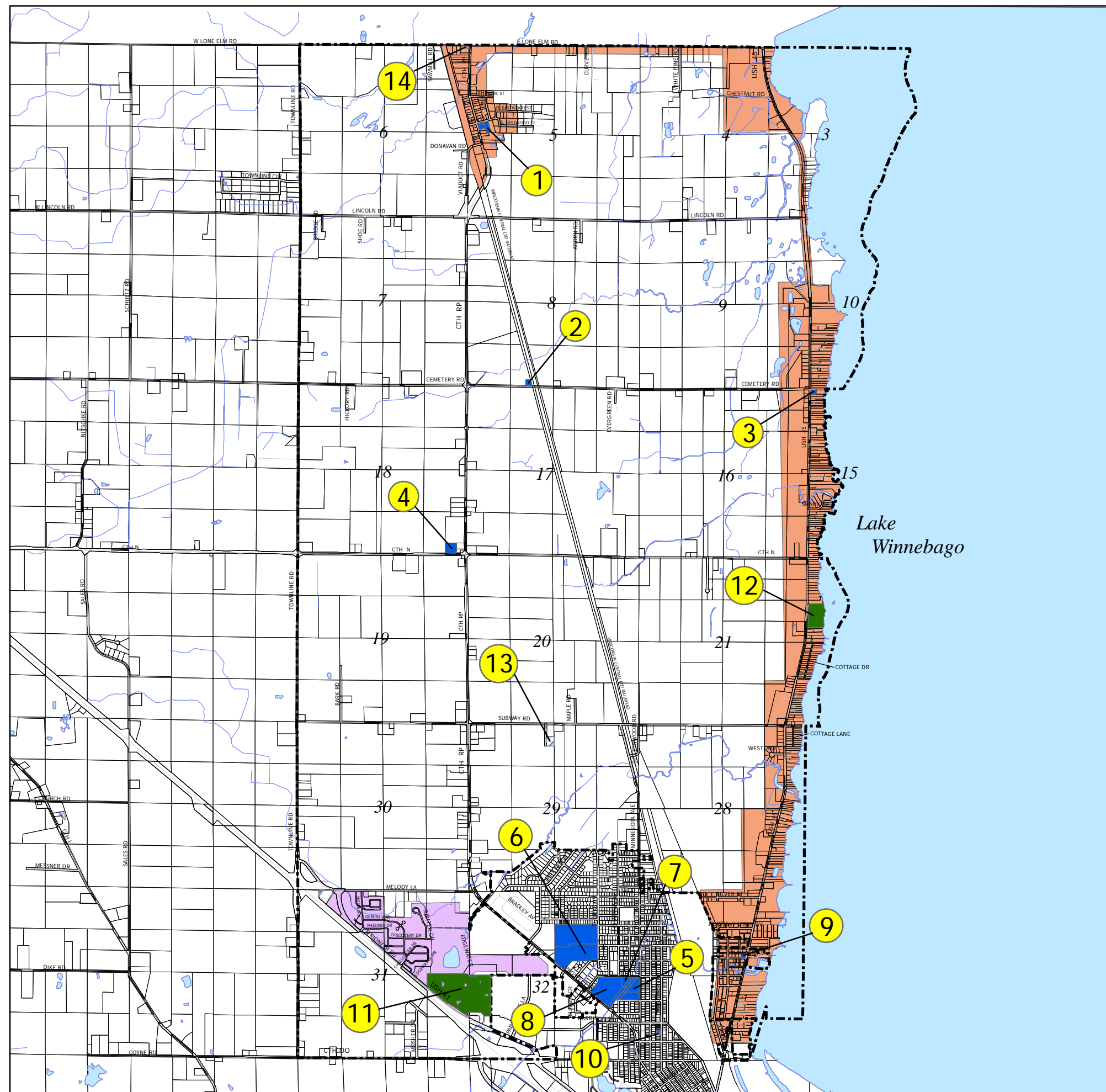


The base map data was created by Fond du Lac County Planning Department, who assumes no liability for the accuracy of this data or any use or misuse of its content. Changes were made by Martenson and Eisele, Inc. under the direction of the Town of Friendship.

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

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Map 10

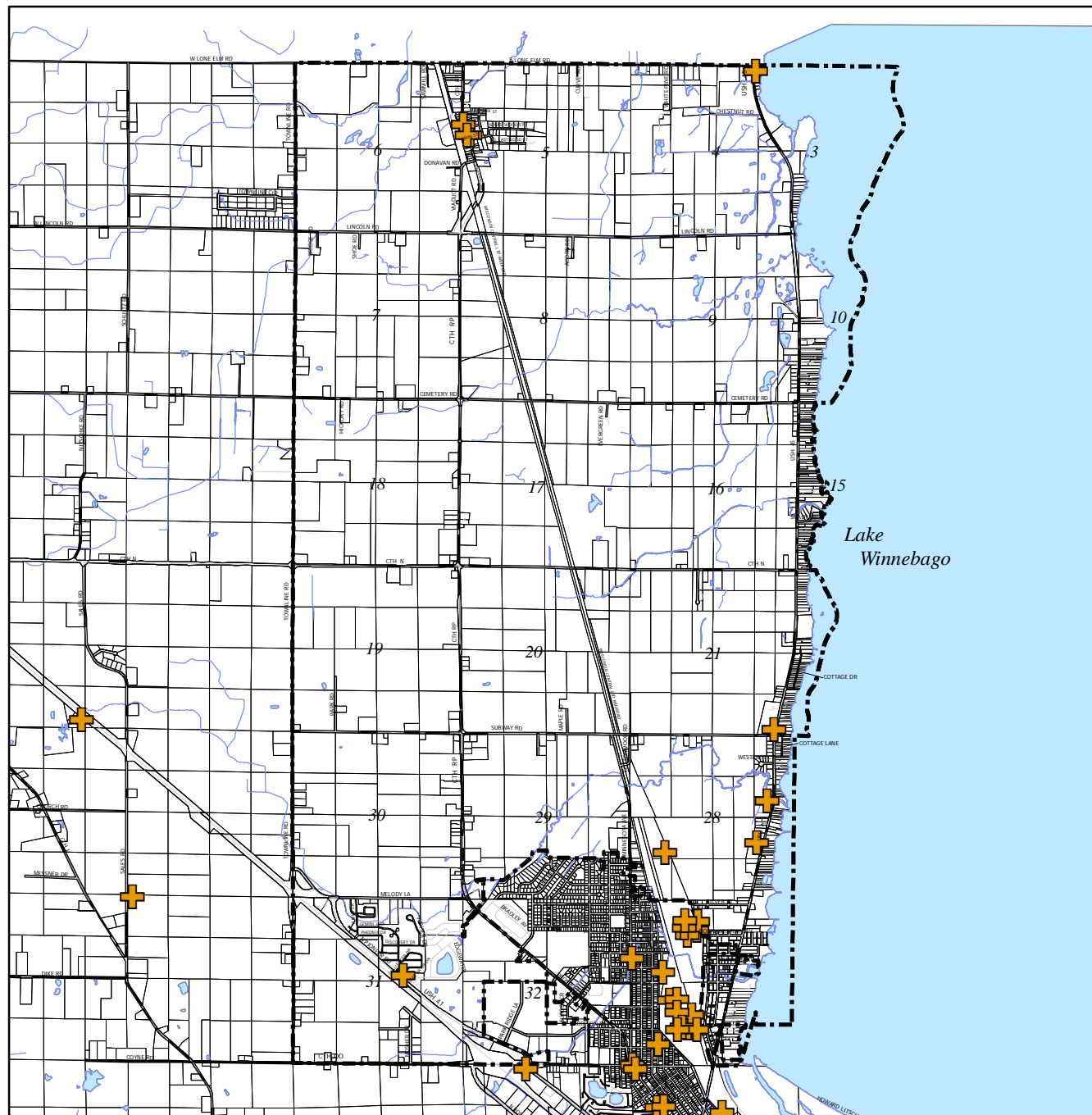
Town of Friendship Historic Contaminated Sites



Legend

-  Location of sites with a history of contamination

Location of sites were extracted from the Wisconsin Department of Natural Resources website;
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?sites=brts2>



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Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

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Tables

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Table 100 Population Change

	Town of Nekimi	Town of Utica	Town of Eldorado	Town of Friendship	Town of Black Wolf	Fond du Lac County	Winnebago County	Wisconsin
1970	1,193	1,029	1,302	2,350	2,127	84,567	129,946	4,417,821
1980	1,516	1,038	1,502	2,321	2,318	88,964	131,772	4,705,642
1990	1,475	1,046	1,409	2,210	2,154	90,083	140,320	4,891,769
2000	1,419	1,168	1,447	2,406	2,330	97,296	156,763	5,363,675
2007 (est.)	1,458	1,227	1,489	2,537	2,450	101,174	164,703	5,684,124
% Change								
1970 to 1980	27.1%	0.9%	15.4%	-1.2%	9.0%	5.2%	1.4%	6.5%
1980 to 1990	-2.7%	0.8%	-6.2%	-4.8%	-7.1%	1.3%	6.5%	4.0%
1990 to 2000	-3.8%	11.7%	2.7%	8.9%	8.2%	8.0%	11.7%	9.6%
2000 to 2007	2.7%	5.1%	2.9%	5.4%	5.2%	4.0%	5.1%	6.0%

Source: Wisconsin Department of Administration

Table 101 Population Race

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	2,194	98.8%	2,341	98.1%	88,760	98.5%	93,479	96.1%	4,512,523	92.2%	4,769,857	88.9%
African American	3	0.1%	0	0.0%	257	0.3%	958	1.0%	244,539	5.0%	304,460	5.7%
Native	8	0.4%	0	0.0%	297	0.3%	539	0.6%	39,387	0.8%	47,228	0.9%
Asian or Pacific Islander	11	0.5%	4	0.2%	448	0.5%	615	0.6%	53,583	1.1%	90,393	1.7%
Other Race	4	0.2%	0	0.0%	321	0.4%	954	1.0%	41,737	0.9%	84,842	1.6%
Two or More Races	--	--	41	--	--	--	751	--	--	--	66895	--
Total Persons	2,220	100.0%	2,386	100.0%	90,083	100.0%	97,296	100.0%	4,891,769	100.0%	5,363,675	100.0%
Hispanic or Latino	1	--	5	--	603		2,003		47,846		192,921	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 102 Population Age and Median Age

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	329	14.8%	315	13.1%	13,592	15.1%	12,489	12.8%	737,033	15.1%	721,824	13.5%
10 - 19	299	13.5%	324	13.5%	13,667	15.2%	15,110	15.5%	700,876	14.3%	810,269	15.1%
20 - 29	374	16.8%	253	10.5%	12,779	14.2%	11,647	12.0%	764,744	15.6%	691,205	12.9%
30 - 39	345	15.5%	396	16.5%	14,556	16.2%	14,297	14.7%	810,378	16.6%	807,510	15.1%
40 - 49	293	13.2%	369	15.3%	11,085	12.3%	15,396	15.8%	595,613	12.2%	837,960	15.6%
50 - 59	235	10.6%	317	13.2%	7,740	8.6%	10,820	11.1%	423,025	8.6%	587,355	11.0%
60 - 69	186	8.4%	193	8.0%	7,688	8.5%	7,012	7.2%	404,188	8.3%	387,118	7.2%
70 - 79	128	5.8%	178	7.4%	5,537	6.1%	6,275	6.4%	294,406	6.0%	319,863	6.0%
80 - 84	23	1.0%	44	1.8%	1,800	2.0%	2,131	2.2%	87,213	1.8%	104,946	2.0%
> 85 years old	8	0.4%	17	0.7%	1,639	1.8%	2,119	2.2%	74,293	1.5%	95,625	1.8%
Total Population	2,220		2,406		90,083		97,296		4,891,769		5,363,675	
Median Age	0		38				37				36	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 103 Median Income

	T. Friendship		Fond du Lac County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Median Household Income	\$ 31,064	\$ 46,953	\$ 29,441	\$ 45,578	\$ 29,442	\$ 43,791
% Change		51.1%		54.8%		48.7%
Median Family Income	\$ 35,424	\$ 51,287	\$ 34,257	\$ 53,325	\$ 35,082	\$ 52,911
% Change		44.8%		55.7%		50.8%

Source: US Census Bureau, American FactFinder

Table 104 Household Income

	T. Friendship				Fond du Lac County				Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	60	7.2%	53	5.4%	4,170	12.7%	2,175	5.9%	255,413	14.0%	148,964	7.1%
\$10,000 to \$14,999	55	6.6%	37	3.8%	2,873	8.8%	2,210	6.0%	170,828	9.4%	121,366	5.8%
\$15,000 to \$24,999	198	23.9%	80	8.1%	6,312	19.3%	4,495	12.2%	341,433	18.7%	264,897	12.7%
\$25,000 to \$34,999	155	18.7%	115	11.7%	6,534	20.0%	4,479	12.1%	317,699	17.4%	276,033	13.2%
\$35,000 to \$49,999	182	21.9%	255	25.9%	7,206	22.0%	7,344	19.9%	368,148	20.2%	377,749	18.1%
\$50,000 to \$74,999	153	18.4%	293	29.7%	4,091	12.5%	9,757	26.4%	257,090	14.1%	474,299	22.7%
\$75,000 to \$99,999	13	1.6%	103	10.4%	900	2.7%	3,882	10.5%	65,362	3.6%	226,374	10.9%
\$100,000 to \$149,999	13	1.6%	34	3.4%	395	1.2%	1,784	4.8%	30,544	1.7%	133,719	6.4%
\$150,000 or more	1	0.1%	16	1.6%	263	0.8%	768	2.1%	17,735	1.0%	62,903	3.0%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 105 Per Capita Income

	Per Capita Income		
	1989	1999	% Change
T. Friendship	\$ 12,792	\$ 22,751	77.9%
Fond du Lac County	\$ 12,574	\$ 20,022	59.2%
Wisconsin	\$ 13,276	\$ 21,271	60.2%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 106 Poverty Status

	T. Friendship		Fond du Lac County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Total Persons	2,214	2,368	142,242	93,630	4,754,103	5,211,603
Total Persons Below Poverty	98	63	6,666	5,471	508,545	451,538
% Below Poverty	4.4%	2.7%	4.7%	5.8%	10.7%	8.7%
Total Families	611	695	23,929	25,661	1,284,297	1,395,037
Total Families Below Poverty	12	10	1,348	900	97,466	78,188
% Below Poverty	2.0%	1.4%	5.6%	3.5%	7.6%	5.6%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 107 Labor Force

	1990	2000	2006	% Change 1990 to 2000	% Change 2000 to 2006
Fond du Lac County					
Labor Force	48,845	55,970	56,629	14.6%	1.2%
Employed	46,350	54,293	53,960	17.1%	-0.6%
Unemployed	2,495	1,677	2,669	-32.8%	59.2%
Unemployment Rate	5.1%	3.0%	4.7%		
Wisconsin					
Labor Force	2,598,898	2,996,091	3,062,932	15.3%	2.2%
Employed	2,486,129	2,894,884	2,918,155	16.4%	0.8%
Unemployed	112,769	101,207	144,777	-10.3%	43.1%
Unemployment Rate	4.3%	3.4%	4.7%		

Source: Wisconsin Department of Workforce Development, Wisconsin's Worknet

Table 108 Employment of Residents by Type of Industry

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
T. Friendship						
Agriculture, Forestry, Fishing, and Mining	42	3.4%	45	3.4%	3	7.14%
Construction	49	4.0%	82	6.2%	33	67.35%
Manufacturing	389	31.8%	354	26.8%	-35	-9.00%
Transportation and Utilities	90	7.4%	93	7.0%	3	3.33%
Wholesale trade	51	4.2%	36	2.7%	-15	-29.41%
Retail trade	240	19.6%	131	9.9%	-109	-45.42%
Finance, insurance, and real estate	40	3.3%	49	3.7%	9	22.50%
Services	288	23.5%	441	33.4%	153	53.13%
Government	35	2.9%	91	6.9%	56	160.00%
All Industries	1,224		1,322		98	8.01%
Fond du Lac County						
Agriculture, Forestry, Fishing, and Mining	2,697	6.0%	2,148	4.2%	-549	-20.36%
Construction	2,025	4.5%	3,325	6.5%	1,300	64.20%
Manufacturing	13,062	29.1%	13,935	27.1%	873	6.68%
Transportation and Utilities	2,398	5.3%	2,539	4.9%	141	5.88%
Wholesale Trade	1,679	3.7%	1,365	2.7%	-314	-18.70%
Retail Trade	7,873	17.5%	5,863	11.4%	-2,010	-25.53%
Finance, Insurance, and Real Estate	1,733	3.9%	2,120	4.1%	387	22.33%
Services	11,892	26.5%	17,755	34.6%	5,863	49.30%
Government	1,543	3.4%	2,324	4.5%	781	50.62%
All Industries	44,902		51,374		6,472	14.41%
Wisconsin						
Agriculture, Forestry, Fishing, and Mining	112,035	4.7%	75,418	2.8%	-36,617	-32.68%
Construction	117,732	4.9%	161,625	5.9%	43,893	37.28%
Manufacturing	584,143	24.5%	606,845	22.2%	22,702	3.89%
Transportation and Utilities	137,248	5.8%	123,657	4.5%	-13,591	-9.90%
Wholesale Trade	96,532	4.0%	87,979	3.2%	-8,553	-8.86%
Retail Trade	408,937	17.1%	317,881	11.6%	-91,056	-22.27%
Finance, Insurance, and Real Estate	139,550	5.8%	168,060	6.1%	28,510	20.43%
Services	713,295	29.9%	1,097,312	40.1%	384,017	53.84%
Government	76,967	3.2%	96,148	3.5%	19,181	24.92%
All Industries	2,386,439		2,734,925		348,486	14.60%

Source: US Census Bureau, American FactFinder

Table 109 Industry of Employed Persons

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
Fond du Lac County						
Natural Resources & Mining	232	0.6%	499	1.1%	267	115.09%
Construction	1,767	4.4%	2,731	5.9%	964	54.56%
Manufacturing	13,374	33.6%	14,130	30.3%	756	5.65%
Trade, Transportation, Utilities	7,892	19.8%	9,077	19.5%	1,185	15.02%
Information	845	2.1%	0	0.0%	-845	-100.00%
Financial Activities	1,336	3.4%	1,466	3.1%	130	9.73%
Professional & Business Services	1,473	3.7%	2,227	4.8%	754	51.19%
Education & Health Services	5,848	14.7%	8,300	17.8%	2,452	41.93%
Leisure & Hospitality	3,738	9.4%	4,144	8.9%	406	10.86%
Other Services	1,449	3.6%	1,508	3.2%	59	4.07%
Public Administration	1,802	4.5%	2,484	5.3%	682	37.85%
Unclassified	13	0.0%	0	0.0%	-13	-100.00%
All Industries	39,769	100.0%	46,566	100.0%	0	17.09%
Wisconsin						
Natural Resources & Mining	16,636	0.8%	19,326	0.7%	2,690	16.17%
Construction	88,992	4.0%	127,846	4.7%	38,854	43.66%
Manufacturing	532,274	24.0%	594,389	21.7%	62,115	11.67%
Trade, Transportation, Utilities	475,781	21.5%	570,186	20.8%	94,405	19.84%
Information	48,444	2.2%	55,196	2.0%	6,752	13.94%
Financial Activities	122,868	5.5%	146,844	5.4%	23,976	19.51%
Professional & Business Services	148,495	6.7%	247,504	9.0%	99,009	66.67%
Education & Health Services	388,104	17.5%	502,749	18.4%	114,645	29.54%
Leisure & Hospitality	199,906	9.0%	246,327	9.0%	46,421	23.22%
Other Services	71,638	3.2%	81,794	3.0%	10,156	14.18%
Public Administration	122,303	5.5%	144,024	5.3%	21,721	17.76%
Unclassified	2,065	0.1%	1,197	0.0%	-868	-42.03%
All Industries	2,217,506	100.0%	2,737,382	100.0%	519,876	23.44%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Table 110 Employment of Residents by Type of Occupation

	T. Friendship		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
1990						
Executive, administrative, and managerial	72	5.9%	3,825	8.5%	244,487	10.2%
Professional specialty	108	8.8%	4,424	9.9%	304,121	12.7%
Technicians and related support occupations	39	3.2%	1,453	3.2%	80,728	3.4%
Sales	95	7.8%	4,243	9.4%	253,086	10.6%
Administrative support, including clerical	163	13.3%	6,230	13.9%	365,310	15.3%
Private household	2	0.2%	126	0.3%	5,713	0.2%
Protective service	11	0.9%	764	1.7%	29,589	1.2%
Service, except protective and household	196	16.0%	5,904	13.1%	290,406	12.2%
Farming, forestry, and fishing	42	3.4%	2,402	5.3%	102,320	4.3%
Precision production, craft, and repair	214	17.5%	5,916	13.2%	274,598	11.5%
Machine operators, assemblers, and inspectors	148	12.1%	5,188	11.6%	232,068	9.7%
Transportation and material moving	70	5.7%	2,289	5.1%	100,517	4.2%
Handlers, equipment cleaners, helpers, and laborers	64	5.2%	2,138	4.8%	103,496	4.3%
2000						
Management, professional, and related	309	23.4%	13,526	26.3%	857,205	31.3%
Service	204	15.4%	7,750	15.1%	383,619	14.0%
Sales and office	254	19.2%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry	7	0.5%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance	168	12.7%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving	380	28.7%	12,998	25.3%	540,930	19.8%

Source: US Census Bureau, American FactFinder

Table 111 Travel Time to Work

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Minutes												
Less than 5	35	3.0%	69	5.4%	3,054	7.3%	3,341	6.8%	130,968	5.9%	135,194	5.2%
5 to 9	100	8.6%	113	8.9%	9,052	21.6%	9,532	19.5%	386,108	17.3%	398,697	15.4%
10 to 14	244	20.9%	179	14.1%	9,565	22.8%	10,670	21.8%	439,464	19.7%	476,569	18.4%
15 to 19	310	26.6%	319	25.1%	6,645	15.9%	7,455	15.2%	398,660	17.8%	440,637	17.0%
20 to 29	294	25.2%	245	19.3%	6,573	15.7%	8,288	16.9%	443,436	19.8%	531,628	20.6%
30 to 39	92	7.9%	113	8.9%	3,613	8.6%	4,700	9.6%	240,456	10.8%	307,835	11.9%
40 to 59	45	3.9%	85	6.7%	2,045	4.9%	3,082	6.3%	125,253	5.6%	181,568	7.0%
60 or more	45	3.9%	49	3.9%	1,360	3.2%	1,902	3.9%	71,179	3.2%	113,181	4.4%
Worked at home:	31	2.6%	35	2.7%	2,291	5.2%	1,762	3.5%	114,167	4.9%	105,395	3.9%
Total:	1,196		1,307		44,198		50,732		2,349,691		2,690,704	
Did not work at home:	1,165	97.4%	1,272	97.3%	41,907	94.8%	48,970	96.5%	2,235,524	95.1%	2,585,309	96.1%

Source: US Census Bureau, American FactFinder

Table 112 Average Weekly Wages

	1990	CPI 2000	Actual 2000	Difference	% Change 1990-2000
Fond du Lac County					
Natural Resources & Mining	\$341	\$449	\$376	\$73	10.26%
Construction	\$531	\$700	\$727	\$27	36.91%
Manufacturing	\$528	\$696	\$766	\$70	45.08%
Trade, Transportation, Utilities	\$301	\$397	\$436	\$39	44.85%
Information	\$322	\$424	\$0	\$424	-100.00%
Financial Activities	\$349	\$460	\$579	\$119	65.90%
Professional & Business Services	\$341	\$449	\$506	\$57	48.39%
Education & Health Services	\$410	\$540	\$534	\$6	30.24%
Leisure & Hospitality	\$118	\$156	\$171	\$15	44.92%
Other Services	\$187	\$246	\$308	\$62	64.71%
Public Administration	\$347	\$457	\$533	\$76	53.60%
Unclassified	\$270	\$356	\$0	\$356	-100.00%
Wisconsin					
Natural Resources & Mining	\$361	\$476	\$466	-\$10	29.09%
Construction	\$511	\$673	\$729	\$56	42.66%
Manufacturing	\$522	\$688	\$743	\$55	42.34%
Trade, Transportation, Utilities	\$357	\$471	\$525	\$54	47.06%
Information	\$448	\$590	\$705	\$115	57.37%
Financial Activities	\$443	\$584	\$727	\$143	64.11%
Professional & Business Services	\$417	\$550	\$616	\$66	47.72%
Education & Health Services	\$426	\$561	\$606	\$45	42.25%
Leisure & Hospitality	\$140	\$185	\$214	\$29	52.86%
Other Services	\$245	\$323	\$356	\$33	45.31%
Public Administration	\$421	\$555	\$607	\$52	44.18%
Unclassified	\$398	\$525	\$682	\$157	71.36%

Source: Wisconsin Department of Workforce Development: Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Table 113 Educational Attainment

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 9th Grade	78	5.5%	46	2.7%	6,416	11.3%	3,635	5.7%	294,862	9.5%	186,125	5.4%
9th - 12th Grade	206	14.7%	167	9.8%	6,352	11.2%	6,391	10.1%	367,210	11.9%	332,292	9.6%
High School Graduate	710	50.5%	760	44.5%	24,259	42.7%	25,479	40.1%	1,147,697	37.1%	1,201,813	34.6%
1 - 3 Years of College	272	19.3%	485	28.4%	12,174	21.4%	17,328	27.3%	735,487	23.8%	976,375	28.1%
4 Years or More	140	10.0%	250	14.6%	7,563	13.3%	10,715	16.9%	548,970	17.7%	779,273	22.4%
Total Age 25 or Older	1,406		1,708		56,764		63,548		3,094,226		3,475,878	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 114 Population Projections

	Town of Nekimi	Town of Utica	Town of Eldorado	Town of Friendship	Town of Black Wolf	Fond du Lac County	Winnebago County	Wisconsin
2000 Actual	1,419	1,168	1,447	2,406	2,330	97,296	156,763	5,363,715
2005	1,408	1,218	1,470	2,474	2,419	100,163	162,076	5,563,896
2010	1,395	1,264	1,493	2,550	2,501	103,031	166,717	5,751,470
2015	1,384	1,309	1,514	2,624	2,582	105,777	171,369	5,931,386
2020	1,379	1,359	1,535	2,696	2,671	108,494	176,614	6,110,878
2025	1,382	1,416	1,550	2,757	2,775	110,748	182,767	6,274,867
% Change								
2000 to 2005	-0.8%	4.3%	1.6%	2.8%	3.8%	2.9%	3.4%	3.7%
2005 to 2010	-0.9%	3.8%	1.6%	3.1%	3.4%	2.9%	2.9%	3.4%
2010 to 2015	-0.8%	3.6%	1.4%	2.9%	3.2%	2.7%	2.8%	3.1%
2015 to 2020	-0.4%	3.8%	1.4%	2.7%	3.4%	2.6%	3.1%	3.0%
2020 to 2025	0.2%	4.2%	1.0%	2.3%	3.9%	2.1%	3.5%	2.7%

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 115 Household Projections

	Town of Nekimi	Town of Utica	Town of Eldorado	Town of Friendship	Town of Black Wolf	Fond du Lac County	Winnebago County	Wisconsin
No. of Households								
2000 Actual	526	453	490	971	916	36,931	61,157	2,084,556
2005	527	477	508	1,019	961	38,787	63,801	2,190,210
2010	529	502	527	1,073	1,006	40,776	66,446	2,303,238
2015	529	524	541	1,118	1,047	42,444	68,918	2,406,798
2020	530	546	554	1,161	1,088	44,019	71,468	2,506,932
2025	532	571	564	1,197	1,133	45,285	74,058	2,592,462
Persons per Household								
2000 Actual	2.70	2.58	2.95	2.48	2.54	2.63	2.56	2.57
2005	2.67	2.55	2.89	2.43	2.52	2.58	2.54	2.54
2010	2.64	2.52	2.83	2.38	2.49	2.53	2.51	2.50
2015	2.62	2.50	2.80	2.35	2.47	2.49	2.49	2.46
2020	2.60	2.49	2.77	2.32	2.45	2.46	2.47	2.44
2025	2.60	2.48	2.75	2.30	2.45	2.45	2.47	2.42

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 116 Age of Housing

	T. Friendship		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	288	27.2%	6,385	16.3%	389,792	16.8%
11 to 20 years	80	7.6%	3,534	9.0%	249,789	10.8%
21 to 30 years	167	15.8%	6,116	15.6%	391,349	16.9%
31 to 40 years	98	9.3%	4,032	10.3%	276,188	11.9%
> 40 years	426	40.2%	19,204	48.9%	1,014,026	43.7%
Total	1,059		39,271		2,321,144	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 117 Types of Housing Units

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	633	70.6%	669	63.2%	25,135	72.8%	28,543	72.7%	1,391,046	67.7%	1,609,407	69.3%
2 to 4 Units	27	3.0%	21	2.0%	3,822	11.1%	4,050	10.3%	278,441	13.5%	281,936	12.1%
5 or more Units	6	0.7%	31	2.9%	3,506	10.1%	4,674	11.9%	258,847	12.6%	325,633	14.0%
Mobile Home or Other	231	25.8%	338	31.9%	2,085	6.0%	2,004	5.1%	127,440	6.2%	104,168	4.5%
Total Units	897		1,059		34,548		39,271		2,055,774		2,321,144	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 118 Housing Occupancy and Tenure

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	721	80.9%	857	80.7%	23,427	66.2%	26,940	68.6%	1,215,350	59.1%	1,426,361	61.5%
Renter Occupied	120	13.5%	114	10.7%	9,217	26.0%	9,991	25.4%	606,768	29.5%	658,183	28.4%
Vacant Units	50	5.6%	91	8.6%	1,904	5.4%	2,340	6.0%	233,656	11.4%	236,600	10.2%
Seasonal Units	25	2.8%	30	2.8%	859	2.4%	573	1.5%	150,601	7.3%	142,313	6.1%
Total Units	891		1,062		35,407		39,271		2,055,774		2,321,144	

Source: US Census Bureau, American FactFinder

Table 119 Vacancy Status

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	7	14.0%	26	28.6%	199	10.5%	348	14.9%	14,692	6.3%	17,172	7.3%
For Rent	10	20.0%	16	17.6%	446	23.4%	830	35.5%	29,795	12.8%	38,714	16.4%
Seasonal Units	25	50.0%	30	33.0%	859	45.1%	573	24.5%	150,601	64.5%	142,313	60.1%
Other Units	8	16.0%	19	20.9%	400	21.0%	589	25.2%	38,568	16.5%	38,401	16.2%
Total Vacant Units	50		91		1,904		2,340		233,656		236,600	100.0%
Owner Vacancy Rate	1.0%		3.0%		0.8%		1.3%		1.2%		1.2%	
Renter Vacancy Rate	8.3%		14.0%		4.6%		8.3%		4.7%		5.9%	

Source: US Census Bureau, American FactFinder

Table 120 Housing Values

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	134	30.0%	256	29.7%	7,516	40.8%	2,148	8.0%	294,441	31.7%	142,047	10.0%
\$50,000 to \$99,999	271	60.6%	208	24.2%	9,438	51.3%	11,124	41.3%	496,895	53.5%	482,614	33.8%
\$100,000 to \$149,999	29	6.5%	204	23.7%	1,098	6.0%	8,001	29.7%	95,891	10.3%	410,673	28.8%
\$150,000 to \$199,999	11	2.5%	97	11.3%	218	1.2%	3,439	12.8%	24,030	2.6%	210,917	14.8%
\$200,000 to \$299,999	2	0.4%	70	8.1%	116	0.6%	1,622	6.0%	12,310	1.3%	123,606	8.7%
\$300,000 or More	0	0.0%	26	3.0%	20	0.1%	620	2.3%	4,927	0.5%	56,803	4.0%
Total Units	447		861		18,406		26,954		928,494		1,426,660	

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 121 Median Housing Values

	Town of Nekimi	Town of Utica	Town of Eldorado	Town of Friendship	Town of Black Wolf	Fond du Lac County	Winnebago County	Wisconsin
1990 Actual	\$70,500	\$63,600	\$59,600	\$63,800	\$80,900	\$55,700	\$59,700	\$62,100
2000 CPI Adjusted	\$92,919	\$83,825	\$78,553	\$84,088	\$106,626	\$73,413	\$78,685	\$81,848
2000 Actual	\$119,900	\$112,000	\$116,200	\$118,400	\$137,500	\$101,000	\$97,700	\$112,200
Percent Change								
1990-2000 CPI	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%
1990-2000 Actual	70.1%	76.1%	95.0%	85.6%	70.0%	81.3%	63.7%	80.7%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 122 Household Types

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Households	841		971		32,644		36,931		1,822,118		2,084,544	
Total Family	624	74.2%	690	71.1%	23,665	72.5%	25,467	69.0%	1,275,172	70.0%	1,386,815	66.5%
Total Nonfamily	217	25.8%	281	28.9%	8,979	27.5%	11,464	31.0%	546,946	30.0%	697,729	33.5%
With children	315	37.5%	318	32.7%	12,338	37.8%	12,725	34.5%	658,047	36.1%	706,399	33.9%
Without children	526	62.5%	653	67.3%	20,306	62.2%	24,206	65.5%	1,164,071	63.9%	1,378,145	66.1%
With married couple	548	65.2%	580	59.7%	20,239	62.0%	21,321	57.7%	1,048,010	57.5%	1,108,597	53.2%
Living Alone	171	20.3%	214	22.0%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
Female Headed	134	15.9%	186	19.2%	7,765	23.8%	8,933	24.2%	481,409	26.4%	569,317	27.3%
With occupant(s) 65+	178	21.2%	233	24.0%	8,362	25.6%	9,017	24.4%	446,890	24.5%	479,787	23.0%

Source: US Census Bureau, American FactFinder

Table 123 Persons Per Household

	T. Friendship		Fond du Lac County		Wisconsin	
	No.	per HH	No.	HH	No.	per HH
1990	2,210	2.63	90,083	2.76	4,891,769	2.68
2000	2,406	2.48	97,296	2.63	5,363,675	2.57

Source: Wisconsin Department of Administration and US Census Bureau, American FactFinder

Table 124 Household Size

	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	171	20.3%	214	22.0%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
2 Person	302	35.9%	385	39.6%	10,487	32.1%	12,999	35.2%	596,883	32.8%	721,452	34.6%
3 Person	148	17.6%	177	18.2%	5,342	16.4%	5,756	15.6%	302,563	16.6%	320,561	15.4%
4 Person	136	16.2%	127	13.1%	5,363	16.4%	5,329	14.4%	284,151	15.6%	290,716	13.9%
5 Person	59	7.0%	43	4.4%	2,532	7.8%	2,377	6.4%	129,821	7.1%	127,921	6.1%
6 or More Person	25	3.0%	25	2.6%	1,311	4.0%	1,093	3.0%	65,027	3.6%	66,019	3.2%
Total Households	841		971		32,644		36,931		1,822,118		2,084,544	

Source: US Census Bureau, American FactFinder

Table 125 Homeowner Affordability

% of Income	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	293	65.5%	308	60.6%	11,571	62.9%	13,124	59.6%	547,349	59.0%	634,277	56.5%
20% to 24%	61	13.6%	39	7.7%	2,915	15.8%	3,334	15.1%	147,944	15.9%	173,620	15.5%
25% to 29%	36	8.1%	59	11.6%	1,576	8.6%	2,094	9.5%	89,914	9.7%	109,833	9.8%
30% to 34%	17	3.8%	12	2.4%	713	3.9%	1,062	4.8%	48,581	5.2%	64,892	5.8%
> 34%	33	7.4%	78	15.4%	1,554	8.4%	2,309	10.5%	91,445	9.8%	135,075	12.0%
Not Computed	7	1.6%	12	2.4%	77	0.4%	90	0.4%	3,261	0.4%	4,770	0.4%
Total Households	447		508		18,406		22,013		928,494		1,122,467	
% Not Affordable	11.2%		17.7%		12.3%		15.3%		15.1%		17.8%	

Source: US Census Bureau, American FactFinder

Table 126 Renter Affordability

% of Income	T. Friendship				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	28	27.7%	62	57.9%	3,144	36.1%	4,148	42.5%	195,669	33.6%	242,345	37.8%
20% to 24%	24	23.8%	21	19.6%	1,347	15.5%	1,260	12.9%	84,800	14.6%	90,934	14.2%
25% to 29%	21	20.8%	0	0.0%	1,046	12.0%	1,026	10.5%	68,905	11.8%	67,926	10.6%
30% to 34%	5	5.0%	8	7.5%	707	8.1%	695	7.1%	43,812	7.5%	44,573	6.9%
> 34%	21	20.8%	6	5.6%	2,056	23.6%	2,207	22.6%	165,626	28.4%	162,669	25.4%
Not Computed	2	2.0%	10	9.3%	399	4.6%	419	4.3%	23,559	4.0%	33,225	5.2%
Total Households	101		107		8,699		9,755		582,371		641,672	
% Not Affordable	25.7%		13.1%		31.8%		29.7%		36.0%		32.3%	

Source: US Census Bureau, American FactFinder

Appendix

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Appendix: Sites Listed on the State Architecture and History Inventory (AHI)

AHI#	LOCATION	HISTORIC NAME
59803	N8969 SALES RD	None Given
59819	LINCOLN RD, NORTH SIDE, 0.4 MILES WEST OF U.S HIGHWAY 45	None Given
59820	LINCOLN RD, NORTH SIDE, 1.4 MILES WEST OF U.S HIGHWAY 45	None Given
59821	N9591 VAN DYNE RD	Emmanuel Church
59822	MAIN ST, SOUTH SIDE, JUST EAST OF STATE HIGHWAY 175	None Given
59823	MAIN ST, SOUTH SIDE, JUST EAST OF STATE HIGHWAY 175	None Given
59824	STATE HIGHWAY 175, 0.25 MILES SOUTH OF EAST LONE ELM AVE	None Given
59825	STATE HIGHWAY. 175, EAST SIDE, .4 MILES SOUTH OF EAST LONE ELM AVE	None Given
59826	EAST LONE ELM AVE, SOUTH SIDE, 0.25 MILES WEST OF STATE HIGHWAY 175	None Given
59827	STATE HIGHWAY 175, 0.2 MILES SOUTH OF EAST LONE ELM AVE	None Given
59828	CEMETERY RD, NORTH SIDE, 0.3 MILES WEST OF STATE HIGHWAY 175	None Given
59829	COUNTY HIGHWAY "P", SOUTH SIDE, 0.3 MILES EAST OF TOWN LINE RD	None Given
59830	CEMETERY RD, NORTH SIDE, 0.9 MILES WEST OF U.S HIGHWAY. 45	None Given
59831	U.S HIGHWAY 45, WEST SIDE, 0.6 MILES SOUTH OF LINCOLN RD	None Given
59832	US HIGHWAY 45, EAST SIDE, 0.6 MILE SOUTH OF LINCOLN RD	None Given
59833	U.S HIGHWAY 45, WEST SIDE, 0.6 MILES NORTH OF KINKER RD	None Given
59834	CEMETERY RD, SOUTH SIDE, 0.7 MILES WEST OF STATE HIGHWAY 175	None Given
59835	KINKER RD AND U.S HIGHWAY. 45, SOUTHWEST CORNER	None Given
59836	COUNTY HIGHWAY OO, NORTH SIDE, 0.4 MILE EAST OF TOWN LINE RD	None Given
59837	W6927 COUNTY HIGHWAY "OO"	None Given
123238	N9564 VAN DYNE RD	None Given
123239	N9467 VAN DYNE RD	Van Dyne School
123240	N9543 VAN DYNE RD	None Given
123241	N9591 VAN DYNE RD	Emanuel Church Privy
123242	N9525 VAN DYNE RD	Van Dyne State Bank
123243	N9602 VAN DYNE RD	None Given

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Menasha Office

1377 Midway Road, PO Box 448

Menasha WI 54952-0448

P 920 • 731 • 0361

F 920 • 733 • 8578

Omro Office

109 W. Main Street

Omro, WI 54983

P 920 • 886 • 8240

F 920 • 886 • 8340

www.martenson-eisele.com

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