

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

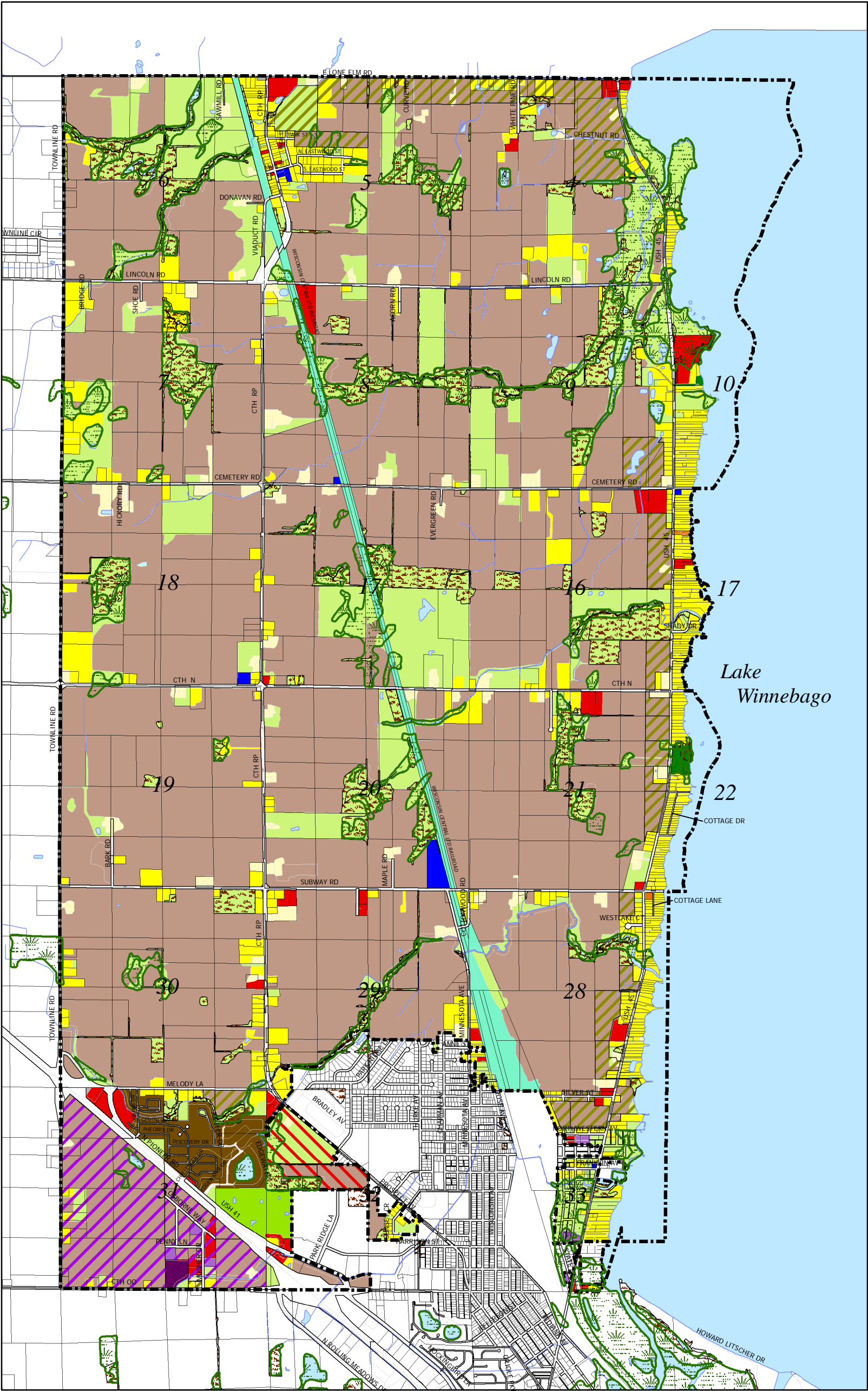
Source: Martenson & Eisele, Inc.

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

Planning
Environmental
Surveying
Engineering
Architecture

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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