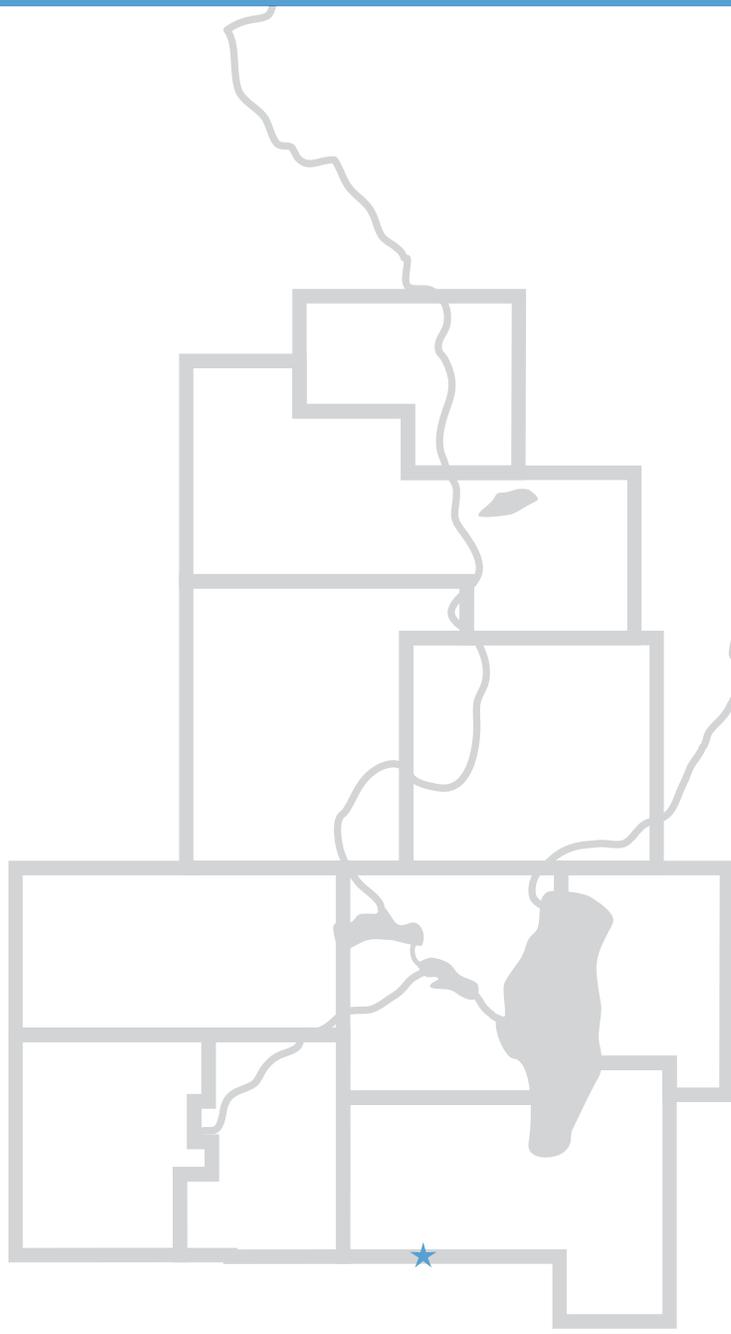


City of Waupun Comprehensive Plan Update 2040



WAUPUN WISCONSIN
City of Sculpture



Adopted
October 9, 2018



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

Comprehensive Plan Update 2040

City of Waupun

Fond du Lac and Dodge Counties

Adopted October 9, 2018

Prepared by the
East Central Wisconsin Regional Planning Commission

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

FOND DU LAC COUNTY

Allen Buechel
Martin Farrell
Brenda Schneider
Karyn Merkel
(Joseph Moore, Alt.)
Charles Hornung

MENOMINEE COUNTY

Ruth Winter
Elizabeth Moses
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

Jerry Erdmann, Chair
Thomas Kautza
Chuck Dallas

WAUPACA COUNTY

Dick Koeppen
James Nygaard
Brian Smith
DuWayne Federwitz

WAUSHARA COUNTY

Donna Kalata
Larry Timm
Neal Strehlow

WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Steve Cummings
Ken Robl
Robert Schmeichel

EX-OFFICIO MEMBERS

Jill Michaelson, WisDOT
Ronald McDonald, Valley Transit

CITY OF WAUPUN GOVERNING BOARD MEMBERS

PLAN COMMISSION

Julie Nickels, Mayor
Fred Lueck, Secretary
Jeff Daane,
Public Works Director
Derek Drews, CDA Member

Michael Matoushek, Alderman District 4
Jerry Medema
Randy Posthuma, Utilities Manager
Elton TerBeest

CITY COUNCIL

Julie Nickels, Mayor
Jason Westphal, Alderman District 1
Pete Kaczmariski, Alderman District 2
Ryan Mielke, Alderman District 3

Michael Matoushek, Alderman District 4
Bobbie Vossekul, Alderman District 5
Nancy Vanderkin, Alderman District 6

ABSTRACT

TITLE: CITY OF WAUPUN COMPREHENSIVE PLAN UPDATE
2040

CONTACT: Kathleen Thunes, P.E., Principal Planner, ECWRPC
Kathy Schlieve, City Administrator, City of Waupun

AUTHORS: Kathleen Thunes, P.E., Principal Planner, ECWRPC
Eric Fowle, AICP, Executive Director
Todd Verboomen, Associate Planner
Kolin Erickson, Planner
Tyler DeBruin, GIS Assistant
Kyle McNair, GIS Assistant

SUBJECT: Comprehensive Plan Update for the City of Waupun

DATE: June, 2018

PLANNING AGENCY: East Central Wisconsin Regional Planning Commission

SOURCE OF COPIES: East Central Wisconsin Regional Planning Commission
400 Ahnaip Street, Suite 100
Menasha, WI 54952
(920) 751-4770
www.ecwrpc.org

This report describes existing conditions, projects future growth and offers recommendations to guide future development in the City of Waupun, Fond du Lac and Dodge Counties, WI.

TABLE OF CONTENTS

Chapter 1: Issues and Opportunities	1-1
<i>An overview of the planning process, information regarding the demographics and socioeconomic conditions and growth patterns and an inventory of the employment and income characteristics.</i>	
Chapter 2: Housing	2-1
<i>A compilation of the goals, objectives, policies, recommendations and applicable programs related to housing. An assessment of existing housing stock including age, structural type, value, occupancy characteristics, tenure, senior housing and subsidized.</i>	
Chapter 3: Transportation	3-1
<i>A compilation of the goals, objectives, policies, recommendations and applicable programs related to transportation. An assessment of existing transportation facilities including highways, transit, systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation.</i>	
Chapter 4: Utilities and Community Facilities	4-1
<i>A compilation of the goals, objectives, policies, recommendations and applicable programs related to utilities and community facilities. An inventory and assessment of utilities and community facilities such as wastewater, stormwater management, water supply, solid waste disposal, recycling facilities, parks, telecommunication facilities, power-generating plants and transmission lines, health and child care facilities, police, fire and rescue facilities, libraries, schools and other governmental facilities.</i>	
Chapter 5: Agricultural, Natural and Cultural Resources	5-1
<i>A compilation of the goals, objectives, policies and recommendations related to agricultural, natural and cultural resources. Background information for the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, recreational resources and other natural resources.</i>	
Chapter 6: Economic Development	6-1
<i>A compilation of the goals, objectives, policies and recommendations related to economic development. An inventory of the labor force, income characteristics, commuting patterns, economic base information to promote the stabilizations, retention or expansion of the economic base.</i>	

Chapter 7: Intergovernmental Cooperation	7-1
<i>A compilation of goals, objectives, policies and recommendations related to intergovernmental cooperation. An inventory of intergovernmental relationships, including school districts, state agencies, counties and adjacent local governmental units, special districts and local organizations for fostering intergovernmental cooperation, siting and use of public facilities and sharing public services.</i>	
Chapter 8: Land Use	8-1
<i>A compilation of goals, objectives, policies and recommendations related to land use. An assessment of the amount, type, intensity and net density of existing land uses such as agricultural, residential, industrial and other public and private uses; an analyzes of the trends in supply, demand and the price of land, and opportunities for redevelopment. A discussion of the proposed future land use framework.</i>	
Chapter 9: Implementation	9-1
<i>A compilation of goals, objectives, policies and recommendations related to implementation. A listing of programs and specific actions to be completed in a stated sequence, including proposed changes to applicable zoning ordinances, official maps, sign regulations, erosion and stormwater control ordinances, building codes, mechanical codes, property maintenance and housing codes, sanitary codes, subdivision ordinances, to implement the objectives, policies and recommendation contained in the other elements.</i>	

Appendices

- A Public Participation Plan
- B Meetings
- C Visioning
- D Agricultural, Natural and Cultural Resources Programs and Policies
- E Economic Development Programs
- F Land Use
- G Plan Adoption



CHAPTER #1

ISSUES AND OPPORTUNITIES

CHAPTER 1: ISSUES AND OPPORTUNITIES

TABLE OF CONTENTS

1.1 Introduction	1-1
1.2 Public Process	1-2
1.3 Vision Statement	1-4
1.4 Population Trends	1-4
1.5 Education	1-7
1.6 Household Structure and Trends	1-8
1.7 Employment and Income	1-10

Chapter 1

ISSUES AND OPPORTUNITIES

1.1 Introduction

1.1.1 Summary

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

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

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

1.1.2 Element Guide

Each element of the City of Waupun Comprehensive Plan includes baseline information gathered from primary (City of Waupun, Fond du Lac County, Dodge County, etc.) and secondary (U.S. Census, American Community Survey, etc.) sources. Each element also includes a vision statement and a set of goals, objectives, and policies. Lastly, for each element there has been determined a series of recommendations for action in achieving the visions and goals identified through the City of Waupun planning process. This section defines vision statements, goals and objectives, policies, and recommendations as follows:

Vision Statement: A vision statement is a short paragraph that identifies the preferred end state, or future condition, for each element within the comprehensive plan. The statement is written in present tense and describes an ideal future condition.

Goal: A goal is a statement that describes what should happen to improve an existing condition. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. An objective states what should be done to address an issue.

Policy: A policy is a general course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as general rules to be followed by decision-makers.

Recommendation: Specific steps that should be taken to realize a future vision. There are recommendations at the end of each chapter, and a consolidated list of recommendations in the Implementation Chapter.

1.2 Public Process

1.2.1 Plan Commission Meetings

Agenda items for the comprehensive plan update were included on the monthly agenda of the Plan Commission. During these meetings, the A series of Planning Committee Meetings were held to determine implementation strategies, review draft plans and provide guidance on plan recommendations. All meetings were adequately noticed and open to the public.

1.2.2 Public Visioning

A public visioning portal was developed to obtain input from residents, visitors and others to identify and understand important local issues. The public was able to provide input through the portal for about 3 months (April 1, 2017 through June 30, 2017). Information obtained from a Downtown Visioning Workshop, held on October 3, 2016 was also used to augment to identify important issues.

1.2.3 Intergovernmental Meeting

On June 11, 2018 an Intergovernmental Meeting was held at the City Hall. The purpose of the Forum was to solicit input from local and county elected officials, county department heads, state agencies and others. A total of about 18 people attended the meeting and provided input.

1.2.4 Public Hearing

A formal public hearing was held before the City Plan Commission on August 15, 2018 in accordance with state law.

1.2.5 Other Opportunities for Public Input

All residents, local business owners, and individuals concerned about the future of the City of Waupun have the opportunity to submit comments on the comprehensive plan at any point in time.

1.2.6 Issues Identified During the Planning Process

Housing

- **Low Median Housing Value:** the median housing value for properties in the City of Waupun is lower than Dodge and Fond du lac Counties. While this creates ample opportunities for residents and newcomers to obtain affordable housing, the housing market is not as strong as it could be.
- **Housing Condition:** with a majority of the homes (nearly 60%) built prior to 1970, there is

a need for minor exterior repairs on many homes. Unsightly appearance of homes can lessen the attractiveness of the community, and may play a role in property values for homes located next to deteriorating properties.

- **Housing Choice:** according to the 2011-2015 ACS 5-Year Estimates the homeowner vacancy rate is 0 percent +/-0.6%. For a healthy housing market, communities should have a vacancy rate of about 1.5 percent for owner occupied housing.

Transportation

- **Not Maximizing Transportation Infrastructure:** the City is awash in access opportunities for business development that have not been realized. The railroad is not utilized to its capacity by industrial entities, and many locals feel highway access should position Waupun for increased economic development that is not yet occurring.
- **Bicycle and Pedestrian Infrastructure Improvements:** people are seeking communities that provide safe bicycling and pedestrian infrastructure. Linkages to key destinations in the City and the Wild Goose and Rock River trails were identified. Residents identified concerns with access to the downtown area. Gaps in the sidewalk network exist in certain areas of the City and should be addressed.

Utilities and Community Facilities

- **Stormwater Management:** the City is required to comply with the Rock River TMDL requirements and the City's MS4 permit. As a result the City is working to reduce stormwater runoff and discharges into the Rock River. To assist the City in this endeavor, a Stormwater Management Plan and a Stormwater Utility have been to fund the structural and operational best management practices (BMPs). Reduction of stormwater runoff will be an ongoing effort during the life of this plan and beyond.
- **Municipal Facility Needs:** during the planning process, a number of municipal facilities were identified as needing updates. Facilities needing more major updates include the City Hall, Senior Center and the Waupun Heritage Museum. In addition, the City is considering a new indoor recreation/community center. By 2040, the City will need to develop over 20 acres of park and recreational facilities.

Economic Development

- **Attraction and Retention of a Diverse Workforce:** Waupun has difficulty attracting a workforce and in particular, a younger demographic. Youth growing up in Waupun are leaving to seek educational opportunities, and then following are seeking jobs elsewhere. The City must look to attract a diverse workforce to fill employment needs.
- **Lack of retail businesses and entertainment:** people are looking for retail businesses such as coffee shops, brew pubs, specialty retail stores and more trendy restaurants and entertainment and cultural experiences in the downtown area.
- **Business Attraction:** the City is looking to diversify its economic base, but sees the lack of "Shovel Ready" fully improved lots, economic development incentives and tight labor force as an issue that needs to be overcome.

1.3 Vision Statement

Over the next 20 years, the City of Waupun will continue to have a unique and diverse population. There will be a range of housing options available from affordable to high-end units and a vibrant small business environment in the downtown. Residents and visitors alike will be able to access the extensive regional highway system for access to regional markets. Waupun will also grow the industrial park to incorporate a range of sustainable-wage paying employers. The City of Waupun will maintain and enhance its local parks and recreational character through increased statutory and facilities development, and the community will continue to explore increased coordination and communication with local and regional governmental entities.

1.4 Population Trends

1.4.1 Historic Population

The City of Waupun’s population grew from 10,718 to 11,340, from 2000 to 2010 or by 5.8% (Table 1.1). This is slightly less than the growth rate for the state (6.0%) and slightly higher than the growth rates in Dodge (3.3%) and Fond du Lac (4.5%) counties during the same time period. Recent estimates from the Wisconsin Department of Administration estimate that since 2010 the population of the City has grown to 11,572 people.¹

Table 1.1: Historic Population Growth, 2000 to 2016

Jurisdiction	2000	2010	2016	Percent Change	
				2000-10	2010-16
C. Waupun	10,718	11,340	11,572	5.8%	2.0%
Dodge County	85,897	88,759	89,962	3.3%	1.4%
Fond du Lac County	97,296	101,633	103,290	4.5%	1.6%
Wisconsin	5,363,675	5,686,986	5,775,120	6.0%	1.5%

Source: U.S. Census, 2000, 2010, DP01, WDOA, Wisconsin Demographic Services Center, 1/1/2016 Final Estimates

1.4.2 Population Density

Population density reflects the degree of urbanization of a community as well as the impacts on demand and cost effectiveness of the provision of urban services. Population density is calculated as the number of people per square mile of land area excluding surface water. Between 2000 and 2010, the overall density decreased in both the Dodge and Fond du Lac County portions of the City.² This is because according to the U.S. Census, the City is increasing in land area at a larger rate than the population is increasing. Within the Dodge County portion of the City, the density decreased by 3.2% from 3,312 people per square mile, to 3,206 people per square mile. The population is less dense in the Fond du Lac area of the City. Between 2000 and 2010, the population density decreased by 21% from 2,275 to 1,796.

¹ WDOA, 2016 population estimate.

² U.S. Census 2000 and 2010, SF-1, Table GCT-PH1.

1.4.3 Age Distribution

Between 2000 and 2010, the portion of population in the age cohorts under 25 decreased from 31.6% of the population to 28.6% (Table 1.2). While the population in the age cohorts between 25 and 64 increased from 55% in 2000 to 58.5% in 2010. Overall, the median age of the population increased slightly between the two time frames; 35 to 36.4 years.³ A steady or slightly decreasing median age is unusual, since the population within the surrounding counties and the state is aging. It is probably accurate to assume that the age distribution is being influenced by the age breakdown of the institutionalized population within the City. It is also likely that the institutionalized population is also influencing the percent of the population who are female versus male. According to the U.S. Census, in 2010, 61 percent of the population was male versus 39 percent female; this was similar to the male versus female ratio in 2000. A further review of the age cohort breakdown reveals that between the ages 15 and 54, males greatly outnumber females.

Table 1.2: Population by Age Cohort, 2000 & 2010

Age	2000		2010		Percent Change 2000-2010
	Number	Percent	Number	Percent	
Under 5	524	4.9%	558	4.9%	0.0%
5 to 9	616	5.7%	534	4.7%	-1.0%
10 to 14	605	5.6%	531	4.7%	-1.0%
15 to 19	725	6.8%	667	5.9%	-0.9%
20 to 24	914	8.5%	952	8.4%	-0.1%
25 to 34	1,982	18.5%	2,184	19.3%	0.8%
35 to 44	1,892	17.7%	1,797	15.8%	-1.8%
45 to 54	1,281	12.0%	1,626	14.3%	2.4%
55 to 59	416	3.9%	611	5.4%	1.5%
60 to 64	325	3.0%	413	3.6%	0.6%
65 to 74	686	6.4%	667	5.9%	-0.5%
75 to 84	526	4.9%	533	4.7%	-0.2%
85 and over	226	2.1%	267	2.4%	0.2%
Total	10,718		11,340		5.8%

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

1.4.4 Institutionalized Population

The City of Waupun includes three maximum-security prisons—The Waupun Correctional Institution, the Dodge Correctional Institution and the John Burke Correctional Institution⁴. Census figures indicate there were 3,118 individuals institutionalized within the City of Waupun in 2010; this is up from 2,687 in 2000, a 16% increase⁵. Census defines “institutionalized” populations as *people under formally authorized, supervised care or custody in institutions at the time of enumeration. Generally, restricted to the institution, under the care or supervision of trained staff, and classified as “patients” or “inmates”*. The institutionalized population is included in many demographic characteristics for the City of Waupun including total population,

³ The median age in 2000 was 35 years and 36.4 years in 2010; U.S. Census, 2000 and 2010, DP01.

⁴ The John Burke Correctional Center originally housed male maximum-security inmates, however in October 2000, the facility transitioned to an all-female facility. In November 2011, the facility reverted back to an all-male facility. <http://doc.wi.gov/families-visitors/find-facility/john-burke-correctional-center>, accessed 3/20/17.

⁵ U.S. Census, 2000 and 2010, DP01.

race, and relationship. Other measures of Waupun's population that do not include the institutionalized population include household statistics (such as household type, occupancy, and tenure) and employment status (civilian labor force).

1.4.5 Race and Hispanic Origin

Population by race usually provides information regarding the social and cultural characteristics of an area. It also provides information regarding population dynamics. Access to education and economic opportunities differ by race. Within the City of Waupun, population by race could be influenced by the composition of the prison population. National population trends indicate that persons of color (includes African Americans, Native Americans, Alaskan Natives, Pacific Islanders, Asians and persons declaring two or more races) and person of Hispanic origin are growing faster than non-Hispanic whites.⁶

The City was more diverse than Dodge and Fond du Lac counties and Wisconsin in both 2000 and in 2010.⁷ In 2010, whites made up 84.7% of the population in the City, down from 86.1% in 2000. In comparison, in 2010, 86.2% of Wisconsin residents, 93.8% of Dodge County and 94.1% of Fond du Lac County residents were white. African American comprises the next largest racial group in all jurisdictions. Again, the percentage of African Americans in Waupun far outpaced the share in other jurisdictions. In 2010, 12.2% of the population in the City of Waupun, 2.7% in Dodge County, 1.3% in Fond du Lac County and 6.3% of state residents were African American. Unlike national, state and Dodge and Fond du Lac County trends, between 2000 and 2010, the share of Hispanics decreased in the City (2.8% to 1.9%). At the same time, the share of Hispanics increased in Fond du Lac (2.0% to 4.3%) and Dodge (2.5% to 4.0%) counties and the state (3.6% to 5.9%) during the same time period.

1.4.6 Population Projections

Population projections can provide extremely valuable information for community planning but have particular limitations. Population projections are typically based on historical growth patterns and the composition of the current population base. To a large extent the reliability of the projections is dependent on the continuation of past growth trends. Continued population growth will result in an increase in demand for services and land consumption.

According to the Wisconsin Department of Administration (WDOA), while natural increase (births minus deaths) had more of an influence on population increase in Fond du Lac County during the 2000's, migration will play a larger role in population change during the 2010's to 2020's. Migration has played a significant role in population increase in Dodge County in the 2000's and will similar to Fond du Lac County will continue to do so until into the 2020's. According to the WDOA, the City of Waupun is expected to grow by 10% between 2010 and 2035 (Table 1.3). This is a slightly faster growth rate than Dodge and Fond du Lac counties. After 2035, the population in the City is expected to decrease by 1.2%.

⁶ U.S. Census

⁷ U.S. Census, 2000 and 2010, DP01.

Table 1.3: Population Projections, 2000 to 2040

Jurisdiction	Census 2000	Census 2010	WDOA 2015	WDOA 2020	WDOA 2025	WDOA 2030	WDOA 2035	WDOA 2040	Difference 2010-2040
T. Alto	1,103	1,045	1,035	1,030	1,020	1,010	980	940	-10.0%
T. Chester	960	687	685	690	690	685	670	640	-6.8%
T. Trenton	1,301	1,293	1,300	1,335	1,365	1,385	1,380	1,350	4.4%
T. Waupun	1,385	1,375	1,380	1,405	1,425	1,435	1,425	1,400	1.8%
C. Waupun	10,718	11,340	11,420	11,810	12,160	12,445	12,480	12,330	8.7%
Dodge County	85,897	88,759	88,830	92,035	94,820	97,020	97,190	95,650	7.8%
Fond du Lac County	97,296	101,633	102,885	105,755	108,485	110,590	111,040	110,250	8.5%

Source: U.S. Census, 2000, 2010; WDOA, Wisconsin Demographic Services Center, Vintage 2013 population projections

1.5 Education

Levels of educational attainment are tied closely with job skills and income level. Education level is also important when a community, and potential employers and investors, consider available labor force. Particular levels of education are frequently required for certain types of employment. The following table lists educational attainment levels for the City of Waupun.

According to the 2011-2015 ACS 5-Year Estimates, 84.6% of Waupun residents have a high school degree or higher and 12.6% have a bachelor's degree or higher (Table 1.4). In comparison, 27.8% of state residents have a bachelor's degree or higher.⁸ Educational attainment includes the prison population and therefore these numbers may not accurately reflect the portion of the population not in institutions. When the prison population is removed, approximately 87.6% of the population in the City has a high school diploma and approximately 15.1% hold a bachelor's degree or higher.⁹

To improve economic development capability, the City of Waupun should endeavor to raise the overall education level within the City. Education level affects the City's ability to attract certain types of employers. Education level is also closely tied to income levels. Income levels affect investment in taxable property, which in turn affects the City's ability to raise funds to pay for expenditures.

⁸ U.S. Census, 2011-2015 ACS 5-Year Estimates, DP02.

⁹ U.S. Census, 2011-2015 ACS 5-Year Estimates, B17003.

Table 1.4: City of Waupun Educational Attainment, 2011-2015 ACS 5-Year Estimates

	Estimate	MOE+/-	Percent	MOE+/-
Population 25 years and over	8,181	286	-	-
Less than 9th grade	416	139	5.1%	1.7%
9th to 12th grade, no diploma	846	195	10.3%	2.4%
High school graduate (includes equivalency)	3,437	371	42.0%	3.9%
Some college, no degree	1,703	261	20.8%	3.1%
Associate's degree	748	179	9.1%	2.2%
Bachelor's degree	717	183	8.8%	2.2%
Graduate or professional degree	314	130	3.8%	1.6%
Percent high school graduate or higher	-	-	84.6%	3.2%
Percent bachelor's degree or higher	-	-	12.6%	3.3%

Source: U.S. Census, 2011-2015 ACS 5-Year Estimates, DP02

1.6 Household Structure and Trends

1.6.1 Household Size

Household size and alternations in household structure provide a method to analyze the potential demand for housing units. The composition of a household coupled with the level of education, training and age also impact the income potential for the particular household. Decreases in household size create a need for additional housing units and accommodating infrastructure, even if there is not an increase in the overall population.

Household size in the City of Waupun decreased from 2.38 persons per household in 2000 to 2.35 persons per household in 2010 (Table 1.5). The household hold size was smaller in the City of Waupun during both time periods than in Dodge and Fond du Lac counties.

Table 1.5: Households and Persons per Household, 2000 & 2010

Jurisdiction	2000		2010	
	No. HH	Persons/HH	No. HH	Persons/HH
C. Waupun	3,351	2.38	3,485	2.35
Dodge County	31,417	2.56	33,840	2.44
Fond du Lac County	36,931	2.52	40,697	2.41

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

1.6.2 Household Composition¹⁰

In 2000 (66.5%) and 2010 (64.8%), about two-thirds of households in the City of Waupun were family households. During both years, the City had a lower percentage of family households when compared to Dodge (71.0%, 68.2%) and Fond du Lac (69.0%, 66.3%) counties and a

¹⁰ U.S. Census 2000 & 2010, DP-1

comparable share to the state (66.5%, 64.4%). Individuals age 65 years old and older made up slightly more than a quarter of the households in the City in 2000 (28.8%) and 2010 (27.5%). This was a larger share of the total households when compared to Dodge County (25.2%, 26.5%) and Fond du Lac County (24.4%, 25.8%) and the state (23.0%, 24.0%) in both 2000 and 2010. The City was the only jurisdiction to see the share of households with individuals age 65 or older decrease between 2000 and 2010. In 2000, 15.0% of householders age 65 and older were living alone in the City. By 2010, this share had decreased to 13.1%.

Households are composed of family households (married couple, male or female, no spouse present) and nonfamily households. In 2000, the share of married couple families was less in the City (54.1%), than in Dodge (59.6%) or Fond du Lac (57.7%) counties. Between 2000 and 2010, the share of married couples decreased in the City of Waupun (50.1%), Dodge County (54.7%), Fond du Lac County (53.5%), as the percentage of single parent families increased.

1.6.3 Household Forecasts

A household is defined by the U.S. Census Bureau as: all persons who occupy a housing unit—a room or group of rooms that have direct access from outside the building or through a common hall—as separate living quarters. The population in group quarters, such as the prison, is not included in the household population. Wisconsin Department of Administration provides household projections for Wisconsin municipalities and counties. The methodology relies on a set of independently derived county population projections, which are then used as the basis to calculate county household projections, municipal population projections and municipal household population, households and group quarters.

Table 1.6 indicates that between 2010 and 2035, an estimated 721 households will be added in the City of Waupun (20.7%). Similar to Dodge and Fond du Lac County, the number of households and the population is expected to peak in 2035. Between 2035 and 2040, 59 households are expected to be lost.

Table 1.6: Household Projections 2010 to 2040

Jurisdiction	Census 2010	WDOA 2015	WDOA 2020	WDOA 2025	WDOA 2030	WDOA 2035	WDOA 2040
	No. HH	No. HH	No. HH	No. HH	No. HH	No. HH	No. HH
T. Alto	365	372	376	377	378	371	360
T. Chester	254	261	266	270	272	271	262
T. Trenton	464	481	500	519	534	541	537
T. Waupun	506	522	540	555	566	569	565
C. Waupun	3,485	3,637	3,844	4,026	4,166	4,206	4,147
Dodge County	33,840	34,953	36,767	38,473	39,912	40,601	40,366
Fond du Lac County	40,697	42,423	44,308	46,020	47,419	48,079	48,076

Source: U.S. Census, 2010; WDOA, Wisconsin Demographic Services Center, Vintage 2013 household projections

As the population continues to age, it is anticipated that the persons per household will also decrease. Between 2010 and 2040, the number of persons per household is expected to decrease from 2.35 in 2010 to 2.14 in 2040 (Table 1.7). The household size in the City of Waupun is expected to continue to be smaller than the other jurisdictions through 2040.

Table 1.7: Persons per Household Projections, 2010 to 2040

Jurisdiction	Census 2010	WDOA 2015	WDOA 2020	WDOA 2025	WDOA 2030	WDOA 2035	WDOA 2040
	Person/HH	Person/HH	Person/HH	Person/HH	Person/HH	Person/HH	Person/HH
T. Alto	2.85	2.77	2.73	2.69	2.66	2.63	2.60
T. Chester	2.70	2.62	2.59	2.56	2.52	2.47	2.44
T. Trenton	2.79	2.70	2.67	2.67	2.59	2.55	2.51
T. Waupun	2.72	2.64	2.60	2.57	2.54	2.50	2.48
C. Waupun	2.35	2.28	2.25	2.22	2.19	2.16	2.14
Dodge County	2.44	2.37	2.34	2.30	2.27	2.23	2.20
Fond du Lac County	2.41	2.34	2.31	2.28	2.25	2.22	2.20

Source: U.S. Census, 2010; WDOA, Wisconsin Demographic Services Center, Vintage 2013 household projections

1.7 Employment and Income

1.7.1 Employment

Table 1.8 lists employed residents over age 16 by industry for the City of Waupun. The City of Waupun's largest employer, by industry, is manufacturing (22.3%). The next largest sectors of the economy are Educational, health, and social services (21.1%), Retail trade (13.1%) and Public administration (12.1%). These four sectors of the economy make up nearly 70% of the City's overall employment base. The large Educational, health, and social service employment is most likely due to the fact that Waupun acts as a regional service center for the surrounding rural areas. The Public administration employment reflects employment at the state prison facilities.

Table 1.8: Employment by Industry, 2011-2015ACS 5-Year Estimates

Industry	City Waupun		
	Estimate	MOE+/-	Percent
Agriculture, forestry, fishing and hunting, and mining	77	60	1.6%
Construction	289	101	6.2%
Manufacturing	1,043	190	22.3%
Wholesale trade	61	52	1.3%
Retail trade	613	166	13.1%
Transportation and warehousing, and utilities	161	84	3.4%
Information	31	32	0.7%
Finance, insurance, real estate, and rental and leasing	99	54	2.1%
Professional, scientific, management, administrative, and waste management services	139	+/-80	3.0%
Educational, health and social services	985	180	21.1%
Arts, entertainment, recreation, accommodation and food services	425	178	9.1%
Other services (except public administration)	180	90	3.9%
Public administration	566	194	12.1%
Civilian employed population 16 years and over	4,669	313	100%

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

1.7.2 Income

Tables 1.9 and 1.10 provide income ranges and median household income for the Towns of Alto, Chester, Trenton, Waupun, the City of Waupun, Fond du Lac and Dodge counties, and the State of Wisconsin as a whole.

The City of Waupun has the lowest median household income (\$50,145), when compared to the Towns of Alto (\$80,417), Chester (\$64,479), Trenton (\$70,893), Waupun (\$72,875), the State of Wisconsin (\$53,357), Dodge County (\$53,783) and Fond du Lac County (\$55,473).

Table 1.9: Median Household Income, 2011-2015 ACS 5-Year Estimates

Income Range	T. Alto			T. Chester			T. Trenton			T. Waupun		
	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent
Less than \$10,000	3	4	0.8%	8	5	3.1%	28	20	6.1%	18	17	3.5%
\$10,000 to \$14,999	5	5	1.4%	14	13	5.5%	0	9	0.0%	16	10	3.1%
\$15,000 to \$24,999	21	9	5.9%	13	7	5.1%	26	18	5.6%	29	14	5.6%
\$25,000 to \$34,999	9	6	2.5%	19	10	7.5%	32	16	6.9%	38	17	7.4%
\$35,000 to \$49,999	31	16	8.7%	37	13	14.5%	38	20	8.2%	65	24	12.6%
\$50,000 to \$74,999	100	22	27.9%	72	23	28.2%	136	39	29.4%	100	28	19.4%
\$75,000 to \$99,999	82	20	22.9%	32	13	12.5%	75	33	16.2%	96	33	18.6%
\$100,000 to \$149,999	70	20	19.6%	39	19	15.3%	86	29	18.6%	101	30	19.6%
\$150,000 to \$199,999	22	11	6.1%	15	11	5.9%	26	19	5.6%	40	23	7.8%
\$200,000 or more	15	7	4.2%	6	5	2.4%	15	13	3.2%	12	10	2.3%
Total	358	30	100.0%	255	34	100.0%	462	51	100.0%	515	47	100.0%
Median Household Income	\$80,417	9,101		\$64,479	6,453		\$70,893	5,790		\$72,875	12,188	

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

Table 1.10: Median Household Income, 2011-2015 ACS 5-Year Estimates

Income Range	C. Waupun			Dodge County			Fond du Lac County			Wisconsin		
	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent
Less than \$10,000	185	85	4.8%	1,487	218	4.5%	1,997	245	4.9%	135,178	1,992	5.9%
\$10,000 to \$14,999	300	139	7.7%	1,620	230	4.9%	1,894	249	4.6%	118,516	1,836	5.2%
\$15,000 to \$24,999	489	174	12.6%	3,421	302	10.3%	4,158	354	10.1%	246,425	2,693	10.7%
\$25,000 to \$34,999	377	131	9.7%	3,571	316	10.7%	3,964	391	9.7%	243,212	2,639	10.6%
\$35,000 to \$49,999	585	156	15.1%	5,172	344	15.5%	6,173	463	15.0%	330,623	3,025	14.4%
\$50,000 to \$74,999	833	162	21.4%	7,436	314	22.3%	9,153	429	22.3%	452,627	3,048	19.7%
\$75,000 to \$99,999	634	157	16.3%	5,124	298	15.4%	6,254	430	15.2%	310,541	2,933	13.5%
\$100,000 to \$149,999	390	141	10.0%	4,161	286	12.5%	5,337	363	13.0%	297,963	3,087	13.0%
\$150,000 to \$199,999	55	27	1.4%	744	97	2.2%	1,265	171	3.1%	88,992	1,544	3.9%
\$200,000 or more	37	34	1.0%	586	97	1.8%	874	135	2.1%	75,030	1,397	3.3%
Total	3,885	219	100.0%	33,322	371	100.0%	41,069	529	100.0%	2,299,107	5,595	100.0%
Median Household Income	\$50,145	3,822		\$53,783	1,394		\$55,473	1,349		\$53,357	195	

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

1.7.3 Employment Forecasts

Employment forecasts for the City of Waupun were developed utilizing Economic Modeling Specialists International (EMS) Analyst program. Projections are provided for the top 9 fastest growing occupations and the top 10 occupations with the most annual openings for both Fond du Lac and Dodge counties. Fastest growing occupations are defined as those with the largest percentage of job increase between 2016 and 2026. In many instances, the fastest growing occupations have the smallest number of jobs. Therefore an addition of just a few jobs could result in a large percent change. For this reason, occupations with smaller number of jobs were excluded. Most openings are defined as those with the largest annual number of job openings. Generally, but not in all cases, these are occupations with the highest number of jobs, and the highest number of jobs that will be added between 2016 and 2026. For each occupation, the location quotient (LQ) and the average hourly earnings is provided. A location quotient is a way to quantify how concentrated a particular occupation is in a region as compared to the nation. It can reveal what makes a particular region “unique” in comparison to the national average. High LQ occupations are important because they are generally employed by high LQ industries which tend to be export-oriented and form the majority of the region’s economic base. High LQ occupations provide a workforce oriented perspective of the economic base and are vital for the continued prosperity of the region.

Fastest growing occupations in Fond du Lac County include: Occupational Therapy and Physical Therapist Assistants and Aides, Agricultural Workers and Other Healthcare Support Occupations (Table 1.11). While Agricultural Workers has a higher LQ, it also provides a lower average hourly wage¹¹. Occupations with the largest number of annual job openings include: Retail Sales Workers, Food and Beverage Serving Workers and Metal Workers and Plastic Workers. Metal Workers and Plastic Workers have the highest LQ in the county (2.97). Other occupations with high LQ's (in excess of an LQ of 2) include: Assemblers and Fabricators (2.87), Rail Transportation Workers (2.45), Agricultural Workers (2.17) and Other Production Occupations (2.01). Rail and Transportation Workers is the only occupation that provides an average hourly wage about the county average. This is reflective of the large percentage of workers in the manufacturing industry.

Table 1.11: Fond du Lac County Occupation Projections, 2026

		2026 Location Quotient	Avg. Hourly Earnings
	Top 10 Occupations		
Fastest Growth	Occupational Therapy and Physical Therapist Assistants and Aides	1.09	\$24.31
	Agricultural Workers	2.17	\$11.29
	Other Healthcare Support Occupations	0.91	\$16.13
	Electrical and Electronic Equipment Mechanics, Installers, and Repairers	1.57	\$19.65
	Counselors, Social Workers, and Other Community and Social Service Specialists	0.97	\$20.59
	Computer Occupations	1.25	\$32.89
	Engineers	1.42	\$34.80
	Assemblers and Fabricators	2.87	\$13.33
	Postsecondary Teachers	1.25	\$32.89
Most Openings	Retail Sales Workers	0.94	\$12.42
	Food and Beverage Serving Workers	0.94	\$10.76
	Metal Workers and Plastic Workers	2.97	\$19.25
	Other Production Occupations	2.01	\$15.67
	Material Moving Workers	1.00	\$13.68
	Assemblers and Fabricators	2.87	\$13.33
	Other Office and Administrative Support Workers	1.46	\$14.96
	Information and Record Clerks	0.79	\$15.70
	Motor Vehicle Operators	1.57	\$18.37
	Health Diagnosing and Treating Practitioners	0.80	\$43.16

Source: Emsi Q1 2017 Data Set, 2017.1 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Note: Fastest Growth Occupations include occupations with at least 15 jobs.

Fastest growing occupations in Dodge County include: Woodworkers, Food Processing Workers and Agricultural Workers (Table 1.12). All three have higher LQ's; 1.98, 2.26 and 2.75 respectively but lower than county average hourly wage of \$19.37. Occupations with the largest number of largest number of annual job openings include: Retail Sales Workers, Material

¹¹ The average hourly wage for Fond du Lac County is \$19.57.

Moving Workers and Other Production Occupations. Other Production Occupations (3.0) has a higher LQ. Other occupations with high LQ's (in excess of an LQ of 2) include: Metal Workers and Plastic Workers (3.78), Assemblers and Fabricators (2.51), Agricultural Workers (2.75), Food Processing Workers (2.26), Supervisors of Production Workers (3.24), Printing Workers (8.65) and Supervisors of Farming, Fishing, and Forestry Workers (3.28). This is reflective of the large percentage of workers in the manufacturing industry.

Table 1.12: Dodge County Occupation Projections, 2026

	Top 10 Occupations	2026 Location Quotient	Avg. Hourly Earnings
Fastest Growth	Woodworkers	1.98	\$12.75
	Food Processing Workers	2.26	\$15.88
	Agricultural Workers	2.75	\$13.06
	Computer Occupations	0.33	\$32.34
	Other Installation, Maintenance, and Repair Occupations	1.76	\$24.02
	Grounds Maintenance Workers	0.91	\$12.17
	Material Moving Workers	1.78	\$14.37
	Construction Trades Workers	1.35	\$21.29
	Other Teachers and Instructors	0.65	\$17.98
Most Openings	Retail Sales Workers	0.89	\$10.59
	Material Moving Workers	1.78	\$14.37
	Other Production Occupations	3.00	\$15.79
	Food and Beverage Serving Workers	0.64	\$9.27
	Construction Trades Workers	1.35	\$21.29
	Other Installation, Maintenance, and Repair Occupations	1.76	\$24.02
	Metal Workers and Plastic Workers	3.78	\$17.88
	Motor Vehicle Operators	1.41	\$17.95
	Preschool, Primary, Secondary, and Special Education School Teachers	1.20	\$25.42
	Assemblers and Fabricators	2.51	\$13.89

Source: Emsi Q1 2017 Data Set, 2017.1 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Note: Fastest Growth Occupations include occupations with at least 28 jobs.



CHAPTER #2

HOUSING

CHAPTER 2: HOUSING

TABLE OF CONTENTS

2.1 Housing Vision Statement	2-1
2.2 Housing Goals and Objectives	2-1
2.3 Housing Policies	2-2
2.4 Existing Housing Conditions	2-2
2.5 Housing Issues Raised During Planning Process	2-8
2.6 Housing Recommendations	2-8
2.7 Programs	2-12

Chapter 2

HOUSING

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

2.1 Housing Vision Statement

The City of Waupun will seek to offer a wide array of housing choices in excellent condition. Residents will seek to find adequate housing easily and affordably within the City and be able to stay throughout their life cycle, as their income, family, and individual needs change.

2.2 Housing Goals and Objectives

2.2.1 Goal: Maintain and preserve the integrity of the existing housing stock, the quality of existing neighborhoods, and the cultural identity of the City.

Objectives:

- Support rehabilitation, renovation and preservation of the City’s older housing stock.
- Promote continuous improvement and preservation of the communities established neighborhoods.
- Encourage preservation and renovation of historic homes.
- Improve the condition of rental properties within the City.

2.2.2 Goal: Provide housing choices, which reflect the needs of the individual households.

Objectives:

- Increase diversity in housing options.
- Develop a housing plan. Increase housing options for seniors and special needs populations.
- Promote collaboration between governmental, private and non-profit entities to encourage opportunities provide affordable housing.
- Pursue opportunities that will allow seniors to age in place.

2.2.3 Goal: Determine appropriate locations for new residential developments.

Objective:

- Provide developers with preferred development areas to build new homes.
- Encourage the orderly and efficient extension of infrastructure to serve new developments.
- Plan for development of infrastructure to service new locations.

2.3 Housing Policies

- 2.3.1** The City will work to provide home improvement funding to qualified residents.
- 2.3.2** The City encourages preservation and renovation of historic homes.
- 2.3.3** The City encourages proper rental property management.
- 2.3.4** Residential housing codes will be enforced.
- 2.3.5** The City encourages housing choice, which reflects the needs of individual households.
- 2.3.6** The City encourages the development of senior, special needs housing in appropriate locations.
- 2.3.7** New residential development will be directed to areas with existing infrastructure or to areas where infrastructure can be easily extended and that are appropriate for that use.

2.4 Existing Housing Conditions

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

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

In some instances, data from the U.S. Census 2000 and 2010, collected on April 1, of the designate year was used, when available or for comparison purposes. Current information from other sources is also provided, when possible. *Note: these numbers do not include shelter provisions for the institutionalized population within the City of Waupun's jurisdiction.*

2.4.1 Housing Stock Characteristics

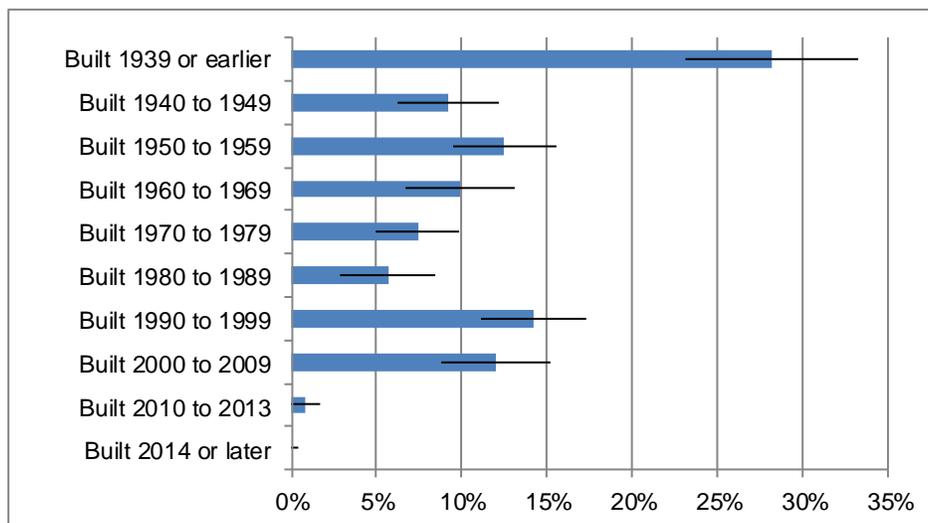
Table 2.1 shows the age of local housing stock by the year the structure was built. According to the 2011-2015 ACS 5-Year Estimates, there were 4,128 residential structures within the City. Many of these residences, almost 30 percent (1,166) were built prior to 1939. Nearly three-quarters (73%) of the housing stock was constructed before 1990. The significant age of most residential structures may indicate a need for housing repair programming or increased maintenance.

Table 2.1: Age of Structure by Year Built, 2011-2015 ACS 5-Yr Estimates

Year	Estimate	MOE+/-	Percent	MOE +/-
2014 or later	0	14	0.0%	0.4%
2010 to 2013	33	37	0.8%	0.9%
2000 to 2009	497	137	12.0%	3.2%
1990 to 1999	585	126	14.2%	3.1%
1980 to 1989	236	115	5.7%	2.8%
1970 to 1979	307	102	7.4%	2.4%
1960 to 1969	407	135	9.9%	3.2%
1950 to 1959	516	124	12.5%	3.0%
1940 to 1949	381	125	9.2%	3.0%
1939 or earlier	1,166	227	28.2%	5.1%
Total	4,128	248	100%	-

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP04

Figure 2.1: Age of Structure by Year Built, 2011-2015 ACS 5-Yr Estimates



Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP04

As indicated in Table 2.2, most residential structures (68.1%) are single-unit detached homes. There is also a good mix of other housing options located within the City including 239 two-unit structures, and over 308 units containing 20 or more units. The City of Waupun comprises a great majority of the housing diversity within immediate proximity. Most surrounding towns offer primarily single-unit housing.

Table 2.2: Housing Units by Structure, 2011-2015 ACS 5-Yr Estimates

	Estimate	MOE+/-	Percent	MOE+/-
Total Units	4,128	248	100%	-
1-unit, detached	2,811	247	68.1%	4.3%
1-unit attached	91	62	2.2%	1.5%
2 units	239	104	5.8%	2.5%
3 or 4 units	212	108	5.1%	2.5%
5 to 9 units	207	84	5.0%	2.1%
10 to 19 units	142	70	3.4%	1.7%
20 or more units	308	139	7.5%	3.3%
Mobile home	118	76	2.9%	1.8%
Boat, RV, van, etc.	0	14	0.0%	0.4%

Source: U.S. Census 2011-2015 ACS 5-Year Estimate, DP04

Housing values for the City generally fall with the range of \$100,000 to \$149,000. According to the ACS 5-Year Estimates, the median value for a home in the City was \$121,200. About a quarter (26%) of the homes in the City range in value between \$50,000 and \$99,999. See Table 2.3 below. In 2016, the Wisconsin Board of Realtors reported a median selling price of \$124,000 for single-family homes in Fond du Lac County, and \$134,900 in Dodge County.

Table 2.3: Owner Occupied Home Values, 2011-2015 ACS 5-Yr Estimates

	Estimate	MOE+/-	Percent	MOE+/-
Less than \$50,000	94	53	3.5%	2.0%
\$50,000 to \$99,999	702	168	26.0%	5.4%
\$100,000 to \$149,999	1,209	225	44.7%	7.3%
\$150,000 to \$199,999	420	104	15.5%	4.0%
\$200,000 to \$299,999	263	126	9.7%	4.5%
\$300,000 to \$499,999	17	17	0.6%	0.6%
\$500,000 to \$999,999	0	14	0.0%	0.6%
\$1,000,000 or more	0	14	0.0%	0.6%
Total	2,705	244	100%	

Median (dollars) 121,200 5,787

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP04

Median gross rent has increased over time. According to the ACS 5-Year Estimates, the median gross rent in the City of Waupun is \$682, an increase of about 52 percent since 2000. See Table 2.4. Median gross rents are lower in the City than in Dodge and Fond du Lac counties and the state.

Table 2.4: Median Gross Rent of Occupied Rental Units, 2000 & 2011-2015 ACS 5-Yr Estimates

	2000	2011-2015 5-Yr Est.	
		Estimate	MOE+/-
C. Waupun	\$449	\$682	74
Dodge County	\$528	\$761	19
Fond du Lac County	\$500	\$688	15
Wisconsin	\$540	\$776	3

Source: U.S. Census 2000, 2010-2014 ACS 5-Year Estimates, DP04

2.4.2 Occupancy Characteristics

According to the 2010 Census, the City of Waupun had 3,703 total housing units. Of these, 94.1 percent (3,485) were occupied at the time of the Census. See Table 2.5. There were 218 vacant housing units; 10 units of these units were used for seasonal, recreational, or occasional use.

Table 2.5: Occupancy Characteristics, 2010

	Number	Percent
Total Housing Units	3,703	100.0%
Occupied Housing Units	3,485	94.1%
Vacant Housing Units	218	5.9%
Homeowner Vacancy Rate	1.8%	
Renter Vacancy Rate	8.8%	

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

2.4.3 Housing Tenure

The City had 3,485 occupied housing units in 2010. Owner-occupied units accounted for 69.3 percent (2,414) and renter-occupied units for 30.7 percent (1,071). The average household size for owner-occupied units was 2.53 and 1.96 for renter-occupied units. See Table 2.6.

Table 2.6: Housing Tenure, 2010

	Number	Percent
Occupied Housing Units	3,485	100.0%
Owner-occupied housing units	2,414	69.3%
Renter-occupied housing units	1,071	30.7%
Average household size (owner occupied)	2.53	
Average household size (renter occupied)	1.96	

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

2.4.4 Senior Housing

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

2.4.5 Subsidized and Special Needs Housing

Subsidized and special needs housing serves individuals who, because of financial difficulties, domestic violence situations, disabilities, age alcohol and drug abuse problems, and/or other insufficient life skills, need housing assistance or housing designed to accommodate their needs. Within the City of Waupun subsidized and special needs housing includes:

Community based residential facilities (CBRFs):¹

- Daybreak Inc. Waupun (631 S. Madison/8 beds) offering programs for alcohol and drug addiction, developmentally disabled, and mentally ill;
- Marvin's Manor IV (10 Plum Drive/25 beds) which offers care for the advanced aged, irreversible dementia / Alzheimer's / terminally ill;
- Christian Homestead (1001 W. Brown Street/18 beds) offering care for advanced aged / irreversible dementia / Alzheimer's / traumatic brain injury; and
- Prairie Ridge Assisted Living (819 Wilcox Street/24 beds) offering care for advanced

¹ Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/26/17.

aged / irreversible dementia / Alzheimer's.

Residential Care Apartment Complexes:²

- Christian Home Assisted Living Center (331 Bly Street/24 apartments)
- Prairie Ridge Assisted Living (819 Wilcox Street/27 apartments)

Adult Day Care:³

- None

Adult Family Homes:⁴

- Mahlstedt Adult Family Home (W10004 CTY RD TC) that offers housing for 4 female developmentally disabled; and
- Christian Home and Rehabilitation Center (331 Bly Street) that offers housing for 3 female developmentally disabled.

Other:

- West View Apartments (916 W. Brown Street) offers low income housing for families. 47 of the 48 apartments are Section 8.

2.4.6 Affordable Housing

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

² Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/4/17.

³ Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/28/17.

⁴ Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/27/17.

Table 2.7: Households Paying a Disproportionate Amount of Their Income for Housing, 2011-2015 ACS 5-Year Estimates

	Households with Mortgage for Which Owner Costs Are Not Affordable			Households without Mortgage for Which Owner Costs Are Not Affordable			Households for Which Renter Costs Are Not Affordable		
	Number	Percent	MOE +/-	Number	Percent	MOE +/-	Number	Percent	MOE +/-
C. Waupun	346	20.1%	118	179	18.2%	89	442	41.0%	148
Dodge County	4,649	29.9%	293	1,306	15.5%	169	3,534	41.7%	335
Fond du Lac County	5,045	27.1%	364	1,455	13.7%	173	4,419	40.3%	495
Wisconsin	293,638	29.0%	2,741	81,392	15.5%	1,552	335,879	47.5%	3,685

Source: U.S. Census, 2011-2015 ACS 5-Year Estimate, DP-4

According to the 2011-2015 ACS 5-Year Estimates, 41 percent of renters, 20.1 percent of households with a mortgage and 18.2 percent of households without a mortgage are paying more than 30 percent of their income on housing. See Table 2.7.

2.5 Housing Issues Raised During Planning Process

Low Median Housing Value: the median housing value for properties in the City of Waupun is lower than Dodge and Fond du lac Counties. While this creates ample opportunities for residents and newcomers to obtain affordable housing, the housing market is not as strong as it could be.

Housing Condition: with a majority of the homes (nearly 60%) built prior to 1970, there is a need for minor exterior repairs on many homes. Unsightly appearance of homes can lessen the attractiveness of the community, and may play a role in property values for homes located next to deteriorating properties.

Housing Choice: according to the 2011-2015 ACS 5-Year Estimates the homeowner vacancy rate is 0 percent +/-0.6%. For a healthy housing market, communities should have a vacancy rate of about 1.5 percent for owner occupied housing.

2.6 Housing Recommendations

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

Waupun’s current housing stock does not meet the demand for current residents, major demographic shifts such as an influx of retirement-age populations, may strain the supply of affordable and senior housing facilities. According to the Wisconsin Department of Administration, the City can expect to add 721 housing units. If current land use continues, the City can be expected to add 510 households between 2015 and 2040. It is likely that increases of this magnitude will require annexation for development of new homes/housing units outside existing borders.

The following recommendations will allow the City of Waupun to strengthen existing neighborhoods, provide for future housing needs, improve the quality of the current housing stock supply and increase the quantity of senior housing options.

Recommendations:

- 2.6.1** Continue the City’s housing rehabilitation program for owner and renter occupied properties. The City currently uses Community Development Block Grant (CDBG) funds to rehabilitate the existing housing stock (Land Use 8.9.11). (2.2.1)
- 2.6.2** Work with appropriate entities to qualify and apply for state and federal grant monies for local housing repair and home ownership programs. (2.2.1)
- 2.6.3** Identify additional funding sources for home improvement programming. (2.2.1)
- 2.6.4** Establish a committee to determine the feasibility of instituting municipal rental-property registration. Determine parameters of the policy including registration fee, inspection, and policies for non-compliance. (2.2.1)
- 2.6.5** Encourage homeowners to consider seeking federal and state tax credits through the State Historical Society, Division of Historic Preservation to preserve and renovate historic homes. (2.2.1)
- 2.6.6** Strengthen Housing Code enforcement practices to ensure safe and sanitary housing conditions for all. (2.2.1)
- 2.6.7** Consider a property maintenance ordinance. Development of a property maintenance ordinance should include sufficient staffing to provide enforcement. (2.2.1)
- 2.6.8** Explore developing historic residential guidelines in specified neighborhoods. Determine if the guidelines should be voluntary and if rehabilitation dollars are available to help property owners meet guidelines. Historic district design guidelines should preserve the distinctive character and should apply to the outside of the building (Land Use 8.9.6). (2.2.1)
- 2.6.9** Explore developing exterior design guidelines to ensure rehabilitation and new construction fits in with the identity of a neighborhood. (2.2.1)
- 2.6.10** Maintain and improve public infrastructure in existing neighborhoods to encourage private investment and pride in ownership (Economic Development 6.10.14). (2.2.1)
- 2.6.11** Contact and work with the school district, churches, businesses, civic groups, Habitat for Humanity and others to develop a program to aid elderly residents with home and property maintenance. (2.2.1)
- 2.6.12** Encourage community and housing improvement activities such as “Make a Difference Day”. (2.2.1)
- 2.6.13** Provide educational opportunities for renters, landlords and property owners. This could include opportunities to learn about home maintenance, “Rent Smart” training, and property management (Utilities & Community Facilities 4.7.24). (2.2.1)

- 2.6.14** Consider creating neighborhood organizations and working with neighborhoods to renovate existing areas. (2.2.1)
- 2.6.15** Invite owners of substandard properties to meet with City officials to discuss remedies for substandard residences. (2.2.1)
- 2.6.16** Work with the towns of Chester and Waupun to maintain Town islands within the City limits (Land Use 8.9.43). (2.2.1)
- 2.6.17** Investigate and consider emerging trends in housing, i.e. tiny houses, granny flats, co-housing, Airbnb, etc. (2.2.2)
- 2.6.18** Promote the conversion of underutilized properties for residential and / or mixed uses, if feasible (Economic Development 6.10.9). (2.2.2)
- 2.6.19** Encourage the design and siting of new affordable housing that fits into existing neighborhoods. (2.2.2)
- 2.6.20** Develop a housing plan that includes a housing market analysis. The plan should: (2.2.2)
- Determine gaps in the housing market;
 - Identify demand for additional housing units by type, price, or amenities;
 - Include an analysis of gaps in the senior housing market (independent- or assisted-living facilities);
 - Set priorities for housing development by type, price or other feature;
 - Identify preferred building sites for redevelopment;
 - Consolidate available financing tools;
 - Determine the long-term need for mixed-use (commercial/residential); housing in commercial areas;
 - Identify housing areas to focus resources;
 - Determine where the housing market contains gaps based upon residential absorption rates and anticipated demand for housing; and
 - Consolidate housing programs for quick reference.
- 2.6.21** The City should publicize the results of the housing plan and analysis with local residential developers. (2.2.2)
- 2.6.22** Communicate with existing senior housing facilities on whether they are interested in expanding and determine avenues for municipal aid (financing, land acquisition, etc.). (2.2.2)
- 2.6.23** Identify availability of grant monies to help develop new housing for senior or special needs persons. (2.2.2)
- 2.6.24** Develop criteria for possible future City participation in the development of senior or special needs housing. These criteria could include:
- Construction of new senior housing units, of which, 40% are set aside for low-income elderly occupants;
 - Requiring a development agreement between the City and investor(s) prior to

- commitment of City funds; and
 - Ensuring the developer has a plan in place to allow all residents adequate access to pedestrian and vehicular transportation options.
- 2.6.25** Identify locations for new senior and special needs housing facilities. Consider access to community services and amenities. (2.2.2)
- 2.6.26** Investigate opportunities that will allow seniors to age in place. This could include: (2.2.2)
- Working with the Waupun Senior Center, and Fond du Lac and Dodge counties to survey area seniors to better understand needed services.
 - Consider becoming a dementia friendly community.
- 2.6.27** Contact and encourage the Waupun Area School District to consider a construction training program between the high school and local businesses that would provide affordable housing opportunities. (2.2.2)
- 2.6.28** Direct new housing developments to areas that are easily served with utilities and other service provisions (Housing 2.6.28 / Utilities & Community Facilities 4.7.4 / Economic Development 6.10.8 / Land Use 8.9.27). (2.2.3)
- 2.6.29** Develop a plan to provide infrastructure to adjacent areas. This would include a plan on how to provide sanitary sewer, water, emergency services, parks, etc. (Utilities & Community Facilities 4.7.9 / Land Use 8.9.29) (2.2.3)
- 2.6.30** When new development proposals are received, seek input from fire, police, parks and recreation, public works, streets, water, etc. to determine how these areas will be served. (2.2.3)
- 2.6.31** Continue to work with adjacent towns to determine areas for municipal expansion and establish phasing agreements for annexations that occur over time (Land Use 8.9.39 / Intergovernmental Cooperation 7.5.4). (2.2.3)
- 2.6.32** Encourage ECWRPC to develop a study that analyzes development costs for the City of Waupun and other surrounding areas. (2.2.3)
- 2.6.33** Require that future housing developments occur in a phased manner to minimize services being extended in a leap-frog fashion. (2.2.3)
- 2.6.34** Meet with downtown property owners and stakeholders to develop a long-term plan to revitalize both the business and residential aspects of the downtown. This could include: (2.2.2)
- Developing incentives for downtown property owners to revitalize their existing residential units. These incentives could include:
 - City sponsored loan guarantees;
 - BID sponsored matching funds for revitalization;
 - Housing grants (CDBG, HOME, etc.);
 - Investigating and publicizing the connection between a strong downtown residential housing market and a strong downtown commercial sector.

2.7 Programs

City of Waupun Housing Rehabilitation Program/Community Development Block Grant (CDBG):

The City of Waupun utilizes the Community Development Block Grant (CDBG) program from the State of Wisconsin Department of Administration, Division of Housing to fund housing rehabilitation. These funds can be used for handicap accessibility; repairing basic equipment such as heating systems, water heaters, plumbing, electrical systems and connecting water lines; insulating attics and sidewalks; installing storm windows and doors; exterior improvements; lead-based paint removal; installing smoke detectors, and other general improvements. Three types of assistance are available:

- **Homeowners:** No interest, deferred payment for up to 100% of rehabilitation cost. Payment is not required until the home ceases to be the homeowner's principle residence.
- **Disabled Persons:** No interest, deferred payment for up to 100% of rehabilitation cost. Payment is not required until the home ceases to be the homeowner's principle residence.
- **Landlords & Investor Owned Property:** Low interest loan at 0% interest for 100% of rehabilitation cost. The loan must be repaid over a 10 year period. The owner will agree to rent to only low income and moderate income tenants and to keep the rent in accordance with the program's rent limits.

Wisconsin Housing and Economic Development Authority (WHEDA): WHEDA) awards grants and provides loans through a number of programs. The Housing Grants Program assists in the improvement of housing for special needs populations. WHEDA also offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education. WHEDA also offers a number of multi-family products including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and text credit monitoring serves. For more information contact visit www.wheda.com.

Wisconsin Department of Administration (WDOA), Division of Housing (DOH): The WDOA, DOH helps expand local affordable housing options and housing services by managing a number of federal and state housing programs and providing financial and technical assistance. The DOH develops housing policy and offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. It partners with local governments and service providers, non-profit agencies, housing authorities, and developers. For more information visit <http://www.doa.state.wi.us/Divisions/Housing>.

- Housing Cost Reduction Initiative (HCRI): Local sponsors compete annually for state HCRI funds to provide assistance to reduce the housing costs of low- and moderate-income households and encourage the purchase of affordable housing units. The money may be used for a wide variety of housing activities, from closing costs and down payment assistance for home buyers, to rent and security deposit assistance for renters and homeless persons. The program uses funds to help people stabilize their housing situation, enabling individuals and families to obtain affordable housing. For more information on this and other affordable housing programs, please visit <http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Affordable-Housing>.
- Special Needs—State Shelter Subsidy Program (SSSG): The State Shelter Subsidy Program (SSSG) provides grants to support homeless and emergency shelter program's

operations. SSSG funds cannot exceed 50% of an agency's annual operating budget. Eligible applicants are a county or municipal governing body or agency, for-profit entities, an Indian tribal government, a community action agency, or other private non-profit organization. Only generic emergency facilities and voucher programs are eligible.

- This program is part of the Bureau of Housing, Division of Housing and Intergovernmental Relations, Wisconsin Department of Administration. It is funded through the State of Wisconsin. For more information regarding the State Shelter Subsidy Program, visit <http://doa.wi.gov/Divisions/Housing/SSSG>.

University of Wisconsin Extension: The Fond du Lac and Dodge County Extension offices offer a variety of programs and resources for homeowners, renters and landlords. These include:

- Family Living. The family living program provides assistance for families. Programs offered through this program include financial, rent smart and parent education.
- Homeowner Resources. UW-Extension provides a number of publications and materials to aid homeowners. Topics include home care, home maintenance and repair, life skills, financial information, gardening, landscaping, pest control, etc.
- Housing. UW-Extension provides a website which includes information on home maintenance and repair, a seasonal newsletter, and Rent Smart, which is a tenant education program.

For a complete listing of programs, please visit <http://fonddulac.uwex.edu/> in Fond du Lac County or <http://dodge.uwex.edu/> in Dodge County.

Wisconsin Historical Society (WHS): The WHS offers technical assistance and two tax credit programs for the repair and rehabilitation of historic homes in Wisconsin. One tax program provides state tax credits; the other provides federal tax credits. The Wisconsin Historical Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For more information visit <http://www.wisconsinhistory.org>.

ADVOCAP: ADVOCAP, a non-profit community action council was founded in 1966 to fight poverty within local communities. It offers programs in Fond du Lac, Green Lake and Winnebago counties and helps low income people secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, etc. For more information visit <http://www.advocap.org/>.

Fond du Lac County Housing Authority: The Fond du Lac County Housing Authority and the City of Fond du Lac Housing Authority operate as the Fond du Lac Housing Authority (FDLHA) to cover Fond du Lac County. The authority provides safe and sanitary housing for low and moderate income people in Fond du Lac County. For more information visit <http://www.fdlpha.org>.

Dodge County Housing Authority: The Dodge County Housing Authority was created in 1972 by the Dodge County Board of Supervisors to provide safe, decent sanitary housing for Dodge County residents. The housing authority owns and maintains housing in the City of Waupun. For more information visit <http://www.dodgehousing.org/>.



CHAPTER #3

TRANSPORTATION

CHAPTER 3: TRANSPORTATION

TABLE OF CONTENTS

3.1 Transportation Vision Statement	3-1
3.2 Transportation Goals and Objectives	3-1
3.3 Transportation Policies	3-2
3.4 Existing Transportation Facilities	3-2
3.5 State and Regional Transportation Plans	3-7
3.6 Transportation Issues Raised During Planning Process	3-8
3.7 Transportation Recommendations	3-8
3.8 Programs	3-11

Chapter 3

TRANSPORTATION

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

3.1 Transportation Vision Statement

The City of Waupun seeks to provide a diverse network of transportation options for its residents, including a network of well-maintained and safe streets, interconnected pedestrian and biking facilities, and local and intercity transit services. The city also seeks to support the local economy by providing convenient rail and freeway access for shipping and manufacturing businesses, and a safe and hospitable pedestrian environment with adequate parking options for retail business.

3.2 Transportation Goals and Objectives

3.2.1 Goal: Provide, support and maintain a wide range of transportation alternatives for residents and visitors.

Objectives:

- Provide safe pedestrian and bike access to key destinations within the City and provide connections to regional trail systems.
- Continue to provide transportation options for elderly and disabled residents.

3.2.2 Goal: Ensure that the transportation system is well maintained, safe and operates efficiently.

Objectives:

- Ensure that the road system operates as an efficient system.
- Improve vehicular access and pedestrian safety along Main Street.
- Provide adequate, but not excessive street lighting in residential areas.
- Maintain transportation facilities important to local businesses.

3.2.3 Goal: Ensure the continued viability of the Waupun Landing Field for small plane air traffic.

Objective:

- Consider potential land use conflicts.

3.2.4 Goal: Coordinate short and long range transportation efforts.

Objective:

- Keep informed about transportation related activities.
- Work with others on transportation efforts affecting the City.

3.3 Transportation Policies

- 3.3.1** New residential developments shall include sidewalks and shall provide connections to existing pedestrian facilities.
- 3.3.2** Any new development that includes an existing or planned bicycle/pedestrian trail shall incorporate that trail into the site plan.
- 3.3.3** The City will increase safe bike and pedestrian access to key destinations within and adjacent to the City.
- 3.3.4** The City will continue to evaluate the roadway system every two years to provide a basis for possible street upgrades.
- 3.3.5** Waupun will continue to utilize an annual system of funding allocation, such as capital improvement plan (CIP), to ensure adequate funding and programming for needed upgrades and repair.
- 3.3.6** Explore alternate sources of funding to improve facilities slated for redevelopment.

3.4 Existing Transportation Facilities

3.4.1 Street Network (Functional Classification)

The hierarchy of the road network calls for each roadway to be classified according to its primary function, ranging from its ability to move vehicles (i.e. freeway) to its ability to provide direct access to individual properties (i.e. local roads). Within Wisconsin, urbanized and rural areas provide a framework for the placement of routes. Urban areas are defined as any place or cluster of places within a designated urbanized boundary that has a population between 5,000 and 49,999; while urbanized areas are defined as a cluster of places within a designated urbanized boundary, with a population of more than 50,000 people. Streets and highways within urban and urbanized areas are classified under the urban functional classification. Rural areas are places in the state located outside of urban and urbanized areas. Roads in rural areas are classified under the rural functional classification system. Within the City, roads are classified under the urban functional classification system.

The City of Waupun's road system contains principal arterials, minor arterials, collectors, and local roads. In total, there are approximately 56 miles of roads in the City. Principal arterials account for approximately 2.5 miles; minor arterials account for just less than 7.0 miles; collectors include almost 7.5 miles and the remaining local roads account for nearly 39.0 miles (Map 3-1 and Table 3.1). The Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations on a regular rotating basis. The traffic counts provide an indication of the roadway's appropriate classification. Displayed as Annual Average Daily Traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway (Map

3-2 and Map 3-3) for AADT data (years 2008, 2014).

Principal arterials are at the top of the classification hierarchical system. Principal arterials generally carry long distance, through-travel movements. They also provide access to important traffic generators, such as major airports or regional shopping centers. Examples: Interstate and other freeways; other state routes between large cities; important surface streets in large cities.

Minor arterials are similar in function to principal arterials, except they carry trips of shorter distance and to lesser traffic generators. Examples: State routes between smaller cities; surface streets of medium importance in large cities; important surface streets in smaller cities.

Collectors tend to provide more access to property than do arterials. Collectors also funnel traffic from residential or rural areas to arterials. Examples: county, farm-to-market roads; various connecting streets in large and small cities.

Local roads primarily provide access to property. Examples: Residential streets; lightly-traveled county roads

Table 3.1: Functionally Classified Roads, 2016

Classification	Roads
Principal arterial	STH 49 / Main Street
Minor arterial	CTH MM / Brandon Street CTH M / N Madison Street STH 26 / Fond du Lac Street STH 26 / N Watertown Street STH 26 / S Watertown Street Business 151 / CTH M / S Madison Street E/W Lincoln Street CTH MM / Beaver Dam Street STH 68 / Fox Lake Road
Collector	CTH MMM / County Park Road CTH MM / Savage Road Edgewood Drive CTH M / N Madison Street E Spring Street E/W Franklin Street N/S State Street N/S Drummond Street E/W Jefferson Street E/W Brown Street Business 151 / CTH M / S Madison Street Libby Street Carrington Street

Source: WisDOT, 2016

3.4.2 Transit Service

The City of Waupun has a demand service for transit. Shared-ride taxi services, through Brown Cab Service, Inc., offer a public transportation alternative in smaller communities lacking traditional fixed-route bus service. Users call in advance for taxi rides that may be shared with other riders¹. Van transportation within the City is available for residents who are 60 years old and older for medical appointments, hair appointments, restaurants, Waupun Senior Center and other places.² In addition, on the 2nd and 4th Thursday of the month, rides to Forrest Mall in Fond du Lac are offered. Lamers Bus Lines, Inc. “Lamers Connect” provides intercity bus service between Green Bay, Appleton and Madison. The bus stops two times daily in Waupun, departing at 12:05 p.m. for Madison and departing at 3:45 p.m. for Green Bay. It also stops in Appleton, Oshkosh, Fond du Lac, Beaver Dam and Columbus.³

3.4.3 Railroad Service

The Wisconsin & Southern Railroad Co. serves the City of Waupun. This rail line runs north/south through the center of the City and has a 286,000 pound rail car limit (Map 3-4). Passenger rail service is available nearby via Amtrak. Trains make 8 stops in Wisconsin, the nearest stations being in Columbus and Portage.

3.4.4 Aviation Service

Waupun has a private airport (FAA Identifier: W107) with 3,200 ft. of paved two-runway system. Small aircraft can also use the nearby small general aviation airport in Juneau (Dodge County). Fond du Lac County Airport and Wittman Regional Airport in Oshkosh are large general aviation airports. Both Fond du Lac County Airport and Wittman Regional Airport are located within a 60 mile radius of the City. Commercial airport service is available at Appleton International Airport (Fox Cities), General Mitchell International Airport in Milwaukee and Dane County Regional Airport near Madison.

3.4.5 Pedestrian and Bicycle Transportation

Pedestrian travel through the City is accommodated on sidewalks in most locations. There is also a sidewalk policy that requires new residential or commercial developments to install sidewalks within one-year of construction (Chapter 7 of municipal code). Approximately 74 miles of sidewalks exist in the City. Bicycles are restricted to roadways in most locations and are subject to automobile signage and facilities (Chapter 6 of municipal code). There are approximately 3 miles of multiuse trails within the City; mostly located near the South Branch of the Rock River and through various public parks. A small portion of a multiuse trail is located by Waupun High School.

Rock River Trail is a 320 mile trail that starts in Horicon, Wisconsin and ends where the Rock River flows into the Mississippi River in Rock Island, Illinois. The Rock River Water Trail is recognized as a National Water Trail by the National Park Service. The Rock River Trail offers routes for touring by automobile, biking, hiking, horseback riding, water and an air route that links the ten airports along the river (Map 3-5).⁴

The Wild Goose State Trail is a 32-mile county-operated trail skirting the western edge of the vast Horicon Marsh from the City of Fond du Lac to Clyman Junction. The marsh is famous for

¹ <http://www.browncab.net/> .

² Van transportation is available through the senior center for \$1.00 per trip. Non-medical rides are available from 9:00 am to 2:00pm. The last medical appointment ride is 3:00 pm.

³ <http://www.golamers.com/services/lamers-connect/green-bay-appleton-madison/> .

⁴ <https://rockrivertrail.com/> .

its migrant waterfowl. Recreation includes hiking, bike touring, skiing, and snowmobiling (Map 3-5).

3.4.6 Highways

The City is served by exceptional highway access. STHs 26, 49, 68, and USH 151 (a limited access 4-lane divided highway) all enter Waupun and Interstate 41 is approximately 15 miles to the east of the corporate limits via STH 49.

3.4.7 Transportation Facilities for the Elderly and Disabled

Specialized transportation services serve the needs of commuters whose transportation needs are not met by traditional services. Each of the counties in southeast Wisconsin offer some type of specialized services. Specialized transit services include elderly and disabled services and shared ride taxi. For the City of Waupun, Fond du Lac County Senior Services provides regional elderly and disabled transportation services. For more information call (920) 929-3466 or toll free 1-888-435-7335 for the Fond du Lac County Aging and Disability Resource Center (ADRC). Within Dodge County, Dodge County Transportation Services provides services. For the Dodge County ADRC, contact (920) 386-3580 or toll free at 800-924-6407.

3.4.8 Trucking and Freight

There are a number of trucking firms located in the City of Waupun. Regionally, there are also a fair number of trucking firms taking advantage of the regional highway system and rail access via the Wisconsin & Southern Railroad. Designated Long Truck Routes include USH 151 and STH 49; STH 26 through the City provides a 75 foot trailer length allowance (Map 3-4). Trucking terminals within the City are mainly located in the Waupun Business Park, on S. Watertown Street (south of E. Lincoln Street), along the rail line near Main Street, near the intersection of USH 151 and STH 49, Main Street and N. West Street, and Main Street and the western City limits (Map 3-4).

3.4.9 Water Transportation

There are no local water transportation or port services. The nearest port service is located in Milwaukee, approximately 70 miles to the southeast. The next nearest port is in Green Bay, 80 miles to the northeast.

3.4.10 Commute to Work

Table 3.2 shows commuting choices for resident workers over age 16. Almost 87 percent of local workers use automobiles to commute to work, of these almost 9 percent report carpooling. There were 130 people who reported walking for their commute to work. With multiple access opportunities to the state highway system, most residents can travel to work in about 22 minutes, which is the same for the State of Wisconsin.

Table 3.2: Commuting to Work

	Number	Percent
Workers 16 years and over	4,597	100.0
Car, truck, or van--drove alone	3,982	86.6
Car, truck, or van--carpooled	364	7.9
Public transportation (including taxicab)	21	0.5
Walked	130	2.8
Other means	59	1.3
Worked at home	41	0.9
Mean travel time to work (minutes)	22	

Source: American Community Survey 5-year estimates, 2011-2015 (Tables B08101, DP03)

3.4.11 Street Evaluation System

The City of Waupun utilizes the Pavement Condition Index (PCI) standard method of evaluating pavement condition. The American Public Works Association, US Army Corps of Engineers, and many other groups support PCI. PCI is a way of observing pavement distress and reducing the observations to a 0-100 rating. A PCI of 0 indicates totally failed pavement and a PCI of 100 means brand new pavement with no defects. Specifically: 85-100 Excellent, 70-85 Very Good, 55-70 Good, 40-55 Fair, 5-40 Poor, 10-25 Very Poor, 0-10 Failed.

The surface condition rating of each roadway is updated in the state's computer database known as the Wisconsin Information System for Local Roads (WISLR) on a biennial basis. This database is based off of the PASER (Pavement Surface Evaluation and Rating) road rating method. The PASER system was developed and improved in recent years by the Transportation Information Center (TIC) at the University of Wisconsin -Madison in cooperation with WisDOT. Generally, PASER uses visual assessments to rate paved roadway surfaces on a scale of 1 to 10, with 1 being a road that needs to be reconstructed and 10 being a brand new roadway.⁵ This inventories the basis for developing a planned maintenance and reconstruction program and helps municipalities track necessary improvements. Table 3.3 provides a breakdown of the PASER ratings, conditions and maintenance needs. Table 3.4 contains the City's 2015 PASER data.⁶ Specifically: 1-4 Poor, 5-7 Fair, 8-10 Good; Poor roads accounted for 5.1 miles (5.8 percent), Fair roads accounted for 16.8 miles (19.1 percent) and Good roads accounted for 65.9 miles (75.1 percent) (Map 3.6).⁷

⁵ Transportation Information Center. 2002. *PASER Manuals Asphalt*

⁶ PASER mileage is rated by road lane miles and NFC mileage is calculated by center-lane miles; PASER miles will be greater than functional classified miles.

⁷ Table 3.4 includes ratings for county truck highways. Ratings for state highways are not shown on the map or included in Table 3.4).

Table 3.3: PASER

Rating	Condition	Needs
9 & 10	Excellent	None
8	Very Good	Little Maintenance
7	Good	Routine Maintenance, Crack Filling
6	Good	Sealcoat
5	Fair	Sealcoat or Nonstructural Overlay
4	Fair	Structural Improvement – recycling or overlay
3	Poor	Structural improvement – patching & overlay or recycling
2	Very Poor	Reconstruction with extensive base repair
1	Failed	Total reconstruction

Source: Transportation Information Center, UW-Madison

Table 3.4: City of Waupun PASER (2015)

	Poor (1-4)	Fair (5-7)	Good (8-10)	Total
Miles	5.1	16.8	65.9	87.8
Percent	5.8	19.1	75.1	100.0

Source: WISLER 2015, City of Waupun

3.5 State and Regional Transportation Plans

3.5.1 US 151 Freeway Conversion Study

USH 151 is a major east-west arterial route through Fond du Lac and Dodge counties. The roadway is an essential commercial and agricultural transportation corridor serving the Midwest. WisDOT is working on a freeway conversion study of USH 151 from Columbus (STH 73 in Columbia County) to Waupun (STH 49 in Dodge County). This study covers about 27 miles of USH 151 and will involve looking at the removal of driveways that access the roadway, at-grade intersections and railroad crossings between Columbus and Waupun.⁸ The majority of suggested improvements will take place south of the City of Waupun. As of 2017, this study is in the environmental assessment phase with funding/construction yet to be determined. A link to the study can be found in the footnotes at the bottom of the page.⁹

3.5.2 Connections 2030 Long Range Transportation Plan

The *Connections 2030 Long Range Transportation Plan* addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian and transit. This plan was officially adopted by WisDOT in October 2009.

3.5.3 Six Year Highway Improvement Program: 2017-2022

Wisconsin's State Trunk Highway system consists of approximately 11,800 miles of roads, which are administered and maintained by the Wisconsin Department of Transportation (WisDOT). The state highway system consists of 875 miles of Interstate freeways and 10,871 miles of state and US-marked highways. While the 11,746 miles of state highways represent only 10.2% of all public road mileage in Wisconsin, they carry over 36 billion vehicle miles of travel a year, or about 58.3 % of the total annual statewide highway travel.

The six year capital improvement plan is updated annually to identify project priorities. WisDOT's 2017 – 2022 Highway Improvement Program identifies the following project in the

⁸ <http://wisconsindot.gov/Pages/projects/by-region/sw/151/default.aspx> .

⁹ <http://wisconsindot.gov/Documents/projects/by-region/sw/151/report20101101.pdf> .

City of Waupun:

- USH 151: STH 49 Interchange - USH 151 Mill/Overlay (2017)

3.5.4 Other WisDOT Statewide Plans

- *Wisconsin Rail Plan 2030*
- *Wisconsin State Freight Plan, Final Draft December, 2016*

3.6 Transportation Issues Raised During Planning Process

Not Maximizing Transportation Infrastructure: the City is awash in access opportunities that go partially unrealized in terms of business development. The railroad is not utilized to its capacity by industrial entities, and many locals feel highway access should position Waupun for increased economic development that is not occurring. The railroad is a good opportunity potential for intermodal freight.

Bicycle and Pedestrian Infrastructure Improvements: people are seeking communities that provide safe bicycling and pedestrian infrastructure. Linkages to key destinations in the City and the Wild Goose and the Rock River trails were identified. Residents identified concerns with access to the downtown area. Gaps in the sidewalk network exist in certain areas of the City and should be addressed.

3.7 Transportation Recommendations

Waupun's current transportation system is adequate for existing users. However, with recent improvements made to area highways, it will be important for the City to remain active in providing adequate access and extensions to these new facilities. Additionally, if development is to occur within the planning area, planning for extension of current infrastructure and connections must be an ongoing practice.

The following recommendations will allow the City of Waupun to provide for future transportation needs and improve the quality and ease of use of the current system.

Recommendations:

- 3.7.1** Develop a long-term bike and pedestrian transportation plan to help identify routes and facilities for multimodal transportation options. Proposed bike and pedestrian recommendations should be included on the City's Official Map (Utilities & Community Facilities 4.7.28, Economic Development 6.10.33, Intergovernmental Cooperation 7.5.9 / Land Use 8.9.19). (3.2.1) The plan should:
- Look at linkages to key destinations in the City, to future locales within the planning area, and to existing regional trails like the Wild Goose State Trail and the Rock River Trail;
 - Identify prioritizations; and
 - Look at and identify gaps in sidewalks, on-road bike facilities and trails.
- 3.7.2** Coordinate with other jurisdictions and authorities, including the WDNR and WisDOT, to determine access points to, and extensions of, existing facilities.

- 3.7.3** Consider developing a “Complete Streets” policy and process to better guide infrastructure decisions. (3.2.1)
- 3.7.4** Improve bike and pedestrian connections between the downtown and the Rock River Trail, Wild Goose State Trail and the Horicon Marsh (Intergovernmental Cooperation 7.5.6 / Land Use 8.9.19). (3.2.1)
- 3.7.5** Work with the Waupun Area School District and East Central Wisconsin’s Safe Routes to School Program to initiate a “Safe Routes to School” program in the City (Land Use 8.9.26). (3.2.1)
- 3.7.6** Maintain and improve existing crosswalks throughout the City by regularly painting crosswalk areas and installing pedestrian signage. Pedestrian signage could include free standing signs that alert drivers to pedestrians in the crosswalk. (3.2.1)
- 3.7.7** Complete gaps in the sidewalk network; ensure that residents in low-income, elderly and disabled housing have access to the sidewalk network. (3.2.1)
- 3.7.8** Increase tourism and promote biking and walking in the City, by showcasing the trail network on the City’s website. (3.2.1)
- 3.7.9** Apply for grants to maintain shared-ride taxi service in the City. (3.2.1)
- 3.7.10** Periodically monitor the need for a municipal-operated local transit system to ensure adequate transportation to area commercial, education, and health centers. (3.2.1)
- 3.7.11** Investigate opportunities to expand transportation for senior and disabled residents currently available through the Waupun Senior Center.(3.2.1) Expanded transportation could include additional hours before 9 am and after 2 pm medical¹⁰ and non-medical appointments, weekend service, etc.
- 3.7.12** Encourage commuters to consider Wisconsin’s Rideshare Program when routinely traveling to other areas for work. (3.2.1)
- 3.7.13** Work with Dodge and Fond du Lac counties on periodic updates to the County Coordinated Plans. (3.2.1)
- 3.7.14** Consider working with WisDOT to construct a Park and Ride lot near USH 151 (Land Use 8.9.20). (3.2.1)

What are Complete Streets?

Complete Streets enable safe access for all users. Pedestrian, bicyclists, motorists and public transportation users of all ages and abilities can safely move along and / or cross the street.

What is Wisconsin’s Rideshare Program?

Wisconsin’s Rideshare Program brings commuters together for carpooling and biking. Commuters register on a state website and are connected to other commuters.

¹⁰ Transportation for medical appointments is available until 3 pm.

- 3.7.15** Continue to perform a roadway analysis every two years (like the PCI, or PASER systems) to determine the locations of the most in-need roadways and to prioritize the scheduling for repair. (3.2.2) Note: The City may not prioritize repairs to roadways with the lowest PASER rating. Instead the City may choose to invest in roads that may need less maintenance to ensure that they do not deteriorate to a point where they may need to be rebuilt. In addition, the timing of road repairs may be based on upgrades needed to other infrastructure such as watermains and sanitary and storm sewer systems.
- 3.7.16** Continue to develop five-year capital improvement plans (CIP) that identify and budget for annual infrastructure improvements. This process should include public meetings to unveil proposed planning efforts and to help gauge the adequacy of prioritization (Utilities & Community Facilities 4.7.1). (3.2.2)
- 3.7.17** Install wayfinding signage to key destinations in the City (Economic Development 6.10.32 / Land Use 8.9.21). (3.2.2)
- 3.7.18** Conduct regular maintenance of pedestrian facilities along Main Street. (3.2.2)
- 3.7.19** Survey pedestrians in the downtown area to determine type and location for pedestrian access and safety improvements. Upgrades that could be considered include: (3.2.2)
- Count down timers;
 - Wayfinding signage;
 - Pedestrian crosswalks with flashing lights; and
 - Bike and walk audits.
- 3.7.20** Study parking supply and demand in the Central Business District. Work with area businesses to establish a committee to determine needs for more parking spots and/or better signage to improve utilization of existing parking supply (Land Use 8.9.16). (3.2.2)
- 3.7.21** Improve major east/west and north/south connections for cars, bikes and pedestrians to the downtown area (Land Use 8.9.22). (3.2.2)
- 3.7.22** Consider adopting an Official Map (Land Use 8.9.25). (3.2.2)
- 3.7.23** Implement a program that will allow residents to report specific areas where maintenance or safety issues are a concern. Consider utilizing the City website. (3.2.2)
- 3.7.24** Amend subdivision ordinance to include street lighting standards. This should include determining appropriate lighting levels and spacing of streetlights, and should also indicate the cost and responsible party for payment and installation of lighting facilities. (3.2.2)
- 3.7.25** Continue to update the sign inventory. (3.2.2)

What is an Official Map?

Official mapping allows communities, counties and the state to identify land areas that may be required for future right-of-ways. Mapping of corridors in advance of their need, can limit development in these corridors. Official mapping is provided in the Wisconsin State Statutes 62.23(6).

3.7.26 Maintain convenient access to highways 26 and 151 for local trucking companies. (3.2.2)

3.7.27 Maintain local rail lines and spurs to support local industries. (3.2.2)

3.7.28 Work with the towns of Trenton and Chester to protect the airport from incompatible uses. Some land uses may create safety issues due to dust and smoke, other uses such as landfills may create safety issues due to birds, cell towers and other taller structures may create safety issues due to conflicts with the flight path and other land uses such as residential may result in conflicts due to noise (Land Use 8.9.40). (3.2.3)

3.7.29 Continue to meet regularly with the Fond du Lac and Dodge County Highway Departments, and the WisDOT (Green Bay and Madison office) to discuss planning efforts, repair, and sufficiency of the local highway system (Intergovernmental Cooperation 7.5.10).

3.7.30 Work with the WisDOT to secure funding to improve the quality and design of lighting and pedestrian access along Main Street and other commercial corridors.

3.7.31 Continue to work with WisDOT on the *USH 151 Freeway Conversion Study*.

3.8 Programs

Department of Transportation (DOT): DOT has a number of programs that the City could potential utilize; these include the *Surface Transportation Urban Program – (STP-Urban, STP-U)* and the *Transportation Alternatives Program (TAP)*. STP-U allocates federal *Fixing America’s Surface Transportation (FAST) Act* funds to complete a variety of transportation improvements including projects on higher function local roads not on the State Trunk Highway system, and local safety improvements. To be eligible roads must be functionally classified as urban “collector” or higher. TAP allocates federal *Fixing America’s Surface Transportation (FAST) Act* funds to transportation improvement projects that “expand travel choice, strengthen the local economy, improve the quality of life, and protect the environment. Projects that met eligibility criteria for the Safe Routes to School Program, Transportation Enhancements, and/or the Bicycle and Pedestrian Facilities Program will be eligible TAP projects.

Wisconsin Department of Transportation (WisDOT): WisDOT is responsible for planning, building and maintaining Wisconsin’s network of state highways and Interstate highway system. The department shares the costs of building and operating county and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes and financially supports statewide air, rail and water transportation, as well as bicycle and pedestrian facilities. A few of the funding opportunities are listed below; more information on other WisDOT associated funding opportunities (various programs) is available at:

<http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/default.aspx>.

- Local Bridge Improvement Assistance Program. This program helps counties, cities, villages, and towns rehabilitate or replace existing bridges on Wisconsin’s local highway system based on the sufficiency rating. The program operates on a cost-shared basis with federal and state funds accounting for 80% of the total eligible project costs. More information on the Local Bridge Improvement Assistance Program can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/localbridge.aspx>.

- General Transportation Aid. Road maintenance is partially funded by disbursement of the state transportation fund. The largest portion of the fund is from General Transportation Aids. The state provides an annual payment to each county and municipality that funds a portion of the local governments' costs for activities such as road construction, filling potholes, snow removal, and other related transportation maintenance. Disbursements from the account are determined by the total mileage of local roads within the municipality or by a formula based on historic spending. This information must be reported annually. More information can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/gta.aspx>.
- Local Roads Improvement Program (LRIP). This program provides funding to improve or replace seriously deteriorating county highways, town roads, and city or village streets. New roads are not eligible. LRIP funds pay up to 50% of total eligible costs while the remaining amounts must be matched by the local government. The program has three basic programs: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Additional discretionary funds are available for high cost projects. More information can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/lrip.aspx>.
- Bicycle and Pedestrian Facilities Program. This program provides funding for projects that construct or plan for bicycle or bicycle/pedestrian facilities. More information can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/gta.aspx>.
- Disaster Damage Aids. Towns, villages, cities or counties may apply for financial aid due to disaster damage to any public highway under its jurisdiction that is not on the State Trunk or Connecting Highway systems. More information can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/disaster.aspx>.
- Wisconsin Employment Transportation Assistance Program (WETAP). This program is designed to provide transportation for low-income workers to jobs, training centers, and childcare facilities through enhanced local transportation services. Funding is provided by a combination of federal, state, and local funds. This program provides a crucial link to allow low-income workers to remain in the workforce. More information can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/transit/wetap.aspx>.
- Local Transportation Enhancement Program (TE). This program provides funds that increase multi-modal transportation within a region while enhancing the community and the environment. Eligible projects include multi-use recreational trails, landscaping, or the preservation of historic transportation structure. Funds cover up to 80% of the total eligible project costs. More information can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/te.aspx>.
- Transportation Economic Assistance Grant Program (TEA Grant). This program provides a 50% state grant to local governments, private businesses, and consortiums for road, rail, harbor, and airport projects that are necessary to help attract employers to Wisconsin. These grants have a performance based incentive and successful funding requires that businesses and industries created by the grant program retain

and expand local economies in Wisconsin. More information can be found at <http://wisconsin.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/tea.aspx>.

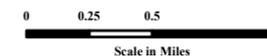
East Central Wisconsin Regional Safe Routes to School (SRTS): The SRTS is a national and international movement to create safe, convenient and fun opportunities for children to bicycle and walk to and from schools. The goal of the program is to enable and encourage children K-8th grade, including those with disabilities, to walk and bike to school. The East Central Wisconsin Regional SRTS Program focuses on empowering local communities and school districts with the resources and knowledge needed to implement SRTS activities. The Regional SRTS program has worked with the Fond du Lac Public School District to complete local action plans for the district's elementary and middle schools.

Dodge County Specialized Transportation System: Aging Programs are part of the Aging Services Unit of the Community Support Services Division of the Human Services and Health Department. The Aging Services Unit manages the Senior Dining, Transportation, Alzheimer's and Family Caregiver Support and the Elder Benefit Specialist programs for the county. The Dodge County Specialized Transportation System is a county-wide coordinated system that serves the elderly (age 65 and over), physically and mentally disabled residents of Dodge County, (including veterans and the general public).

Map 3-1 City of Waupun Comprehensive Plan Functional Classification

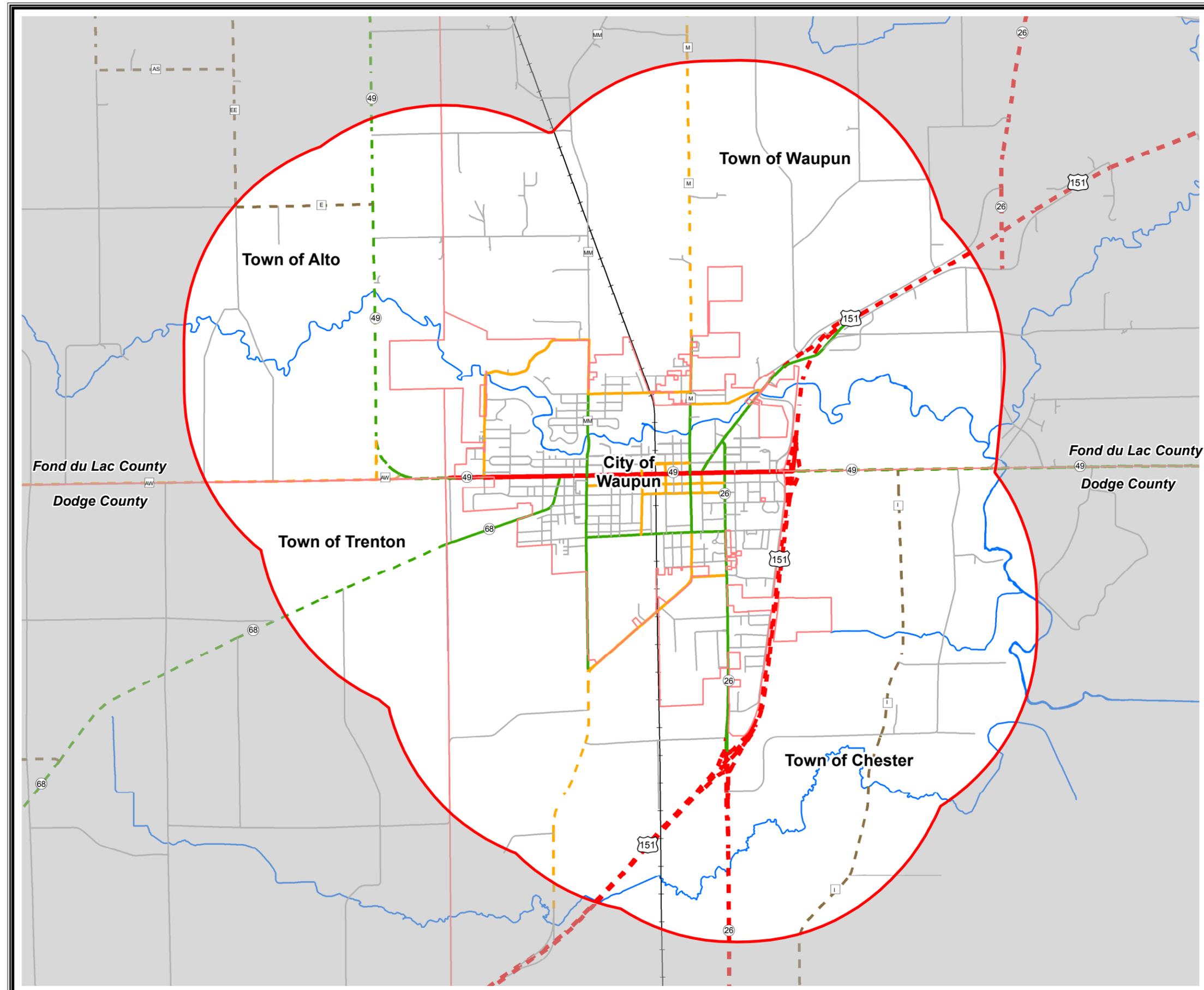
-  Urban Principal Arterial
-  Urban Minor Arterial
-  Urban Collector
-  Rural Principal Arterial
-  Rural Minor Arterial
-  Rural Major Collector
-  Rural Minor Collector
-  Local Road
-  Extraterritorial Boundary

Source:
Base data: Fond du Lac & Dodge Counties, 2016
Functional Classification: WisDOT, 2016.



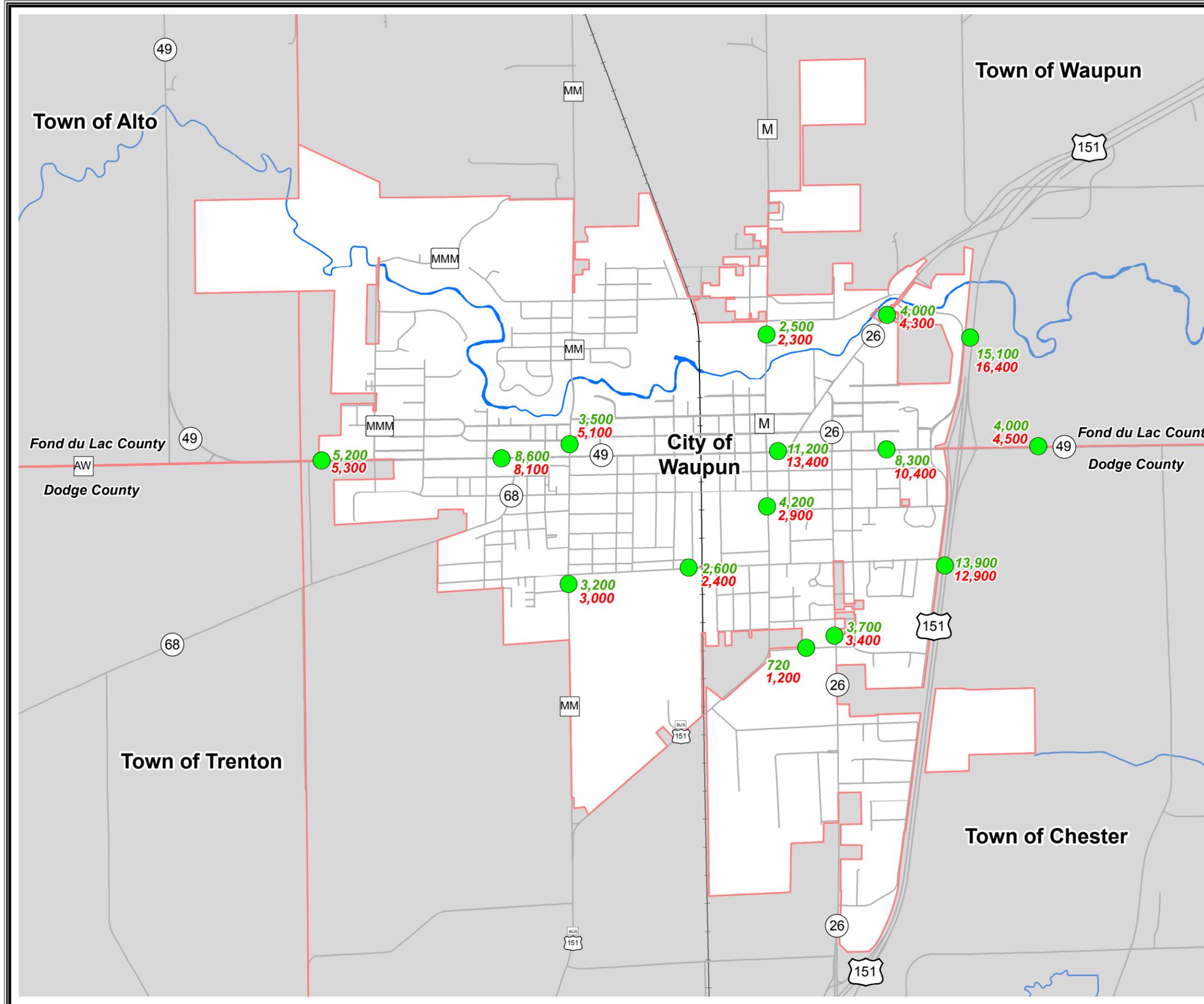
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:



Map 3-2 City of Waupun Comprehensive Plan AADT - City

● AADT ²⁰¹⁴
²⁰⁰⁸



Source:
Base data, Dodge & Fond du Lac Counties, 2016
AADT data: WisDOT, 2008 & 2014



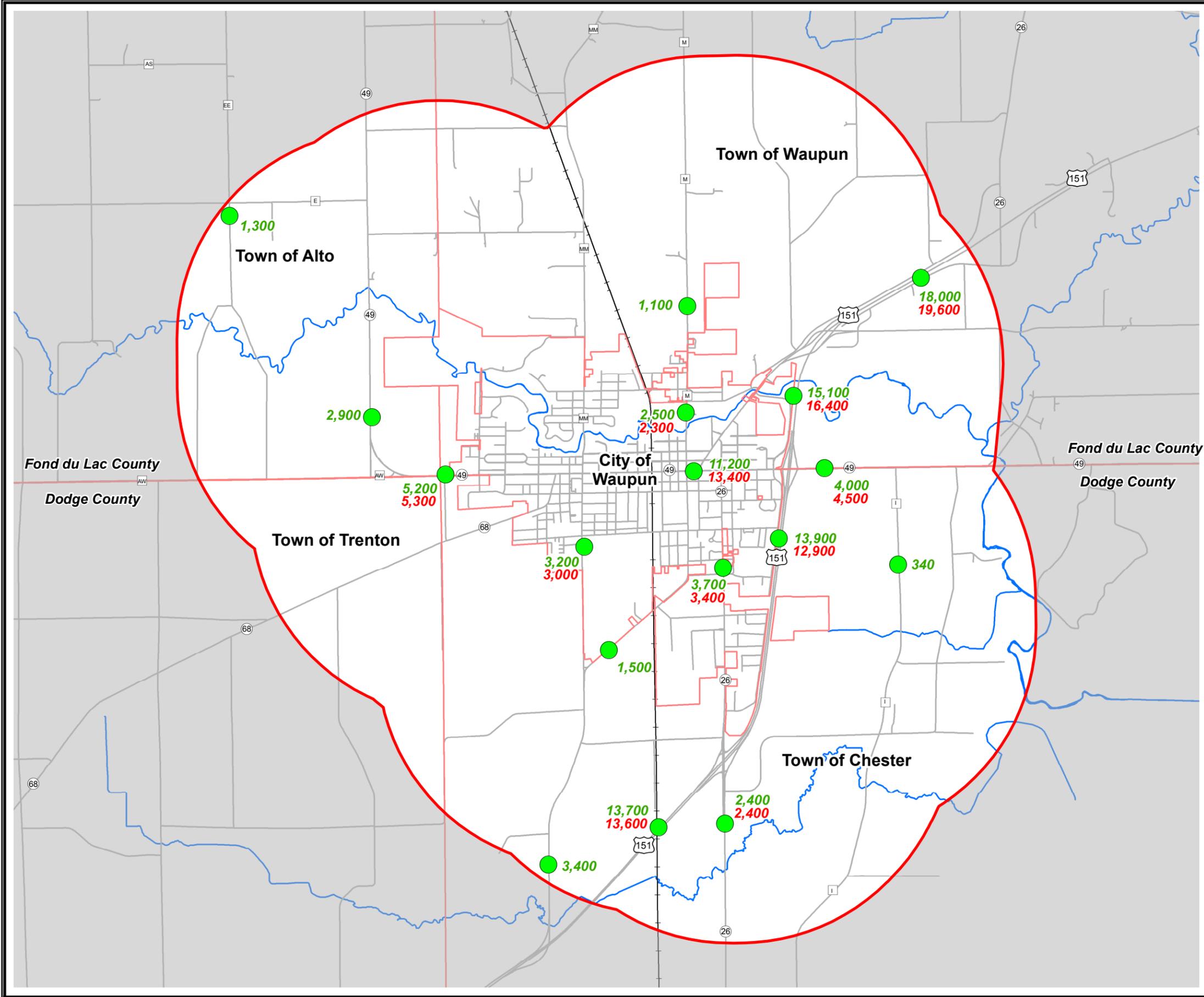
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

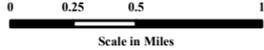


Map 3-3 City of Waupun Comprehensive Plan AADT - Extraterritorial

- AADT 2014
2008
- Extraterritorial Boundary



Source:
Base data: Fond du Lac & Dodge Counties, 2016
AADT data: WisDOT, 2008 & 2014



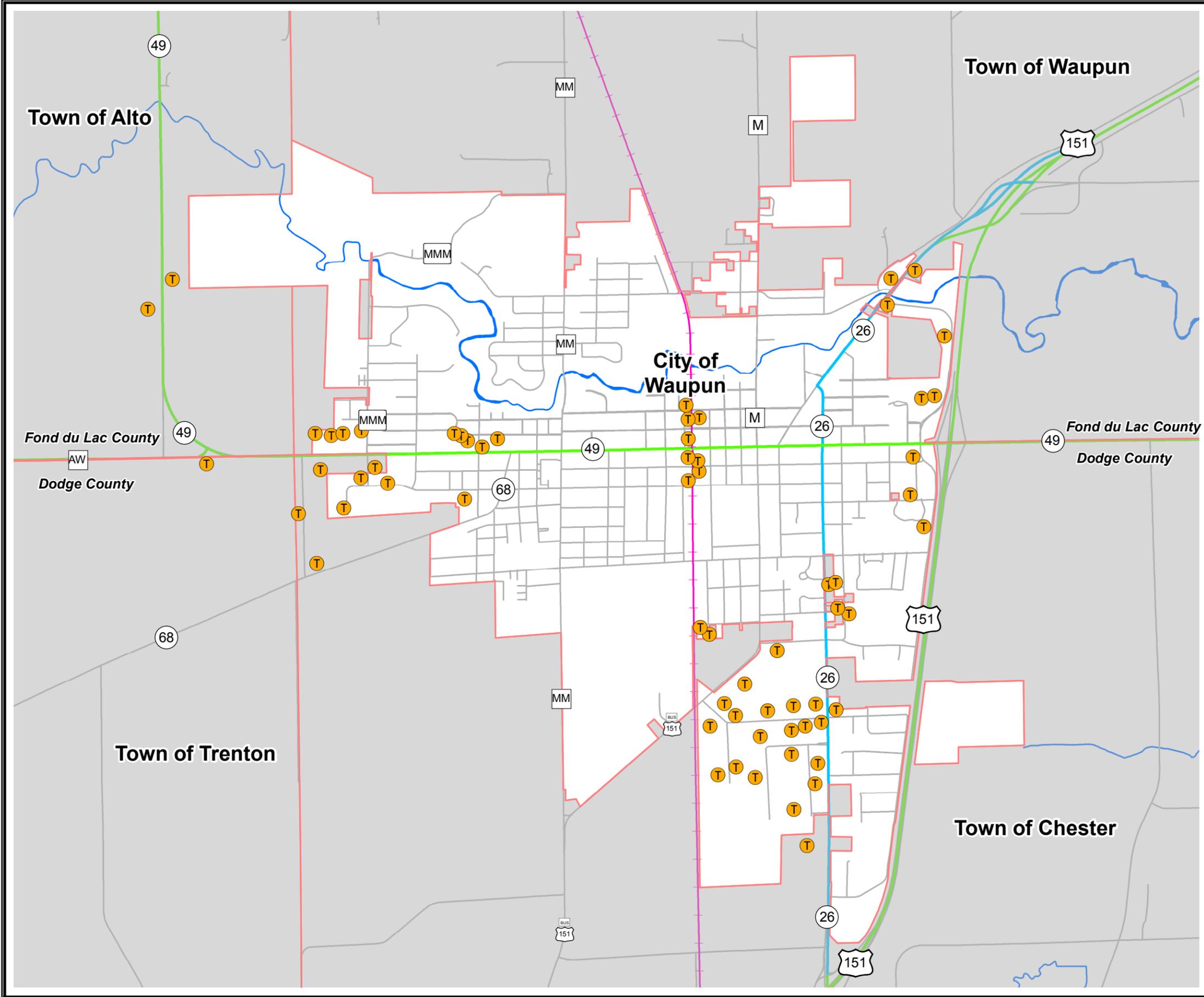
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

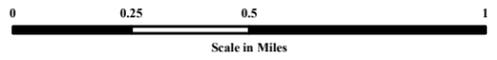


Map 3-4 City of Waupun Comprehensive Plan Freight Terminals & Trucking Routes

-  Freight Terminals
-  286,000 Pound Rail Cart Limit
-  Designated Long Truck Route
-  75 Foot Trailer Length



Source:
Base data: Dodge & Fond du Lac Counties, 2016
Freight Terminals: ECWRPC, 2015
Trucking Routes: WisDOT, 2016



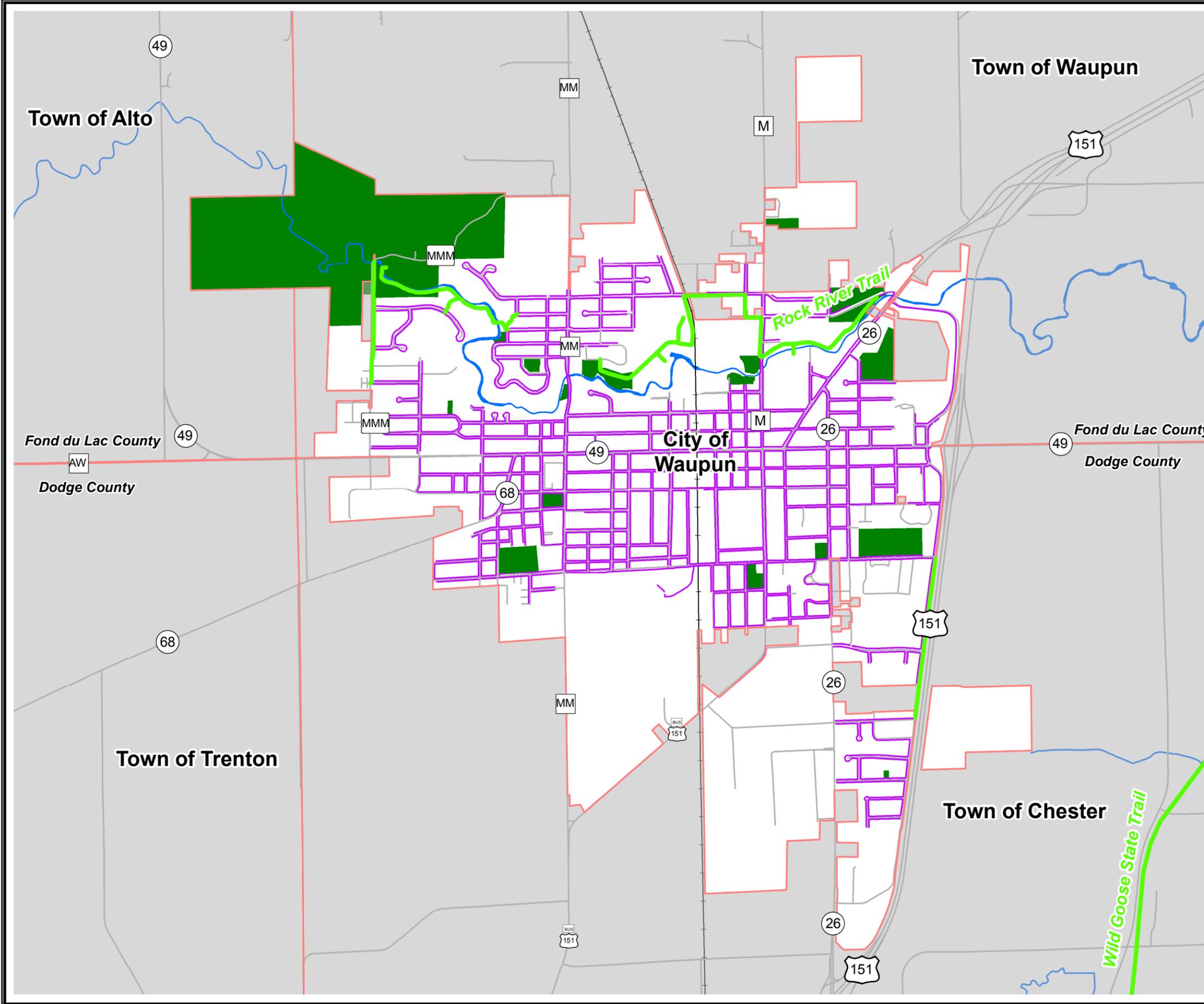
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

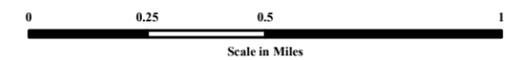


Map 3-5 City of Waupun Comprehensive Plan Bicycle & Pedestrian Facilities

- Existing Trails
- Sidewalk



Source:
Base data: Dodge & Fond du Lac Counties, 2016
Existing Trails: City of Waupun, 2017
Sidewalks: ECWRPC, 2015



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

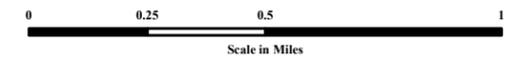
PREPARED OCTOBER 2018 BY:



Map 3-6 City of Waupun Comprehensive Plan PASER Ratings 2015

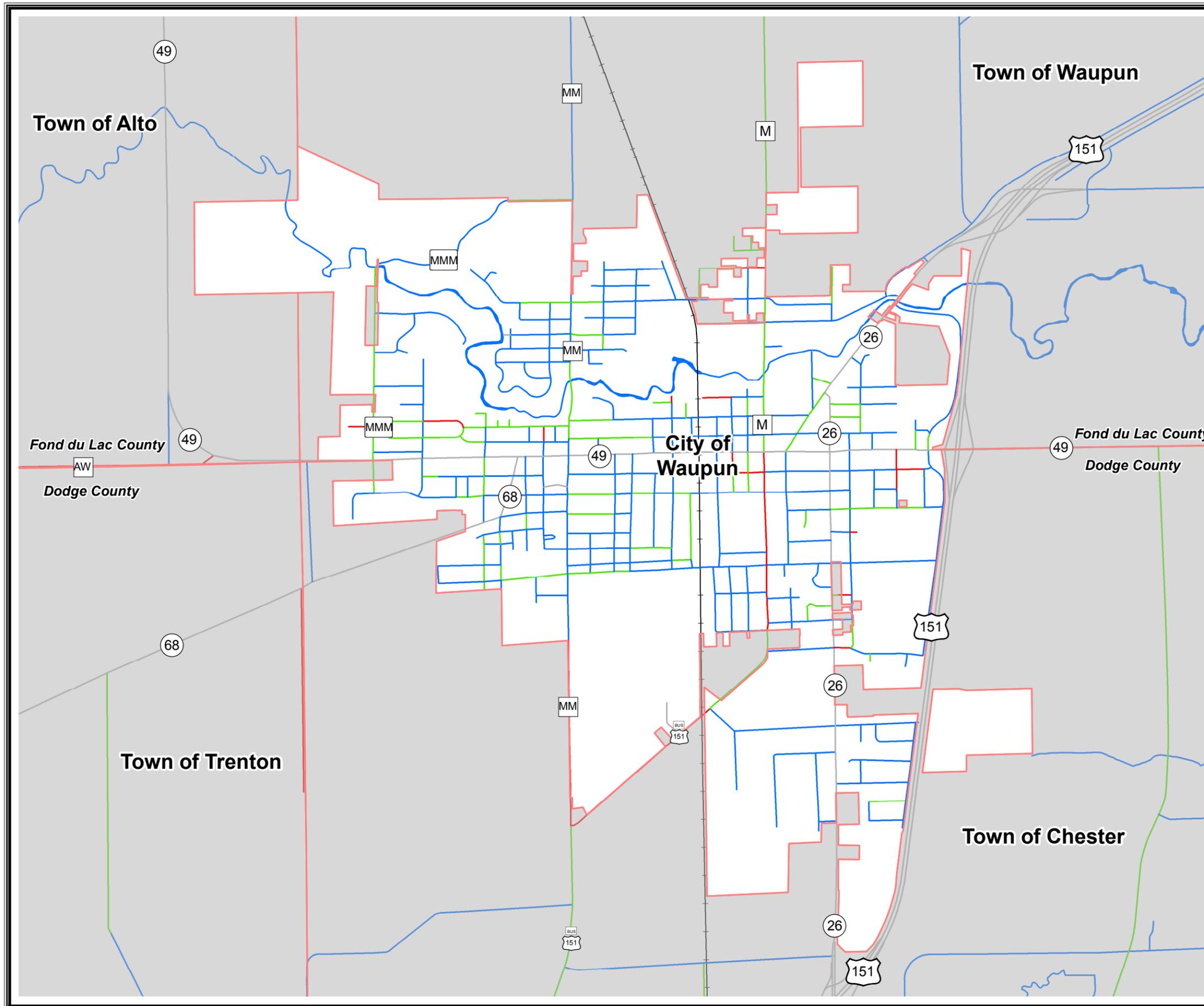
- Not Rated
- Poor
- Fair
- Good

Source:
Base data: Fond du Lac & Dodge Counties, 2016
PASER data: WisDOT, 2015



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:





CHAPTER #4

UTILITIES AND COMMUNITY FACILITIES

CHAPTER 4: UTILITIES AND COMMUNITY FACILITIES

TABLE OF CONTENTS

4.1 Utilities and Community Facilities Vision Statement	4-1
4.2 Utilities and Community Facilities Goals and Objectives	4-1
4.3 Utilities and Community Facilities Policies.....	4-3
4.4 Existing Utilities and Community Facilities	4-3
4.5 Health and Planning	4-21
4.6 Utilities and Community Facilities Issues Raised During Planning Process	4-21
4.7 Utilities and Community Facilities Recommendations	4-21
4.8 Forecasted Utilities and Community Facilities Needs	4-25
4.9 Programs	4-26

Chapter 4

UTILITIES AND

COMMUNITY FACILITIES

This element includes background information, visions, goals, objectives, policies, and recommendations to guide the future development of utilities and community facilities in the City of Waupun. As required by Section 66.1001 of the Wisconsin Statutes, the element describes location, use and capacity of existing public utilities and community facilities that serve the City and includes recommendations for future utilities needs and upgrades.

4.1 Utilities and Community Facilities Vision Statement

The City of Waupun will offer affordable water, sewer, and electric services that operate efficiently and effectively. Fire and police services respond to the local community quickly and are properly staffed and equipped. The City will also support the local library, community center facilities, and the Waupun School District, all of which are highly valued and utilized by the community.

4.2 Utilities and Community Facilities Goals and Objectives

4.2.1 Goal: Provide services in a manner that will promote efficient, cost effective, and orderly growth and development to meet existing and future needs.

Objective:

- Provide adequate services and facilities in a fiscally responsible manner.
- Plan for needed maintenance, upgrades and new equipment and facilities.
- Realize cost savings through energy saving policies and programs.

4.2.2 Goal: Provide efficient and cost effective utility infrastructure (water, sewer, electric) that meets current and future needs.

Objective:

- Ensure timely and efficient delivery of services.
- Update public utilities to maintain reliable services in the most cost-effective manner.
- Continue to sustain and grow Waupun Utilities.
- Direct development to areas that can be most efficiently and economically served.
- Plan for future municipal water and sewer needs with careful consideration to preferred level of residential, business and industrial growth.

4.2.3 Goal: Develop appropriate stormwater facilities to manage and reduce stormwater runoff.

Objective:

- Manage and reduce stormwater runoff to comply with the requirements of the City's MS4 general permit and the Rock River Basin.

- Reduce flooding in the Harris Creek area.
- Minimize uncontrolled runoff from private properties.

4.2.4 Goal: Promote quality schools, and access to educational opportunities.

Objective:

- Support educational programs and the expansion of educational programs that serve community needs.
- Increase efficiencies through shared use of facilities.
- Ensure that new or renovated school facilities serve not only the needs of the school district or private school but also the needs of the City.
- Continue communication between the Waupun Area School District, private schools and the City.

4.2.5 Goal: Maintain and enhance recreational facilities and opportunities for residents.

Objective:

- Maintain existing parks and public open spaces.
- Provide active and passive recreational opportunities for all age groups.
- Acquire park and recreation sites and develop facilities to meet or exceed the recommended standards for the community.
- Acquire open space recreation corridors, where possible, to link developed areas with recreation facilities.
- Preserve and conserve natural features and resources associated with the Rock River.
- Develop a green grid system of trails, paths and routes that will allow access to regional trails (County Park Road, Wild Goose and Rock River trails).

4.2.6 Goal: Provide a level of law enforcement, fire and emergency services that meets current and future needs.

Objective:

- Ensure proper funding for services and maintenance and upgrades for facilities.
- Work with fire department and police department to continue to provide sufficient community service levels.
- Ensure that ambulance service is provided to City residents at appropriate levels of service.

4.2.7 Goal: Ensure adequate availability of recycle and waste services.

Objective:

- Provide cost-effective and efficient services.
- Continue to contract with private waste collection entities.

4.2.8 Goal: Increase vibrancy and utilization of Waupun Public Library.

Objective:

- Continue to strive for greater levels of service.
- Ensure that library needs are being met, especially in terms of space, materials, adult and children's programming, delivery of services and access to programming.
- Increase free access to information, services and programs.
- Continue to partner with other libraries.

4.2.9 Goal: Respond to the changing demographics in terms of services and facilities.

Objective:

- Monitor community needs in terms of changing demographics.

4.2.10 Goal: Foster an environment that celebrates diversity and encourages cultural awareness.

Objective:

- Ensure that the City is a welcoming environment for all individuals.

4.2.11 Goal: Support the continued operation of the local private cemetery.

Objective:

- Encourage the viability of local private cemetery operations.

4.3 Utilities and Community Facilities Policies

4.3.1 The City will maintain and correct deficiencies in existing utilities and facilities in a timely and efficient manner.

4.3.2 The City will maintain the longevity of current community facilities until which time that development of new facilities is warranted.

4.3.3 Waupun will encourage private property owners to engage in best management practices to limit uncontrolled runoff.

4.3.4 Waupun will manage and reduce stormwater runoff.

4.3.5 Waupun will provide reliable, efficient, cost-effective public services.

4.3.6 Waupun will provide timely emergency services in the most cost effective manner appropriate.

4.3.7 Waupun will continue to develop and improve Waupun Utilities to ensure reliable delivery of service.

4.3.8 Improve access to active and passive recreational opportunities and programs.

4.3.9 Ensure that the Forest Mound Cemetery continues to be managed and maintained privately.

4.4 Existing Utilities and Community Facilities

4.4.1 Sanitary Sewer System¹

The City currently provides sanitary sewer service to all homes and businesses within the City's corporate limits. The wastewater treatment facility (WWTF), located at the corner of Fond du Lac Street and Gateway Drive, was updated in 2008 (Map 4-1). Current capacity is 2.11 million gallons per day (mgd) average flow and 10.1 mgd maximum daily flow. Current flow in 2016 is 1.7 to 1.8 mgd. The City of Waupun has sufficient capacity at the current WWTF to

¹ Randy Posthuma, Waupun Utilities, personal conversation, June, 2017.



Waupun Utilities Wastewater Treatment Facility

accommodate the estimated population growth in the City over the life of the plan. An upgrade for phosphorus removal will be needed in the next 5 to 8 years to meet new phosphorus limits.

The City's collection system consists of 3 lift stations at Rock River Drive, Brandon Street and Schaler Drive. Public sewer is available to all but one property in the City. Sewer is also available to the prisons. A few properties in the towns of Waupun and Chester were connected to public sewer a number of years ago, though the City has a policy in place that would not allow this to occur in the future. These properties are on Woodland Drive, S. Grove Street, and Katherine Court.

There are at present no known wastewater system limitations. However to accommodate growth in the extreme southern portion of the City (if industrial park has extreme growth to the south), an additional lift station would be needed. The City continues to identify and eliminate inflow and infiltration.

4.4.2 Water Supply

The City is currently served by five municipal wells with a combined capacity to pump 4,862 gallons per minute (Table 4.1). The treatment facility, located at 220 N. Forest Street was built in 2007 (Map 4-1). The plant uses a pressure filter for the removal of iron manganese as well as a reverse osmosis system. It can handle up to 2.9 million gallons per day or 2,013 gallons per minute and is expandable.



Waupun Utilities Water Treatment Plant

Table 4.1: Waupun Municipal Wells

Well No.	Capacity (GPM)	Location	Year Installed
1	550	Behind water treatment facility	1897
2	628	Front of water treatment facility	1911
3	834	Corner of Vliet Street & Taylor Street	1964
4	1,400	Corner of Spring Street & Autumn Avenue	1990
5	1,450	Corner of Autumn Avenue & Hawthorne Street	1999

Source: Waupun Utilities, 2017.

In 2016, 163,574,000 gallons of water were sold to an average of 3,355 customers.² Residential³ customers accounted for about 90.6% of the total metered customers and 73% of the total gallons sold.

² Water, Electric, or Joint Utility Annual Report, December 31, 2016.

³ Includes Multifamily Residential.

Table 4.2: Elevated Tanks and Reservoirs

Name	Type	Capacity (Gallons)	Year Installed
Central Tower	Elevated Tank	250,000	1966
West End Tower	Elevated Tank	400,000	1992
Reservoir - Plant	Reservoir	500,000	1941

Source: Water, Electric, or Joint Utility Annual Report, 2016; PSCW

The City has two elevated tanks and one reservoir (Map 4-1). The Central Tower is located directly south of the Waupun Correctional Institute and is accessed by an alley that connects S. Madison Street and Drummond Street. The tower was constructed in 1966 and has a capacity of 250,000 gallons. While the West End Tower, located on W. Brown Street was constructed in 1992 and has a capacity of 400,000. Together the elevated towers have a combined capacity of 650,000 gallons. In addition a reservoir, located at the water treatment facility has a capacity of 500,000 gallons.

Generally the Waupun sells water to customers within the City and properties must annex to the City in order to receive public water. Similar to public sewer, a few properties in the towns of Waupun and Chester receive City water. Waupun does not provide water to the Dodge Correctional Institute, the John C. Burke Correctional Institute or the Waupun Correctional Institute except in case of emergency. The correctional institutes maintain their own water system. As such the correctional institutes maintain their own wells and two water towers (Map 4-1). Towers are located on the west side of Drummond Street across from Olmstead Street and near the southwest corner of the Dodge Correctional Institute on the east side of South Madison Street.

Expansions to City growth areas will not require any changes to the system. High bedrock exists in a few areas in the southwest corner of the City (Map 5-2). High bedrock can increase construction costs for watermains and other water distribution system infrastructure. The City has a wellhead protection ordinance that protects the municipal supply of drinking water by restricting land uses and activities near the City wells that pose a high risk for groundwater pollution.

4.4.3 Storm Sewer System

The City of Waupun maintains a stormwater system. Under Wisconsin Administrative Code NR216, it is required to have an MS4 general permit. The permit requires the City to perform the following activities: (1) Public Education & Outreach, (2) Public Involvement & Participation, (3) Illicit Discharge Detection & Elimination, (4) Construction Site Pollution Control, (5) Post Construction Management, (6) Pollution Prevention, and (7) Stormwater Quality. The City must comply with the TMDL (Total Maximum Daily Load) standards set by the Rock River Basin.

The City has developed a Stormwater Management Plan and created a Stormwater Utility (approved in 2008) to fund the structural and operational best management practices (BMPs) required to comply with the City's MS4 permit and TMDL limits. The TMDLs establish the maximum amount of total suspended solids (TSS) and total phosphorus (TP) that the City's storm system may release into the Rock River.

Properties in Waupun receive a utility charge, based on an equivalent runoff unit (ERU). The Stormwater Utility annually charges a fee based on a typical residential lot. A typical residential lot is charged 1 ERU or \$7 per month. Vacant lots are not charged a stormwater utility charge. Residential and non-residential properties, based on City approval, are eligible to receive credit for developing on-site storage facilities such as rain gardens, detention ponds, etc.

To assist with stormwater management, the City maintains 4 detention/retention ponds (Map 4-1): Lincoln and Shaler Pond, Watertown Mayfair Pond, Shaler Pond and Winter Avenue Pond. A fifth pond is planned on the eastside of USH 151. Harris Creek, on the City's west side, sometimes experiences flooding due to storm events. Other detention ponds indicated on Map 4-1 are either privately owned and maintained or owned and maintained by WisDOT.

City storm sewers discharge into the South Branch of the Rock River and flow east into the nearby Horicon Marsh. The river, the marsh, and local groundwater resources can be degraded by the volume, temperature, and/or pollutant loading of the stormwater runoff. The City passed two stormwater ordinances in February, 2005 that seek to reduce the negative effects of stormwater on local water resources. The first, Stormwater Management Ordinance Chapter 22, establishes long-term, post- construction runoff management requirements that will diminish the threats to public health, safety, welfare and the aquatic environment. The second, Construction Site Erosion Control Ordinance Chapter 23, requires use of best management practices to reduce the amount of sediment and other pollutants resulting from land disturbing construction activities on sites that *do not* include the construction of a building.

4.4.4 Solid Waste Disposal/Recycling Facilities

Advance Disposal contracts with the City to collect waste and recyclables from City residents. Residents are charged a monthly fee of \$12.91 for weekly garbage collection and bi-weekly collection of recyclable materials. Advance Disposal provides two 95 gallon containers for automated collection of Waste and recyclables.⁴ All material is transported to a landfill located in the City of Mayville. Advance Disposal also provides bulk waste collection two times per year (spring and fall). Bulk materials include: furniture, rolled carpeting (4ft maximum length), cabinets, countertops, mattresses/bed springs, non-metal doors, wood windows and wooden playground equipment. Wood chips and compost are available for free to City residents.

The City works with Legacy Recycling to collect electronic recycling. This past year, electronic waste was collected in two days in April. Electronics can also be recycled at Bargains Galore Thrift Store.

The City operates a drop off center at 903 N. Madison Street (Map 4-2) for the disposal of yard waste (leaves, branches, mulch, etc.) and waste oil. This site is open 24 hours a day / 7 days a week.

Residents are satisfied with the level of solid waste and recycling disposal and collection.

⁴ City of Waupun website, accessed 6/26/17.

4.4.5 Post Office

There is one post office within the City located at 400 E. Franklin Street (Map 4-2). The post office is a 1st Class facility with 24-hour express delivery.



Waupun Post Office

4.4.6 Fire Protection⁵

The Waupun City and Country Fire Departments operate out of the Safety Building at 16 East Main Street (Map 4-3). Both departments share a fulltime Fire Chief and Fire Inspector/Administrative Assistant/Code Enforcement Officer. The Waupun City Fire Department serves the City only, has 28 volunteer members on call, plus the two full-time positions for a total of 30. The Department owns 2 pumper trucks, a ladder truck, equipment vehicle and a command vehicle. The City Fire Department has an average response time of about 7 to 10 minutes. In some instances, the train tracks can present an issue depending on where the emergency is and where the volunteers are coming from.

The Country Fire Department serves all of the Town of Chester and parts of the towns of Trenton and Waupun. The department has 14 volunteer members and owns a pumper truck, water tanker, wildland vehicle and 2 ATV's. Two sets of Jaws of Life and a hazmat spill vehicle are shared by both departments. The Waupun City Fire Department is dispatched via 911 through the Fond du Lac Dispatch Center. The fire departments are not certified for water rescue, though they do have suits available to go into the water.

Major equipment is replaced every 25 to 30 years following NFPA replacement policies. Based on this schedule the City Fire Department the City has approved replacing a pumper truck and will be replacing a ladder truck in about 5 to 10 years. The Country Fire Department plans on replacing a pumper truck in about 5 to 10 years.

Additional resources can be requested through the Fond du Lac and Dodge County Mutual Aid Box Alarm System (MABAS). MABAS is a mutual aid measure used to deploy fire, rescue and emergency medical services in a multi-jurisdictional and/or multi-agency response.⁶ Each county is a division of MABAS. Similar to other volunteer fire departments, the fire departments are having some difficulty getting volunteers to respond during the day. During the daytime hours the department is more likely to seek assistance from MABAS.

The Insurance Services Office (ISO) Incorporated collects information on municipal fire protection efforts throughout the United States. Using the Fire Suppression Rating Schedule (FSRS), ISO assigns a Public Protection Classification (PPC) from 1 to 10. Class 1 generally represents superior property fire protection, and Class 10 indicates that the area's fire-suppression program doesn't meet ISO minimum criteria. Virtually all United States insurers of homes and businesses property use ISO's Public Protection Classification in calculating premiums. Therefore the price of insurance in a community with a good PPC depends on (1) fire alarm and communications systems, including telephone systems, telephone lines, staffing, training, and dispatching systems; (2) the fire department, including equipment, staffing, training and geographic distribution of fire companies; and (3) the water-supply system,

⁵ City of Waupun, June 2017.

⁶ MABAS Wisconsin Home <http://mabaswisconsin.org/>.

including the condition and maintenance of hydrants, and a careful evaluation of the amount of available water compared with the amount needed to suppress fires. The Waupun City Fire Department has an ISO rating of 3.

The Safety Building (Map 4-3), built in 1986, provides nine vehicle bays for the two fire departments. The Waupun Country Fire Department, which pays rent to the City to use part of the facility. While the facility meets current fire department needs; equipment storage is tight and an extra drive thru bay is needed. A shower is needed for fire fighters to protect them from cancer causing chemicals.



Public Safety Building

In addition to the Waupun City Fire Department and the Waupun Country Fire Department, the Town of Alto Fire Department provides serve to the Town of Alto. The Alto Fire Department was started in 1955.

4.4.7 Law Enforcement

The Waupun Police Department is located in the Safety Building at 16 E. Main Street, a building shared with the Waupun City and Country Fire Departments. The department operates 7 days per week, 24 hours per day. Seventeen sworn officers are employed by the department and are responsible for law enforcement inside the corporate limits of the City of Waupun. Coverage at the prison is only up to the lobby, the Dodge County Sheriff's department takes complaints within the facility itself.

Community interaction initiatives include Fishing with Kids, Junior Citizens Academy, Community House Watch, Waupun Bicycle Rodeo, Hunter Safety, and a Citizens Academy. The department operates and participated in special teams such as the K9 team whose newest officer is Boomer, a German Shepard; a Child Abductive Response Team (Dodge and Fond du Lac counties) and a Domestic Violence Team (Dodge and Fond du Lac counties). One school liaison officer works with three schools, though most of the time is spent in the junior and senior high schools. In the future, an additional school liaison officer may be added.

Wisconsin Emergency Police Services (EPS) Program provides law enforcement support and coordination of mutual aid in times of crises.⁷ Under the EPS program, the state is divided up into 7 EPS regions. Each region has a volunteer police services director. In the event of an emergency, the area director works with the State EPS Deputy Director to set up a mutual aid response with local, state and federal law enforcement agencies. The City of Waupun has mutual aid agreements with Dodge and Fond du Lac counties and through county (agency) municipalities. The Department has a very good working relationship with both the Dodge and Fond du Lac County Sheriff Departments.

All officers are trained in basic first aid (CPR and Narcan) to sustain life until and injured or sick individual can be transported to a medical facility. The City does not operate a municipal or

⁷ <http://emergencymanagement.wi.gov/EPS/history.asp> .

truancy court; instead all municipal citations go through Dodge County Circuit Court.

The Safety building was expanded in 2004 is currently meeting the needs of the Police Department. It is anticipated that the building will continue to meet the Police Departments needs over the life of the plan. While the facility is meeting the Police Department's needs, the exercise equipment is in need of replacement. The Health and Fitness equipment is used by both the police and fire department to keep the officers and firefighters in good physical condition.

4.4.8 Emergency Medical Services⁸

EMS services are provided by Lifestar Emergency Medical Services, located at 1200 S. Watertown Street. Lifestar Emergency Medical Services maintains a fleet of three ambulances and covers an area of 200 square miles out of the Waupun location. Lifestar provides emergency service to the City of Waupun and the Wisconsin Department of Corrections in Waupun; the towns of Trenton, Chester, Oakfield, Waupun, Alto, Springfield (part) and Metonen; and the villages of Oakfield and Brandon.

4.4.9 Health Care Facilities

There is one hospital serving the community. Waupun Memorial Hospital is a 25 - bed general medical – surgical hospital.⁹ The hospital is located at 620 W. Brown Street (Map 4-2) and serves the health care needs of the City of Waupun and surrounding counties of Dodge, Fond du Lac, Green Lake, Columbia, and Marquette.



Waupun Memorial Hospital

Waupun is also within close proximity to some prominent health care facilities including the University of Wisconsin Hospital and Clinics (less than 60 miles to the southwest). One of the hospital's greatest assets is the breadth of its services. UW physicians are among the finest in the world and, with a complete team of nurses, pharmacists, therapists, dietitians, social workers and more, provide users with one of Wisconsin's most versatile levels of service.

4.4.10 Library¹⁰

The Waupun Public Library located at 123 S. Forest Street serves the Waupun area (Map 4-2). The first library in Waupun was established in 1858 by a group of 80 City residents who established the Waupun Library Association. In 1904, the City of Waupun established the Waupun Public Library, abolishing the Waupun Library Association. Interesting, Waupun is one of only three libraries in the state that can trace a continuous link back to the city's library association. In 1968, the current library was built. It has undergone an expansion in 1998 and again in 2009. Both expansions were completed to increase the amount of space for the growing collection.



Waupun Public Library

⁸ Mike Krueger, LifeStar Emergency Medical Services. Personal conversation, 6/27/17.

⁹ Guide to Wisconsin Hospitals, FY2015. Publication revised: September 14, 2016.

¹⁰ Waupun Public Library, <http://www.waupunpubliclibrary.org/history>. Accessed June 27, 2017.

Over the years the library facility and services have evolved to meet the changing needs of the community. The library provides a multitude of services including reference services, interlibrary loan, a homebound program, adult programs on varying topics throughout the year, book clubs, summer reading programs, wired and wireless Internet access and meeting room space. The library houses over 74,000 items that include books in print, audio and video materials and other items.¹¹ Additional materials available for checkout include eBooks, books on CD, music CDs, DVD's, magazines, newspapers and some genealogical materials. The library has reference books, genealogical materials and Waupun High School yearbooks (for various years) that can be utilized in the library. Patrons are able to access computers to learn a new language, access car repair information, take practice tests and access study guides, obtain job search information, and legal forms. The Waupun Public Library is a member of the Monarch Library System¹² which provides patrons with direct access to 33 libraries in Dodge, Ozaukee, Sheboygan and Washington counties.

The library facility is generally meeting the needs of the community and no upgrades are planned. While not planned, additional spots for reading would be a nice added feature.

4.4.11 Schools

The Waupun Area School District serves students in the City Waupun, City of Fox Lake and serves nine townships (Alto, Burnett, Chester, Fox Lake, Oakfield, Springvale, Trenton, Waupun, and Westford). The district's 1,919¹³ students attend one of five schools (Map 4-2): Meadow View Primary (K4-1), Rock River Intermediate (2-6), School for Agricultural and Environmental Studies (K4 – 6), Waupun Area Junior High (7-8) and Waupun Area Senior High (9-12). The School for Agricultural and Environmental Studies is located outside of the City in Fox Lake. According to the District, enrollment has been stable in recent years. Capacity remains in the Junior/Senior High School and the Rock River Intermediate School. Meadow View Primary School is at capacity, but there is the ability to increase enrollment at this school in the future. The District is in the process of undertaking a number of renovations and additions at its schools. Other than the renovations and additions described below, the district has no plans to renovate existing facilities. The District owns and maintains a 48 acre recreational site called Dearholt Outdoor Laboratory in the Town of Fox Lake. This site is primarily used for the environmental/agricultural education of the students of the Waupun Area School District.

The District has a good working relationship with the City of Waupun and the community. To increase job preparedness, the district has instituted Project Lead the Way¹⁴, is working with local manufacturers and businesses to place youth, and is expanding the technology education area at the high school. Utilizing the fabrication laboratory, students do small projects for businesses. The community and City are able to use school facilities for youth basketball, baseball, softball and soccer, while the school district uses the City owned recreation facility, adjacent to the Waupun Area Junior/Senior High School. To further increase communication between the school district and the City, the City Administrator currently sits on the School Board. Youth are required to perform community service through a class called "Senior

¹¹ Wisconsin Public Library Annual Report, 2016. <https://dpi.wi.gov/pld/data-reports/service-data> .

¹² The Monarch Library System was formed in January 2017 as the result of a merger between Eastern Shores Library System (Ozaukee and Sheboygan counties) and Mid-Wisconsin Federated Library System (Dodge and Washington counties).

¹³ 2015-2016 school year.

PLTW's mission is to ensure that America succeeds in the increasingly high-tech and high-skill global economy, by partnering with middle schools and high schools to prepare students to become the most innovative and productive in the world.¹⁴

Democratic Seminar. Past projects students have worked on include a Special Olympics event and cleaning up the Rock River. Another program that has been initiated by the community and the Waupun Area School District is REACH, a community- wide system aimed to bridge resources to assist local adults, children, and families in need.

The **Waupun Area Junior/Senior High School** is located at 801 E. Lincoln Street (Map 4-2). This facility has an enrollment of 252 students in the Junior High School and 546 students in the Senior High School (Table 4.3). The district is in the process of making the following modifications to the Junior/Senior High School. A 15.8 acre new athletic complex is being constructed at the Junior/Senior High School that includes a nine lane track, soccer field, 1000 seat bleachers expandable to 1500 seats, eight tennis courts, and 195 parking stalls to accommodate spectators. Other modifications at the Junior/Senior High School include the renovation and expansion of the technical education and agricultural lab areas, renovation and expansion of the fitness center, updated library/media center, a new greenhouse, and a new agricultural machinery/maintenance shop.



Waupun Area Junior/Senior High School

The **Rock River Intermediate School** is located at 451 East Spring Street (Map 4-2). This facility has an enrollment of 584 students in grades 2 through 6 (Table 4.3). The district is in the process of expanding the cafeteria; relocating the office and special education classrooms; creating a secure entry; renovating the library/media center, classrooms and art classrooms; and updating the lecture hall and lower level gym.



Rock River Intermediate School



Meadow View Primary School

The Meadow

View Primary School is located at 601 Grandview Avenue (Map 4-2). This school has an enrollment of 407 students in Early Childhood, 4K, Kindergarten and 1st grade (Table 4.3). Modifications being undertaken at Meadow View include relocating the office and creating a secure main entry; updating the art and music classrooms, and library/media center; turning the former office into classroom space; renovating the gym to create an all-purpose room; renovating the former cafeteria for 4K classrooms, converting the former locker room to storage; and creating a new full court gym.

The **School for Agricultural and Environmental Studies (SAGES)** is a charter school located at 200 S. Depot Street in Fox Lake. SAGES has an enrollment of 130 in 4K through grade 8 (Table 4.3). Modifications to the SAGES school include renovating the office to create a safe entry, expanding the art/music classroom space; creating a new library/media center with an

attached greenhouse; reconfiguring the existing classrooms to increase class size; creating a new maintenance garage/storage area; adding a chicken coop and garden; and addressing acoustical issues in the gym and cafeteria.

Four year old kindergarten is available in five locations within the school district: Alto Reformed Church (N3697 CTH E), Meadow View Primary School, SAGES, Waupun Preschool Education, Inc. (114 S. Forest Street) and Wee Care Child Care Center (1 West Brown Street).

Private schools provide choice for Waupun residents. One private school “Central Wisconsin Christian Schools” serving grades pre-K to 12 is located in the City. Central Wisconsin Christian Schools had a 2015-2016 enrollment of 31 students.¹⁵

Table 4.3: Waupun School District, 2015-2016

School	2015-2016 Enrollment
Meadow View Primary	407
Rock River Intermediate	584
School for Agricultural and Environmental Studies	130
Waupun Area Junior High	252
Waupun Area Senior High	546
District Enrollment	1,919

Source: <http://wisedash.dpi.wi.gov/Dashboard/portalHome.jsp>

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

4.4.12 Child Care Facilities

With the increased prevalence of dual-income households, the importance of reliable and affordable childcare plays a critical role in maintaining the present economy. Under Wisconsin law, no person may provide care and supervision for 4 or more children under the age of 7 (not related) for less than 24 hours a day, unless that person is licensed. There are three different categories for state licensure of Wisconsin’s child care facilities. The three different categories are Licensed Family Care (up to 8 children usually in a person’s home), Licensed Group Centers (9 or more children, located somewhere other than a residence) and Licensed Day Camps (seasonal programs usually outdoors). Certified Child Care is a voluntary form of regulation for those that are not required to be licensed. Provisional and regular certified family care providers may care for up to 6 children.

There are 6 Licensed Group Centers¹⁶ (Wee Care Child Care Center, Little Sprouts Children Center, Sacc Meadow View, In His Hands Child Enrichment Center, Waupun Preschool Education Inc., and Alto Reformed Church 4K) with a combined capacity of 228 children. In

¹⁵ <http://wisedash.dpi.wi.gov/Dashboard/portalHome.jsp> .

¹⁶ Wisconsin Department of Children and Families. Childcare Directories: Licensed and Certified for Dodge and Fond du Lac counties, revised 8/4/17.

addition there is one Licensed Family facility (Val's House) with a capacity of 8 children within the City. There are no Licensed Group of Family facilities that are available for second and third shift workers. In addition, as in many communities there also exists an informal network of private daycare providers through friends and family.

4.4.13 Parks and Recreation Facilities

The City of Waupun Recreational Board oversees the City's 20 park facilities totaling 84 acres. However it is also important to recognize the existence of other facilities in the public and private sector that help meet the needs of the citizens of Waupun. This report will be focusing primarily on public facilities overseen by the City of Waupun.

City Owned Park and Recreation Facilities. The City's park and recreational system is represented by eight types of parks: mini-parks, neighborhood playgrounds, neighborhood parks, community playfields, community parks, nature preserves, special purpose parks and undeveloped lands (Map 4-2). The following classifications are derived from the *2011-2016 Wisconsin Statewide Comprehensive Outdoor Recreation Plan*, Appendix E. They have been modified to fit local conditions.¹⁷

Mini-Park. A mini-park is typically located on a small lot, generally ¼ acre or less, within a residential neighborhood or commercial business district. The park serves an area of 1/8 to 1/4 mile radius. Mini-parks generally lacks any active recreational facilities and may be limited to gardens, benches, gazebos, fountains, or other small social gathering facilities. Mini-parks typically do not have off-street parking or restroom facilities. The following parks are classified as mini-parks: Heritage Park and Richard Holmes Park¹⁸.



Heritage Park



Zoellner Park

Neighborhood Playground. A neighborhood playground mainly serves the active recreational needs of children from 5 to 15 years of age, and may offer passive recreational opportunities to adults. Neighborhood playgrounds typically consist of one or more playground apparatus, small green space/general purpose fields, and associated benches. Neighborhood playgrounds do not typically have off-street parking, shelters or restroom facilities. Neighborhood playgrounds are between 1 to 3 acres in size and serve an area of approximately 1/4 to 1/2 mile radius. The following parks are classified as neighborhood playgrounds: Buwalda Park, Pine

Street Park, Tanner Park and Zoellner Park.

¹⁷ City of Waupun Comprehensive Outdoor Recreation Plan 2017-2022.

¹⁸ Richard Holmes Park is owned and managed by the Waupun Area School District.

Neighborhood Parks. In addition to neighborhood playground facilities, neighborhood parks often offer shelter facilities, grills, basketball courts, ball diamonds, lighting, and toilet facilities. In general, neighborhood parks offer a more complete range of recreational facilities, for a wider range of age groups, in a larger setting than neighborhood playgrounds. Off-street parking and permanent restroom facilities are not as commonly found. Neighborhood parks are between 3 to 10 acres and have a service area of 1/2 to 1 miles. The following parks are classified as neighborhood parks: Dodge Park, Harris Mill Park and Johnson's West End Park.



Johnson's West End Park



Schlieve Field

Community Playfields. Community playfields provide for active recreational needs of several neighborhoods. They provide more unique facilities than a neighborhood park but have fewer facilities as compared to a community park. Examples include parks designed specifically for court games (tennis, basketball, pickleball, etc.), field games (soccer, football, ultimate Frisbee) or ball games (softball, baseball). A community playfield might adjoin a public junior or senior high school. Community playfields usually include off-street parking for vehicles and bicycles, concessions and restroom facilities.

Community playfields are usually 5 or more acres in size with 10 to 40 acres being most common. They serve an area within a 1 to 2 mile radius. The following parks are classified as community playfields: Medema Ball Diamonds, Schlieve Field, Spring Street Diamond C and Wilcox Park.

Community Parks. A community park is intended to serve the active and passive recreational needs of a number of neighborhoods or a medium sized municipality. Community parks are like a combination of a neighborhood park and a community playfield. However, community parks usually also offer areas for passive recreational use such as wooded areas and walking trails, scenic lookouts, botanical gardens, multiple shelters, grills and picnic areas. Unique active use facilities may include band shells and aquatic facilities. Off-street parking areas for vehicles and bicycles, permanent restroom facilities, shower facilities, and lighting are common. Community parks are usually 25 or more acres in size and have a service area of 2 to 5 miles. McClune Park is classified as a community park.



McClune Park



Meadow View Heights Park

Nature Preserves. Nature Preserves may be established to conserve forest lands, marshlands, floodplains, prairies, wildlife habitats and other areas having cultural, scenic or natural values. Nature preserves usually include large tracts of undeveloped or limited development land. Some improvements may be provided which are incidental to the enjoyment of the property. Improvements may include parking areas, interpretive centers and restrooms. Recreational uses might include hunting, backpacking, camping, trail use, picnicking and bird watching. The size and service area of nature

preserves vary depending on the function. Meadow View Heights Park is classified as a nature preserve.



Shaler Memorial Park

Special Use Parks. A special use park is often designed as a revenue-generating enterprise created to satisfy demand for a particular sport, recreational activity, or special event. A special use park may also be a sports park combined with enterprise activities and administered as a community recreation resource. Certain recreational facilities such as a disc golf course, golf course, race track, municipal pool and water parks, fishing area and marina might be considered special purpose park. Less active uses may include community gardens or veteran memorials. Special use parks may be combined with

community parks. Supporting facilities such as off-street parking, restroom, etc. will vary based on the user needs. The size and service area of special use parks vary depending on the function. The following parks are classified as special use parks: Shaler Memorial Park, Waupun Family Aquatic Center and Dog Park.

Table 4.4 provides an inventory of city-owned park and recreational facilities by classification and corresponding acreage. For a complete description of each facility and a broader review of the City's park system, see the *City of Waupun Park, Outdoor Recreation and Open Space Plan, 2017-2022*.

Table 4.4: City-Owned Park and Recreation Facilities

Facility	Classification	Acreage
Heritage Park	Mini Park	0.9
Richard Holmes Park*	Mini Park	1.8
Buwalda Park	Neighborhood Playground	0.4
Pine Street Park	Neighborhood Playground	1.3
Tanner Park	Neighborhood Playground	4.5
Zoellner Park	Neighborhood Playground	0.7
Dodge Park	Neighborhood Park	3.4
Harris Mill Park	Neighborhood Park	2.6
Johnson's West End Park	Neighborhood Park	2.7
Wilcox Park	Neighborhood Park	1.9
Medema Ball Diamonds	Community Playfield	9.7
Schlieve Field	Community Playfield	5
Spring Street Diamond C	Community Playfield	1.5
Waupun Baseball Complex	Community Playfield	16.5
McCune Park	Community Park	11.6
Meadow View Heights Park	Nature Preserve	7.4
Shaler Memorial Park	Special Purpose Park	2.7
Waupun Family Aquatic Center	Special Purpose Park	2.9
Dog Park	Special Purpose Park	4
Oak Lane Park	Undeveloped	2.1

Source: City of Waupun Comprehensive Outdoor Recreation Plan 2017-2022

* Richard Holmes Park is owned and maintained by the Waupun Area School District.

School Facilities. Schools can provide many of the same facilities found in a recreational park. Amenities on school properties can include playgrounds, ball diamonds, soccer fields, tennis courts, volleyball courts, football fields, tracks and swimming pools. Though the use of school facilities are somewhat restricted because of student use when schools are in session. Within Waupun, the Waupun Recreation Department works with the Waupun Area School District for shared use of facilities (Map 4-2).

Waupun Area Junior/Senior High School. The Waupun Area Junior/Senior High School (43 acres) is located on East Lincoln Avenue. The school site contains a baseball field, soccer field/football field, storage shed, outdoor high/low ropes challenge course and an open playfield.



Veterans Memorial Park

Rock River Intermediate School. The Rock River Intermediate School (23.5 acres) is located on East Spring Street. The school is located on the north side of the Rock River and a bridge connects the school to a recreation area south of the river. Veterans Memorial Field (11.8 acres), located on the site, features a running track, four tennis courts, a football

field, concession stand and picnic shelter. The football field serves as the home field for the high school. Richard Holmes Park at the corner of southeast corner of Madison Street and Nummerdor Drive provides a paved walkway through the school area and a portion of a disc golf area. A soccer field is located on the north side of the river, just east of the school.

Meadow View Elementary School. The Meadow View Elementary School is located on Grandview Avenue on the property shared with the City's Medema Ball Diamonds. In addition to the ball diamonds, general field space is available for soccer fields. A playground and paved area for blacktop games is also available on the school site.

Central Wisconsin Christian 3-4 K – 12 School. The Central Wisconsin Christian School is located on Fox Lake Road, in the southwest corner of the City. Playground equipment, a hard surface for basketball and a soccer practice field on located on the school property. Mudler Field is located on the school property but is outside of the City limits. Mudler Field is a light soccer field with a concession stand. Off street parking is available

County Facilities. Waupun County Park (103 acres) is located on the north side of the City on County Park Road (Map 4-2). The park contains a campground with 42 public campsites along with plenty of open space and recreational areas. The northeastern 40 acres of the park is a State Natural Area, with hiking and skiing trails. The Rock River flows through the park in southeasterly direction. Amenities at the park include playground equipment, picnic areas, shelter buildings, restrooms, an open playfield, a campground bathhouse and a 9-hole WARP Disc Golf Course.



Waupun County Park

Private Park and Recreational Facilities and Organizations. The Rock River Country Club (128 acres), a semi-private facility, is located on County Park Road on land that is adjacent to and west of the Waupun County Park (Map 4-2). The country club has a 18 hole golf course and driving range. The YMCA of Dodge County works with the City of Waupun to provide swim lessons at the Waupun Aquatic Center during the summer months. WARP (Waupun Area Recreation Project) is a not for-profit group founded by Waupun area businesses, individuals and the Chamber of Commerce. The purpose of WARP is to develop, promote and maintain the recreational, environmental, historic, economic and quality-of-life assets offered by the Rock River, Horicon Marsh, City of Waupun and surrounding townships. Among other things the organization is concerned about improving the health and well-being of Waupun Area residents and providing opportunities for individual and group year– round recreational activities to foster a sense of community.

Recreational Needs. The City is currently providing 84 acres of parkland, not counting school, county and private facilities. According to the Waupun Outdoor Recreation Plan, excluding the prison population, the City is providing 0.009 acres of parkland per person or 9.0 acres per 1,000 residents. According to the National Recreation and Park Association (NRPA) communities should be providing 10.5 acres of parkland per 1,000 residents (0.5 acres for Mini-Parks, 2.0 acres for Neighborhood Parks, and 8.0 acres for Community Parks). It has been the City's policy since 2010 to strive to provide 10.5 acres of parkland per 1,000 residents. Assuming a standard of 10.5 acres of parkland per 1,000 residents, the City is currently at a

deficit of 10 acres. Based on WDOA projections and assuming that the City does not add any additional parkland; by 2040 the total deficit will grow to 20.4 acres.

However, according to the NRPA, the location of parkland and the types of recreational facilities are just as important as the total acres of parkland. Please see the City of Waupun Comprehensive Outdoor Recreation Plan for more information on where deficiencies exist within the City.

Parkland Dedication Requirement. The City has a parkland dedication requirement as part of the subdivision ordinance (Ch. 17). The requirement is for dedication of lands planned for in the comprehensive plan, or on the official map by the developer of the land at the rate of 5 percent of the total plan area or a fee in lieu of dedication.

4.4.14 Snowmobile Trails

Snowmobilers in Waupun have access to a network of snowmobile trails. Within Dodge County, County trails are administered by the Dodge County Land Resources and Parks Department through State DNR funding derived from a gas tax formula and snowmobile registration fees. The county applies for and administers the annual DNR snowmobile trail grants, oversees trail improvements, handles the opening and closing of the trail system and works with local snowmobile clubs to follow State regulations and guidelines to ensure safe and well maintained trails. Local snowmobile clubs handle trail set up, maintenance, signage and grooming.¹⁹ The Waupun Drift Jumpers²⁰ are based in Waupun and groom over 60 miles of snowmobile trail throughout Dodge and Fond du Lac Counties, surrounding the Waupun area. Fond du Lac County also administers the annual DNR snowmobile trail grant for trails within Fond du Lac County.

4.4.15 Electricity and Natural Gas

The City owns, operates, and maintains its own electric utility – Waupun Utilities. Waupun Utilities provides electric service to all residential, commercial, and industrial customers in the City of Waupun corporate limits. Similar to sanitary and water service, there are a few residential properties within the towns of Waupun and Chester that are customers of Waupun Utilities. 6 substations, owned and maintained by Waupun Utilities are located in the City (Table 4.5 and Map 4-4). Over the life of the plan, Waupun Utilities is planning for voltage upgrades, which will eliminate some of the current electrical substations.

¹⁹<http://www.co.dodge.wi.gov/government/departments-e-m/land-resources-and-parks/parks-and-trails/snowmobile/additional-trail-system-information> .

²⁰ <http://www.waupundriftjumpers.org/about.html> .

Table 4.5: Waupun Electrical Substations

Substation	Capacity kVA	Location
Comtech	12,000/ 24,000	Industrial Park behind Federal Mogul
Main - North	5,000/ 7,000	Monroe Street, north of the water treatment plant
Main - South	5,000/ 7,000	Monroe Street, north of the water treatment plant
Prison	5,000/ 7,000	Intersection of Lincoln Street & Railroad Tracks
South	5,000/ 7,000	Behind utility headquarters (Industrial Drive)
West	5,000/ 7,000	Intersection of Brown Street and Harris Avenue

Source: Water, Electric, or Joint Utility Annual Report, 2016; PSCW and Waupun Utilities

Waupun Utilities buys power from American Transmission Company (ATC) who owns and operates the electric transmission lines and the Alto SW Substation, Waupun Tap Substation and Koch Oil SW Substation. A number of 69kV transmission lines feed power to the City. This includes a 69kV transmission line from the east/north (Oakfield and Koch Oil SW), west/south (Alto SW and North Beaver Dam). In addition a 69kV loop surrounds the City. ATC has no planned upgrades in the Waupun area in the next 10 years.²¹

Natural gas is provided to City of Waupun by Wisconsin Power and Light, a subsidiary of Alliant Energy. Alliant Energy is headquartered in Madison and provides electric and gas service to about 1 million customers in Wisconsin and Iowa. It owns 42,035 miles of electric lines and 9,426 miles of gas lines.

4.4.16 Petroleum Transmission

A petroleum line runs west of the City in a north-south direction.

4.4.17 Telephone and Communication Services

AT & T²² provides telephone service to the area, though other options also exist. The advancement of telecommunications technologies such as cell phones has greatly increased the need for towers to provide receiving and sending capabilities. The federal government recognized this need with the passage of the Telecommunications Act of 1996.

There are 5 registered towers/antennas in the City of Waupun (Map 4-3). Towers include: U.S. Cellular Corporation (west side of Moorman Drive); Alltel Communications of Louisiana (north of the intersection of Barnes Street and Storbeck Drive); SpectraSite Communications LLC (western edge of Monroe Street); BBK Broadcasting Inc. (north side of Spring Street, north of the baseball diamond); and U.S. Cellular Corporation (north of River Road).

Due to the proliferation of internet service providers (ISP), residents can choose from several

²¹ <http://www.atc10yearplan.com/>. ATC 2016 10 Year Assessment.

²² Wisconsin Public Service Commission. <https://psc.wi.gov/Documents/smallTeleMap2011.pdf>.

national and local ISP's. Broadband or high-speed internet is available in the City of Waupun. Fixed broadband includes all wireless and fixed wireless technologies. Speeds are available at 25 Mbps and greater for downloads and 3 Mbps or greater for uploads.²³ The City also has one local radio station (WFDL – AM, W277AC - FM), and is served by two newspapers. Currently the City's official newspaper is the Daily Citizen.²⁴ In addition the Fond du Lac Reporter serves the area.

4.4.18 Cemeteries

Forest Mound Cemetery is located on North Madison Street (Map 4-2). This cemetery is privately maintained. Other cemeteries in the area include the Calvary Cemetery on Highway M north of the City and Cattaragas Cemetery off 151N northeast of the community.

4.4.19 Other Municipal Buildings

City Hall. The Waupun City Hall is located at 201 E. Main Street (Map 4-2). It was built in 1928 and houses the administration offices, finance, building inspector and zoning, and public works and recreation departments. A beautiful historic auditorium, located on the second floor, seats up to 312 people in the balcony and 356 on the main floor. The auditorium and adjoining rooms are available to rent. Currently the City Hall is in need of maintenance. Maintenance items include updates to the boiler system, carpet replacement, and the addition of an air conditioner on the second floor. Updates to the building are also needed to bring it up to ADA compliance.

City Garage. The Waupun City Garage is located at 903 N. Madison Street (Map 4-2). In 2009, a new addition was completed to increase storage and add a mechanic shop. A drop off center for yard waste is located near Madison Street. The garage is used to maintain vehicles for fire and utility departments and the Waupun Area School District. Equipment stored in the City garage includes 2 loaders, a grader, a backhoe, 7 dump trucks, 3 riding lawn mowers and 6 flatbeds. Currently the facility is meeting current needs and there are no plans for further renovations.

Community Center. The Waupun Community Center was built between 1972 and 1974 and is located 510 E. Spring Street (Map 4-2). A 1996 addition added bathrooms and an entrance area. This spacious building has 24,500 square feet available for rent and is used for community functions. The City is considering an update to the fire protection system, while the hockey association is thinking about doing a small remodeling project to support a new team.

Senior Center. The Waupun Senior Center is located at 301 E Main Street (Map 4-2). The Senior Center is open to all people over the age of 50 or married to someone over the age of 50, regardless of City residency. The center has kitchen facilities; a meeting room that accommodates up to 80 people is available for rent. Currently additionally space is needed, the carpeting should be replaced, parking is an issue and the bathroom and entrances are not ADA compliant.

Waupun Heritage Museum. Waupun Heritage Museum is located at 22 South Madison Street (Map 4-2). The building housing the museum was built in 1904 and was used as a library until

²³ http://www.broadbandmap.wisconsin.gov/Broadband/2017/CoverageAtlas/County/CountyCoverage_Dodge.pdf.
http://www.broadbandmap.wisconsin.gov/Broadband/2017/CoverageAtlas/County/CountyCoverage_Fond%20du%20Lac.pdf.

²⁴ The City Council votes annually at the Organizational meeting in April to designate an "official newspaper" that is used for official notices.

the new library was constructed in 1968.²⁵ The Carnegie Library was listed on the National Register in 1979. Updates needed include the addition of an elevator for ADA compliance and updating the heating system.

4.5 Health and Planning

Land use, transportation and urban design decisions affect air quality, water quality and supply, safety, physical activity and exposure to industrial contaminants. These decisions have been linked to adult and childhood obesity, inactivity, cancer, respiratory problems and environmental justice. Since it has been proven that there is a direct correlation between the built environment and public health communities should be looking at integrating public health into planning activities and decisions. Together planners, public health providers and communities are working together to improve the built environment in order to increase the quality of life and livability, and to address obesity, inactivity and chronic disease.

4.6 Utilities and Community Facilities Issues Raised During Planning Process

Stormwater Management: the City is required to comply with the Rock River TMDL requirements and the City's MS4 permit. As a result the City is working to reduce stormwater runoff and discharges into the Rock River. To assist the City in this endeavor, a Stormwater Management Plan and a Stormwater Utility have been to fund the structural and operational best management practices (BMPs). Reduction of stormwater runoff will be an ongoing effort during the life of this plan and beyond.

Municipal Facility Needs: during the planning process, a number of municipal facilities were identified as needing updates. Facilities needing more major updates include the City Hall, Senior Center and the Waupun Heritage Museum. In addition, the City is considering a new indoor recreation/community center. By 2040, the City will need to develop over 20 acres of park and recreational facilities.

4.7 Utilities and Community Facilities Recommendations

Waupun strives to provide a cost-effective and efficient level of services and facilities in order to meet its existing and future needs. Services should be provided in a manner that will promote orderly growth and development. Stormwater infrastructure should be designed to manage and reduce stormwater runoff into the Rock River Basin. Quality schools and access to educational opportunities is important to maintain a high quality of life. Residents are demanding more from libraries and libraries must change in order to accommodate the changing needs and wants from residents. Residents are proud of the City's park system and are looking for additional recreational opportunities that will allow them to safely walk and bike to key destinations within and outside of the City.

The following recommendations will allow Waupun to maintain and improve services and facilities for community residents.

²⁵ www.waupunpubliclibrary.org/history .

Recommendations:

- 4.7.1** Continue to develop an annual 5 year Capital Improvement Program (Transportation 3.7.16). (4.2.1)
- 4.7.2** Develop a facilities needs study to comprehensively examine City owned facilities. Consider an evaluation of energy efficiency and renewable energy options that would be cost-effective to implement. Include maintenance and updates listed in Table 4.6 below. (4.2.1)
- 4.7.3** Evaluate existing services and practices to determine energy saving techniques that would be cost-effective to implement and would save the City and community money. (4.2.1)
- 4.7.4** Encourage new development to occur in areas already served or adjacent to existing development (Housing 2.6.28 / Economic Development 6.10.8 / Land Use 8.9.27). (4.2.2)
- 4.7.5** Continue to replace aging sanitary sewer, storm sewer and watermain pipes and infrastructure in combination with other infrastructure upgrades. (4.2.2)
- 4.7.6** Continue to perform routine maintenance and testing to ensure optimum (water, sanitary sewer and electric) utility provision. (4.2.2)
- 4.7.7** Develop a long-term plan to consolidate the number of electric substations. (4.2.2)
- 4.7.8** Continue to identify and reduce inflow and infiltration in the sanitary sewer system. (4.2.2)
- 4.7.9** Develop a plan to show how future areas will be served by sanitary sewer, water and electric (Housing 2.6.29 / Land Use 8.9.24). (4.2.2)
- 4.7.10** Complete activities as required under the City's MS4 general permit (Agricultural, Natural & Cultural Resources 5.13.9). (4.2.3)
- 4.7.11** Continue to work towards meeting the TMDL requirements. (4.2.3)
- 4.7.12** Encourage use of best management practices on private property to increase absorption of stormwater locally and decrease runoff. (4.2.3)
- 4.7.13** Review and revise City ordinances to ensure that private stormwater infrastructure is maintained. (4.2.3)
- 4.7.14** Continue to explore the use of green infrastructure methods such as rain gardens, rain barrels, bio-filters, etc. for stormwater management (Agricultural, Natural & Cultural Resources 5.13.10). (4.2.3)
- 4.7.15** Continue inclusion of retention and detention ponds in new developments. (4.2.3)

- 4.7.16** Identify areas for future stormwater retention/detention ponds (Land Use 8.9.38). (4.2.3)
- 4.7.17** Explore the acquisition of utility easements in locations prone to flooding to develop increased stormwater infrastructure. (4.2.3)
- 4.7.18** Work with the Waupun Area School District, the Moraine Park Technical College and area businesses to evaluate educational needs of the City and to develop programs that fit those needs (Economic Development 6.10.39). (4.2.4)
- 4.7.19** Support the youth apprenticeship program through the Waupun Area School District (Economic Development 6.10.40). (4.2.4)
- 4.7.20** Continue to work with the Waupun Area School District on the Reaching Everyone through Actions with Community Hands (REACH) program. (4.2.4)
- 4.7.21** Continue to support the “Senior Democratic Seminar” that results in projects developed and implemented by senior’s that enhance the community. (4.2.4)
- 4.7.22** Work with the Waupun Area School District and private schools to enhance recreational and community opportunities in the City (Intergovernmental Cooperation 7.5.15). (4.2.4)
- 4.7.23** Plan joint meetings between the Waupun Area School District, private schools and the City to discuss shared use of facilities, volunteer opportunities, new schools, school capacity issues, etc. (Intergovernmental Cooperation 7.5.16 / Land Use 8.9.30) (4.2.4)
- 4.7.24** Strengthen partnerships with UW-Extension to provide community education programs. This could include effective parenting, rental education, financial education, etc. (Housing 2.6.13) (4.2.4)
- 4.7.25** Address maintenance, upgrades and current needs identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan. (4.2.5)
- 4.7.26** Update the City of Waupun Comprehensive Outdoor Recreation Plan every five years. (4.2.5)
- 4.7.27** Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan (Land Use 8.9.32). (4.2.5)
- 4.7.28** Develop a long-term bicycle and pedestrian plan to identify routes, facilities and priorities. Incorporate recommendations from the City of Waupun Comprehensive Outdoor Recreation Plan (Transportation 3.7.1 / Land Use 8.9.19). (4.2.5)
- 4.7.29** Implement the master plan for the McCune Park beach. (4.2.5)
- 4.7.30** Provide additional signage for the canoe/kayak launches and dam portage sites along the Rock River. (4.2.5)
- 4.7.31** Complete a feasibility study for a new indoor recreation/community center. Possibly features could include a gym, indoor pool, fitness rooms, general purpose rooms and

- relocated senior center. (4.2.5)
- 4.7.32** Work with WARP, the YMCA of Dodge County, the Waupun Area School District, the Waupun Senior Center and others to increase recreational opportunities and programs in the City. (4.2.5)
- 4.7.33** Consider developing a Health and Planning Chapter for the comprehensive plan update. The Health and Planning Chapter would enhance livable communities, health and nutrition, environmental exposures and other items that would be raised during the planning effort. (4.2.5)
- 4.7.34** Address space and facility needs for the police and fire departments (exercise equipment, fire department equipment storage, and fire fighter shower facilities) (Utilities & Community Facilities 4.7.2). (4.2.6)
- 4.7.35** Continue to maintain equipment and replace fire equipment based on National Fire Protection Association (NFPA) requirements. (4.2.6)
- 4.7.36** Ensure proper funding and maintenance of police and fire equipment, facility and services. (4.2.6)
- 4.7.37** Periodically evaluate the levels of service for police, fire and emergency services and make improvements where needed. (4.2.6)
- 4.7.38** Develop a staffing survey to address staffing needs attributed to a volunteer fire department. (4.2.6)
- 4.7.39** Continue to work with contracted ambulance service providers. (4.2.6)
- 4.7.40** Investigate the possibility of combining the Waupun City and Country Fire Departments. (4.2.6)
- 4.7.41** Continue to contract with private waste collection entities to provide residential curb-side collection for solid waste and recycling. (4.2.7)
- 4.7.42** Disseminate information about solid waste and recycling collection, disposal of hazardous materials, and other related services/options. (4.2.7)
- 4.7.43** Continue to provide an annual e-cycling collection. (4.2.7)
- 4.7.44** Continue to provide City generated wood chips and composting materials (made from yard waste) to residents. (4.2.7)
- 4.7.45** Explore opportunities to increase library resource availability. (4.2.8)
- 4.7.46** Support the library and its efforts to modify its service model to accommodate the changing needs and wants of Waupun residents. (4.2.8)
- 4.7.47** Work with the Dodge County Human Services and Health Department and the Fond du

Lac County Department of Social Services to address the needs of the growing elderly population. (4.2.9)

4.7.48 Continue to provide a permanent space and programming for senior citizens in the community. (4.2.9)

4.7.49 Work with the Waupun Area School District to establish a Diversity Committee. The purpose of the committee is to provide a more welcoming environment for all individuals by: (4.2.10)

- Increasing cultural understanding and appreciation
- Establishing a forum for communication

4.8 Forecasted Utilities and Community Facilities Needs

Table 4.6 lists improvements and upgrades to public infrastructure identified during the planning process.

Table 4.6: Forecasted Utilities and Community Facilities Needs

Department	Need	Approximate Timeframe	Comments
Waupun Fire Department	Equipment Storage		An extra drive through bay is needed.
Waupun Fire Department	Shower Facilities	Short-Term	Current facility lacks adequate shower facilities.
Police Department	Update exercise equipment		Exercise equipment shared by fire and police departments. Equipment is outdated.
Department of Public Works	Stormwater Best Management Practices	Long-Term	
Wastewater Treatment Facility	Phosphorus Removal	Mid-Term	Added due to new requirements.
Waupun Area School District	Various facility updates	Short-Term	Updates to all public schools are being done and have been approved by referendum.
City Hall	Boiler system updates, new carpeting, air conditioning on the second floor, upgrades for ADA compliance	Short to Mid-Term	Maintenance items, air conditioning to extend use of auditorium, upgrades to bring the facility into ADA compliance.
Community Center	Updates to fire protection system and small remodel	Short-Term	The Hockey Association is considering a small remodel to support a new team.
Senior Center	Possibly updating or relocating facility.	Mid-Term	
History Museum	Update heating system and installing an elevator.		Maintenance and ADA compliance.
Waupun Utilities	Install new well.		New well will replace wells #1 and #2.
Waupun Utilities	Install voltage updates.		Voltage conversion from 4160V to 12740V for electric distribution system.

Short-Term: approximately 1-4 years in the future Mid-Term: approximately 5-8 years in the future Long-Term: approximately 9+ years in the future

4.9 Programs

United States Environmental Protection Agency (USEPA): The USEPA offers several grant programs including those through the Office of Sustainable Communities, Brownfields Area-Wide Planning, Environmental Justice Small Grants Program and Urban Waters Small Grants (UWSG) program. These grant programs support community efforts to improve the environmental and health outcomes resulting from land use decision making and design, and advance the restoration of urban waters by improving water quality through activities that also support community revitalization, economic development, and other local priorities. Additional information is available at: <https://www.epa.gov/grants/epa-grant-community-program-information>.

- National Pollutant Discharge Elimination System (NPDES) Storm Water Program: The Clean Water Act also established the National Pollutant Discharge Elimination System (NPDES) Storm Water Program. The comprehensive two-phased program addresses the non-agricultural sources of stormwater discharges which adversely affect surface water quality. A NPDES permitting mechanism requires the implementation of controls designed to reduce the volume of stormwater runoff and the level of harmful pollutants in stormwater runoff.

Federal Emergency Management Administration (FEMA): FEMA offers several annual grant awards to fire departments. Eligible project costs include equipment, supplies, training, emergency work (evacuations, shelters, etc.), and mobilization/ demobilization activities. All municipal jurisdictions with a population of less than 50,000 are eligible to receive funding. Recipients must provide a 10 percent match for all project costs. Additional information on FEMA grants is available at <http://www.fema.gov/grants>.

Other Federal Agencies: Federal regulation of telecommunications, radio, and television towers is currently under the auspices of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and the Occupational Safety and Health Administration (OSHA). The FCC issues licenses for new telecommunication facilities by determining the overall need, coordinates frequencies, and regulates tower placement. Communication towers must be located at the most central point at the highest elevation available. The FAA regulates tower height, coloring, and lighting to ensure aircraft safety. OSHA regulates the occupational exposure to non-ionizing electromagnetic radiation emitted from radio, microwave, television, and radar facilities.

Public Service Commission (PSC): Public utilities in Wisconsin are regulated by the PSC, an independent regulatory agency. The PSC sets utility rates and determines levels for adequate and safe service. More than 1,400 utilities are under the agency's jurisdiction. PSC approval must be obtained before instituting new rates, issuing stock or bonds, or undertaking major construction projects such as power plants, water wells, and transmission lines. Additional information on the Public Service Commission is available at <http://psc.wi.gov/>.

Wisconsin Department of Administration (WDOA): The WDOA, Division of Housing, Bureau of Community Development offers Community Development Block Grant – Public Facilities (CDBG – PF) grants. This program helps support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers. Additional information regarding the CDBG-PF

program can be found at <http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Community-Development/CDBG-PF-Program-Overview>.

Wisconsin Department of Natural Resources (WDNR): The WDNR works with the citizens, businesses and local governments to preserve and enhance the natural resources of Wisconsin. In partnership with others, WDNR staff manage fish, wildlife, forests, parks, air and water resources.

- Wisconsin Solid Waste Management Program: Begun in the 1970s, the Wisconsin Solid Waste Management Program regulates the collection, storage, transportation, treatment and disposal of solid waste. The solid waste administrative codes are extensive and include Chapter 502, Solid Waste Storage, transportation, transfer, incineration, air curtain destructors, processing, wood burning, composting and municipal solid waste combustors; Chapter 518, Land spreading of solid waste; and ATCP 34, Clean sweep program. More information is available at: <http://dnr.wi.gov/topic/waste/solid.html>.
- Knowles-Nelson State Stewardship. The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Created by the state legislature in 1989, \$60 million dollars per year is utilized to purchase lands for parks and other recreational purposes. An important component of the program is the cooperation between the DNR and local governments and non-profit organizations. The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.). More information is available at: <http://dnr.wi.gov/topic/stewardship/>.
- Clean Water Fund Program (CWFP): The Clean Water Fund Program (CWFP) is one of two Environmental Improvement Fund (EIF) loans that are jointly managed and administered by the Department of Natural Resources and the Department of Administration. It offers loans and hardship grants to any town, village, city, county utility district, public inland lake protection and rehabilitation district, metropolitan sewerage district or federally recognized American Indian tribe or band to construct or modify municipal wastewater systems or construct urban storm water best management practices. More information is available at: <http://dnr.wi.gov/aid/eif.html>.
- Safe Drinking Water Loan Program (SDWLP). The Safe Drinking Water Loan Program (SDWLP) is one of two Environmental Improvement Fund (EIF) loans that are jointly managed and administered by the Department of Natural Resources and the Department of Administration offers loans to any city, village, town, county, sanitary district, public inland lake protection and rehabilitation district, or municipal water district to construct or modify public water systems to comply with public health protection objectives of the Safe Drinking Water Act. More information is available at: <http://dnr.wi.gov/aid/eif.html>.
- Wisconsin Pollutant Discharge Elimination System (WPDES) program. The Department regulates the discharge of pollutants to waters of the state through the WPDES program. Individual (e.g., site-specific) WPDES permits are issued to municipal and industrial facilities discharging to surface water and/or groundwater. As of 2012, approximately 358 industrial facilities require individual WPDES permits and approximately 649 municipalities held individual WPDES permits. WPDES general permits are issued by the Wisconsin Department of Natural Resources for specific categories of industrial, municipal and other wastewater discharges. More information is available at: <http://dnr.wi.gov/topic/wastewater/permits.html>.

- **Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program.** The NPDES program is administered by the WDNR through NR-216. The Wisconsin Pollutant Discharge Elimination System (WPEDS) Storm Water Program regulates stormwater discharge from construction sites, industrial facilities, and selected municipalities. Recent Phase II requirements will require six minimum control measures to be addressed by communities and other local entities: public education, public participation, illicit discharges, construction site pollutant control (≥ 1 acre in size), post construction site stormwater management, and pollution prevention. More information is available at: <http://dnr.wi.gov/topic/wastewater/dischargeypes.html>.

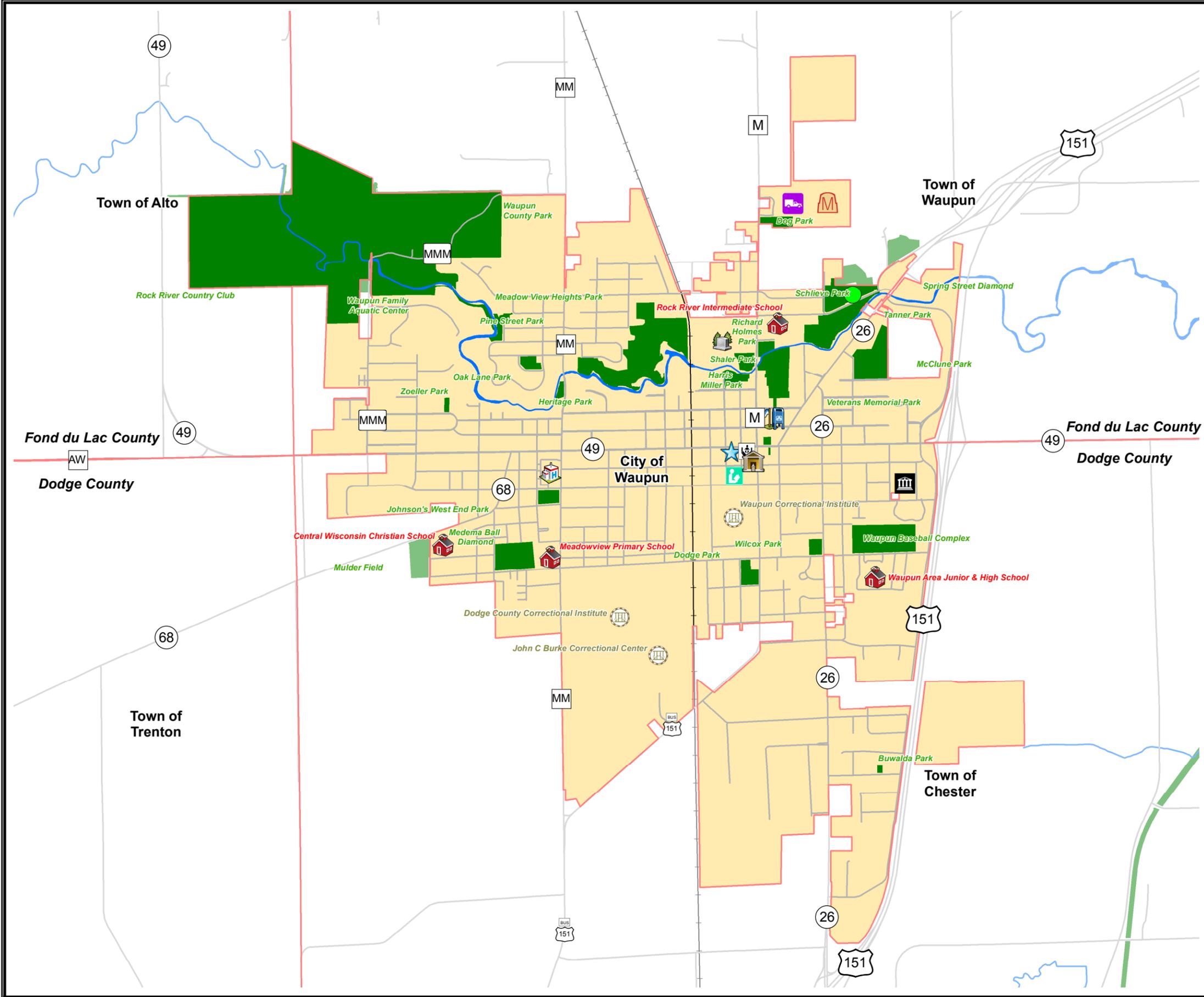
Department of Public Instruction (DPI): The Wisconsin Constitution as it was adopted in 1848 provided for the establishment of district schools that would be free to all children age 4 to 20. Subsequent laws allowed a property tax to be collected to fund school programs. Today, the Department of Public Education (DPI) oversees the operations of school systems and sets state standards for educational curricula, teacher certification standards, and other educational programs.

Wisconsin Community Action Program Association (WISCAP): The Wisconsin Community Action Program Association (WISCAP) is the statewide association for Wisconsin's sixteen (16) Community Action Agencies and three single-purpose agencies with statewide focus. CAP Services, a member of WISCAP covers Winnebago County.

Board of Commissioners of Public Lands (BCPL): BCPL manages Wisconsin Trust Funds for public education financing, and for managing remaining Wisconsin Trust Lands.

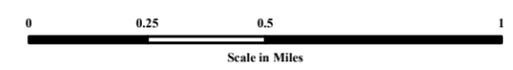
- **State Trust Fund Loan Program:** The State Trust Fund Loan Program offers loans to municipalities, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of municipal purposes.

Map 4-2 City of Waupun Comprehensive Plan Community Facilities



- | | | | |
|--|-----------------------|--|---|
| | City Garage | | Waupun Area School District Administrative Building |
| | City Hall | | Waupun City Heritage Museum |
| | Community Center | | Waupun Memorial Hospital |
| | Correctional Center | | Waupun Public Library |
| | Forest Mound Cemetery | | Waupun Senior Center |
| | School Location | | Yard Waste Site |
| | Post Office | | Parks |

Source:
Base data: Dodge & Fond du Lac Counties, 2016
Community Facilities: ECWRPC, 2017



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:





CHAPTER #5

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

CHAPTER 5: AGRICULTURAL, NATURAL & CULTURAL RESOURCES

TABLE OF CONTENTS

5.1 Agricultural, Natural and Cultural Resources Vision Statement	5-1
5.2 Agricultural Resources Goals and Objectives	5-1
5.3 Agricultural Resources Policies	5-1
5.4 Natural Resources Goals and Objectives	5-1
5.5 Natural Resources Policies	5-2
5.6 Cultural Resources Goals and Objectives	5-2
5.7 Cultural Resources Policies	5-2
5.8 Agricultural Resource Inventory	5-3
5.9 Natural Resource Inventory	5-5
5.10 Cultural Resources Inventory	5-11
5.11 Agricultural, Natural and Cultural Resources Recommendations	5-15
5.12 Agricultural Resources Recommendations	5-15
5.13 Natural Resources Recommendations	5-15
5.14 Cultural Resources Recommendations	5-16
5.15 Programs	5-17

Chapter 5

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element includes an analysis of existing agricultural, natural and cultural resources in and around the City of Waupun. The chapter presents existing conditions, visions, goals, objectives, policies and programs for the conservation and promotion of effective management of agricultural, natural and cultural resources in the City.

5.1 Agricultural, Natural and Cultural Resources Vision Statement

The City of Waupun maintains unique open space areas that are carefully preserved and utilized to help create a community identity. Historic buildings, statues and places are embraced and local festivals add to the rich heritage of the City. Agricultural preservation in outlying areas with local economic resources creates a symbiotic relationship between Waupun and its rural neighbors.

5.2 Agricultural Resources Goals and Objectives

5.2.1 Goal: Support the areas agricultural economy.

Objective:

- Encourage continued agricultural uses in outlying areas.
- Preserve the area's most productive farmland for continued agricultural activities.
- Support the continuation and creation of agricultural support and service businesses within the City.

5.2.2 Goal: Encourage urban farming activities within the City.

Objective:

- Provide access to locally grown products.

5.3 Agricultural Resources Policies

5.3.1 The City will support the agricultural economy of the area.

5.3.2 The City will support opportunities to provide access to fresh locally grown products.

5.4 Natural Resources Goals and Objectives

5.4.1 Goal: Protect and preserve the natural resources of the City and the area.

Objective:

- Protect environmentally sensitive areas.
- Maintain and enhance public conservancy areas.

- Maintain a diverse and quality urban forest.

5.4.2 Goal: Maintain and improve the surface water quality of the Rock River corridor.

Objective:

- Reduce non-point nutrient runoff into the Rock River watershed.

5.4.3 Goal Continue to provide opportunities for safe access and activity along the Rock River.

Objective:

- Maintain and improve access points along Rock River for canoes and other small watercraft.

5.5 Natural Resources Policies

5.5.1 Maintain appropriate access and view sheds to the Rock River.

5.5.2 Preserve and maintain the natural resources associated with the Rock River corridor.

5.5.3 Maintain and protect a system of open spaces, environmental corridors and recreational areas that preserve significant natural, cultural and historical resource in the City.

5.5.4 Acquire and/or encourage acquisition of environmentally sensitive and unique lands, and designing park and recreation facilities with the natural environment in mind.

5.6 Cultural Resources Goals and Objectives

5.6.1 Goal: Preserve historical structures, places, and events within the City.

Objective:

- Compile an inventory of significant historic and cultural resources.
- Encourage preservation and rehabilitation of historic structures using appropriate design elements and materials.
- Raise awareness of historical and cultural resources.
- Ensure the longevity of local festivals, concerts, and fairs.

5.6.2 Goal: Maintain and encourage development of outdoor public art.

Objective:

- Continue to promote and maintain Waupun's statuary.
- Explore community support for purchase and development of more outdoor public art, statues and displays.
- Work with local organizations to develop festivals, fundraisers, and to disseminate existing information about Waupun's collection of statuary.

5.7 Cultural Resources Policies

5.7.1 Preserve historically significant structures and locales within the City.

5.7.2 Consider opportunities for historic preservation in all future planning, zoning and development decisions.

5.7.3 Continue to provide a forum for local culture, the arts, and festivals.

5.8 Agricultural Resource Inventory

5.8.1 Active Agriculture

There is no agricultural category of land use within the City of Waupun's zoning ordinance. There are also very limited areas where cropland does exist, and in these areas the use is considered temporary.

5.8.2 Productive Agricultural Soils

Prime farmland soils are plentiful within the City's corporate area, especially in areas not adjacent to the Rock River. A classification system rating the suitability of a specific area based on soil type and condition was developed by the U.S. Department of Agriculture.¹ Prime farmland are generally defined as "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods".² This includes the following classifications (1) All areas are prime farmland; (2) Prime farmland, if drained; (3) Prime farmland if protected from flooding or not frequently flooded during the growing season, and (4) Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season.³ Farmlands of Statewide Importance, is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, fiber, forage, and oil seed crops. Farmlands of Statewide Importance are not prime farmland. 2014 Soil data from the NRCS-SSURGO was used to determine prime farmland. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. This is especially true within incorporated areas, such as the City of Waupun. The "prime farmland" designation simply indicates that these soils are good for productive farming (Table 5.1 and Map 5-1). Approximately 66.6% of the land within the City and 50.3% of the land within the planning area is considered prime farmland

¹ USDA 1993. USDA Handbook 18: Soil Survey Manual.

² United States Department of Agriculture, Natural Resource Conservation Service. NSSH Part 622 I NRCS. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/survey/?cid=nrcs142p2_054226.

³ Prime farmland also includes areas that are irrigated. However, within Town of Buchanan this classification does not exist and was therefore omitted from the text.

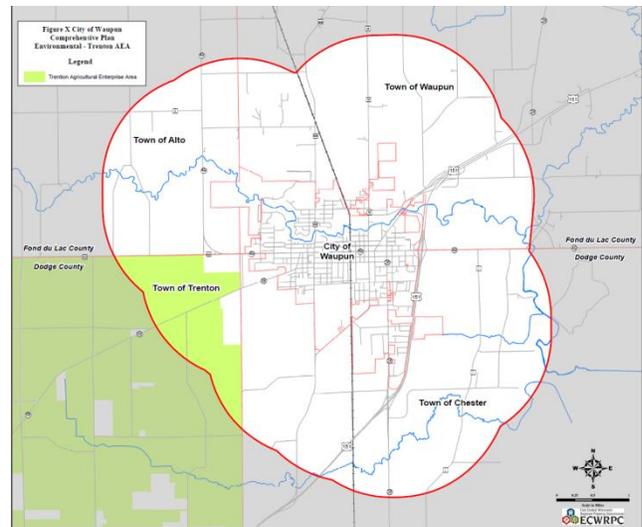
Table 5.1: Prime Farmland

MCD	All Areas are Prime Farmland		Prime Farmland if Drained		Prime Farmland if Protected from Flooding or not Frequently Flooded During the Growing Season		Farmland of Statewide Importance		Not Prime Farmland or Statewide Importance		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	
City of Waupun	1,984	66.6%	788	26.5%	1	0.0%	127	4.3%	78	2.6%	2,978
Town of Waupun	2,128	39.0%	2,118	38.8%	21	0.4%	670	12.3%	519	9.5%	5,456
Town of Alto	1,106	41.0%	1,083	40.1%	0	0.0%	311	11.5%	200	7.4%	2,700
Town of Trenton	1,191	83.9%	142	10.0%	0	0.0%	85	6.0%	1	0.1%	1,418
Town of Chester	3,627	56.4%	1,711	26.6%	0	0.0%	955	14.8%	142	2.2%	6,434
Total Planning Area	8,052	50.3%	5,054	31.6%	21	0.1%	2,021	12.6%	859	5.4%	16,007
Total	10,036	52.9%	5,843	30.8%	21	0.1%	2,148	11.3%	937	4.9%	18,985

Source: NRCS SSURGO 2014.

5.8.3 Agricultural Enterprise Areas

An Agricultural Enterprise Area (AEA) is part of the local lands initiative and is defined as “an area where the local community has prioritized preservation of farmland and agricultural development”.⁴ An AEA exists adjacent to the City of Waupun in the Town of Trenton. The goal of the Trenton AEA is to preserve the town’s agricultural land base, strengthen local farm operations, and support local, regional, and statewide agribusinesses. This area should be preserved for farming activities.



Agricultural Enterprise Area – Town of Trenton

5.8.4 Community Gardens

Community gardens provide access to local food. They allow people without access to land to grow their own food, and to share knowledge and skills. Some people find that gardening relieves stress, encourages social interaction, increases physical activity and encourages people to eat more vegetables and healthy foods. The City of Waupun has one community garden located on Grace Street next to the James C. Laird Museum of Local History.

⁴ <http://wisconsinfarmland.org/working-lands-programs/agricultural-enterprise-areas/>.

5.9 Natural Resource Inventory

5.9.1 Topography and Geology

The City and surrounding area's bedrock and historic glacial events are largely responsible for the City's landscape. After the recession of glaciers about 11,000 years ago, Fond du Lac County was left with its current topography shaped by mounds of glacial till with flatter areas where limestone and sandstone bedrock often lie not far from the surface.

The bedrock geology of the City and the extraterritorial area is made up of the Sinnipee Group⁵. The Sinnipee Group is comprised of dolomite with some limestone and shale formations.

Areas of high bedrock, less than five feet, are mainly found in the southwest corner of the City and northwest of the City, in the Town of Alto (Map 5-2). There are about 38 acres of high bedrock in the City and about 141 acres of high bedrock in the planning area (Table 5.2).

Table 5.2: High Bedrock, Less than 5 feet

MCD	Acres	Percent	Total Acres
City of Waupun	38	1.3%	2,978
Town of Waupun	6	0.1%	5,456
Town of Alto	75	2.8%	2,700
Town of Trenton	18	1.3%	1,417
Town of Chester	42	0.6%	6,434
Total Planning Area	141	0.9%	16,007
Total	179	0.9%	18,985

Source: NRCS-SSURGO, 2017

5.9.2 Watershed / River Basins

The Upper Rock River Watershed (UR12),⁶ located in the Upper Rock River Basin (UR22), is divided roughly in half by the county boundary, with the northern portion of the watershed in Fond du Lac County and the southern portion in Dodge County (Map 5-3). As in most other watersheds in this basin, the streams have low gradients. The watershed contains both the West and South branches of the Rock River as well as all of Horicon Marsh. The primary land use is agricultural (59%), but urbanization continues to spread. There are many sizable wetland complexes in this watershed in addition to the Horicon Marsh. There are three municipal wastewater facilities discharging into the watershed: Brandon, Burnett and Waupun. The Watershed is ranked high due to nonpoint pollution sources.

Waupun is the largest city in the watershed. The City operates an activated sludge wastewater treatment plant that discharges to the West Branch Rock River. In 2002, the City of Waupun obtained Nonpoint Source Program grant funding to develop a stormwater management plan. Increased storm water flow from urbanizing areas is causing problems for down gradient landowners in the Basin. In 2003, the City obtained Nonpoint Source Program Funding to develop a stormwater utility.

⁵ Bedrock Geology of Wisconsin, 2005; University of Wisconsin-Extension Geological and natural History Survey.

⁶ WDNR Gateway to Basins/ Watersheds, <http://dnr.wi.gov/water/watershedDetail.aspx?code=UR12&Name=Upper%20Rock%20River> .

5.9.3 Groundwater

Groundwater is the primary source of drinking water for Waupun residents. Its protection from chemical contamination is important for maintaining a safe supply of drinking water. The City of Waupun Utilities obtains its groundwater supply from five wells ranging in depth from 611 to 921 feet. These wells penetrate the St. Peter, Prairie du Chien, Trempealeau, Franconia, Galesville, Eau Claire and Mt. Simon formations. These five wells are capable of pumping 7.7 million gallons per day.⁷

About 55 percent of the City and about 57 percent of the planning area has groundwater occurring within two feet of the surface (Table 5.3 and Map 5-2). High groundwater areas can impact development and can lead to a higher risk of groundwater contamination.

Table 5.3: High Groundwater, Less than 2 Feet

MCD	Acres	Percent	Total Acres
City of Waupun	1,637	55.0%	2,978
Town of Waupun	2,655	48.7%	5,456
Town of Alto	1,521	56.3%	2,700
Town of Trenton	579	40.9%	1,417
Town of Chester	4,318	67.1%	6,434
Total Planning Area	9,074	56.7%	16,007
Total	10,710	56.4%	18,985

Source: ECWRPC,2017

UW Stevens Point's Center for Watershed and Education provides a Wisconsin Well Water Quality Interactive Viewer that provides an on-line map application highlighting contaminate levels in groundwater. The WI Well Water Quality Interactive Viewer indicates that there are areas surrounding the City with elevated levels of groundwater containments. Interested citizens can utilize the Groundwater Viewer at: <https://www.uwsp.edu/cnr-ap/watershed/Pages/GWHome.aspx>.

5.9.4 Stream Corridors / Surface Water

The South Branch Rock River is the primary surface water within the City. This river flows east for 17 miles through Fond du Lac County and joins with the West Branch of the Rock River just east of Waupun where it enters the Horicon Marsh. The South Branch Rock River is listed as impaired due to Low dissolved oxygen (DO), degraded habitat, total phosphorus, and sediment/ Total suspended solids. The Waupun Pond is a small impoundment, created by a 9 foot dam, in the South Branch of the Rock River. Fluctuating water levels have been a problem because of the irregular supply of water provided by the river. The fishery is made up of carp and bullheads and shore fishing is provided by the city park.

5.9.5 Floodplains

Floodplain areas are designated by the Federal Emergency Management Agency (FEMA). Designated areas are those that are prone to flooding during a 100-year storm event adjacent to navigable waters. Within the City, floodplains are generally associated with the Rock River corridor (Table 5.4 and Map 5-3). Approximately 376 acres of floodplains only (12.6%) and 142

⁷ City of Waupun 2016 Annual Water Quality Report, http://www.waupunutilities.com/media/2016_water_quality_report.pdf.

acres of floodplains and wetlands (wetlands and floodplains overlap) are found within the City (4.8%). While 1,573 acres of floodplains (alone) and 1,359 acres of floodplains and wetlands (wetlands and floodplains overlap) are scattered through the planning area (18.3%). These are also generally located along the Rock River.

Table 5.4: Floodplains and Wetlands

MCD	Wetlands		Floodplains		Floodplains & Wetlands		Total Acres
	Acres	Percent	Acres	Percent	Acres	Percent	
City of Waupun	0	0.0%	376	12.6%	142	4.8%	2,978
Town of Waupun	81	1.5%	751	13.8%	327	6.0%	5,456
Town of Alto	19	0.7%	565	20.9%	300	11.1%	2,700
Town of Trenton	0	0.0%	0	0.0%	0	0.0%	1,417
Town of Chester	93	1.4%	257	4.0%	731	11.4%	6,434
Total Planning Area	193	1.2%	1,573	9.8%	1,359	8.5%	16,007
Total	193	1.0%	1,950	10.3%	1,500	7.9%	18,985

Source: Wisconsin Department of Natural Resources, 2017

5.9.6 Wetlands

Wetlands are areas in which the water table is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas.

Wetlands accomplish important natural functions, including stabilization of lake levels and streamflows, entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth), contribution to the atmospheric oxygen and water supplies, reduction in stormwater runoff (by providing areas for floodwater impoundment and storage), protection of shorelines from erosion, entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation), provision of groundwater recharge and discharge areas, provision of habitat for a wide variety of plants and animals, and provision of educational and recreational activities.

The City of Waupun is located within close proximity to the Horicon Marsh. This marsh consists of both the Horicon National Wildlife Refuge (HNWR), which is primarily administered by the U.S. Fish and Wildlife Service, and the Horicon Marsh Wildlife Area (HMWA) which is administered by the Wisconsin WDNR. The HNWR covers 20,976 acres in the northern 2/3 of the marsh and the HMWA covers 10,928 acres in the southern 1/3 of the marsh for a combined total of 31,904 acres. The size of the marsh makes it one of the largest freshwater wetlands in the United States. There are 216 species of birds which use Horicon Marsh as well as 32 other bird species which have been reported in the marsh (USFWS, 1994). There is also a wide variety of fish, aquatic animals and mammals which utilize the marsh. Due to the extremely large size of the marsh, as well as other factors such as the diversity of flora and fauna and the large populations of waterfowl it supports, Horicon Marsh has been designated as a "Wetland of International Importance". This recognition affirms the high natural resource value of Horicon Marsh not only for Wisconsin, but nationally and internationally as well.

There are no wetlands within the City of Waupun that are not associated with floodplains. Within the planning area, 193 acres, not associated with floodplains exist. Wetlands in and near the City of Waupun generally occur adjacent to the South Branch of the Upper Rock River and its tributary streams (Table 5.4 and Map 5-3).

5.9.7 Woodlands

Waupun County Park contains State Natural Area (No. 51).⁸ This area, also called Waupun Park Maple Forest, features an outstanding old-growth remnant of southern mesic forest – a deciduous community type that originally covered an estimated 3.4 million acres in southern Wisconsin. The nearly level site is underlain by rich silt loam soils over calcareous till that supports many mature trees well over 2 feet in diameter. Sugar maple is the dominant canopy species, but there is a diversity of other large trees including red oak, white oak, basswood, white ash, and black walnut. Smaller mid-canopy trees are also present including slippery elm, eastern hop-hornbeam, black cherry, and bitternut hickory. There is abundant reproduction of sugar maple and a striking absence of shrubs in the understory. The northwestern portion of the site is drier and contains a higher amount of oaks, including black oak. There is a diversity of herbaceous plants with a rich mixture of spring flowers including white and red baneberry, bloodroot, blue cohosh, sharp-lobed hepatica, jack-in-the-pulpit, may-apple, phlox, spring-beauty, toothwort, large-flowered trillium, white trout-lily, violets, Virginia water-leaf, and wood anemone. Waupun Park Maple Forest is owned by Fond du Lac County and was designated a State Natural Area in 1967. There are approximately 68 acres of general woodlands and 0.3 acres of planted woodlands in the City (Table 5.5 and Map 5-4).

Table 5.5: Woodlands and Federal and WDNR Managed Lands

MCD	General Woodlands Acres	Planted Woodlands Acres	WDNR Managed Lands Acres	Federal Lands (Horicon) Acres	Total Acres
City of Waupun	68	0.3	0	0	2,978
Town of Waupun	149	81	0	0	5,456
Town of Alto	573	13	72	0	2,700
Town of Trenton	33	0	0	0	1,417
Town of Chester	374	12	137	416	6,434
Total Planning Area	1,129	107	209	416	16,007
Total	1,197	107	209	416.17	18,985

Source: WDNR, 2016 and ECWRPC, 2017

5.9.8 Steep Slopes

There is only one general area in the northern portion of the City with steep slopes greater than 12% (Map 5-2). A small area lies just north of the Rock River and south of Edgewood/Woodland roads. This area is bordered on one side by the floodplain areas north of the Rock River. Another small area lies north of Fond du Lac Street. Approximately 29 acres of steep slopes are found in the City and about 406 acres in the planning area (Table 5.6 and Map 5-2).

⁸ WDNR State Natural Areas Program, <http://dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=51>.

Table 5.6: Steep Slopes

MCD	Acres	Percent	Total Acres
City of Waupun	29	1.0%	2,978
Town of Waupun	305	5.6%	5,456
Town of Alto	37	1.4%	2,700
Town of Trenton	0	0.0%	1,417
Town of Chester	64	1.0%	6,434
Total Planning Area	406	2.5%	16,007
Total	435	2.3%	18,985

Source: NRCS-SSURGO, 2017

5.9.9 Rare Species Occurrences / Wildlife Habitat

The Wisconsin Department of Natural Resources maintains a database of rare, threatened and endangered species and natural communities in Fond du Lac County. In order to protect these species and communities, the exact location is not available to the public; however, Fond du Lac County does have a copy of this database. Whenever a request comes into the county for development, this database is consulted prior to granting approval.

The Wisconsin DNR Natural Heritage Inventory (NHI) maintains an online database which provides statewide inventory of known locations and conditions of rare and endangered species, by town. A review of the NHI Township Search Tool (for the towns of Waupun, Chester, Alto, and Trenton) database revealed eighteen listings for the City and towns surrounding the City of Waupun (Table 5.7). This database is incomplete since not all areas within the state have been inventoried. Thus, the absence of a species within this database does not mean that a particular species or community is not present. Nor does the presence of one element imply that other elements were surveyed for but not found. Despite these limitations, the NHI is the state's most comprehensive database on biodiversity and is widely used.

Generalized versions of the database are included on Map 5-4.

Table 5-7: WDNR Natural Heritage Inventory

Scientific Name	Common Name	WI Status	Federal Status	Group	Town of Waupun	Town of Chester	Town of Alto	Town of Trenton
<i>Botaurus lentiginosus</i>	American Bittern	SC/M		Bird~	X			
<i>Chlidonias niger</i>	Black Tern	END	SOC	Bird~	X	X		
<i>Nycticorax nycticorax</i>	Black-crowned Night-Heron	SC/M		Bird~		X		
<i>Himantopus mexicanus</i>	Black-necked Stilt	SC/M		Bird~		X		
<i>Acris blanchardi</i>	Blanchard's Cricket Frog	END		Frog~				X
<i>Thamnophis butleri</i>	Butler's Gartersnake	SC/H		Snake~		X		
<i>Liodessus cantralli</i>	Cantrall's Bog Beetle	SC/N		Beetle~	X	X		
<i>Sterna forsteri</i>	Forster's Tern	END		Bird~		X		
<i>Spermophilus franklinii</i>	Franklin's Ground Squirrel	SC/N		Mammal				X
<i>Chlosyne gorgone</i>	Gorgone Checker Spot	SC/N		Butterfly		X		
Mesic prairie	Mesic Prairie	NA		Community	X			
<i>Thamnophis radix</i>	Plains Gartersnake	SC/H		Snake~		X		
<i>Microtus ochrogaster</i>	Prairie Vole	SC/N		Mammal				X
<i>Lythrurus umbratilis</i>	Redfin Shiner	THR		Fish~	X		X	
<i>Podiceps grisegena</i>	Red-necked Grebe	END		Bird~		X		
Southern dry-mesic forest	Southern Dry-mesic Forest	NA		Community				X
Southern mesic forest	Southern Mesic Forest	NA		Communit	X			
Wet-mesic prairie	Wet-mesic Prairie	NA		Community~		X		

Source: WDNR NHI Township Search Tool, <http://dnr.wi.gov/topic/NHI/data.asp?tool=township>

5.9.10 Open Space / Environmental Corridors

The City of Waupun is located just outside the Horicon Marsh (see description in 5.9.6 Wetlands). This entire resource is considered an important environmental corridor within the Upper Rock River Watershed. Preserving this vital resource, and ensuring the health of the corridor has been identified as a primary goal.

The Rock River Trail was established in 2010 to promote recreational use of the 320 mile multi-use river trail (Map 5-4).⁹ The trail runs from the headwaters of the Rock River in Fond du Lac County, Wisconsin, to the Mississippi River at Rock Island, Illinois. The trail is recognized by the National Park Service as a National Water Trail. Opportunities exist to hike, bike, paddle and drive along portions of the trail.

5.9.11 Nonmetallic Mineral Resources

There are no active, inactive, or planned mining activities in the City of Waupun. There are three active quarries in the Town of Alto, immediately west of the City (Michels Materials, Carew Concrete and Linck Aggregate/Spergers Bona Vita Farms) and one inactive quarry in the Town

⁹ Rock River Trail, <https://rockrivertrail.com/>. Accessed 7/11/17.

of Waupun (Map 5-2). The inactive limestone quarry is located west of Gateway Drive (Navis Properties). An additional quarry is located in the Town of Trenton at the corner of Jersey Road and CTH AW. The quarry in the Town of Trenton is not within the planning area boundary.

5.9.12 Soil Suitability for Sand and Gravel

Soil suitability for sand and gravel is shown on Map 5-2. This information can be used as guidance to where to look for probable sources based on the probability that soils in a given area contain sizeable quantities of sand or gravel. These materials can be used as a source for roadfill and embankments. There are 3 acres suitable for sand and gravel within the City on the City's west side and 69 acres within the planning area (Table 5.8).

Table 5.8: Sand and Gravel Suitability

MCD	Acres	Percent	Total Acres
City of Waupun	3	0.1%	2,978
Town of Waupun	23	0.4%	5,456
Town of Alto	0	0.0%	2,700
Town of Trenton	2	0.1%	1,417
Town of Chester	44	0.7%	6,434
Total Planning Area	69	0.4%	16,007
Total	72	0.4%	18,985

Source: NRCS-SSURGO, 2017

5.9.13 Solid Waste and Hazardous Waste Sites

The Solid and Hazardous Waste Information Management System (SHWIMS) provides access to information on sites, and facilities operating at sites, that are regulated by the Wisconsin Department of Natural Resources' (WDNR) Waste Management Program. Activities that occur at facilities include landfill operation, waste transportation, hazardous waste generation, wood burning, waste processing, sharps collection and many more. A search of the database for solid waste landfills/disposal facilities indicates that there are four sites within the City/Planning Area (Map 5-2). All landfills (sites) are inactive.

- City of Waupun Landfill, N. Madison Street (T. 14 N., R. 15 E., Section 32, NE ¼ of the NE ¼);
- City of Waupun Landfill, N. Madison Street (T. 14 N., R. 15 E., Section 28, NW ¼ of the SW ¼);
- Waupun Public Utility, Hwy 49 (T. 14 N., R. 15 E., Section 34, NE ¼ of the SW ¼); and
- WI DOC Waupun, W10971 Hwy 49 (T. 14 N., R. 15 E., Section 34, NW ¼ of the SW ¼).

5.10 Cultural Resources Inventory

5.10.1 State and National Register of Historic Places

The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs. The National Register is the official national list of historic properties in the United States that are worthy of preservation. The program is maintained by the National

Park Service in the U.S. Department of the Interior. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage. The inventory is maintained by the DHP. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or local history. Sites are based on the architectural, archaeological, cultural, or engineering significance. For ease of discussion, "National Register" is used to refer to both programs. In Wisconsin, if a property is listed on one then it is typically listed on the other.

At present, 7 properties / districts within the City of Waupun are listed on the National Register (Map 5-5):

- End of the Trail (Sculpture), Shaler Park (Reference # 80000136)
- Wisconsin State Prison Historic District, 200 S. Madison Street, 7 contributing buildings (Reference # 91001994)
- Waupun Post Office, 400 E. Franklin Street (Reference # 00001262)
- Waupun Public Library, 22 S. Madison Street (Reference # 79000072)
- Central State Hospital District, Lincoln Street between Beaver Dam and Mason Streets, 4 contributing buildings (Reference # 91001395)
- Martin K. Dahl House, 314 Beaver Dam Street (Reference # 75000062)
- Recording Angel (Sculpture), Forest Mound Cemetery (Reference # 74000088)

The National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. It is, therefore, important to access the most updated version of the National Register properties. This can be found by accessing the DHP website (<http://www.wisconsinhistory.org>) or by contacting the Wisconsin State Historical Society.

5.10.2 Architecture and History Inventory (AHI)

In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects. A search of the DHP's online Architecture and History Inventory (AHI) reveals a total of 242 sites listed for Waupun.¹⁰

Inclusion in this inventory conveys no special status, rights, restrictions, or benefits to owners of these properties. It simply means that some type of information on these properties exists in the DHP's collections. AHI is primarily used as a research and planning tool. Like the National Register, this is not a static inventory. Properties are constantly being updated. Information can be found on the DHP web site (<http://www.wisconsinhistory.org>).

5.10.3 Archeological Resources

An inventory similar to the AHI exists for known archaeological sites across the state: the Archaeological Sites Inventory (ASI). Due to the sensitive nature of archaeological sites, information as to their whereabouts is not currently made available online. This information is distributed only on a need-to-know basis. Archaeological sites are added to ASI as they are discovered; discovery is a continual process. For technical assistance and up-to-date information on sites within the City of Waupun and the 1.5 mile planning area, contact State

¹⁰ Wisconsin Historical Society search tool, <http://www.wisconsinhistory.org>, Accessed 6/9/2017. Note the search was done for "Waupun", some of the items may be in the Town of Waupun.

Historic Preservation Officer at the Wisconsin State Historical Society.

5.10.4 Wisconsin Historical Markers

Wisconsin historical markers identify, commemorate and honor important people, places, and events that have contributed to the state's rich heritage. The Wisconsin Historical Markers Program is a vital education tool, informing people about the most significant aspects of Wisconsin's past. The Society's Division of Historic Preservation administers the Wisconsin Historic Markers Program. Applications are required for all official State of Wisconsin historical markers and plaques. There is one historical marker, located in the City of Waupun.

- Auto Race - Green Bay to Madison, Wilcox Park, S Watertown Street

5.10.5 Museums / Other Historic and Cultural Resources

Museums protect valuable historic resources for community enjoyment. Residents are welcome to learn from the exhibits and amenities they have to offer. There is one museum in the City of Waupun.¹¹

- Waupun Heritage Museum, 22 S. Madison Street

Waupun is known as the City of Sculpture and has a rich collection of public statuary, including 7 bronze statues commissioned and or sculpted by Waupun native Clarence Shaler:

- End of the Trail, Shaler Park on Madison Street
- The Citadel, In front of Waupun Heritage Museum on the corner of Madison and Jefferson Streets
- Recording Angel, Forest Mound Cemetery on Madison Street
- Who Sows Believes in God, Corner of Beaver Dam and Brown Streets
- The Pioneers, Wilcox Park, corner of Watertown and Lincoln Streets
- Doe and Fawn, Rock River Country Club Entrance
- Dawn of Day, City Hall, corner of Main and Forest Streets

An additional statue, Morning of Life, is located in Union Cemetery in Mackford Prairie about twelve miles northwest of the City.

5.10.6 Local Historic Preservation Commissions and Societies

Historic Preservation Commissions are part of local governments and are established through local preservation ordinances. A commission's size, responsibilities, and authority depend on local laws and the needs of the community. In Waupun, the Historic Preservation Commission was created through Ordinance 21: Historic Preservation. The purpose of the Historic Preservation Committee is to educate and increase public awareness with regard to historic preservation issues, advise the public concerning grant monies and other assistance available for preserving historic improvements and sites, and advise the Common Council on all matters pertaining to historic preservation. Currently the Historic Preservation Commission is not active.

The Wisconsin State Historical Society also maintains a list of local historical societies that are affiliated with the Wisconsin Council for Local History. The Waupun Historical Society is

¹¹ The Waupun Historical Society voted on August 29, 2017 to close and liquidate the James C. Laird Museum at 520 McKinley Street. USA Today Network – Wisconsin, published September 4, 2017.

affiliated with the Wisconsin Council for Local History. Other affiliates in the planning area include the Fond du Lac and Dodge County's Historical Society's.

The Waupun Historical Society was incorporated on May 28, 1957. The Historical Society is located at 22 S. Madison Street. This is the site of the former Carnegie Library. The building is listed on the National Register of Historic Places. The museum houses a large collection of materials related to Clarence Addison Shaler, the prison, the Grange, Waupun's Dutch Heritage, and families who have lived in Waupun.¹²

5.10.7 Area Festivals and Events

The City of Waupun is home to many events each year, some of these include:

- Waupun Truck-N-Show: Waupun's salute to the trucking industry. This event is held in August and includes trucking displays, food, music, and a "Lights of the Night" parade. More information is available at: <http://www.waupuntrucknshow.com>
- Volksfest German Festival: This ethnic festival is held in September and includes traditional ethnic food, music, dancing and the Stumpf Fiddle Contest.
- Concerts in the Park: This series of outdoor concerts is held at Dodge Park throughout the month of July.

5.10.8 Local History¹³

Seymour Wilcox was the first settler in Waupun. He arrived in 1839 looking for a location for water power. In a few years, a small store and mill had been erected. Mr. Ackerman, another early settler in the area, laid out and platted the Village of Waupun in 1846. The village plat, known as the "upper town" was about 10 acres in size and was located in Fond du Lac County. Mr. Wilcox and others, not wanting to be left behind, laid out and platted another area of about 50 acres in size, that was partly in Fond du Lac County and partly in Dodge County. This plat was called "East Waupun". The location of the Wisconsin State Prison, in 1851 and the coming of the railroad in 1856 united the two rival communities in 1857 under the name of the Village of Waupun. The legislature approved by special charter the incorporation of the Village of Waupun on March 6, 1857. Since the village was in two counties, special provisions were required and granted in the charter.

The village grew rapidly, and on March 5, 1878, a city charter was granted. The City is named after the Indian word "Waubun" meaning "early light". The seal for the City of Waupun shows the sun rising over a low range of hills, which may represent the ledge, which lies just a few miles east of the City.

Clarence Shaler (1860-1941) was an industrialist who invented "vulcanizer" or hot patch which is used to patch inner tubes. He was instrumental in the formation of the Rock River Country Club and creating the Shaler scholarships. His passion for art led to the purchase of the sculptures "End of the Road" by Fraser and the "Recording Angel" by Taft for the City of Waupun. He began sculpturing at the age of 70 and donated three of his own works to the City; "Waubun", "Doe and Fawn", and "The Pioneers". It was because of his efforts that the City is known as the City of Sculpture.

¹² Dodge County Museums, <http://www.mlsm.org/dodgecountymuseums.htm> .

¹³ Waupun Local History Web, http://wlhn.org/fond_du_lac/towns/waupun/index.html. Waupun Historical Society, Wisconsin Historical Markers.

5.11 Agricultural, Natural, and Cultural Resources Recommendations

The following recommendations, if implemented, will allow the City of Waupun to preserve and enhance the local agricultural, natural and cultural resources that define the community.

5.12 Agricultural Resources Recommendations

5.12.1 Support the continuation and creation of agricultural support and service businesses in the City. (5.2.1)

5.12.2 Encourage infill and redevelopment opportunities (Land Use 8.9.31). (5.2.1)

5.12.3 Work with surrounding towns to protect large continuous tracks of farmland (100 acres or more) for continued agricultural activities (Land Use 8.9.41). (5.2.1)

5.12.4 Lend future support to surrounding towns which may desire to create an Agricultural Enterprise Area (AEA). (5.2.1)

5.12.5 Support the outdoor farm market. The outdoor farm market is sponsored by the Waupun Area Chamber of Commerce and the Downtown Promotions Committee. (5.2.2)

5.12.6 Work with local churches, schools, businesses, non-profits and others to sponsor community and neighborhood garden plots. (5.2.2)

5.12.7 Support current and future community gardens in the City. (5.2.2)

5.12.8 Adopt an ordinance to allow residents and businesses within the City to keep honey bees. (5.2.2)

5.12.9 Encourage the Waupun Public School District to utilize local foods in their school hot lunch program. (5.2.2)

5.13 Natural Resources Recommendations

5.13.1 Continue on-going regulatory control over wetlands, floodplains, shoreland protection and other environmentally sensitive areas. (5.4.1)

5.13.2 Update source (reference) in Chapter 20 Shoreland-Wetland Zoning Ordinance, Section 3.1, Shoreland-Wetland Maps. The source should be revised to read “the most recent version of the Wisconsin Department of Natural Resources Surface Water Data Viewer available online”. (5.4.1)

5.13.3 When reviewing development proposals consider the environmental impacts (Land Use 8.9.34). (5.4.1)

5.13.4 Work with local agencies or land trust organizations to encourage preservation of privately owned natural areas (Land Use 8.9.35). (5.4.1)

5.13.5 Continue to maintain and monitor public areas along the Rock River (Land Use 8.9.36).

(5.4.1)

- 5.13.6 Explore developing recreational trails through wetland areas (Land Use 8.9.19). (5.4.1)
 - 5.13.7 Develop a Forest Management Plan. (5.4.1)
 - 5.13.8 Continue to implement the stormwater management plan that was developed to improve urban runoff. (*Upper Rock River Watershed Plan, 2010*) (5.4.2)
 - 5.13.9 Continue to educate residents about non-point pollution issues and what they can do to reduce runoff and protect area waters (Utilities & Community Facilities 4.7.10). (5.4.2)
 - 5.13.10 Consider green infrastructure which treats the water at its source (rain gardens, downspout disconnections, bio-swales, rain barrels, planter boxes, permeable pavement, green streets, and urban tree canopy) (Utilities & Community Facilities 4.7.14). (5.4.2)
 - 5.13.11 Support efforts to improve water quality through the proper management of agricultural runoff. (5.4.2)
 - 5.13.12 Support proper manure management, especially along the Rock River watershed. (5.4.2)
 - 5.13.13 Work with UW-Extension and Fond du Lac/Dodge County to address uncontrolled runoff from overuse of fertilizers and other chemicals. (5.4.2)
 - 5.13.14 Explore riverbank stabilization and beautification methods along the Rock River Corridor, especially in the Harris Creek area. (5.4.2)
 - 5.13.15 Continue periodic water quality monitoring of the Rock River. (5.4.2)
 - 5.13.16 Work with the WDNR to enhance the long-term viability of the Rock River Corridor. (5.4.2)
 - 5.13.17 Work with local communities to identify priority runoff properties and work for solutions. (5.4.2)
 - 5.13.18 Maintain all local access points along the Rock River to ensure safe and easy access to this resource. Consider developing specialized signage to indicate boat landings, or canoe trail locations. (5.4.3)
- 5.14 Cultural Resources Recommendations**
- 5.14.1 Appoint a Historic Preservation Committee. Chapter 21 Historic Preservation establishes the committee which is currently inactive. (5.5.1)
 - 5.14.2 Seek Certified Local Government (CLG) status through the Wisconsin State Historical Society. (5.5.1)

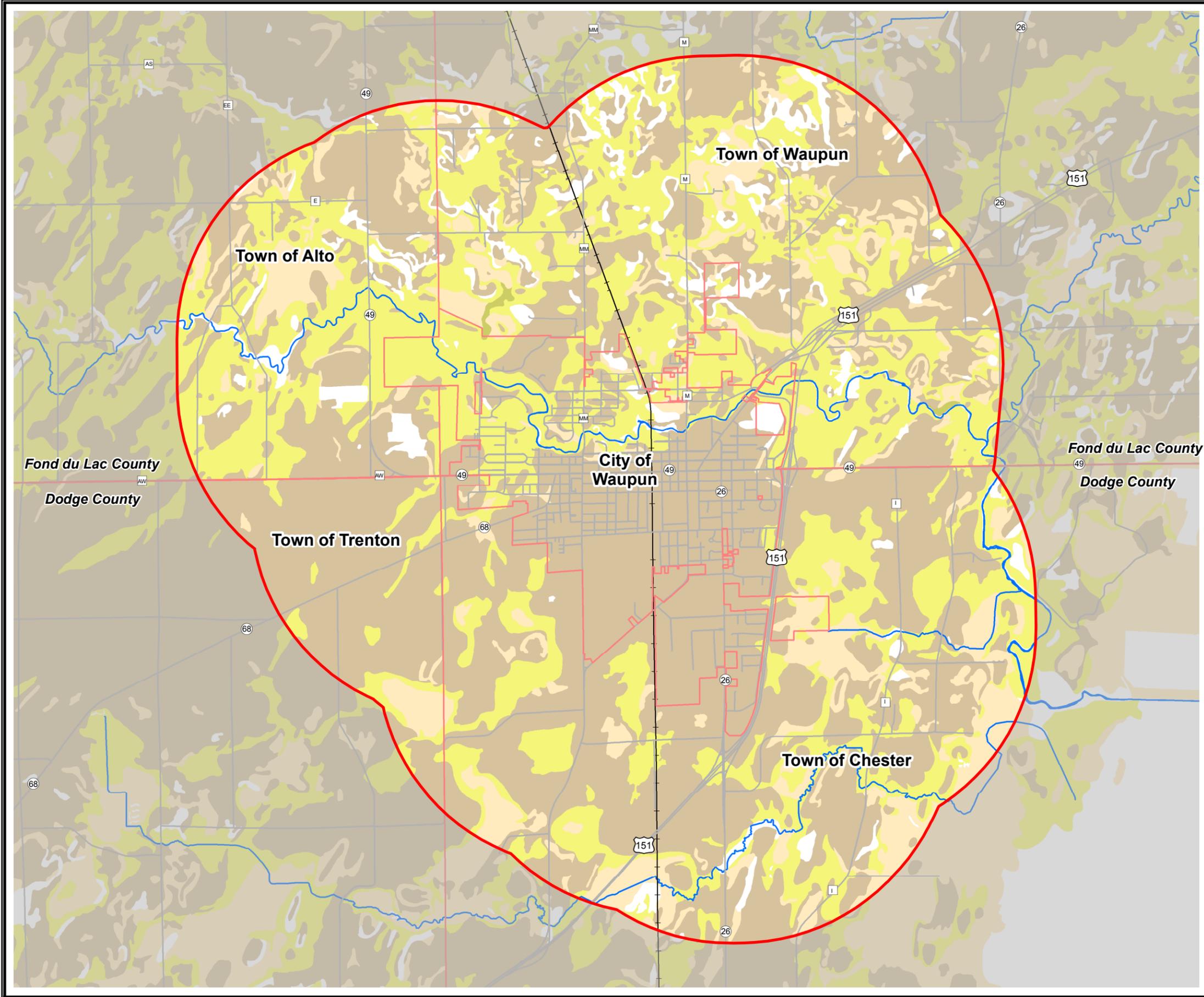
- 5.14.3** Compile an inventory of historical, architectural and archeological resources within the City. Seek grant money from the Wisconsin Historical Society. (5.5.1)
- 5.14.4** Provide educational materials to historic property owners regarding the benefits of enrolling eligible properties on the National Register. (5.5.1)
- 5.14.5** Encourage owners of eligible properties to seek inclusion in the National Register. (5.4.1)
- 5.14.6** Work with the Waupun Historic Society to identify key structures for rehabilitation or preservation (Intergovernmental Cooperation 7.5.17). (5.5.1)
- 5.14.7** Raise awareness of historical and cultural resources within the City. Consider developing promotional materials, walking tours, etc. (5.5.1)
- 5.14.8** Work with local community groups and organizations to ensure longevity of community festivals within the community. This may include providing sites, assistance, or advertising help for community events that promote the Waupun area. (5.5.1)
- 5.14.9** Encourage development, donation, and recognition of outdoor art. This includes maintaining current statuary, and entertaining proposals for additional statues, sculpture, or other artistic features for public enjoyment. Community fundraisers for development of public art, including art fairs or other events may be held in conjunction with planning and development efforts (Economic Development 6.10.1). (5.5.2)

5.15 Programs

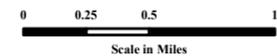
A complete list of Agricultural, Natural and Cultural Resource Programs is provided in Appendix D.

Map 5-1 City of Waupun Comprehensive Plan Prime Farmland

-  All Areas are Prime Farmland
-  Prime Farmland if Drained
-  Prime Farmland if Protected from Flooding or not Frequently Flooded During the Growing Season
-  Farmland of Statewide Importance
-  Extraterritorial Boundary



Source:
Base data: Fond du Lac & Dodge Counties, 2016
Prime Farmland: NRCS-SSURGO, 2017



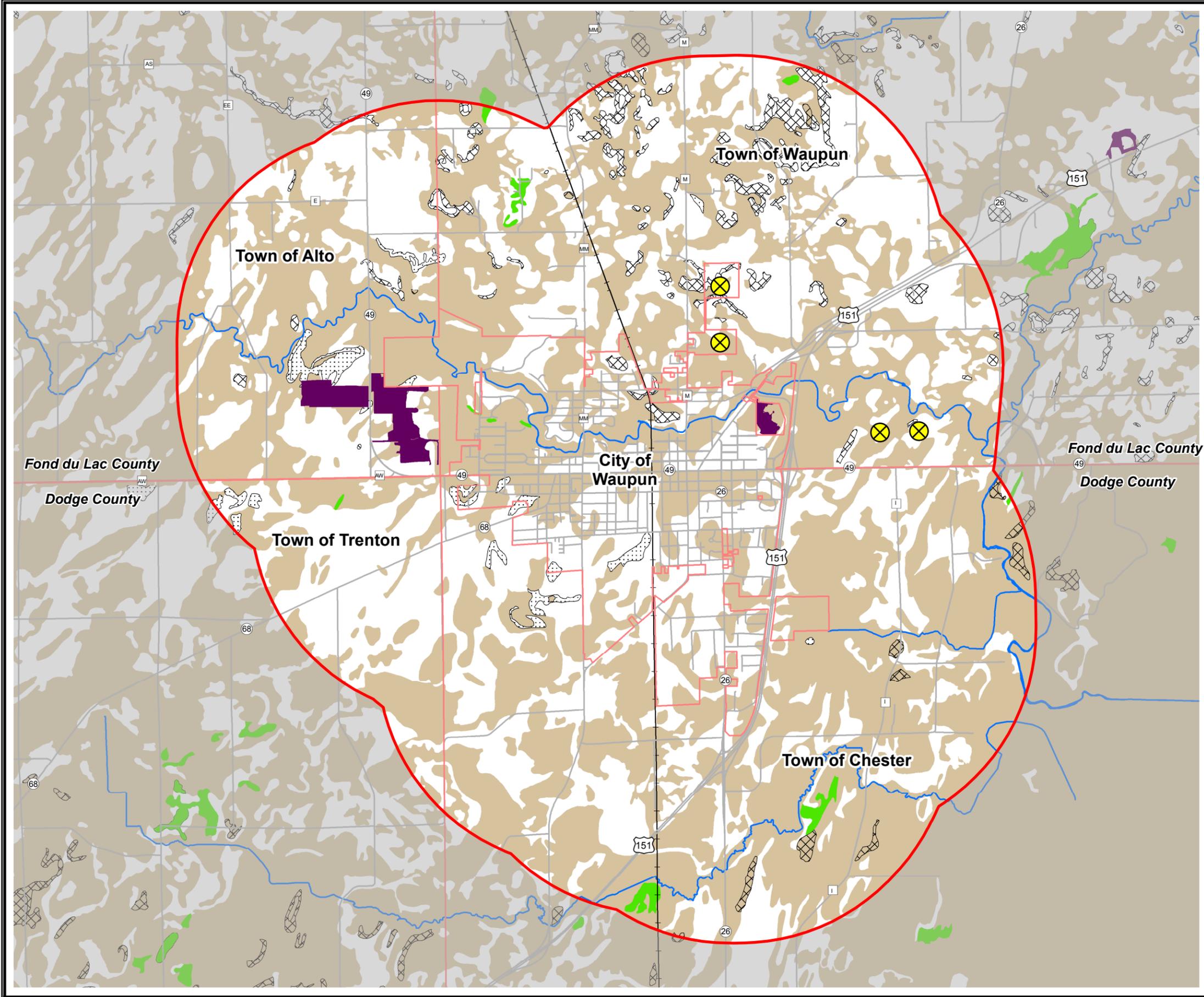
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

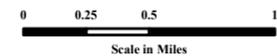


Map 5-2 City of Waupun Comprehensive Plan Environmental - Soils

-  Abandoned Landfills
-  Quarries
-  Sand & Gravel Suitability
-  Bedrock Less than 5 Feet
-  Slope Gradient Greater than 12%
-  Groundwater Less than 2 Feet
-  Extraterritorial Boundary



Source:
Base data: Dodge & Fond du Lac Counties, 2016
Soils: NRCS-SSURGO, 2017
Quarries: ECWRPC, 2017

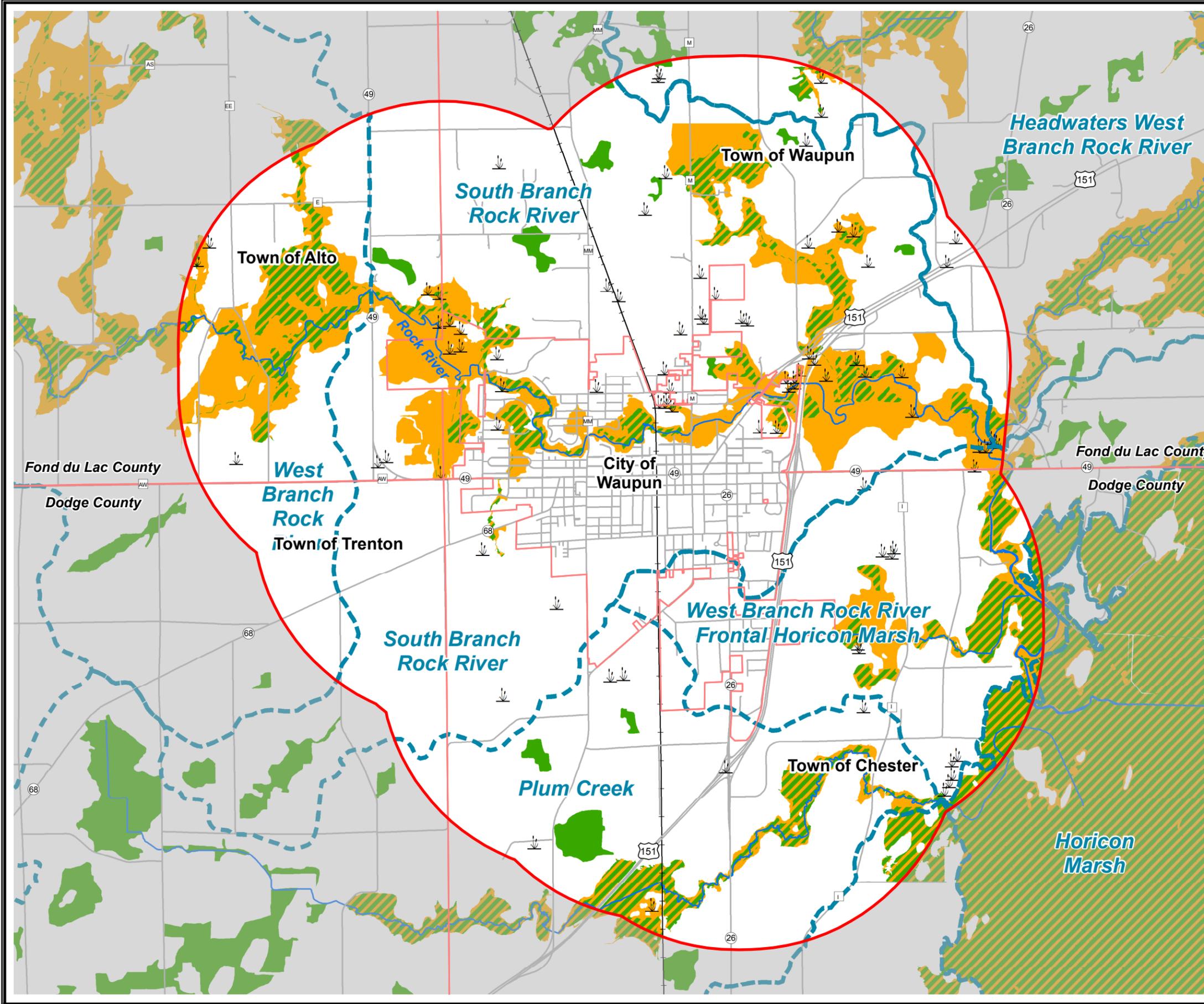


This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

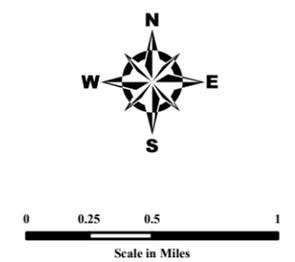


Map 5-3 City of Waupun Comprehensive Plan Environmental - Water



- Wetlands Less than 5 Acres
- Subwatershed Boundary
- Wetlands & Floodplains
- Wetlands Over 5 Acres
- Floodplains
- Extraterritorial Boundary

Source:
Base data: Dodge & Fond du Lac Counties, 2016
Wetlands: WDNR, 2017
Floodplains: WDNR, 2017
Subwatersheds: WDNR, 2017

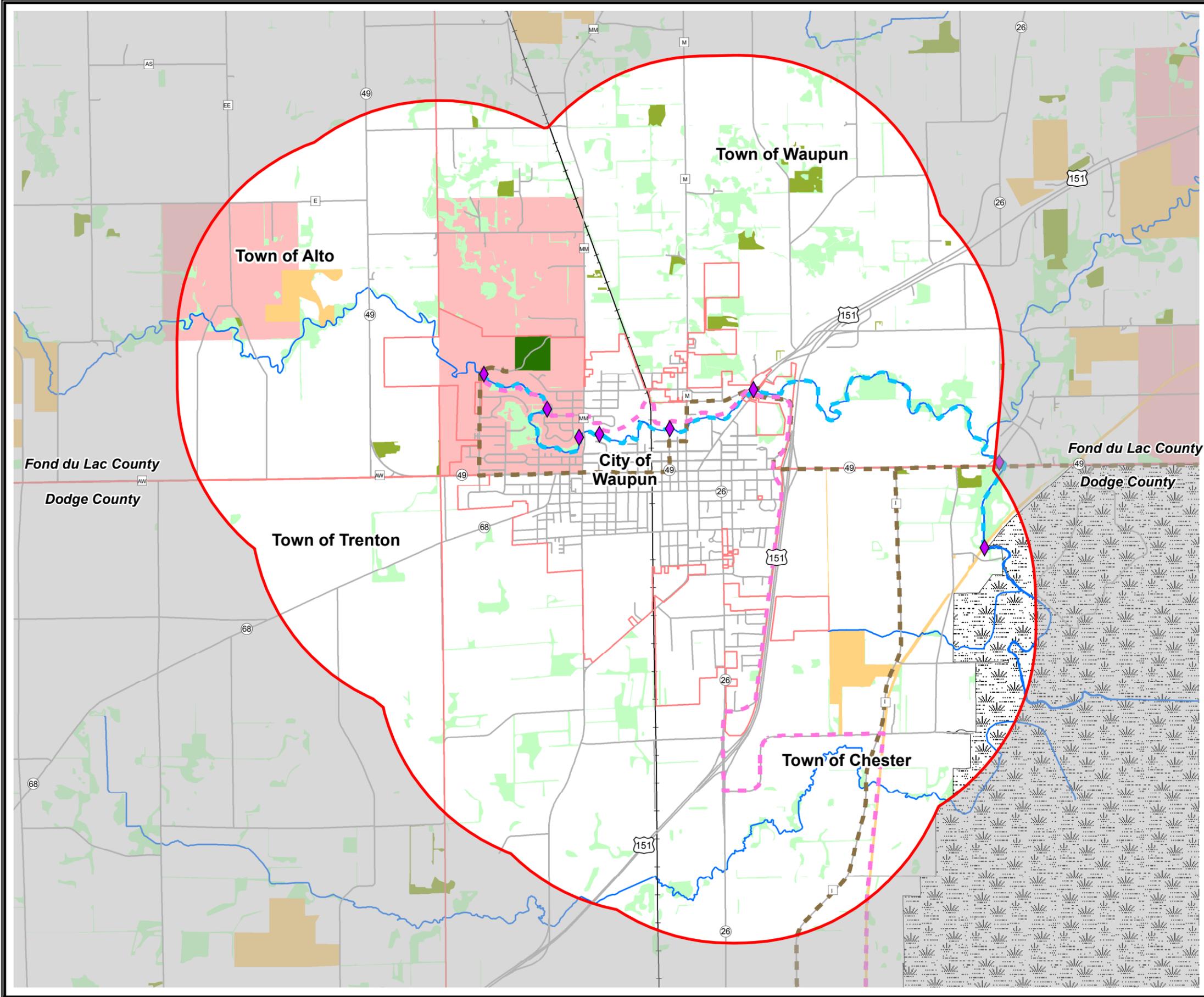


This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

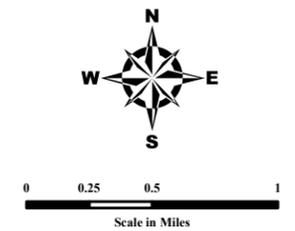


Map 5-4 City of Waupun Comprehensive Plan Environmental - Conservation



-  Rock River Access Points
-  Rock River Bike Trail
-  Rock River Water Trail
-  Rock River Driving Trail
-  DNR Managed Lands
-  Horicon Marsh Federal Lands
-  Waupun Park Maple Forest State Natural Area
-  Planted Woodlands
-  General Woodlands
-  NHI Endangered Species Section
-  Extraterritorial Boundary

Source:
 Base data: Dodge & Fond du Lac Counties, 2016
 Woodlands: ECWRPC, 2015
 Parks: ECWRPC, 2017
 DNR Managed Lands: WDNR, 2016
 Rock River Trail: Rock River Trail Foundation, 2017
 NHI: WDNR, 2017



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:

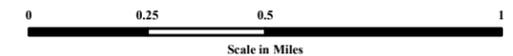


Map 5-5 City of Waupun Comprehensive Plan Cultural Resources

- Historical Markers
- National Register of Historical Places
- Sculptures
- Historic Districts

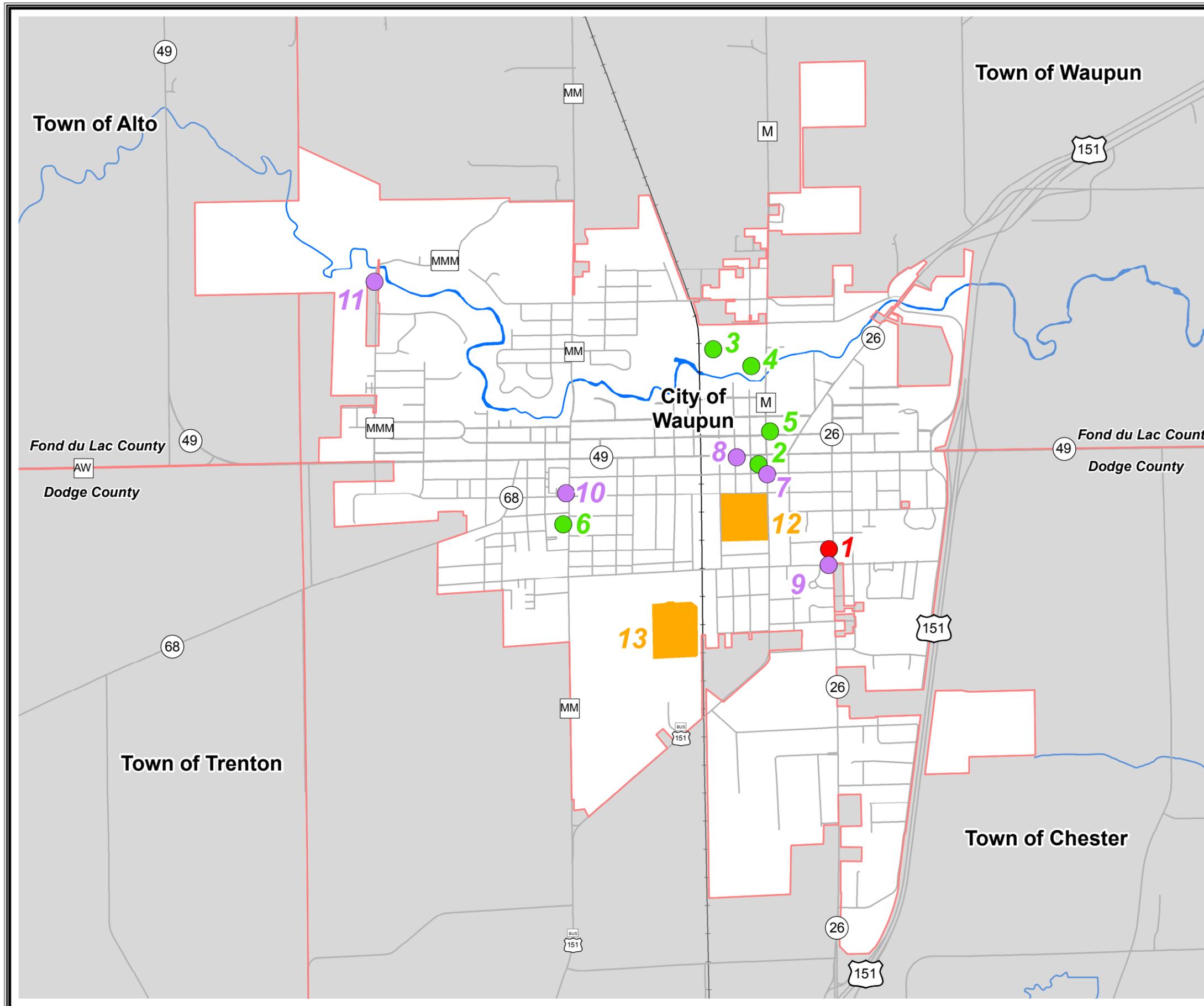
- 1) Auto Race - Green Bay to Madison
- 2) Waupun City Public Library / Waupun Heritage Museum
- 3) Recording Angel (Sculpture)
- 4) End of the Trail (Sculpture)
- 5) Waupun Post Office
- 6) Martin K Dahl House
- 7) The Citadel (Sculpture)
- 8) Dawn of Days (Sculpture)
- 9) The Pioneers (Sculpture)
- 10) Who Sows Believes in God (Sculpture)
- 11) Doe and Fawn (Sculpture)
- 12) Wisconsin State Prison Historic District
- 13) Central State Hospital Historic District

Source:
Base data: Dodge & Fond du Lac Counties, 2016
Cultural data: National Register of Historic Places, 2017



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:





CHAPTER #6

ECONOMIC DEVELOPMENT

CHAPTER 6: ECONOMIC DEVELOPMENT

TABLE OF CONTENTS

6.1 Economic Development Vision Statement	6-1
6.2 Economic Development Goals and Objectives	6-1
6.3 Economic Development Policies	6-2
6.4 Economic Development Existing Conditions	6-2
6.5 New Businesses Desired by Waupun Residents	6-9
6.6 Target Industries	6-9
6.7 Strengths and Weaknesses for Economic Development	6-10
6.8 Brownfield Redevelopment	6-10
6.9 Economic Development Issues Raised During Planning Process	6-11
6.10 Economic Development Recommendations	6-11
6.11 Programs	6-14

Chapter 6

ECONOMIC DEVELOPMENT

The Economic Development element includes visions, goals, objectives, policies and recommendations to help guide development of economic resources within the City. This element also includes an assessment of local strengths and weaknesses with respect to attracting and retaining businesses, and identifies possible environmentally contaminated sites.

6.1 Economic Development Vision Statement

The City of Waupun will contain many unique businesses, a variety of services, and ample employment opportunities for local workers. The local economy will be vibrant and residents will patronize many of the local establishments for basic needs, entertainment, and for services. The downtown will also be renewed with activity, containing many revitalized facades, and maintaining a unique identity within the region.

6.2 Economic Development Goals and Objectives

6.2.1 Goal: Provide and support a range of economic development activities that encourages retail, commercial and industrial growth.

Objective:

- Encourage regional partnerships and collaboration between the public and private sectors.
- Support existing businesses and new business opportunities.
- Promote redevelopment of land with existing infrastructure and public services.
- Provide public infrastructure needed to support economic growth.
- Promote the City's Industrial Park and support the expansion and/or the creation of agribusinesses and food processing, transportation and distribution, and manufacturing businesses.
- Investigate funding sources that can be used to enhance economic development in the City.

6.2.2 Goal: Promote and build community and neighborhood identity.

Objective:

- Utilize marketing tools to increase awareness and create a positive growth oriented image.
- Promote and enhance the downtown business district.
- Develop the City's tourism potential.

6.2.3 Goal: Promote entrepreneurial programs, lifelong learning, and expanding the workforce.

Objective

- Support entrepreneurial programs to facilitate local business start-ups.
- Support and promote programs for youth and adults.
- Attract a diverse workforce.

- Partner with regional economic development organizations to build a talent pipeline.

6.3 Economic Development Policies

- 6.3.1** Focus on attracting value-added agriculture; food processing; distribution (especially food distribution); and manufacturing (current and those that can help agribusiness).
- 6.3.2** Strengthen the workforce for current and future businesses.
- 6.3.3** The City of Waupun is committed to redevelopment of the downtown by encouraging growth, reconstruction, and technical assistance where viable.
- 6.3.4** Work with local, regional and state entities to support existing businesses, and market business opportunities, location and quality of life.
- 6.3.5** Partner with regional economic development organizations on talent attraction.

6.4 Economic Development Existing Conditions

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

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

6.4.1 Labor Market

Table 6.1 details employment status for the City of Waupun, compared to Dodge and Fond du Lac counties and the state. The City has a very high percentage of the population that is not in the labor force (48%). This is considerably higher than Dodge County (36.1%), Fond du Lac County (30.3%), and the state (32.8%). The most likely explanation for this surfeit of individuals not in the labor force is the prison population who are counted in certain census enumerations. In addition, about 78 % of both parents in a family with children under 6 years old are in labor force. This is slightly higher than in Dodge and Fond du Lac counties or the state.

Table 6.1: Employment Status, 2011-2015 ACS 5 Year Estimates

Subject	C. Waupun				Dodge County		Fond du Lac County		Wisconsin	
	Estimate	MOE +/-	Percent	MOE+/-	Percent	MOE+/-	Percent	MOE+/-	Percent	MOE+/-
Population 16 years and over	9,324	222								
In labor force	4,848	318	52.0%	3.3%	63.9%	0.9%	69.7	0.7%	67.2%	0.10%
Civilian labor force	4,848	318	52.0%	3.3%	63.9%	0.9%	69.7	0.8%	67.1%	0.10%
Employed	4,669	313	50.1%	3.2%	60.1%	1.0%	64.8	0.9%	62.9%	0.10%
Unemployed	179	97	1.9%	1.0%	3.8%	0.4%	4.9	0.5%	4.2%	0.10%
Not in labor force	4,476	342	48.0%	3.3%	36.1%	0.9%	30.3	0.7%	32.8%	0.10%
Females 16 years and over	3,936	241	42.2%	2.7%	47.4%	0.3%	51.4%	0.2%	50.7%	0.0%
In labor force	2,243	233	57.0%	5.3%	61.1%	1.2%	65.2%	1.1%	63.5%	0.10%
Civilian labor force	2,243	233	57.0%	5.3%	61.1%	1.2%	65.1%	1.1%	63.5%	0.10%
Employed	2,160	237	54.9%	5.4%	57.6%	1.3%	60.6%	1.2%	59.9%	0.20%
Males 16 years and over	5,388	328	57.8%	3.8%	52.6%	0.3%	48.6%	0.3%	49.3%	0.4%
In labor force	2,605	394	48.3%	7.9%	66.5%	2.1%	74.5%	2.0%	71.0%	0.3%
Civilian labor force	2,605	394	48.3%	7.9%	66.4%	2.1%	74.4%	2.0%	70.9%	0.3%
Employed	2,509	393	46.6%	7.8%	62.3%	2.2%	69.1%	2.2%	66.0%	0.3%
Own children of the householder under 6 years	1,031	232								
All parents in family in labor force	807	225	78.3%	12.1%	77.1%	3.4%	75.7%	3.8%	73.2%	0.5%

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

The City also has nearly double the percentage of workers who are employed by the government (18.6%) (Table 6.2). Again, this is likely due to the presence of the Waupun and Dodge Correctional Institutions.

Table 6.2: Class of Worker, 2011 -2015 ACS 5-Year Estimates

Subject	C. Waupun				Dodge County		Fond du Lac County		Wisconsin	
	Estimate	MOE +/-	Percent	MOE+/-	Percent	MOE+/-	Percent	MOE+/-	Percent	MOE+/-
Civilian employed population 16 years and over	4,669	313								
Private wage and salary workers	3,623	262	77.6%	4.5%	83.5%	1.0%	83.9%	0.8%	82.3%	0.1%
Government workers	867	210	18.6%	4.1%	10.9%	0.9%	10.9%	0.6%	12.4%	0.1%
Self-employed in own not incorporated business workers	179	120	3.8%	2.5%	5.2%	0.5%	5.1%	0.6%	5.1%	0.1%
Unpaid family workers	0	14	0.0%	0.4%	0.4%	0.1%	0.2%	0.1%	0.2%	0.1%

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

Table 6.3 details the employment status of workers in the City as compared to Dodge and Fond du Lac counties and the state. The largest share of local workers (1,043; 22.3%) is employed in the Manufacturing industry. The educational, health and social services industry is the second-largest employment category, comprising over 21 percent of the workforce (985). The share of workers in each category is similar to county and state averages, except for the public administration category. Local public administration employment is three times higher than average.

Table 6.3: Workforce by Industry, 2011 -2015 ACS 5-Year Estimates

Industry	City Waupun				Dodge County		Fond du Lac County		Wisconsin	
	Estimate	MOE+/-	Percent	MOE+/-	Percent	MOE+/-	Percent	MOE+/-	Percent	MOE+/-
Agriculture, forestry, fishing and hunting, and mining	77	60	1.6%	1.3%	4.5%	0.5%	4.2%	0.5%	2.5%	0.1%
Construction	289	101	6.2%	2.2%	7.1%	0.6%	6.6%	0.6%	5.3%	0.1%
Manufacturing	1,043	190	22.3%	4.4%	27.6%	1.1%	23.5%	1.0%	18.5%	0.1%
Wholesale trade	61	52	1.3%	1.1%	2.1%	0.3%	2.2%	0.3%	2.7%	0.1%
Retail trade	613	166	13.1%	3.5%	10.8%	0.8%	10.1%	0.8%	11.3%	0.1%
Transportation and warehousing, and utilities	161	84	3.4%	1.8%	4.2%	0.5%	4.2%	0.4%	4.3%	0.1%
Information	31	32	0.7%	0.7%	1.6%	0.4%	1.6%	0.3%	1.7%	0.1%
Finance, insurance, real estate, and rental and leasing	99	54	2.1%	1.1%	3.2%	0.4%	5.1%	0.5%	6.1%	0.1%
Professional, scientific, management, administrative, and waste management services	139	+/-80	3.0%	1.7%	5.3%	0.6%	5.1%	0.6%	8.1%	0.1%
Educational, health and social services	985	180	21.1%	3.3%	19.0%	0.9%	20.8%	0.9%	23.3%	0.2%
Arts, entertainment, recreation, accommodation and food services	425	178	9.1%	3.7%	6.3%	0.8%	7.6%	0.7%	8.7%	0.1%
Other services (except public administration)	180	90	3.9%	1.9%	4.2%	0.5%	4.7%	0.5%	4.2%	0.1%
Public administration	566	194	12.1%	4.0%	4.2%	0.6%	4.1%	0.5%	3.5%	0.1%
Civilian employed population 16 years and over	4,669	313	100%		100%		100%		100%	

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

Analyzing journey to work data illustrates the interconnectedness of the City’s economy with communities throughout the Waupun area and beyond. The U.S. Census, Center for Economic Studies “On the map” data provides an analysis of workplace destinations at the census block level. In 2014, 2,894 people work in the City of Waupun, but live outside; 3,594 people live within the City of Waupun, but work outside of the City; and 787 people live and work within the City (Figure 6-1).

Figure 6.1: Employment Inflow / Outflow, 2014



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

Tables 6-4 and 6-5 illustrate where City of Waupun residents work and where those who work in City of Waupun live. The top workplace destinations for City of Waupun residents include the City of Waupun (18.0%), the City of Fond du Lac (10.6%), the City of Beaver Dam (7.1%), the City of Madison (4.7%) and the Town of Waupun (3.0%), as depicted in Table 6-4.

Table 6.4: Top 10 Places of Employment for City of Waupun Residents, 2014

	Number	Percent
All Places	4,381	100.0%
C. Waupun	787	18.0%
C. Fond du Lac	466	10.6%
C. Beaver Dam	313	7.1%
C. Madison	207	4.7%
T. Waupun	130	3.0%
T. Alto	103	2.4%
C. Horicon	102	2.3%
C. Oshkosh	102	2.3%
C. Milwaukee	99	2.3%
C. Mayville	73	1.7%
All Other Locations	1,999	45.6%

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

Top places of residence for persons working in the City of Waupun include the City of Waupun (21.4%), the City of Fond du Lac (6.0%), the Town of Waupun (5.1%), the City of Beaver Dam (4.7%) and the City of Milwaukee (2.0%).

Table 6.5: Top 10 Places of Residence for City of Waupun Workers, 2014

	Number	Percent
All Places	3,681	100.0%
C. Waupun	787	21.4%
C. Fond du Lac	221	6.0%
T. Waupun	187	5.1%
C. Beaver Dam	172	4.7%
C. Milwaukee	73	2.0%
T. Alto	61	1.7%
T. Beaver Dam	57	1.5%
C. Oshkosh	48	1.3%
C. Ripon	46	1.2%
T. Fox Lake	40	1.1%
All Other Locations	1,989	54.0%

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

6.4.2 Economic Vitality: Income and Unemployment

Table 6.6 shows income characteristics of City residents as compared to Dodge County, Fond du Lac County, and the state. With the exception of median family income for 2011-2015, the City has lower income levels for both years and across all categories when compared to the counties and the state. According to the 2011-2015 ACS 5-Year Estimates, median household income varied from a low of \$40,597 in Waupun to a high of \$55,473 in Fond du Lac County. Median family income ranged from a high of \$69,089 in the City of Waupun to a low of \$66,795 in Dodge County. While per capita income varied from a low of \$21,311 in the City to a high of \$28,340 in the state.

Table 6.6: Comparative Income Characteristics, 1999 and 2011-2015 ACS 5-Year Estimates

	Median HH Income			Median Family Income			Per Capita Income		
	1999		2011-2015	1999		2011-2015	1999		2011-2015
	Number	Estimate	MOE +/-	Number	Estimate	MOE +/-	Number	Estimate	MOE +/-
C. Waupun	40,597	50,145	3,822	50,820	69,089	5,777	16,947	21,311	1,718
Dodge County	45,190	53,783	1,394	52,205	66,765	1,260	19,574	25,372	528
Fond du Lac County	45,578	55,473	1,349	53,325	67,472	1,510	20,022	27,474	625
Wisconsin	43,791	53,357	195	52,911	68,064	298	21,271	28,340	111

Source: U.S. Census 2000, STF3A, 2011-2015 American Community Survey 5-Year Estimates, DP03

Table 6.7 looks at the percent change in comparative income characteristics between 1999 and 2011-2015 ACS 5-Year estimates. Except for per capita income, the percent change in income between the two time periods was greater in the City than in the counties and the state. The change in median household income varied from 23.5% in the City of Waupun to 19% in Dodge County. Generally median family income grew at a greater rate than the other comparative incomes. Within Waupun, median family income increased by 35.9% compared to 26.5% in Fond du Lac County.

**Table 6.7: Comparative Income Characteristics,
Percent Change 1999 to 2011-2015 ACS 5-Year
Estimates**

	Median HH Income 1999 to 2011-2015	Median Family Income 1999 to 2011-2015	Per Capita Income 1999 to 2011-2015
C. Waupun	23.5%	35.9%	20.5%
Dodge County	19.0%	27.9%	22.9%
Fond du Lac County	21.7%	26.5%	27.1%
Wisconsin	21.8%	28.6%	24.9%

Source: U.S. Census 2000, STF3A, 2011-2015 American Community Survey 5-Year Estimates, DP03

Note: Does not include margin of error.

Historical unemployment rates for localities the size of Waupun is not available. County unemployment rates fell between 2013 and 2016 as the state recovered from the economic downturn that began in 2008 (Table 6.8). Estimates indicate unemployment was higher in Dodge County than in Fond du Lac County for all four time periods. Unemployment rates fell from a high of 6.9% in Dodge County to a low of 3.6% in Fond du Lac County.

Table 6.8: County Civilian Labor Force Data, 2013 to 2016

	2013		2014		2015		2016	
	Dodge	Fond du Lac						
Labor Force	47,429	57,133	47,577	57,170	47,584	57,079	47,871	57,183
Employed	44,173	53,619	45,016	54,354	45,479	54,745	46,061	55,116
Unemployed	3,256	3,514	2,561	2,816	2,105	2,334	1,810	2,067
Unemployment Rate	6.9%	6.2%	5.4%	4.9%	4.4%	4.1%	3.8%	3.6%

Source: WI Department of Workforce Development, Bureau of Workforce Training - Labor Market Information, Benchmark 2016, not seasonally adjusted. <http://WORKnet.Wisconsin.gov>

6.4.3 Business and Commercial Districts

The City of Waupun has one established business district: the Waupun Downtown Business District. This district is considered the central business district for the City. This district is generally defined as encompassing an area along Main Street from Watertown Street on the east, State Street to the west, Jackson Street to the north and Brown Street to the south (Map 6-1). Over the years the City has created a number of tax incremental finance (TIF) districts to support the redevelopment and revitalization of the downtown area. In addition, a business improvement district (BID) has been formed to aid in these efforts.

6.4.4 Industrial and Business Parks

One industrial/business park is situated in the City of Waupun. The Waupun Business Park is located in the southeast corner of the City, west of S. Watertown Street in the Industrial Avenue area. The 100 acre park is conveniently located near highways 26 and 151 and is home to

about 16 businesses. Building sites are available and range in size from about 1 acre to over 78 acres. Municipal water, sanitary sewer, storm sewer, rail service and other amenities are available.

6.4.5 Tax Incremental Financing District

Tax Incremental Financing (TIF) is a powerful economic development tool municipalities use to promote economic growth. Tax Incremental District (TID) is created by a municipality as a way to promote tax base expansion. It allows a municipality to capture gross property tax revenues from new development within a defined area to pay for improvements within that area. When a TID is created, the existing value of the district is frozen. Any new value generated in the district or the increment is used to support the district for things such as infrastructure, land acquisition, development revenues, etc. The City of Waupun has six active TIDs (Map 6-1 and Table 6.9).

Table 6.9: Tax Incremental Districts

District No.	County	Created	Amended	Anticipated Closure	Comment
1	Dodge	1987	2011	2024	Early closure expected in 2021
3	Fond du Lac	2005	2012	2027	
4	Dodge	2007		Closed	Closed in 2017 due to low activity
5	Dodge	2008	2012	2028	
6	Fond du Lac	2012		2039	
7	Dodge	2017		2027	
8	Fond du Lac	2018		2033	

Source: City of Waupun

TID 1 (Dodge County) was created in 1987 as an industrial/distressed area and amended in 2011. This TID lies in the industrial park and is the City’s largest TID. The TID expires in 2024, but is expected to close early in 2021.

TID 3 (Fond du Lac and Dodge County) was created in 2005 as a mixed use/blighted area. It was amended in 2012 to extend the boundaries. The TID lies in the downtown business district and shares with TIF 6. This TID expires in 2027.

TID 4 (Dodge County) was created in 2007 as a mixed use area. It was closed in 2017 due to low activity. The TID lies on the USH 151 and STH 26 interchange and consists of the Heritage Ridge project.

TID 5 (Dodge County) was created in 2008 as a mixed use area. It was amended in 2012 and expires in 2028. The TID lies on the City’s east side.

TID 6 (Fond du Lac and Dodge County) was created in 2012 as a mixed use/blighted area. The TID lies on the City’s west side and shares with TIF 3. It expires in 2039.

TID 7 (Dodge County) was created in 2017 as a mixed use district. The TID lies on the City’s south side and expires in 2027.

TID 8 (Fond du Lac County) was created in 2018 as a mixed use district. The TID lies on the City’s west side and expires in 2033.

6.4.6 Business Improvement District

The creation of a Businesses Improvement District (BID) allows business properties within the district to contribute programs aimed at promotion, management, maintenance and development of that district. The City has one BID; the Waupun Business Improvement District that was established in 1988 (Map 6-1). The goals of the district are (1) Downtown Beautification, (2) Marketing/Promotion, (3) Business Training, and (4) Business Recruitment.

6.4.7 Major Area Employers

The major employers in the City of Waupun are the correctional institutions (Waupun, Dodge), Federal Mogul, Waupun Memorial Hospital, Central Cable Contractors Inc., National Rivet & Manufacturing Co., Christian Home , Silgan Containers LLC and the Waupun Area School District (Table 6.10). Together these facilities employed over 2,100 employees in 2016.

Table 6.10: Top 10 Major Employers, 2016

Name	Location	County	Employment
Dodge County Correctional Institute	Waupun	Dodge	700
Waupun Correctional Institute	Waupun	Dodge	450
Waupun Memorial Hospital	Waupun	Dodge	250
Federal-Mogul Corp	Waupun	Dodge	200
Central Cable Contractors Inc.	Waupun	Dodge	135
National Rivet & Manufacturing Co.	Waupun	Dodge	132
Christian Home	Waupun	Dodge	125
Silgan Containers LLC	Waupun	Dodge	103
Waupun Area School District	Waupun	Dodge/Fond du Lac	

Source: Esri Business Analyst, 10.4.1, 2016 Dataset.

Note: Bargins Galore Thift Shop and Borders Inn & Suites deleted from list. Waupun Area School District added per Plan Commission.

6.5 New Businesses Desired by Waupun Residents

A downtown visioning workshop was held on Monday, October 3, 2016 to solicit input from residents and users of the downtown. According to input received at the visioning workshop, participants would like to see a mixture of new specialty retail and restaurants (ranked highest); coffee shops, cafes and specialty food stores (next highest ranking); entertainment venues, youth gathering places and tourist related businesses (next highest ranking); and businesses or events that could bring life and vitality to the downtown (brew pub or winery with outdoor seating, new festivals, open air markets and the incorporation of music and art.

6.6 Target Industries

An Economic Development Strategic Plan and Brand Platform, dated June 30, 2017 identified three target industries for the City of Waupun. The three target industries were Agribusiness / Food Processing, Transportation and Distribution, and Manufacturing. Within these target

industries the City should be focusing on attracting value-added agriculture and food processing that utilizes raw materials and adds value, such as yogurts, cheeses, ice cream, etc.; and food distribution and other regional companies that need a distribution base; current manufacturing companies and those manufacturing companies that can help support agribusinesses.

6.7 Strengths and Weaknesses for Economic Development

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

Strengths:

- Access to key transportation links (USH 151, STH 68, STH 49, STH 26)
- Access to rail service (Class II railroad, Wisconsin & Southern Railroad Co. that can connect to Class I railroads)
- Proximity to larger regional centers (Madison, Fond du Lac, Oshkosh, Beaver Dam)
- Low cost of living
- Low utility costs
- Availability of infrastructure (sewer, water, electric, gas)
- Low crime rate
- Proximity to natural resource and recreational opportunities (Horicon Marsh, Rock River, City and County Parks)
- Access to local medical facilities
- Access to training programs (Moraine Park Technical College, Waupun Area School District)

Weaknesses:

- Lower educational attainment rates than state, Dodge and Fond du Lac Counties
- Accessible public transportation
- Housing Choice / Affordable Housing
- Limited available labor force (skilled, semi-skilled, professional, technical)
- Proximity to a commercial airport
- "Shovel Ready" (fully improved) lots
- Lack of economic development incentives

6.8 Brownfield Redevelopment

Brownfields are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. Knowing the location of Brownfields and the extent of pollution greatly improves the likelihood that these sites will be redeveloped. The Wisconsin Department of Natural Resources has identified 150 sites within the immediate Waupun area that may contain contamination. Additional details and current data can be found online on the DNR's Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web.¹

¹ <http://dnr.wi.gov/topic/Brownfields/wrrd.html> .

6.9 Economic Development Issues Raised During Planning Process

Attraction and Retention of a Diverse Workforce: Waupun has difficulty attracting a workforce and in particular, a younger demographic. Youth growing up in Waupun are leaving to seek educational opportunities, and then following are seeking jobs elsewhere. The City must look to attract a diverse workforce to fill employment needs.

Lack of retail businesses and entertainment: people are looking for retail businesses such as coffee shops, brew pubs, specialty retail stores and more trendy restaurants and entertainment and cultural experiences in the downtown area.

Business Attraction: the City is looking to diversify its economic base, but sees the lack of “Shovel Ready” fully improved lots, economic development incentives and tight labor force as an issue that needs to be overcome.

6.10 Economic Development Recommendations

The City should work to implement the recommendations in the Economic Development Strategic Plan and Brand Platform (EDSP&BP), dated June 30, 2017. The recommendations listed below are not meant to duplicate the recommendations outlined in the City’s Economic Development Strategic Plan. Instead, while a few of the recommendations listed below may be found within the strategic plan, many are additional recommendations the City should consider.

The following recommendations, if implemented, will allow the City to strengthen its downtown and increase its role as a commercial center within the region.

Recommendations:

- 6.10.1** Partner with regional economic development organizations to support the implementation of this plan. (6.2.1)
- 6.10.2** Continue to provide incentives for business expansions and building improvements. Investigate (EDSP&BP: Readiness) (6.2.1)
- 6.10.3** Work with ECWRPC to identify and annually submit projects for economic development that can be included in ECWRPC annual Comprehensive Economic Development Strategy (CEDS) report. Projects included within the CEDS may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program. (6.2.1)
- 6.10.4** Investigate funding sources that can be used towards economic development projects. Programs could include CDBG Public Facility - Economic Development (CDBG PF-ED) funds, Remediation and Redevelopment Program (RR). (6.2.1)
- 6.10.5** Conduct and track annual retention visits. (6.2.1)
- 6.10.6** Survey businesses to learn what they are interested in learning or receiving assistance with. (6.2.1)

- 6.10.7** Serve as a concierge service for businesses. (EDSP&BP: Readiness) (6.2.1)
- 6.10.8** Direct development to areas already served with public infrastructure and services. Give second priority to areas adjacent to public services (Housing 2.6.28 / 2.6.18 / Utilities & Community Facilities 4.7.4 / Land Use 8.9.27). (6.2.1)
- 6.10.9** Identify underutilized commercial/industrial properties (including Brownfield sites) that may have commercial or industrial development potential. (EDSP&BP: Readiness) (6.2.1)
- 6.10.10** Post available redevelopment sites along with a parcel map on the City's website. (6.2.1)
- 6.10.11** Keep updated information about Waupun's sites and buildings on S&B databases such as "Locate in Wisconsin". (EDSP&BP: Readiness) (6.2.1)
- 6.10.12** Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development (Land Use 8.9.14). (6.2.1)
- 6.10.13** Consider contacting the Department of Landscape Architecture at UW-Madison and apply for their Graduate Community Design Assistance Program to create a plan to gradually transform Park View Plaza into a mixed use, pedestrian oriented development (Land Use 8.9.14). (6.2.1)
- 6.10.14** Continue to invest in maintaining the current public infrastructure, while creating a long-term plan for future growth areas (Housing 2.6.10). (6.2.1)
- 6.10.15** Identify vacant and redevelopment sites that would support value-added agricultural and food processing industries, food distribution, regional distribution and manufacturing companies that can support agribusinesses (Land Use 8.9.13). (EDSP&BP: Readiness) (6.2.1)
- 6.10.16** Provide information regarding available properties, buildings and amenities on the City's website. (6.2.1)
- 6.10.17** Explore and investigate interest and need for a value-added dairy production program. (EDSP&BP: Readiness) (6.2.1)
- 6.10.18** Promote and expand the City's quality of life attributes (low crime, low cost of living, parks, riverfront access, cultural enhancements, quality schools, access to a system of walking and biking trails, proximity to the Horicon Marsh, etc.). (6.2.2)
- 6.10.19** Consider working with others to expand broadband internet services in the downtown area. (6.2.2)
- 6.10.20** Keep a current listing of existing businesses with a map of their location on the City's website. (6.2.2)
- 6.10.21** Develop a current parcel level map of available commercial and industrial

- properties and contact information. Post on the City’s website. (6.2.2)
- 6.10.22** Use the City’s e-newsletter to feature local businesses. Develop a “shop-local” campaign section of the e-newsletter to increase the local flow of dollars and improve an awareness of ongoing economic activities. (6.2.2)
- 6.10.23** Provide information in the City’s e-newsletter on local business updates. (6.2.2)
- 6.10.24** Promote the City’s proximity to USH 151, STH 26, STH 49 and STH 68. (6.2.2)
- 6.10.25** Promote the City’s strategic location between the Madison and Fond du Lac and Oshkosh. (6.2.2)
- 6.10.26** Identify and develop gateways into the City. Consider developing a plan for a sign / landscaped area welcoming residents and visitors to the City. (6.2.2)
- 6.10.27** Utilize empty parking lots, vacant parcels near Main Street or block off the street to create temporary public spaces with events such as local farmers markets, art-walk events, craft fairs, music or other community gatherings. (6.2.2)
- 6.10.28** Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity. (6.2.2)
- 6.10.29** Increase cultural and entertainment opportunities in the downtown (Land Use 8.9.16). (6.2.2)
- 6.10.30** Continue to provide incentives for building façade restoration. (6.2.2)
- 6.10.31** Use the concept of “Placemaking” to enrich the downtown business district. (6.2.2)
- 6.10.32** Define the downtown area through the use of wayfinding signs. Wayfinding signs can be used to direct people to key destinations and can be attractively designed to enhance the historical character of the downtown area (Transportation 3.7.17 / Land Use 8.9.21). (6.2.2)
- 6.10.33** Enhance pedestrian and bicycling facilities in the downtown area by (Transportation 3.7.1 / Land Use 8.9.16 / 8.9.19) (6.2.2):
- Providing benches and other places for people to sit and relax
 - Connecting the downtown to key tourist destinations such as the Rock River and the Horicon Marsh and other key destinations within the City
 - Increasing pedestrian and bicycle access and safety in the downtown area.
- 6.10.34** Incorporate art in the downtown area; consider murals, statues, etc. (Agricultural, Natural & Cultural Resources 5.14.9) (6.2.2)
- 6.10.35** Continue to participate in regional tourism partnerships, focus on unique assets in Waupun (Intergovernmental Cooperation 7.5.7). (6.2.2)
- 6.10.36** Recognize tourism as a substantial economic opportunity and support community

and sporting events, festivals, Rock River water access activities and the Horicon Marsh. (6.2.2)

6.10.37 Support individual's efforts to seek support for business plan development, financing information, and other assistance (6.2.3):

- The Wisconsin Women's Business Initiative Corporation (WWBIC), <https://www.wwbic.com/>;
- IGNITE! Business Success, <http://www.ignitefonddulacounty.com/>;
- Envision Greater Fond du Lac, <https://www.envisiongreaterfdl.com/>;
- Wisconsin Small Business Development Center, <https://www.wisconsinsbdc.org/>;
- Wisconsin Economic Development Corporation (WEDC), <http://inwisconsin.com/>; UW-Extension, Fond du Lac, <https://fonddulac.uwex.edu/category/entrepreneurship-community-development/>; and
- Jefferson County Economic Development Consortium.

6.10.38 Investigate the possibility of developing an incubator center in the City of Waupun. (6.2.3)

6.10.39 Work cooperatively with secondary and post-secondary education in identifying educational and job training needs that are needed to maintain a well trained workforce (Utilities & Community Facilities 4.7.18). (6.2.3)

6.10.40 Encourage the Waupun Area School District to continue to work with local manufacturers and businesses on youth apprentice opportunities, providing youth opportunities to utilizing the fabrication laboratory to do small projects for businesses and fulfilling the needs in the community (Utilities & Community Facilities 4.7.19). (6.2.3)

6.10.41 Provide diversity training within City government. (6.2.3)

6.10.42 Review the City's equal opportunity employment policy. (6.2.3)

6.11 Programs

City of Waupun: Waupun has six active tax increment finance districts to aid in economic development by allowing for (re)development of the areas by reinvesting local tax dollars into the districts. Other specific programs include a Building Improvement Program to help businesses modernize and improve their structures through the Community Development Authority. The Waupun Business Improvement District works on downtown beautification, marketing/promotion, business training, and business recruitment within the BID.

Dodge and Fond du Lac Counties: Dodge County Planning and Development operates a revolving loan program for local businesses and industry. The Revolving Loan Fund program provides low-interest loans for proposed projects that will create new jobs, help businesses maintain or expand existing operations, and advance the county's economic development goals and objectives. The Fund is intended to provide a financial incentive for business and industries to invest in their own growth by providing "leverage". The funds, therefore, are meant to serve an

important, secondary role to the private financing available. The county also runs a Business Retention Program. For additional information contact the Dodge County Planning and Development at 127 East Oak Street, Juneau, WI 53039. Phone: 920-386-3700.

Envision Greater Fond du Lac: Envision Greater Fond du Lac provides a Revolving Loan Fund (RLF) similar to Dodge County. In addition, Envision provides services in the areas of Existing Business Development, Business Attraction and Recruitment, Entrepreneurial Assistance, Workforce Initiatives, and Community Services. Envision will also help businesses to acquire financing, and participate in labor training programs and start-up services. For additional information contact Envision Greater Fond du Lac Economic Development Office at 116 N. Main St., PO Box 1303 Fond du Lac, WI 54936-1303 or Phone: 920-929-2928 • Email: info@envisiongreaterfdl.com.

Dodge, Fond du Lac County University of Wisconsin – Extension: With an office in each Wisconsin county, Cooperative Extension develops practical educational programs tailored to local needs and based on university knowledge and research. County-based Extension educators are University of Wisconsin faculty and staff who are experts in agriculture and agribusiness, community and economic development, natural resources, family living and youth development. The Dodge County - UW Extension is located in the County Administration Building in Juneau. The Fond du Lac County – UW Extension is located at 400 University Drive, Fond du Lac.

East Central Wisconsin Regional Planning Commission: The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. Economic development trends, opportunities, and needs are identified within the CEDS report. All communities, which are served by the Commission, are invited to identify future projects for economic development that the community would like to undertake. Those projects are included within the CEDS and may become eligible for federal funding through the Economic Development Administration (EDA) Public Works grant program. Additional information can be found at <http://www.ecwrpc.org/programs/economic-development-housing/ceds/>.

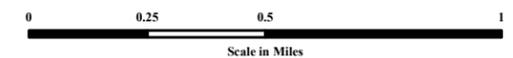
ADVOCAP: ADVOCAP, a non-profit community action agency, was founded in 1966 to fight poverty within our local communities. It offers programs in Fond du Lac, Green Lake and Winnebago counties and helps low-income person's secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, etc. More information regarding ADVOCAP can be found at: <http://www.advocap.org/>.

Other: A complete list of economic development programs is available in Appendix C.

Map 6-1 City of Waupun Comprehensive Plan Economic Development

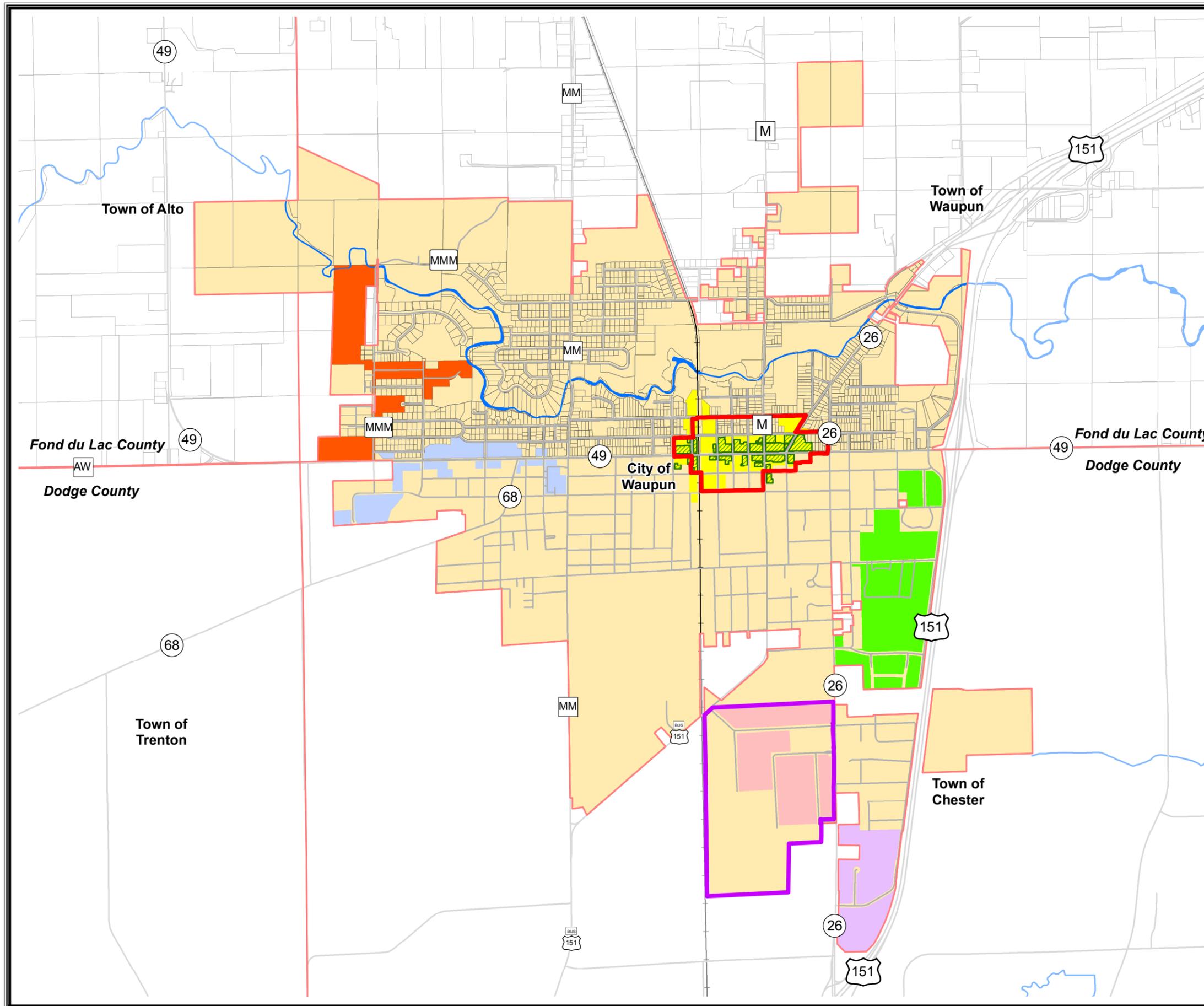
- Downtown Business District
- Industrial Park
- BID District
- TID District 1
- TID District 3
- TID District 5
- TID District 6
- TID District 7
- TID District 8

Source:
 Base data: Dodge & Fond du Lac Counties, 2016
 Industrial Parks: City of Waupun, 2017
 BID/TID Districts: City of Waupun, 2017/2018
 Downtown Business District: Downtown Visioning Workshop, 2016.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:





CHAPTER #7

INTERGOVERNMENTAL COOPERATION

CHAPTER 7: INTERGOVERNMENTAL COOPERATION

TABLE OF CONTENTS

7.1 Intergovernmental Cooperation Vision Statement	7-1
7.2 Intergovernmental Cooperation Goals and Objectives	7-1
7.3 Intergovernmental Cooperation Policies.....	7-2
7.4 Waupun's Intergovernmental Relationships	7-2
7.5 Intergovernmental Cooperation Recommendations	7-5

Chapter 7

INTERGOVERNMENTAL COOPERATION

This element of the comprehensive plan analyzes the relationship of the City of Waupun in terms of planning and decision making to adjacent local governmental units and quasi-public, regional, state, and federal governmental entities. It looks at these governmental entities' planning and land use control/growth management documents, agreements, and programs and how they relate to the City.

7.1 Intergovernmental Cooperation Vision Statement

The City of Waupun will work to improve communication and cooperation with the surrounding towns, and share many local services and distribute costs equally for community facilities. Communication with both Fond du Lac and Dodge counties will remain strong, as will cooperation and interaction with state agencies including the WDNR and WisDOT. The City will also continue to work with local organizations, the Wisconsin Department of Corrections, the Waupun School District, and others to ensure a timely stream of information delivery between all parties.

7.2 Intergovernmental Cooperation Goals and Objectives

7.2.1 Goal: Establish and/or maintain working relationships with neighboring towns, Dodge and Fond du Lac County, federal and state agencies, the local school district, and others.

Objective:

- Increase communication with community partners (civic organizations, churches, the local school district, the correctional institutions) and residents.
- Work with others to improve and enhance the Horicon Marsh.
- Work with the WDOT to increase transportation connections to local communities and attractions.
- Work with Dodge and Fond du Lac counties, WisDOT, ECWRPC and adjoining towns to insure that the transportation system is safe and fills the diverse needs of area residents.
- Continue working relationships with other local governments.
- Increase interaction with the Waupun Area School District.

7.2.2 Goal: Sustain active communication with the Waupun, Dodge and John Burke Correctional Institutions.

Objective:

- To continue active participation in periodic meetings with the correctional institutions.
- To propose additional activities for work release opportunities within the community.

- To continue to provide support for prison activities that enhances community involvement and provides positive benefits to the entire Waupun area.
- To monitor facility and space needs and staffing concerns.

7.3 Intergovernmental Cooperation Policies

7.3.1 To formally invite pertinent groups, agencies, or entities to public meetings where the topics discussed are of known importance to the invitee.

7.3.2 To remain active on regional committees and boards of local interest.

7.3.3 To communicate development proposal details to surrounding towns on a timely basis.

7.4 Waupun's Intergovernmental Relationships

7.4.1 Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (WDNR) is responsible for the regulation, protection and sustained management of natural resources within the state. The WDNR operates various programs in water and air quality management, habitat preservation, recreational trail development and other programs. Currently the department is working in the region on a number of priority programs including the Glacial Habitat Restoration Area, and continuing efforts to preserve and protect the Horicon Marsh. Because of Department agendas to expand local habitat areas, the WDNR has been active in purchasing land within the region. This has presented conflict within some of the rural communities between WDNR acquisition of property and farmers who feel they cannot outbid the state to expand their farming operations.

7.4.2 Wisconsin Department of Transportation

WisDOT deals with issues related to all transportation uses in the planning area. WisDOT evaluates existing transportation infrastructure for bicycle and pedestrian trails as well as assists in planning efforts for future trails. Currently WisDOT working a highway conversion study for USH 151 between Waupun and Columbus. The City should continue to collaborate with WisDOT to address current and future transportation issues with USH 151, STH 49, STH 26 and STH 68 and explore opportunities for a Park and Ride Lot near the USH 151 corridor.

7.4.3 Department of Agriculture, Trade and Consumer Protection (DATCP)

The overall mission of DATCP is multi-fold. The agency oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin agriculture and commerce. Since agriculture will continue to be an important economic industry within the City and surrounding area, many of the programs DATCP offers will benefit and help local citizens and businesses.

7.4.4 Wisconsin Department of Corrections

Waupun Correctional Institution: The Waupun Correctional Institution currently houses 1,261 inmates and employs 443.5 FTE staff. The City would like to continue the good working relationship with this facility, a major local employer. Each quarter a community a relation meeting is held to ensure community safety and to keep everyone apprised of current issues.

Dodge Correctional Institution: The Dodge Correctional Institution currently detains 1,624 inmates and employs 671.5 staff. The facility operates a number of community programs, including the Maximum Security Restorative Justice Program that raised money for Big Brothers Big Sisters. In addition, community service workers crochet hats, mittens, afghans, and baby items which are donated to domestic abuse and homeless shelters, Head Start programs, and nursing homes. The City works with the prison system through a community relations board. Cooperation and interaction are very good.

John Burke Correctional Center: The John Burke Correctional Center is a male only facility with an average daily population of 247 inmates and 43 staff. The facility is very active in a work release program supplying inmate workers to Waupun Correctional Institution, Dodge Correctional Institution, Fox Lake Correctional Institution, Waupun and Fox Lake State Farms, Waupun Creamery, Industries Distribution Center, Central Generating Plant, DOC State Garage, DOC Central Warehouse and Badger State Logistics. The Community Project Crew worked on projects such as painting, floor maintenance, raking, brushing roadsides, assisting with event set-up/demobilization and a variety of other jobs for state and local government, non-profit organizations and schools. Coordination and cooperation with City staff and the business community is very good.

7.4.5 Fond du Lac County

The working relationship with Fond du Lac County occurs on a regular basis. Currently, the City utilizes the mapping resources of the County Planning Department. The City works with county departments for police, fire and emergency dispatch; election and planning assistance. Tax bills for properties in the City are printed by the county. Although the City collects property taxes from residents paid in January, the county collects property taxes for the remainder of the year. City residents have access to county departments and services including senior citizen and other social services, recreational resources, property information, birth and death certificates, and others. The City and county maintain open communications with one another that work to foster working relationships and mutual respect.

7.4.6 Dodge County

Dodge County Land Resources and Parks Department provide parcel maps to the City annually. Similar to Fond du Lac County, tax bills for the City are printed by the county. After January 31st, the county collects payment for property taxes. City residents have access to county departments and services including senior citizen and other social services, recreational resources, property information, birth and death certificates, and others. The City and county maintain open communications and a good working relationship.

7.4.7 East Central Wisconsin Regional Planning Commission

Fond du Lac County, and thus the City of Waupun, is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC). ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region. These services include environmental management, housing, demographics, economic development, transportation, community facilities (including SSA planning responsibilities), land use, contract planning and others. ECWRPC has worked with the City of Waupun on few projects over the last few years including a downtown visioning session and information for economic development.

7.4.8 Waupun School District

The City of Waupun is served by the Waupun Area School District (WASD), which maintains three school facilities within the City; the Waupun Area Junior/Senior High School, the Rock River Intermediate School and the Meadow View Primary School. Interaction between the City and the school district is good. The City and community is able to use school facilities for youth sports, while the District uses City recreational facilities such as Medema Ball Diamond. Public Education Channel 7, a local community channel is provided through financial support from the City and is staffed by the District. To increase job preparedness, the District is working with local businesses to place youth and is expanding the technology education and agricultural lab areas. Other initiatives between the City and Community include REACH, a community-wide system aimed to bridge resources to assist local adults, children and families in need; public education channel 7, a local community channel; and Senior Democratic Seminar. In addition, to further increase communication, the City Administrator currently sits on the School Board.

7.4.9 Special Districts and Systems

Waupun City and Country Fire Departments: The Waupun City and Country Fire Departments operate out of the Safety Building at 16 East Main Street in Waupun. The Departments share a fulltime Fire Chief and Fire Inspection/Administrative Assistance/Code Enforcement Officer, two sets of Jaws of Life and a hazmat spill vehicle. Some of the volunteer members serve both departments. Additional resources can be requested through the Fond du Lac and Dodge County Mutual Aid Box Alarm System (MABAS). The Waupun Fire Department is dispatched via 911 through the Fond du Lac Dispatch Center.

Waupun Police Department: The Waupun Police Department shares a facility (Safety Building) with the Waupun City and Country Fire Departments. One school liaison officer works closely with the three public schools in Waupun. The police department is part of the Wisconsin Emergency Police Services (EPS) Program which provides law enforcement support and coordination of mutual aid in times of crises. In addition, the City has mutual aid agreements with Dodge and Fond du Lac counties and through county (agency) municipalities. Since the City does not operate a municipal or truancy court, all municipal citations go through Dodge County Circuit Court. The Waupun Police Department is dispatched via 911 through the Fond du Lac Dispatch Center.

Monarch Library System: Monarch Library System (LS) is one of 17 library systems in the state and is a federated of public libraries in Dodge, Ozaukee, Sheboygan and Washington counties. The Waupun Public Library is a member of Monarch LS. The purpose of the library system is to coordinate and strengthen services provided by member libraries. It requests county funds to reimburse member libraries for serving area residents who do not have municipal library service.

7.4.10 Surrounding Municipalities

Towns of Chester, Trenton and Waupun: The local communities utilize services and amenities located within the City of Waupun including post office facilities, Lifestar Emergency Medical Services, health care (Waupun Memorial Hospital), library, and other shopping and service facilities. The towns also have good cooperation with Waupun Country Fire Department that offers emergency response aid. The towns of Chester, Trenton and Waupun also share verbal snow plowing agreements where borders are shared. This arrangement has been working well for many years.

Town of Alto: Although the town does not share any borders with the City, it does receive service and aid in the form of mutual aid agreements, and fire service assistance when needed.

7.4.11 Local Area Organizations

Envision Greater Fond du Lac: Envision Greater Fond du Lac recently grew out of the merger of the Fond du Lac Economic Development Corporation and the Fond du Lac Area Association of Commerce (AC). Envision is the primary resource for Waupun on economic development projects. The Envision administers a revolving loan fund available to all parts of the City. The City currently has representation on the board.

SSM Health: Recently Agnesian Healthcare became part of SSM Health¹. SSM Health owns and operates the Waupun Memorial Hospital (620 W. Brown Street), the Fond du Lac Regional Clinic (608. W. Brown Street), the Agnesian Pharmacy (904 W. Main Street), Christian Home & Rehabilitation Center Inc. (331 Bly Street) and Waupun Regional Dialysis Center (10 Beaver Dam Street).² A skilled nursing facility was recently built. The City had a good working relationship with Agnesian and anticipates continuing its relationship with SSM Health. Currently the City is assisting the organization with redevelopment of the former nursing home site.

7.4.12 Existing or Potential Conflicts

Due to earlier annexations, town islands (Town of Chester) exist within the City limits. Some of these properties are not being well maintained and the City does not have the ability to address these issues. While the City currently has good working relationships with its neighbors, the City does not have any boundary agreements in place with the towns of Alto, Chester, Trenton or Waupun. An attempt was made during the initial development of the City's current comprehensive plan but nothing was ever finalized. In the future, it may be necessary to explore the development and adoption of boundary agreements, if this becomes an issue. The City of Waupun does not have an adopted process for conflict resolution. Conflicts are addressed on an individual basis and elected officials and the city attorney decide upon a course of action.

7.5 Intergovernmental Cooperation Recommendations

As with most communities, the intergovernmental communication between the City and area agencies and entities is not as strong as it could be. If the City is to keep abreast of important developments or opportunities there will need to be a more concerted effort made to increase contact with pertinent agencies.

The following actions will help Waupun to achieve greater intergovernmental cooperation in handling local issues.

Recommendations:

- 7.5.1** Hold periodic meetings between City Departments, public utilities (gas and electric transmission), county departments, WisDOT and others to strengthen communication and opportunities for sharing of information, programs, and concerns of mutual interest. (7.2.1)

¹ <https://www.agnesian.com/blog/ssm-health-and-csa-complete-sponsorship-transfer-agnesian-healthcare-and-monroe-clinic> .

² <https://www.agnesian.com/locations> .

- 7.5.2** Establish a method of communication with community partners (civic organizations, churches, and others) to discuss community needs. Community partners are a valuable resource that can provide volunteer hours and funding for City projects. (7.2.1)
- 7.5.3** Continue to make meeting agendas available to the public online. (7.2.1)
- 7.5.4** Establish a method of communication with neighboring towns to discuss issues of mutual concern. This could include establishing quarterly or periodic meeting, long-term planning, service agreements, etc. (Housing 2.6.16 / 2.6.31). (7.2.1)
- 7.5.5** Consider establishing boundary agreements with adjacent townships (Housing 2.6.31 / Land Use 8.9. 39 / 8.9.42). (7.2.1)
- 7.5.6** Work with state and federal agencies to increase the availability and construction of multi- use trails throughout the Waupun Area. Connections to the Wild Goose State Trail are particularly important (Transportation 3.7.4 / Land Use 8.9.19). (7.2.1)
- 7.5.7** Work with others to increase the connection and tourism potential between the Horicon Marsh, the Wild Goose Trail and the City (Economic Development 6.10.35). (7.2.1)
- 7.5.8** Work with others to enhance, protect, improve and promote the Horicon Marsh. This includes working with the WDNR, Friends of the Horicon Marsh Education and Visitor Center, Horicon Marsh Bird Club, Rock River Archaeology Society, etc. (7.2.1)
- 7.5.9** Work with WisDOT and others to provide opportunities for active lifestyles including trail development along highways and other transportation corridors to connect to the Wild Goose Trail and other local attractions (Transportation 3.7.1 / Land Use 8.9.19). (7.2.1)
- 7.5.10** Participate in direct communication with the WDOT on transportation issues on a periodic basis (Transportation 3.7.29 / Intergovernmental Cooperation 7.5.10). (7.2.1)
- 7.5.11** Work with WisDOT, ECWRPC, Dodge and Fond du Lac counties, neighboring towns and others to coordinate short and long range transportation efforts. The City should maintain contact with others to keep informed about short and long term projects that might affect the City so the City interests and needs are taken into account (Transportation 3.7.29 / Intergovernmental Cooperation 7.5.10). (7.2.1)
- 7.5.12** Continue to work with others to provide and receive mutual aid assistance for emergency service response. (7.2.1)
- 7.5.13** Explore opportunities for cost efficiencies through shared services with Dodge and Fond du Lac counties, neighboring communities and other public entities. (7.2.1)
- 7.5.14** Continue to work with Fond du Lac County on the development of mapping resources. (7.2.1)
- 7.5.15** Continue cooperative arrangements with the Waupun Area School District. Explore development of an ad hoc committee to focus on identifying opportunities for consolidation, sharing of services or equipment, purchasing, operation, maintenance,

and technology to save costs for both entities (Utilities & Community Facilities 4.6.23). (7.2.1)

- 7.5.16** Plan joint meetings between the Waupun Area School District, private schools and the City to discuss shared use of facilities, volunteer opportunities, new schools, school capacity issues, etc. (Utilities & Community Facilities 4.7.23) (7.2.1)
- 7.5.17** Continue to work with the historical society to preserve the history and heritage of Waupun (Agricultural, Natural & Cultural Resources 5.14.6). (7.2.1)
- 7.5.18** Continue meeting with the Wisconsin Department of Corrections as part of the Community Relations Committee concerning interaction and involvement activities for the local prisons. These discussions should include identifying additional activities for work release programs, and other community involvement activities. (7.2.2)
- 7.5.19** Continue meetings with the Department of Corrections to keep informed about facility and space needs and staffing concerns. (7.2.2)



CHAPTER #8

LAND USE

CHAPTER 8: LAND USE

TABLE OF CONTENTS

8.1 Land Use Vision Statement	8-1
8.2 Land Use Goals and Objectives	8-1
8.3 Land Use Policies	8-1
8.4 Existing Land Use	8-2
8.5 Redevelopment Opportunities	8-9
8.6 Land Use Conflicts	8-10
8.7 Future Land Use Projections	8-10
8.8 Year 2040 Future Land Use Map & Framework	8-12
8.9 Land Use Recommendations	8-24
8.10 Land Use Programs	8-27

Chapter 8

LAND USE

This element contains visions, objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element also contains types and densities of existing land uses within the City and analyzes trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land use conflicts. The chapter also includes maps and land use projections.

8.1 Land Use Vision Statement

The City of Waupun will implement many tools to help preserve the character of the community. Residential growth will be steady and occur in planned locations that are sensitive to the existing environment. Commercial corridors will be thriving, as will the industrial park. The local economy will also benefit from a clearly defined commercial district that complements surrounding land uses.

8.2 Land Use Goals and Objectives

8.2.1 Goal: Create a balanced pattern of related urban land uses.

Objective:

- Ensure that land decisions are meeting the needs and desires of residents and the City's vision for the future.
- Protect and preserve the historic character and the important cultural and historical resources of the City.
- Utilize State of Wisconsin land not needed for state institutions.
- Provide a sufficient amount of land for housing choices.
- Promote economic growth and vitality that meets community needs, while preserving the City's natural resources.
- Ensure that the transportation system is integrated with the existing and future land use plan.
- Minimize the adverse environmental impacts of sprawl, as well as the costs of providing services.
- Preserve and provide recreational areas and open spaces to enhance quality of life, buffer incompatible land uses and facilitate active and passive outdoor recreational pursuits for all age groups.
- Ensure that environmentally sensitive areas such as wetlands, floodplains, environmental corridors, streams and the Rock River are protected.
- Ensure that land uses are compatible near common borders and consistent with the City's comprehensive plan.

8.3 Land Use Policies

8.3.1 Preserve the values and characteristics that define the City and make it special.

- 8.3.2 Work with adjacent communities on issues of annexation and future land use. Renewing boundary agreement discussions on a periodic basis.
- 8.3.3 Preserve natural areas and wildlife corridors that contribute to the character of the Waupun Area.
- 8.3.4 Closely adhere to adopted policies and ordinances in determination of current and future land use development.
- 8.3.5 Review and amend the zoning code, land division ordinance, and other land use implementation tools as appropriate on a periodic basis.
- 8.3.6 Restrict development in flood hazard areas.
- 8.3.7 Reserve potentially scenic areas such as land along the waterways as public recreation areas.

8.4 Existing Land Use

Existing land use was interpreted utilizing 2015 aerials and reviewed by the City of Waupun. In order to analyze land use trends, historic land use data derived from 2000 aerials were used as a comparison. Land use information was compiled into general land use categories (Table 8.1). Table F-1 (Appendix F) provides a comparison between the 2000 and 2015 land uses.

8.4.1 Land Use Categories

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

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

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

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

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

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

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

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

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

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

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

8.4.2 Current Land Use Inventory

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

The City of Waupun encompasses approximately 2,978 acres. About three-quarters (75.2%, 2,238.2 acres) of the land within the City is developed (Table 8-1, Figure 8-1, Map 8-1). About a two-thirds (83.2%, 1,861.8 acres) of the developed uses in the City include single-family residential (720.5 acres, 32.2%), recreational facilities (400.0 acres, 17.9%), institutional facilities (355.6 acres, 15.9%) and transportation (385.7 acres, 17.2%). Other residential uses (farmstead, multi-family and mobile home parks; 98.1 acres, 4.4%), commercial (128.6 acres, 5.7%), industrial (119.7 acres, 5.3%) and utilities/communications (30.1 acres, 1.3%) make up the remaining developed uses.

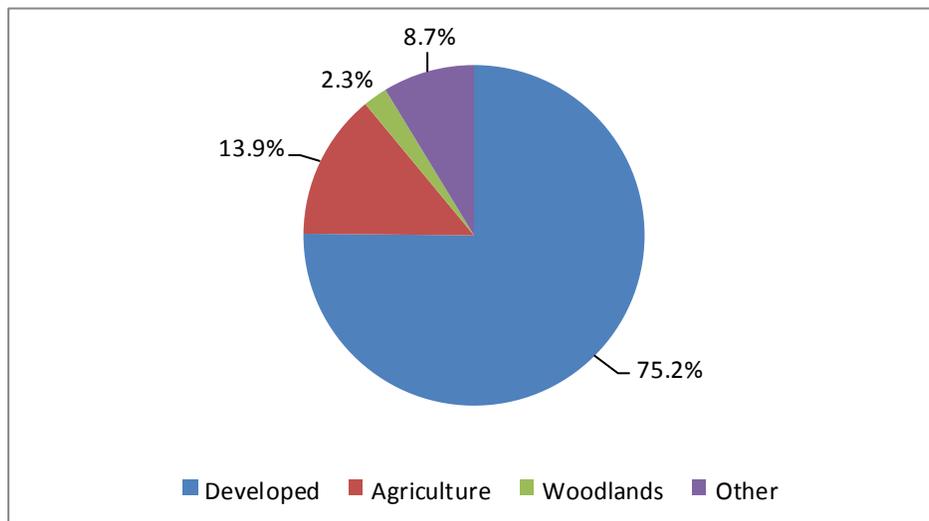
Residential uses (818.6 acres, 27.5%), recreational facilities (400 acres, 13.4%), institutional facilities (355.6 acres, 11.9%), transportation (385.7 acres, 13.0%) and non-irrigated farmland (412.6 acres, 13.9%) comprise about 80 percent (79.7%) of the overall land use in the City. Other developed uses, general woodlands, quarries, other open land and water make up the remaining 20.3 percent.

Table 8-1: Existing Land Use, 2015

Land Use	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	720.5	32.2%	24.2%
Farmsteads	2.1	0.1%	0.1%
Multi-Family	76.7	3.4%	2.6%
Mobile Home Parks	19.3	0.9%	0.6%
Commercial	128.6	5.7%	4.3%
Industrial	119.7	5.3%	4.0%
Recreational Facilities	400.0	17.9%	13.4%
Institutional Facilities	355.6	15.9%	11.9%
Utilities / Communications	30.1	1.3%	1.0%
Transportation	385.7	17.2%	13.0%
Total Developed	2,238.2	100.0%	75.2%
Non-Irrigated Farmland	412.6		13.9%
Planted Woodlands	0.3		0.0%
General Woodlands	68.1		2.3%
Quarries	0.5		0.0%
Other Open Land	214.3		7.2%
Water Features	44.2		1.5%
Total Acres	2,978.3		100.0%

Source: East Central Wisconsin Regional Planning Commission, 2015

Figure 8-1: Existing Land Use, 2015



Source: East Central Wisconsin Regional Planning Commission, 2015

8.4.3 Land Use Density and Intensity

Density: Density is broadly defined as a “number of units in a given area”.¹ For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water. Between 2000 (952.3 units/square mile) and 2010 (843.9 units/square mile), residential densities decreased in the City of Waupun by 108.4 units/square mile (Table 8-2). The residential density in Dodge County is lower than the residential density in Fond du Lac County for both time periods. In 2010, the residential density was 42.3 in Dodge County and 61.0 in Fond du Lac County.

Table 8-2: Residential Density, 2000 and 2010

MCD	2000			2010		
	Land Area in Sq. Miles	Total Units	Units/Sq. Mile	Land Area in Sq. Miles	Total Units	Units/Sq. Mile
C. Waupun	3.69	3,512	952.3	4.39	3,703	843.9
Dodge County	882.28	33,672	38.2	875.62	37,005	42.3
Fond du Lac County	722.91	39,271	54.3	719.55	43,910	61.0

Source: U.S. Census 2000 & 2010, SF1 GCT-PH1

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

Table 8-3: Residential Intensity, 2000 and 2015

	2000			2015		
	Units	Acres	Units/Acre	Units	Acres	Units/Acre
Single-Family	2,654	701.9	3.8	3,259	741.9	4.4
Multi-Family	692	38.8	17.8	869	76.7	11.3

Source: U.S. Census 2000, SF 3; ACS 5-Yr. Estimates, 2011-2015, DP04; ECWRPC 2017

Note: ACS 2011-2015 estimates used for 2015, therefore accuracy and reliability decrease, MOE not included

Between 2000 and 2015, residential single family land use intensities are estimated to have increased slightly from 3.8 units per acre in 2000 to 4.4 units per acre in 2015 (Table 8-3). Multi-family land use experienced a decrease in intensity, going from 17.8 units per acre to 11.3 units per acre.

While the above information can be used as a guide, discrepancies exist in the data. For example, historical U.S. Census data was used to determine the City boundary and this data may not be accurate. In addition, the 2011-2015 American Community Survey data was used

¹ Measuring Density: Working Definitions for Residential Density and Building Intensity, November 2003. Design Center for American Urban Landscapes, University of Minnesota.

to determine the number of units in 2015. This data is actually a 5 year estimate and is not based on a single point in time.

8.4.4 Land Use Trends

Land use in the City of Waupun has changed over time (Appendix F, Table F-1). For the purpose of this plan, land use between 2000 and 2015 was reviewed. While there appears to be a few discrepancies between the 2000 and 2015 city boundary layers, general comparisons can still be made. The largest gains were seen in recreational and institutional facilities and non-irrigated farmland. Recreational facilities added/developed since 2000 include Waupun County Park, Waupun Family Aquatic Center, Rock River Country Club, Meadow View Heights Park and the Waupun Baseball Complex. Institutional facilities include the Waupun Area Junior/Senior High School. Gains in farmland are the result of annexations over this time period. Changes in residential and commercial/industrial development are described below.

Housing: While U.S. Census data from 2000 and 2011-2015 aren't exactly comparable, it does provide a trend in new housing units. Overall, the City added approximately 623 housing units (7.1%) and 72 acres of residential development (Table 8-4, Appendix F, Table F-1). The majority of the units were single family/duplex/farmsteads (468 units, 43 acres); though about 117 multi-family units (27 acres) and 81 mobile homes (3.3 acres) were also added. Residential land uses were generally added in the northwest portion of the City, though residential growth also occurred in the southeast corner of the City as well.

Table 8.4: Total Housing Units, 2000 and 2011-2015 ACS 5-Year Estimates

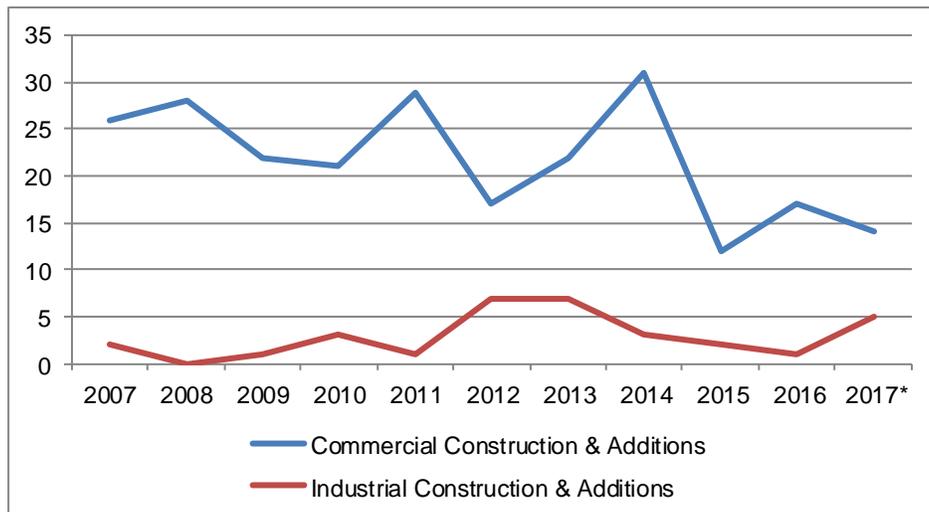
	2000		2011-2015				2000 to 2011-2015	
	Number	Percent	Estimate	MOE+/-	Percent	MOE+/-	Number/Estimate	Percent
Total Units	3,505	100%	4,128	248	100%	-	623	7.1%
1-unit, detached	2,337	66.7%	2,811	247	68.1%	4.3%	474	20.3%
1-unit attached	97	2.8%	91	62	2.2%	1.5%	-6	-6.2%
2 units	282	8.0%	239	104	5.8%	2.5%	-43	-15.2%
3 or 4 units	131	3.7%	212	108	5.1%	2.5%	81	61.8%
5 to 9 units	217	6.2%	207	84	5.0%	2.1%	-10	-4.6%
10 to 19 units	222	6.3%	142	70	3.4%	1.7%	-80	-36.0%
20 or more units	182	5.2%	308	139	7.5%	3.3%	126	69.2%
Mobile home	37	1.1%	118	76	2.9%	1.8%	81	218.9%
Boat, RV, van, etc.	0	0.0%	0	14	0.0%	0.4%	0	0.0%

Source: U.S. Census 2000, SF 3, 2011-2015 ACS 5-Year Estimates, DP04

Commercial/Industrial: Figure 8-2 and Table F-2 (Appendix F), shows the number of permits issued for construction of and additions/alterations/improvements to, commercial and industrial properties within the City. Since 2007, 32 industrial permits (12 new and 20 for additions) and 239 commercial permits (54 new and 185 additions) were issued. On average, 22 commercial permits were issues per year, versus 3 industrial permits. Industrial development over the past 10 years (2007 to 2017) has been more limited than commercial growth. The largest number of industrial permits were issued in 2012 (7 additions/alterations/ improvements) and 2013 (6 new permits and 1 addition/alteration/improvement). While the largest number of commercial permits were issues in 2014 (31: 10 new and 21 addition/ alterations/improvement) and 2011 (29: 4 new and 25 addition/alterations/improvement).

Generally, new industrial growth is limited and occurred near the western edge of the City and within the City’s industrial park. Commercial growth occurred in the southern portion and near the I-49/USH 151 interchange.

Figure 8-2: Commercial and Industrial Building Permits, 2007 to 2017



Source: City of Waupun, 2017. * Denotes Partial Year.

8.4.5 Building Permits

The building inspector issues building permits for single and two-family. Any other use requires an approved site development plan determined by the Plan Commission. According to the Wisconsin Department of Administration (WDOA) and the City of Waupun, 26 single family homes, 3 duplexes (6 housing units) and 20 multi-family (64 units) were issued in the City between 2010 and 2016 (Table 8-5). Since the WDOA also tracks deletions, 4 single family homes and 1 duplex unit was removed during this time frame.

Table 8-5: Annual Residential Building Permits, 2010 to 2016

Year	Additions			Deletions			Net		
	Single Family	Two Family	Multi-Family	Single Family	Two Family	Multi-Family	Single Family	Two Family	Multi-Family
	Units	Units	Units	Units	Units	Units	Units	Units	Units
2010	4	0	0	0	0	0	4	0	0
2011	2	0	0	0	0	0	2	0	0
2012	3	0	32	0	0	0	3	0	32
2013	6	0	32	0	1	0	6	-1	32
2014	4	0	0	0	0	0	4	0	0
2015	3	2	0	2	0	0	1	2	0
2016	4	4	0	2	0	0	2	4	0

Source: WDOA

8.4.6 Land Divisions

The City of Waupun has a subdivision ordinance (Chapter 17, Code of Ordinances). This ordinance requires all land divisions within the Waupun jurisdiction (including the 1.5-mile extraterritorial area) to be approved by the Plan Commission. The ordinance requires, among other things, that applicants for subdivisions provide a dedication of public lands and fund infrastructure improvements necessary to service the development. A certified survey map can be submitted for small land divisions resulting in 2 parcels or building sites, any one of which is less than 4 acres in size, or when it is proposed to divide a block, lot or outlot into not more than 2 parcels or building sites within a recorded subdivision plat without changing the boundaries of said block, lot or outlot.

8.4.7 Equalized Values

According to the Wisconsin Department of Revenue, in 2017 the total assessed value in the City was \$432,589,400. This represents a 4% increase in real estate value from 2016 (\$414,001,000).

8.5 Redevelopment Opportunities

There are various redevelopment sites/areas within the City. This includes the downtown, commercial properties and the strip malls. The City has 5 active Tax Incremental Financing (TIF) that present opportunities for redevelopment. TID 1 (Dodge County) was created in 1987 as an industrial/distressed area and amended in 2011. This TID lies in the City's industrial park. TID 3 (Fond du Lac and Dodge County) was created in 2005 as a mixed use/blighted area and amended in 2012. This TID lies in the downtown business district. TID 5 (Dodge County) was created in 2008 as a mixed use area and amended in 2012. This TID lies on the City's east side. TID 6 (Fond du Lac and Dodge County) was created in 2012 as a mixed use/blighted area. This TID lies on the City's west side. TID 7 (Dodge County) was created in 2017 as a mixed use district. The TID lies on the City's south side. In addition there are 150 known Brownfield sites in the Waupun area. Brownfields are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. These sites may present opportunities for redevelopment. Please see the Economic Development Element for more information.

From a land use perspective it is likely that parcels that are currently in commercial or industrial use will remain with those uses into the future. Major changes to the overall development

pattern are not forecast—even in the planning area located outside the City, most planned uses follow existing patterns of land use (mostly residential). The built-out nature of Waupun lends itself toward redevelopment of existing parcels, as existing traffic patterns, infrastructure, and natural and artificial boundaries already exist.

8.6 Land Use Conflicts

The City of Waupun is completely surrounded by the towns of Alto and Waupun in Fond du Lac County and the towns of Trenton and Chester in Dodge County. While, the City has a good relationship with its neighbors, no formal boundary agreements exist at this time. Therefore, in the future, conflicts could arise due to annexations of land from adjacent townships. Boundary agreements could be used to establish a protocol for information delivery and contestation of annexation petitions. This could streamline the process for property owners who want to annex.

A number of town islands exist within the City. Some residential properties in these areas are not being maintained and this is negatively reflecting upon the City and surrounding properties. While the Waupun Landing Field is not located within the City, this private field is seen as a positive attribute. Potential land use conflicts were raised during the development of the initial comprehensive plan and reconfirmed as part of this planning effort. A concern was raised that certain land uses could cause safety issues such as dust, smoke, birds or tall structures. STH 26 runs through the City in a north-south direction. This route travels through commercial, industrial and residential uses. A number of trucking terminals serve commercial and industrial properties in the northern and southern portions of the City. Residential uses exist in the center and trucks travel through residential areas. This truck traffic has raised safety concerns with residents.

The City should continue to preserve and protect its natural resource base. As development occurs, the City should continue to protect the Rock River corridor from development and stormwater runoff. Moreover, as the City continues to grow, potential conflicts between agricultural uses and residential development could transpire.

In addition, incompatibilities may arise between adjacent land uses as development continues. To limit these conflicts the City should maintain a good working relationship with its neighbors to avoid incompatible land uses along common borders. In addition, the City should utilize setbacks, screening and buffering so that residential properties are protected from more intense uses such as commercial and industrial.

8.7 Future Land Use Projections

Wisconsin Statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan. The projections for the City of Waupun can be seen in Table 8-6.

While projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use base. Their reliability depends, to a large extent, on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates. Third,

growth is also difficult to predict in areas that are heavily dependent on migration, as migration rates may vary considerably based on economic factors both within and outside of the area.

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

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

In 2010, the City of Waupun had a total of 3,485 households. Using household projections from the Wisconsin Department of Administration (WDOA), and adding a 10 percent factor, it is estimated that by 2035 there will be approximately 4,206 housing units or about 793 additional housing units in the City. It should be noted that since WDOA projects a population and housing decrease after 2035, household and land consumption estimates were based on year 2035. Maintaining the current split between single family, two-family and multi-family units, and subtracting the number of single family, two-family and multi-family units built between 2010 and 2016, there will need to be an additional 558 single-family units, 41 duplexes and 103 multi-family units. Based on the current zoning, the City will need 178 acres for single family and two-family, and 7 acres for multi-family development or a total of 185 acres for residential development.

Future commercial and industrial land use needs are based on the ratio between commercial and industrial acreage and population. The WDOA estimates that in 2015, the population of the City of Waupun was 11,420 people. Therefore the ratio of acres of commercial land use to population in 2015 was 0.01 acres per person, while the ratio of acres of industrial land use to population was also 0.01 acres per person. Multiplying the ratio of commercial and industrial acres per person by the 2035 population and adding a 15 percent infrastructure factor and 20 percent market factor, it is determined that an additional 18 acres of commercial and an additional 17 acres of industrial acreage will be needed by 2035.

Table 8-6 provides five year land consumption estimates for residential, commercial and industrial land uses and the resulting depletion of agricultural land. Based on these assumptions approximately 135 acres of agricultural land will be lost over the life of the plan.

Table 8-6: Future Land Use Consumption (Acres), 2015 to 2040

Land Use	2015	2020	2025	2030	2035	2040
Single/Two Family Residential	742	786	831	875	920	920
Multi-Family	77	78	80	82	84	84
Commercial	129	133	138	142	147	147
Industrial	120	124	128	132	137	137
Agricultural	1,103	1,069	1,035	1,002	968	968

Source: ECWRPC, 2018

8.8 Year 2040 Future Land Use Map and Framework

The proposed future land use is shown on Map 8 -3 and is described below. The map represents the overall vision established by the City of Waupun based on visioning, data collection, analysis and discussions held throughout the planning process. Public, Plan Commission and City staff comments, concerns and ideas were blended into vision statements and goals that are represented conceptually on the proposed future land use map.

Rather than follow a traditional method of identifying separate land uses such as residential, commercial, industrial, etc., the map is more generalized to better match the vision and provide flexibility when evaluating new development proposals against the plan for consistency purposes. A total of 10 different “districts”, or land classifications, have been developed. Map 8-3 can generally be described as conveying the “policy” of the City in that new development proposals, or proposed changes to existing land use should ultimately be in conformance with the intent and vision of the community. The City’s 2040 Future Land Use Map considers the “ultimate” use of land, which may not be realized until after the year 2040.

A general description of each District is contained below along with a short set of major land use objectives and recommendations that are critical to achieving the overall vision of the City. A detailed list of the goals, objectives and recommendations are included in each chapter and should be consulted and considered when reviewing development proposals.

8.8.1 Environmentally Sensitive Areas

Environmentally sensitive areas, or ESAs, are considered unsuitable for any proposed developed uses. ESAs are further described below:

- Wetlands (greater than 5 acres) shown on the Wisconsin Wetland Inventory Map;
- Floodways;
- 75 feet shoreland buffer for lakes, ponds, flowages, streams and rivers; and
- Areas currently zoned as Conservancy within the community.

The purpose of designating environmentally sensitive areas is to preserve significant environmental features from development. Environmentally sensitive areas perform a variety of important environmental functions including stormwater drainage, flood water storage, pollutant entrapment, groundwater recharge, recreation and wildlife habitat. They also provide green space to enhance aesthetics and quality of life.

For the purposes of the proposed land use map, these areas have been combined into a single category and generally represent areas that should be preserved or protected from new development and other land use changes. This layer is not meant to be an exact representation of all environmentally sensitive areas within the City.

8.8.2 Employment-Based Land Uses

Six (6) distinct areas of industrial, commercial, retail, service and office employment within the City are categorized into five (5) separate land use districts for the purposes of illustrating the City of Waupun's vision. These districts are listed below and described in more detail:

- Downtown Business District
- Neighborhood Commercial Corridor
- Highway Commercial District
- Industrial District
- Industrial Park District

Downtown Business District

This district represents the heart and soul of the City. It is centered on Main Street and houses restaurants, retail and service type businesses, residential, and public and institutional uses. This District encompasses approximately 76 acres, all of which are developed. Currently an infill lot exists in the downtown area. The objectives of this district are to:

- Seek opportunities to redevelop and enhance underutilized buildings/structures and improve the vitality of the downtown;
- Focus downtown redevelopment around small/specialty retail stores, trendy coffee shops/brew pubs/restaurants, professional offices and destination locations;
- Increase cultural and entertainment opportunities;
- Support existing businesses and new business opportunities;
- Strengthen/enhance community identity;
- Increase mobility and connectivity within the downtown and between the downtown and other major destinations within the City and the surrounding area (i.e. Rock River and Trail, Horicon Marsh, Wild Goose Trail, Waupun County Park, etc.); and
- Preserve, protect and enhance the historic character of the downtown.

Appropriate land uses for this District include:

- Office, specialty retail and service uses, restaurants, hospitality, mixed-use development, entertainment venues, parks/public spaces, residential² and community facilities.

Zoning districts include:

- Central Business District (B-2) and Shopping Center Business District (B-3)

² Above businesses or residential that blends into the downtown business district architecture.

Key strategies and recommendations include:

- Expand broadband internet services;
- Define the downtown area through the use of wayfinding signs;
- Use the concept of “Placemaking” to enrich the downtown;
- Create temporary public spaces with events such as local farmers markets, art-walk events, craft fairs, music or other community gatherings;
- Enhance pedestrian and bicycling facilities in the downtown area:
 - Provide benches and other places for people to sit and relax;
 - Increase pedestrian and bicycle access and safety;
- Incorporate art in the downtown area (murals, statues, etc.);
- Stimulate private investment in high-quality building facade improvements that contribute to the overall strength of downtown as a shopping and dining destination; and
- Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity.

Neighborhood Commercial Corridor

This district primarily serves or has the potential to serve the daily needs of the adjacent neighborhood. Walkability should be enhanced and expanded over time and should offer attractive areas for and connectivity to adjacent neighborhoods. This District currently houses a gas station, retail and service type businesses, residential, dining and strip mall and small shopping center. Most of this district is surrounded by or in close proximity to residential neighborhoods. Development should be smaller-scale, neighborhood-oriented uses. Environmentally sensitive areas are found in proximity to an intermittent stream flowing toward the Rock River. This District encompasses approximately 84 acres, the majority of which are developed. A few scattered infill lots are present within the district. The objectives of this district are to:

- Focus on smaller scale neighborhood commercial uses;
- Maintain and redevelop properties to increase economic activity;
- Increase urban living opportunities with a variety of higher density housing styles; and
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.

Appropriate land uses for this District include:

- Medium-scale commercial developments, community facilities, small medical offices and clinics, high-density residential, restaurants, convenience and gasoline stations, service and office uses, mixed-use developments that may include residential.

Zoning districts include:

- Business/Professional Office District (B-1), Central Business District (B-2), Shopping Center Business District (B-3) and Neighborhood Commercial District (B-6).

Key strategies and recommendations include:

- Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development;
- Develop corridor plan and overlay regulations (include design, access, and use guidelines) to implement the City's vision for this area;
- Install wayfinding signage to key destinations in the City;
- Improve major east/west connections for cars, bikes and pedestrians to the downtown and other areas; and
- Develop major gateway into the City.

Highway Commercial District

This district generally has high visibility and easy access to/from USH 151 and therefore has concentrations of commercial, retail and service development that serves not only City residents, but also the traveling public and residents from the surrounding area. Two areas comprise this District. A larger area developed area along USH 151 that includes the STH 49 and northern STH 26 interchanges. A second area is found in the southern part of the City near the southern STH 26 and USH 151 interchange. The southern portion of the district is platted, but undeveloped except for a new truck stop that is currently under construction. An extension of Shaler Drive within the southern portion of the District and an extension of the Rock River Trail is planned. Environmentally sensitive areas are found in proximity to the Rock River. The City should consider the development of a Park and Ride lot near the USH 151 and STH 49 interchange. Additional public recreational lands and/or park may be needed to accommodate localized demands. This district encompasses approximately 184 acres, of which approximately 99 acres are considered vacant and developable. The objectives of this district are to:

- Maintain and redevelop properties in order to increase economic activity;
- Increase connectivity within the District and between the District and downtown Waupun;
- Provide improved pedestrian and bicycle accommodations; and
- Encourage development of highway commercial oriented development.

Appropriate land uses for this District include:

- Restaurants, drive-thru restaurants, service uses, community facilities, convenience and gasoline stores, small-scale office uses, assisted living facilities, automobile sales, retail and service uses, business and professional offices and mixed-use development which may include residential.

Zoning districts include:

- Interchange Business District (B-4) and Shopping Center Business District (B-3).

Key strategies and recommendations include:

- Develop commercial district plan and overlay regulations (include design, access, and use guidelines) to implement the City's vision for this area;
- Install wayfinding signage to key destinations in the City;

- Improve major east/west connections for cars, bikes and pedestrians to the downtown and other areas;
- Develop a major gateway into the City;
- Enhance the ability to safely walk and bike within the City and to key destinations within and outside of the City; and
- Work with WisDOT to construct a Park and Ride lot near USH 151.

Industrial District

This district encompasses an area on the City's western boundary near the Town of Trenton Agricultural Enterprise Area. Current uses include commercial, industrial and farmland. This district should support the Town of Trenton Agricultural Enterprise Area. It encompasses approximately 80 acres, of which approximately 29 acres are considered vacant and developable. The objectives of this district are to:

- Support the continuation and creation of agricultural support and service businesses;
- Support the agricultural economy of the area; and
- Support local, regional and statewide agribusinesses.

Appropriate land uses for this District include:

- Value-added agriculture, food processing, transportation and distribution, manufacturing and warehousing.

Zoning districts include:

- Closed Storage/Light Manufacturing (M-1) and Open Storage/Heavy Manufacturing (M-2).

Key strategies and recommendations include:

- Focus on attracting and support the expansion and/or creation of agribusinesses, value-added agriculture; food processing; transportation and distribution (especially food distribution); and manufacturing (current and those that can help agribusiness).

Industrial Park District

This District includes the Waupun Business Park. Access to transportation (USH 151) and freight infrastructure makes these lands particularly desirable for industrial and manufacturing uses. It is envisioned that the area south and adjacent to the existing business park will allow expansion of similar uses within the planning period. Intergovernmental coordination overlay areas are illustrated to highlight areas within adjacent towns. This District encompasses approximately 342 acres, of which approximately 194 acres are considered vacant and developable. The objectives of this district are to:

- Maintain good transportation and rail access and infrastructure condition;
- Fill existing vacant lots to reasonable level prior to expansion of the business park; and
- Plan for and expand the business park to the south, as required, during the planning period.

Appropriate land uses for this District include:

- Industries, transportation and distribution centers, offices or administrative facilities, value-added agriculture, food processing, manufacturing and warehousing.

Zoning districts include:

- Open Storage/Heavy Manufacturing (M-2)

Key strategies and recommendations include:

- Work with WisDOT and ECWRPC on existing and future transportation and freight issues;
- Annex, re-zone and acquire properties within the planned expansion areas as required;
- Actively market the business park as a key location for business along the USH 151 corridor;
- Identify environmental barriers to development such as high groundwater;
- New development within this district will be constructed using high quality building materials, incorporate extensive landscaping and other buffering measures to limit noise, vibration and aesthetic nuisances from the public, and extend bicycle and pedestrian facilities to connect this employment area to residential neighborhoods, the downtown and other major destinations within the City and the surrounding area;
- Develop a major gateway into the City; and
- Install wayfinding signage to key destinations in the City.

8.8.3 Residential Land Uses

In order to provide general guidance which aligns with the vision established in this plan, the Future Land Use Map identifies six (6) separate areas or districts for residential land uses. These districts are listed below and are described in more detail:

- Residential Neighborhood Investment Area
- Residential District
- Mixed Use Residential District
- High Density Residential District
- Future Residential District
- Senior Residential District

Residential Neighborhood Investment Area

This District is defined as being primarily comprised of older single-family homes on smaller lots. Other uses such as duplexes or higher density apartments and public/institutional uses may also be scattered through these areas. It is expected that little land use change will occur within this District over the planning period. However, that being said, any new land use changes should be consistent in terms of land use, density, and architectural styles. In some cases, small neighborhood oriented development may be appropriate within some neighborhoods. New public or institutional uses should also be considered within this district as long as potential negative impacts are addressed. Town islands are found in this area; therefore the City should

work with Town of Chester to resolve maintenance issues. Intergovernmental coordination overlay areas are illustrated to highlight areas within the town. Additional public recreational lands and/or park may be needed to accommodate localized demands. Environmentally sensitive areas are found in proximity to the Rock River. This District encompasses approximately 828 acres, of which approximately 33 acres are considered vacant and developable. Vacant land, for the most part, includes scattered infill lots. The objectives of this District are to:

- Encourage preservation and renovation of historic homes;
- Support rehabilitation, renovation and preservation of the City's older housing stock;
- Strengthen and enhance neighborhoods;
- Improve the condition of rental properties within the City;
- Enhance the ability to safely walk and bike within the City and to key destinations within and outside of the City;
- Protect environmentally sensitive areas, the Rock River and primary environmental corridors; and
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches, schools and libraries; parks; playgrounds; and community centers.

Zoning districts include: Two-Family Residential District (R-2), Multiple-Family Residential District (R-3), Central Area Single-Family Residential District (R-4) and Mixed Residential District (R-5).

Key strategies and recommendations include:

- Explore developing historic residential guidelines in specific neighborhoods;
- Continue the City's housing rehabilitation program for owner and rental properties;
- Continue to improve and preserve the City's established neighborhoods;
- Consider creating neighborhood organizations and working with neighborhoods to renovate existing areas;
- Work with the Town of Chester to maintain town islands within City limits;
- Install wayfinding signage to key destinations in the City;
- Explore developing recreational trails through wetland areas; and
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments, employment/retail areas, and community and area destinations.

Residential District

This District is defined as being primarily comprised of newer single-family homes on larger lots. Other uses such as duplexes or higher density apartments and public/institutional uses may also be scattered through this area. Areas adjacent to but outside of the City corporate limits are included in this District. Most of this area is developed, though vacant platted lots and unplatted areas, both within and outside of the City exist. In some cases, small neighborhood oriented development may be appropriate within some neighborhoods. New public or institutional uses should also be considered within this district as long as potential negative impacts are addressed. Environmentally sensitive areas are found in proximity to the Rock River. This District encompasses approximately 951 acres, of which approximately 162 acres are considered vacant and developable. The objectives of this District are to:

- Enhance the ability to safely walk and bike within the City and to key destinations within and outside of the City;
- Protect environmentally sensitive areas, the Rock River and primary environmental corridors;
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations; and
- Provide opportunities for new residential development.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches, schools and libraries; parks; playgrounds; and community centers.

Zoning districts include: Single-Family Residential District (R-1), Two-Family Residential District (R-2) and Multiple-Family Residential District (R-3).

Key strategies and recommendations include:

- Install wayfinding signage to key destinations in the City;
- Explore developing recreational trails through wetland areas;
- Promote infill of existing subdivisions; and
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments, employment/retail areas, community and area destinations.

Mixed Use Residential District

The Mixed Use Residential District is located in two distinct areas of the community, adjacent to industrial/institutional uses:

- An area consisting of newer single family, two-family and multi-family housing stock and park and institutional uses (including the Dodge Correctional Institution and the John C

Burke Correctional Center) near the Waupun Business Park in the City's southwestern area.

- An area consisting of a mixture of some newer single-family, two-family, multi-family and mobile homes and park uses between USH 151 and the Waupun Business Park. An area zoned Conservancy on the east side of USH 151 is included in this district.

Both areas have limited land available for development. An extension of Shaler Drive and the Rock River Trail is planned near USH 151. In addition, a detention basin is planned for the parcel to the east of USH 151. Intergovernmental coordination overlay areas are illustrated to highlight areas within the town. Additional public recreational lands and/or park may be needed to accommodate localized demands. Appropriate transitions between mixed uses should be addressed as required. This District encompasses approximately 629 acres, of which approximately 69 acres are considered vacant and developable. The objectives of this District are to:

- Redevelopment of existing properties;
- Increase diversity of housing options;
- Provide opportunities for housing choice; and
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches and schools; parks; playgrounds; and community centers.

Zoning districts include: Single-Family Residential District (R-1), Two-Family Residential District (R-2) and Multiple-Family Residential District (R-3).

Key strategies and recommendations include:

- Install wayfinding signage to key destinations in the City;
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments; employment/retail areas, and community and area destinations (i.e. Wild Goose Trail, the Rock River, downtown, the Horicon Marsh, parks, sculptures and other destinations); and
- Develop more detailed and specific "Area Development Plans" (ADPs) for larger tracts of land (80 to 300 acres) that are target for future development.

High Density Residential District

A small area along USH 151 has been developed as higher density residential and is therefore total developed. This District is entirely developed and encompasses approximately 17 acres, all are considered developed. The objectives of this District are to:

- Increase mobility and connectivity between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations; and
- Provide well-suited land for higher density residential development, close to major roads.

Appropriate land uses for this District include:

- Multi-family residential and attached single-family dwelling (condos, townhomes, etc.).

Zoning districts include:

- Multiple-Family Residential District (R-3)

Key strategies and recommendations include:

- Develop the Rock River Trail along Shaler Drive.

Future Residential District

This district is north of the City limits and predominantly undeveloped, though scattered residential development is occurring in the Town of Waupun, especially along CTH MM. Development in this area is expected to occur on larger predominately single-family lots. Though, two-family and multi-family uses would be allowed. New public or institutional uses should also be considered within this district as long as potential negative impacts are addressed. Public recreation lands, trails and/or parks may also be needed to accommodate localized demands. To increase east/west movement, a connecting street should be planned between CTH MM (Brandon Street/Savage Road) and Center Road. Additional planning should occur to identify more detailed uses and development patterns within the District. The City should work with the Town of Waupun to determine a smooth transition. Environmentally sensitive areas are found in this district. This District encompasses approximately 585 acres, of which approximately 428 acres are considered vacant and developable. The objectives of this District are to:

- Provide a sufficient amount of land for housing choices.
- Increase mobility and connectivity within the District and between the District and downtown Waupun and other major destinations within the City and the surrounding area, providing improved pedestrian and bicycling accommodations.
- Ensure that an adequate amount of land is available for residential uses.

Appropriate land uses for this District include:

- Single family residential (attached and detached); two-family residential; multi-family residential, if well designed; public and semipublic nonprofit institutional uses, including churches and schools; parks; playgrounds; and community centers.

Zoning districts include:

- Single-Family Residential District (R-1), Two-Family Residential District (R-2), Multiple-Family Residential District (R-3)

Key strategies and recommendations include:

- Install wayfinding signage to key destinations in the City.
- Increase east/west movement in the northern part of the City.
- Develop an area wide plan to determine approximate locations of major east/west, north/south streets, trails, parks, etc.
- Work with the Town of Chester to discuss development and future annexation of this area.
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the community and to create connections between residential developments, employment/retail areas, community and area destinations.
- Encourage cost-effective extension of public infrastructure.
- Provide adequate recreational opportunities and access for local neighborhoods and the City as a whole.

Senior Residential District

A small area exists adjacent to Waupun Park Maple Forest State Natural Area along STH MM. Access to natural amenities and City services may make this area very attractive to seniors. If designed well, with a mix of housing types and styles, this district could allow seniors to age in place and transition to housing when more services are needed. Currently this area is undeveloped. Ideally this area should be developed as “Planned Unit Development” so that the entire area can be planned. Public recreation lands, trails and/or parks may also be needed to accommodate localized demands. This District encompasses approximately 57 acres, of which approximately 55 acres are considered vacant and developable. The objectives of this District are to:

- Provide housing that will allow seniors to age in place and transition to assisted living and nursing home care if and when more services are needed.
- Provide a mixture of housing types for seniors.
- Provide amenities such as benches, parks, sidewalks and trails to allow connectivity and encourage walking and biking.

Appropriate land uses for this District include:

- Smaller single-family attached and detached homes, two-family, townhomes, assisted living facilities, public and semipublic nonprofit institutional uses, including churches and nursing homes; parks; and community centers.

Zoning districts include:

- Two-Family Residential District (R-2), Multiple-Family Residential District (M-3), Planned Unit Development

Key strategies and recommendations include:

- Develop an area wide plan to determine approximate locations of major streets, trails, parks, etc.
- Support infrastructure improvements (i.e. sidewalks, walkways, trails, etc.) to improve the ability to safely walk and bike within the district and community and to create connections between residential developments, employment/retail areas, community and area destinations.

8.8.4 Recreation

Areas identified as Recreation include City and county (public) park and recreational facilities and private recreational facilities. New parks (“P” symbol) was identified using information from the existing City of Waupun Comprehensive Outdoor Recreation Plan (CORP), 2017-2022 to identify additional lands that may be needed for recreation during the planning period. As shown on Map 8-3, a number of generalized areas are shown for new parks (“P” symbol). As these areas are planned for development, consideration should be given for the dedication/acquisition of recreational lands. In addition, the City’s CORP was consulted in determining future trail locations.

8.8.5 Intergovernmental Coordination Area

The Intergovernmental Coordination Overlay is used to highlight areas within and outside of the City where intergovernmental cooperation between the City and adjoining towns would benefit current planning issues and future planning decisions. It should be noted that additional areas, not specifically highlighted would also benefit from intergovernmental coordination and that areas highlighted should not be considered exclusive to where these efforts should be focused. Town islands, some poorly maintained, exist in certain areas of the City. In addition, the City should work with adjoining towns to determine annexation phasing and development within these areas that will eventually be annexed into the City.

8.8.6 Institutional Facilities

Areas identified as Institutional Facilities include City (city hall, senior center, city garage, wastewater treatment plant, former city landfill, etc.), government (Dodge Correctional Institute, the John C. Burke Correctional Institute and the Waupun Correctional Institute), school facilities and cemeteries.

8.8.7 Transportation

A number of critical transportation issues and opportunities were identified throughout the plan update process. In reviewing the specific recommendations and ideas, a number of them were felt to be on a scale and impact that they should be reflected on the Proposed Future Land Use Map. These include:

- Extension of Shaler Drive
- Areas of planned/conceptual bike and pedestrian accommodations

8.9 Land Use Recommendations

The following recommendations, if carried out, will allow the City of Waupun to more effectively control the pattern of land development in the future.

Recommendations:

- 8.9.1** Use the future land use plan as a guide in making decisions regarding annexations, plan approvals, development proposals and public infrastructure investment.
- 8.9.2** Develop a guidance document that can be used to determine compliance with the comprehensive plan whenever a development proposal is reviewed.
- 8.9.3** Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance.
- 8.9.4** Review the existing sign ordinance to ensure that signs are not regulated based on use, revise as necessary (Land Use 8.9.38).
- 8.9.5** Review existing regulations regarding minimum distance that a fence should be installed to a property line in residential areas (Land Use 8.9.5).
- 8.9.6** Explore developing historic residential guidelines in specific neighborhoods (Housing 2.6.8).
- 8.9.7** Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity (Economic Development 6.10.28).
- 8.9.8** Coordinate with the State of Wisconsin (Dept. of Corrections) as appropriate to ensure the City of Waupun has adequate time to plan for future land uses of released state sites. Waupun should also have the first option on acquisition of sites released by the State.
- 8.9.9** Identify areas within and surrounding the City for residential redevelopment and development.
- 8.9.10** Identify areas for new senior and special needs housing facilities (Housing 2.6.25).
- 8.9.11** Continue to improve and preserve the City's established neighborhoods (Housing 2.6.1, 2.6.2, 2.6.3).
- 8.9.12** Review new housing proposals taking into consideration their relationship with other land uses.
- 8.9.13** Identify locations for new commercial and industrial development and redevelopment (Economic Development 6.10.15).
- 8.9.14** Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development (Economic Development 6.10.12 / 6.10.13)

8.9.15 Continue to promote the Waupun Industrial Park site.

8.9.16 Strengthen the downtown business district.

- Focus downtown redevelopment around small/specialty retail stores, trendy coffee shops/brew pubs/restaurants, offices.
- Enhance pedestrian and bicycling facilities/access/safety (Economic Development 6.10.33).
- Increase cultural and entertainment opportunities (Economic Development 6.10.29).
- Address parking needs in the downtown business district (Transportation 3.7.20).

8.9.17 Develop corridor / business district plans. Plans should be developed for the following corridors / districts:

- Main Street Corridor (west of downtown);
- Intersection of USH 151 and STH 49; and
- TID #7 at the intersection of USH 151 and STH 26 (south side of the City).

8.9.18 Utilizing corridor / business district plans for the Main Street Corridor, the Intersection of USH 151 and STH 49 and TID #7, develop overlay regulations (include design, access, and use guidelines) to implement the City's vision for these areas.

8.9.19 Enhance the ability to walk and bike to key destinations in the City and area.

- Develop a long-term bike and pedestrian transportation plan to help identify routes and facilities for multimodal transportation options (Transportation 3.7.1 / Utilities & Community Facilities 4.7.28);
- Look at linkages to key destinations in the City, to future locales within the planning area, and to existing regional trails like the Wild Goose State Trail and the Rock River/Trail (Transportation 3.7.1);
- Improve bike and pedestrian connections between the downtown and the Rock River Trail, Wild Goose State Trail and the Horicon Marsh and other key destinations in the City (Transportation 3.7.4 / Economic Development 6.10.33);
- Provide benches and other places for people to sit and relax in the downtown area (Economic Development 6.10.33);
- Explore developing recreational trails through wetland areas (Agricultural, Natural & Cultural Resources 5.13.6); and
- Work with WisDOT and others to provide opportunities for active lifestyles including trail development along highways and other transportation corridors to connect to the Wild Goose Trail and other local attractions (Intergovernmental Cooperation 7.5.6 / 7.5.9).

8.9.20 Consider working with WisDOT to construct a Park and Ride lot near USH 151 (Transportation 3.7.14).

8.9.21 Install wayfinding signage to key destinations in the City (Transportation 3.8.17 / Economic Development 6.10.32).

8.9.22 Improve major east/west and north/south connections for cars, bikes and pedestrians to the downtown area (Transportation 3.7.21).

- 8.9.23** Increase mobility and connectivity; consider a Shaler Drive road extension.
- 8.9.24** Encourage development patterns that will maintain the capacity and efficiency of existing streets.
- 8.9.25** Consider adopting an official map (Transportation 3.7.22).
- 8.9.26** Work with the Waupun Area School District and East Central Wisconsin's Safe Routes to School Program to initiate a Safe Routes to School program in the City (Transportation 3.7.5).
- 8.9.27** Direct new housing developments to areas that are easily served with utilities and other service provisions (Housing 2.6.29 / Utilities & Community Facilities 4.7.4 / Economic Development 6.10.8).
- 8.9.28** Encourage new development to occur in areas already served or adjacent to existing development (Utilities & Community Facilities 4.7.4).
- 8.9.29** Develop a plan to show how future areas will be served by sanitary sewer, water and electric (Housing 2.6.29 / Utilities & Community Facilities 4.7.9).
- 8.9.30** Work with Waupun Area school District and private schools to plan for new or renovated facilities (Utilities & Community Facilities 4.7.23).
- 8.9.31** Encourage infill and redevelopment opportunities (Agricultural, Natural & Cultural Resources 5.12.2).
- 8.9.32** Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan (Utilities & Community Facilities 4.7.27).
- 8.9.33** Identify areas for future stormwater retention/detention ponds (Utilities & Community Facilities 4.7.16).
- 8.9.34** When reviewing development proposals consider the environmental impacts (Agricultural, Natural & Cultural Resources 5.13.3).
- 8.9.35** Work with local agencies or land trust organizations to encourage preservation of privately owned natural areas (Agricultural, Natural & Cultural Resources 5.13.4).
- 8.9.36** Continue to maintain and monitor public areas along the Rock River (Agricultural, Natural & Cultural Resources 5.13.5).
- 8.9.37** Recognize environmental constraints when reviewing future land use developments. This includes depth of bedrock and floodplain zones.
- 8.9.38** Review existing ordinances:
- Identify regulations that would improve the overall management of stormwater in the City.
 - Consider revisions to the development code that would reduce impervious areas.

- Update the source (reference) in Chapter 20 Shoreland-Wetland Zoning Ordinance, Section 3.1 – Shoreland-Wetland Zoning Maps. The recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer should be referenced. Review references to other maps, for example the effective date for the most recent FEMA map is 11/04/2009.
- Review general references and update as necessary.

8.9.39 Continue to work with adjacent towns to determine areas for municipal expansion and establish phasing agreements for annexations that occur over time (Housing 2.6.31 / Intergovernmental Cooperation 7.5.5).

8.9.40 Work with the towns of Trenton and Chester to protect the airport from incompatible uses. Some land uses may create safety issues due to dust and smoke, other uses such as landfills may create safety issues due to birds, cell towers and other taller structures may create safety issues due to conflicts with the flight path and other land uses such as residential may result in conflicts due to noise (Transportation 3.7.28).

8.9.41 Work with surrounding towns to protect large continuous tracks of farmland (100 acres or more) for continued agricultural activities (Agricultural, Natural & Cultural Resources 5.12.3).

8.9.42 Consider establishing boundary agreements with adjacent townships (Intergovernmental Cooperation 7.5.5).

8.9.43 Work with the towns of Chester and Waupun to maintain town islands with the City limits (Housing 2.6.16).

8.10 Land Use Programs

8.10.1 Zoning Regulations

The City of Waupun's Zoning Ordinance was adopted in 1988. It includes descriptions and requirements for residential, business, manufacturing, conservancy, and institutional zones. One of the more interesting components within the residential code is the R-4 zone which includes provisions for the older, existing subdivision within the urban core. There are also separate requirements for mobile home parks and manufacture home districts. The Conservancy District was established to preserve natural areas within the City. Over half (53.4%, 1,380.4 acres) of the City is zoned residential; single family residential encompasses about a third (29.6%, 765 acres) (Table 8-7, Map 8-2). Business districts encompass about 7 percent (179.8 acres), while manufacturing makes up another 14.7 percent (381.2 acres).

Table 8-7: Existing Zoning, 2017

Zoning District	Acres	Percent
Agricultural District (A)	9.7	0.4%
Business/Professional Office District (B-1)	8.5	0.3%
Central Business District (B-2)	68.0	2.6%
Shopping Center Business District (B-3)	54.9	2.1%
Interchange Business District (B-4)	30.6	1.2%
Warehousing/Business District (B-5)	9.3	0.4%
Neighborhood Commercial District (B-6)	8.5	0.3%
Conservancy District (C)	313.4	12.1%
Institutional District (IN)	255.6	9.9%
Closed Storage/Light Manufacturing (M-1)	31.8	1.2%
Open Storage/Heavy Manufacturing (M-2)	349.4	13.5%
Planned Community Development (PCD)	66.4	2.6%
Single Family Residential District (R-1)	765.0	29.6%
Two Family Residential District (R-2)	40.8	1.6%
Multiple Family Residential District (R-3)	88.2	3.4%
Central Area Single Family Residential District (R-4)	410.5	15.9%
Mixed Residential District (R-5)	38.3	1.5%
Mobile Home District (R-6)	37.6	1.5%
Manufactured Home Overlay (MHO)	0.0	0.0%
Total	2,586.5	100.0%

Source: City of Waupun, 2017.

8.10.2 Land Division / Subdivision Regulations

Waupun does have a subdivision ordinance. Specifics of this ordinance are described in Chapter 17 of the Code of Ordinances. There is also a description of land division requirements provided within this element under section 8.4.4.

8.10.3 Official Mapping

An official map reflects a community's fixed decision to locate streets, parks, and other facilities as indicated on the map. Once adopted, the community reserves the property for later acquisition. The community pays the owner no compensation until and unless it exercises its power of condemnation over the property. The City is not obligated to obtain the sites shown on the official map but has, in a sense, a "first option" on them at the time of their sale or subdivision. The purpose of an official mapping policy is to keep the land at its current state of development and thus encourage both effective planning and lower condemnation costs. The City does not currently have an official map.

8.10.4 Historic Preservation

Historic preservation is important for maintaining Waupun's character. The City has an historical society (Waupun Historic Society) that works to identify key structures for rehabilitation. Revitalization of historic areas, especially downtown areas, has been identified as a priority within this plan.

8.10.5 Extraterritorial Controls

To ensure orderly development and use of land in areas adjacent to a municipality, Wisconsin

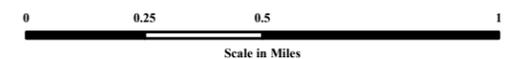
law grants communities under 10,000 population extra-territorial zoning and platting jurisdiction for areas within one and one-half miles of the corporate limits. Extraterritorial zoning power allows any community that has a planning commission and has adopted a zoning ordinance to prepare and provide for the enforcement and administration of and extraterritorial zoning ordinance. In addition, extraterritorial platting power allows municipalities to grant plat approval of any subdivision within its extraterritorial jurisdiction. Also, under Wisconsin Statutes, municipalities are allowed to cooperate in planning for the growth and development of the lands within the extraterritorial area. This includes the ability to establish municipal boundaries and determine in advance the provision of municipal services.

Map 8-1 City of Waupun Comprehensive Plan Land Use 2015

Legend

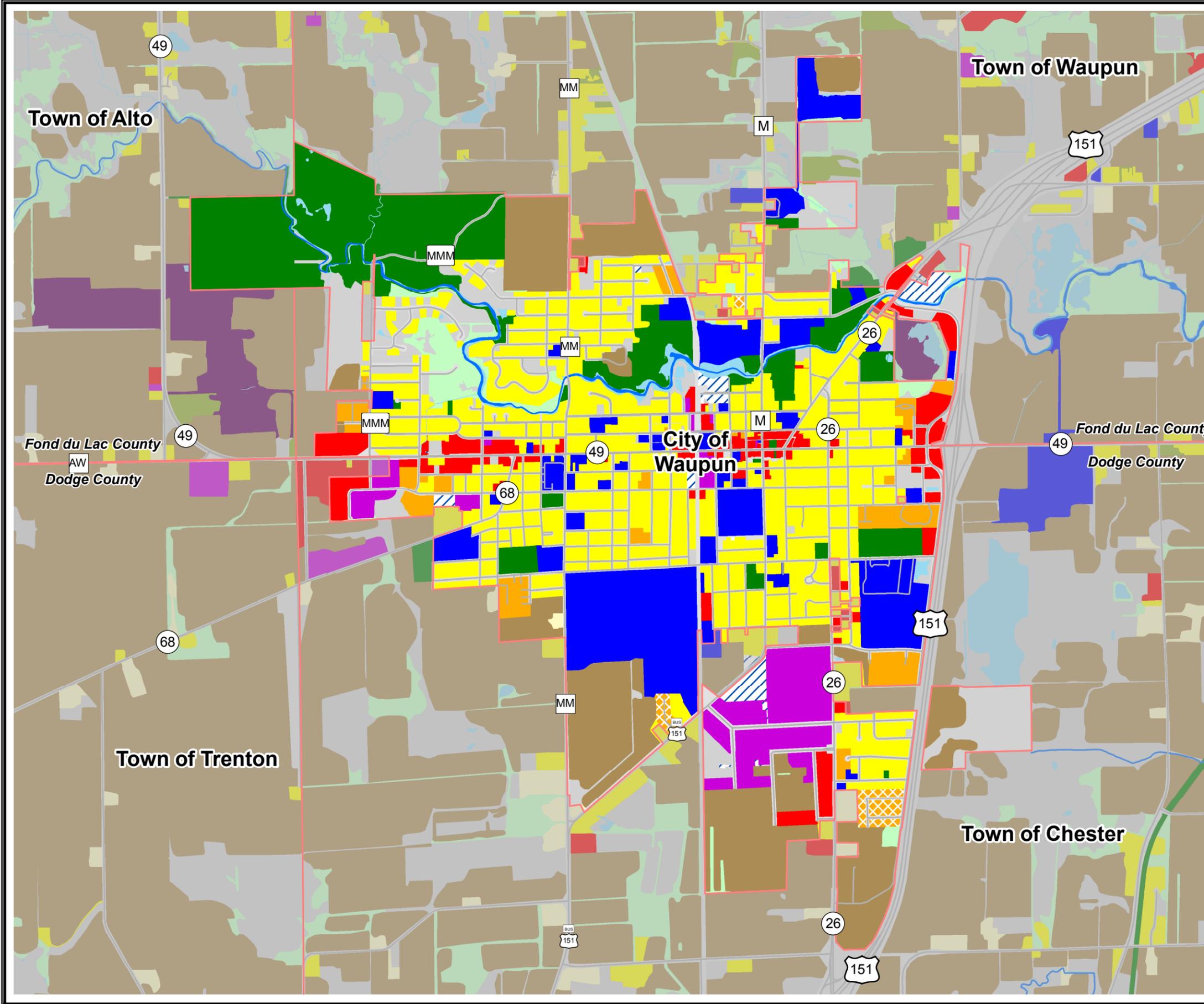
- Single Family Residential
- Farmsteads
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Irrigated Cropland
- Other Ag Land / Pasture
- Recreational Facilities
- Planted Woodlands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

Source:
Base data: Dodge & Fond du Lac Counties, 2016
Land Use: ECWRPC, 2015



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

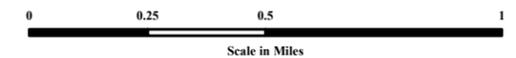
PREPARED OCTOBER 2018 BY:



Map 8-2 City of Waupun Comprehensive Plan Zoning

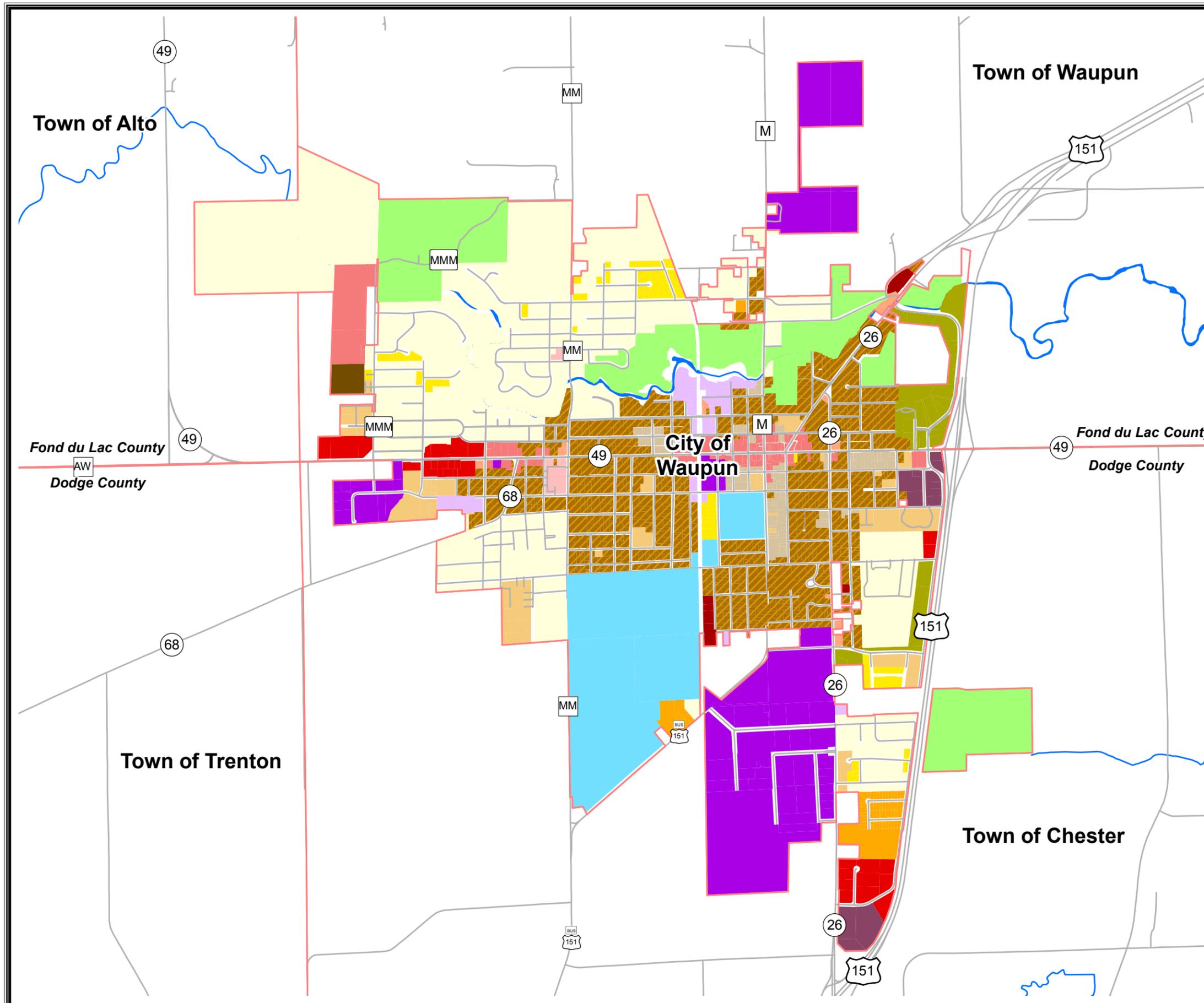
-  Agricultural District
-  Business/Professional Office District
-  Central Business District
-  Shopping Center Business District
-  Interchange Business District
-  Warehousing/Business District
-  Neighborhood Commercial District
-  Conservancy District
-  Institutional District
-  Closed Storage/Light Manufacturing
-  Open Storage/Heavy Manufacturing
-  Planned Community Development
-  Single Family Residential District
-  Two Family Residential District
-  Multiple Family Residential District
-  Central Area Single Family Residential District
-  Mixed Residential District
-  Mobile Home District

Source:
Base data provided by Dodge & Fond du Lac Counties 2016.
Zoning data provided by the City of Waupun 2017.

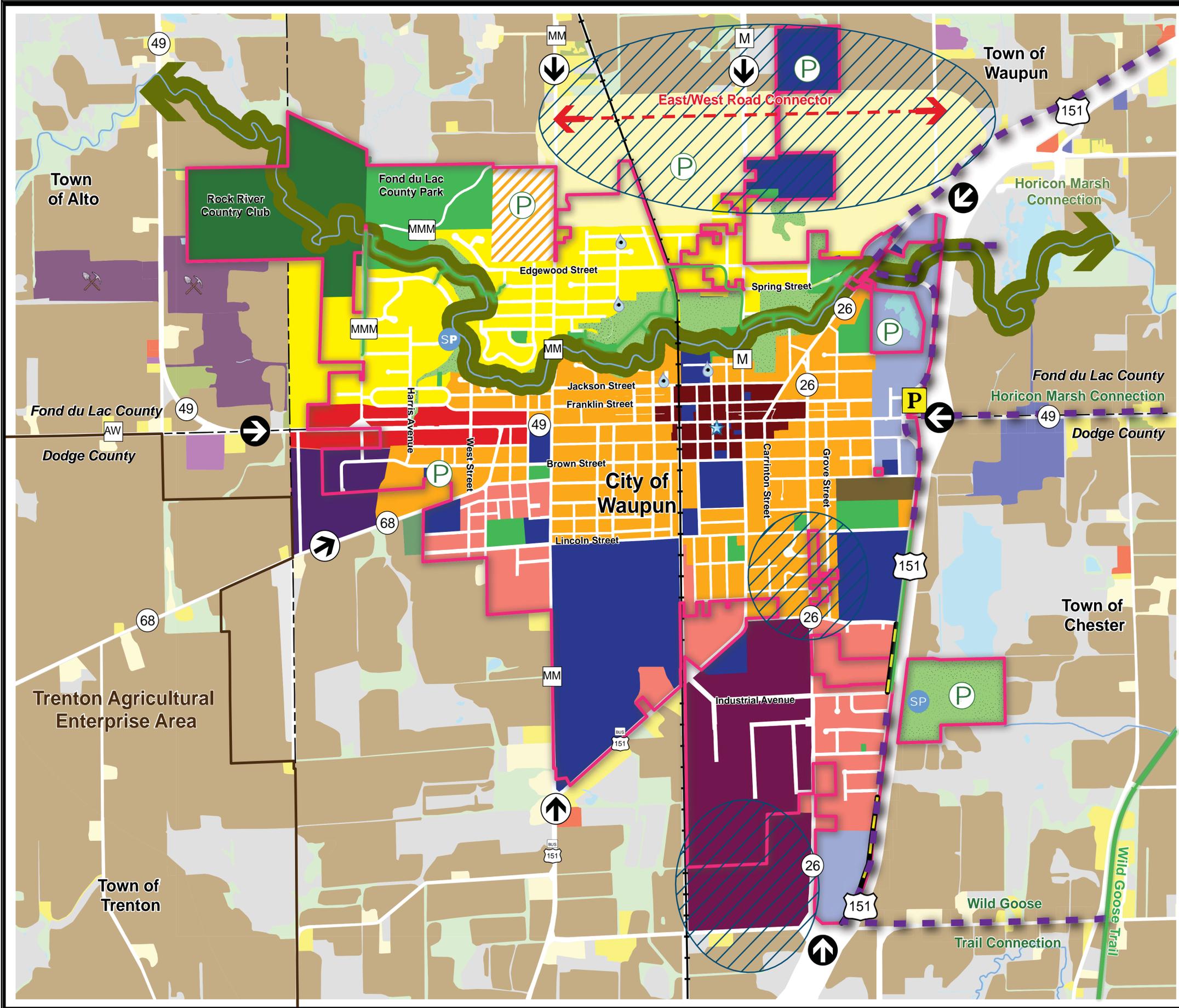


This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:



Map 8-3 City of Waupun Comprehensive Plan Future Land Use



- | Existing | Future/Conceptual |
|--|--|
| Existing Quarries | Conceptual Parks |
| Wells | Future Park N Ride |
| Railroad | Proposed Stormwater Pond |
| Existing Trails | Road Extension of Shaler Drive |
| City Hall | Proposed Trails |
| Trenton Agricultural Enterprise Area | Intergovernmental Coordination Area |
| Public Parks & Recreational Facilities | Community Gateways (Minor) |
| Single Family Residential | Community Gateways (Major) |
| Farmsteads | Environmentally Sensitive Areas*** |
| Multi-Family | Downtown Business District |
| Commercial | Neighborhood Commercial Corridor |
| Industrial | Highway Commercial District |
| Quarries | Industrial District |
| Institutional Facilities | Industrial Park District |
| Transportation | Residential Neighborhood Investment Area |
| Utilities/Communications | Residential District |
| Non-Irrigated Cropland | Mixed Use Residential |
| Private Recreational Facilities | High Density Residential District |
| Planted Woodlands | Future Residential District |
| General Woodlands | Senior Residential District |
| Open Other Land | |
| Water | |

***Environmentally Sensitive Areas are Defined as:
Wetlands (> 5 Acres)
Floodways
75' Stream Buffer
Areas Zoned Conservancy

Source:
Base data: Dodge & Fond du Lac Counties, 2016
Existing Land Use: ECWRPC, 2015
Future Land Use: ECWRPC, 2018



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED OCTOBER 2018 BY:
East Central Wisconsin Regional Planning Commission
ECWRPC



CHAPTER #9

IMPLEMENTATION

CHAPTER 9: IMPLEMENTATION

TABLE OF CONTENTS

9.1 Role of the Plan	9-1
9.2 Responsibility	9-1
9.3 Consistency	9-2
9.4 Monitoring Progress	9-3
9.5 Updating the Plan	9-4
9.6 Adopting the Plan or Update	9-4
9.7 Land Use Controls	9-5
9.8 Non-Regulatory Measures	9-8
9.9 Implementation Goals and Objectives	9-9
9.10 Implementation Policies	9-9
9.11 Implementation Recommendations	9-9
9.12 Implementation Schedule	9-9
9.13 Ongoing Efforts	9-25

Chapter 9

IMPLEMENTATION

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

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

9.1 Role of the Plan

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

9.2 Responsibility

9.2.1 Elected Officials

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

9.2.2 Plan Commission

The powers and duties of plan commissions have been established by Wisconsin Statutes. The City Waupun Plan Commission is the primary entity responsible for implementing and updating this comprehensive plan. As such, the Plan Commission must promote good planning practices within the City. Commission members should be knowledgeable about the contents, visions, goals, objectives and recommendations of the comprehensive plan. Moreover, the Plan

Commission must promote active citizen participation in future planning efforts, and should strive to keep the citizens and elected officials informed of any technical issues and proceedings regarding current planning issues. The Plan Commission is responsible for periodic amendments to the comprehensive plan so that regulations and ordinances are in compliance with the plan. Likewise, the Plan Commission must review all new ordinances to verify they are compliant with the goals, objectives and recommendations of the comprehensive plan.

9.3 Consistency

9.3.1 Internal Consistencies

The comprehensive plan was developed sequentially with supportive goals, objectives and recommendations. Utilizing the City's Visioning Portal and information contained in the background chapters as a basis, key issues were identified for each of the nine elements of the plan. Using these issues, along with factual information regarding natural features, historical population and housing data, population and housing projections, and an analysis of existing infrastructure, goals, objectives and recommendations for each comprehensive planning element were developed. The identified goals, objectives and recommendations expressed in this plan were used to prepare the Future Land Use Map (Map 8-3). To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements and their associated goals, objectives and recommendations.

Wisconsin State Statutes 66.1001 defines "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan". Beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

- Official mapping ordinances enacted or amended under Wisconsin State Statutes 62.23 (6).
- Local subdivision ordinances enacted or amended under Wisconsin State Statutes 236.45 or 236.46.
- County zoning ordinances enacted or amended under Wisconsin State Statutes 59.69.
- City or village zoning ordinances enacted or amended under Wisconsin State Statutes 62.23 (7).
- Town zoning ordinances enacted or amended under Wisconsin State Statutes 60.61 or 60.62.
- Shorelands or wetlands in shorelands zoning ordinances enacted or amended under Wisconsin State Statutes 59.692, 61.351, 61.353, 62.231, or 62.233.

9.3.2 External Consistencies

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

State Plans:

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

- *Wisconsin State Freight Plan, Final Draft December, 2016*
- *Connections 2030 Long Range Transportation Plan*
- *Six Year Highway Improvement Program: 2017-2022*

Regional Plans:

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

County Plans:

- *2011 – 2015 Outdoor Recreation and Open Space Plan for Fond du Lac County* adopted in July 2013
- *Fond du Lac County Farmland Preservation Plan*, adopted in 2012
- *2013-2017 Fond du Lac County Land and Water Resource Management (LWRM) Plan*
- *Fond du Lac County Emergency Operations Plan*
- *2012 Dodge County Land and Water Resource Management Plan*
- *Dodge County Parks, Outdoor Recreation and Open Space Plan, 2015*
- *Dodge County Farmland Preservation Plan*, adopted June 21, 2011
- *Dodge County Comprehensive Plan*, adopted March 21, 2006, updated January 16, 2018

Local Plans:

- *Town of Chester Comprehensive Plan* (Dodge County), adopted July 11, 2006
- *Town of Trenton Comprehensive Plan* (Dodge County), adopted September 15, 2005
- *Town of Alto Comprehensive Plan* (Fond du Lac County), adopted July 10, 2006
- *Town of Waupun Comprehensive Plan* (Fond du Lac County), adopted December 11, 2006

9.4 Monitoring Progress

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

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

- creation of development review 'checklists' to assist with determining a proposal's consistency with the comprehensive plan;
- integration of plan recommendations into a 'performance-based budgeting' initiative;
- development of an annual 'work plan' for the Plan Commission;

- placing the comprehensive plan as an item on every Plan Commission meeting agenda so that either the public and/or Plan Commission members can discuss items related to the plan, or to use the time to evaluate implementation progress;
- developing articles for the City newsletter which focus on certain recommendations within the plan and calling for public input or volunteers to work on an item; and
- designation of an official “Comprehensive Planning Day” within the City and have activities or workshops related to this subject so as to build awareness (perhaps associated with the month of October which is the American Planning Association’s formal “Community Planning Month.”

9.5 Updating the Plan

A comprehensive plan must be updated at least once every ten years¹. However, it is strongly recommended that the Plan Commission annually review both the implementation schedule and current planning decisions to ensure compliance with the overall goals of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a “major” plan amendment is required.

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

9.6 Adopting the Plan or Update

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

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

- every governmental body that is located in whole or part within the boundaries of the local governmental unit (county, utility districts, school districts, sanitary districts, drainage districts);

¹ Wisconsin State Statutes 66.1001(2)(i).

- the clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended;
- the Wisconsin Department of Administration;
- East Central Wisconsin Regional Planning Commission; and
- the public library that serves the area in which the local government unit is located.

9.7 Land Use Controls

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

9.7.1 Zoning Ordinance

Comprehensive plans and zoning ordinances perform differently. A comprehensive plan is a “guide to the physical, social, and economic development of a local government unit” and that “the enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.”² Comprehensive plans provide a vision for 20 years while zoning ordinances have an immediate impact on land use decisions. In order to rectify this difference, re-zoning is completed on an ongoing basis in a manner that is consistent with the overall vision of the plan. The timing of rezoning is dependent on market forces, political climate, and the accuracy of the plan’s predictions.

The Plan Commission and City Council must continually ensure that any future zoning changes are consistent with the comprehensive plan.

9.7.2 Official Maps

Cities, villages, and towns which have adopted village powers have the authority to develop an official map³. An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways, and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan) and public transit facilities. Furthermore the map may establish exterior lines of future streets, highways, historic districts, parks, parkways, public transit facilities, waterways, and playgrounds. Once an official map is adopted by ordinance, no building permits may be issued to construct or enlarge any building within the limits of the features listed above.

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

- Future costs for land acquisitions for city/village/town streets and other delineated features are lowered or minimized because the land will remain vacant.
- Future subdivisions of land will be streamlined because future streets have already been established; developers will be required to adhere to guidelines set forth within the official map unless it is amended by an ordinance.
- Potential home and land buyers can be readily informed that land has been designated for specific public uses.

² 2009 Wisconsin Act 379.

³ Wisconsin Statutes 62.23(6).

- Acceptable route(s) for a potential by-pass for a major state highway can be delineated.
- Local governments can preserve sensitive environmental features (i.e. trout streams) while establishing a preferred corridor for a by-pass.

The City has not adopted an official map at this time.

9.7.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding the rights of the people in the community to a safe, healthful and attractive environment.

Waupun currently has sign regulations within the zoning ordinance that regulates for type, bulk and setback by zoning district. In the future there may be need for augmenting these regulations especially if a unique design theme, such as a downtown overlay district, is desired.

9.7.4 Erosion / Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to set forth stormwater requirements and criteria which will prevent and control water pollution, diminish the threats to public health, safety, welfare, and aquatic life due to runoff of stormwater from development or redevelopment. Adoption of local ordinances for stormwater do not pre-empt more stringent stormwater management requirements that may be imposed by WPDES Stormwater Permits issued by the Department of Natural Resources under Ch. NR216 of the Wisconsin Administrative Code.

9.7.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

The City has adopted a Historic Preservation Ordinance (Chapter 21); however the City does not have an active Historic Preservation Committee.

9.7.6 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations indicating that site plans may need to be prepared by an engineer, surveyor, or architect. Additionally, site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

The City of Waupun has a formalized site plan review process identified in the zoning code (s. 16.17). They include standards for applicant submission and review by the Zoning Administrator, Director of Public Works and the Director of Public Utilities.

9.7.7 Design Review Ordinances

Design review can accompany many different development aspects and will assist communities in achieving an identified look and character expressed within the individual vision statements. These ordinances, however, need to be based upon well-defined sets of criteria. Signage,

lighting, exterior building material types, structural guidelines, colors, and other aspects will have to be specifically identified within any ordinance.

The City of Waupun has a design review ordinance for the Central Business District (Chapter 25). This ordinance regulates signs, facades, outdoor furniture and parking.

9.7.8 Building / Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. The UDC is primarily enforced by municipal or county building inspectors who must be state-certified. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

As a May 1, 2018, Wisconsin will adopt and enforce the 2015 editions of the International Building Code (IBC), International Conservation Code (ICC), International Existing Building Code (IEB), International Fuel Gas Code (IFGC) and the International Mechanical Code (IMC).⁴

Waupun includes parameters for construction by zoning district within in the zoning code. These include, among other things, what permitted and conditional uses are allowed in each district. Contractors should familiarize themselves with Waupun's local codes, and obtain necessary permits before beginning construction of any type.

9.7.9 Floodplain Ordinance

The City of Waupun has adopted a Floodplain Ordinance (Chapter 19). For areas annexed into the City, the Fond du Lac and Dodge County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of Chapter NR 116, Wisconsin Administrative Code and 44 CFR 59-72, National Flood Insurance Program (NFIP).

9.7.10 Subdivision Ordinance

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

The City of Waupun has a subdivision ordinance (Chapter 17) adopted on August 31, 1988. The ordinance includes application procedures, preliminary and final plat requirements, certified survey map requirements, and required improvements (to be paid in full, or in portion by the developer) among other regulations.

9.7.11 Lighting Controls / Ordinances

As development pressures occur, communities discover that not only are the natural features being altered, but also the scenic views of the night sky are being diminished. Both yard lighting

⁴ <https://www.iccsafe.org/about-icc/government-relations/map/wisconsin/> .

and signage can change the character of a community as significantly as new development. This is especially true in areas where new lighting has become over-excessive in new commercial or industrial districts. Direct lighting or glare can and should be regulated in order to maintain community character.

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

9.8 Non-Regulatory Measures

9.8.1 Capital Improvement Plan

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

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

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

A capital improvement plan or program is simply a method of financial planning for these types of improvements and scheduling the expenditures over a period of several years in order to maximize the use of public funds. In addition, each year the capital improvement program should be extended one year to compensate for the previous year that was completed. This keeps the improvement program current and can be modified to the community's changing needs.

Preparation of a Capital Improvement Program: The preparation of a Capital Improvement Program is normally the joint responsibility between the community administrator or plan commission, City president, various department heads, governing body, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government and available staff. In communities that have a community development plan or comprehensive plan, a planning agency review of the proposed capital improvement program is desirable.

Waupun does prepare a 5-year CIP that is primarily used to schedule street repair. The CIP is prepared by the Department of Public Works.

9.9 Implementation Goals and Objectives

9.9.1 Goal: Implement to the extent possible the recommendations/actions contained within the Comprehensive Plan Update.

Objective:

- Closely monitor the implementation of the plan recommendations/actions to ensure that they are being followed.
- Update the plan as necessary.
- Emphasize the need for intergovernmental cooperation throughout the implementation process.

9.10 Implementation Policies

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

9.11 Implementation Recommendations

The following recommendations, if carried out, will allow the City of Waupun to more effectively implement the comprehensive.

Recommendations:

9.11.1 The Plan Commission should periodically review the implementation schedule and update the City Council as to progress that is being made.

9.11.2 The Plan Commission should annually review the goals, objectives and recommendations/action statements and address any conflicts.

9.11.3 The City Council should periodically include an agenda item for plan implementation progress.

9.11.4 The Plan Commission should recommend modifications to the plan as necessary.

9.11.5 The City should update the comprehensive plan within a maximum of 10 years.

9.11.6 As available, provide updated information to supplement the plan information.

9.11.7 Work with others, as needed, to implement the recommendations contained within the City of Waupun's comprehensive plan.

9.12 Implementation Schedule

The goals established in the implementation schedule should be applied over the planning period which begins in 2018 with the adoption of the comprehensive plan. They represent priorities for the City of Waupun. Objectives provide more detailed and readily measurable steps toward reaching each goal, while recommendations or actions are used to ensure plan

implementation.

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

The primary responsibility for implementing the plan lies with the City Council. Secondary responsibility for performing the recommendations or actions in the plan lies with the Plan Commission, which is appointed by elected officials, along with other key partners and City staff. Recommendations or actions fall into two broad categories, those that are ongoing efforts and those that require action. Recommendations requiring ongoing efforts are divided into 12 categories by primary responsibility. The remaining recommendations are also divided by primary responsibility and priority/timeline date for completion. The plan implementation tables on the following pages provide a detailed list and work schedule of recommendations or actions that the City should complete as part of the implementation of the comprehensive plan (Tables 9-1 to 9-12). It should be noted that many of the recommendations require considerable cooperation with others, including the citizens of Waupun, City staff, and local/state governments. The completion of recommended actions in the timeframe presented may be affected and or impacted by competing interests, other priorities, and financial limitations facing the City.

Priority / Timeline

The plan should be implemented over a period of 20 years. The following is a listing of the priorities ranging from high priority (1) to low priority (5).

Priority 1: 1 - 2 Years (2019 – 2020)

Priority 2: 3 – 5 Years (2021 – 2023)

Priority 3: 6 – 10 Years (2024 – 2030)

Priority 4: 11 – 20 Years (2031 – 2040)

Priority 5: 21 – 30 Years (2041 – 2050)

Table 9.1: Implementation City Council

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Transportation 3.7.22 / Land Use 8.9.25	Consider adopting an Official Map.	Dept. of Public Works, City Adm., Plan Commission	1
Utilities & Community Facilities 4.7.34 / 4.7.2	Address space and facility needs for the police and fire departments. Do as part of the facilities needs study.	Fire & Police Commission, City Adm., Police & Fire Dept.	1
Agricultural, Natural & Cultural Resources 5.14.1	Consider appointing a Historic Preservation Committee.	Waupun Historical Society, Wisconsin State Historical Society	1
Agricultural, Natural & Cultural Resources 5.14.2	Seek Certified Local Government (CLG) status through the Wisconsin State Historical Society.	Wisconsin State Historical Society	1
Implementation 9.11.3	Periodically include an agenda item for plan implementation progress.	Plan Commission	1 / Ongoing

Table 9.2: Implementation City Administrator

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Housing 2.6.3	Identify additional funding sources for home improvement programming.	WHEDA, WDOA-DOH, ADVOCAP, Central WI CAC	1 / Ongoing
Housing 2.6.22	Contact existing senior housing facilities on whether they are interested in expanding and determine avenues for municipal aid (financing, land acquisition, etc.).	Senior Housing Facilities, WHEDA, WDOA-DOH	1 / Ongoing
Housing 2.6.23	Identify availability of grant monies to help develop new housing for senior or special needs persons.	WHEDA, WDOA-DOH	1
Housing 2.6.13 / Utilities & Community Facilities 4.7.24	Provide educational opportunities for renters, landlords and property owners.	UW-Ext.	1 / Ongoing

Table 9.2: Implementation City Administrator Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Utilities & Community Facilities 4.7.24	Strengthen partnerships with UW-Extension to provide community education programs.	UW-Ext.	1
Housing 2.6.5	State Historical Society, Division of Historic Preservation to inform homeowners about federal and state tax credits to preserve and renovate historic homes.	State Historical Society, Waupun Historical Society	1
Housing 2.6.29 / Utilities & Community Facilities 4.7.9 / Land Use 8.9.29	Develop a plan to provide infrastructure to adjacent areas.	City Departments	1
Housing 2.6.31 / Land Use 8.9.39	Continue to work with adjacent towns to determine areas for municipal expansion and establish phasing agreements for annexations that occur over time.	Towns of Alto, Chester, Trenton and Waupun, City Depts.	1 / Ongoing
Agricultural, Natural & Cultural Resources 5.12.9	Contact & encourage the Waupun Public School District to utilize local foods in their school hot lunch program.	Waupun Area School District, local farmers	1/ Ongoing
Transportation 3.7.9	Apply for grants to maintain shared-ride taxi service in the City.	Fond du Lac County Senior Services, Dodge County Transportation Services, Waupun Senior Center	1 / Ongoing
Utilities & Community Facilities 4.7.2 / 4.7.34	Develop a facilities needs study to comprehensively examine City owned facilities.	City Departments	1
Economic Development 6.10.42	Review the City's equal opportunity employment policy.	Celebrate Diversity Fox Cities	1
Economic Development 6.10.3	Annually identify & submit projects for economic development to ECWRPC for inclusion in the annual Comprehensive Economic Development Strategy (CEDs) report.	ECWRPC, EDA	1 / Ongoing

Table 9.2: Implementation City Administrator Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Economic Development 6.10.5	Initiate a program to conduct and track annual retention visits.	Community Development Authority, Dodge County Planning & Development, Envision Greater Fond du Lac, Jefferson County Economic Development Consortium,	1 / Ongoing
Economic Development 6.10.6	Annually survey businesses to learn what they are interested in learning or receiving assistance with.	Community Development Authority, Dodge County Planning & Development, Envision Greater Fond du Lac, Jefferson County Economic Development Consortium	1 / Ongoing
Economic Development 6.10.10 / 6.10.21	Post available redevelopment sites along with a parcel map on the City's website.		1 / Ongoing
Economic Development 6.10.16	Provide information regarding available properties, buildings and amenities on the City's website.		1 / Ongoing
Economic Development 6.10.20	Keep a current listing of existing businesses with a map of their location on the City's website.	Waupun Area Chamber of Commerce	1 / Ongoing
Economic Development 6.10.21 / 6.10.10	Develop & post a current parcel level map of available commercial and industrial properties and contact information.		1 / Ongoing
Economic Development 6.10.18	Promote and expand the City's quality of life attributes.	Waupun Area Chamber of Commerce, Economic Development Organizations	1 / Ongoing

Table 9.2: Implementation City Administrator Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Economic Development 6.10.24 / 6.10.25	Promote the City's strategic location.	Economic Development Organizations	1 / Ongoing
Intergovernmental Cooperation 7.5.1	Hold periodic meetings between City Departments, public utilities, county departments, WisDOT and others to strengthen communication and opportunities for sharing of information, programs, and concerns of mutual interest.	City Departments, WisDOT, WDNR, Fond du Lac/Dodge County Depts.	1 / Ongoing
Housing 2.6.11	Work with others to develop a program to aid elderly residents with home and property maintenance.	Waupun Area School District, churches, businesses, civic groups, Habitat for Humanity	2
Housing 2.6.16 / Land Use 8.9.43	Work with the towns of Chester and Waupun to maintain Town islands within the City limits.	Towns of Chester and Waupun	2
Housing 2.6.20 / 2.6.21	Develop a housing plan that includes a housing market analysis, publicize the results of the housing plan and analysis with local residential developers.	Plan Commission, City Depts., CDA Housing Sub-Committee, Developers	2
Housing 2.6.32	Under ECWRPC Technical Assistance Program, request that Commission develop a study that analyzes development costs for the City of Waupun and other surrounding areas.	ECWRPC	2
Transportation 3.7.5 / Land Use 8.9.26	Work with the Waupun Area School District and East Central Wisconsin's Safe Routes to School Program to initiate a "Safe Routes to School" program in the City.	Waupun Area School District, ECWRPC	2
Utilities & Community Facilities 4.7.3	Evaluate existing services and practices to determine energy saving techniques that would be cost-effective to implement and would save the City and community money.	City Departments	2

Table 9.2: Implementation City Administrator Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Utilities & Community Facilities 4.7.18 / Economic Development 6.10.39	Work with the secondary and post-secondary educational institutions and area businesses to evaluate educational needs of the City and to develop programs that fit those needs.	Waupun Area School District, Moraine Park Technical College, Businesses	2
Utilities & Community Facilities 4.7.23 / Intergovernmental Cooperation 7.5.16	Plan joint meetings between the Waupun Area School District, private schools and the City to discuss shared use of facilities, volunteer opportunities, new schools, school capacity issues, etc.	Waupun Area School District, private schools, City Depts.	2
Intergovernmental Cooperation 7.5.15	Consider developing an ad hoc committee to focus on identifying opportunities for consolidation, sharing of services or equipment, purchasing, operation & maintenance, technology, etc. with the Waupun Area School District.	Waupun Area School District, City Depts.	2
Utilities & Community Facilities 4.7.49	Work with the Waupun Area School District to establish a Diversity Committee.	Waupun Area School District, Celebrate Diversity Fox Cities	2
Economic Development 6.10.41	Provide diversity training within City government.	Waupun Area School District, Celebrate Diversity Fox Cities	2
Economic Development 6.10.22	Use the City's e-newsletter to feature local businesses.	Waupun Businesses, CDA	2
Economic Development 6.10.23	Provide information in the City's e-newsletter on local business updates.	Waupun Businesses, CDA	2
Economic Development 6.10.17	Explore and investigate interest and need for a value-added dairy production program.	CDA, Dodge County Planning & Development, Envision Greater Fond du Lac, Jefferson County Economic Development Consortium	2

Table 9.2: Implementation City Administrator Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Intergovernmental Cooperation 7.5.2	Establish a method of communication with community partners.	Civic Organizations, Churches, etc.	2 / Ongoing
Intergovernmental Cooperation 7.5.4 / Housing 2.6.16 / 2.6.31	Establish a method of communication with neighboring towns to discuss issues of mutual concern.	Towns of Alto, Chester, Trenton and Waupun, City Depts.	2 / Ongoing
Intergovernmental Cooperation 7.5.5	Consider establishing boundary agreements with adjacent townships.	Towns of Alto, Chester, Trenton and Waupun, City Depts., City Council	2
Agricultural, Natural & Cultural Resources 5.12.6	Contact and work with others to sponsor community and neighborhood garden plots.	Churches, schools, businesses, non-profits	3
Housing 2.6.27	Encourage the Waupun Area School District to consider a construction training program between the high school and local businesses that would provide affordable housing opportunities.	Waupun Area School District, Local Businesses	3
Economic Development 6.10.38	Investigate the possibility of developing an incubator center in the City of Waupun.	Dodge County Planning & Development, Envision Greater Fond du Lac, Jefferson County Economic Development Consortium, WEDC	3
Housing 2.6.4	Establish a committee to determine the feasibility of instituting municipal rental-property registration.	City Council, CDA - Housing Sub-Committee	3
Housing 2.6.14	Consider creating neighborhood organizations and working with neighborhoods to renovate existing areas.	Neighborhood Partners, Gappers Network	3

Table 9.3: Implementation Plan Commission

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Housing 2.6.25 / Land Use 8.9.10	Identify locations for new senior and special needs housing facilities.	City Depts., City Adm.	1
Housing 2.6.24	Develop criteria for possible future City participation in the development of senior or special needs housing.	City Attorney, City Council	1
Utilities & Community Facilities 4.6.33	Consider developing a Health and Planning Chapter for the Comprehensive Plan Update.	City Departments, City Adm., City Council, Board Health & Human Rights, ECWRPC	1
Economic Development 6.10.9, Housing 2.6.18	Identify underutilized commercial/industrial properties (including Brownfield sites) that may have commercial or industrial development potential.	City Adm., CDA	1 / Ongoing
Economic Development 6.10.15 / Land Use 8.9.14	Identify vacant and redevelopment sites that would support value-added agricultural and food processing industries, food distribution, regional distribution and manufacturing companies that can support agribusinesses.	City Adm., CDA	1 / Ongoing
Land Use 8.9.13 / Economic Development 6.10.15	Identify locations for new commercial and industrial development and redevelopment.	City Adm., CDA	1 / Ongoing
Land Use 8.9.9	Identify areas within and surrounding the City for residential redevelopment and development.	City Depts., City Adm.	1
Land Use 8.9.2	Develop a guidance document that can be used to determine compliance with the comprehensive plan whenever a development proposal is reviewed.	City Adm., City Departments	1
Land Use 8.9.4	Review the existing sign ordinance to ensure that signs are not regulated based on use, revise as necessary.	City Attorney, City Adm.	1
Land Use 8.9.5	Review existing regulations regarding minimum distance that a fence should be installed to a property line in residential areas.	City Attorney, City Adm.	1

Table 9.3: Implementation Plan Commission Continue

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Implementation 9.11.1	Periodically review the implementation schedule and update the City Council as to progress that is being made.	City Council	1 / Ongoing
Implementation 9.11.2	Annually review the goals, objectives and recommendations/action statements and address any conflicts.	City Council	1 / Ongoing
Land Use 8.9.38	Review existing ordinances.	City Depts., City Attorney	2
Housing 2.6.7	Consider a property maintenance ordinance.	City Adm., City Council, Bldg. Inspector, Police Dept.	2
Utilities & Community Facilities 4.6.13	Review and revise City ordinances to ensure that private stormwater infrastructure is maintained.	Dept. of Public Works	2
Land Use 8.9.17	Develop corridor / business district plans.	City Adm., City Depts., Businesses, WisDOT, ECWRPC	2
Land Use 8.9.18	Utilizing corridor / business district plans for the Main Street Corridor, the Intersection of USH 151 and STH 49 and TID #7, develop overlay regulations (include design, access, and use guidelines) to implement the City's vision for these areas.	City Adm., City Depts., Businesses, WisDOT, ECWRPC	2
Agricultural, Natural & Cultural Resources 5.12.3 / Land Use 8.9.41	Work with surrounding towns to protect large continuous tracks of farmland (100 acres or more) for continued agricultural activities.	City Council, City Adm.	2
Land Use 8.9.23	Increase mobility and connectivity; consider a Shaler Drive road extension.	Dept. of Public Works, City Adm., City Council	2
Housing 2.6.8 / Land Use 8.9.6	Explore developing historic residential guidelines in specified neighborhoods.	City Adm., City Council, Historic Preservation Committee	3

Table 9.3: Implementation Plan Commission Continue

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Housing 2.6.9	Explore developing exterior design guidelines to ensure rehabilitation and new construction fits in with the identity of a neighborhood.	City Adm., City Council, CDA Housing Sub-Committee	3
Transportation 3.7.24	Amend subdivision ordinance to include street lighting standards.	Dept. of Public Works	3
Agricultural, Natural & Cultural Resources 5.12.8	Develop & adopt an ordinance to allow residents and businesses within the City to keep honey bees.	City Council, City Adm.	3
Economic Development 6.10.28 / Land Use 8.9.7	Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity.	Historic Preservation Committee, Business Improvement District Board, Waupun Historical Society	3
Economic Development 6.10.12 / 6.10.13 / Land Use 8.9.14	Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development.	CDA, UW-Madison, City Adm.	3
Economic Development 6.10.26	Identify and develop gateways into the City.	Waupun Area Garden Club	3
Housing 2.6.17	Investigate and consider emerging trends in housing, i.e. tiny houses, granny flats, co-housing, Airbnb, etc.	City Adm.	3
Implementation 9.11.5	Update the comprehensive plan within a maximum of 10 years.	City Council	2028

Table 9.4: Implementation Department of Public Works

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Utilities & Community Facilities 4.7.16 / Land Use 8.9.33	Identify areas for future stormwater retention/detention ponds.	Plan Commission, Board of Public Works	1
Housing 2.6.10 / Economic Development 6.10.14	Maintain and improve public infrastructure in existing neighborhoods to encourage private investment and pride in ownership.	City Adm., City Council, Waupun Utilities, Board of Public Works	1 / Ongoing

Table 9.4: Implementation Department of Public Works Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Housing 2.6.10 / Economic Development 6.10.14	Continue to invest in maintaining the current public infrastructure, while creating a long-term plan for future growth areas.	City Adm., City Council, Waupun Utilities, Board of Public Works	1 / Ongoing
Transportation 3.7.23	Implement a program that will allow residents to report specific areas where maintenance or safety issues are a concern.	City Council, Board of Public Works	1
Transportation 3.7.7	Complete gaps in the sidewalk network.	City Council, Board of Public Works	2 / Ongoing
Transportation 3.8.17 / Economic Development 6.10.32 / Land Use 8.9.21	Install wayfinding signage to key destinations in the City.	City Council, Dept. of Public Works, Board of Public Works	1
Transportation 3.7.30	Work with the WisDOT to secure funding to improve the quality and design of lighting and pedestrian access along Main Street and other commercial corridors	WisDOT, City Council, Board of Public Works	2
Utilities & Community Facilities 4.7.17	Explore the acquisition of utility easements in locations prone to flooding to develop increased stormwater infrastructure.	Waupun Utilities, City Council, Board of Public Works	2
Agricultural, Natural & Cultural Resources 5.13.14	Explore riverbank stabilization and beautification methods along the Rock River Corridor, especially in the Harris Creek area.	Rock River Trail, WDNR, Board of Public Works	2
Transportation 3.7.14 / Land Use 8.9.20	Consider working with WisDOT to construct a Park and Ride lot near USH 151.	WisDOT, Plan Commission, Board of Public Works	2
Agricultural, Natural & Cultural Resources 5.13.7	Develop a Forest Management Plan.	WNDR, UW-Ext., Board of Public Works, Recreation Dept.	3

Table 9.4: Implementation Department of Public Works

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Transportation 3.7.3	Consider developing a “Complete Streets” policy and process to better guide infrastructure decisions.	ECWRPC, Plan Commission, Board of Public Works	3
Transportation 3.7.21 / Land Use 8.9.22	Improve major east/west and north/south connections for cars, bikes and pedestrians to the downtown area.	Business Improvement District Board, Recreation Dept., Board of Public Works	3

Table 9.5: Implementation Recreation Department

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Transportation 3.7.8	Include a copy of the trail network on the City's website. Maintain and update the map and website, as necessary.	Waupun Area Chamber of Commerce; City Admin	1 / Ongoing
Utilities & Community Facilities 4.7.25	Address maintenance, upgrades and current needs identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan.	City Council, City Adm., Recreation Board, Dept. Public Works	1 / Ongoing
Utilities & Community Facilities 4.7.27 / Land Use 8.9.32	Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan.	Plan Commission, City Council, City Adm., Recreation Board, Dept. Public Works	1 / Ongoing
Utilities & Community Facilities 4.7.29	Implement the master plan for the McCune Park beach.	Recreation Board, City Council, City Adm., Waupun Garden Club	1 / Ongoing
Utilities & Community Facilities 4.7.32 / 4.7.22	Work with WARP, the YMCA of Dodge County, the Waupun Area School District, the Waupun Senior Center and others to increase recreational opportunities and programs in the City.	YMCA of Dodge County, Waupun Area School District, Waupun Senior Center, WARP	1 / Ongoing
Agricultural, Natural & Cultural Resources 5.13.6	Explore developing recreational trails through wetland areas.	Plan Commission, Recreation Board	1 / Ongoing

Table 9.5: Implementation Recreation Department Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Transportation 3.7.1, 3.7.2 / Utilities & Community Facilities 4.7.28 / Land Use 8.9.19	Develop a long-term bike and pedestrian transportation plan.	Dept. Public Works, ECWRPC, Recreation Board, WDNR, WisDOT	2
Transportation 3.7.4 / Intergovernmental Cooperation 7.5.6	Improve bike and pedestrian connections between the downtown and the Rock River Trail, Wild Goose State Trail and the Horicon Marsh.	Dept. Public Works, ECWRPC, Recreation Board, WDNR, WisDOT	2
Utilities & Community Facilities 4.7.31	Complete a feasibility study for a new indoor recreation/community center.	Recreation Board, City Council, City Adm.	2
Utilities & Community Facilities 4.7.30	Work with the Rock River Trail to provide additional signage for the canoe/kayak launches and dam portage sites along the Rock River.	Rock River Trail, Recreation Board, City Adm.	2
Utilities & Community Facilities 4.7.26	Update the City of Waupun Comprehensive Outdoor Recreation Plan every 5 years.	Recreation Board	2022/2027/ 2032/2037

Table 9.6: Implementation Waupun Utilities

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Utilities & Community Facilities 4.7.7	Develop a long-term plan to consolidate the number of electric substations.	Utility Commission	1
Utilities & Community Facilities 4.7.9 / Housing 2.6.29	Develop a plan to show how future areas will be served by sanitary sewer, water and electric.	City Administrator, City Depts.	1

Table 9.7: Implementation Waupun City Fire Department

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Utilities & Community Facilities 4.7.38	Develop a staffing survey to address staffing needs attributed to a volunteer fire department.	Fire & Police Commission, City Adm.	1
Utilities & Community Facilities 4.7.40	Investigate the possibility of combining the Waupun City and Country Fire Departments.	Fire & Police Commission, City Adm.	1

Table 9.8: Implementation Building Inspector / Zoning Administrator

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Agricultural, Natural & Cultural Resources 5.13.2	Update source (reference) in Chapter 20 Shoreland-Wetland Zoning Ordinance, Section 3.1, Shoreland-Wetland Maps.	WDNR, Plan Commission, City Council, City Adm.	1
Housing 2.6.6	Strengthen Housing Code enforcement practices to ensure safe and sanitary housing conditions for all.	Police Dept., City Adm., Code Compliance, City Council; Building Inspector	1
Housing 2.6.15	Invite owners of substandard properties to meet with City officials to discuss remedies for substandard residences.	City Adm.	2

Table 9.9: Implementation Business Improvement District Board

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Economic Development 6.10.27	Utilize empty parking lots, vacant parcels near Main Street or block off the street to create temporary public spaces with events such as local farmers markets, art-walk events, craft fairs, music or other community gatherings.	CDA, City Adm., Waupun Area Chamber of Commerce, local org., local businesses	1 / Ongoing
Economic Development 6.10.32 / Transportation 3.7.1	Define the downtown area through the use of wayfinding signs.	Dept. of Public Works , Business Improvement District	1
Economic Development 6.10.34 / Agricultural, Natural & Cultural Resources 5.14.9	Incorporate art in the downtown area; consider murals, statutes, etc.	Waupun Area Chamber of Commerce, Businesses, Business Improvement District Board	1 / Ongoing

Table 9.9: Implementation Business Improvement District Board Continued

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Housing 2.6.34	Meet with downtown property owners and stakeholders to develop a long-term plan to revitalize both the business and residential aspects of the downtown.	Plan Commission, CDA, CDA Housing Sub-Committee, downtown businesses and property owners	2
Transportation 3.7.19	Survey pedestrians in the downtown area to determine type and location for pedestrian access and safety improvements.	Public Works Dept., Downtown Businesses	2
Economic Development 6.10.33 / Transportation 3.7.1 / Land Use 8.9.16 / 8.9.19	Enhance pedestrian and bicycling facilities in the downtown area	Public Works Dept., Downtown Businesses	2
Transportation 3.7.20 / Land Use 8.9.16	Work with area businesses to establish a committee to study parking supply and demand in the Central Business District.	Public Works Dept., Downtown Businesses	2
Economic Development 6.10.19	Consider working with others to expand broadband internet services in the downtown area.	Downtown Businesses, CDA, Waupun Area School District, PSCW - Div. Broadband Office	2
Economic Development 6.10.29 / Land Use 8.9.16	Increase cultural and entertainment opportunities in the downtown.	CDA, City Adm., Waupun Area Chamber of Commerce, local org., local businesses	2 / Ongoing

Table 9.10: Implementation Library Board

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Utilities & Community Facilities 4.7.45	Explore opportunities to increase library resource availability.	Waupun Public Library, City Adm., City Council, Friends of the Waupun Library	2

Table 9.11: Implementation Historic Preservation Committee

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Agricultural, Natural & Cultural Resources 5.14.3	Compile an inventory of historical, architectural and archeological resources within the City.	Waupun Historical Society, Wisconsin Historical Society	2
Agricultural, Natural & Cultural Resources 5.14.4	Provide link to WHS website to educational materials for historic property owners regarding the benefits of enrolling eligible properties on the National Register.	Waupun Historical Society, Wisconsin Historical Society	2
Agricultural, Natural & Cultural Resources 5.14.7	Work on promotional information/activities to raise awareness of historical and cultural resources within the City.	Waupun Historical Society, Waupun Area Chamber of Commerce	3

Table 9.12: Implementation Waupun Senior Center

Related Recommendation	Required Action	Secondary Partner	Priority / Timeline
Housing 2.6.26	Investigate opportunities that will allow seniors to age in place.	Fond du Lac & Dodge County ADRC, Waupun Aging Coalition	2

9.13 Ongoing Efforts

The following is a list of ongoing efforts, listed by primary responsibility.

9.13.1 Ongoing Efforts City Council

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

- Ensure proper funding and maintenance of police and fire equipment, facility and services (Utilities & Community Facilities 4.7.36 / 4.7.35). Secondary Partners: City Administrator, Fire and Police Commission, Police and Fire departments
- Continue to work with contracted ambulance service providers (Utilities & Community Facilities 4.7.39). Secondary Partners: City Administrator, Police and Fire Departments
- Continue to provide a permanent space and programming for senior citizens in the community (Utilities & Community Facilities 4.7.48). Secondary Partners: Waupun

Senior Center, City Administrator, Dodge County Human Services and Health Department and the Fond du Lac County Department of Social Services

- Lend future support to surrounding towns which may desire to create an Agricultural Enterprise Area (AEA) (Agricultural, Natural and Cultural Resources 5.12.4). Secondary Partners: Towns of Alto, Chester, Trenton and Waupun, Plan Commission, City Administrator
- Support the outdoor farm market (Agricultural, Natural and Cultural Resources 5.12.5). Secondary Partners: Waupun Area Chamber of Commerce, Downtown Promotions Committee, Community Development Authority
- Support current and future community gardens in the City (Agricultural, Natural and Cultural Resources 5.12.7). Secondary Partners: Churches, schools, daycares, businesses, non-profits
- Work with local agencies or land trust organizations to encourage preservation of privately owned natural areas (Agricultural, Natural and Cultural Resources 5.13.4 / Land Use 8.9.35). Secondary Partners: WDNR, Rock River Trail

9.13.2 Ongoing Efforts City Administrator

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

- Continue the City's housing rehabilitation program for owner and renter occupied properties (Housing 2.6.1 / Land Use 8.9.11). Secondary Partners: City Council, MSA Professional Services
- Continue to improve and preserve the City's established neighborhoods (Land Use 8.9.11 / Housing 2.6.1/2.6.2/2.6.3). Secondary Partners: City Council, MSA Professional Services
- Work with appropriate entities to qualify and apply for state and federal grant monies for local housing repair and home ownership programs (Housing 2.6.2). Secondary Partners: Advocap, Central Wisconsin Community Action Council, Wisconsin DOA, Division of Housing, WHEDA, CDA Housing Sub-Committee
- Encourage community and housing improvement activities such as "Make a Difference Day" (Housing 2.6.12) Secondary Partners: Waupun Area School District, churches, businesses, civic groups, Habitat for Humanity, CDA

- Periodically monitor the need for a municipal-operated local transit system to ensure adequate transportation to area commercial, education, and health centers (Transportation 3.7.10). Secondary Partners: Transit Committee
- Investigate opportunities to expand transportation for senior and disabled residents currently available through the Waupun Senior Center (Transportation 3.7.11). Secondary Partners: Waupun Senior Center, Fond du Lac County Senior Services, Dodge County Transportation Services
- Encourage commuters to consider Wisconsin's Rideshare Program when routinely traveling to other areas for work (Transportation 3.7.12). Secondary Partners: Waupun Area Chamber of Commerce, Businesses
- Work with Dodge and Fond du Lac counties on periodic updates to the County Coordinated Plans (Transportation 3.7.13). Secondary Partners: Fond du Lac County Senior Services & Social Services Depts., Dodge County Transportation Services and Human Services & Health Dept.
- Continue to develop five-year capital improvement plans (CIP) that identify and budget for annual infrastructure improvements (Transportation 3.7.16 / Utilities & Community Facilities 4.7.1). Secondary Partners: City Departments
- Maintain local rail lines and spurs to support local industries (Transportation 3.7.27). Secondary Partners: Wisconsin & Southern Railroad Company
- Support the youth apprenticeship program through the Waupun Area School District (Utilities & Community Facilities 4.7.19 / Economic Development 6.10.40). Secondary Partners: Waupun Area School District, Businesses
- Continue to work with the Waupun Area School District on the Reaching Everyone through Actions with Community Hands (REACH) program (Utilities & Community Facilities 4.7.20). Secondary Partners: Waupun Area School District
- Continue to support the "Senior Democratic Seminar" that results in projects developed and implemented by senior's that enhance the community (Utilities & Community Facilities 4.7.21). Secondary Partners: Waupun Area School District, Waupun Senior Center
- Work with the Dodge County Human Services and Health Department and the Fond du Lac County Department of Social Services to address the needs of the growing elderly population (Utilities & Community Facilities 4.7.47). Secondary Partners: Dodge County Human Services and Health Department and the Fond du Lac County Department of Social Services

- Support the continuation and creation of agricultural support and service businesses in the City (Agricultural, Natural and Cultural Resources 5.12.1). Secondary Partners: Plan Commission, City Council
- Work with the WDNR to enhance the long-term viability of the Rock River Corridor (Agricultural, Natural and Cultural Resources 5.13.16). Secondary Partners: WDNR, Waupun Utilities
- Work with local communities to identify priority runoff properties and work for solutions (Agricultural, Natural and Cultural Resources 5.13.17). Secondary Partners: WDNR, Waupun Utilities
- Work with local community groups and organizations to ensure longevity of community festivals within the community (Agricultural, Natural and Cultural Resources 5.14.8). Secondary Partners: Waupun Area Chamber of Commerce
- Encourage development, donation, and recognition of outdoor art (Agricultural, Natural and Cultural Resources 5.14.9 / Economic Development 6.10.34). Secondary Partners: Waupun Area Chamber of Commerce, Business Improvement District Board
- Partner with regional economic development organizations to support the implementation of this plan (Economic Development 6.10.1). Secondary Partners: Envision Greater Fond du Lac, Wisconsin Economic Development Corporation (WEDC), Jefferson County Economic Development Consortium, UW-Extension, Wisconsin Small Business Development Center
- Continue to provide incentives for business expansions and building improvements (Economic Development 6.10.2). Secondary Partners: Waupun Business Improvement District, Community Development Authority, Dodge County Planning & Development - Revolving Loan Fund (RLF), Envision Greater Fond du Lac – RLF
- Investigate funding sources that can be used towards economic development projects (Economic Development 6.10.4). Secondary Partners: Dodge County Planning & Development, Envision Greater Fond du Lac, WEDC, WDOA – Div. of Energy, Housing & Community Resources
- Serve as a concierge service for businesses (Economic Development 6.10.7). Secondary Partners: Community Development Authority, Dodge County Planning & Development, Envision Greater Fond du Lac, Jefferson County Economic Development Consortium
- Keep updated information about Waupun’s sites and buildings on S&B databases such as “Locate in Wisconsin” (Economic Development 6.10.11). Secondary Partners: WEDC

- Continue to promote the Waupun Industrial Park site (Land Use 8.9.15). Secondary Partners: Dodge County Planning & Development, Envision Greater Fond du Lac, Jefferson County Economic Development Consortium
- Continue to participate in regional tourism partnerships, focus on unique assets in Waupun (Economic Development 6.10.35). Secondary Partners: Waupun Area Chamber of Commerce, Travel Wisconsin
- Recognize tourism as a substantial economic opportunity and support community and sporting events, festivals, Rock River water access activities and the Horicon Marsh (Economic Development 6.10.36). Secondary Partners: Waupun Area Chamber of Commerce, Travel Wisconsin, Rock River Trail, Friends of the Horicon Marsh, WDNR, local organizations, local civic groups
- Work with others to increase the connection and tourism potential between the Horicon Marsh, the Wild Goose Trail and the City (Intergovernmental Cooperation 7.5.7 / Economic Development 6.10.35). Secondary Partners: Friends of the Horicon Marsh, WDNR, Waupun Area Chamber of Commerce
- Support individual's efforts to seek support for business plan development, financing information, and other assistance (Economic Development 6.10.37). Secondary Partners: Wisconsin Women's Business Initiative Corporation, IGNITE Business Success, Greater Fond du Lac, WEDC, UW-Extension – Fond du Lac, Jefferson County Economic Development Consortium
- Continue to make meeting agendas available to the public online (Intergovernmental Cooperation 7.5.3). Secondary Partners:
- Work with others to enhance, protect, improve and promote the Horicon Marsh (Intergovernmental Cooperation 7.5.8). Secondary Partners: WDNR, Friends of the Horicon Marsh Education & Visitors Center, Horicon Marsh Bird Club, Rock River Archaeology Society, etc.
- Explore opportunities for cost efficiencies through shared services (Intergovernmental Cooperation 7.5.13). Secondary Partners: City Departments, Dodge and Fond du Lac counties, neighboring communities, other public entities
- Continue to work with Fond du Lac County on the development of mapping resources (Intergovernmental Cooperation 7.5.14). Secondary Partners: Fond du Lac County
- Continue cooperative arrangements with the Waupun Area School District (Intergovernmental Cooperation 7.5.15 / Utilities & Community Facilities 4.7.23). Secondary Partners: Waupun Area School District, City Departments

- Continue meeting with the Wisconsin Department of Corrections as part of the Community Relations Committee concerning interaction and involvement activities for the local prisons (Intergovernmental Cooperation 7.5.18). Secondary Partners: Wisconsin Department of Corrections
- Continue meetings with the Department of Corrections to keep informed about facility and space needs and staffing concerns (Intergovernmental Cooperation 7.5.19). Secondary Partners: Wisconsin Department of Corrections
- Coordinate with the State of Wisconsin (Dept. of Corrections) as appropriate to ensure the City of Waupun has adequate time to plan for future land uses of released state sites (Land Use 8.9.8). Wisconsin Dept. of Corrections, Plan Commission

9.13.3 Ongoing Efforts Plan Commission

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

- Promote the conversion of underutilized properties for residential and / or mixed uses, if feasible (Housing 2.6.18 / Economic Development 6.10.9). Secondary Partners: City Administrator
- Encourage the design and siting of new affordable housing that fits into existing neighborhoods (Housing 2.6.19). Secondary Partners : City Administrator, City Council
- Review new housing proposals taking into consideration their relationship with other land uses (Land Use 8.9.12). Secondary Partners: City Administrator, City Departments, Fond du Lac and Dodge County, Towns of Alto, Chester, Trenton and Waupun
- When new development proposals are received, seek input from fire, police, parks and recreation, public works, streets, water, etc. to determine how these areas will be served (Housing 2.6.30) Secondary Partners: City Departments, City Administrator
- Require that future housing developments occur in a phased manner to minimize services being extended in a leap-frog fashion (Housing 2.6.33). Secondary Partners: City Departments, City Administrator
- Direct new housing developments to areas that are easily served with utilities and other service provisions (Housing 2.6.28 / Utilities & Community Facilities 4.7.4 / Economic Development 6.10.8 / Land Use 8.9.27). Secondary Partners : City Departments

- Encourage / direct new development to occur in areas already served or adjacent to existing development (Utilities & Community Facilities 4.7.4 / Economic Development 6.10.8 / Housing 2.6.28 / Land Use 8.9.28). Secondary Partners:
- Maintain convenient access to highways 26 and 151 for local trucking companies (Transportation 3.7.26) Secondary Partners: Dept. of Public Works
- Work with the towns of Trenton and Chester to protect the airport from incompatible uses (Transportation 3.7.28 / Land Use 8.9.40). Secondary Partners: Towns of Trenton and Chester, private airport
- Continue inclusion of retention and detention ponds in new developments (Utilities & Community Facilities 4.7.15). Secondary Partners: Dept. of Public Works
- Encourage infill and redevelopment opportunities (Agricultural, Natural and Cultural Resources 5.12.2 / Land Use 8.9.31). Secondary Partners: City Administrator, City Council, City Departments
- When reviewing development proposals consider the environmental impacts (Agricultural, Natural and Cultural Resources 5.13.3 / Land Use 8.9.34). Secondary Partners: Building Inspector / Zoning Administrator, City Departments, WDNR
- Consider green infrastructure which treats the water at its source (rain gardens, downspout disconnections, bio-swales, rain barrels, planter boxes, permeable pavement, green streets, and urban tree canopy) (Agricultural, Natural & Cultural Resources 5.13.10 / Utilities & Community Facilities 4.7.14). Secondary Partners: Public Works, WDNR
- Support proper manure management, especially along the Rock River watershed (Agricultural, Natural & Cultural Resources 5.13.12). Secondary Partners: WNDNR, Public Works, Public Utilities
- Use the future land use plan as a guide in making decisions regarding annexations, plan approvals, development proposals and public infrastructure investment (Land Use 8.9.1). Secondary Partners: City Administrator, City Council, City Departments
- Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance (Land Use 8.9.3). Secondary Partners: City Administrator, City Council, City Departments, Fond du Lac and Dodge County, Towns of Alto, Chester, Trenton and Waupun
- Encourage development patterns that will maintain the capacity and efficiency of existing streets (Land Use 8.9.24). Secondary Partners: Department of Public Works

- Recognize environmental constraints when reviewing future land use developments (Land Use 8.9.37). Secondary Partners: City Departments, WDNR
- Recommend modifications to the plan as necessary (Implementation 9.11.4). Secondary Partners: City Council
- As available, provide updated information to supplement the (comprehensive) plan information (Implementation 9.11.6). Secondary Partners: City Departments, ECWRPC
- Work with others, as needed, to implement the recommendations contained within the City of Waupun's comprehensive plan (Implementation 9.11.7).

9.13.4 Ongoing Efforts Public Works Department

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

- Maintain and improve existing crosswalks throughout the City (Transportation 3.7.6)
Secondary Partners: City Council
- Continue to perform a roadway analysis every two years (Transportation 3.7.15).
Secondary Partners: WisDOT
- Conduct regular maintenance of pedestrian facilities along Main Street (Transportation 3.7.18). Secondary Partners: City Council
- Continue to update the sign inventory (Transportation 3.7.25). Secondary Partners: City Council
- Continue to meet regularly with and maintain communication with the Fond du Lac and Dodge County Highway Departments, and the WisDOT (Green Bay and Madison office), neighboring towns, ECWRPC and others to discuss planning efforts, repair, and sufficiency of the local highway system (Transportation 3.7.29 / Intergovernmental 7.5.10 & 7.5.11). Secondary Partners: Fond du Lac and Dodge County Highway Departments, WisDOT, Neighboring Towns, ECWRPC
- Continue to work with WisDOT on the *USH 151 Freeway Conversion Study* (Transportation 3.7.31). Secondary Partners: WisDOT
- Complete activities as required under the City's MS4 general permit (Utilities & Community Facilities 4.7.10, Agricultural, Natural & Cultural Resources 5.13.9).
Secondary Partners: WDNR

- Continue to educate residents about non-point pollution issues and what they can do to reduce runoff and protect area waters (Agricultural, Natural & Cultural Resources 5.13.9 and Utilities & Community Facilities 4.7.10). Secondary Partners: WDNR
- Continue to work towards meeting the TMDL requirements (Utilities & Community Facilities 4.7.11). Secondary Partners: WDNR
- Encourage use of best management practices on private property to increase absorption of stormwater locally and decrease runoff (Utilities & Community Facilities 4.7.12). Secondary Partners: Plan Commission
- Continue to explore the use of green infrastructure methods such as rain gardens, rain barrels, bio-filters, etc. for stormwater management (Utilities & Community Facilities 4.7.14 / Agricultural, Natural & Cultural Resources 5.13.10). Secondary Partners: Plan Commission, WDNR
- Continue to contract with private waste collection entities to provide residential curb-side collection for solid waste and recycling (Utilities & Community Facilities 4.7.41). Secondary Partners: City Administrator, City Council
- Disseminate information about solid waste and recycling collection, disposal of hazardous materials, and other related services/options (Utilities & Community Facilities 4.7.42). Secondary Partners: WDNR
- Continue to provide an annual e-cycling collection (Utilities & Community Facilities 4.7.43). Secondary Partners: Associated Recyclers of Wisconsin, WDNR
- Continue to provide City generated wood chips and composting materials (made from yard waste) to residents (Utilities & Community Facilities 4.7.44). Secondary Partners: Associated Recyclers of Wisconsin, WDNR
- Continue to implement the stormwater management plan that was developed to improve urban runoff (Agricultural, Natural and Cultural Resources 5.13.8). Secondary Partners: WDNR, City Council
- Support efforts to improve water quality through the proper management of agricultural runoff (Agricultural, Natural and Cultural Resources 5.13.11). Secondary Partners: Waupun Utilities, WDNR
- Work with UW-Extension and Fond du Lac/Dodge County to address uncontrolled runoff from overuse of fertilizers and other chemicals (Agricultural, Natural and Cultural Resources 5.13.13). Secondary Partners: Waupun Utilities, WDNR, UW-Extension, Fond du Lac County, Dodge County

- Maintain all local access points along the Rock River to ensure safe and easy access to this resource (Agricultural, Natural and Cultural Resources 5.13.18). Secondary Partners: Rock River Trail

9.13.5 Ongoing Efforts Recreation Department

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

- Work with the Waupun Area School District and private schools to enhance recreational and community opportunities in the City (Utilities & Community Facilities 4.7.22 / 4.7.32). Secondary Partners: Waupun Area School District
- Update the City of Waupun Comprehensive Outdoor Recreation Plan every five years (Utilities & Community Facilities 4.7.26). Secondary Partners: City Council, City Administrator
- Continue to maintain and monitor public areas along the Rock River (Agricultural, Natural and Cultural Resources 5.13.5 / Land Use 8.9.36). Secondary Partners: Rock River Trail, Department of Public Works
- Work with WisDOT and others to provide opportunities for active lifestyles including trail development along highways and other transportation corridors to connect to the Wild Goose Trail and other local attractions (Intergovernmental Cooperation 7.5.9 / Transportation 3.7.1). Secondary Partners: WisDOT, WDNR, Waupun Senior Center, Dodge and Fond du Lac County

9.13.6 Ongoing Efforts Waupun Utilities

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

- Continue to replace aging sanitary sewer, storm sewer and watermain pipes and infrastructure in combination with other infrastructure upgrades (Utilities & Community Facilities 4.7.5) Secondary Partners: City Council, City Administrator, Public Works Department
- Continue to perform routine maintenance and testing to ensure optimum (water, sanitary sewer and electric) utility provision (Utilities & Community Facilities 4.7.6). Secondary Partners: Public Works Department
- Continue to identify and reduce inflow and infiltration in the sanitary sewer system (Utilities & Community Facilities 4.7.8). Secondary Partners: City Council

- Continue periodic water quality monitoring of the Rock River (Agricultural, Natural & Cultural Resources 5.13.15). Secondary Partners: WDNR

9.13.7 Ongoing Efforts Police and Fire Commission

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

- Continue to maintain equipment and replace fire equipment based on National Fire Protection Association (NFPA) requirements (Utilities & Community Facilities 4.7.35 / 4.7.36). Secondary Partners: City Administrator, City Council, police and fire departments
- Periodically evaluate the levels of service for police, fire and emergency services and make improvements where needed (Utilities & Community Facilities 4.7.37). Secondary Partners: City Administrator, police and fire departments
- Continue to work with others to provide and receive mutual aid assistance for emergency service response (Intergovernmental Cooperation 7.5.12). Secondary Partners: Fond du Lac and Dodge County, neighboring towns, police and fire departments

9.13.8 Ongoing Efforts Building Inspector / Zoning Administrator

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

- Continue on-going regulatory control over wetlands, floodplains, shoreland protection and other environmentally sensitive areas (Agricultural, Natural & Cultural Resources 5.13.1). Secondary Partners: City Departments, City Administrator, City Council

9.13.9 Ongoing Efforts Business Improvement District Board

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

- Continue to provide incentives for building façade restoration (Economic Development 6.10.30). Secondary Partners: City Administrator, WEDC
- Strengthen the downtown business district (Land Use 8.9.16 / Economic Development 6.10.33 / 6.10.29 / Transportation 3.7.20). Secondary Partners: Plan Commission, City Departments / City Administrator, Businesses, CDA

- Use the concept of “Placemaking” to enrich the downtown business district (Economic Development 6.10.31). Secondary Partners: CDA, City Administrator, Waupun Area Chamber of Commerce, local org., local businesses

9.13.10 Ongoing Efforts Library Board

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

- Support the library and its efforts to modify its service model to accommodate the changing needs and wants of Waupun residents (Utilities & Community Facilities 4.7.46). Secondary Partners: City Administrator, City Council

9.13.11 Ongoing Efforts Historic Preservation Committee

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

- Encourage owners of eligible properties to seek inclusion in the National Register (Agricultural, Natural and Cultural Resources 5.14.5). Secondary Partners: Wisconsin Historical Society, Waupun Historical Society
- Work with the Waupun Historic Society to identify key structures for rehabilitation or preservation (Agricultural, Natural and Cultural Resources 5.14.6). Secondary Partners: Wisconsin Historical Society, Waupun Historical Society
- Continue to work with the historical society to preserve the history and heritage of Waupun (Intergovernmental Cooperation 7.5.17). Secondary Partner: Waupun Historical Society



APPENDICES



APPENDIX #A

PUBLIC PARTICIPATION PLAN

APPENDIX A: PUBLIC PARTICIPATION PLAN

TABLE OF CONTENTS

Resolution #01-18-17-01.....	A-1
Resolution #01-31-17-01.....	A-2
Public Participation Plan City of Waupun 2040 Comprehensive Plan Update	A-3

Resolution No. 01-18-17-01

**RECOMMENDATION TO ESTABLISH PUBLIC PARTICIPATION PROCEDURES
FOR THE CITY OF WAUPUN 2040 COMPREHENSIVE PLAN UPDATE**

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

WHEREAS, the City of Waupun has prepared the *City of Waupun 2006 Comprehensive Plan* that will be amended to comply with the authority and procedures established by Section 66.1001 and Section 62.23 of the Wisconsin Statutes; and

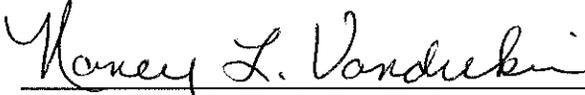
WHEREAS, Section 66.1001(4)(a) of the Wisconsin Statutes requires that the Common Council adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation including open discussion, communication programs, information services and public meetings for which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

WHEREAS, the Plan Commission of the City of Waupun believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the resulting comprehensive plan reflects the desires and expectations of the public.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Waupun hereby recommends to the Common Council approval of the Public Participation Plan for the *City of Waupun 2040 Comprehensive Plan Update* as its public participation procedures to fulfill the requirements of Wis. Stats. Section 66.1001 (4)(a) as attached hereto.

This resolution was adopted by the City of Waupun Plan Commission on the 18th day of January, 2017:

PLAN COMMISSION
CITY OF WAUPUN, WISCONSIN

By: 
Nancy L. Vanderkin, Acting Chairperson

ATTEST:

Angela J. Hull, Clerk

Resolution No. 01-31-17-01

**ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR THE CITY OF WAUPUN 2040 COMPREHENSIVE PLAN UPDATE**

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

WHEREAS, the City of Waupun has prepared the *City of Waupun 2006 Comprehensive Plan* that will be amended to comply with the authority and procedures established by Section 66.1001 and Section 62.23 of the Wisconsin Statutes; and

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

WHEREAS, the Common Council of the City of Waupun believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the resulting comprehensive plan reflects the desires and expectations of the public; and

WHEREAS, on January 18, 2017, the Plan Commission reviewed the plan and has recommended approval; and

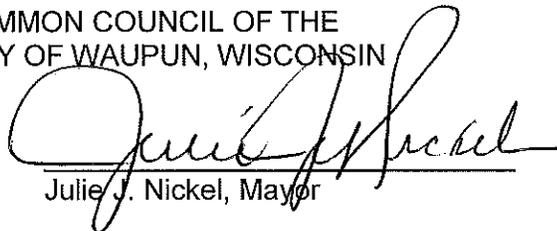
WHEREAS, the attached "Public Participation Plan" developed for the *City of Waupun 2040 Comprehensive Plan Update* includes written procedures designed to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and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

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Waupun hereby adopts the *Public Participation Plan for the City of Waupun 2040 Comprehensive Plan Update* as its public participation procedures to fulfill the requirements of Wis. Stats. Section 66.1001 (4)(a).

This resolution was adopted by the City of Waupun Common Council on the 31st day of January, 2017:

COMMON COUNCIL OF THE
CITY OF WAUPUN, WISCONSIN

By:


Julie J. Nickel, Mayor

ATTEST:


Angela J. Hill, Clerk

Public Participation Plan City of Waupun 2040 Comprehensive Plan Update

Introduction & Purpose

Public participation is an important part of the comprehensive planning process as it helps to ensure that the plan accurately reflects the vision of the community. For a plan to develop, decision makers need to hear ideas, thoughts, and opinions from their citizens and stakeholders. The purpose of this public participation plan is to give citizens the opportunity to participate and learn about their community.

Wisconsin's Smart Growth Comprehensive Planning law requires public participation throughout the comprehensive planning process. Wisconsin Statutes, Section 66.1001(4)(a) requires, in part, that,

“The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide every opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

This Public Participation Plan actively involves the general public and key community interests in identifying major issues, establishing a shared vision for the community, and creating goals, objectives, and policies which help bring that shared vision to fruition. The City will use this document as a guide to actively involve community members in the comprehensive planning process by providing them numerous opportunities to offer input and become educated via multiple means of communication.

Comprehensive Plan Update Timeline

Phase	Timeframe (Approximate)	Description/Key Events
Organization	January - February, 2017	<ul style="list-style-type: none"> • Creation of Public Participation Plan • Establishment of Comprehensive Plan Update Webpage (with link to future Public Visioning Portal) • Appoint Ad Hoc Members to Plan Commission (if required/desired) • Kickoff Meeting with City Plan Commission (February, 2017) <ul style="list-style-type: none"> ○ Review of project/process ○ Adoption of Citizen Participation Plan ○ Review of Web-Based Public Visioning Portal functions
Public Visioning	March - July, 2017	<ul style="list-style-type: none"> ▪ Complete and initiate web-based Public Visioning Portal (by March 31, 2017) ▪ Promote Portal and collect, summarize and share data as needed through July 31, 2017.

<p>Inventory/Analysis & Issue Identification / Vision & Goal Development</p>	<p>March – September, 2017</p>	<ul style="list-style-type: none"> ▪ Prepare Demographic Information ▪ Update inventory and maps of the physical, social, and economic resources of the City. ▪ Meet with City Plan Commission (April, 2017) <ul style="list-style-type: none"> ○ Review and discussion of Issues & Opportunities Element (including socio-economic data) ○ Review Portal information ▪ Meet with City Plan Commission (June, 2017) <ul style="list-style-type: none"> ○ Review and discussion of Transportation, Economic Development and Housing Elements. ○ Review Portal information ○ Review of draft Vision Statements & Plan Goals ○ Identify key issues ▪ Meet with City Plan Commission
		<ul style="list-style-type: none"> ▪ (August, 2017) <ul style="list-style-type: none"> ○ Review and discussion of Utilities & Community Facilities, Ag/Natural/Cultural Resources and Land Use Elements.. ○ Review Portal information (final summary) ○ Review of draft Vision Statements & Plan Goals ○ Identify key issues
<p>Plan Alternative, Strategies & Recommendations</p>	<p>October – December, 2017</p>	<ul style="list-style-type: none"> • Meeting with City Plan Commission (October, 2017) <ul style="list-style-type: none"> ○ Review and discussion of Intergovernmental Cooperation Element Plan ○ Review of draft Vision Statements & Plan Goals ○ Identify key issues ○ Review land use alternatives and preliminary land use plan map concepts and strategies • Meeting with City Plan Commission (December, 2017) <ul style="list-style-type: none"> ○ Review draft land use plan map and draft plan strategies and recommendations. ○ Establish intergovernmental / public informational meeting date.

<p>Plan Implementation</p>	<p>January – February, 2018</p>	<ul style="list-style-type: none"> • Prepare Implementation Element • Hold Intergovernmental Meeting & Public Informational Meeting (January, 2018) <ul style="list-style-type: none"> ○ Adjust final plan, strategies and recommendations ○ Adjust final future land use map • Meeting with City Plan Commission (February, 2018) <ul style="list-style-type: none"> ○ Approve draft plan for public review ○ Develop press release ○ Publish 30 day public notice
<p>Plan Review, Public Hearing & Adoption</p>	<p>March - May, 2018</p>	<ul style="list-style-type: none"> • Hold Public Hearing / City Plan Commission recommendation of comprehensive plan amendment (March, 2018) • City Council adoption of plan update (amendment) by ordinance (April, 2018) • Plan printing and delivery (May, 2018)

Methods of Citizen Participation

There are many methods of public participation. The City of Waupun will use several methods to encourage public input throughout the comprehensive planning process, and will also use a combination of these methods on any future updates and amendments. This plan explains these methods.

Method 1: Plan Commission & Ad Hoc Members

The City of Waupun will utilize the Plan Commission as the main body responsible for development of the Comprehensive Plan Update. The City may choose to add additional, ad hoc, non-voting members to the Plan Commission to help guide the comprehensive planning process and discussions. To ensure broad and diverse community interests, a variety of members may be appointed to serve in this role. The Plan Commission will be responsible for reviewing data, prioritizing issues and land use alternatives, overseeing the organization of the Plan, and determining goals, objectives and policies based on information gathered from the public.

Method 2: Public Meetings

Public meetings provide opportunity for both education and input. All Plan Commission and Common Council meetings are open to the public. All agendas and meeting minutes are posted in advance through the City of Waupun website and published as required by State law. As each chapter of the comprehensive plan is developed it will be reviewed in detail by the Comprehensive Plan Update Committee at a meeting that is open to the public. Time for public participation will be set-aside at each meeting.

Method 3: News Releases/Website/Social Media

News releases are an effective tool to keep both the public and the press informed about the planning process. The City of Waupun will utilize news releases to create public awareness about the comprehensive planning process at key times during the process. In addition, the City will utilize its website (www.cityofwaupun.org) and social media (e.g. Facebook and Twitter) to keep citizens

informed on the planning process, to encourage public involvement, and to provide input/comments to City staff at any time.

Method 4: Public Visioning Portal

The City will create and monitor an on-line, web-based Public Visioning Portal which will allow residents and stakeholders to provide feedback with regard to their opinions, beliefs, and attitudes regarding land use, transportation, economic development and other topics pertinent to the Comprehensive Planning process. The Public Visioning Portal will use web based survey and GIS mapping technologies to allow residents and stakeholders to participate in a number of exploratory questions and exercises in order to identify specific land use issues, high priority trends, needed physical improvements, and plan implementation opportunities that will be used to maintain or enhance the current Comprehensive Plan. This process will generate materials that will enhance the City's current comprehensive plan by adding several more layers of 'depth' to addressing current issues, including the application of specific planning and implementation concepts that were not included in the City's current plan. The City of Waupun will make every effort to acknowledge citizen ideas, concerns, and opinions as part of its comprehensive plan process.

Method 5: Open Houses and Community Events

The City of Waupun may sponsor open houses, informational meetings, or attend community events (e.g. Farmers Market) during the comprehensive planning process. This will provide an informal setting for residents to interact with the City of Waupun staff and give them the opportunity to gather information, ask questions, react to the information and provide both written and verbal feedback.

Method 6: Public Hearings

A public hearing will be held before the City Plan Commission prior to the adoption of the *2040 Comprehensive Plan Update*. The public hearing will consist of a short presentation summarizing and highlighting the major parts of the planning process and the final draft of the comprehensive plan. Participants will have the opportunity to provide comments about the draft plan. An official public record of the presentation and all comments will be established. The draft plan will be available for review prior to the public hearing. Interested citizens will also have the opportunity to provide written comments prior to the public hearing, which will be read into the hearing.

Future amendments to the Plan will be subject to the public hearing process and the same opportunities for review and comment by the general public as the original approved plan and per Wisconsin Statutes, Section 66.1001(4)(b-d).



APPENDIX #B

MEETINGS

APPENDIX B: MEETINGS

TABLE OF CONTENTS

Plan Commission Agenda, 1/18/17	B-1
Plan Commission Minutes, 1/18/17	B-2
Plan Commission Agenda, 3/15/17	B-3
Plan Commission Minutes, 3/15/17	B-4
Plan Commission Agenda, 5/17/17	B-6
Plan Commission Minutes, 5/17/17	B-7
Plan Commission Agenda, 6/21/17	B-13
Plan Commission Minutes, 6/21/17	B-14
Plan Commission Agenda, 7/19/17	B-17
Plan Commission Minutes, 7/19/17	B-18
Plan Commission Agenda, 9/20/17	B-20
Plan Commission Minutes, 9/20/17	B-21
Plan Commission Agenda, 11/15/17	B-25
Plan Commission Minutes, 11/15/17	B-26
Plan Commission Agenda, 1/17/18	B-28
Plan Commission Minutes, 1/17/18	B-29
Plan Commission Agenda, 2/21/18	B-31
Plan Commission Minutes, 2/21/18	B-32
Plan Commission Agenda, 4/18/18	B-34
Plan Commission Minutes, 4/18/18	B-35
Plan Commission Agenda, 5/16/18	B-36
Plan Commission Minutes, 5/16/18	B-37
Intergovernmental Meeting Agenda, 6/11/18	B-40
Intergovernmental Meeting Minutes, 6/11/18	B-41
Plan Commission Agenda, 6/20/18	B-43
Plan Commission Minutes, 6/20/18	B-44
Plan Commission Agenda, 9/19/18	B-46
Plan Commission Minutes, 9/19/18	B-47
City Council Agenda, 9/25/18	B-50
City Council Minutes, 9/25/18	B-51
City Council Agenda, 10/9/18	B-53
City Council Minutes, 10/9/18	B-54



City of Waupun

201 E. Main Street
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

January 11, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, January 18, 2017, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AMENDED AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the December 21, 2016 meeting.
4. Discuss creation of possible Tax Increment District 7
5. Discuss / Approve of the Comprehensive Plan Public Participation Resolution.
6. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JANUARY 18, 2017 MEETING
(Approved 2/15/17)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Elton TerBeest, Fred Lueck, Nancy Vanderkin, Jerry Medema, Derek Drew, and Jeff Daane
Member Excused: Julie Nickel
Staff Present: None
Also present: Tyler Jacob, Tyson Lafond, Jacob Trauernicht, and Eric Fowle
3. Acting Chairman, Vanderkin called for the approval of the minutes of the December 21, 2016 meeting. Motion by Medema, seconded by TerBeest to approve the minutes of the December 21, 2016 meeting as presented. Motion carried, unanimously.
4. Kathy Schlieve, City Administrator briefly noted that the City is exploring the possible creation of Tax Increment District #7 which would run along USH 151 to the Highway 26 interchange and include the Industrial Park. The consultant is recommending a hearing be held on this proposal within 30-45 days. No further information was presented on this issue so the committee proceeded to Agenda Item #5.
5. Kathy Schlieve introduced Eric Fowle, Executive Director of the East Central Wisconsin Regional Plan Commission who will be helping the City update its 2040 Comprehensive Plan. WI Smart Growth Comprehensive Planning law requires public participation throughout the comprehensive process and the City needs to adopt written procedures designed to foster public participation according to WI State Statutes 66.1001(4)(a). This includes establishing comprehensive plan update timelines, methods of citizen participation, plan commission, and ad hoc members, public meetings, news releases, public visioning portal, open houses and community events, and public hearings.

Acting Chairman Vanderkin called for a motion to recommend the establishment of public participation procedures for the City of Waupun 2040 Comprehensive Plan Update.

Motion by TerBeest, seconded by Medema to recommend to the City Council that the City establish public participation procedures for the City of Waupun 2040 Comprehensive Plan Update. Motion carried, unanimously.
6. There were no further agenda items so Lueck made a motion to adjourn the meeting, which was seconded by Drews. Motion carried, unanimously, meeting adjourned at 4:56 pm.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

March 7, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, March 15, 2017, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the February 15, 2017 meeting.
4. Discussion on anticipated development in proposed TIF 7.
5. Comprehensive Planning Session 1.
 - a. Summary of the Comprehensive Planning Requirements & Process.
 - b. Responsibilities and Expectations of the Plan Commission
 - c. Demographic Highlights
 - d. Visioning Session
 - e. Next Steps
6. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MARCH 15, 2017 MEETING
(Approved 3/29/17)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Elton TerBeest, Fred Lueck, Nancy Vanderkin, Jerry Medema, Derek Drews, and Jeff Daane
Staff Present: Susan Leahy, Angela Hull, Randy Posthuma, William DeMaa, Jared Oosterhouse, and Kathy Schlieve
Audience in Attendance: Kyle Clark, Anne Clark, Kathleen Thunes
3. Chairman Nickel called for the approval of the minutes of the February 15, 2017 meeting. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the February 15, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Discussion on anticipated development in proposed TIF #7. Kathy Schlieve, City Administrator, discussed a proposal by Eden Meats & Catering to establish a truck stop (with showers and restroom facilities), a convenience store, a restaurant, and a catering facility at the intersection of USH 151 and STH 26. She wanted to know if the Plan Commission would guarantee that they would grant the required Conditional Use Permit. Lueck indicated that the Committee cannot guarantee that any Conditional Use Permit will be granted until the Public Hearing is held to gather all the necessary facts and that the proposal will comply with the City's codes or ordinances. In addition the committee could grant a Conditional Use Permit but with a condition or conditions a developer may not like and therefore back out of their proposal. Kathy noted that there are a lot of mile stones to satisfy at this time, such as getting the offer to purchase signed, an apparent signage variance from the Board of Appeals, driveway approvals from the State, etc.

The committee agreed to hold a special Public Hearing on March 29th at 4:45 to hear this Conditional Use Permit Application.

5. Kathy Thunes, Planner for East Central WI Regional Planning Commission appeared to discuss the first Comprehensive Planning Session. She noted the enabling legislation, procedures for adoption, consistency requirements, and the required elements of the Plan as well as the responsibilities and expectations of the Plan Commission.

She then discussed demographic highlights of the City of Waupun. She noted a 2% population increase in the last six years which was better than Dodge County at 1.4%, Fond du Lac County at 1.6% and the States at 1.5%. Lueck questioned why the Town of Trenton was not included in the population projections as were the other three adjoining towns? Kathy said she would check that out.

Some of the Plan Commissions responsibilities are to promote the plan and get citizens opinions on the plan. Some of the positive things about the City of Waupun include the cities education

system, its small local businesses, its clean downtown area, parks and recreation facilities, the Rock River, its history, statues, small town feeling, quality of life, Horicon Marsh, walking/biking/snowmobile trails, small town celebrations, its continued growth, city services, its own Utilities, Fire Department, Hospital expansion, churches, its cleanliness, historic prison architecture, and friendly citizens to name a few. Some negatives include the state owning large areas of land along the HWY 151 corridor, preventing the City from expanding to the east, high bedrock, and prime AG soils preventing large scale subdivision for high quality homes rather than the usual low income multifamily homes scattered throughout the City.

Kathy suggested the Plan Commission meet in May to review and discuss the March visioning exercise as well as the issues and opportunities element, the preliminary issues and opportunities, and review the portal information.

6. Chairman Nickel called for a motion to adjourn the meeting. Motion by Medema, seconded by Vanderkin to adjourn the meeting. Motion carried, meeting adjourned at 6:07 p.m.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

May 12, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, May 17, 2017, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AMENDED AGENDA

1. Call to Order
2. Recognize the 2017-2018 Mayoral appointments to the Plan Commission
3. Roll Call
4. Approve minutes of the April 19, 2017 meeting.
5. Annexation Petition – Christian Home and Rehabilitation Center Inc.
6. Public Hearing – Conditional Use Permit - Hoffman Planning, Design & Construction to operate a nursing care facility in an R-3 Residential Zoning District.
7. Public Hearing – Waupun Area School District to rezone property on Shaler Drive between Lincoln St. and Mayfair St.
8. Public Hearing – Ordinance Amendment – Rezoning petition for the Waupun Area School District.
9. Public Hearing – Conditional Use Permit – Waupun Area School District to build a high school athletic complex.
10. Discuss / Approve Site Plan for the Central Wisconsin Christian School to erect a 12 x 20 storage building at 301 Fox Lake Rd.
11. Discuss / Approve Preliminary Site Plan for Heritage Ridge Travel Plaza and Wild Goose Café
12. Discuss / Approve Site Plan for Badger Mini Storage at 1348 W Brown St.
13. Comprehensive Plan Inventory / Analysis & Issue Identification/Vision/Goal/Strategies & Recommendations Development.
 - a. Review and discussion of March visioning exercise.
 - b. Review and discussion of Issues & Opportunities Element.
 - c. Review and discussion of preliminary issues and opportunities
 - d. Review Portal information.
 - e. Review and discussion of preliminary issues and opportunities for housing and transportation
14. Discuss / Approve day of month and time of Plan Commission Monthly meeting.
15. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Christian Home & Rehabilitation Center Inc.
Hoffman Planning, Design & Construction
Waupun Area School District
Central Wisconsin Christian School
Kathleen Thunes
Kyle & Ann Clark
Nate Olson, Dodge County
Edn Meats

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MAY 17, 2017 MEETING
(Approved 6/21/17)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Mayor Nickel recognized the 2017-2018 Mayoral Appointments to the Plan Commission as follows; Council Member, Nancy Vanderkin 4-30-18, CDA Member, Derek Drews 4-30-18, Citizens Jerry Medema and Fred Lueck 4-30-18, and Citizen, Elton TerBeest 4-30-20.
3. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Nancy Vanderkin, Jeff Daane, Elton TerBeest, and Jerry Medema.
Member Excused: Derek Drews
Staff Present: Susan Leahy and Kathy Schlieve
Other City Officials Present: City Attorney VandeZande, Utility Manager Randy Posthuma, and Fire Chief BJ DeMaa
4. Chairman Nickel called for the approval of the April 19, 2017 meeting. Motion by Medema, seconded by TerBeest to approve the minutes of the April 19, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
5. Annexation Petition – Christian Home and Rehabilitation Center. Chairman Nickel noted that item #5 on the Committees agenda is a petition for direct annexation pursuant to WI Statutes 66.0217(2). Doug Trost, President/CEO with St. Francis Home, which is part of Agnesian Health Care appeared and briefly discussed the petition. The petition describes the territory currently located in the Town of Chester, Dodge County, Wisconsin. The petition also notes the following:
 1. The legal description of the territory to be annexed as described in Exhibit A, which is attached and incorporated by reference. The territory proposed to be annexed consists of 469,477 sq. ft. or 10.78 acres.
 2. A scale map of the territory to be annexed is shown on Exhibit B, which is attached and incorporated by reference.
 3. There are no residents in the territory proposed to be annexed.
 4. Your petitioner constitutes the owner of all of the land proposed to be annexed.
 5. There are no dwelling units on the territory proposed to be annexed.
 6. The territory proposed to be annexed will be located in the 4th Ward of the City of Waupun.
 7. The undersigned respectfully requests that the territory proposed to be annexed be zoned R-3, or such other zoning district that would allow the development of the territory proposed to be annexed for use as a skilled nursing facility, including a rehabilitation unit and a non-denominational chapel.
 8. The undersigned does hereby elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signed by Susan Buwalda, the Christian Home & Rehabilitation Center Incorporated. The area proposed to be annexed consists of 10.78 acres. He also said the present Christian Home was built in the late 50's or early 60's and has 68 beds. The new building would have 50 skilled nursing beds, 30 assisted living beds, and 18 beds for memory care.

Chairman Nickel asked the Committee if anyone had any questions. Lueck indicated he questioned whether the proposed annexation would result in a Town Island which would be surrounded on all four sides by the City and he wondered whether that was legal. He also wondered if the City would have to pay the Town of Chester the lost taxes for 5 years according to the statutes. He also believes the City and Town will have to enter into some type of an agreement or ordinance to resolve the annexation problem.

City Attorney VandeZande was in attendance and said he was fully aware of the Town Island problem and has been working with the Christian Home and Agnesian's Attorney. He said this is a serious problem but he feels there will be a way to work this out so that they will be in compliance with State Statutes. He suggests the Plan Commission make a motion recommending that the Petition for direct annexation of a parcel containing approximately 10.78 acres and located in the SE ¼ of the NW ¼ lying north of STH 68, Section 6, T13N R15E, Town of Chester, Dodge County, Wisconsin be approved contingent that the direct annexation complies with WI State Statutes 66.0217(2) and that said lands come in as an R-3 Multi-Family Residential Zoning District which allows Nursing Homes as a Conditional Use.

Chairman Nickel called for a motion. Motion by Daane, seconded by Vanderkin to approve the petition for direct annexation of a parcel containing approximately 10.78 acres and located in the SE ½ of the NW ¼ lying north of STH 68, Section 6, T13N, R15E, Town of Chester, Dodge County, Wisconsin contingent upon the direct annexation complying with WI State Statutes 66.0217(2) and that said lands come into the City of Waupun as an R-3 Multi-Family Zoning District.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – "AYE" Motion carried, unanimously, 6/0.

6. Public Hearing – Conditional Use Permit – Hoffman Planning, Design and Construction to operate a nursing care facility in an R-3 Residential Zoning District.

Chairman Nickel read the call of the hearing and its purpose. A representative from the Hoffman Planning; Design and Construction appeared and discussed the site plan for the proposed nursing care facility on the proposed parcel. It would be located south of the present Homestead facility along Brown St. to the north. He noted access to the property would be from STH 68. They would also have access to a garage type structure on the Homestead property to the north. It would be used for storage and food stuff. Lueck felt the site plan was very limited. It only shows the approximate location of the building, access points, and parking spaces but not their sizes. Other things that should be included on the site plan are handicap parking, any screening walls and landscaping, lighting and possible photometric plan, loading and unloading areas, signs, trash receptacle locations, location, size and type of existing or proposed trees, etc. The representative said a more detailed site plan will be provided prior to construction.

Lueck questioned whether they had done any soil borings as the bed rock is quite high in this area. He said, yes, they have done some borings and the rock is higher on the western edge of the property as you get closed to the stream. The bedrock should not be a problem for their type of construction. Lueck also questioned the availability of City sewer and water at this location. Randy Posthuma, Utility Manager said that this parcel can be served from the north east.

No further comments or questions were forthcoming so Chairman Nickel closed the hearing and called for a motion. Motion by TerBeest, seconded by Medema to approve the Conditional Use Permit to establish a nursing care facility on the site subject to the following conditions: 1. The direct annexation problem shall be resolved prior to the issuance of said permit. 2. The property shall come into the City as an R-3 Zoning District, 3. Access onto STH 68 shall be approved by the Wisconsin DOT, 4. A more detailed site plan shall be submitted prior to construction to include such items as an erosion control plan, number, type and size of parking stalls, signs, lighting with a possible photometric plan, loading and unloading areas, trash receptacles, existing and proposed locations and size of trees, shrubs, etc. prior to the issuance of said permit.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck and Nickel – “AYE”. Motion carried, unanimously 6/0.

7. Public Hearing Rezoning Petition from the Waupun Area School District to rezone property on Shaler Dr. between Lincoln St. and Mayfair St. from the PCD Planned Community Development District to the R-1 Single Family Residential Zoning District. The real estate to be rezoned is described as follows: Tax Parcel ID 0431 consisting of 8.091 acres and tax parcel ID 0433-020 consisting of 2.079 acres, both located in the SW ¼ Section 4, T13N R15E, City of Waupun, Dodge County, Wisconsin.

Chairman Nickel read the call of the hearing and its purpose. The committee has discussed this proposed petition in the past and no other citizens were in attendance to ask question so chairman Nickel closed the hearing and asked for a motion to approve the rezoning.

Motion by Medema, seconded by TerBeest to provide a favorable recommendation to the City Council for the rezoning of Parcel 0431-002 and Parcel 0433-020 (10.17 acres) and located in the SW ¼, Sec 4, T13N R15E, City of Waupun, and owned by the Waupun Area school District for a track, soccer, tennis complex.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – “AYE”. Motion carried unanimously, 6/0.

8. Public Hearing – Ordinance Amendment – Rezoning Petition for the Waupun Area School District. Chairman Nickel read the call of the hearing and its purpose. The Plan Commission is to consider an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun. The Plan Commission of the City of Waupun has considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun entitled “Zoning Ordinance”.

Motion by TerBeest, seconded by Medema to recommend to the Common Council of the City of Waupun amend Section 16.01(10) of the Municipal Code of the City of Waupun entitled “Zoning

Map” and said real estate currently owned by the Waupun Area school District and located along Shaler Dr. between Lincoln St. and Mayfair Streets be rezoned to an R-1 Single Family Residential District in part of the NE 1/3, SW ¼, part of SE ¼, SW ¼, Section 4, T13N, R15e, City of Waupun, Dodge County, Wisconsin.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – “AYE”. Motion carried, unanimously.

9. Public Hearing – Conditional Use Permit, Waupun Area School District to proceed with the construction of a high school athletic complex. Chairman Nickel read the call of the hearing and its purpose. The complex would include a 9 lane, 400 meter track with all-weather surfacing and striping. There would be a 210’ x 345’ natural turf soccer field inside the track. The complex would also include a 1000 seat bleacher area with a press box, a concession stand and restroom building, eight tennis courts, a high jump area, a long jump and triple jump area, a pole vault area, a shot put and discus area, a storage building and 2 soccer fields on the south-west corner of the complex along with 193 parking stalls a scoreboard and lighting. This proposed complex has been discussed in detail at the Plan Commission meeting on April 19, 2017.

No further facts were presented in favor or opposition of this proposal so Chairman Nickel closed the hearing and called for a motion to approve the requested Conditional Use Permit.

Motion by Medema, seconded by TerBeest to grant a Conditional Use Permit for the Waupun Area School District for an athletic complex as proposed.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – “AYE” Motion carried, unanimously 6/0.

10. Discuss / Approve Site Plan for Central Wisconsin Christian School for a storage building. A representative from the school appeared and discussed their plan for a new shed. It would be 12’ x 20’ and would be 10’ from an existing transformer. There are two small sheds there now and this one would replace them. It would be used for storage of their lawn mower and other equipment. It would have noncombustible walls. Randy Posthuma, Utility Manager and Susan Leahy, City Zoning Administrator both said it complied in all respects with the City’s ordinances.

Motion by Medema, seconded by TerBeest to approve the site plan for a 12’ x 20’ shed for the Wisconsin Christian School property as presented.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – “AYE” Motion carried, site plan approved 6/0.

11. Discuss / Approve Preliminary Site Plan for Heritage Ridge Travel Plaza and Wild Goose Café. A preliminary plan prepared by Angus Young Architecture, Engineering & Interior Design was entered into the record. It shows the location of the proposed new building, possibly future addition, gas and diesel fuel pumps, a CAT scale, truck parking, loading zone, etc. A floor plan for the building includes an approximate 2,800 sq. ft. café, a 6,000 sq. ft. convenience store, restrooms, and a lounge for truckers with bathrooms, showers and laundry area. The parcel will have a 150’ x 150’ vision corner at the intersection of STH 26 and Shaler Dr. There were no further questions on the Preliminary Site Plan so Chairman Nickel called for a motion to approve

said plan.

Motion by Daane, seconded by Vanderkin to approve the Preliminary Site Plan and interior floor plan for the Heritage Ridge Travel Plaza and Wild Goose Café as presented.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck & Nickel – “AYE”. Motion carried, unanimously. 6/0

12. Discuss / Approve site plan for Badger Mini Storage at 1348 W. Brown St. The owner wishes to construct a 9,600 sq. ft. building for mini storage. The building would be approximately 175’ in length and 55’ in depth. They presently have 47 units on the site and this building will add 28 more units. They have state approved plans. They don’t need erosion control plans as this site is gravel. They do not have any plans for the future at this time, however, a future building is noted on their plan. The proposed building will meet all yard and setback requirements of the zoning ordinance according to the City Zoning Administrator. No further information was provided so Chairman Nickel called for a motion to approve the site plan.

Motion by Vanderkin, seconded by TerBeest to approve the site plan for Badge Mini Storage at 1348 W Brown St., City of Waupun as presented. Motion carried, 6/0.

13. Discuss Comprehensive Plan Inventory/Analysis and Issue Identification / Vision / Goal/ Strategies, Recommendation Development. Review and discussion of March visioning exercise, issues and opportunities elements, preliminary issues and opportunities and portal information.

Kathleen Thurnes of ECWRPC chaired the discussion. She noted the results from the last meeting. She also discussed the City’s population. The average male age is 37 and 40 for female. This is due to the prisons. She discussed housing in the City and a possible City revaluation. She also discussed a housing preservation ordinance. Right now there are not many housing choices in the City and there is a need for new development. Kathy Schlieve noted a problem in maintenance of rental properties. The Oshkosh Rental inspection program was discussed. Kathy also noted poor credit etc. is the main reason for rental maintenance problems in the City. She also suggested smaller lots than we now have. Lueck indicated he would be opposed to smaller lots for various reasons.

AIRBNB was also brought up as a problem in many cities. Lueck said he stayed in an AIRBNB condo in Singapore a couple of months ago and it was quite a different experience and he would not recommend any in Waupun. Kathleen noted transportation issues would be discussed at the next meeting. She also mentioned the addition of more walking and biking trails in the City. Jeff mentioned the Rock River Trail in the City and feels signs are needed to let people know where it is located. Connections to existing city walks and trails are needed.

Kathleen also noted gaps in sidewalks in the City, especially near Prairie Ridge home for the elderly. She also suggested the City needs an official map showing existing and future roads. A safe passage to school plan should be considered as well as adding signage for parks, trails, and statues are needed. Housing and transportation will be discussed at next month’s meeting.

14. Discuss / approve day of month and time for future Plan Commission monthly meetings. It was agreed by the Plan Commission to stay with the 3rd Wednesday of the month at 4:45 for future Plan Commission Meetings.
15. Motion by Medema, seconded by Vanderkin to adjourn the meeting. Motion carried, meeting adjourned at 6:12 pm.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

June 13, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, June 21, 2017, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the May 17, 2017 meeting.
4. Public Hearing – Conditional Use Permit - Waupun Area School District at 601 Grandview Ave per Section 16.03(1) and 16.12 of the Waupun Municipal Code.
5. Discuss / Approve Site Plan for Waupun Area School District at 601 Grandview Ave.
6. Discuss / Approve Site Plan for Waupun Area School District at 801 E. Lincoln St.
7. Discuss / Approve Site Plan for the Union Youth Center at 421 Jackson St.
8. Discuss / Approve Site Plan for the Waupun Christian Home
9. Comprehensive Plan Inventory / Analysis & Issue Identification/Vision/Goal/Strategies & Recommendations Development.
 - a. Brief discussion of the Issues and Opportunities Chapter
 - b. Discussion of the Housing Chapter.
 - c. Review and discussion of preliminary issues and opportunities for the Agricultural, Natural and Cultural Resources Chapter.
 - d. Distribution of the Transportation Chapter.
10. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun Area School District
Rettler Corporation
WDS Construction
Kathleen Thunes
Kyle & Ann Clark
Nate Olson, Dodge County

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JUNE 21, 2017 MEETING
(Approved 7/19/2017)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Nancy Vanderkin, Jeff Daane, Elton TerBeest, and Jerry Medema.
Member Excused: Derek Drews
Staff Present: Susan Leahy and Kathy Schlieve
Other City Officials Present: Fire Chief BJ DeMaa and Angela Hull, City Clerk

3. Chairman Nickel called for the approval of the May 17, 2017 meeting. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the May 17, 2017 meeting as presented. Motion carried, minutes approved, unanimously.

4. Public Hearing – Conditional Use Permit – Waupun Area School District, said school located at 601 Grandview Ave, Waupun. Chairman Nickel read the call of the hearing and its purpose. Lueck questioned whether the City had gotten an opinion from the City Attorney as to the legality of the Public Hearing Notice for this hearing. He said that the notice in the Beaver Dam Daily Citizen included the notice for tonight’s hearing and also included a notice for a Public Hearing held last month for the Athletic Complex at the High School. City Zoning Administrator Leahy said they had contacted the City Attorney and his opinion is that the notice does include the notice for tonight’s hearing and the additional verbiage from last month’s hearing included in the notice can be disregarded as it appears to be a mistake by the newspaper. Lueck feels the City should be reimbursed by the paper for its error.

A representative from Rettler Corporation appeared and submitted plans for the improvements to the Meadowview Elementary School at 601 Grandview Ave. He said the school wishes to make some modifications and additions to their building, which includes relocating an office and creating a secure main entry with an entrance canopy. Also included is an update to the art and music classrooms as well as the library and media center. They also wish to repurpose a former office for classroom space and renovate the gymnasium to create a multipurpose cafeteria space. Also proposed is to convert the former locker rooms to appropriate storage, and construct a full court gym. The Plan Commission did not have any questions pertaining to the new construction or remodeling and no one else from the audience had any questions, so Chairman Nickel closed the hearing and called for motion to grant the Conditional Use Permit.

Motion by Medema, seconded by TerBeest to approve the issuance of a Conditional Use Permit for the Waupun Area School District at 601 Grandview Ave. for modifications and additions to said school building as presented.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – “AYE”
Motion carried, unanimously.

5. Discuss / Approve Site Plan for the Waupun Area School District at 601 Grandview Ave. A representative from the Rettler Corporation appeared and addressed the site plan for the school property. The site plan shows a new bus drop off / pickup loop to accommodate 6 busses on the north side of the building. A new parent drop off loop and 37 parking stalls including two (2) ADA accessible stalls on the east side of the building with access in from Beaver Dam St. and access out onto Lincoln St. The driveway providing access into the site will be located on Beaver Dam St., approximately 300' north of Lincoln St. Vehicles will exit the site onto Lincoln St. approximately 180' west of Beaver Dam St. He also discussed drainage on and off the site, landscaping and lighting. He also noted the new gym will be approximately 6,365 sq. ft. and 32' in height and will be located on the northeast corner for the existing building. No further information was presented and Plan Commission did not have any questions on the site plan so Chairman Nickel called for a motion.

Motion by Daane, seconded by Vanderkin to approve the site plan for the Waupun Area School District property at 601 Grandview Ave. as presented.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – “AYE”
Motion carried, unanimously.

6. Discuss / Approve Site Plan for the Waupun Area School District at 801 E. Lincoln St. A representative from the Rettler Corporation appeared to discuss the site plan for a building addition to the high school at 801 E. Lincoln St., Waupun. The District is proposing an addition to the existing fitness center. The fitness center expansion is approximately 2,485 sq. ft., 18' 4" in height and is located on the south side of the existing building. He also discussed City Zoning on the site. Ingress/egress and parking on the site would not change. The project will disturb less than 1 acre of land therefore the improvements will not need to be designed to meet the Cities storm water management ordinance or the Wisconsin Administrative Code. He also discussed Utility easements, landscaping and lighting. The committee did not have any further questions on the site plan so Chairman Nickel called for a motion to approve the site plan.

Motion by TerBeest, seconded by Vanderkin to approve the site plan for the Waupun Area School District at 801 E. Lincoln St. as presented.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – “AYE”
Motion carried, unanimously.

7. Discuss / Approve site plan for the Union Youth Center at 421 Jackson St. Steve DeYoung with WDS Construction appeared and presented plans and photos of work proposed on the Union Youth Center. He explained that they intend to remodel the main entry, including new doors, windows & siding, remove and replace the existing exterior concrete in front of the main entry and remove the concrete retaining wall to the east of the main entry. They also want to create a new parking area to the west of the main entry. A privacy fence is also proposed between the new parking area and the adjoining home. City Zoning Administrator Leahy noted that the proposed parking stalls and other construction complies with the City's zoning ordinance.

Motion by TerBeest, seconded by Vanderkin to approve the site plan for the Union Youth Center at 421 Jackson St. as presented.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – “AYE”
Motion carried, unanimously.

8. Discuss / Approve Site Plan for the Waupun Christian Home. Chairman Nickel indicated that the representatives of the Christian Home have asked that action on their site plan be withdrawn and placed on next month’s Plan Commission Meeting. No action was taken on the site plan.
9. Comprehensive Plan Inventory / Analysis and Issues Identification / Vision / Goal / Strategies and Recommendations Development. Kathy Thurnes, ECWRPC chaired this portion of the Plan Commission meeting. She asked for questions on Chapter 1 and there were none. She passed out a definition of a “Visions & Goals” for such a plan. She discussed issues and opportunities in the Plan such as population, household structures, education and income. Housing was also discussed, such as age, structural value and occupancy characteristics of existing housing stock. We discussed the housing vision, housing goals and objectives. One goal is to provide housing choices, which reflect the needs of the individual households. Kathy indicated that 30% of a person’s income goes toward housing. Kathy Schlieve suggested smaller lots within the City. Lueck indicated he was opposed to smaller lots for several reasons. Small lots result in areas that cater to the new tiny houses, mobile homes, manufactured homes, zero lot line houses, which result in parking and storage issues. They also tend to attract lower income people which means more work for police and fire departments and these are just a few issues with small lots and small structures. BJ DeMaa, City Fire Chief, pointed out the small lots and older homes along Fond du Lac St. as a potential fire hazard area. Affordability and choices of new housing was discussed. It was suggested there be a definition of Senior Housing. Rental property issues and a rental ordinance were also discussed as well as a municipal rental – property registration with yearly inspections and a license. Condominium housing design, amenities, and appearances was also discussed. Support for the surrounding farmers as well as urban agriculture was noted such as community gardens, etc. Natural Resources issues were also discussed. A possible setback from wetlands and preserving the Rock River corridor as well as surface water and runoff, a tree plan for the City and a Park & Rec plan were discussed. Kathy passed out Element “3” which is the transportation plan to be discussed at next month’s meeting.
10. Motion by Lueck, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned at 6:35 pm.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

July 13, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, July 19, 2017, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the June 21, 2017 meeting.
4. Discuss / Approve Annexation request of the Christian Home.
5. Discuss / Approve Site Plan for Christian Home
6. Comprehensive Plan Inventory / Analysis & Issue Identification/Vision/Goal/Strategies & Recommendations Development.
 - a. Revised Housing Chapter 2
 - b. Discussion of Transportation Chapter
 - c. Discussion of Preliminary Issues for Utilities and Community Facilities
 - d. Distribution of Agricultural, Natural and Cultural Resources
 - e. Next Steps
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Edgerton, St. Peter, Petak & Rosenfeldt
J.E. Arthur and Associates Inc
Hoffman Planning Design & Construction Inc.
Agnesian Health Care Inc
Kathleen Thunes
Kyle & Ann Clark
Nate Olson, Dodge County

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JULY 19, 2017 MEETING
(Approved 8/16/17)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Jeff Daane, Elton TerBeest, Jerry Medema, and Derek Drews
Member Excused: Nancy Vanderkin
Staff Present: Kathy Schlieve
Other City Officials Present: Fire Chief BJ DeMaa
3. Chairman Nickel called for the approval of the June 21, 2017 meeting. Motion by Medema, seconded by TerBeest to approve the minutes of the June 21, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Discuss and act on annexation request of the Christian Home. Chairman Nickel noted that the Christian Home has requested that their direct annexation request be laid over until next month's meeting as they are waiting for a legal opinion and that no action be taken on said request this evening. The committee respected their request.
5. Discuss and act on site plan for the Christian Home. Chairman Nickel again noted that the Christian Home has requested the site plan review also be deferred until next month's meeting. The committee agreed with their request and no action was taken on this site plan.
6. Chairman Nickel requested Kathleen Thunes of ECWRPC to chair the remainder of the meeting to discuss the plan update to the City Comprehensive Plans. Kathy wanted to know if the committee had any further questions on Chapter 2 "HOUSING". She again reiterated that housing is an important element in the plan and the physical location of housing often determines where municipal services need to be concentrated. In addition, housing stock is a good indication of sound economic conditions of the Community and they indicate where future housing is likely to locate and where capital improvements might be necessary to accommodate new citizens. BJ questioned how the City can solve the housing shortage in the City. Derek noted that he is seeing several people coming to his office and taking out a home loan and asking for a 100% loan instead of putting a 10 or 20% down payment. He feels that is not a good sign for the future. Kathy also mentioned the possible development of a housing plan for the City that would include a housing market analysis.

We then moved onto Element 3 "TRANSPORTATION". Julie indicated she has been in contact with someone from Waupun who is requesting a bus system, such as the one in Milton. He feels the City lacks the essentials for its lower income citizens. The committee questioned whether there are subsidies from the state for such a bus like the state owned vans in Madison. Kathy questioned if a Park & Ride car lot is needed in the City. Jeff suggests a site across from the Community Center.

A signage inventory, crosswalks, pedestrian signage, cameras at intersections for pedestrian counts and usage, facilities growth and orderly development, sanitary water and electrical plans for the future, and how future areas will be served by these facilities, a plan for future substations, schools and library were also discussed. It was suggested there be a City representative on the School Board. There should be support for apprentice programs at the local and technical schools in the area. Fire and emergency issues were also discussed. Should Waupun have a fire truck stationed on the West side of the railroad tracks in case of an emergency and a long train is going thru at the same time?

The committee reviewed the Comprehensive Plan functional classification street and road map, the annual average daily traffic map for the City, the freight terminals and trucking routes map through the City, the bicycle and pedestrian facilities map, and the passer rating (road conditions) map for the City.

Recreational issues raised in the new Park and Recreation plan were noted such as a bike trail expansion out to the Hwy 49 & 151 intersection. Lueck questioned whether the new truck stop at Hwy 151 & 26 will result in more truck traffic on Watertown St. (Hwy 26) resulting in more noise, congestion and street damage in the future.

Chapter 5, the Agricultural, Natural and Cultural Resources Element was passed out for the committee to review for next month's meeting.

7. Motion by Lueck, seconded by Drews to adjourn the meeting. Motion carried, meeting adjourned at 6:21 pm.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

September 12, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, September 20, 2017, at 4:45 p.m.
in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the August 16, 2017 meeting.
4. Public Hearing – Conditional Use Permit - Ceemedia LLC to build a billboard 330' north of the current sign on Gateway Dr.
5. Public Hearing – Conditional Use Permit – Waupun School District at 623 S. Watertown St. to operate a transition house for special education students at the Jr./Sr. High School level.
6. Discuss / Approve Annexation request for Waupun School District at 623 S. Watertown St.
7. Discuss / Approve Site Plan for Union Congregational Church at 125 Beaver Dam St.
8. Comprehensive Plan Inventory / Analysis & Issue Identification/Vision/Goal/Strategies & Recommendations Development.
 - a. Brief discussion of the Transportation Chapter (attached)
 - b. Results from On-Line Visioning Portal
 - c. Discussion of the Agricultural, Natural and Cultural Resources Chapter
 - d. Distribution of Utilities and Community Facilities Chapter
9. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun School District
Ceemedia LLC
Union Congregational Church
Excel Engineering
Kathleen Thunes
Kyle & Ann Clark
Nate Olson, Dodge County

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE SEPTEMBER 20, 2017 MEETING
(Approved 10/18/17)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Jeff Daane, Jerry Medema, Nancy Vanderkin, Elton TerBeest and Derek Drews
Staff Present: Susan Leahy
Other City Officials Present: City Attorney VandeZande and Fire Chief BJ DeMaa
3. Chairman Nickel called for the approval of the August 16, 2017 meeting. Motion by TerBeest, seconded by Medema to approve the minutes of the August 16, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Public Hearing – Conditional Use Permit of Ceemedia LLC to erect a billboard on property described as WPN-14-15-33-03-001-00 – Gateway Dr. Chairman Nickel read the call of the hearing and its purpose. Mike Butler, owner of Ceemedia appeared to discuss his proposal. He indicated he was contacted by the City who has several businesses in the City that want to advertise their business along the high way in order to draw more people into the City. Mr. Butler was surprised at the Cities request as he is well aware of the City’s new billboard ordinance, 16.11(6) which allows one and only one permanent off premises billboard advertising sign that would be permitted within the corporate limits of the City of Waupun. Since he has already erected the one allowed billboard he wasn’t sure he could get a second one.

The proposed billboard would be approximately 330’ north of the existing billboard along Hwy 151. Some of the businesses interested in advertising on the new billboard are the new truck stop, Gysbers Jewelry, Agnesian Health, etc. It was noted the two signs on the North bound lane are for businesses in Beaver Dam and Fond du Lac. Homan Auto has a billboard on Hwy 151 north of Beaver Dam.

A question came up as to whether this committee can authorize an additional billboard in conflict with the new provisions in the sign ordinance. City Attorney VandeZande noted the proper procedure would be to amend Section 16.11(6) if there are proposals for more billboards in the area. He also noted the City Board of Appeals granted a variance earlier today to allow a second billboard and he felt that the Board of Appeals is a separate body that it would be OK in this situation to grant a variance. Lueck noted that as a former member of the Board of Appeals and having attended their meeting today that most variance requests are granted without the Board making any findings required by the State to justify granting a variance. If more billboards are needed in the future he feels an amendment is the appropriate remedy, not variances as variances are only to be used in very unusual situations. This committee can add conditions in granting this Conditional Use Permit such as additional standards, restrictions concerning its location, zoning, size, design materials, and aesthetic considerations as long as it does not interfere with any first amendment rights in the signs content. No further facts were presented

for or against this proposed Conditional Use Permit so Chairman Nickel declared the hearing closed.

Motion by Daane, seconded by TerBeest to grant a Conditional Use Permit to Ceemedia LLC to erect a second billboard along Hwy 151 and located approximately 330' north of the present billboard subject to the following conditions. 1.) All conditions placed on the Conditional Use Permit for the 1st billboard shall also apply to this Conditional Use Permit, 2.) Any WI DOT permits be obtained by the billboard owner prior to construction., 3.) The Owner shall obtain a variance to Section 1 6.11(6) of the Waupun Municipal Code prior to construction.

Vote: Drows, TerBeest, Vanderkin, Medema, Daane, and Nickel – “AYE”

Lueck – “NAY”

Motion carried 6-1.

5. Public Hearing – Conditional Use Permit – Waupun Area School District at 623 S. Watertown St. to establish and operate a transition house for special education students. Chairman Nickel read the call of the hearing and its purpose. This is a continuation of a hearing originally held on August 16, 2017. That hearing was tabled so the school could get more information on their proposal out to the public and the neighbors could be contacted and find out how the school district intends to use the property recorded as Lot 18, Plat of Libby Addition, Town of Chester, Dodge County, WI. Wendy Dawson with the School District appeared and discussed the schools plan for the site. The District intends to annex this property from the Town of Chester into the City of Waupun and use the present structure as a transition house for special education students at the Junior/Senior High School level. Wendy said she and her team held a Q&A session at the Public Library and also visited with 15-16 people surrounding the site and adjacent streets. The only concern one neighbor had was with the heavy traffic down Watertown St. Lueck agreed with the concern as having lived in Beverly Ct. just down the street for over 50 years. He is well aware of the heavy traffic and noise along this portion of Watertown Street. He has several other concerns which he noted at the August 16, 2017 hearing, the major concern is that if the property is annexed into the City, the school district will ask for City services and then take it off the tax roll. A majority of the committee felt that this is needed in the district and would be a benefit to the City. Wendy also noted there would not be any parking or transportation issues.

Motion by Vanderkin, seconded by Drows to grant a Conditional Use Permit to the Waupun School District for a transition house for special education students on the condition that the City Council approves a petition for direct annexation and that the property comes into the City in an R-4 Central Area Single Family Residential Zoning District.

Vote: Drows, TerBeest, Vanderkin, Medema, Daane, Nickel – “AYE”

Lueck – “NAY”

Motion carried 6/1.

6. Discuss Annexation request for the Waupun School District at 623 S. Watertown St. Chairman Nickel noted that the Waupun Area School District has filed a petition to purchase Lot 18 of the Plat of Libby Addition in the Town of Chester, Dodge County, Wisconsin and annex said property to the City of Waupun. The lot is presently owned by James and Linda DeVries. The property is intended to come into the City as an R-4 Central Area Single Family Residential Zoning District

and will be placed in the Fourteenth Ward of the 1st Aldermanic District. The petition indicates the real estate is not presently served by any public water or sewer facility however the petitioners request that the real estate be provided with sewer and water service on a future request of the owners.

Chairman Nickel called for a motion on the annexation request. Motion by Medema, seconded by TerBeest to send a favorable recommendation to the City Council on the request of the Waupun Area School District to annex Lot 18 of the Plat of Libby Addition Town of Chester, Dodge County, Wisconsin to the City of Waupun and come into the City as an R-4 Central Area Single Family Residential Zoning District and to be placed into the Fourteenth Ward of the 1st Aldermanic District and to approve an ordinance to annex real estate located in the Town of Chester to the City of Waupun.

Vote: Drews, TerBeest, Vanderkin, Medema, Daane, and Nickel – “AYE”
Lueck – “NAY”
Motion carried 6/1.

7. Discuss Site Plan for Union Congregational Church, 125 Beaver Dam St. Deanne Goodlaxson speaking for the church said that they purchased the lot to the east for their parking lot. They now wish to add a new concrete drive at the proposed canopy extension. They are also proposing a new 10' x 10' storage shed on the NE corner of their lot. They wish to reconfigure their service entrance and add an open area for their congregation members. They also wish to retrofit their kitchen, modify some walls, upgrade their bathrooms, especially the handicapped areas and make it more user friendly. Chairman Nickel called for a motion.

Motion by TerBeest, seconded by Vanderkin to approve the site plan for the Union Congregation Church at 125 Beaver Dam St. as presented.

Vote: Drews, TerBeest, Vanderkin, Medema, Daane, Lueck, and Nickel – “AYE”
Motion carried 7/0.

8. Chairman Nickel asked Kathleen Thunes, ECWRPC to take over the rest of the meeting and discuss the Comprehensive Plan inventory, Analysis and Issue Identification / Vision / Goal Strategies and Recommendation Development. We briefly discussed the transportation chapter. She indicated she checked with Lamers Bus lines and they do stop regularly in Waupun two times a day. She also noted that van transportation within the City is available for residents 60 and older for medical appointments, hair appointments, restaurants, Senior Center as well as the 2nd and 4th Thursday of the month to the Forest Mall in Fond du Lac.

The committee decided to remove the request “38.32” from the plan as if left in, it could jeopardize the cities future transportation funding.

Kathy then went on to discuss the results of the City’s Comprehensive Plan Visioning web portal summary. After some discussion we went on to Chapter 5, Agricultural, Natural & Cultural Resources. Objectives & Goals, Stream Corridors and Surface Water Floodplains, wetlands, woodlands, and several other issues were discussed. The committee decided to take out a proposed 50’ setback from WDNR identified Wetlands as being too restrictive. Tree planting within the City right of ways was also removed from the plan. Comprehensive Plan maps of the

Prime Farmland, soils, water, conservation and cultural resources were also reviewed. The Committee will discuss Chapter 4 – Utilities & Community Facilities at its next meeting.

9. Motion by Vanderkin, seconded by Drews to adjourn the meeting. Motion carried, meeting adjourned at 6:41 pm.

Fred Lueck
Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

November 9, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, November 15, 2017, at 4:45 p.m.
in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the October 18, 2017 meeting.
4. Brief Review of the Agricultural, Natural and Cultural Resources Chapter
5. Visioning Results – Revised Table 2
6. Discussion of the Utilities and Community Resource Chapter Discussion of Economic Development Chapter
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE NOVEMBER 15, 2017 MEETING
(Approved 11/29/17)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Jerry Medema, Nancy Vanderkin, Elton TerBeest, & Derek Drews.
Member Excused: Jeff Daane
Staff Present: Kathy Schlieve
3. Chairman Nickel called for the approval of the October 18, 2017 meeting minutes. Motion by Vanderkin, seconded by Drews to approve the minutes of the October 18, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Chairman Nickel asked Kathy Thunes from ECWRPC to continue with discussion on the City's Comprehensive Plan Update 2040. She reviewed Chapter 5, Agricultural, Natural and Cultural Resources with the Committee. She briefly reviewed the visioning results which include Table #2 "Let's Fix It" summary. The list included comments from citizens on what needs to be fixed in the City which includes but is not limited to problems with some parking lots, street lighting, abandoned buildings, street repair, traffic concerns on certain streets, problem intersections, unsafe pedestrian crossings, sidewalk problems, trees, vegetation interfering with stop signs, bike racks needed, drinking fountains broken, parks, removing invasive plants and many more issues that need to be resolved throughout the City.

Kathy also noted table 4.6 Forecasted Utilities and Community Facilities needs. Kathy Schlieve noted that the facility study was approved at last night's Council meeting. Kathy Thunes referred to pages 4-19 and private parks, recreational facilities, and organizations such as the YMCA working with the City.

She also noted that a new lift station may be needed south of the Industrial Park if that area is developed in the future. She said Well #2 needs to be replaced with a new well. A well protection ordinance was also discussed. Phosphorus is going to be a problem at the sewage plant in the future. The DNR is reviewing the issue for the Cities with a population over 10,000. Fire protection was also discussed. She noted the City and Town Fire equipment are in one building in the City. She discussed the possibility for a fire district in the future. Also noted where the Communities schools and that Waupun has schools in two cities, Waupun and Fox Lake. The need for future parks was also discussed.

The vision statement in Chapter 4 was also discussed. Kathy Schlieve noted a boundary agreement with Alliant Energy will be needed in the future. It was suggested that goal #4.2.5, grant funding for a skateboard park be removed from the plan.

Chapter 6, Economic Development was also discussed. Table 6.1 Employment Status 2011-2015 was also discussed as well as Employment inflow/outflow during 2014. Table 6.5 noted the Top 10 places of residence for City of Waupun workers in 2014. There seems to be some

discrepancies in table 6.9. Top 10 major employers in the City. The number of employees for Bargains Galore and Boarders Inn & Suites was questioned. Kathy indicated that at the next meeting Intergovernmental Cooperation and the Land Use section would be discussed.

5. Chairman Nickel indicated that a special meeting of the Plan Commission will be needed by the end of the month. The committee agreed to hold a meeting on Wednesday, November 29th at 4:45 pm to take care of some special business.
6. Motion by Medema, seconded by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 6:04 pm.

Fred Lueck, Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

January 10, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, January 17 2018, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the November 29, 2017 meeting.
4. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 8 (See the Public Hearing Notice which was published on January 3, 2018 & January 10, 2018).
5. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 8, City of Waupun, Wisconsin".
6. Comprehensive Plan Update
 - a. Utilities and Community Facilities
 - b. Economic Development
 - c. Intergovernmental Cooperation
 - d. Land Use
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Kathy Thunes
Ehlers Inc.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JANUARY 17, 2018
(Approved 2/21/18)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Julie Nickel, Fred Lueck, Jerry Medema, Nancy Vanderkin, Elton TerBeest, Derek Drews and Jeff Daane
Staff Present: Kathy Schlieve
3. Chairman Nickel called for the approval of the November 29, 2017 meeting minutes. Motion by Vanderkin, seconded by Medema to approve the minutes of the November 29, 2017 meeting as presented. Motion carried, minutes approved, unanimously.
4. Public Hearing – Proposed Creation of Tax Incremental District #8.

Greg Thompson of Ehlers, Inc. noted that the Public Hearing is to provide the community of Waupun a reasonable opportunity to comment on the proposed creation of the project plan for proposed TIF District #8. The district would be a mixed use district and include residential, commercial, and industrial areas as shown on the map designated in Exhibit "A". The new banquet facility at the Country Club would be included in the district as well as the Tanager Subdivision and the Cardinal Court area and also include the west end shopping center. He discussed the project plan which includes, but not limited to , a statement listing the kind, number and location of the proposed public works and improvements within the district, an economic feasibility study, a list of estimated project costs, methods of financing and monetary obligations, a map showing existing uses and conditions of real property, a map of proposed improvements, proposed changes in zoning ordinances, master plan maps, building codes and city ordinance, non-project costs, plans for the relocation of any persons displaced, plan for an orderly development of the City and an opinion of the City Attorney advising the plan is in compliance with WI State Statute 66.1105(4)(f).

Stormwater components and quality and phosphorus run off were also discussed. The City presently does not have any development agreements with adjoining towns according to Kathy Schlieve. TerBeest questioned the Cardinal Court issue. Kathy noted the City needs to come into compliance in this area. The DNR has 50/50 grants. Project cost is about 9 million. Kathy Hendricks, developer of a subdivision in this area had concerns that any new homes on the adjacent residential lands not interfere with adjacent property values and values of the homes in her development. Kathy Schlieve said the new TIF District is intended to improve the integrity of the neighborhood. New homes on any adjacent lots would not be less than \$180,000 in value. Kathy Hendricks seemed to be in agreement with the proposal.

Lueck had a concern with the new TIF District in light of a law suit filed by WILL against the City of Eau Claire's proposed new TIF District. At this time the State Supreme Court has decided to hear the case on TIF Districts, therefore Tax Incremental Financing is under constitutional scrutiny as the Eau Clair TIF District raises questions about the appropriateness of giving tax money directly to developers. In addition, there is no settled doctrine to resolve the dispute over whether the requirement that cities and joint review boards make certain findings creates a big hurdle or merely a procedural one. Lueck suggests that if the Committee decides to recommend the approval of a project plan for the Tax Incremental District #8 for the City of Waupun that it be on the condition that the City Attorney finds the plan is complete and in accordance with WI Statutes Section 66.1105 (4)(f) before the district is created. No further facts were presented for or against this proposal so Chairman

Nickel declared the hearing closed and called for a motion to send a recommendation to the City Council.

Motion by Daane, seconded by Vanderkin to recommend to the Common Council that Tax Incremental District #8 be created with the boundaries as designated in Exhibit "A" with this resolution, that the Plan Commission approves and adopts the project plan for the district, attached as Exhibit B and recommends its approval to the Common Council as the creation of the district will promote an orderly development in the City. The Committee also requires as a condition that the City Attorney finds the plan to be complete and in accordance with WI State Statutes Section 66.1105(4)(f) prior to the plans adoption.

Vote: Daane, Drews, TerBeest, Vanderkin, Medema, Lueck, and Nickel – "AYE". Motion carried, unanimously 7/0.

5. Comprehensive Plan Update

Kathy Thunes or ECWRPC chaired this portion of the meeting. We continued discussion of Chapter 4 "Utilities and Community Facilities" we started last November. We need shovel ready projects. There is presently a lack of economic incentives. We need more cultural understanding and appreciation and more racial diversity and work with the School District to establish a diversity committee. We also need to support the continued operation of the local private cemetery as well as supporting the local school district.

We then moved onto Element 6 "Economic Development." Kathy noted that one of the objectives should include investigating funding sources that can be used to enhance economic development in the City. We should also consider working with others to expand broadband internet services in the down town area of the City. We also need to provide diversity training within the City government as well as develop and implement an equal opportunity employment policy,. We also discussed existing land use highlights of the City of Waupun, which included existing land use in 2015, residential intensity, land use trends, housing, commercial and industrial building permits from 2007-2017 as well as redevelopment opportunities and annexations and zoning issues.

We then proceeded to Element 7 "Intergovernmental Cooperation." The goal is to establish and/or maintain working relationships with neighboring towns, Dodge and Fond du Lac Counties, Federal and State agencies and the local school district and others. Daane agreed. We have township issues in the City especially sanitary, road issues, property issues, etc. The age of State facilities is also an issue and we should sustain active communication with the Waupun Corrections facility, the Dodge County facility, and the Burk Correctional institutions. The Historical Society is another issue which we will discuss at a later date.

We then moved onto Element 8 "Land Use." Again, we discussed goals, objective and land use policies. Residential intensity was also discussed along with existing land uses in 2015. We also briefly discussed and reviewed maps #8-1 and 8-2, the City's Comprehensive Plan Land Use 2015 and Comprehensive Plan Zoning Map. Kathy Thunes indicated that at our next meeting we would get into a discussion of future land use for the City.

6. Motion by Vanderkin, seconded by Lueck to adjourn the meeting. Motion carried, meeting adjourned at 6:07 p.m.

Fred Lueck, Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

February 15, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, February 21, 2018, at 4:45 p.m.
in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the January 17, 2018 meeting.
4. Certified Survey Map – 201 Fond du Lac St.
5. Comprehensive Plan Update
 - a. Brief update of the Utilities and Community Facilities Chapter
 - b. Brief update of the Economic Development Chapter
 - c. Brief discussion of Intergovernmental Cooperation Chapter
 - d. Discussion of the Land Use Chapter
6. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Kathy Thunes
New Frontier Land Surveying

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE FEBRUARY 21, 2018 MEETING
(Approved 3/21/18)

1. Call to Order:

The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:

Members Present: Fred Lueck, Nancy Vanderkin, Elton TerBeest, and Jeff Daane

Members Excused: Julie Nickel, Jerry Medema, and Derek Drews

Staff Present: John Lust, Zoning Administrator

3. Acting Chairman Vanderkin called for the approval of the January 17, 2018 meeting minutes. Motion by Daane, seconded by TerBeest to approve the minutes of the January 17, 2018 meeting as presented. Motion carried, minutes approved, unanimously.

4. Certified Survey Map – 201 Fond du Lac St. Brad Johnson of New Frontier Land Surveying LLC agent for the owner “Marine Credit Union” appeared to discuss the need for the CSM. A note on the CSM indicates the Plat of Pages Replat does not graphically match the monumentation in the field. The measurements on the plat are a correct representation of the true boundary lines and match found monumentation, occupation and the deeds. This survey was completed to clarify erroneous mapping on the recorded plat.

Lueck noted that Section 17.5(4) of the Cities Subdivision Ordinance requires setbacks or building lines required by the zoning ordinance shall be shown on the face of the map. This map does not contain such setback or building lines.

Motion by TerBeest, seconded by Daane to recommend to the City Council that the proposed CSM for Part of Lot 9 and Lot 10 of the Plat of Page’s Replat as recorded in Vol 6 of Plats, on page 20, said lands being a part of the SE ¼ of the SE ¼ of Section 32, Township 14 North, Range 15 East, City of Waupun, Fond du Lac County, Wisconsin be approved on the condition that the City’s setback or building lines be shown on said map prior to council action and recording. Motion carried, unanimously.

5. Acting Chairman Vanderkin called upon Kathy Thunes of ECWRPC to continue her discussion on the City’s Comprehensive Plan Update.

She indicated that she added that the City should investigate the possibility of combining the Waupun City and Country Fire Departments in Chapter 4. City Fire Chief BJ DeMaa noted that is something they can do. Kathy forecasted utilities and community facilities needs. She also stressed the need for diversity training in City government and development of an equal opportunity employment policy. In Chapter 7, Intergovernmental Cooperation as a goal to monitor facility and space needs and staffing concerns. She also revisited the name change from Agnesian Health Care to SSM Health noted in Section 7.4.11 as well as working with the local historical society.

Daane noted continued communication with the Department of Corrections regarding the guard towers which are no longer occupied at night. Land issues in Chapter 8 were also discussed. Corridor businesses on the west end of the City was suggested on the City’s future land use map. Population projections were also discussed as well as household projections. It appears the City’s population will increase until 2035 and thereafter decrease by 2040. The City’s household projections also are projected to increase until 2035 and again decrease by 2040. She also discussed household unit intensity and units/acre based on the City’s lot size in the Zoning Ordinance.

Commercial/Industrial land use needs were also discussed. In 2015 the City had 128.61 commercial acres and 119.7 industrial acres. The City needs 17.73 new acres to meet the 146.34 acres needed by 2035 for commercial acres. The City will need 16.5 new acres to meet the 136.20 industrial acreage needed by 2035. Kathy said that the total gross acreage needs are based on minimum zoning requirements in the City for residential units (single family, duplexes, and multifamily units) would be 185 acres by 2035. She also discussed the future land use map which the City should use as a guide. She discussed existing land uses in the City and a future conceptual plan, such as a residential neighborhood investment area, a neighborhood commercial corridor, a senior residential district, environmentally sensitive areas, intergovernmental coordination area, trails, community gateways, etc. Other things the map may also include are, Wetlands less than five acres, floodways, floodplains, a 75' stream buffer, and conservancy zoned areas. Intergovernmental areas with cooperation with adjacent towns, like an official map for streets, trails, connections to Wild Goose Trail, etc. Future retention ponds, landfills, well locations, a new senior center, community center, etc. The committee should review the 2040 Future Land Use Map and read the framework that was passed out to the committee members for the next meeting in April.

6. Motion by Vanderkin, seconded by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 5:40 pm.

Fred Lueck, Secretary



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

April 17, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, April 18, 2018, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AMENDED AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the March 21, 2018 meeting.
4. Site Plan Review – Waupun High School Agriculture Building – 801 E. Lincoln St.
5. Extraterritorial Review – Certified Survey Map for Bruins Dairy LLC.
6. Comprehensive Plan Update
 - a. Land Use Chapter
 - b. Implementation Chapter
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun School District
Kathy Thunes
Rich Leaver

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE APRIL 18, 2018 MEETING
(Approved 5/16/18)

1. Call to Order:

The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:

Members Present: Julie Nickel, Nancy Vanderkin, Elton TerBeest, Jeff Daane, Jerry Medema, and Derek Drews
Member Absent: Fred Lueck

Also Present: Kathy Schlieve, Kathy Thunes, Tonya Olsen, and Teresa Upstein

3. Chairman Nickel called for the approval of the March 21, 2018 meeting minutes. Motion by Vanderkin, seconded by Drews to approve the minutes of the March 21, 2018 meeting as presented. Motion carried, minutes approved, unanimously.

4. Site Plan Review – Waupun High School Agriculture Building – 801 E Lincoln St. The proposed building will be south of the Waupun High School. It will house the Technology / Agriculture program. The building is 6,800 sq. ft. and sits on .7 acres along with the greenhouse expansion. It will be fenced in. No pole lighting will be installed, only door lighting. Ground breaking will be May 1st. It will be called Warrior Innovation.

Motion by Medea, seconded by TerBeest to approve the site plan for the Waupun High School Agriculture Building at 801 E Lincoln St. as presented. Motion carried, unanimously.

5. Extraterritorial Review – Certified Survey Map for Bruins Dairy LLC. Motion by Medema, seconded by Vanderkin to recommend to the Common Council the approval of the CSM for Bruins Dairy LLC a presented. Motion carried, unanimously.

6. Comprehensive Plan Update. Kathy Thunes led this portion of the meeting. The Land Use Chapter was discussed. She re-ran her numbers and they are correct for the City population in 2035. 12,586 projection target. Also discussed was the Future Land Use Map. The government section is blue, added storm water ponds, downtown vision boundaries, retail developments may be added. The industrial park was extended on the map, and six residential land uses were added. Kathy Schlieve asked for a redevelopment area (old Christian Home and maybe the Laird building), Washington School was removed. The City needs to begin planning roads in the future residential district, even if we don't own it. More senior residential districts were added and the map needs where our future parks will be.

The Implementation Chapter was also discussed. Residential/Commercial, Ag Land and Zoning Uses. Guide for future development, and implementation development plan should be considered for consistency. We may need to amend the Comprehensive Plan before changing any plan. A 30 day public notice is needed. Priority timeline – 5 years to 10 years.

7. Motion by Vanderkin, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned.

Minutes Prepared by:
Julie Nickel



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

May 9, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, May 16, 2018, at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

AGENDA

1. Recognition of Council Members and Citizens appointed to the Plan Commission.
2. Nominations and Appointment of Secretary to the Plan Commission.
3. Designation of the day of the month and time to hold the Plan Commission meeting.
4. Call to Order
5. Roll Call
6. Approve minutes of the April 18, 2018 meeting.
7. Conditional Use Permit – SSM Health at 1001 W. Brown St. to construct and operate an addition to the existing CBRF currently on the property.
8. Conditional Use Permit – Body Logic Therapeutic Massage LLC at 6 S. Madison to install a projecting sign.
9. Conditional Use Permit – Darlene VandeStreek (VandeStreek Oil Inc) at 10 Jackson to operate a retail store.
10. Comprehensive Plan Update
 - a. Land Use Chapter
 - b. Intergovernmental Meeting
 - c. Future Steps
11. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun School District
Kathy Thunes
SSM Health
Body Logic Therapeutic Massage LLC
Darlene VandeStreek

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MAY 16, 2018 MEETING
Approved 6/20/18

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Mike Matoushek, Fred Lueck, Elton TerBeest, Jeff Daane, Jerry Medema, and Derek Drews
Member Absent: Julie Nickel
Also Present: Kathy Schlieve and John Lust
3. Acting Chairman Lueck called for the approval of the April 18, 2018 meeting minutes. Motion by Medema, seconded by TerBeest to approve the minutes of the April 18, 2018 meeting as presented. Motion carried, minutes approved, unanimously.
4. Acting Chairman Lueck noted that on April 17, 2018, the Common Council at their organizational meeting approved the mayoral appointments to the boards, commissions and committees. The following individuals were appointed to serve as members of the Plan Commission: Mayor (Chairman), the Director of Public Works (Jeff Daane), CDA Member (Derek Drews), and 3 citizen members (Jerry Medema, Fred Lueck – both with terms until 4/21/2021; and Elton TerBeest – term until 4/30/2020). Apparently Mr. Matoushek has also been appointed simultaneous membership on the Board of Appeals. Lueck noted that this appointment could be problematic in the future. He noted his experience with the Dodge County Corporation Counsel that simultaneous membership on the Plan Commission and Board of Appeals /Board of Adjustment could result in the member of the Board of Appeals having to act on an approval of his/her decision that he/she made on the Plan Commission and that could result in a potential legal issue. The Mayor and City Attorney should review this issue. It is also noted that the Utility Manager is an ex-officio on the Plan Commission.
5. Nominations and Appointment of Secretary of the Plan Commission. Motion by TerBeest, seconded by Medema to nominate Fred Lueck for secretary of the Plan Commission. No further nominations were forth coming so Acting Chairman Lueck declared the nomination proposal closed and called for a vote to appoint Fred Lueck as Secretary of the Plan Commission.
Vote: TerBeest, Medema, Daane, Drews, and Matoushek – “AYE”
Lueck – abstain.
Motion carried, 5/0/1
6. Acting Chairman Lueck noted that the Plan Commission must designate a day of the month and time to hold the Plan Commission meetings. It was the consensus of the Plan Commission members that they wished to continue meeting on the third Wednesday of each month at 4:45 p.m.

Motion by Drews, seconded by TerBeest to confirm that the third Wednesday of each month at 4:45 pm will be the official monthly meeting date and time for the City Plan Commission meetings. Motion carried, unanimously.
7. Conditional Use Permit – SSM Health – 1001 W. Brown St. to construct an addition to an existing CBRF facility on said premises. Acting Chairman Lueck read the call of the hearing and its purpose. A representative from SSM Health and their contractor appeared to discuss their proposal. They haven’t made any major changes in their plan since the site plan was reviewed and approved by the Plan Commission with conditions at the March 21, 2018 meeting. No further comments or concerns were forth coming, so Acting Chairman Lueck declared the

hearing closed and called for a motion to act on this Conditional Use Permit.

Motion by TerBeest, seconded by Matoushek to approve a Conditional Use Permit for SSM Health to construct an 18 bed addition to their existing facility at 1001 W. Brown St. The Plan Commission finds the proposed use will not be detrimental to the adjacent land as it is an appropriate use, will not create traffic hazards, will not hinder future development in this area, will not create undesirable levels of noise or light in the immediate area, and will not cause property values in the area to be measurably decline.

Vote: TerBeest, Medema, Daane, Drews, Matoushek, and Lueck – “AYE”. Motion carried, Conditional Use Permit granted, unanimously 6/0.

8. Conditional Use Permit, Body Logic Therapeutic Massage LLC, 6 S. Madison St to install a projecting sign on the front of their business. Acting Chairman Lueck read the call of the hearing and its purpose. John Lust, City Zoning Administrator, noted that Section 16.11(2)(a) of the Municipal Code requires a Conditional Use Permit for any projecting sign. John indicated the proposed sign meets all ordinance requirements; however the sign must be 7’ 6” above the sidewalk, the same as an awning. Lueck noted that he is generally opposed to projecting signs as they can be dangerous to citizens below the signs. He has read cases where ice and snow chunks have fallen off such a sign and injured people below as well as some signs are not attached properly and have fallen off and injured people and vehicles in a wind storm, so they can be dangerous. John also noted they will need an insurance rider for their sign. The owner appeared and indicated the sign would not have any movement and will only be 2 sq. ft. in dimension. Kathy Schlieve noted there are several projecting signs downtown. Matoushek indicated the permit should be granted with the conditions that the sign meet the 7’ 6” height requirement and the owner have a rider on her insurance policy.

Motion by Medema, seconded by TerBeest to grant a Conditional Use Permit to Body Logic Therapeutic Massage LLC at 6 S. Madison St. for a projecting sign for the business on this property on the condition that the sign be 7’ 6” above the sidewalk and the owner have a rider on her insurance policy should the sign injure anyone on their property due to the sign falling off the building.

Vote: TerBeest, Medema, Daane, Drews, Matoushek, and Lueck – “AYE” Motion carried, unanimously 6/0.

9. Conditional Use Permit, Darlene VandeStreek (VandeStreek Oil), to operate a retail store at 10 Jackson St. Acting Chairman Lueck read the call of the hearing and its purpose. John Lust, City Zoning Administrator said the property is located in a B-6 Zoning District which is a district intended to provide areas for small grouped business uses to serve residential districts. The owner was not in attendance but it is believed the business will be a resale business. Section 16.04 (6)(d)(xiii) allows uses compatible with other uses permitted as a Conditional Use in this district. The committee finds that a resale business at this location would not be detrimental to adjacent land uses in this area, would not create any traffic hazard, would not hinder future development in the area, would not create any undesirable levels of noise or light in the area, and would not cause property values to measurably decline. No further comments were forthcoming so Acting Chairman Lueck closed the hearing and called for a motion to act on the Conditional Use Permit request.

Motion by Matoushek, seconded by Drews to grant approval for a Conditional Use Permit to Darlene VandeStreek at 10 Jackson St. to operate a retail store on said lot per municipal Code Section 16.04(6)(d)(xiii).

Vote: TerBeest, Medema, Daane, Drews, Matoushek, and Lueck – “AYE” Motion carried, 6/0. Conditional Use Permit granted.

10. Acting Chairman Lueck turned the meeting over to Kathy Thunes of ECWRPC to continue discussion on the Comprehensive Plan. Kathy discussed issues with the future land use map. Daane questioned pond locations and trails on the map. Lueck suggested that the City look at the way bike trails are laid out in Europe and

Scandonavia rather than the way the state has painted our trail down Main St. which is very dangerous in his opinion. Kathy discussed future land use projections. She discussed future land use consumption (acres) through year 2040. A downtown business district was also discussed with the possibility of some residential or accessory residential uses in the downtown area. Parking could be an issue. Additional public recreational lands and or parks may be needed to accommodate localized demands. The Industrial zoning district should support the adjacent Town of Trenton, Agriculture enterprise area on the Cities western boundary. She noted that intergovernmental coordination overlay areas are illustrated to highlight areas within adjacent towns. Additional public recreational lands and or parks may be needed to accommodate localized demands. Environmentally sensitive areas are found in proximity to the Rock River. A detention basin is planned for the parcel to the east of USH 151.

Kathy noted an intergovernmental meeting would be the next step, possibly in June. Plan Commission members would not need to attend that meeting. We will work on approving the plan at a meeting in July. Public review would possibly be sometime in August. A final decision would be in September or November.

Motion by TerBeest, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned at 5:35 pm.

Fred Lueck,
Secretary



City of Waupun
201 E. Main Street
Waupun, Wisconsin 53963
Phone: 920-324-7900
Fax: 920-324-3980
www.cityofwaupun.org

"Wild Goose Center of Wisconsin"

**NOTICE OF PUBLIC MEETING
CITY OF WAUPUN COMPREHENSIVE PLAN UPDATE INTERGOVERNMENTAL MEETING
Monday, June 11, 2018**

The City of Waupun, along with staff from East Central Wisconsin Regional Planning Commission, will be holding an informational meeting to provide an overview of the Comprehensive Planning Effort, discussion of the Future Land Use Map, and the future proceedings.

The Public as well as Members and Elected Officials from the State, County, City, and Townships are invited to the:

City of Waupun Comprehensive Plan Update Intergovernmental Meeting

Date: Monday, June 11, 2018

Location: City of Waupun Council Chambers (201 E Main Street, Waupun)

Time: 5:00 p.m.

For inquiries, please contact Katharine Schlieve, City Administrator, at (920) 324-7912 or kathy@cityofwaupun.org or Kathy Thunes, P.E., Principal Community Development Planner, East Central Wisconsin Regional Planning Commission at (920) 751-4770 or kthunes@ecwrpc.org.

Information about the Comprehensive Plan Update is maintained at the City of Waupun website: www.cityofwaupun.org

Angela Hull, City Clerk

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

Posted:

Locations: Waupun Library, Waupun Utilities, and City Hall

Date: May 31, 2018

Draft City of Waupun Comprehensive Plan Update 2040
Intergovernmental Meeting
Monday, June 11, 2018
Meeting Summary

Present:

Kira Sheahan-Malloy, Supervisor, District 27, Dodge County
Jeff Duchac, Town of Chester
Randy Vande Slunt, Chairperson, Town of Waupun
Fred Lueck, Secretary, Waupun Plan Commission
Julie Nickel, Mayor, City of Waupun
Nancy Vanderkin, Alderman/Plan Commission, City of Waupun
William Hoekstra, Supervisor, District 25, Dodge County
Duane Bille, Chairperson, Town of Alto
Dale Schmidt, Sheriff, Dodge County
JD Smith, WDNR, Field Integration Leader, WDNR - South Central Region
Mike Beer, Waupun Police Department
Scott Powell, Envision Greater Fond du Lac
Allen Buechel, Fond du Lac County Executive
Jeff Daane, Public Works Director, City of Waupun
B.J. DeMaa, Fire Chief, City of Waupun
Kathy Thunes, ECWRPC
Bret Jaeger, Director, Waupun Public Library
Scott Loudon, Waupun Police Chief

1. Welcome and Introductions

Ms. Nickels welcomed everyone to the meeting at 5:00 p.m. and gave a brief introduction of the project.

2. Presentation

Ms. Thunes welcomed everyone and ask that people introduce themselves. She then gave a brief overview of the comprehensive planning legislation, project timeline and process, population and housing projections and acreage needs over the life of the plan. She then provided an overview of the future land use map.

3. Questions

Ms. Thunes asked if anyone had any questions or comments, or if they had seen any errors in the background information. Mr. Duche, mentioned that the Town of Chester was embarking on an update to their comprehensive plan and was holding a kickoff meeting on Thursday night at 7:00 pm. He invited others to attend. He also mentioned that they were working with the City on

maintenance in Town islands. Ms. Thunes said that the plan commission would be meeting next week Wednesday to discuss any comments from this meeting and to finalize the draft plan for public review. People were encouraged to submit written comments to Ms. Thunes after the meeting or to Ms. Hull, City Clerk.

4. Closing

Ms. Nickels thanked everyone for attending and closed the meeting at 5:30 p.m.



City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

June 14, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, June 20, 2018, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the May 16, 2018 meeting.
4. Conditional Use Permit – Signarama / Flyway Signs to install new 16" letters as a wall sign in an R-1 Zoning District at 601 Grandview Ave.
5. Site Plan Review – Farmer's Elevator, W7225 Hwy 49, expansion of grain bins.
6. Comprehensive Plan Update
 - a. Approval of draft Comprehensive Plan Update
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Signarama
Waupun School District
Farmers Elevator
Kathy Thunes

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE JUNE 20, 2018 MEETING
(Approved 7-12-18)

1. Call to Order:

The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Roll Call:

Members Present: Julie Nickel, Fred Lueck, Jeff Daane, Jerry Medema, and Derek Drews

Members Excused: Mike Matoushek and Elton TerBeest

Staff Present: Kathy Schlieve, Zoning Administrator, Rob Froh, and Fire Chief, BJ DeMaa

3. Chairman Nickel called for the approval of the May 16, 2018 Plan Commission minutes. Motion by Daane, seconded by Drews to approve the minutes of the May 16, 2018 Plan Commission meeting as presented. Motion carried, unanimously.

4. Conditional Use Permit Application for Signarama/Flyway Signs, wall sign at 601 Grandview Ave. Chairman Nickel read the call of the hearing and its purpose. Melissa from Signarama appeared to discuss their application for a Conditional Use Permit to place a 16" x 166.5" exterior building sign on the wall of Meadowview School at 601 Grandview Ave. She said the letters would be individual letters placed on the wall to spell "Meadowview" Lueck questioned why a Conditional Use Permit was required for this sign. He thinks the ordinance doesn't allow wall signs as a permitted use in any of the residential zoning districts. The sign might be consistent with a type 7 sign which allows a name of a building where the letters are affixed flat against the structure such as in this situation. Wall signs are generally allowed in the Business and Industrial Zoning Districts. Ms. Schroth said she would check with the City Zoning Administrator as they have another similar sign they may be putting up in the City. No further facts were presented for or against the application so Chairman Nickel called for a motion to act on the sign request.

Motion by Medema, seconded by Drews to grant a Conditional Use Permit to Singarama/Flyway Signs to install an exterior building sign on the Meadowview School at 601 Grandview Ave as proposed.

Vote: Drews, Medema, Daane, Lueck, Nickel – "AYE". Motion carried, unanimously.

5. Site Plan Review – Farmers Elevator, W7225 STH 49. Jason Mulder of Farmers Elevator, Marcus Scharine, and Rick Joiner of the Scharine Group appeared to explain their plans for a new grain bin and accessory equipment at the Farmers Elevator property at W7225 STH 49. They have serviced their equipment and dryers for many years. Before working on their official plans they are looking for assurances that the new bin would fit in with their existing facility at this location. They would be moving some of their equipment from mid-city out to their site along Hwy 49 in order to have better services for their customer base. It would be a 24 hour grain dryer. The need for a retention pond was also discussed.

Andy Glewen, a local excavator indicated he would be able to start work on the project as soon as it is approved. They are looking for an early start. Rob Froh, City Zoning Administrator, noted a professional site plan is necessary. He also noted a height problem with the new bin which would have to be handled by the Zoning Board of Appeals. He pointed out that there are two lots at this location. Lueck questioned if there would be any new driveway entrances needed, will there be more truck traffic on and off the property, do they have erosion control plans, plans for the stormwater pond, would the bin be strictly for corn, will there be additional noise or odor in the area, etc. They indicate no new driveways will be required. Truck traffic would be similar to what they have now. The bin would be for corn only, not for soy beans. Erosion Control plans will be prepared.

No additional noise or odor for the area. The DNR is reviewing for any dust or air pollution problems. BJ DeMaa, City Fire Chief, had questions on hydrants in the area. Jeff believes there is one by the main warehouse and one where the street dead ends. He also noted power to the area is OK. They are hoping to get started no later than the end of July.

The committee noted there are a lot of plans and approvals yet to be obtained so there may be a need for a special meeting before final approvals. The committee has no major concerns with the proposal at this time.

6. Kathy Thunes of ECWRRRC took over the meeting to give the committee an update on the Comprehensive Plan Update 2040.

The committee needs to approve the draft plan for public review and comment. Since there have been several versions of the background chapters, she requested the City post the latest version of the Chapters on the City's website. The committee also reviewed the vision statement and briefly discussed the intergovernmental meeting last week. People were encouraged to submit written comments to Ms. Thunes after the meeting.

The committee may approve the final draft at the July meeting, have a Public Hearing in August and make a recommendation to the Council in September.

7. Motion by Lueck, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned at 5:43 p.m.

Fred Lueck,
Secretary



AMENDED AGENDA
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, September 19, 2018 at 4:45 PM

CALL TO ORDER

ROLL CALL

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--*State name, address, and subject of comments. (2 Minutes)*

CONSIDERATION - ACTION

- [1.](#) Approve Minutes of the August 15, 2018 meeting.
- [2.](#) Public Hearing - Ordinance Amendment to change the required front yard setback in the R-1 and R-2 Zoning Districts from 30' to 25', per recommendation of the Zoning Board of Appeals.
- [3.](#) Public Hearing - Waupun Historical Society at 520 McKinley St. to lease a space for storage or a musical instrumental repair shop per Zoning Section 16.03(4)(d)(viii) of the Waupun Municipal Code.
- [4.](#) Discuss / Approve Site Plan for H & R Self Storage at 1206 Wilson Dr.
- [5.](#) **Extraterritorial Review - Certified Survey Map for Richard & Roberta Rens Trust at N11885 Rens Way.**
- [6.](#) Public Hearing - Proposed Adoption of the City of Waupun Comprehensive Plan Update 2040.
- [7.](#) Discuss / Approve Resolution adopting the City of Waupun Comprehensive Plan Update 2040.

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE SEPTEMBER 19, 2018 MEETING
(Approved 11/14/18)

ROLL CALL

Members Present: Chairman Julie Nickel, Jeff Daane, Elton TerBeest, Jerry Medema, and Derek Drews

Members Excused: Fred Lueck and Mike Matoushek

Also Present: Rob Froh - Zoning Administrator, Kathy Schlieve - City Administrator, Dan VandeZande - City Attorney, and BJ DeMaa - Fire Chief

Guests: Dylan Weber, Dick Rens, Nate Olson, Dave Venhuizen, Lori Venhuizen, Jeff Butzke, Roger Schregardus

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--*State name, address, and subject of comments. (2 Minutes)*

Dylan Weber appeared to discuss signage for downtown. He would like to see projecting signs as a permitted use in the downtown district.

CONSIDERATION - ACTION

Approve Minutes of the August 15, 2018 meeting.

Motion by Daane, seconded by Terbeest to approve the minutes of the August 15, 2018 meeting. Motion carried, unanimously, minutes approved.

Public Hearing - Ordinance Amendment to change the required front yard setback in the R-1 and R-2 Zoning Districts from 30' to 25', per recommendation of the Zoning Board of Appeals.

Motion by TerBeest, seconded by Drews to recommend to the Council the ordinance amendment to change the required front yard setback in the R-1 and R-2 Zoning Districts from 30' to 25'. Motion carried, unanimously.

Public Hearing - Waupun Historical Society at 520 McKinley St. to lease a space for storage or a musical instrumental repair shop per Zoning Section 16.03(4)(d)(viii) of the Waupun Municipal Code.

Chairman Nickel read the call of the hearing and its purpose. No one from the Historical Society was in attendance at the meeting.

Kathy Schlieve noted that a letter was issued to the Waupun Historical Society on August 28, 2013, from Attorney VandeZande that stated the only permissible assembly use of this facility is for regularly scheduled or specially convened meetings of the VFW not exceeding a total of 50 persons. Schlieve explained at the May 15, 2013 Plan Commission meeting the Plan Commission approved the VFW conditional use on the condition that "no further use of the structure will be allowed by the City until all necessary site and interior floor plans and state approved plans are submitted and approved by the City and State." Schlieve also noted that in the August 28, 2013 letter from Attorney Vande Zande that it specifies that any other assembly use of this building, including but not limited to use of the facility as a museum open to members of the public, is prohibited until such time as the Historical Society brings the building into compliance with State approved plans for assembly usage. The City recommendation is to deny the Conditional Use Permit based on the Plan Commission ruling outlined in the August 28, 2013 letter from Attorney Vande Zande and failure of the building's owners to comply with commercial code.

Fire Chief, BJ DeMaa stated that he concurs that building use and compliance with the commercial code are concerns and that he supports the city's recommendation for no further conditional use until the building is brought into compliance.

Attorney VandeZande stated that the City modified the R-4 zoning district to allow museums as a permitted use, and accessory issues as conditional uses. The current occupancy permit for the building is for a school when it was Central Wisconsin Christian School. They need sprinkler issues taken care of before an occupancy permit can be issued for a museum. Currently, the VFW has a conditional use to hold meetings at this location.

No further facts were presented for or against this item, so Chairman Nickel declared the hearing closed and called for a motion.

Motion by Daane, seconded by Nickel to deny the Conditional Use Permit of the Waupun Historical Society at 520 McKinley St to lease a space for storage or a musical instrument repair shop.

Vote: Daane, Medema, Nickel, Drews - "AYE"

TerBeest - "NAY"

Motion carried, Conditional Use Permit request is denied, 4/1.

Discuss / Approve Site Plan for H & R Self Storage at 1206 Wilson Dr.

Roger from Morph Designs appeared to discuss the site Plan for H&R Self Storage at 1206 Wilson Dr. They will be putting up one building and will build a second unit after the first unit is completely rented out. They may build a third unit, but would need DNR approval. Jeff had a concern about the driveway inlet. Roger will be revising that and the stormwater management plan. Schlieve has reached a developer's agreement that outlines requirement to comply with the city's storm water management plan in subsequent phases of the project.

Motion by TerBeest, seconded by Drews to approve the Site Plan for H&R Self Storage at 1206 Wilson Dr. as presented. Motion carried, unanimously.

Extraterritorial Review - Certified Survey Map for Richard & Roberta Rens Trust at N11885 Rens Way.

Rob Froh stated the proposed lot is a 2.4 acre lot in the Town of Chester. The surrounding zoning is R-1 and R-3 and he sees no concern with the proposal.

Motion by Nickel, seconded by Daane to approve the letter of intent from Dodge County for the minor land division of Richard Rens at N11885 Rens Way. Motion carried, unanimously.

Public Hearing - Proposed Adoption of the City of Waupun Comprehensive Plan Update 2040.

Kathy Schlieve filled in for Kathy Thunes in presenting the Waupun Comprehensive Plan Update 2040. Kathy referred to the Comprehensive Plan map 8-3 (draft) for discussion.

There was no one in the audience for comments.

Motion by Drews, seconded by Daane to recommend to the Council the approval of the City of Waupun Comprehensive Plan Update 2040. Motion carried, unanimously.

Discuss / Approve Resolution adopting the City of Waupun Comprehensive Plan Update 2040.

Motion by Drews, seconded by Daane to approve the resolution. Motion carried, unanimously.

ADJOURNMENT

Motion by TerBeest, seconded by Daane to adjourn the meeting. Motion carried, unanimously.

Minutes prepared by
Julie Nickel, Mayor

1. **CALL TO ORDER**
2. **ROLL CALL**--Mayor to excuse any absent members
3. **BOARD/COMMITTEE/COMMISSION RECOMMENDATIONS (Roll Call Motion)**
 - a. **CERTIFIED SURVEY MAP**-- Richard Rens (*Plan Commission Recommends approval 9/19/18*)
 - b. **ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN UPDATE** (*Plan Commission Recommends approval 9/19/18*)
 - c. **ORDINANCE TO AMEND CH.16.03(1) ZONING ORDINANCE** (*Plan Commission Recommends approval 9/19/18*)
4. **MSA PROFESSIONAL SERVICES AGREEMENT--RESIDENTIAL SUBDIVISION LOT 1 OF MAYFAIR ESTATES**
5. **PRESENTATION OF THE 2019 PROPOSED BUDGET**
6. **PAYMENT OF THE BILLS**
7. **LICENSES AND PERMITS**
 - a. **Operator License:** Diane Smith, Kathleen Henderson, Jamie Masche Teri Schulz
 - b. **Temporary Class B:**
 - a)Horicon Marsh Ducks Unlimited on November 13, 2018 at St. Joseph's Parish Center (26 N Division St)
 - b)Waupun Fine Arts on October 12-13, 2018 at Waupun City Hall (201 E Main St.) for Drinking Habits 2 play
8. **FUTURE MEETINGS AND GATHERINGS OF THE COMMON COUNCIL**
9. **CLOSED/OPEN SESSION**

The Waupun Common Council will adjourn in closed session under Section 19.85 (1) (e) of the WI Statutes Statute **for consideration of land negotiations for the former Meadow View Primary School site in TID 5.**

(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
10. **OPEN SESSION**

The Waupun Common Council will reconvene in open session under Section 19.85(2) of the WI Statutes.
11. **ACTION FROM CLOSED SESSION**
12. **ADJOURNMENT**

Angela Hull, City Clerk

Cc Waupun Common Council
Department Managers
News Media
Jeff Butzke, Compass Surveying LLC

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

Waupun Common Council Special Meeting
9/25/18 Minutes

President of Council Westphal calls to order at 530pm.

Council members in attendance on roll call: Vanderkin, Vossekul, Kaczmarski, Mielke, Westphal, and Matoushek. Absent and Excused: Mayor Nickel.

City Staff in attendance: Attorney VandeZande, Clerk Hull, Administrator Schlieve, Finance Director Oosterhouse, Asst. Library Director Garcia, Chief Demaa, Chief Louden, Utility General Manager Posthuma, Public Works Director Daane, and Recreation Director Kaminski.

Media in attendance is Ken Thomas of the Daily Citizen.

Audience in attendance: Richard Rens and Michelle Kast.

At the September 19, 2018 Plan Commission meeting, recommendation was made to the Common Council to approve the Certified Survey Map of Richard Rens to parcel off 2.5 acres of land.

Motion Matoushek, second Vossekul to approve the Certified Survey Map of Richard Rens. Motion carried 5-0 on roll call.

At the September 19, 2018 Plan Commission meeting, recommendation was made to the Common Council to adopt an Ordinance of the Comprehensive Plan Update.

Motion Kaczmarski, second /Matoushek to approve the first reading of the Ordinance of the Comprehensive Plan Update. Motion carried 5-0 on roll call.

At the September 19, 2018 Plan Commission meeting, recommendation was made to the Common Council to adopt ordinance to amend Ch. 16.03(1) (c) (ii) and (2) (c) (ii) Zoning for set-back requirements.

Motion Kaczmarski, second Vanderkin to approve the first reading of the Ordinance to amend Ch. 16.03(1) (c) (ii) and (2) (c) (ii) Zoning for front yard set-back requirements. Motion carried 5-0 on roll call.

MSA provides an engineering service agreement for a new residential subdivision on Lot 1 of Mayfair Estates at a cost of \$23,400.

Motion Kaczmarski, second Matoushek to approve the MSA engineering agreement for a new residential subdivision on Lot 1 of Mayfair Estates contingent upon site plan approval of the Plan Commission. Motion carried 5-0 on roll call.

The October Committee of the Whole is being rescheduled for October 23, 2018 to meet the regulations of publication of the proposed 2019 budget.

Motion Matoushek, second Vossekul to approve the payment of the bills. Motion carried 5-0 on roll call.

Motion Vanderkin, second Matoushek to approve the operator licenses to Diane Smith, Kathleen Henderson, Jamie Masche, and Teri Schulz; and Temporary Class B Licenses to Horicon Marsh Ducks Unlimited on November 13, 2018 at St. Joseph's Parish Center and to Waupun Fine Arts on October 12-13, 2018 at Waupun City Hall for Drinking Habits 2 play. Motion carried 5-0.

Motion Vanderkin, second Matoushek to adjourn to closed session under Section 19.85 (1) (e) of the WI Statutes Statute for consideration of land negotiations for the former Meadow View Primary School site in TID 5. Motion carried 5-0.

Motion Vanderkin, second Matoushek to reconvene to open session under Section 19.85(2) of the WI Statutes. Motion carried 5-0.

No action from closed session.

Motion Matoushek, second Mielke to call the meeting adjourned at 6:46pm. Motion carried 5-0.

Angela Hull, Clerk

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE FOLLOWED BY A MOMENT OF SILENT MEDITATION**
3. **ROLL CALL**--Mayor to excuse any absent members
4. **PERSONS WISHING TO ADDRESS COUNCIL**--*State name, address, and subject of comments.*
(2 Minutes)
 - a. WAUPUN FINE ARTS – Use of City Hall Auditorium
 - b. JAY GRAFF, WAUPUN HISTORICAL SOCIETY- Conditional Use Permit
 - c. INTRODUCTION – SARAH VANBUREN, ECONOMIC DEVELOPMENT COORDINATOR

No Public Participation after this point.

5. **CONSENT AGENDA (Roll Call Motion)** *Items under the consent agenda may be acted upon by one motion. It is the judgment of any Board Member that any item may be moved to later on the agenda for discussion and/or action)*
BOARDS, COMMITTEE, AND COMMISSION MEETING MINUTES
DEPARTMENT REPORTS
FUTURE MEETINGS AND GATHERINGS OF THE COMMON COUNCIL
PAYMENT OF THE BILLS
LICENSES AND PERMITS
6. **ITEMS REMOVED FROM THE CONSENT AGENDA FOR FURTHER DISCUSSION/ACTION**
7. **CONSIDERATION – ACTION (Roll Call Motion)**
 - a. Bid Result for Seymour Street Extension Project
 - b. Ratification of the City of Waupun Declaration of Emergency – August 28, 2018
8. **BOARD/COMMITTEE/COMMISSION RECOMMENDATIONS (Roll Call Motion)**
9. **RESOLUTIONS AND ORDINANCES (Roll Call Motion)**
 - a. ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN UPDATE (*Plan Commission Recommends approval 9/19/18 and Council approved first reading 9/25/18*)
 - b. ORDINANCE TO AMEND CH.16.03(1) ZONING ORDINANCE (*Plan Commission Recommends approval 9/19/18 and Council approved first reading 9/25/18*)
 - c. RESOLUTION FOR STRATEGIC TRANSPORTATION AIDS
 - d. RESOLUTION URGING STATE LEGISLATURE TO CLOSE LOOPHOLES THAT SHIFT A GREATER PROPERTY TAX BURDEN FROM COMMERCIAL TO RESIDENTIAL HOMEOWNERS
10. **ADJOURNMENT**

Angela Hull, City Clerk

- Cc Waupun Common Council
Department Managers
News Media
Gerri Buteyn, Waupun Fine Arts
Jay Graff, Waupun Historical Society
Sarah Van Buren, City of Waupun

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

Waupun Common Council
Minutes of Meeting from October 9, 2018

Mayor calls to order at 6pm.

Pledge of Allegiance is heard and followed by a moment of silence.

Board members present on roll call are Nickel, Vossekul, Kaczmarski, Mielke, Westphal, Vanderkin, and Matoushek. No members are absent.

Staff present is Attorney VandeZande, Clerk Hull, Administrator Schlieve, Finance Director Oosterhouse, Library Director Jaeger, Fire Chief Demaa, Police Chief Louden, Utility General Manager Posthuma, Public Works Director Daane, and Recreation Director Kaminski.

Audience present is Kevin Haugen, Sharon McCauley, June Wild, Art Ehlert, Sue Haefemeyer, Gerri Buteyn, Sarah Vanburen, Garde Ebert, June McGahey, Ted McGahey, and Jay Graff.

Gerri Buteyn and Sue Haefemeyer of the Waupun Fine Arts make request for structural changes to the Dodge Park pavilion. Waupun Fine Arts provides musical entertainment for the community with the hiring of bands, four Thursday's in July and an Art Fair. Requests consist of raising the roof (which is currently flat) to aid in improving the acoustics. Waupun Fine Arts will fund raise with a performance in March in the City Hall Auditorium as the Kick-off of the fund raiser.

Jay Graff of the Waupun Historical Society informs the Council of the Conditional Use Permit which was applied for and denied by the Plan Commission. The Historical Society wishes for the ability to lease space in the building as a way of providing revenue to offset costs of the building operation. Schlieve comments that the September Plan Commission meeting, the Commission referred to a letter from 2013 that they would not grant any further Use or Conditional Use of the building until State approved plans were addressed and the facility is not to be used as a museum until compliance with Code. Graff apologizes as the Historical Society felt they were operating within their bounds.

Sarah Vanburen is introduced as the newly hired Economic Development Coordinator for the City of Waupun.

Art Ehlert (88 Meadowview Circle, Waupun) has concerns on Savage Road, Waupun, as he has viewed tiling of the farm field on the outer limits of Waupun. Concerns of water run off flowing into the City. Daane will discuss this with the County.

Motion Kaczmarski, second Vossekul to approve the Consent Agenda. Motion carried 6-0 on roll call.

Seymour Street Extension bids were received: Woleske Construction \$324,276.90; R&R Wash Materials Inc. \$329,796.40; Kopplin & Kinas Co \$336,914.30; Wondra Construction \$373,328.30; Krause Excavating

Inc \$373,458.10; Advanced Construction Inc. \$381,376.00; and Wood Sewer & Excavating \$383,386.00. The Board of Public Works recommends awarding the bid for Seymour Street Extension to Woleske Construction in the amount of \$324,276.90.

Schlieve explains that Seymour Street is an extension of Taft Lane, which is located in TID 5. The reason we can do a housing development in a TID is that it allows for mixed use including residential. This project will be responding to a shortage of housing and is our last opportunity to do housing development using TID resources. Any other area that is designated as housing in the future land use map will be difficult to TID which limits our ability to finance and foster a project without significant borrowing, which reflects our strategy of how we price lots. Front Edge Development, Kathy Hendricks, indicates she does not want tax based to be used to subsidize residential projects, which is not the case in this instance.

Motion Matoushek, second Westphal to award the bid of Seymour Street Extension to Woleske Construction \$324,276.90. Motion carried 6-0 on roll call.

Motion Vanderkin, second Matoushek to ratify the August 28, 2018 Declaration of Emergency. Motion carried 6-0 on roll call.

Motion Vossekul, second Vanderkin to adopt Ordinance 18-05 Adopt the Comprehensive Plan Update of the City of Waupun, Wisconsin. Motion carried 6-0 roll call.

Plan Commission makes recommendation for ordinance revision to set back requirements from 30 to 25 feet.

Motion Matoushek, second Westphal to adopt Ordinance 18-06 to amend Ch. 16 .03(1) Zoning Ordinance. Motion carried 6-0 on roll call.

Motion Matoushek, second Vanderkin to approve Resolution 10-09-18-01 Strategic Transportation Aids. Motion carried 6-0 on roll call.

Motion Vanderkin, second Kaczmarek to approve Resolution 10-09-18-02 Urging State Legislature to Close Loopholes that Shift a Greater Property Tax Burden from Commercial to Residential Homeowners. Motion carried 6-0 on roll call.

Motion Vanderkin, second Matoushek to call the meeting adjourned at 7:23pm. Motion carried 6-0.

Angela Hull, Clerk



APPENDIX #C

VISIONING

APPENDIX C: VISIONING

TABLE OF CONTENTS

City of Waupun Comprehensive Plan Visioning Web Portal, September, 2017 C-1



City of Waupun

Comprehensive Plan Visioning Web Portal Summary

September, 2017

BACKGROUND

In 2017, the City of Waupun contracted with the ECWRPC to update its comprehensive plan document. As part of the public participation process a unique web-based mapping portal was developed and made public in order to seek information and perspectives on matters that will help to craft the Future Land Use Plan.

The web portal was created using ESRI's Story Map tool (<https://storymaps.arcgis.com/en/>) which allows for web-based GIS maps to integrate with other information and survey capabilities in a user friendly, highly graphical format. This technology allowed for a variety of input from a variety of users.

Individual Story Maps (or exercise tabs) were developed in a manner which allowed users to help identify key features and characteristics related to what residents see, how they perceive the community, and how they use various aspects of the community (which is primarily dictated by land use and infrastructure). These broad questions help to provide context but also give insights to land use functions, connectivity, and the need for change. The web-portal information is gathered and used to generate a better picture of what the future could be for the community.

The web-portal was publicized through various methods including the City's Facebook page, press releases, direct emails and distribution of posters throughout the City. Library and Senior Center staffs were available to assist residents with navigating through the web-portal. The web-portal was made available to the public between late March and the end of June, 2017. Data was collected digitally, and users had the option to identify themselves for the purposes of following up with them if necessary.

The web-portal provided an introduction and detailed instructions for each exercise as follows:

The City of Waupun is currently updating its comprehensive plan. In its final form, this document will help our community plan for future growth. As part of the process, we will examine issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; land use and implementation.

The plan does not mandate how our community will grow but does require public participation to decide a vision for our future. This is where you come in. The City is asking for your input on how you want the City to look by 2040. What is your vision for the City? Where do you like to walk or bike, where do you wish you could? What properties or infrastructure needs more attention, how should the City develop and what should this development look like? Now is your opportunity to share your ideas, concerns and feelings about our future. Information gathered via this on-line public visioning portal will be used to share the future of our City. This portal will be available until June 30, 2017. Please encourage your friends and relatives who live or visit the City to provide input using this tool. Later this summer, a report summarizing the results of this process will be available on the City's website.

To participate, you'll be clicking on each of the following eight tabs and entering your feedback. Whenever you encounter a map, you will find instructions by clicking the blue icon found toward the bottom of the map. Brief descriptions of the activities that can be accessed by clicking on the tabs are found below:

Exercise #1: Who are You? (second tab) First please tell us a little bit about yourself.

Exercise #2: Who are We? (third tab) Please help us define the identity of the City of Waupun from a variety of perspectives - past, present and future. What features or traditions come to mind when you think of historic Waupun? How would you define Waupun today? Finally what is your vision for the City in the future?

Exercise #3: Connect the Dots (fifth tab) Help us identify locations where you would like to see improved bicycle or pedestrian connections by using the interactive map. Think about where you currently walk or bike and where you wish you were able to do the same. Let us know where you would like to see improvements to increase safety. Are there certain features or places that should be better connected? This information may be used to develop bike lanes/bike routes, and parkways and greenways.

Exercise #4: Let's Fix This (sixth tab) Using an interactive map, help us identify places or features that need to be fixed. Think about City streets, unsafe intersections, old buildings or vacant properties or recreation needs or improvements. Let us know what needs more attention or repair.

Exercise #5: Welcome to the Neighborhood (fourth tab) Help us identify neighborhoods and social patterns in the City by using an interactive map to identify your neighborhood. What areas do you frequently walk to or utilize? Think about your social network – nearby friends or family. How do you “connect” with your local environment?

Exercise #6: Who Grows There? (seventh tab) We've identified some larger areas of vacant properties along the periphery of the City. Now it's your turn to let us know which areas the City should be focusing its efforts on in the future. Your personal preferences and rankings will help to prioritize new development.

Exercise #7: Style is Everything (eighth tab) Style is everything and this is your opportunity to let us know what types of residential, retail, employment, industrial, parks and storm water development you would like to see more or less of in the City. Various ranges of densities and intensity are illustrated so that you can pick what fits best in your mind!

Exercise #8: Wrap Up (ninth tab) Just about done, but before you leave, was there anything else that you wanted to tell us? Please leave your comments in the space provided on the last tab. If you would like to keep updated about the comprehensive plan process, there is an opportunity to do that as well on the last tab.

To learn more about the City's comprehensive planning process please visit the City's website at <http://www.cityofwaupun.org/>. This website will be update throughout the planning process.

To find out more information about comprehensive planning, please access the Wisconsin Department of Administration's website at: <http://www.doa.state.wi.us/Divisions/Intergovernmental-Relations/Comprehensive-Planning>.

So let's get started!

A total of 74 unique, individual users participated in some or all of the exercises on the web-portal. In addition, paper copies of the exercises were made available at the City Hall and Library; one person completed the visioning information in this format.

EXERCISE RESULT SUMMARIES

Based on the number of participants, it is felt that a fair amount of worthwhile information and ideas were obtained using this method. Even though a rather small percentage (as compared to the City’s total population) participated, a significant amount of ‘data’ was generated throughout the course of making the web-portal available to the public. This data is summarized and displayed in several ways in order to best identify common themes or ideas within the context of the exercise. The data takes on one of three distinct forms: tabular (lists), survey data and geographic (map-based) results. The data is arranged by individual exercise with a brief analysis provided for each one.

While this report and East Central’s interpretations may provide some level of insight as to the information collected, the reader will need to apply their own knowledge of the community to develop their opinions on the validity of the data and which ideas are “good” ideas to move forward with. Given the small number of participants, we don’t believe that this information represents the community as a whole, but it does represent the opinions of those who cared enough to actively participate.

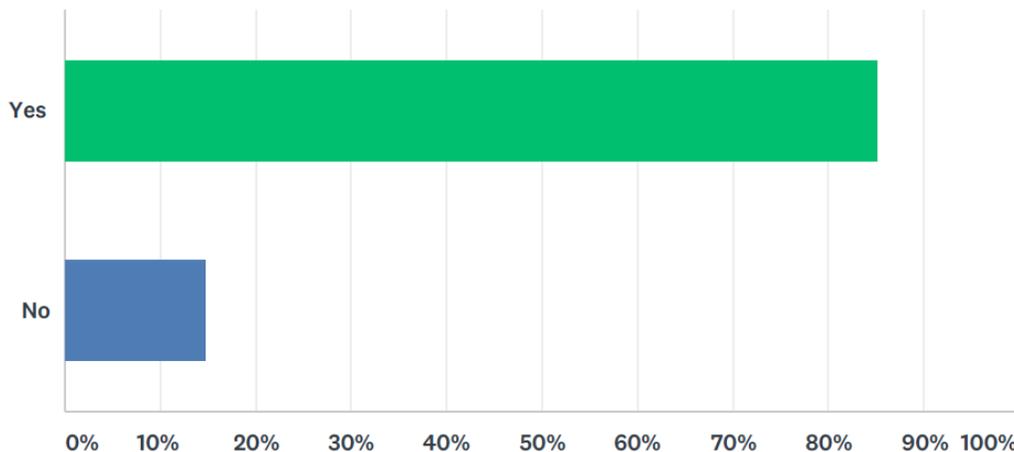
Exercise #1: Who Are You?

The first tab asked participants to provide some basic information about themselves. A total of 74 individuals responded to these questions which can be summarized as follows:

Residency

Of the 74 people responding to this question, 63 (85%) were residents of the City of Waupun (Fig. 1).

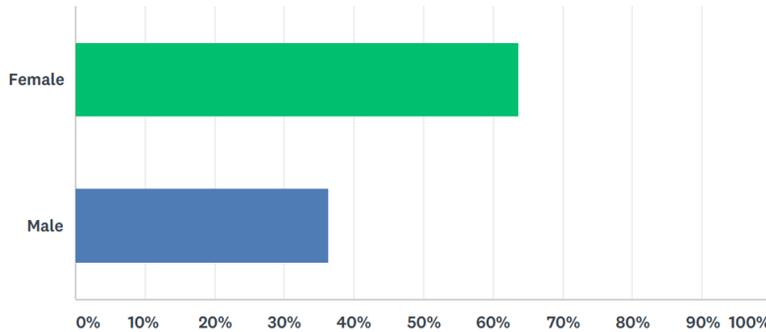
Figure 1: Participant Residency



Gender

Of the 74 respondents to this question, 47 (63.5%) were female and 27 (36.5%) were male (Fig. 2).

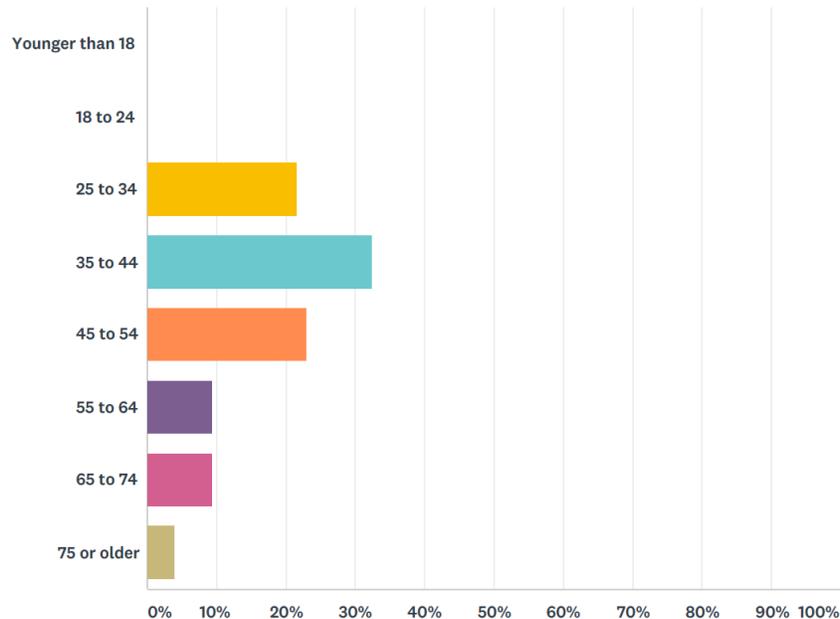
Figure 2: Participant Gender



Age

The bulk of the 74 respondents fell within the 25-54 age category (57, or 77%). Figure 3 indicates there were no responses were received from anyone less than 25 years of age. 14 responses (19%) were from people between 55 and 74, while 3 responses (4%) were from those 75 or older.

Figure 3: Participant Age



Exercise #2: Who Are We?

The results of this exercise offer insights to the overall positive or negative impressions of the community and can provide ideas that could be explored and considered during the comprehensive plan update process. A total of 385 responses, spread relatively evenly across the three categories, were generated for this exercise and are summarized in Table 1. A complete list of the comments is provided in the supplemental materials section of this report.

Table 1: “Who Are We” Responses – Top 10 Comments

# Responses (149 total)	Historic (features, traditions, community role, or function)
26	Sculptures / Statues
21	Prisons/Prison City/3rd Oldest Prison
13	Festivals, events, parades (Volksfest, Truck N Show)
10	Horicon Marsh
8	Dutch heritage
7	Parks / Trails
6	Religious / Christian community
3	Churches
3	City Hall
3	German Heritage
# Responses (119 total)	Current (culture, characteristics, outside views)
9	Events
8	Clique-ish / closed to outsiders / tight knit / prejucues
7	Prison City
7	Sports / sports obsessed
5	Evolving / expanding / changing / up and coming
4	conservative / fiscally conservative
4	Religious / Churches and schools
4	Schools / Good education / private education
4	Sculpture
3	Bedroom community
# Responses (117 total)	Future (vision, aspirations, attitude)
9	More / Better / Successfull business / improved business climate
7	Beautiful / Diverse Main Street / downtown improved
6	All-inclusive areas and events (disabilites, special needs, all-ages, etc.)
6	More jobs /Anticipate and adjust for ongoing decline in manufacturing and farming jobs
5	Tourism destination / arts / businesses
5	Culture-Music Events / fine arts
4	Connect bike trail to marsh trails
4	Family friendly entertainment & recreation
3	Drug free / less smoking
3	Need for new restaurants

Overall, the responses were mixed with both positive and negative thoughts that highlight qualities of the community that are deep rooted and value driven.

The “Past” category generated responses that solidify, to some degree the common conceptions of the City to both its residents and outsiders alike. The City’s sculptures and statues, its notoriety as a State prison site, as well as its festivals and proximity to the Horicon Marsh are part of the City’s historic (and current) identity as 3 out of 4 of these qualities are also mentioned in the “Current” category.

These qualities are still considered to be important and should not be lost as the community changes over time. Nods to the past and opportunities to integrate the historic culture should be considered in any future plans for the community.

The “Present” category garnered a variety of responses regarding the current culture of the community. This includes the recognition of its successful events, good schools and overall conservative Christian values, but also feelings of close-mindedness, as well as acknowledgment that the City is on the cusp of change (likely due to increasing awareness of demographic changes).

Looking toward the “Future”, participants generally felt that more investment and change needs to occur in the business environment – the downtown in particular. People envisioned more inclusivity, more tourism and an increased presence of music and art. Idyllic thoughts such as these can not only help to guide future directions that the City may take in a number of areas, but also serves to identify where residents perceive gaps in their community.

Exercise #3: Connect the Dots

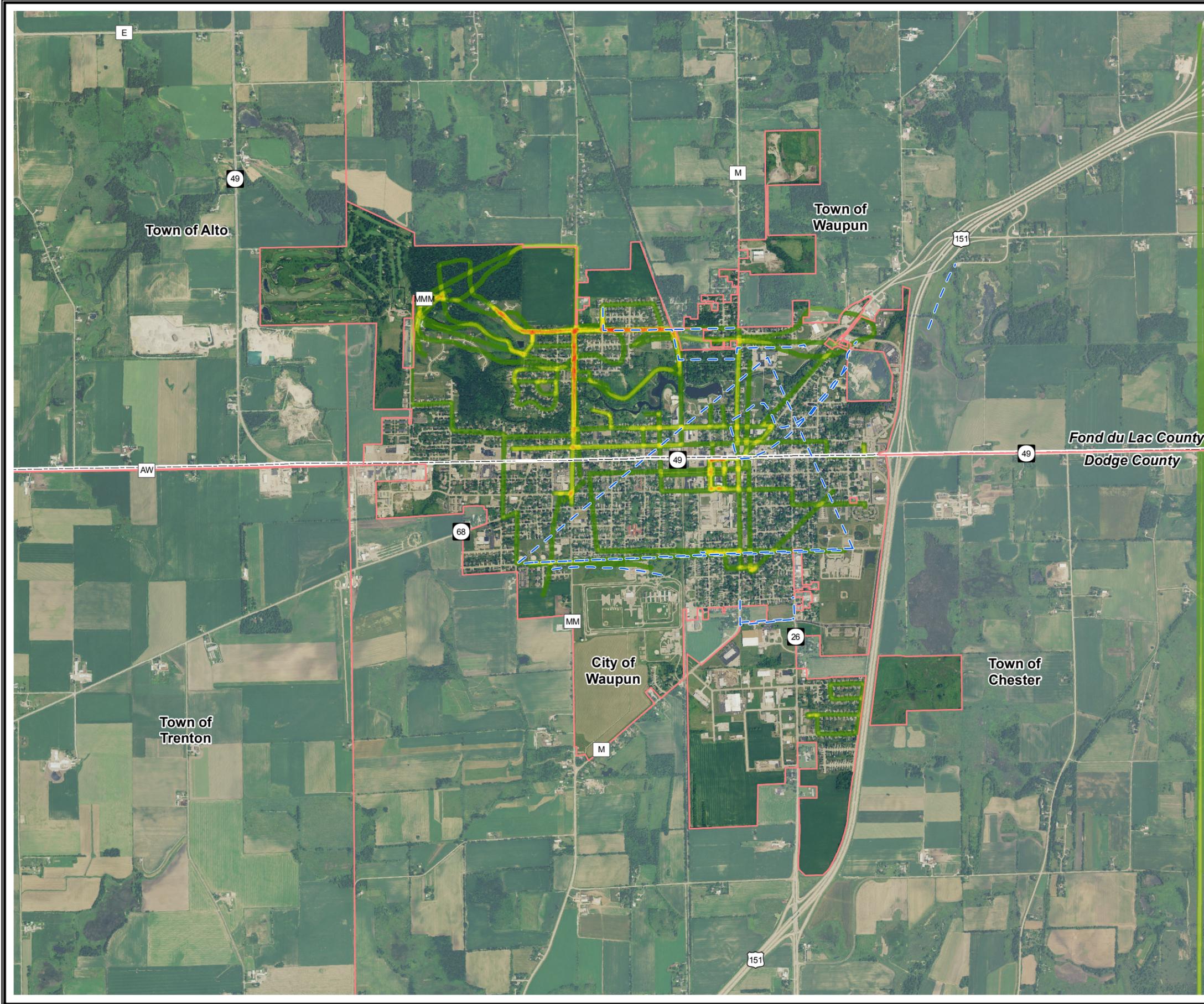
This two-part exercise asked participants to identify and map out various locations and routes that they either walk or bike to on a regular basis (whether for recreation or a specific purpose). It also asked for suggestions on creation of new, more formalized bicycle and/or pedestrian routes within the City.

Pedestrian Routes

A total of 51 responses were received for the “pedestrian routes” portion of this exercise as shown in Map 1. For the most part, the responses reflected individual routes and paths from residences to various destinations within the City. Based on the location and density of responses, these destinations included places such as Waupun County Park, the Waupun Family Aquatic Center, the Senior Center/Public Library/City Hall, Post Office/National Bank, Meadow View Heights Park, the Downtown area, Memorial Hospital/Johnson’s West End Park, the Dodge Park neighborhood and the Waupun Correctional Institute. Routes with the highest densities overall include segments of Brandon St., Franklin Street, Lincoln Street, Drummond Street Madison Street, Edgewood/Woodland Drive and the trails along the Rock River Trail.

Potential new pedestrian routes were identified in a number of places. An east/west corridor generally following Woodland Road from Tanner Park to Brandon Street (including through the Forest Mound Cemetery) was suggested. Another potential route extends generally from

City of Waupun Online Visioning Results Connect the Dots: Pedestrian

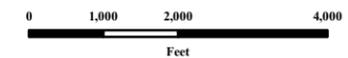


--- Future Pedestrian Connections

Density of Current Pedestrian Routes



Source:
Base data provided by Dodge & Fond du Lac Counties 2016.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED AUGUST 2017 BY:



McCune Park to the area near the Post Office. Libby Street, a part of a common walking route that is missing sidewalks is highlighted. A fourth route forms a conceptual triangle linking the Meadowview Primary School, Rock River Intermediate School and Waupun High School.

Bicycle Routes

A total of 16 responses were received and are shown on Map 2. The most utilized routes were more defined and apparent in this exercise. A significant route extends from the southern part of the community, near Buwalda Park, and then northward along Shaler Drive and Gateway Drive to the area near Tanner Park. The route then traverses westward along Spring Drive as well as Woodland/Edgewood Drives. A spur route was also shown from Shaler Drive westward along Jefferson Street paralleling Main Street.

A number of suggested new routes were shown in various areas of the City: Along CTH MMM in the northwest part of the City; CTH MM and CTH M in the southern part of the City, Highway 68 exiting the southwest of the City, and Business Highway 26 exiting the southern part of the City. Internal routes were suggested paralleling the Rock River with connections along Harris Street, as well as the same conceptual 'triangle' of schools as mentioned in the pedestrian section.

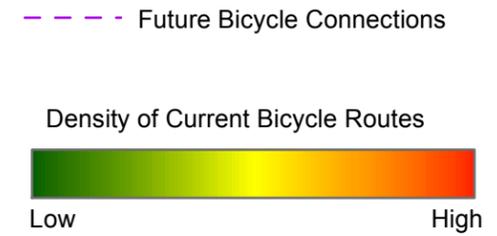
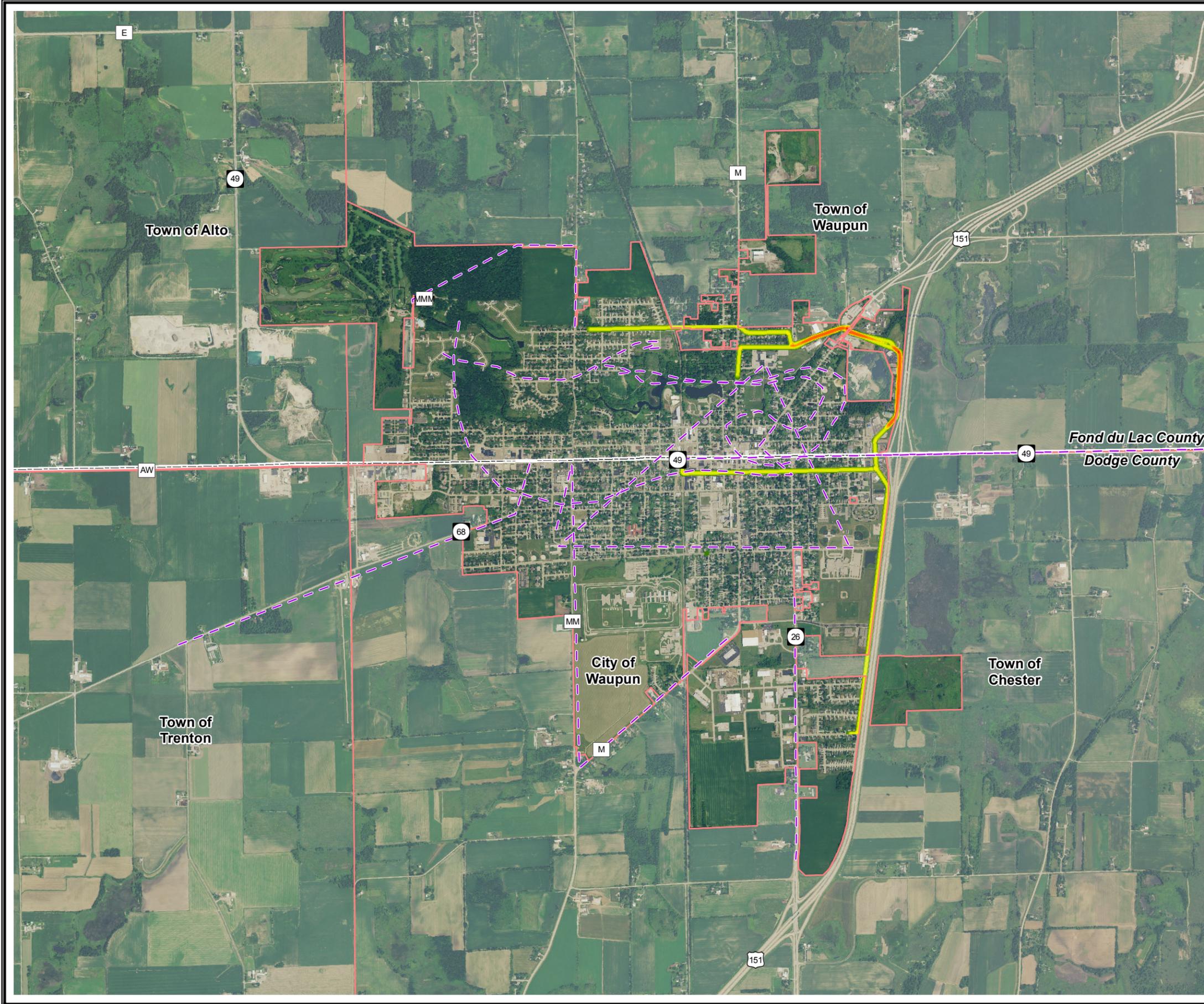
Exercise #4: Let's Fix This

This exercise allowed participants to mark points on a map of the City which they feel had some feature that needed improvement, fixing, or repair. A total of 123 locations were identified on the map, but only 88 of them had comments associated with them, as illustrated on Map 3.

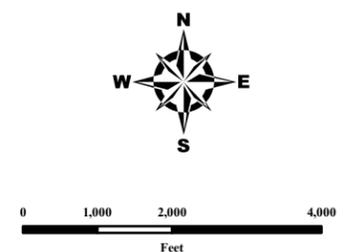
While no strong patterns exist within the data, it appears that most features/locations are within the older portions of the city, near the downtown area. However, additional clusters are shown near the Rock River by Waupun County Park; along CTH M in the southern part of the City, and areas near to and west of the USH 151 interchange.

A listing of the specific improvement comments is shown on the map and is also contained in Table 2 on the next two pages. Many of the comments relate to improvements that need to be made to existing infrastructure, including: park/recreation equipment, various street segments that are in disrepair, sidewalk gaps, and various suggestions that might improve safety at intersections. A number of specific privately owned structures (homes and businesses) were also identified as needing to be addressed or fixed up in some manner. The desire to have more bike racks in various portions of the City was also a common item of concern.

City of Waupun Online Visioning Results Connect the Dots: Bicycle



Source:
Base data provided by Dodge & Fond du Lac Counties 2016.

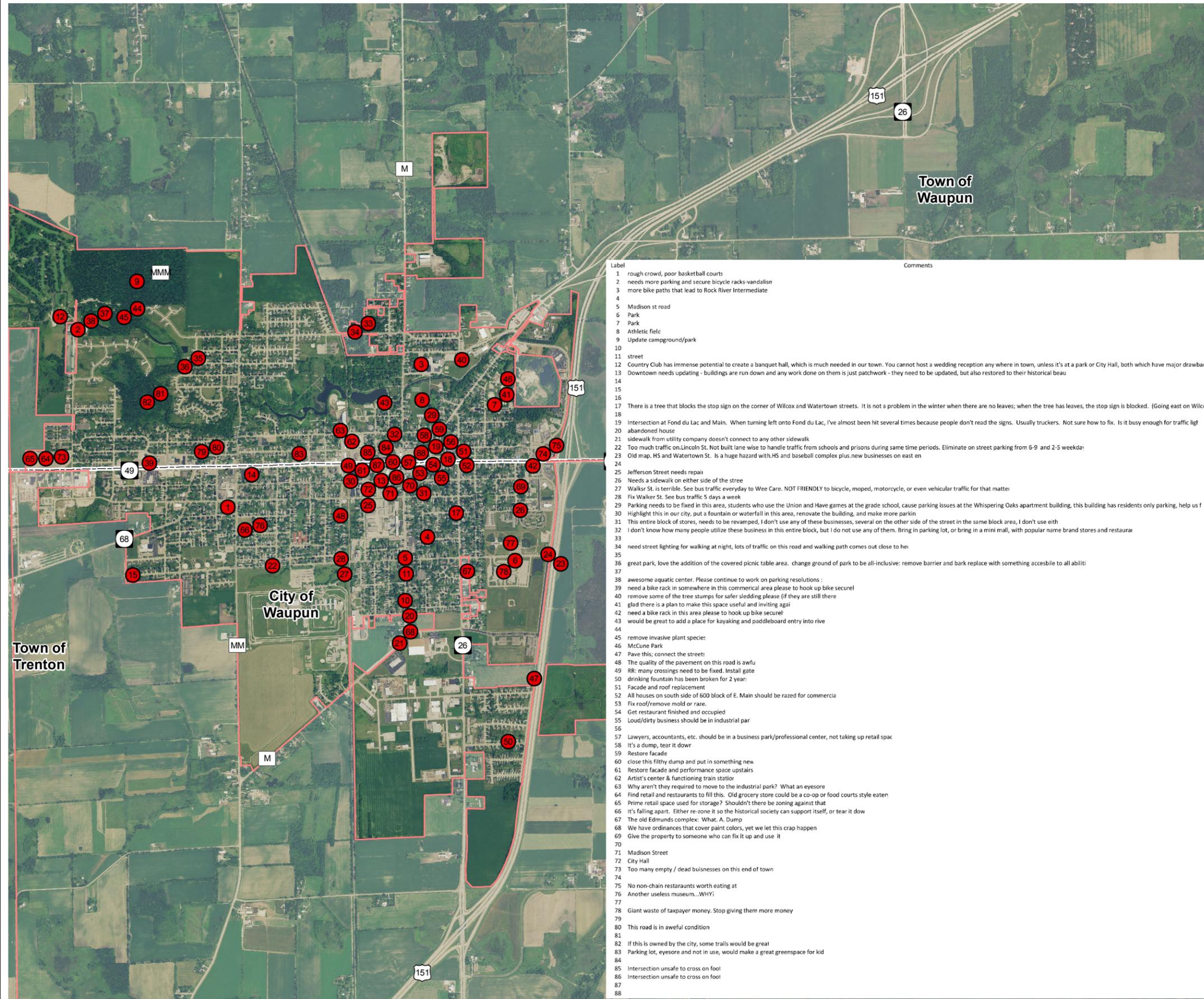


This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

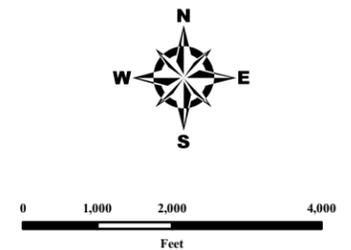
PREPARED AUGUST 2017 BY:
East Central Wisconsin
Regional Planning Commission
ECWRPC

City of Waupun Online Visioning Results Let's Fix This

● Features that need to be fixed



Source:
Base data provided by Dodge & Fond du Lac Counties 2016.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED AUGUST 2017 BY:
East Central Wisconsin
Regional Planning Commission
ECWRPC

Table 2: "Let's Fix This" Summary

Map Symbol	Location	Comment
	Division Street	
83	26 N. Division St.	Parking lot, eyesore and not in use, would make a great greenspace for kids.
	Edgewood Drive	
34	Astra Dr.	Need street lighting for walking at night, lots of traffic on this road and walking path comes out close to here.
	Fond du Lac Street	
58	Betw. Main St. & Franklin St. (West side)	It's a dump, tear it down.
59	Betw. Main St. & Franklin St. (East side)	Restore façade.
	Jefferson Street	
25	Forest St.	Jefferson Street needs repair.
69	Young St. (Southeast Corner)	Give the property to someone who can fix it up and use it.
	Lincoln Street	
22	Dodge Co. Correctional Institute	Too much traffic on Lincoln St. Not built lane wise to handle traffic from schools and prisons during same time periods. Eliminate on street parking from 6-9 and 2-5 weekdays.
	Main Street	
52	Betw. Watertown St. & Grove St. (south side)	All houses on south side of 600 block of E. Main should be razed for commercial.
51	Betw. Fond du Lac St. & Watertown St. (north side/mid block)	Facade and roof replacement.
19	Fond du Lac St.	Intersection at Fond du Lac and Main. When turning left onto Fond du Lac, I've almost been hit several times because people don't read the signs. Usually truckers. Not sure how to fix. Is it busy enough for traffic lights?
86	Madison St.	Intersection unsafe to cross on foot.
61	Mill St.	Restore facade and performance space upstairs.
85	Forest St.	Intersection unsafe to cross on foot.
49	Railroad	RR: many crossings need to be fixed. Install gates.
39	Waupun West (900 W. Main St.)	Need a bike rack in somewhere in this commercial area please to hook up bike securely.
	Madison Street	
5	Lincoln St.	Road.
11	Near Dodge Park	Street.
20	Betw. Doty St. & Libby St. (east side)	Abandoned house.
21	Waupun Utilities	Sidewalk from utility company doesn't connect to any other sidewalks.
71	Betw. Main St. and Jefferson St.	Madison Street.
68	Betw. Doty and Libby (east side)	We have ordinances that cover paint colors, yet we let this crap happen?
	Pioneer Street	
80	River St.	This road is in awful condition.
	Shaler Drive	
47	North of Claggett St.	Pave this; connect the streets.
	Taylor Street	
63	Flexographic Packaging Co.	Why aren't they required to move to the industrial park? What an eyesore!
62	N. Commercial St.	Artist's center & functioning train station.
	Watertown Street	
17	Wilcox St.	There is a tree that blocks the stop sign on the corner of Wilcox and Watertown streets. It is not a problem in the winter when there are no leaves; when the tree has leaves, the stop sign is blocked. (Going east on Wilcox, tree is on right.)
23	High School	Old map. HS and Watertown St. Is a huge hazard with HS and baseball complex plus new businesses on east end.
67	Betw. Lincoln St. & Argonne St. (east side)	The old Edmunds complex: What. A. Dump.

Note: Map symbols without comment have been removed

Map Symbol	Location	Comment
	Walker Street	
27	Betw. Lincoln St. & Pleasant Ave.	Walker St. is terrible. See bus traffic everyday to Wee Care. NOT FRIENDLY to bicycle, moped, motorcycle, or even vehicular traffic for that matter!
28	Betw. Lincoln St. & Pleasant Ave.	Fix Walker St. See bus traffic 5 days a week.
48	Betw. Brown St. & Pleasant Ave.	The quality of the pavement on this road is awful.
	Wilcox Street	
26	Betw. Grove St. & Young St.	Needs a sidewalk on either side of the street.
	Commercial Areas	
64	Parkview Plaza	Find retail and restaurants to fill this. Old grocery store could be a co-op or food courts style eatery.
65	Parkview Plaza	Prime retail space used for storage? Shouldn't there be zoning against that?
73	Parkview Plaza	Too many empty / dead businesses on this end of town.
75	Gateway Plaza	No non-chain restaurants worth eating at.
42	Gateway Plaza	Need a bike rack in this area, please, to hook up bike securely.
	Parks and Recreation	
2	Aquatic Center	Needs more parking and secure bicycle racks - vandalism.
38	Aquatic Center	Awesome aquatic center. Please continue to work on parking resolutions :)
50	Buwalda Park	Drinking fountain has been broken for 2 years.
43	Harris Mill Park	Would be great to add a place for kayaking and paddleboard entry into river.
7	McClune Park	Park.
41	McClune Park	Glad there is a plan to make this space useful and inviting again.
46	McClune Park	McCune Park.
36	Pine Street Park	Great park, love the addition of the covered picnic table area. Change ground of park to be all-inclusive: remove barrier and bark replace with something accessible to all abilities.
12	Rock River Country Club	Country Club has immense potential to crate a banquet hall, which is much needed in our town. You cannot host a wedding reception anywhere in town, unless it's at a park or City Hall, both which have major drawbacks.
40	Tanner Park	Remove some of the tree stumps for safer sledding please (if they are still there!).
8	Veterans Memorial Park	Athletic Field.
29	Veterans Memorial Park	Parking needs to be fixed in this area, students who use the Union and have games at the grade school, cause parking issues at the Whispering Oaks apartment building, this building has residents only parking, help us fix it.
6	Waupun Baseball Complex	Park.
9	Waupun County Park	Update campground/park.
1	West End Park	Rough crowd, poor basketball courts.
82	Natural area south of Birdie Blvd.	If this is owned by the city, some trails would be great.
45	Path east of the aquatic center	Remove invasive plant species.
3	Rock River Intermediate School	More bike paths that lead to Rock River Intermediate School.
	Community Facilities	
30	City Hall	Highlight this in our city, put a fountain or waterfall in this area, renovate the building, and make more parking.
72	City Hall	City Hall.
66	James C. Laird Museum of Local History	It's falling apart. Either re-zone it so the historical society can support itself, or tear it down.
76	James C. Laird Museum of Local History	Another useless museum...WHY?
78	Waupun Jr./Sr. High School	Giant waste of taxpayer money. Stop giving them more money.

Note: Map symbols without comment have been removed

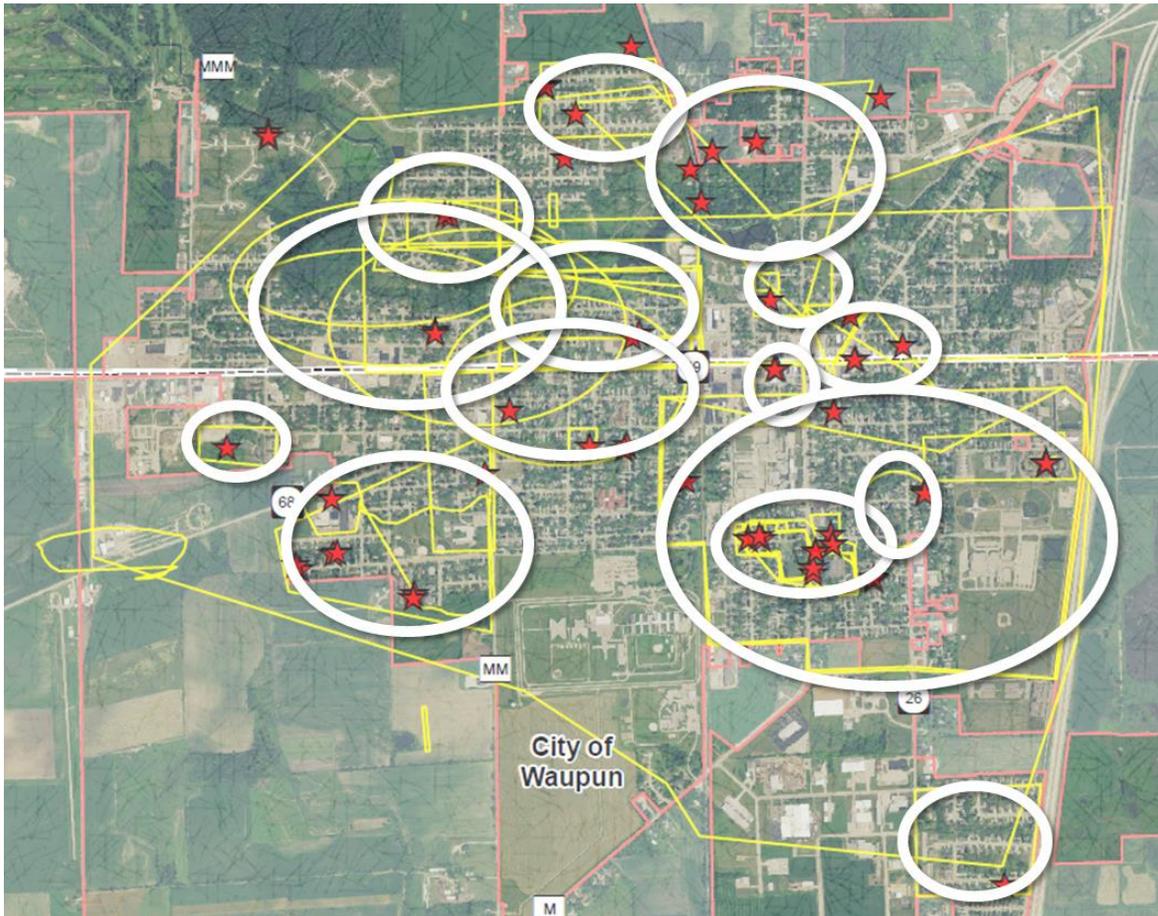
Map Symbol	Location	Comment
	Downtown	
13	Downtown	Downtown needs updating - buildings are run down and any work done on them is just patchwork - they need to be updated, but also restored to their historical beauty.
61	Near Mill St.	Restore facade and performance space upstairs. I don't know how many people utilize these business in this entire block, but I do not use any of them. Bring in parking lot, or bring in a mini mall, with popular name brand stores and restaurants.
32	Mill St. to Madison St.	
60	Main St. & Madison St. (north side)	Close this filthy dump and put in something new.
57	Madison St. & Fond du Lac St. (north side)	Lawyers, accountants, etc. should be in a business park/professional center, not taking up retail space.
53	Madison St. & Fond du Lac St. (south side)	Fix roof/remove mold or raze.
31	Madison St. & Fond du Lac St. (south side)	This entire block of stores, needs to be revamped, I don't use any of these businesses, several on the other side of the street in the same block area, I don't use either.
54	Main St. & Carrington St. (south side)	Get restaurant finished and occupied.
55	Main St. & Fond du Lac St. (northeast corner)	Loud/dirty business should be in industrial park.

Note: Map symbols without comment have been removed

Exercise #5: Welcome to the Neighborhood

This exercise asked participants to delineate boundaries which they felt reflect their 'neighborhood'. A total of 50 responses (residences) were received that were fairly evenly distributed across the community as shown in Map 4. The size of the 'neighborhoods' varied to quite a degree, ranging from encompassing a few blocks to some interpreting their neighborhood as the entire city. In reviewing the general patterns of responses, some areas (neighborhoods) can be pretty confidently defined. Figure 4 shows a copy of the participant data with a series of white circles overlaid upon it which more generally indicates where clusters of responses, or perhaps a consensus opinion" may exist as to where some neighborhood boundaries are located. This information could be useful in formulating any new neighborhood programs or initiatives.

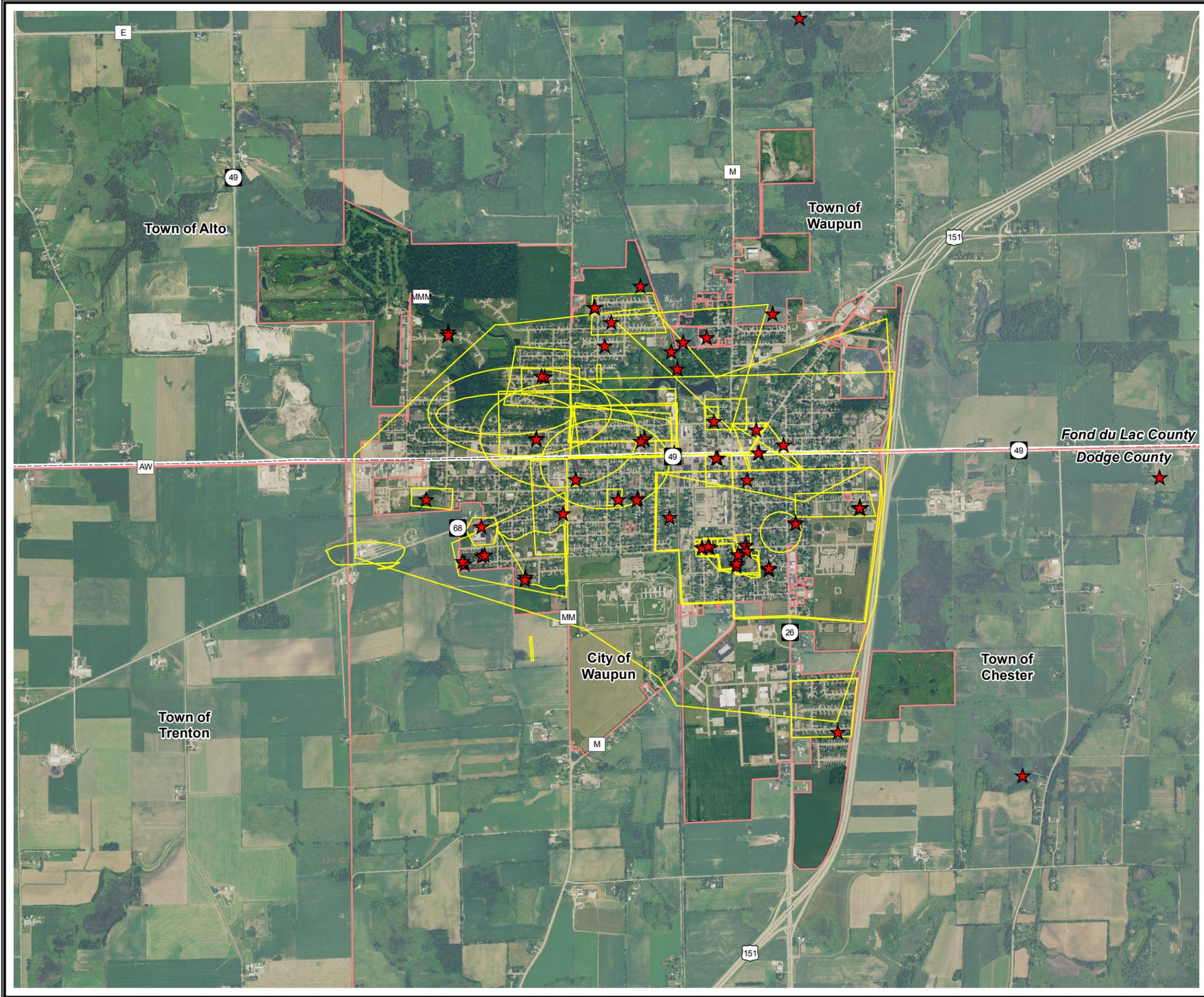
Figure 4: Generalization of Neighborhood Boundaries



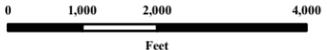
City of Waupun Online Visioning Results Welcome to the Neighborhood

★ Residence

▭ Neighborhoods



Source:
Base data provided by Dodge & Fond du Lac Counties 2016.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED AUGUST 2017 BY:
East Central Wisconsin
Regional Planning Commission
ECWRPC

Exercise #6: ‘Style is Everything’

Using images and descriptions, this exercise asked participants to provide a preference ranking for different styles/intensities of development in four categories – Housing, Retail, Employment, and Parks. The rankings were provided on a spectrum scale of zero (meaning none of this) to eight (meaning more of this). As shown on Table 4, between 21 and 25 responses were received for each ranking question. For the purposes of illustrating the results on the worksheets shown in Figures 5 through 8, the average was calculated based on a four point system.

Based on the rankings, it appears that single family development is still the strong preference at 2.85. However some relative interest in small multi-family units is shown with a ranking of 1.77. This may be indicative of the growing need for differing housing types that cater to both an aging population and millennials. In the retail arena, a strong preference for street oriented, mixed use development coincides with previously stated desires to improve the downtown landscape. Larger employment accommodated by light industrial and research buildings, but again, a strong desire to have medium sized incubator business facilities seem to exist. For parks and recreation, respondents felt that neighborhood scale parks are most important. These results can certainly be considered as the community continues the comprehensive planning process.

Table 4: Development Preference Summary & Rankings

Development Type	Option	Description	# Responses	Average Ranking (4 pt. system)	Option Rank
Housing	A	Single Family	24	2.85	1
	B	Attached Single Family	25	1.60	3
	C	Small Multi Family	24	1.77	2
	D	Larger Multifamily	24	1.02	4
Retail	A	Free Standing Convenience Retail	22	2.14	2
	B	Single Story Strip Commercial	23	2.13	3
	C	Street Oriented Commercial & Mixed Use	22	2.59	1
	D	Large Retail Developments	23	1.98	4
Employment	A	Small Scale Flex Space/Business Condos	21	1.76	4
	B	Medium Scale Business Offices & Incubators	22	2.32	2
	C	Larger Light Industrial Research Buildings	22	2.45	1
	D	Office Park	21	2.10	3
Parks	A	Community Park	22	2.61	2
	B	Sports Complex or Other Specialty	21	2.21	3
	C	Neighborhood Park	21	2.74	1
	D	Linear Park	21	1.83	4

Figure 5: Housing Preference Survey / Results

DESIGN PREFERENCE SURVEY:
 Residential Types

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.

Table # _____

<p>Housing A</p> 	<p>Single Family Housing:</p> <ul style="list-style-type: none"> • 1 or 2 story single family houses • Attached or detached garages accessed off of streets or alleys • Lots sizes compatible to surrounding neighborhood • Street widths and patterns appropriate to scale of lots with sidewalks throughout • Housing type might be integrated with limited amount of duplexes, or townhouses in appropriate locations 	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>
<p>Housing B</p> 	<p>Attached Single-Family Housing:</p> <ul style="list-style-type: none"> • Most buildings are 2 -3 stories • Includes duplexes & townhouses (rowhouses) • Garages accessed by either streets or alleys • Building and lot configurations may be clustered to promote open space • Buildings set closer to sidewalk • May be mixed with single-family or small multi-family housing • May be adjacent to commercial uses 	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>
<p>Housing C</p> 	<p>Small Multi-Family Housing:</p> <ul style="list-style-type: none"> • 2 to 4 story buildings • Wide variety of building designs • Parking typically provided on surface lots, garage courts, and underground • Garages accessed from streets, alleys or private drives • May be mixed with townhouses or larger multi-family housing • Some commercial uses may be found on the ground floor in some locations 	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>
<p>Housing D</p> 	<p>Larger Multi-Family Housing:</p> <ul style="list-style-type: none"> • 3 to 8 story buildings • Large scale buildings on large lots may include large multi-building complexes • Parking typically provided on surface lots and underground parking • May be mixed with small multi-family housing • Commercial and retail uses might be found on the ground floor at some locations • May be adjacent to and mixed with commercial and employment uses 	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p>

Source: City of Madison Planning Division

Figure 6: Retail Preference Survey / Results

DESIGN PREFERENCE SURVEY:
 Retail / Commercial Types Table # _____

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.



Source: City of Madison Planning Division

Figure 7: Employment Preference Survey / Results

DESIGN PREFERENCE SURVEY:

Employment Types

Table # _____

Please indicate your preference for each building type by placing an 'X' on a ranking from 0 - 4. Also, feel free to add explanations/comments in the space provided.

Employment A



Small Scale Flex Space and Business Condos:

- Typically single story buildings
- Little emphasis on architecture, urban character or building materials
- Buildings often have few windows, oversized loading doors and surface parking lots
- Developments made up of many individual buildings or may be grouped in clusters
- Buildings may house a combination of warehouse, yard storage, production, contractor space, and some office uses
- No intermixed residential development

4 More of this type
 3
 2
 1
 0 None of this type

COMMENTS:

Employment B



Medium Scale Business Offices & Incubator Buildings:

- 1-3 story buildings
- May contain a variety of office and commercial uses in one building including research, production, office, technology, and incubator businesses
- More emphasis on architecture design
- A mix of surface lots and on-street parking is typical
- May be adjacent to residential or other uses.

4 More of this type
 3
 2
 1
 0 None of this type

COMMENTS:

Employment C



Larger Light Industrial Research Buildings:

- 1-3 story buildings
- May contain a variety of uses, including research, production, office, technology, warehouse and incubator businesses
- May have a high level of character and design
- Pedestrian streetscape may be emphasized in building and site design
- A mix of surface parking lots and on-street parking is typical
- May be adjacent to residential or other commercial uses.

4 More of this type
 3
 2
 1
 0 None of this type

COMMENTS:

Employment D



Office Park:

- Large buildings are a minimum of two stories
- Buildings contain primarily office uses, and similar facilities including medical, financial and high-tech research uses
- May have a high level of character and design
- Buildings are arranged in a campus like setting on larger lots
- A mix of surface parking lots and on-street parking is typical
- May be adjacent to residential or other commercial uses.
- May include pedestrian amenities and public spaces such as plazas, greens and squares

4 More of this type
 3
 2
 1
 0 None of this type

COMMENTS:

Source: City of Madison Planning Division

Figure 8: Park Preference Survey / Results

NEED PREFERENCE SURVEY:
 Park Types

Please indicate your preference for each park type by placing an 'X' on the ranking from 0-4 on the arrow scale. Also, feel free to add explanations/comments in the space provided.

<p>Park A</p> 	<p>Community Park</p> <p>An area of land preserved on account of its natural beauty, historic interest, recreational opportunity or other reason, and under the administration of a form of local government. 25+ acres with a 2-5 mile service radius. Multi-purpose recreation areas and features. Shared maintenance agreements and partnerships may be an option.</p>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p>X</p>
<p>Park B</p> 	<p>Sports Complex or Other Specialty Park</p> <p>A group of outdoor sports facilities and/or indoor facilities. Other specialty features promote tourism such agriculture/farm, camping, animals, art and sculpture, or nature-based education, etc. Acreage varies but can be anywhere from 20 to 100 acres with service area depending on type.</p>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p>X</p>
<p>Park C</p> 	<p>Neighborhood Park</p> <p>Neighborhood parks consist of land that is specifically set aside for active and passive recreation uses, and that accommodates large gatherings, special events, and individual users. Usually 5 to 20 acres serving an approximate 1 mile radius. Serves all age groups with emphasis on youth and families.</p>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p>X</p>
<p>Park D</p> 	<p>Linear Park</p> <p>A non-traditional park which transects the natural or built environment in a linear manner. Such parks can connect places and spaces, be used for stormwater management, habitat enhancement and/or provide routes for active transportation modes. Widths can vary and larger spaces with pockets of facilities can be incorporated.</p>	<p>4 More of this type</p> <p>3</p> <p>2</p> <p>1</p> <p>0 None of this type</p> <p>COMMENTS:</p> <p>X</p>

Exercise #7: Who Grows There?

This exercise asked participants to rank a set of 12 distinct potential growth/development areas outlined on a map of the City. The type of growth (residential, commercial, etc.) was not requested or considered important at this point as this exercise simply wanted to know where development in general should go.

Respondents were asked simply to rate the areas in terms of importance and timing for new development on a scale of 1 to 3 with 1 being high priority (5 to 10 years), 2 being medium priority (10-20 years) and 3 being low priority (20+ years). A total of 88 responses were captured with this exercise and are illustrated on Map 5.

Based on averaging the scores within each of the 12 areas, three (3) of the areas were identified as “high priority”. Those being:

- lands to the northeast of the USH 151/Hwy 49 interchange;
- lands to the east of Waupun County Park, east and west of Savage Road; and
- lands south of the Dodge County Correctional Institution, east of Beaver Dam Street.

The next highest ranking sites (but still within high priority category) are located:

- south of the existing Industrial Park to the west of Business Highway 26 (S. Watertown St.), immediately north of the USH 151/Hwy 26 interchange; and
- lands to the east of USH 151/Hwy 26 interchange.

Some of the lowest priority lands for new development were located:

- to the immediate north of the community, east of CTH M;
- to the west of the City, south of Hwy 49 along either side of Hwy 68, and;
- to the south of the City, south of CTH M and west of Buwalda Road (extended).

These preferences could have been made based on a number of factors, including transportation accessibility, visibility, and compatibility with adjacent land uses. These factors, along with the ability to provide municipal services will be further examined through the comprehensive planning process.

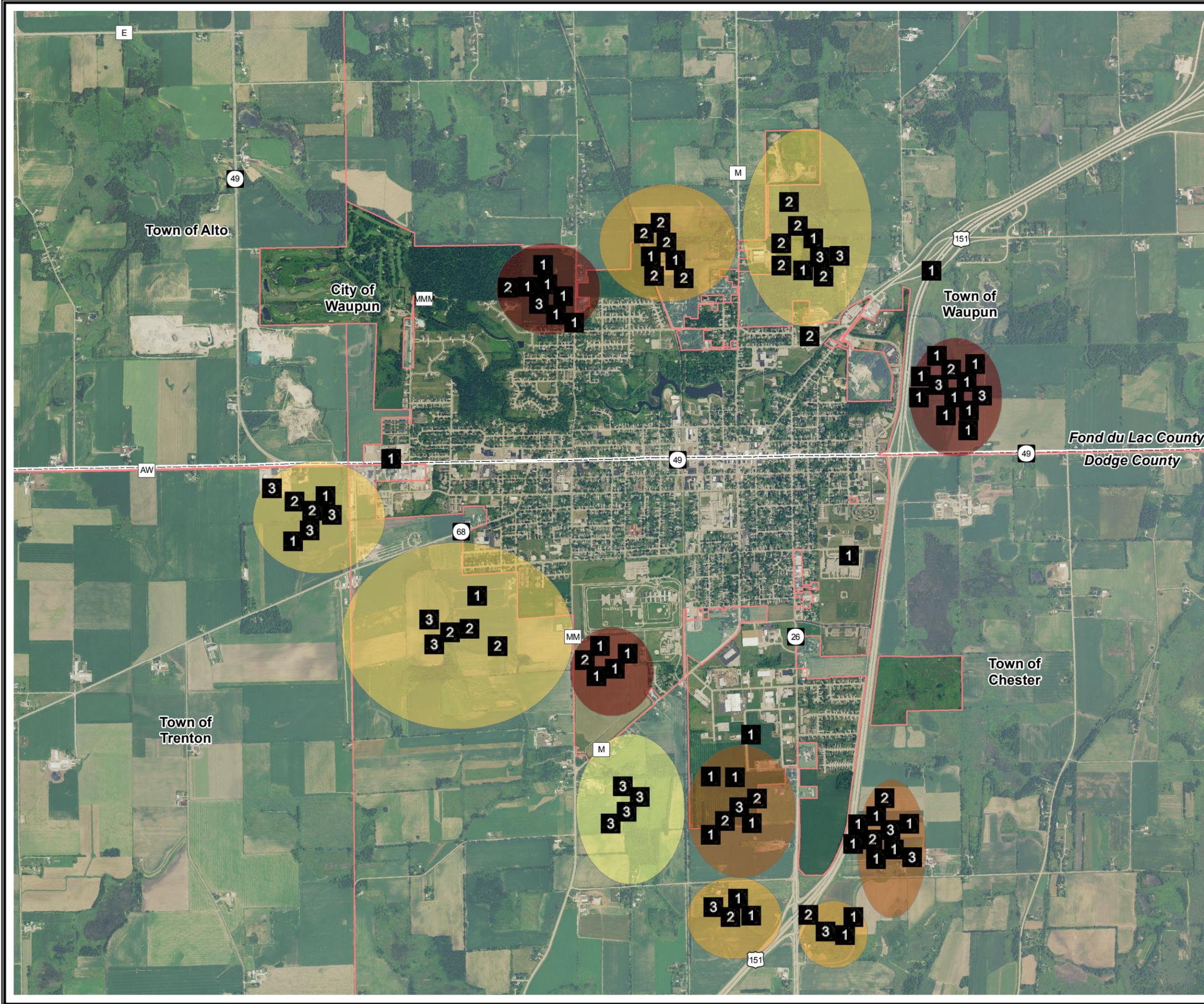
City of Waupun Online Visioning Results Who Grows There

Area's of Expansion

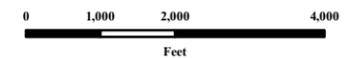
- 1** High Priority (5-10 years) (44)
- 2** Medium Priority (10-20 years) (25)
- 3** Low Priority (20+ years) (19)

Sum Rating / Count of Points

- 1.200 - 1.417 (3)
- 1.418 - 1.600 (2)
- 1.601 - 1.750 (3)
- 1.751 - 2.167 (3)
- 2.168 - 3.000 (1)



Source:
Base data provided by Dodge & Fond du Lac Counties 2016.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED AUGUST 2017 BY:



Exercise #8: Wrap Up

Only 10 individuals completed all or a portion of this exercise, which simply asked for their name and contact information (optional), as well as any additional comments or thoughts which may not have been expressed in the previous exercises. Nine sets of comments were received and listed below as they were submitted:

- *As for the city, we are going in a good direction, invest more in downtown and update our holiday decorations for the city.*
- *Losing our High School Graduates.*
- *There is no guest parking for handicapped and elderly people who are not residents at my apartment complex. People have to park out on the street. People who have events at the Union, and the Grade school, try to use our parking spaces at my residence, when it is for residents who live here only. It becomes an issue when outside business are here for a while too, helping a resident in the building, but parked in another resident's stall. Please help us figure out, a bigger parking area for those who are not resident's or tenants in the area in which I live. Thank you!*
- *Thank you for asking for input. Glad you offer paper as navigating this site was cumbersome (& I think I'm pretty tech savvy). Need to focus on retiring baby boomers and new Gen X as they have very different needs/wants, so hoping you get a good response rate from these 2 groups in particular. Build on the marsh being so close - this brings in 1000s of people and we could capitalize. Getting people engaged is very difficult, programs like the Senior Democratic class out in the community help to spur active involvement. Shout out to Disc Golf - this is rated as better course in the NATION and very unique to have/bring people to our city; need more unique things.*
- *Can we give the sports a rest for a bit and put some real effort and funding into promoting the arts? The coveted millennials we're trying to entice to stay care very little about high school sports.*
- *Be bold. Treasure what others have put in place for us, and make it better. Change is good.*
- *All in all, we need to encourage small businesses without taxing them or the citizens anymore than absolutely necessary. Stop giving money to museums and other attractions that no one actually goes to. We have more than enough high school sport complexes, stop building more. Waupun has 8 or more baseball diamonds but only one decent restaurant. I like this city but it has no life. No movie theater, no venue for local bands or anything outside. Mayville and Ripon have similar populations and both are doing ALOT better in terms of serving its citizens. Stop expanding the school and get something that everyone can use. Like a halfshell for concerts in the park or something.*
- *Enclosing one or more of the parks with a fence would be helpful for families with toddlers and special needs children.*
- *The City cannot become pedestrian friendly if the law enforcement is not doing their part. This includes not only enforcing the pedestrian right of way ordinance, but following themselves. I have had two incidents with police cars at intersections while I was pushing a stroller and they had seen me. I don't feel safe pushing strollers across intersections when even police pose a threat to my children's safety.*

SUPPLEMENTAL INFORMATION

COMPLETE COMMENTS FOR EXERCISE #2 – WHO ARE WE?

# Resp.	Historic (features, traditions, community role, or function)
26	Sculptures / Statues
21	Prisons/Prison City/3rd Oldest Prison
13	Festivals, events, parades (Volksfest, Truck N Show)
10	Horicon Marsh
8	Dutch heritage
7	Parks / Trails
6	Religious / Christian community
3	Churches
3	City Hall
3	German heritage
3	Welcoming / Friendly
2	Calm / Quiet
2	Celebrate Waupun
2	Cheap / Cheapskates
2	Close Community / Insular
2	Farming
2	Hockey
2	Industry & commerce
2	Location relative to Madison, Green Bay and Milwaukee
2	rural/farm
2	Safe, well maintained
	Bakery's
	Blue collar, middle class
	Carnegie Building
	Cigarettes
	City of Trees
	Dahl Residence
	Guth Candy Shoppe
	HOME OF THE WARRIORS
	Hunting
	Lacking ethnic diversity
	Many multi-generational families
	Melting Pot of Diversity
	Raised there
	Service
	Shaler/National Rivet
	Strong sense of community
	WCI
	white trash
	WWII
# Resp.	Current (culture, characteristics, outside views)
9	Events
8	Clique-ish / closed to outsiders / tight knit / prejudices

7	Prison City
7	Sports / sports obsessed
5	Evolving / expanding / changing / up and coming
4	conservative / fiscally conservative
4	Religious / Churches and schools
4	Schools / Good education / private education
4	Sculpture
3	Bedroom community
3	Drinking / drugs / smoking
3	Good youth sports programs year-round
3	Poor shopping, especially groceries / not good dining / retail
3	Horicon Marsh
3	Run down / lack of pride in homeownership / downtown needs improvement
2	City of Statues
2	Dutch
2	Emphasis on sports/sports opportunities
2	investments in community (water park, boardwalk, rec center, etc.)
	"Everyone's related"
	Beautiful
	beautiful City Hall
	boring downtown
	businesses are very involved in events, donations, etc.
	Cleanly
	Cost of living is high, not too bad in other areas
	East Main Street
	Easy access to interstate roads
	Friendly
	Good Neighbors
	Goose Chase
	Guth's Candy Store
	Helpful community/fundraising
	High levels of rental properties hurts the ability to know neighbors and also leads to poor property upkeep
	Highest paying stores, Walmart is cheaper.
	Historical Society
	Lack of City Council Leadership, but great Mayor
	Lack of professional jobs
	Lacking a business mindset
	library
	Live here, work/shop elsewhere
	Manufacturing, Trucking, Prison jobs seem to dominate
	Minimum wage jobs
	More festivals and concerts
	New/improved athletic and recreation venues
	Not enough places to park when school events are going on at the Union.
	Outdoor activities
	Outstanding Schools
	pizza joints

	Polish/German
	Politically split
	pool
	reserved/conservative (personalities) Christians
	small community
	softening of religious biases
	Starting to invest in community structure (boardwalks, parks, etc.)
	There seems to be a waning church culture
	under educated
	unsupportive of activities that are not sports
	Waning economy
	well supported school district
# Resp.	Future (vision, aspirations, attitude)
9	More / Better / Successful business / improved business climate
7	Beautiful / Diverse Main Street / downtown improved
6	all-inclusive areas and events (disabilities, special needs, all-ages, etc.)
6	More jobs /Anticipate and adjust for ongoing decline in manufacturing and farming jobs
5	Tourism destination / arts / businesses
5	Culture-Music Events / fine arts
4	Connect bike trail to marsh trails
4	Family friendly entertainment & recreation
3	Drug free / less smoking
3	Need for new restaurants
3	Support Waupun history efforts (Historical Society)
3	welcoming & friendly
3	Work towards an increasingly-walkable, pedestrian-centered community
2	Another grocery store PLEASE
2	City / State government
2	Enhanced outdoor spaces
2	Indoor recreational facilities / soccer facility
2	neighborhoods which foster community
2	One stop Shop City / Never having to leave Waupun
2	safe
2	Bedroom community
2	friendly, neighborly, caring
	Affordable middle class housing not federally funded
	biking / walking improvements
	car show?
	City wide free Wi-Fi hotspots (more)
	clean
	community learning centers
	Diversity
	East Main Street
	good education
	Green
	Grow and learn
	Improve Parks
	Incentivize property upkeep and home ownership

	Love living here
	More activities for adults
	More faith
	More housing
	More open to multicultural mindset
	open-minded
	Our Business Leaders would take lead in City Council
	Permanent youth soccer fields
	Pride in home ownership
	progressive
	Reduced rules for property owners
	snow shoveling policies enforced
	sprawl reversed; bring businesses to the people, not away from
	Support our future generations
	Teammates
	Unite to help one another
	wellness/fitness
	Wider roads, more parking in areas where events are and certain apartment complexes.
	Would like to see another big park, with apartment complex and a big fountain shooting water up, like at the park on Madison St.
	Younger people living here
	Banquet Hall
	Game store (like Chimera's - NOT like Game Stop)
	Small theater (like Ripon)
	I don't know what you want here.



APPENDIX #D

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES PROGRAMS AND POLICIES

**APPENDIX D: AGRICULTURAL, NATURAL AND CULTURAL RESOURCE PROGRAMS
AND POLICIES**

TABLE OF CONTENTS

Agricultural, Natural and Cultural Resources Programs and Policies	D-1
Agricultural Resources Programs and Policies.....	D-1
Agricultural Resource Programs	D-1
Agricultural Resource Policies	D-1
Natural Resource Programs and Policies	D-2
Natural Resource Programs	D-2
Natural Resource Policies	D-6
Cultural Resource Programs	D-6

Agricultural, Natural and Cultural Resources Programs and Policies

Agricultural Resources Programs and Policies

Agricultural Resource Programs

Working Land Initiative. The Wisconsin Working Lands Initiative was signed into law in 2009 and is comprised of the following three programs Farmland Preservation Program, Agricultural Enterprise Program, Purchase of Agricultural Conservation Easement (PACE) Program. More information is available at:

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

- **Farmland Preservation Program.** Counties are required to revise their farmland preservation plans to meet the new requirements which are designed to better protect farmland. A grant that covers up to 50 percent of the cost of preparing a farmland preservation plan is available to all counties.

Local governments may choose to adopt and have certified a farmland preservation zoning ordinance to ensure that landowners covered by the ordinance are eligible to claim farmland preservation tax credits.

- **Agricultural Enterprise Area (AEA) Program.** AEA's are part of Wisconsin's Working Lands Initiative. An AEA is an area where the local community has prioritized preservation of farmland and agricultural development. Once an area is officially designated as an AEA, eligible farmers owning land within the area may enter into a farmland preservation agreement with the state. This enables the landowners to receive tax credits in exchange for agreeing to keep their farm in agricultural use for at least 15 years.

Dodge County Farmland Preservation Program. The purpose of the Farmland Preservation Program is to preserve Wisconsin rural land by means of local land use planning and conservation practices. Landowners that participate in the Farmland Preservation Program are eligible to collect Farmland Preservation tax credits. The Town of Trenton participates in the farmland preservation zoning and therefore landowners are eligible for tax credits. The Town of Chester does not participate in this program. More information is available at:

<http://www.co.dodge.wi.gov/government/departments-e-m/land-conservation/information-on-programs-services#farmland>.

Agricultural Resource Policies

Farmland Preservation Plan, 2012. The *Fond du Lac County Farmland Preservation Plan* was adopted in 2012. The goals of Fond du Lac County is: (1) to protect, preserve and keep in production as much of the county's agricultural land as is possible and maintain a viable local agricultural economy; (2) to make as many of the county's citizens as possible aware of the Farmland Preservation Program; (3) to make as many landowners as possible eligible for tax credits under the Wisconsin Working Lands Initiative; and (4) to encourage higher housing density in areas designated for nonagricultural development.

Dodge County Manure Storage Ordinance. The Manure Storage and Nutrient Utilization Ordinance requires anyone who is planning to build a new manure storage system, or anyone

who is planning to substantially alter an existing manure storage system to obtain a permit the county.

Fond du Lac County Livestock Manure Management Ordinance. The Livestock Manure Management Ordinance controls the direct runoff from livestock feeding areas or manure management facilities; prevents unlimited livestock access to waters of the county; regulates the location, design, construction, installation, alteration, operation, and maintenance of all new livestock manure storage facilities; and regulates the closure of livestock manure storage facilities and assures the safe handling and spreading of manure.

Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP). These programs protect sensitive land by reducing erosion, increasing wildlife habitat, improving water quality, and increasing forestland. CREP, a partnership between federal and state agencies and county land conservation departments, allows a landowner to enroll agricultural lands into various land conservation management practices. To be eligible under this program, farmland needs to be highly prone to erosion and must have been planted for 4 to 6 years before the enactment of the 2002 law. Marginal pastureland is also eligible. Producers need to develop and follow a plan for the conversion of cropland to less intensive use and to assist with the cost, establishment, and maintenance of conservation practices. More information is available at: <https://www.fsa.usda.gov/programs-and-services/conservation-programs/index>.

Natural Resource Programs and Policies

Natural Resource Programs

Dodge County Land and Water Resources Management Program. Cost share dollars are available to Dodge County landowners for implementing soil and water conservation practices that reduce soil erosion/sediment delivery, and that reduce non-point source water pollution. Applications will be taken throughout the year up to November 1st. However, funds are limited, so applications for funding should be submitted as soon as possible. Practices that will achieve the highest level of soil erosion and non-point source pollution control will be given a high priority ranking, but applications must be submitted by March 31st to be given this consideration. More information is available at: <http://www.co.dodge.wi.gov/government/departments-e-m/land-conservation/land-and-water-resources-management-program>.

Environmental Quality Incentives Program (EQIP). This voluntary conservation program promotes agricultural production and environmental quality and compatible goals. Financial assistance and technical help are offered to assist eligible participants in the installation and implementation of structural improvements and management practices which better protect agricultural land from environmental degradation. All private agricultural land is eligible for enrollment including cropland, grassland, pastureland, and non-industrial private forestland. Participants are required to develop and implement an EQIP plan that describes the conservation and environmental purposes to be achieved. Participants must share in the overall costs. More information is available at: <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/programs/financial/eqip/?cid=stelprdb1242633>.

Urban Forestry Grants. Urban Forestry Grants are provided to cities, villages, towns, counties, tribes and 501(c)(3) nonprofit organizations. More information is available at: <http://dnr.wi.gov/topic/urbanforests/grants/index.html>. These grants fall into three categories:

- Regular grants are competitive cost-share grants of up to \$25,000. Grants are to support new, innovative projects that will develop sustainable urban and community forestry programs, not to subsidize routine forestry activities.
- Startup grants are competitive cost-share grants of up to \$5,000. These simplified grants are available to communities that want to start or restart an urban forestry program.
- Catastrophic storm grants are used to fund tree repair, removal or replacement within urban areas following a catastrophic storm event for which the governor has declared a State of Emergency under s. 166.03, Wis. Stats.

Wisconsin Forest Landowner Grant Program. The Wisconsin Forest Landowner Grant Program, administered by the Wisconsin Department of Natural Resources, is designed to assist private landowners in protecting and enhancing their forested lands, prairies, and waters. Qualified landowners can be reimbursed up to 65% of the cost of eligible practices. A practice must be identified in the landowners Forest Stewardship Plan (except if applying for plan development) to be eligible for cost sharing. The minimum grant amount is \$100 per landowner per year, and the maximum grant amount is \$10,000 per landowner per year. Landowners are required to contact their DNR forester for guidance prior to completing the application and written approval must be obtained before beginning a practice. More information is available at: <http://dnr.wi.gov/aid/forestlandowner.html>.

Managed Forest Law. The Managed Forest Law, administered by the Wisconsin Department of Natural Resources, is a landowner incentive program designed to encourage sustainable forestry on private woodlands in Wisconsin. The law, through a written forest management plan, couples landowner objectives and timber harvesting, wildlife management, water quality and recreation to maintain a healthy and productive forest. Numerous changes were made to this law by the 2015 Wisconsin Act 358. More information is available at: <http://dnr.wi.gov/topic/forestlandowners/mfl/>.

Surface Water Grants. Surface Water Grants include Lake Management Planning, Lake Protection & Classification, River Protection, River Planning and Aquatic Invasive Species Control are available from the WDNR. Deadlines vary from December 1st for Planning Grants, February 1st for Management Grants to year round for Aquatic Invasive Species (AIS) Prevention and Control Grants. More information is available at: <http://dnr.wi.gov/Aid/SurfaceWater.html>.

Municipal Flood Control Grants

This program is designed to help local governments minimize flooding and flood-related damages by acquiring property, floodproofing structures, creating open-space flood storage areas, constructing flood control structures and restoring the flood-carrying capacity and natural and beneficial functions of watercourses. Projects eligible under this program shall minimize harm to existing beneficial functions of water bodies and wetlands, maintain natural aquatic and riparian environments, use stormwater detention and retention structures and natural storage to the greatest extent possible and provide opportunities for public access to water bodies and to the floodplain. Eligible applicants include cities, villages, towns, and metropolitan sewerage districts. The state share of the project cost may not be greater than 70% of the eligible project costs. Applications will be made available and accepted by the department only if funding is

available to administer this grant program. The department may not provide to any applicant more than 20% of the funding available. The availability of grant application is dependent on funding. More information is available at: <http://dnr.wi.gov/Aid/MunFloodControl.html>.

Non Point Source Pollution Abatement Grants. This program addresses polluted stormwater runoff. These two programs are the Targeted Runoff Management (TRM) and the Urban Nonpoint Source & Storm Water Management (UNPS&SW) Grant Programs. More information is available at: <http://dnr.wi.gov/topic/nonpoint/aboutnpsprogram.html>.

Targeted Runoff Management (TRM) grants are provided to control polluted runoff from both urban and rural sites. The Small-scale TMDL projects are available for agricultural and urban nonpoint source control projects designed to meet EPA-approved TMDL goals are eligible for funding. Eligible costs are limited to construction of structural best management practices and acquisition of land or land rights if needed to support the practices. Projects run 2-3 years in duration. Grants are limited to \$150,000.

Urban Nonpoint Source & Storm Water Management (UNPS&SW) grant funds are used to control polluted runoff in urban project areas. Funds are awarded for either planning or construction projects.

Recycling Grants to Responsible Units. Responsible Units--defined as the local unit of government responsible for implementing its recycling program--are eligible for grant funding to operate effective recycling and yard waste management programs. In order to receive funding, the Responsible Unit must have an effective recycling program approved by DNR. "Effective" recycling programs are defined in s. NR 544.04, Wis. Admin. Code.

Residential recycling and yard waste program costs (net of the sale of recovered materials) that are reasonable and necessary for planning or operating a residential recycling or yard waste program, are eligible for grant assistance. Each Responsible Unit will receive the same percentage of the current appropriation as was received, or would've been received for the fiscal year but not more than their net eligible costs for the current year. Applications are due on October 1 each year. More information is available at: <http://dnr.wi.gov/Aid/Recycling.html>.

Recreational Trails Grants (RTP). Funding for the Recreational Trails Program (RTP) is provided through federal gas excise taxes paid on fuel used by off-highway vehicles. Towns, villages, cities, counties, tribal governing bodies, school districts, state agencies, federal agencies and incorporated organizations are eligible to receive reimbursement for development and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses. Eligible sponsors may be reimbursed for up to 50 percent of the total project costs. Projects eligible for RTP funding include: Maintenance and restoration of existing trails. Development and rehabilitation of trailside and trailhead facilities and trail linkages. Construction of new trails (*with restrictions for new Federal lands). Acquisition of easements or property for trails. Applications are due on May 1st. More information is available at: <http://dnr.wi.gov/Aid/RTP.html>.

All-Terrain Vehicle (ATV). This program offers financial assistance to local units of government and federal agencies for the acquiring, developing, rehabilitating, insuring and maintaining of all-terrain vehicle trails, intensive use areas, and routes. An off-road vehicle council, consisting of seven members, advises the Department on matters relating to the administration of the all-terrain vehicle program. Eligible applicants include towns, cities, villages, counties and federal

agencies. This application is due by April 15th. More information is available at: <http://dnr.wi.gov/Aid/atvTrails.html>. Eligible projects include:

- All terrain vehicle trails available for spring, summer, and fall reimbursable up to 100 percent of eligible maintenance costs; max: \$600 per mile;
- All terrain vehicle trails available for winter riding reimbursable up to 100 percent of eligible maintenance costs; max: \$100 per mile;
- Development of ATV trails and areas reimbursable up to 100 percent of eligible costs;
- Major rehabilitation of bridge structures or trails reimbursable up to 100 percent of eligible costs; and
- Maintenance of ATV intensive use areas reimbursable up to 50 percent of eligible costs.

Brownfield Grants. There are a number of grants available to communities. This includes the Wisconsin Assessment Monies, Ready for Reuse Grants & Loans, Brownfields Grants, Brownfields Site Assessment, EPA Brownfield Assessment Grants, EPA Brownfield Cleanup Grants, EPA Brownfield Revolving Loan Fund grants, CDBG Community Development and Stewardship Grants. More information is available at: <http://dnr.wi.gov/topic/Brownfields/Financial.html>.

Local Water Quality Management Planning Aids. Local, county, and regional planning agencies, commissions and departments and other local government units with water quality management planning responsibilities can receive funding to assist with the development and implementation of area-wide water quality management planning activities. Eligible projects include local and regional water resource management and watershed planning activities; sewer service area plans and amendments; regional wastewater facility planning initiatives; and, identification and protection of water quality sensitive areas known as environmental corridors. More information is available at: <http://dnr.wi.gov/topic/SurfaceWater/planning.html>.

Recreational Boating Facilities Counties, towns, cities, villages, sanitary districts, public inland lake protection and rehabilitation districts, and qualified lake associations are eligible to apply for funds to:

- Construct capital improvements that will provide safe recreational boating facilities.
- Conduct feasibility studies related to the development of safe recreational boating facilities.
- Purchase aquatic weed harvesting equipment.
- Purchase navigation aids.
- Dredge channels of waterways.
- Chemically treat Eurasian water milfoil.

DNR provides cost sharing of up to 50 percent for eligible costs. Application deadlines are established quarterly. More information is available at: <http://dnr.wi.gov/Aid/RBF.html>.

Knowles-Nelson Stewardship Local Assistance Grant Programs. The Knowles-Nelson State Stewardship Fund is a land acquisition program for the State of Wisconsin. Four Stewardship grant programs are available: Acquisition and Development of Local Parks (ADLP), Urban Green Space (UGS) grants, Urban Rivers (UR) grants, and Acquisition of Development Rights (ADR). The program offers a 50 percent grant match to create parks, hiking trails, hunting grounds, and other facilities. The funds can also be utilized for facilities improvements

such as road construction and capital acquisition projects (picnic equipment, playgrounds, etc.). More information is available at: <http://dnr.wi.gov/topic/stewardship/.Aids>.

Natural Resource Policies

2013-2017 Fond du Lac County Land and Water Resource Management (LWRM) Plan.

The LWRM addresses soil and water quality concerns using local, state and federal programs. It is a five (5) year (2013-2017) plan with the opportunity for review and extension for an additional 5 years in 2017. The plan includes implementation strategies for addressing local water quality priorities related to controlling erosion, sedimentation, and nonpoint source water pollution. The eight goals that were identified include: (1) Maintain soil productivity and reduce soil erosion and Sedimentation; (2) Minimize the impacts of land disturbing and land development activities within the county; (3) Minimize runoff, leaching, and drift of nutrients and pesticides to surface and ground water; (4) Reduce the impacts from runoff and storage of animal waste and feed; (5) Protect and Conserve Ground Water Quality and Quantity within the county; (6) Develop and Improve Coordination of Lake Organizations; (7) Minimize the Threat and Spread of Exotic and Invasive Species; and (8) Use Less Energy and Improve Air Quality.

2012 Dodge County Land and Water Resource Management (LWRM) Plan. The plan addresses current and future resource management issues. The eight goals that were identified include: (1) Protect and improve the quality of Dodge County's groundwater resources; (2) Protect and improve the quality of Dodge County's soil resources and surface water resources, (3) Protect Dodge County land & water resources from adverse impacts caused by cropland drainage and wetland alterations; (4) Protect Dodge County agricultural interests from wildlife crop damage; (5) Increase farmer and rural landowner awareness and knowledge of land and water resource Issues in Dodge County; (6) Increase general public awareness and knowledge of land & water resource issues in Dodge County; and (7) Encourage environmentally desirable types of land use conversions.

Cultural Resource Programs

Wisconsin Historical Society. The Wisconsin Historical Society (WHS) Division of Historic Preservation (DHP) provides funds for conducting surveys to identify and evaluate historical, architectural, and archaeological resources, nominating properties and districts to the National Register, and carrying out a program of comprehensive historic preservation planning and education. These are available to local units of government and non-profit organizations. Although funding is limited, the DHP identified target communities during each funding cycle. In recent years the DHP has favored underrepresented communities: unincorporated communities or villages or fourth-tier cities with a population less than 5,000. A set of funds is also designated for use by Certified Local Government (CLG) status communities. In addition, many private funding sources specifically target smaller communities in the more rural parts of the state. Other specific programs are listed below.

- **Wisconsin Historic Preservation Fund Subgrants.** The Wisconsin Historic Preservation Fund Sub-grants provide funds for surveys to identify and evaluate historical, architectural and archaeological resources, nominating properties to the National Register of Historic Places, and for carrying out a program of historic preservation planning and education. More information is available at: <http://www.wisconsinhistory.org/Content.aspx?dsNav=Ro:20,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3314>.

- **Historic Homes Tax Credit Program.** The Historic Homes Tax Credit Program offers a 25 percent Wisconsin income tax credit for homeowners who rehabilitate historic, non-income-producing personal residences
<http://www.wisconsinhistory.org/Content.aspx?dsNav=Ro:40,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3136>.
- **Federal Historic Preservation Tax Credit.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a direct reduction in the federal income taxes. To qualify, buildings must be income producing historic buildings, must be listed on the National Register of Historic Places, or contribute to the character of a National Register Historic District. More information is available at:
<http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3215&dsDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3>.
- **Wisconsin Historic Preservation Tax Credit Program.** This program returns 20 percent of the cost of rehabilitating historic buildings to owners as a Wisconsin income tax credit. More information is available at:
<http://www.wisconsinhistory.org/Content.aspx?dsNav=Ny:True,Ro:0,N:4294963828-4294963805&dsNavOnly=N:1210&dsRecordDetails=R:CS3215&dsDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3&dsCompoundDimensionSearch=D:%E2%80%A2%09Wisconsin+Supplemental+Historic+Preservation+Credit.,Dxm:All,Dxp:3>.
- **Certified Local Government (CLG) Historic Preservation Program in Wisconsin.** The Wisconsin State Historic Preservation Officer (SHPO) administers the Certified Local Government program for the National Park Service in Wisconsin. A CLG is certified by the SHPO and the Department of the Interior to meet these basic criteria:
 - Establish by ordinance a qualified historic preservation commission;
 - Enforce appropriate state or local legislation for the designation and protection of historic properties;
 - Maintain a system for the survey and inventory of local historic resources; and
 - Provide for public participation in the local historic preservation program.Benefits of CLG status include:
 - Eligibility to apply for Wisconsin Historic Preservation Fund Subgrants from the federal Historic Preservation Fund;
 - Ability to formally comment on National Register of Historic Places nominations within its municipal boundaries before they are sent to the State Historic Preservation Review Board.
 - Eligibility to authorize the use of Chapter 11 of the International Existing Building Code for locally designated historic buildings.

More information is available at:
<https://www.wisconsinhistory.org/Records/Article/CS4321>.



APPENDIX #E

ECONOMIC DEVELOPMENT PROGRAMS

APPENDIX E: ECONOMIC DEVELOPMENT PROGRAMS

TABLE OF CONTENTS

Economic Development Programs E-1

Economic Development Programs

Susan Harwood Training Grants Program. These training grants are awarded to nonprofit organizations for training and education. They can also be used to develop training materials for employers and workers on the recognition, avoidance, and prevention of safety and health hazards in their workplaces. Grants fall into two categories; Target Topic Training and Training Materials Development. The Target Topic Training grants are directed towards specific topics chosen by OSHA. Follow-up is required to determine the extent to which changes were made to eliminate hazards associated with the chosen topic. The Training Materials Development grants are specifically aimed at creating classroom quality training aids. Aids which are developed under the grant program must be ready for immediate self-study use in the workplace. Information regarding the Susan Harwood Training Grant Program can be found at <https://www.osha.gov/dte/sharwood/>.

United States Department of Labor. The Employment and Training Administration (ETA) administers federal government job training and worker dislocation programs, federal grants to states for public employment service programs, and unemployment insurance benefits. These services are primarily provided through state and local workforce development systems. More information on grant opportunities can be found at: https://www.doleta.gov/grants/find_grants.cfm.

One Cleanup Program. The One Cleanup Program is EPA's vision for how different cleanup programs at all levels of government can work together to meet that goal and ensure that resources, activities, and results are effectively coordinated and communicated to the public. The EPA has entered into a memorandum of understanding with the Wisconsin DNR to provide a single, consolidated approach to environmental cleanup. More information regarding the program can be found at: <http://dnr.wi.gov/topic/brownfields/rrprogram.html>.

Community Development Block Grant for Economic Development (CDBG-ED). CDBG-ED grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate income. Additional information regarding the CDBG-ED program can be found at <http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>.

CDBG Public Facilities Funds (CDBG-PF). CDBG-PF funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers. Additional information regarding the CDBG-PF program can be found at <http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>.

CDBG Planning Funds. CDBG Planning grant funds support community efforts to address improving community opportunities and vitality. Grants are limited to projects that, if implemented, are CDBG eligible activities. Additional information regarding the CDBG Planning

funds program can be found at <http://doa.wi.gov/Divisions/Housing/Bureau-of-Community-Development>.

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

CDBG Emergency Assistance (EAP). The CDBG-EAP program assists communities to recover from a recent natural or manmade disaster. Eligible activities include repair of disaster related damage to dwellings, assistance to purchase replacement dwellings, and repair and restore public infrastructure and facilities. Additional information regarding the EAP program can be found at: <http://www.doa.state.wi.us/Divisions/Housing/CDBG-EAP>.

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

Transportation Economic Assistance (TEA) Program. The Transportation Economic Assistance (TEA) program provides 50% state grants to governing bodies, private businesses, and consortiums for road, rail, harbor and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the state. Additional information regarding the TEA program can be found at the following website: <http://www.dot.wisconsin.gov/localgov/aid/tea.htm>.

State Infrastructure Bank Program. This program is a revolving loan program that helps communities provides transportation infrastructure improvements to preserve, promote, and encourage economic development and/or to promote transportation efficiency, safety, and mobility. Loans obtained through SIB funding can be used in conjunction with other programs. Additional information regarding the State Infrastructure Bank Program can be found at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/sib.aspx>.

Freight Railroad Infrastructure Improvement Program. This program awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the national railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement. Additional information for the Freight Railroad Infrastructure Improvement Program is available at <http://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/default.aspx>.

Freight Railroad Preservation Program. The Freight Railroad Preservation Program provides grants to communities to purchase abandoned rail lines in the effort to continue freight rail service, preserve the opportunity for future rail service, and to rehabilitate facilities, such as tracks and bridges, on publicly-owned rail lines. Additional information for the Freight Railroad Infrastructure Improvement Program is available at <http://www.dot.state.wi.us/localgov/aid/frpp.htm>.

Remediation and Redevelopment Program (RR). The WDNR Remediation and Redevelopment program oversees the investigation and cleanup of environmentally contaminated sites (e.g. “brownfields.” The program is comprehensive, streamlined, and aims to consolidate state and federal cleanups into one program. More information can be found at <http://dnr.wi.gov/topic/Brownfields/>.

Wisconsin Economic Development Corporation. WEDC is a quasi-public agency and is the state’s lead economic development agency. It works collaboratively with more than 600 regional and local partner organizations, educational institutions and other government offices to help businesses, communities and individuals take advantage of new opportunities for growth and job creation through innovative market-driven programs.

- **Main Street Program.** The Main Street program assists communities ranging from towns with populations of less than 1,000 to large neighborhoods in Milwaukee and Green Bay. Communities selected to participate in the Wisconsin Main Street Program initially receive five years of free, intensive technical assistance. The end goal is to enable participating communities to professionally manage a downtown or historic commercial district that is stable, physically attractive, competitive and visible. Additional information can be found at <http://inwisconsin.com/community-development/programs/main-street-program/>.
- **Connect Communities Program.** The Connect Communities Program helps local planners leverage the unique assets of their downtowns and urban districts, providing technical assistance and networking opportunities to local leaders interested in starting a downtown revitalization effort. It also provides access to additional financial and technical assistance programs. Additional information on the Connect communities Program is available at: <http://inwisconsin.com/community-development/programs/connect-communities-program/>.
- **Capacity Building Grants.** Capacity Building (CAP) Grant funds are designed to help strengthen Wisconsin’s economic development network by assisting local and regional economic development groups with economic competitive assessments and the development of a Comprehensive Economic Development Strategy. Additional information regarding the CAP grants can be found at <http://inwisconsin.com/grow-your-business/programs/capacity-building-grants/>.
- **Brownfield Program.** Wisconsin’s Brownfield Program provides grant funds to assist local governments, businesses and individuals with assessing and remediating the environmental contamination of an abandoned, idle or underused industrial or commercial facility or site. This program will help convert contaminated sites into productive properties that are attractive and ready for redevelopment. Additional information regarding the Brownfield Program can be found at <http://inwisconsin.com/grow-your-business/programs/brownfield-program/>.

- **Enterprise Zone Tax Credit.** A certified business may qualify for tax credits only for eligible activities that occur after an eligibility date established by WEDC. Positions that are created as a result of the tax credits claimed shall be maintained for at least five years after the certification date established by WEDC. Additional information regarding the Enterprise Zone Tax Credit program can be found at <http://inwisconsin.com/grow-your-business/programs/enterprisecredit/>.
- **Industrial Revenue Bond.** Industrial Revenue Bonds (IRBs) are designed to help Wisconsin municipalities support industrial development through the sale of tax-exempt bonds. RB financing can be used for building, equipment, land, and bond issuance costs, but not for working capital. Additional information regarding the Industrial Revenue Bond program can be found at <http://inwisconsin.com/grow-your-business/programs/industrial-revenue-bond/>.
- **Wisconsin Manufacturing and Agriculture Credit.** The manufacturing and agriculture tax credit is available to individuals and entities for taxable years that begin on or after January 1, 2013, for manufacturing and agricultural activities in Wisconsin. The tax credit is available for income derived from manufacturing or agricultural property located in Wisconsin and will offset a significant share of Wisconsin income taxes. The credit is a percentage of “eligible qualified production activities income. Additional information regarding the Wisconsin Manufacturing and Agriculture Credit program can be found at <http://inwisconsin.com/grow-your-business/programs/wisconsin-manufacturing-and-agriculture-credit/>.
- **Business Opportunity Loan.** Business Opportunity Loans are available to a business that has created new full-time positions and/or retained its existing full-time employment base in Wisconsin. Additional information regarding Business Opportunity Loans can be found at <http://inwisconsin.com/grow-your-business/programs/business-opportunity-loan/>.
- **Impact Loans.** Impact Loans are available to businesses with expansion projects that will have a significant impact on job creation, job retention, and capital investment on the surrounding community. WEDC’s Impact Loan Program is a forgivable loan program. Additional information regarding Impact Loans can be found at <http://inwisconsin.com/grow-your-business/programs/impact-loans/>.
- **Economic Development Tax Credits (ETC).** Economic Development Tax Credits (ETC) are available for businesses that begin operating in, relocate to, or expand an existing operation in Wisconsin. Additional information regarding Economic Development Tax Credits can be found at <http://inwisconsin.com/grow-your-business/programs/economic-development-tax-credits/>.

- **Training Grants.** Rodrigues Training grants are available to any business making a firm commitment to locate a new facility in Wisconsin or expand an existing facility within the state, and are upgrading a product, process or service that requires training in new technology and industrial skills. Grants fund business upgrades to improve the job-related skills of its full-time employees. Additional information regarding Training Grants can be found at <http://inwisconsin.com/grow-your-business/programs/training-grants/>.
- **Minority Business Development Revolving Loan Fund.** The Minority Business Development Revolving Loan Fund Program (MRLF) is designed to support minority business development through business creation, business expansion and minority community business attraction. This is accomplished through direct grant assistance to qualifying minority business associations in Wisconsin. Grant assistance is provided to minority business associations for Revolving Loan Funds, technical assistance and used as a pass through to fund training. Additional information is available at <http://inwisconsin.com/inside-wedc/transparency/programs/minority-business-rlf/>.

Business Planning or Commercialization Planning Assistance. The Business or Commercialization Planning assistance micro-grant can fund up to 75% of the costs, limited to \$4000, spent on hiring an independent, third party to write a comprehensive business or commercialization plan for a Wisconsin business. The program is limited to businesses in certain industries. Additional information regarding the Business or Commercialization Planning assistance micro-grants can be found at <http://www.wenportal.org/>.



APPENDIX #F

LAND USE

APPENDIX F: LAND USE

TABLE OF CONTENTS

Table F-1: Existing Land Use 2000 and 2015	F-1
Table F-2: Commercial and Industrial Building Permits, 2007 to 2017	F-2

Table F-1: Existing Land Use 2000 and 2015

Land Use	2000			2015			Change 2000 to 2015		
	Total Acres	Percent of Developed Land	Percent of Total	Total Acres	Percent of Developed Land	Percent of Total	Total Acres	Percent of Developed Land	Percent of Total
Single Family Residential	672.5	38.7%	28.2%	720.5	32.2%	24.2%	48.0	-6.5%	-4.0%
Farmsteads	7.5	0.4%	0.3%	2.1	0.1%	0.1%	-5.4	-0.3%	-0.2%
Multi-Family	50.2	2.9%	2.1%	76.7	3.4%	2.6%	26.5	0.5%	0.5%
Mobile Home Parks	16.0	0.9%	0.7%	19.3	0.9%	0.6%	3.3	-0.1%	0.0%
Commercial	107.1	6.2%	4.5%	128.6	5.7%	4.3%	21.6	-0.4%	-0.2%
Industrial	128.5	7.4%	5.4%	119.7	5.3%	4.0%	-8.8	-2.0%	-1.4%
Recreational Facilities	71.1	4.1%	3.0%	400.0	17.9%	13.4%	328.8	13.8%	10.4%
Institutional Facilities	269.6	15.5%	11.3%	355.6	15.9%	11.9%	86.0	0.4%	0.6%
Utilities / Communications	30.9	1.8%	1.3%	30.1	1.3%	1.0%	-0.8	-0.4%	-0.3%
Transportation	386.3	22.2%	16.2%	385.7	17.2%	13.0%	-0.6	-5.0%	-3.3%
Total Developed	1,739.6	100.0%	73.0%	2,238.2	100.0%	75.2%	498.6		2.1%
Non-Irrigated Farmland	326.9		13.7%	412.6		13.9%	85.8		0.1%
Planted Woodlands	0.0		0.0%	0.3		0.0%	0.3		0.0%
General Woodlands	51.4		2.2%	68.1		2.3%	16.7		0.1%
Quarries	15.9		0.7%	0.5		0.0%	-15.4		-0.7%
Other Open Land	208.5		8.8%	214.3		7.2%	5.8		-1.6%
Water Features	39.4		1.7%	44.2		1.5%	4.9		-0.2%
Total Acres	2,381.6		100.0%	2,978.3		100.0%	596.6		

Source: East Central Wisconsin Regional Planning Commission, 2000 and 2015.

Table F-2: Commercial and Industrial Building Permits, 2007 to 2017

Year	Commercial			Industrial		
	New Permits	Additions	Total	New Permits	Additions	Total
2007	7	19	26	1	1	2
2008	9	19	28	0	0	0
2009	4	18	22	0	1	1
2010	10	11	21	0	3	3
2011	4	25	29	1	0	1
2012	1	16	17	0	7	7
2013	7	15	22	6	1	7
2014	10	21	31	0	3	3
2015	0	12	12	0	2	2
2016	1	16	17	0	1	1
2017*	1	13	14	4	1	5
Total	54	185	239	12	20	32

Source: City of Wautoma, 2017

* Partial Year



APPENDIX #G

PLAN ADOPTION

APPENDIX G: PLAN ADOPTION

TABLE OF CONTENTS

Confirmation of Publication G-1
Resolution 09-19-18-01..... G-2
Ordinance 18-05 G-3

Capital Newspapers Proof of Publication Affidavit

Ad #: 3679161 Price: \$39.00 Ad ID: Comp Plan Update 2040

Retain this portion for your records.

Please do not remit payment until you receive your advertising invoice.

Mail to:

City of Waupun
Angie Hull
Attn: Angela Hull
201 E Main
Waupun, WI 53963

STATE OF WISCONSIN

Dodge County

SS.

Julie Kopfhamer

being duly sworn, doth depose and say that
he (she) is an authorized representative of
Capital Newspapers, publishers of

Daily Citizen

a newspaper, in the city of Beaver Dam, in said County and State,
and that an advertisement of which the annexed is a true
copy, taken from said paper, was published therein on
August 18th, 2018

**City of Waupun
NOTICE OF PUBLIC HEARING
CITY OF WAUPUN COMPREHENSIVE
PLAN UPDATE 2040**

PLEASE TAKE NOTICE THAT the City of Waupun Plan Commission will hold a public hearing on the proposed adoption of the City of Waupun Comprehensive Plan Update 2040. The public information meeting will be held on September 19, 2018 at 4:45 P.M. in the Council Chambers at City Hall, 201 E. Main Street, Waupun, WI 53963. The Waupun City Council will take action on the proposed adoption of the City of Waupun Comprehensive Plan Update 2040 at their monthly board meeting on October 9, 2018.

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

For additional information, please contact Angela Hull, City Clerk at 920-324-7900 or by email at angie@cityofwaupun.org. Written comments can be

submitted to Angela Hull, City Clerk at 201 E. Main Street, Waupun, WI 53963 before or at the public hearing. Copies of the proposed City of Waupun Comprehensive Plan Update 2040 are available for review at the following locations:

- Waupun Public Library, 123 S. Forest Street, Waupun, WI
- City Clerk's Office, 201 E. Main Street, Waupun, WI
- City's Website at <http://www.cityofwaupun.org/>

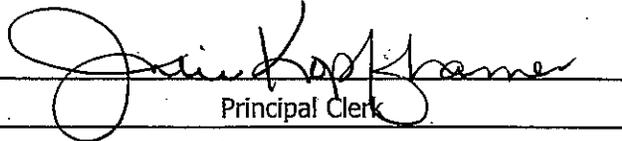
Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angela Hull, City Clerk 920-324-7900. Published: 8/19/18
Posted: 8/17/18

PUB. Daily Citizen 8/18/2018

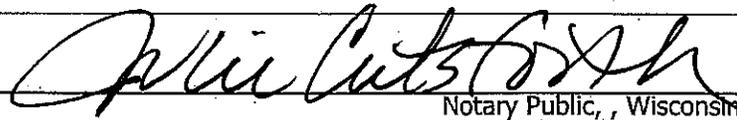
#3679161 WMAXLP

(Signed)

(Title)


Principal Clerk

Subscribed and sworn to before me on AUG 20 2018


Notary Public, Wisconsin

My Commission expires

MAR 21 2021

G-1

RESOLUTION NO. 09-19-18-01

A RESOLUTION APPROVING THE UPDATE TO THE COMPREHENSIVE PLAN
OF THE CITY OF WAUPUN, WISCONSIN

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the City of Waupun is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, according to the general purposes set forth in section 66.1001 of the Wisconsin Statutes, the City Council adopted said Comprehensive Plan for the City of Waupun, Wisconsin in November 14, 2006; and

WHEREAS, section 66.1001, of the Wisconsin Statutes provides that a comprehensive plan shall be updated no less than once every 10 years, and

WHEREAS, the Plan Commission has prepared an update to that 2006 plan, titled the *City of Waupun Comprehensive Plan Update 2040*, and

WHEREAS, the Plan Commission finds that the *City of Waupun Comprehensive Plan Update 2040*, contains all the required elements specified in Section 66.1001(2) of the Wisconsin Statutes; and

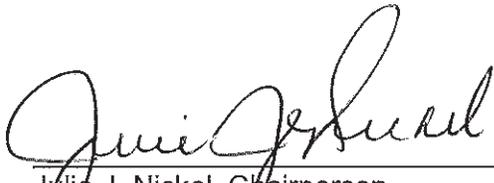
WHEREAS, the City has duly noticed and held a public hearing on the draft plan, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public participation procedures adopted by the City Council.

NOW, THEREFORE, BE IT RESOLVED, that the that pursuit to Section 66.1001(4)(b) of the Wisconsin Statutes, the City of Waupun Plan Commission hereby approves the *City of Waupun Comprehensive Plan Update 2040*.

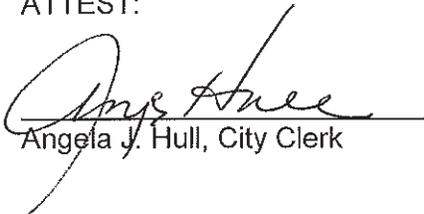
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the City Council enact an Ordinance adopting the *City of Waupun Comprehensive Plan Update 2040*.

Adopted this 19th day of September, 2018

Ayes: 5 Nays: 0 Absent: 2


Julie J. Nickel, Chairperson

ATTEST:


Angela J. Hull, City Clerk

ORDINANCE # 18-05

ADOPT THE COMPREHENSIVE PLAN UPDATE OF THE CITY OF WAUPUN, WISCONSIN

The Common Council of the City of Waupun, Wisconsin, do ordain as follows:

SECTION 1. Pursuit to sections 62.23(2) and (3) of the Wisconsin Statutes, the City of Waupun, is authorized to prepare, adopt and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Common Council of the City of Waupun, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the City of Waupun by majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Common Council the adoption of the document entitled *City of Waupun Comprehensive Plan Update 2040*, containing all of the elements specified in sections 66.1001 (2) of the Wisconsin Statutes.

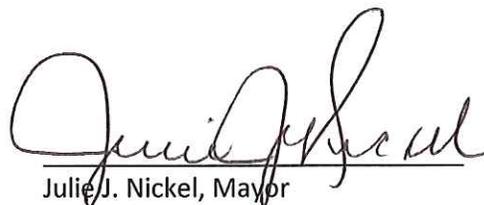
SECTION 4. The City of Waupun has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Common Council of the City of Waupun, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, *City of Waupun Comprehensive Plan Update 2040*, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the member-elect of the Common Council and publication/posting as required by law.

Date Posted: October 5, 2018

ADOPTED this 9th day of October, 2018.


Julie J. Nickel, Mayor

Attest: 
Angela J. Hull, Clerk

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

FOND DU LAC COUNTY

Martin Farrell
Brenda Schneider
Karyn Merkel
(Joseph Moore, Alt.)
Allen Buechel
Charles Hornung

MENOMINEE COUNTY

Ruth Winter
Elizabeth Moses
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

Jerry Erdmann, Chair
Thomas Kautza
Chuck Dallas

WAUPACA COUNTY

Dick Koeppen
James Nygaard
Brian Smith
DuWayne Federwitz

WAUSHARA COUNTY

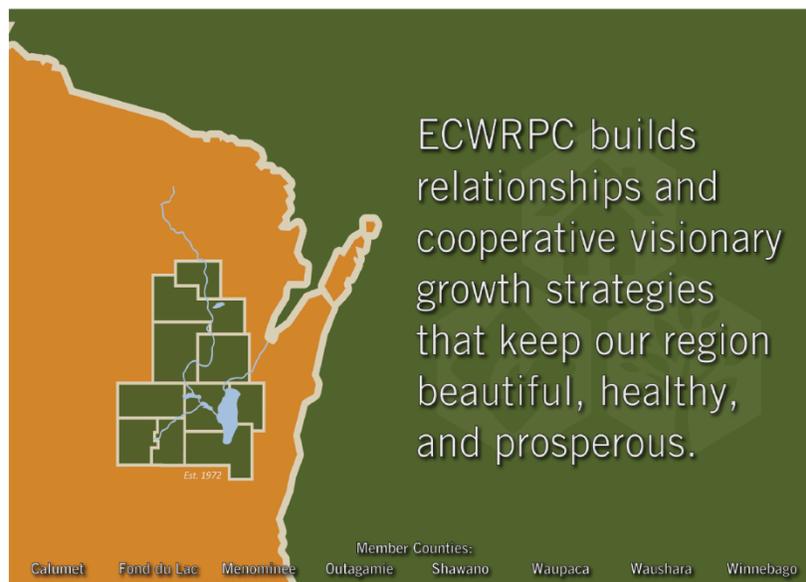
Donna Kalata
Larry Timm
Neal Strehlow

WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Steve Cummings
Ken Robl
Robert Schmeichel

EX-OFFICIO MEMBERS

Jill Michaelson
Ronald McDonald



Member Counties: Calumet Fond du Lac Menominee Outagamie Shawano Waupaca Waushara Winnebago