



City of Waupun

201 E. Main Street

Phone: 920-324-7917

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"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 JANUARY 17, 2018
(draft)

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

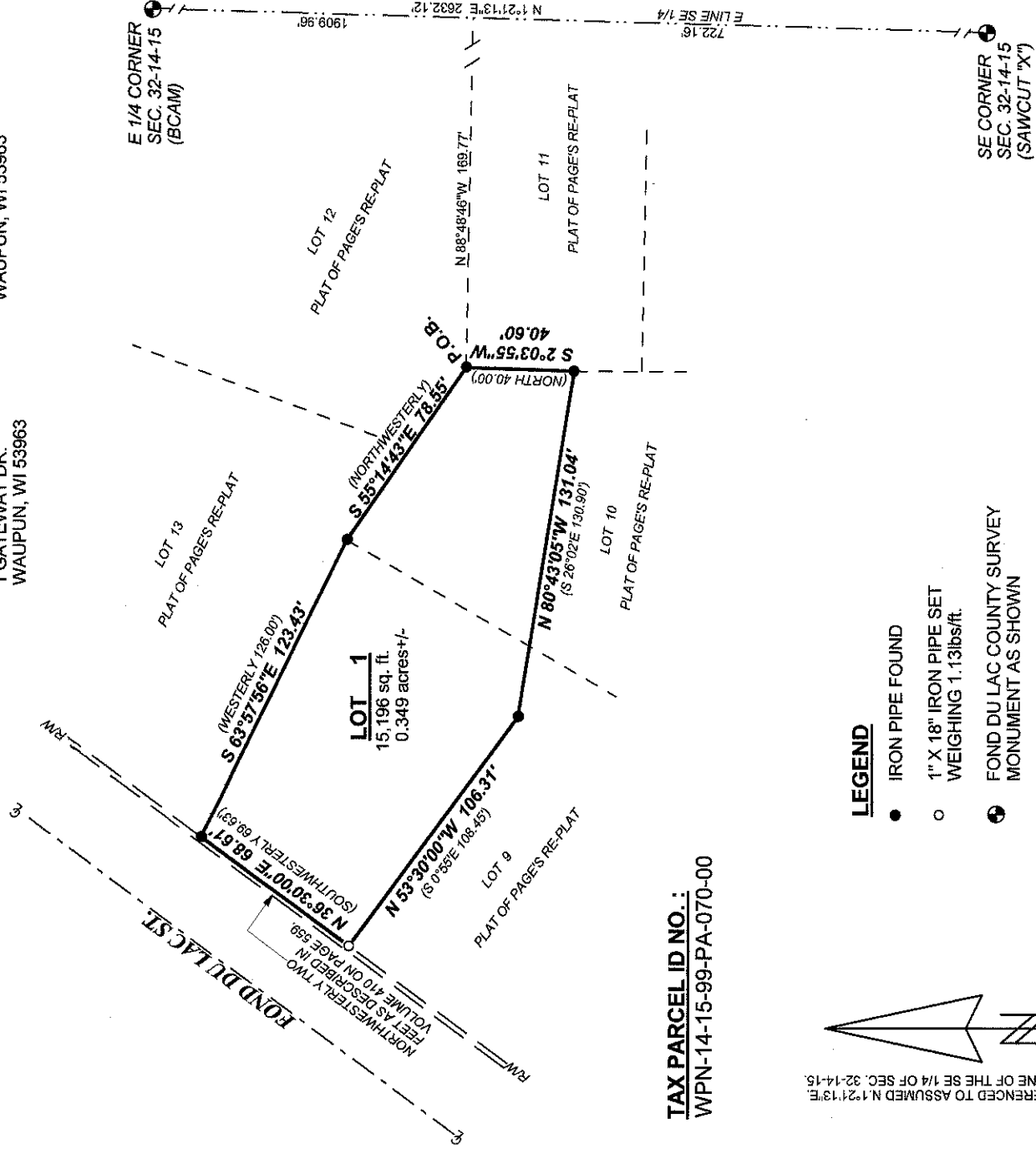
**NEW FRONTIER
LAND SURVEYING LLC.**
P.O. BOX 576- BEAVER DAM, WI 53916
PH (920-885-3904) FAX (920-885-3905)

CERTIFIED SURVEY MAP NO.

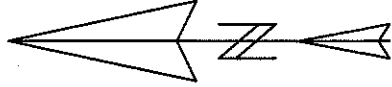
A SURVEY OF PARTS OF LOT 9 AND LOT 10 OF THE PLAT OF PAGE'S RE-PLAT AS RECORDED IN VOLUME 6 OF PLATS, ON PAGE 20, SAID LANDS BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 14 NORTH, RANGE 15 EAST, CITY OF WAUPUN, FOND DU LAC COUNTY, WISCONSIN.

OWNERS
MARINE CREDIT UNION
1 GATEWAY DR.
WAUPUN, WI 53963

SITE ADDRESS
201 FOND DU LAC ST.
WAUPUN, WI 53963



BEARINGS REFERENCED TO ASSUMED N.121°13'E,
ALONG THE E LINE OF THE SE 1/4 OF SEC. 32-14-15



LEGEND

- IRON PIPE FOUND
○ 1" X 18" IRON PIPE SET
WEIGHING 1.13lbs/ft.
● FOND DU LAC COUNTY SURVEY
MONUMENT AS SHOWN
() RECORDED



Dated this _____ day of _____, 2018

Mark R. Tomashek WI PLS S-2340
New Frontier Land Surveying, LLC.
Beaver Dam, Wisconsin

**NEW FRONTIER
LAND SURVEYING LLC.**
P.O. BOX 576- BEAVER DAM, WI 53916
PH (920-885-3904) FAX (920-885-3905)

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, Mark R. Tomashek, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have made a survey for Toni Hofman, agent for owner, of part of Lot 9 and Lot 10 of the Plat of Page's Re-Plat as recorded in Volume 6 of Plats on Page 20, said lands being a part of the Southeast 1/4 of the Southeast 1/4 of Section 32, Town 14 North, Range 15 East, City of Waupun, Fond Du Lac County, Wisconsin, being more particularly described as follows:

Beginning at the East 1/4 corner of said Section 32; thence S.1°21'13"E. along the east line of SE 1/4, 1909.96 feet; thence N.88°48'46"W. along the north line of Lot 11 of the Plat of Page's Re-Plat and the extension thereof, 169.77 feet to the northwest corner of said Lot 11; thence S.2°03'55 along west line of said Lot 11, 40.60 feet, thence N.80°43'05"W., 131.04 feet; thence N.53°30'00"W., 106.31 feet to the east line of lands described in Volume 410 on Page 559; thence N.36°30'00"E. along said east line 68.61 feet to the southeast corner of Lot 13 of the Plat of Page's Re-plat; thence S.63°57'56"E. along the south line of said Lot 13, 123.43 feet; thence S.55°14'43"E. continuing along said south line and the south line of Lot 10 of the Plat of Page's Re-Plat, 78.55 feet to the Point of Beginning.

Said parcel contains 0.349 acres or 15,196 square feet more or less.

This survey is subject to easements of record.

I further certify that this map is a correct representation of all exterior boundaries and interior divisions thereof according to official records and that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision provisions of the Land Use Code for Fond Du Lac County, Wisconsin in surveying and mapping the same to the best of my knowledge and belief.

Dated this _____ day of _____, 2018

Mark R. Tomashek WI PLS S-2340
New Frontier Land Surveying, LLC
at Beaver Dam, Wisconsin

APPROVAL OF THE CITY OF WAUPUN:

The above described land division is hereby
approved by the City of Waupun

This _____ day of _____, 2018

Mayor

2/12/18

- 4.6.41 **Investigate the possibility of combining the Waupun City and Country Fire Departments. (4.2.6)**
- 4.6.42 Continue to contract with private waste collection entities to provide residential curb-side collection for solid waste and recycling. (4.2.7)
- 4.6.43 Disseminate information about solid waste and recycling collection, disposal of hazardous materials, and other related services/options. (4.2.7)
- 4.6.44 Continue to provide an annual e-cycling collection. (4.2.7)
- 4.6.45 Continue to provide City generated wood chips and composting materials (made from yard waste) to residents. (4.2.7)
- 4.6.46 Explore opportunities to increase library resource availability. (4.2.8)
- 4.6.47 Support the library and its efforts to modify its service model to accommodate the changing needs and wants of Waupun residents. (4.2.8)
- 4.6.48 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)
- 4.6.49 Continue to provide a permanent space and programing for senior citizens in the community. (4.2.9)
- 4.6.50 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

4.6 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

The following land use goals, objectives and recommendations were developed to ensure that Waupun:

- Makes land use decisions that meet the needs and desires of residents.
- Preserves and protects the historic character of the downtown and identified residential areas, and important cultural and historical resources.
- Provides sufficient land for a variety of housing choices, specifically single-family medium income residential and senior living options.
- Strengthens and enhances neighborhoods.
- Provides opportunities for economic growth and vitality.
- Enhances the ability to safely walk and bike within the City and to key destinations within and outside of the City.
- Minimizes the adverse effects of sprawl and the cost of providing services.
- Protects environmentally sensitive areas, the Rock River and primary environmental corridors.
- Provides park, open spaces and other recreational areas.
- Is reviewing development proposal and working with others so that adjacent land uses are compatible.
- Is working with adjacent communities on land issues.

8.1.1 Goal: Create a balanced pattern of urban land uses.

Objective: Ensure that land decisions are meeting the needs and desires of residents and the City's vision for the future.

Actions:

- Use the future land use plan as a guide in making decisions regarding annexations, plan approvals, development proposals and public infrastructure investment.
- Develop a guidance document that can be used to determine compliance with the comprehensive plan whenever a development proposal is reviewed.
- Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance.
- Review the existing sign ordinance to ensure that signs are not regulated based on use, revise as necessary.
- Review existing regulations regarding minimum distance that a fence should be installed to a property line in residential areas.

Objective: Protect and preserve the historic character and the important cultural and historical resources of the City.

Actions

- Explore developing historic residential guidelines in specific neighborhoods. (Recommendation 2.6.8)
- Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity. (Recommendation 6.12.28)

Objective: Utilize State of Wisconsin land not needed for state institutions.

Actions:

- 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. (Recommendation 8.9.2)

Objective: Provide a sufficient amount of land for housing choices.

Actions:

- Identify areas within and surrounding the City for residential redevelopment and development.
- Identify areas for new senior and special needs housing facilities. (Recommendation 2.6.25)
- Continue to improve and preserve the City's established neighborhoods. (Recommendations 2.6.1, 2.6.2, 2.6.3)
- Review new housing proposals taking into consideration their relationship with other land uses.

Objective: Promote economic growth and vitality that meets community needs, while preserving the City's natural resources.

Actions:

- Identify locations for new commercial and industrial development and redevelopment, ~~including areas that would support value added agricultural and food processing industries, food distribution, regional distribution and manufacturing companies that can support agribusinesses.~~ (Recommendation 6.12.15)
- Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development. (Recommendation 6.12.12)
- Continue to promote the Waupun Industrial Park site.
- 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. (Recommendation 6.12.33)
 - Increase cultural and entertainment opportunities. (Recommendation 6.12.29)
 - Address parking needs in the downtown business district. (Recommendation 3.8.20)
 - ~~Explore development of overlay regulations for commercial corridors (especially downtown) to include design, access, and use guidelines.~~
- **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).
- **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.**

Objective: Ensure that the transportation system is integrated with the existing and future land use plan.

Actions:

- 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. (Recommendation 3.8.1 and 4.6.29)
 - 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 (Recommendation 3.8.1);
- 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. (Recommendation 3.8.4 and 6.12.33)
- Provide benches and other places for people to sit and relax in the downtown area. (6.12.33)
- Explore developing recreational trails through wetland areas. (Recommendation 5.13.6).
- 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. (Recommendation 7.5.7 and 7.5.13)
- Consider working with WisDOT to construct a Park and Ride lot near USH 151. (Recommendation 3.8.14)
- Install wayfinding signage to key destinations in the City. (Recommendation 3.2.2 and 3.8.17)
- Improve major east/west and north/south connections for cars, bikes and pedestrians to the downtown area. (Recommendation 3.8.21)
- ~~Address safety and congestion concerns at:???~~
- Increase mobility and connectivity, consider ~~the following~~ a **Shaler Drive** road extension.
- Encourage development patterns that will maintain the capacity and efficiency of existing streets.
- Consider adopting an official map. (Recommendation 3.8.22)
- **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. (Recommendation 3.8.5)**

Objective: Minimize the adverse environmental impacts of sprawl, as well as the costs of providing services.

Actions:

- Direct new housing developments to areas that are easily served with utilities and other service provisions. (Recommendations 2.6.29)
- Encourage new development to occur in areas already served or adjacent to existing development. (Recommendation 4.6.4)
- Develop a plan to show how future areas will be served by sanitary sewer, water and electric. (Recommendation 4.6.9)
- Work with Waupun Area school District and private schools to plan for new or renovated facilities. (Recommendation 4.6.22)
- Encourage infill and redevelopment opportunities. (Recommendation 5.12.2)

Objective: 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.

Actions:

- Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan. (Recommendation 4.6.28)

Objective: Ensure that environmentally sensitive areas such as wetlands, floodplains, environmental corridors, streams and the Rock River are protected.

Actions:

- Identify areas for future stormwater retention/detention ponds. (Recommendation 4.6.16)
- When reviewing development proposals consider the environmental impacts. (Recommendation 5.13.3)
- Work with local agencies or land trust organizations to encourage preservation of privately owned natural areas. (Recommendation 5.13.4)
- Continue to maintain and monitor public areas along the Rock River. (Recommendation 5.13.5)
- Recognize environmental constraints when reviewing future land use developments. This includes depth of bedrock and floodplain zones.
- 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.
- ~~Reserve potentially scenic areas such as land along the waterways as public recreation areas. (was an objective)~~

Objective: Ensure that land uses are compatible near common borders and consistent with the City's comprehensive plan.

Actions:

- Continue to work with adjacent towns to determine areas for municipal expansion and establish phasing agreements for annexations that occur over time. (Recommendation 2.6.32)
- 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. (Recommendation 3.8.28)
- Work with surrounding towns to protect large continuous tracks of farmland (100 acres or more) for continued agricultural activities. (Recommendation 5.12.3)
- Consider establishing boundary agreements with adjacent townships. (Recommendation 7.5.5)
- Work with the towns of Chester and Waupun to maintain town islands with the City limits. (Recommendation 2.6.16)

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.

Revised 1/24/18

- 8.3.5 Review and amend the zoning code, land division ordinance, and other land use implementation tools as appropriate on a periodic basis.
- 8.3.7 Restrict development in flood hazard areas.
- 8.3.8 **Reserve potentially scenic areas such as land along the waterways as public recreation areas.** (was an objective/action)

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

Revised 1/24/18

staff. The City would like to continue the good working relationship with this facility, a major local employer. Each quarter a community 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.

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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 Actions

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

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

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

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.

Actions:

- 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)
- 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. (7.2.1)
- 7.5.5 Consider establishing boundary agreements with adjacent townships. (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. (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. (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. (7.2.1)
- 7.5.10 Participate in direct communication with the WDOT on transportation issues on a periodic basis. (7.2.1)

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- 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. (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 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. (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. (7.2.1)
- 7.5.17 **Continue to work with the historical society to preserve the history and heritage of Waupun. (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 **Establish periodic meetings with the Department of Corrections to keep informed about facility and space needs and staffing concerns. (7.2.2)**

LAND USE PROJECTIONS CITY OF WAUPUN

Population Projections, 2010 - 2040

Census 2010	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection	Difference		10% Increase	
							2015-40	2015 - 2035	2015-40	2015-35
11,340	11,420	11,810	12,160	12,445	12,480	12,330	910	1,060	91	106

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

Household Projections, 2010 - 2040

2010 No. HH	2015 No. HH	2020 No. HH	2025 No. HH	2030 No. HH	2035 No. HH	2040 No. HH	Difference		10% Increase	
							2010 - 40	2010 - 2035	2010 - 40	2010 - 2035
3,485	3,637	3,844	4,026	4,166	4,206	4,147	662	721	728	793

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

Note: Since WDOA estimates that population and housing units are declining after 2035, projections are based on 2035 projections.

Based on WDOA Projections between 2010 and 2035

- 1,254 = 2010-2035 population increase with 10% increase
- 793 = 2010-2035 household increase with 10% increase

Total Households (Dwelling Units) Needed x Percentage Split of Unit Type = Projected Units by Type

793	x	73.2%	=	580	Single Family Units
793	x	5.8%	=	46	Duplex Units
793	x	21.1%	=	167	Multi-Family Units

Note: Split between types is based on the existing split as determined by the ACS 2011-2015 5-Yr Estimates

Number of Units Constructed Between 2010 and 2016 (net)

22	Single Family Units
5	Duplex Units
64	Multi-Family Units

Source: WDOR Annual Survey, 2010 – 2016

Remaining Total Households Needed

558	Single Family Units
41	Duplex Units
103	Multi-Family Units

Projected Units by Type x Development Densities (based Average) = Acreage Needs for Residential Uses (2035)

599	Single Family & Duplex Units	/	4.4	units/acre	=	136
103	Multi-Family Units	/	11.3	units/acre	=	9
Total C. Wautoma Vacant Acres Needed						145

Note: Based on current Intensity (2015)

Application of 15% Infrastructure Factor = Gross Acreage Needs for Residential Uses

136	Acres Single Family & Duplex Units	X	0.15	=	20
9	Acres Multi-Family Units	X	0.15	=	1
					<u>22</u> TOTAL ACRES

Application of 20% Market Factor = Adjusted Gross Acreage Needs for Residential Uses

136	Acres Single Family & Duplex Units	X	0.2	=	27
9	Acres Multi-Family Units	X	0.2	=	2
					<u>29</u> TOTAL ACRES
					196 TOTAL ACRES

Current Zoning (minimum)

R-1 Single-Family Residential District

Public sewer

Minimum Lot Size: 10,000 sf

R-2 Two-Family Residential District

Public Sewer

Minimum Lot Size: 10,000 sf/family – 1 lot

Split Lot (0 Lot Line): 4,000 sf/lot

R-3 Multiple-Family Residential District

Public Sewer

Minimum Lot Size: 3,000 sf/family up to 4 families, then 1,500 sf/family

Total Gross Acreage Needs based on Minimum Zoning = 185 Acres

Single-Family = 173 acres (R-1)

Duplex = 5 acres (R-2, all split lot)

Multi-Family = 7 acres (R-3, 8 unit buildings)

Total Gross Acreage Needs based on Maximum Zoning = 195 Acres

Single-Family = 173 acres (R-1)

Duplex = 13 acres (R-2, 1 lot/20,000 sf/2 units)

Multi-Family = 10 acres (R-3, 4 unit or less buildings)

Determine Commercial/Industrial Land Use Needs**Existing – 2015 Land Use**

Commercial acres	128.61
Industrial acres	119.7

Source: ECWRPC, 2017

2010 Population	11,340	
2015 DOA Population Est.	11,420	
2017 DOA Population Est.	11,562	
2015 Comm Acre/Pop	0.01	acres/person
2015 Ind Acre/Pop	0.01	acres/person
2035 Population	12,480	(DOA Population Estimate)
2035 Population x 10%	12,586	(DOA Pop. Est. + 10% of diff. betw. 2015 - 2035)
Commercial	141.71	acres (Commercial acres/person x 2035 population x 10%)
Add Commercial	13.13	acres (Commercial acres in 2035 - Commercial acres in 2015)
15% Infrastructure	1.97	acres
20% Market	2.63	acres
Total Add. Commercial	17.73	acres
Total Commercial in 2035 =	146.34	acres
Industrial	131.92	acres (Industrial acres/person x population in 2035)
Add Industrial	12.22	acres (Industrial acres in 2035 - industrial acres in 2015)
15% Infrastructure	1.83	acres
20% Market	2.44	acres
Total Add. Industrial	16.50	acres
Total Industrial in 2035 =	136.20	acres