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 NOVEMBER 29 MEETING

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 and Susan Leahy

3. Chairman Nickel called for the approval of the November 15, 2017 meeting minutes. Motion by Vanderkin, seconded by TerBeest to approve the minutes of the November 15, 2017 meeting. Lueck noted the word "minutes" should be inserted after the word "meeting" in line one of paragraph 3. Motion carried, unanimously as modified.

4. Discuss / act on site plan for the Rock River Country Club. Andy Glewen and Tom White representing the golf club discussed the construction plans for the club. They are proposing an approximate 4,415 sq. ft. banquet hall addition on the north side of the existing facility. Also included in their plan is a new banquet hall entrance, removing existing screening, outdoor storage, dumpster area, add a cooler and freezer as well as a dumpster enclosure. A new bar area is proposed as well as an alternate patio area and an alternate addition on the assembly hall. New asphalt pavement and slope new asphalt in the 130 parking stall area.

   Kathy Schlieve noted a Developers Agreement is being worked on. Daane had concerns with the Flood Plain in the area especially portions of the parking lot to the northwest. Lueck also has concerns with the Flood Plain line as it appears to just miss the northeast corner of the new addition and is very close to the north boundary of the proposed addition. He also questioned if the addition will meet the state required 75' water setback from the Rock River. He also asked what Zoning District the property is in and whether it is a conforming or non-conforming use. City Zoning Administrator Susan Leahy said she could not remember what Zoning District the facility is located in but she assured the committee that the present use is conforming and it will meet the minimum 75' water setback from the river.

   No further discussion was forthcoming so Chairman Nickel called for a motion to approve the site plan.

   Motion by Medema, seconded by Vanderkin to approve the site plan for the banquet addition and other modifications to the Rock River Country Club on the condition that the site specifications accompanying the site plan which include earthwork, site clearing, earthmoving, erosion control, exterior improvements, concrete and aggregate base, landscaping, site stabilization and utilities are strictly adhered to.

   Vote: Daane, Drews, TerBeest, Vanderkin, Medema, Lueck, Nickel – "AYE"
   Motion carried, unanimously 7/0.

5. Motion by Vanderkin, seconded by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 4:50 p.m.

Fred Lueck, Secretary

EHLERS
LEADERS IN PUBLIC FINANCE

December 27, 2017

Daily Citizen
ATTN: Legal Publications

2 pages via E-MAIL @ *PReifsnider@capitalnewspapers.com*

RE: City of Waupun Legal Notice Publication

Attached is a Legal Notice publication for the City of Waupun Wisconsin, to be published as a Legal Notice in the **January 3, 2018 and January 10, 2018 issues.**

Please send an affidavit of publication to:

Paula Czaplewski
TIF Coordinator
Ehlers & Associates
N21 W23350 Ridgeview Parkway West
Waukesha, WI 53188

Please send the invoice for publication and an affidavit of publication to:

Angie Hull
City Clerk
City of Waupun
201 E. Main Street
Waupun, WI 53963

If you have any questions, please call either Paula Czaplewski or myself at 800-552-1171.

Sincerely,

EHLERS & ASSOCIATES, INC.

Phil Cosson, CIPMA
Senior Municipal Advisor - Director

cc: Angie Hull, City Clerk, via e-mail @ angie@cityofwaupun.org
Kathy Schlieve, City Administrator/Economic Development Director, via e-mail @ Kathy@cityofwaupun.org
Paula Czaplewski, TIF Coordinator, Ehlers

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING REGARDING THE PROPOSED CREATION OF TAX INCREMENTAL DISTRICT NO. 8 IN THE CITY OF WAUPUN, WISCONSIN

Notice is Hereby Given that the City of Waupun will hold an organizational Joint Review Board meeting on January 17, 2018 at 4:00 p.m. at the Waupun City Hall, located at 201 E. Main Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 8 (the "District").

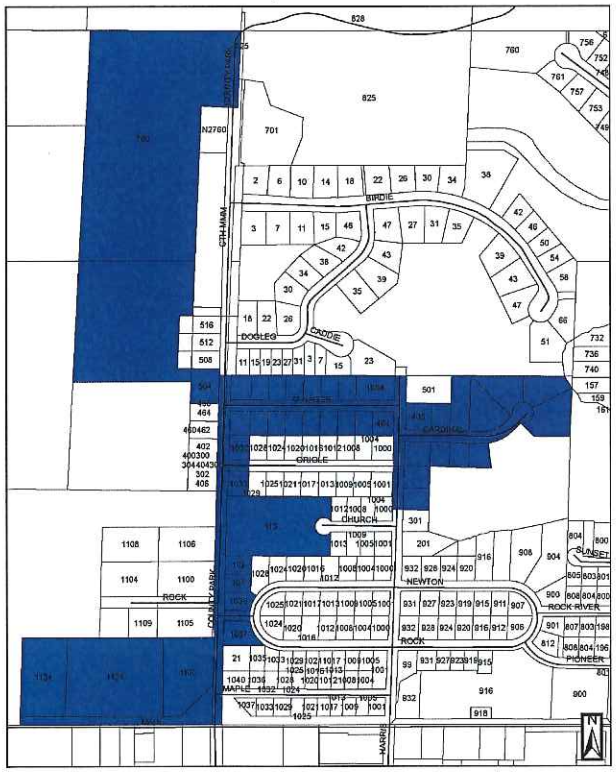
Notice is Hereby Given that the Plan Commission of the City of Waupun will hold a public hearing on January 17, 2018 at 4:45 p.m.at the Waupun City Hall, located at 201 E. Main Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries of the District would be within an area as detailed on the map below.

The District is expected to be a mixed-use district based on the identification and classification of the property proposed to be included within the District.

Proposed projects costs include various public improvements and cash grants to owners or lessee or developers of land located within the district (development incentives) and professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

Proposed TIF



All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the City Clerk at the Waupun City Hall, located at 201 E. Main Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Waupun, Wisconsin

Published
January 3, 2018
& January 10, 2018

EHLERS
LEADERS IN PUBLIC FINANCE

January 10, 2018

Project Plan for the Creation of Tax Incremental District No. 8

WAUPUN WISCONSIN
City of Sculpture

Organizational Joint Review Board Meeting Held:	Scheduled for: January 17, 2018
Public Hearing Held:	Scheduled for: January 17, 2018
Consideration for Approval by Plan Commission:	Scheduled for: January 17, 2018
Consideration for Adoption by Common Council:	Scheduled for: February 13, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 8 Creation Project Plan

City of Waupun Officials

Common Council

Julie Nickel	Mayor
Jason Westphal	Council Member
Pete Kaczmarski	Council Member
Ryan Mielke	Council Member
Michael Matoushek	Council Member
Mike Johnson	Council Member
Nancy Vanderkin	Council Member
Daniel Vande Zande	City Attorney

City Staff

Angie Hull	City Clerk
Kathy Schlieve	City Administrator/Director of Economic Development
Jared Oosterhouse	City Finance Director

Plan Commission

Mayor Julie Nickel, Chair	Jerry Medema, Citizen
Richard Flynn, Director of Public Works	Fred Lueck, Citizen
Derek Drews, CDA Member	Elton TerBeest, Citizen
Nancy Vanderkin, Council Member	Randy Posthuma, Utility Manager Ex Officio

Joint Review Board

City Representative
Fond du Lac County
Moraine Park Technical College District
Waupun School District
Public Member

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SECTION 1:
Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District ("TID") No. 8 (the "TID" or "District") is proposed to be created by the City of Waupun ("City") as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately $2,280,000 not including interest on any debt taken out and annual administrative costs to undertake the projects listed in this Project Plan. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the "Creation Resolution"). The projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately $4.6M (which doesn't include potential value from the redevelopment of the West-end Shopping Center and Cardinal Court) will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2038; 1 year earlier than the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That "but for" the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or**

within the timeframe desired by the City. In making this determination, the City has considered the following information:

- Some of the sites proposed for development and/or redevelopment have remained vacant or underutilized for years due to a lack of adequate infrastructure and general market conditions. Given that the sites have not developed or redeveloped as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing ("TIF") will be required to provide the necessary infrastructure and inducements to encourage development and redevelopment on the sites consistent with that desired by the City.

- To make the areas included within the District suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, installation of utilities; installation of streets and related streetscape items; development incentive payments, façade, grants and loans, and other associated costs. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

   - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

   - The development expected to occur within the District would create 20+ affordable residential units, providing housing opportunities for workers and target millennials. In addition, the assistance in improving the banquet facility has been deemed a necessary community asset.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

   - If approved, the District's creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

   - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the

owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential development comprise less than 0% by area of the real property within the District. While new residential units will be built within the TID, the parcels were previously platted. As such, the requirement related to newly platted residential development for a density of 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. doesn't need to be met. However, the expectation is that new residential units will have a density of 3 units or more per acre.

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.

6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that approximately 16.8% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2:
Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly platted residential development comprise 0% of the area of the District. As such, the requirement related to newly platted residential development for a density of 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a. doesn't need to be met. However, the expectation is that new residential units will have a density of 3 units or more per acre.

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to

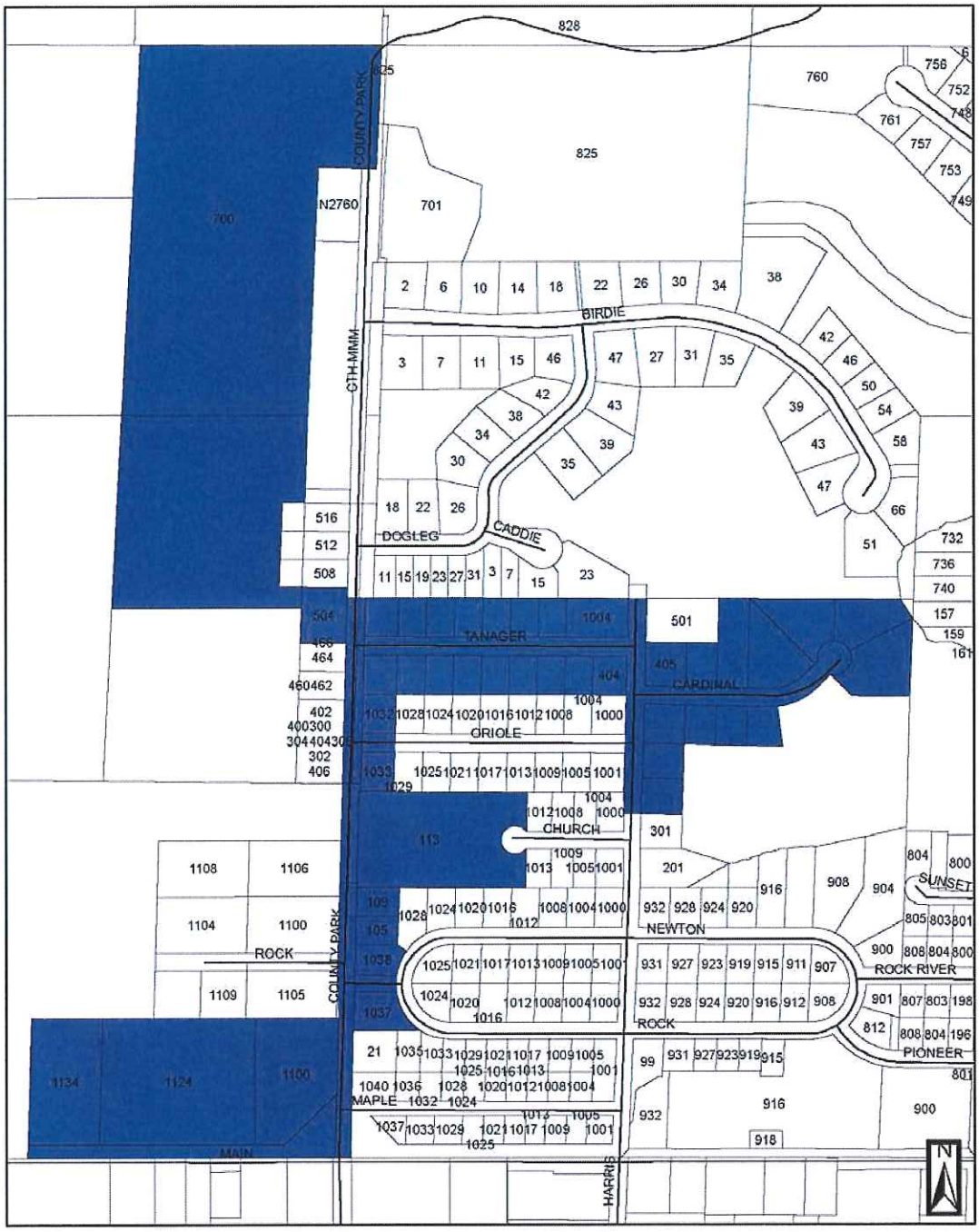
assure that a combination of private commercial and development occurs within the District consistent with the City's development objectives. This will be accomplished by installing public improvements, offering developer incentives and making necessary related expenditures to induce and promote development/redevelopment within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3:

Preliminary Map of Proposed District Boundary

Proposed TIF



SECTION 4:

Map Showing Existing Uses and Conditions

The DOR requires that this map show existing uses within the TID boundary. A Zoning Map is Adequate - **Obtain Map From Client**

SECTION 5:
Preliminary Parcel List and Analysis

City of Waupun, Wisconsin

Tax Increment District # 8

Base Property Information

				Assessment Information				Equalized Value				
Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
WPN-14-15-31-11-001-00	1134 W MAIN ST	SAMSYL PROPERTIES LLC	2.62	$91,700	$358,300		450,000	100.00%	91,700	358,300	0	450,000
WPN-14-15-31-11-002-00	W MAIN ST	ANDING INVESTMENTS LLC	5.72	$200,100	$1,052,500		1,252,600	100.00%	200,100	1,052,500	0	1,252,600
WPN-14-15-31-11-003-00	1100 W MAIN ST	MARTENS HOLDINGS LLC	2.60	$9,100	$631,600		640,700	100.00%	9,100	631,600	0	640,700
WPN-14-15-99-HB-170-00	1037 ROCK AVE	JEFFREY S & ROBIN C SCHWARK	0.64	$32,900	$223,000		255,900	100.00%	32,900	223,000	0	255,900
WPN-14-15-99-HB-650-00	1038 ROCK AVE	MICHAEL B & DIANE M COMPTON	0.38	$26,600	$91,100		117,700	100.00%	26,600	91,100	0	117,700
WPN-14-15-99-HB-660-00	105 COUNTY PARK RD	DAVID A & SARA J WOBSCHALL	0.34	$25,900	$86,900		112,800	100.00%	25,900	86,900	0	112,800
WPN-14-15-99-HB-670-00	109 COUNTY PARK RD	TIMOTHY M VANDEZANDE	0.35	$26,000	$93,300		119,300	100.00%	26,000	93,300	0	119,300
WPN-14-15-99-GR-050-00	113 COUNTY PARK RD	GRACE EVANGELICAL LUTHERAN CHURCH	4.58	$0	$0		0	100.00%	0	0	0	0
WPN-14-15-99-PG-090-00	1033 ORIOLE ST	DAVID J & PHYLLIS M SCHWARK	0.38	$26,800	$105,900		132,700	100.00%	26,800	105,900	0	132,700
WPN-14-15-99-PG-100-00	1032 ORIOLE ST	MARK E & YVONNE I PUTZ	0.38	$26,800	$129,300		156,100	100.00%	26,800	129,300	0	156,100
WPN-14-15-99-PG-270-00		ALEX A & ANN L ZABEL	0.38	$2,700	$0		2,700	100.00%	2,700	0	0	2,700
WPN-14-15-99-PG-260-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-250-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-240-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-230-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-220-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-210-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-200-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-190-00	404 N HARRIS AVE	JOSHUA A & MICHELLE L SCHAALMA	0.39	$27,000	$151,300		178,300	100.00%	27,000	151,300	0	178,300
WPN-14-15-99-PG-500-00		ALEX A & ANN L ZABEL	0.43	$27,900	$0		27,900	100.00%	27,900	0	0	27,900
WPN-14-15-99-PG-490-00		ALEX A & ANN L ZABEL	0.42	$27,700	$0		27,700	100.00%	27,700	0	0	27,700
WPN-14-15-99-PG-480-00		ALEX A & ANN L ZABEL	0.47	$29,000	$0		29,000	100.00%	29,000	0	0	29,000
WPN-14-15-99-PG-470-00		ALEX A & ANN L ZABEL	0.35	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-460-00		ALEX A & ANN L ZABEL	0.35	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-450-00		ALEX A & ANN L ZABEL	0.39	$2,700	$0		2,700	100.00%	2,700	0	0	2,700
WPN-14-15-99-PG-440-00		ALEX A & ANN L ZABEL	1.17	$4,800	$0		4,800	100.00%	4,800	0	0	4,800
WPN-14-15-99-PG-430-00		ALEX A & ANN L ZABEL	0.82	$3,700	$0		3,700	100.00%	3,700	0	0	3,700
WPN-14-15-99-PG-420-00		ALEX A & ANN L ZABEL	0.88	$3,900	$0		3,900	100.00%	3,900	0	0	3,900
WPN-14-15-99-PG-410-00		ALEX A & ANN L ZABEL	1.01	$4,100	$0		4,100	100.00%	4,100	0	0	4,100
WPN-14-15-99-PG-400-00		ALEX A & ANN L ZABEL	0.80	$3,700	$0		3,700	100.00%	3,700	0	0	3,700
WPN-14-15-99-PG-390-00		ARLYN J & OLGA S VANDEZANDE	0.40	$27,100	$0		27,100	100.00%	27,100	0	0	27,100
WPN-14-15-99-PG-380-00	405 N HARRIS AVE	ARLYN J & OLGA S VANDEZANDE	0.52	$30,200	$190,900		221,100	100.00%	30,200	190,900	0	221,100
WPN-14-15-99-PG-335-00	1000 TANAGER ST	PETER D & TABETHA A VANDERWERFF	0.71	$33,300	$208,700		242,000	100.00%	33,300	208,700	0	242,000
WPN-14-15-99-PG-340-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-330-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-320-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-310-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-300-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-290-00		ALEX A & ANN L ZABEL	0.32	$2,600	$0		2,600	100.00%	2,600	0	0	2,600
WPN-14-15-99-PG-280-00		ALEX A & ANN L ZABEL	0.38	$2,700	$0		2,700	100.00%	2,700	0	0	2,700
WPN-14-15-99-CM-035-00	504 COUNTY PARK RD	ANDREW M & JENNA L DEVRIES	0.75	$32,000	$235,100		267,100	100.00%	32,000	235,100	0	267,100
WPN-14-15-31-10-005-00		JEFFREY D & MATTHEW D NAVIS	10.15	$30,500	$0		30,500	100.00%	30,500	0	0	30,500
WPN-14-15-31-07-001-00	700 COUNTY PARK RD	RIVER VIEW HOSPITAITY LLC	22.09	$66,300	$244,900	0	311,200	100.00%	66,300	244,900	0	311,200
			65.01	$864,200	$3,802,800		4,667,000				Estimated Base Value	4,667,000

SECTION 6:
Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $37,389,800. This value is less than the maximum of $53,04,308 in equalized value that is permitted for the City of Waupun. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Waupun, Wisconsin

Tax Increment District # 8

Valuation Test Compliance Calculation

District Creation Date	1/1/2018			
	Valuation Data Currently Available 2017	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	442,010,900			442,010,900
12% Test	53,041,308			53,041,308
Increment of Existing TIDs				
TID #1	11,088,100			11,088,100
TID #3	5,133,900			5,133,900
TID #5	11,184,600			11,184,600
TID #6	5,316,200			5,316,200
				0
				0
Total Existing Increment	32,722,800			32,722,800
Projected Base of New or Amended District	4,667,000			4,667,000
Total Value Subject to 12% Test	37,389,800			37,389,800
Compliance	PASS			PASS

SECTION 7:
Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, storm water management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, storm water management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control storm water runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; lift stations; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Storm water Management System Improvements

Development and/or redevelopment within the District will cause storm water runoff and pollution. To manage this storm water runoff, the City may need to construct, alter, rebuild or expand storm water management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: storm water collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent storm water management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand storm water management infrastructure located outside of the District. That portion of the costs of storm water management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

1) Storm water improvements to serve Tanager & Cardinal Court.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8:

Map Showing Proposed Improvements and Uses

The DOR requires that the Proposed Projects & Improvements Map show the location for the projects that are listed on the project costs page. **Obtain Map From Client**

SECTION 9:
Detailed List of Project Costs

All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

City of Waupun, Wisconsin

Tax Increment District # 8

Estimated Project List

Project ID	Project Name/Type	Phase I 2018	Phase II 2021	Total (Note 1)
1	Development Incentive - Banquet Facility	300,000		300,000
2	Tanager Development (Storm Water)	260,000		260,000
3	Tanager Development (Water, Sewer, Street, Electric)	750,000		750,000
4	Cardinal Court (Infrastructure)[1]		425,000	425,000
5	West-end Shopping Center Redevelopment Plan	25,000		25,000
6	West-end Shopping Center Development Incentives[1]		500,000	500,000
7	Professional Services & Administrative Costs	20,000		20,000
Total Projects		1,355,000	925,000	2,280,000

Notes:

Note 1 **Project costs are estimates and are subject to modification**

[1]**Project to proceed only if there is sufficient development and increment to support the expense.**

SECTION 10:
Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Available Financing Methods" follows.

- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under "Plan Implementation" within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.

- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of $21,203,815, of which $9,836,599 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

City of Waupun, Wisconsin

Tax Increment District # 8

Estimated Financing Plan

	State Trust Fund Loan 2018	Potential Future Projects 2021 or Later[1]	Totals
Projects			
Development Incentive - Banquet Facility	300,000		300,000
Tanager Development (Storm Water)	260,000		260,000
Tanager Development (Water, Sewer, Street, Electric)	750,000		750,000
Cardinal Court (Infrastructure)[1]	0	425,000	425,000
West-end Shopping Center Redevelopment Plan	25,000		25,000
West-end Shopping Center - Development Incentives[1]	0	500,000	500,000
Professional Services & Administrative Costs	20,000		20,000
Total Project Funds	1,355,000	925,000	2,280,000
Estimated Finance Related Expenses			
Municipal Advisor	5,000		
Total Financing Required	1,360,000		
Net Issue Size	1,360,000		

Notes:

[1]Project to proceed only if there is sufficient development and increment to support the expense.

City of Waupun, Wisconsin

Tax Increment District # 8

Development Assumptions

Construction Year		Banquet Facility	Tanager Residential Development[1]	Cardinal Court Residential[2]	West-End Shopping Center[2]	Annual Total	Construction Year	
1	2018	650,000				650,000	2018	1
2	2019		900,000			900,000	2019	2
3	2020		900,000			900,000	2020	3
4	2021		360,000			360,000	2021	4
5	2022		360,000			360,000	2022	5
6	2023		360,000			360,000	2023	6
7	2024		360,000			360,000	2024	7
8	2025		360,000			360,000	2025	8
9	2026		360,000			360,000	2026	9
10	2027					0	2027	10
	Totals	650,000	3,960,000	0	0	4,610,000		

Notes:

[1]Per the development agreement, 10 homes are guarenteed to be built by year-end 2020 with a value of $180K per home then 2 homes per year thereafter.

[2]These are potential future development/redevelopments but since no development agreement is in place, the development value is unknown at this time.

City of Waupun, Wisconsin

Tax Increment District # 8

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	January 1, 2018	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Period/Termination	15	1/1/2033
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Recipient District	No	

Base Value	4,667,000
Appreciation Factor	1.50%
Base Tax Rate	$23.77
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.00%
Taxable Discount Rate	4.00%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2018	650,000	2019	0	650,000	2020	$23.77	15,451	14,139	13,735
2	2019	900,000	2020	9,750	1,559,750	2021	$23.77	37,075	47,080	45,428
3	2020	900,000	2021	23,396	2,483,146	2022	$23.77	59,024	97,995	93,941
4	2021	360,000	2022	37,247	2,880,393	2023	$23.77	68,467	155,335	148,052
5	2022	360,000	2023	43,206	3,283,599	2024	$23.77	78,051	218,798	207,364
6	2023	360,000	2024	49,254	3,692,853	2025	$23.77	87,779	288,092	271,504
7	2024	360,000	2025	55,393	4,108,246	2026	$23.77	97,653	362,935	340,113
8	2025	360,000	2026	61,624	4,529,870	2027	$23.77	107,675	443,055	412,855
9	2026	360,000	2027	67,948	4,957,818	2028	$23.77	117,847	528,190	489,406
10	2027	0	2028	74,367	5,032,185	2029	$23.77	119,615	612,086	564,117
11	2028	0	2029	75,483	5,107,668	2030	$23.77	121,409	694,760	637,032
12	2029	0	2030	76,615	5,184,283	2031	$23.77	123,230	776,229	708,195
13	2030	0	2031	77,764	5,262,047	2032	$23.77	125,079	856,513	777,647
14	2031	0	2032	78,931	5,340,978	2033	$23.77	126,955	935,627	845,429
15	2032	0	2033	80,115	5,421,093	2034	$23.77	128,859	1,013,589	911,582
16	2033	0	2034	81,316	5,502,409	2035	$23.77	130,792	1,090,416	976,145
17	2034	0	2035	82,536	5,584,945	2036	$23.77	132,754	1,166,124	1,039,156
18	2035	0	2036	83,774	5,668,719	2037	$23.77	134,745	1,240,729	1,100,652
19	2036	0	2037	85,031	5,753,750	2038	$23.77	136,767	1,314,248	1,160,669
20	2037	0	2038	86,306	5,840,056	2039	$23.77	138,818	1,386,696	1,219,244
	Totals	4,610,000		1,230,056			Future Value of Increment	2,088,047		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Waupun, Wisconsin

Tax Increment District # 8

Cash Flow Projection

Year	Projected Revenues				Expenditures					Balances			Year
					State Trust Fund Loan 1,360,000								
	Tax Increments	Interest Earnings/ (Cost)	Tanager Lot Sale Revenue	Total Revenues	Dated Date: 09/01/18 Principal	Est. Rate	Interest	Admin. + 2%	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2018				0					0	0	0		2018
2019			55,000	55,000					0	55,000	55,000	1,360,000	2019
2020	15,451	275	33,000	48,726		4.00%	54,400	3,500	57,900	(9,175)	45,826	1,360,000	2020
2021	37,075	229	22,000	59,304	5,000	4.00%	54,400	3,570	62,970	(3,666)	42,160	1,355,000	2021
2022	59,024	211	22,000	81,235	20,000	4.00%	54,200	3,641	77,841	3,394	45,554	1,335,000	2022
2023	68,467	228	22,000	90,695	30,000	4.00%	53,400	3,714	87,114	3,580	49,134	1,305,000	2023
2024	78,051	246	22,000	100,297	40,000	4.00%	52,200	3,789	95,989	4,308	53,442	1,265,000	2024
2025	87,779	267	22,000	110,046	55,000	4.00%	50,600	3,864	109,464	582	54,025	1,210,000	2025
2026	97,653	270	22,000	119,923	65,000	4.00%	48,400	3,942	117,342	2,582	56,606	1,145,000	2026
2027	107,675	283	22,000	129,958	80,000	4.00%	45,800	4,020	129,820	138	56,744	1,065,000	2027
2028	117,847	284		118,131	70,000	4.00%	42,600	4,101	116,701	1,430	58,174	995,000	2028
2029	119,615	291		119,906	75,000	4.00%	39,800	4,183	118,983	923	59,097	920,000	2029
2030	121,409	295		121,705	75,000	4.00%	36,800	4,266	116,066	5,638	64,735	845,000	2030
2031	123,230	324		123,554	85,000	4.00%	33,800	4,352	123,152	402	65,138	760,000	2031
2032	125,079	326		125,405	95,000	4.00%	30,400	4,439	129,839	(4,434)	60,703	665,000	2032
2033	126,955	304		127,259	100,000	4.00%	26,600	4,528	131,128	(3,869)	56,834	565,000	2033
2034	128,859	284		129,144	105,000	4.00%	22,600	4,618	132,218	(3,075)	53,760	460,000	2034
2035	130,792	269		131,061	110,000	4.00%	18,400	4,711	133,111	(2,049)	51,710	350,000	2035
2036	132,754	259		133,013	110,000	4.00%	14,000	4,805	128,805	4,208	55,918	240,000	2036
2037	134,745	280		135,025	120,000	4.00%	9,600	4,901	134,501	524	56,442	120,000	2037
2038	136,767	282		137,049	120,000	4.00%	4,800	4,999	129,799	7,250	63,692	0	2038
2039	138,818	318		139,137				5,099	5,099	134,038	197,730	0	2039
Total	2,088,047	5,523	242,000	2,335,571	1,360,000		692,800	85,041	2,137,841				Total

Notes:

Projected TID Closure

SECTION 11:
Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that 16.8% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13:
Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14:
Proposed Changes in Master Plan, Map, Building Codes and City of Waupun Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15:
Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
Orderly Development and/or Redevelopment of the City of Waupun

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:

Opinion of Attorney for the City of Waupun Advising Whether the Plan is Complete and Complies with Wisconsin Statutes 66.1105

January 10, 2018

SAMPLE

Mayor Julie Nickel
City of Waupun
201 E. Main Street
Waupun, Wisconsin 53963

RE: City of Waupun, Wisconsin Tax Incremental District No. 8

Dear Mayor:

As City Attorney for the City of Waupun, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Daniel VandeZande
City of Waupun

Exhibit A:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2016	
		Percentage
County	1,153,958	24.95%
Technical College	127,962	2.77%
Municipality	1,401,442	30.31%
School District	1,940,953	41.97%
Total	4,624,315	

Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2020	3,856	4,682	6,485	428	15,451	2020
2021	9,252	11,236	15,562	1,026	37,075	2021
2022	14,729	17,888	24,774	1,633	59,024	2022
2023	17,085	20,750	28,737	1,895	68,467	2023
2024	19,477	23,654	32,760	2,160	78,051	2024
2025	21,905	26,602	36,843	2,429	87,779	2025
2026	24,368	29,595	40,988	2,702	97,653	2026
2027	26,869	32,632	45,194	2,980	107,675	2027
2028	29,408	35,715	49,464	3,261	117,847	2028
2029	29,849	36,250	50,206	3,310	119,615	2029
2030	30,297	36,794	50,959	3,360	121,409	2030
2031	30,751	37,346	51,723	3,410	123,230	2031
2032	31,212	37,906	52,499	3,461	125,079	2032
2033	31,681	38,475	53,287	3,513	126,955	2033
2034	32,156	39,052	54,086	3,566	128,859	2034
2035	32,638	39,638	54,897	3,619	130,792	2035
2036	33,128	40,232	55,721	3,674	132,754	2036
2037	33,625	40,836	56,556	3,729	134,745	2037
2038	34,129	41,448	57,405	3,785	136,767	2038
2039	34,641	42,070	58,266	3,841	138,818	2039
	521,054	632,802	876,411	57,780	2,088,047	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

RESOLUTION NO. _____

RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND APPROVING A PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 8, CITY OF WAUPUN, WISCONSIN

WHEREAS, the City of Waupun (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Fond du Lac County, the Waupun School District, and the Moraine Park Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on January 17, 2018 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Waupun that:

1. It recommends to the Common Council that Tax Incremental District No. 8 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____2018.

_____ Plan Commission Chair

_____Secretary of the Plan Commission

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

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.
- ~~Increase~~ **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).
- ~~Acquire grant funding for and develop a skateboard park.~~

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 programing, delivery of services and access to programing.
- 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 Conditions

4.4.1 Sanitary Sewer System[1]

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 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.

Waupun Utilities Wastewater Treatment Facility

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

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

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] Residential[3] customers accounted for about 90.6% of the total metered customers and 73% of the total gallons sold.

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	Reservior	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 County 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

[2] Water, Electric, or Joint Utility Annual Report, December 31, 2016.
[3] Includes Multifamily Residential.

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 Adminstrative 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 stromwater 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.

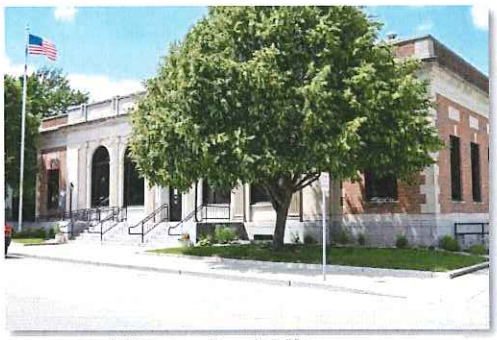
The City works with Legacy Recycling to collect electronic recycling. This past year, electronic waste was collected in two days in April. Electronics can also be recycled at Bargains Galore Thrift Store.

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.

4.4.6 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

4.4.7 Fire Protection[5]

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

[4] City of Waupun website, accessed 6/26/17.
[5] City of Waupun, June 2017.

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.

Public Safety Building

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, 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.

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.

4.4.8 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.

[6] MABAS Wisconsin Home http://mabaswisconsin.org/

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 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.

4.4.9 Emergency Medical Services[8]

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.

Waupun Memorial Hospital

4.4.10 Health Care Facilities

There is one hospital serving the community. Waupun Memorial Hospital is a 25 - bed general medical – surgical hospital.[9] The

[7] http://emergencymanagement.wi.gov/EPS/history.asp
[8] Mike Krueger, LifeStar Emergency Medical Services. Personal conversation, 6/27/17.

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 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.

4.4.11 Library[10]

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

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 System[12] 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.

[9] Guide to Wisconsin Hospitals, FY2015. Publication revised: September 14, 2016.
[10] Waupun Public Library, http://www.waupunpubliclibrary.org/history. Accessed June 27, 2017.
[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).

4.4.12 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 1,919[13] 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 Way[14], 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 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

Waupun Area Junior/Senior High School

[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]

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.

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]

[15] http://wisedash.dpi.wi.gov/Dashboard/portalHome.jsp

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.

4.4.13 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 Centers[16] (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 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.

4.4.14 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.

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

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 Park[18].

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.

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 community found. Neighborhood parks are between 3 to 10 acres and have a service are of 1/2 to 1 miles. The

Johnson's West End 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

following parks are classified as neighborhood parks: Dodge Park, Harris Mill Park and 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 classifies as special use parks: Shaler Memorial Park, Waupun Family Aquatic Center and Dog Park.

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.

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.

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 (O.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.

4.4.15 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 Jumpers[20] 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.

4.4.16 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.

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

[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

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.

4.4.17 Petroleum Transmission

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

4.4.18 Telephone and Communication Services

AT & T[22] 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 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.

4.4.19 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.

4.4.20 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

[21] http://www.atc10yearplan.com/. ATC 2016 10 Year Assessment.
[22] Wisconsin Public Service Commission. https://psc.wi.gov/Documents/smallTeleMap2011.pdf
[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.

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 is 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 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.

[25] www.waupunpubliclibrary.org/history

4.6 Community Utilities and Facilities Actions

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 actions will allow Waupun to maintain and improve services and facilities for community residents.

Actions:

4.6.1 Continue to develop an annual 5 year Capital Improvement Program. (4.2.1)

4.6.2 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)

4.6.3 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)

4.6.4 Encourage new development to occur in areas already served or adjacent to existing development. (4.2.2)

4.6.5 Continue to replace aging sanitary sewer, storm sewer and watermain pipes and infrastructure in combination with other infrastructure upgrades. (4.2.2)

4.6.6 Continue to perform routine maintenance and testing to ensure optimum (water, sanitary sewer and electric) utility provision. (4.2.2)

4.6.7 Develop a long-term plan to consolidate the number of electric substations. (4.2.2)

4.6.8 Continue to identify and reduce inflow and infiltration in the sanitary sewer system. (4.2.2)

4.6.9 Develop a plan to show how future areas will be served by sanitary sewer, water and electric. (4.2.2)

4.6.10 Complete activities as required under the City's MS4 general permit. (4.2.3)

4.6.11 Continue to work towards meeting the TMDL requirements. (4.2.3)

4.6.12 Encourage use of best management practices on private property to increase absorption of stormwater locally and decrease runoff. (4.2.3)

4.6.13 Review and revise City ordinances to ensure that private stormwater infrastructure is maintained. (4.2.3)

4.6.14 Continue to explore the use of green infrastructure methods such as rain gardens, rain barrels, bio-filters, etc. for stormwater management. (4.2.3)

4.6.15 Continue inclusion of retention and detention ponds in new developments. (4.2.3)

4.6.16 Identify areas for future stormwater retention/detention ponds. (4.2.3)

4.6.17 Explore the acquisition of utility easements in locations prone to flooding to develop increased stormwater infrastructure. (4.2.3)

4.6.18 Work with the Waupun Area School District, the Moraine Park Technical Colleges and area businesses to evaluate educational needs of the City and to develop programs that fit those needs. (4.2.4)

4.6.19 Support the youth apprenticeship program through the Waupun School District. (4.2.4)

4.6.20 Continue to work with the Waupun Area School District on the Reaching Everyone through Actions with Community Hands (REACH) program. (4.2.4)

4.6.21 Continue to support the "Senior Democratic Seminar" that results in projects developed and implemented by senior's that enhance the community. (4.2.4)

4.6.22 Work with the Waupun Area School District and private schools to plan for new or renovated facilities. (4.2.4)

4.6.23 Work with the Waupun Area School District and private schools to enhance recreational and community opportunities in the City. (4.2.4)

4.6.24 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. (4.2.4)

4.6.25 **Strengthen partnerships with UW-Extension to** provide community education programs. This could include effective parenting, rental education, financial education, etc. (4.2.4)

4.6.26 Address maintenance, upgrades and current needs identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan. (4.2.5)

4.6.27 Update the City of Waupun Comprehensive Outdoor Recreation Plan every five years. (4.2.5)

4.6.28 Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan. (4.2.5)

4.6.29 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. (4.2.5)

4.6.30 Implement the master plan for the McCune Park beach. (4.2.5)

4.6.31 Provide additional signage for the canoe/kayak launches and dam portage sites along the Rock River. (4.2.5)

4.6.32 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)

4.6.33 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)

4.6.34 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)

4.6.35 Address space and facility needs for the police and fire departments (exercise equipment, fire department equipment storage, and fire fighter shower facilities). (4.2.6)

4.6.36 Continue to maintain equipment and replace fire equipment based on National Fire Protection Association (NFPA) requirements. (4.2.6)

4.6.37 Ensure proper funding and maintenance of police and fire equipment, facility and services. (4.2.6)

4.6.38 Periodically evaluate the levels of service for police, fire and emergency services and make improvements where needed. (4.2.6)

4.6.39 Develop a staffing survey to address staffing needs attributed to a volunteer fire department. (4.2.6)

4.6.40 Continue to work with contracted ambulance service providers. (4.2.6)

4.6.41 Continue to contract with private waste collection entities to provide residential curb-side collection for solid waste and recycling. (4.2.7)

4.6.42 Disseminate information about solid waste and recycling collection, disposal of hazardous materials, and other related services/options. (4.2.7)

4.6.43 Continue to provide an annual e-cycling collection. (4.2.7)

4.6.44 ~~Consider initiating a program~~ **Continue** to provide City generated wood chips and composting materials (made from yard waste) to residents. (4.2.7)

4.6.45 Explore opportunities to increase library resource availability. (4.2.8)

4.6.46 Support the library and its efforts to modify its service model to accommodate the changing needs and wants of Waupun residents. (4.2.8)

4.6.47 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)

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

4.6.49 **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**

4.6 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

Element 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

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

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.

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.**

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.

6.4 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.

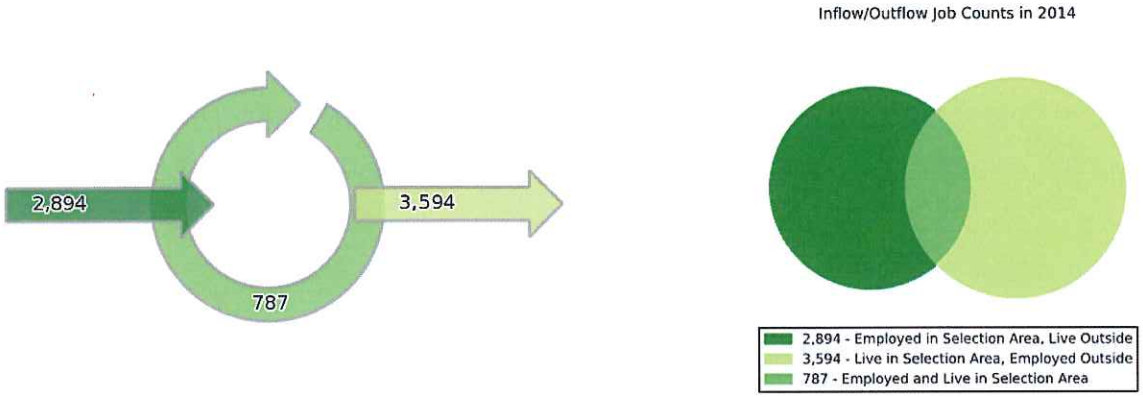
Table 6.3: Workforce by Industry, 2011 -2015 ACS 5-Year Estimates

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		2014		2015		2016	
	Dodge	Fond du Lac	Dodge	Fond du Lac	Dodge	Fond du Lac	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, Beachmark 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 five active TIDs (Map 6-1 and Table 6.9).

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.

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.

6.5.1 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 6.9). Together these facilities employed over 2,100 employees in 2016.

Table 6.9: Top 10 Major Employers

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.

6.6 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.

6.7 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.

6.8 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
- **Site ready (fully improved) lots**
- **Lack of economic development incentives**
- ~~Pedestrian and bicycling infrastructure~~

6.9 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

6.10 Local, County & Regional Programs

6.10.1 City of Waupun

Waupun has five 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.

6.10.2 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 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.

6.10.3 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.

6.10.4 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/.

6.10.5 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/.

6.11 Federal, State and Private Economic Development Programs

6.11.1 Federal, State and Private Economic Development Programs

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

6.12 Economic Development Actions

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

Actions:

6.12.1 Partner with regional economic development organizations to support the implementation of this plan. (6.2.1)

6.12.2 Continue to provide incentives for business expansions and building improvements. Investigate (EDSP&BP: Readiness) (6.2.1)

6.12.3 **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)**

6.12.4 **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)**

6.12.5 Conduct and track annual retention visits. (6.2.1)

6.12.6 Survey businesses to learn what they are interested in learning or receiving assistance with. (6.2.1)

6.12.7 Serve as a concierge service for businesses. (EDSP&BP: Readiness) (6.2.1)

6.12.8 Direct development to areas already served with public infrastructure and services. Give second priority to areas adjacent to public services. (6.2.1)

6.12.9 Identify underutilized commercial/industrial properties (including Brownfield sites) that may have commercial or industrial development potential. (EDSP&BP: Readiness) (6.2.1)

6.12.10 Post available redevelopment sites along with a parcel map on the City's website. (6.2.1)

6.12.11 Keep updated information about Waupun's sites and buildings on S&B databases such as "Locate in Wisconsin". (EDSP&BP: Readiness) (6.2.1)

6.12.12 Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development. (6.2.1)

6.12.13 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. (6.2.1)

6.12.14 Continue to invest in maintaining the current public infrastructure, while creating a long-term plan for future growth areas. (6.2.1)

6.12.15 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. (EDSP&BP: Readiness) (6.2.1)

6.12.16 Provide information regarding available properties, buildings and amenities on the City's website. (6.2.1)

6.12.17 Explore and investigate interest and need for a value-added dairy production program. (EDSP&BP: Readiness). (6.2.1)

6.12.18 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)

6.12.19 **Consider working with others to expand broadband internet services in the downtown area. (6.2.2)**

6.12.20 Keep a current listing of existing businesses with a map of their location on the City's website. (6.2.2)

6.12.21 Develop a current parcel level map of available commercial and industrial properties and contact information. Post on the City's website. (6.2.2)

6.12.22 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)

6.12.23 Provide information in the City's e-newsletter on local business updates. (6.2.2)

6.12.24 Promote the City's proximity to USH 151, STH 26, STH 49 and STH 68. (6.2.2)

6.12.25 Promote the City's strategic location between the Madison and Fond du Lac and Oshkosh. (6.2.2)

6.12.26 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)

6.12.27 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)

6.12.28 Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity. (6.2.2)

6.12.29 Increase cultural and entertainment opportunities in the downtown. (6.2.2)

6.12.30 Continue to provide incentives for building façade restoration. (6.2.2)

6.12.31 Use the concept of "Placemaking" to enrich the downtown business district. (6.2.2)

6.12.32 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. (6.2.2)

6.12.33 Enhance pedestrian and bicycling facilities in the downtown area by (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.

6.12.34 Incorporate art in the downtown area; consider murals, statutes, etc. (6.2.2)

6.12.35 Continue to participate in regional tourism partnerships, focus on unique assets in Waupun. (6.2.2)

6.12.36 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)

6.12.37 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.ignitefonddulaccounty.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/; and
- UW-Extension, Fond du Lac, https://fonddulac.uwex.edu/category/entrepreneurship-community-development/.
- Jefferson County Economic Development Consortium.

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

6.12.39 Work cooperatively with secondary and post-secondary education in identifying educational and job training needs that are needed to maintain a well trained workforce. (6.2.3)

6.12.40 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 fulling the needs in the community. (6.2.3)

6.12.41 **Provide diversity training within City government. (6.2.3)**

6.12.42 **Develop and implement an equal opportunity employment policy. (6.2.3)**

Element 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 ~~local entities,~~ **community partners (civic organizations, churches, the local school district, the correctional institutions) and residents.** (was a goal)
- ~~Remain active on committees~~ Work~~ing~~ **with others** to improve and enhance the Horicon Marsh. (was a goal)
- Work with the WDOT to increase transportation connections to local communities and attractions. (was a goal)
- **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. (was a goal)
- Increase interaction with the Waupun Area School District. (was a goal)
- ~~To explore holding periodic meetings with more local agencies and groups to discuss local goings-on.~~ (Move to Actions)
- ~~To continue to make meeting agendas available to the public online. (Move to Actions)~~

- ~~To explore interest in holding quarterly, or periodic, meetings with other local jurisdictions to discuss long-term planning.~~ (Move to Actions)
- ~~To attend all meetings of the WDNR where protection and enhancement of the Horicon Marsh is discussed.~~ (Move to Actions)
- ~~To encourage continuation of existing committees and groups working to protect and improve the Marsh.~~ (Move to Actions)
- ~~To further efforts by existing groups (Recreation Board, etc.) developing trails and other connections to the marsh from Waupun.~~ (Move to Actions)
- ~~To discuss trail development along highways and other transportation corridors to connect to the Wild Goose Trail and other local attractions.~~ (Move to Actions)
- ~~To participate in direct communication with the WDOT on transportation issues on a periodic basis.~~ (Move to Actions)
- ~~To continue emergency service response and mutual aid assistance to other local governments.~~ (Move to Actions)
- ~~To continue to work with Fond du Lac County on the development of mapping resources.~~ (Move to Actions)
- ~~To explore working with Dodge County on the development of a transportation corridor plan along STH 49. This plan would also include consultation with the WDOT.~~
- ~~To continue cooperative efforts with the District to provide programming for Public Access Channel 7.~~ Discontinued
- ~~To explore consolidation of services or equipment and supplies purchasing, operation, or maintenance. (Move to Actions)~~

7.2.2 **Goal: Sustain active communication with the Waupun, Dodge County, 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.

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 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.

7.4.5 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.

7.4.6 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.

7.4.7 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.

7.4.8 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.

7.4.9 Surrounding Municipalities

Towns of Chester, Trenton, 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.

7.4.10 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.

Waupun Correctional: this facility currently houses 1,261 inmates and employs 443.5 FTE staff.[1] 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 County Correctional: this facility currently detains 1,624 inmates and employs 671.5 staff.[2] 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: this male only facility had an average daily population of 247 inmates and employs 43 staff.[3] 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

[1] Waupun Correctional Institute, 2016-2017 Annual Report.
https://doc.wi.gov/Pages/OffenderInformation/AdultInstitutions/AnnualReports.aspx
[2] Dodge County Correctional Institute, 2016 Annual Report.
https://doc.wi.gov/Pages/OffenderInformation/AdultInstitutions/AnnualReports.aspx
[3] Wisconsin Correctional System, Annual Report 2017.
https://doc.wi.gov/Pages/OffenderInformation/AdultInstitutions/AnnualReports.aspx

community is very good.

Agnesian Healthcare: Agnesian Healthcare 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).[4] Agnesian recently built a skilled nursing facility. The City has a good working relationship with Agnesian and is assisting the organization with redevelopment of the former nursing home site.

7.4.11 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 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** ~~with local agencies and groups~~ 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) (was an objective)

[4] https://www.agnesian.com/locations

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.)** (similar to an objective) (7.2.1)

7.5.5 **Consider establishing boundary agreements with** ~~Renew discussions with the~~ adjacent townships ~~concerning adoption of the boundary agreement~~. (7.2.1)

7.5.6 ~~The Recreation Board should consult the WDNR to increase focus on enhancement and promotion of the Horicon Marsh. The Board should also coordinate with appropriate entities to increase access from the City to the Marsh using multiple forms of transportation. (7.2.1)~~ (Combined with 7.5.7 through 7.5.10)

7.5.7 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)

7.5.8 **Work with others to increase the connection and tourism potential between the Horicon Marsh, the Wild Goose Trail and the City.** (7.2.1)

7.5.9 ~~Attend all meetings of the WDNR where protection and enhancement of the Horicon Marsh is discussed. (7.2.1) (Was an objective)~~ (Combined with 7.5.7 through 7.5.10)

7.5.10 ~~Encourage continuation of existing committees and groups working to protect and improve the Marsh. (7.2.1) (Was an objective)~~ (Combined with 7.5.7 through 7.5.10)

7.5.11 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.

~~7.5.12 Further efforts by existing groups (Recreation Board, etc.) developing trails and other connections to the marsh from Waupun.~~ (Was an objective, deleted because seemed similar to 7.5.6 and 7.5.7) (7.2.1)

7.5.13 **Work with WisDOT and others to provide opportunities for active lifestyles including** ~~discuss~~ trail development along highways and other transportation corridors to connect to the Wild Goose Trail and other local attractions. (7.2.1) (Was an objective)

7.5.14 Participate in direct communication with the WDOT on transportation issues on a

periodic basis. (7.2.1) (Was an objective)

7.5.15 Work with WisDOT, ECWRPC, Dodge and Fond du Lac counties, neighboring towns and others to coordinate short and long range transportation efforts. (7.2.1) 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)

7.5.16 ~~Continue current practices of sharing information development and delivery with Fond du Lac County. Likewise, explore working with Dodge County on ways to increase interaction which may include development of a STH 49 corridor plan within the Waupun Planning Area. This effort should include participation with appropriate WDOT personnel.~~ (STH 49 corridor plan is not currently being developed, seems similar to 7.5.12 and 7.5.13)

7.5.17 Continue **to work with others to provide and receive mutual aid assistance for** emergency service response ~~and mutual aid assistance to other local governments~~. (Was an objective) (7.2.1)

7.5.18 Explore opportunities for cost efficiencies through shared services with Dodge and Fond du Lac counties, neighboring communities and other public entities. (7.2.1)

7.5.19 Continue to work with Fond du Lac County on the development of mapping resources. (Was an objective) (7.2.1)

7.5.20 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** ~~, or privatization~~ to save costs for both entities. ~~Continue to operate Public Education Channel 7 with the District.~~ Discontinued. (Additions were included in the objective.) (7.2.1)

7.5.21 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.

7.5.22 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. (7.2.1)

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 ~~related~~ urban land uses.

~~Objective:~~

- ~~Develop land that will be compatible with state lands and institutions.~~

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. (was an objective)
- **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.

- **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 ~~as the best area for both industrial and business development~~.
- **Strengthen the downtown business district.**
    - Focus downtown redevelopment around small/**specialty** retail **stores** ~~uses~~, **trendy coffee shops/brew pubs/restaurants**, offices ~~uses and specialty uses~~
    - **Enhance pedestrian and bicycling facilities/access/safety.** (Recommendation 6.12.33)
    - **Increase cultural and entertainment opportunities.** (Recommendation 6.12.29)
    - **Addressing 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.

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 road extensions???**
- **Encourage development patterns that will maintain the capacity and efficiency of existing streets.**
- **Consider adopting an official map.** (Recommendation 3.8.22)

<u>Objective:</u> **Minimize the adverse environmental impacts of sprawl, as well as the costs of providing services.**
<u>Actions:</u>
- **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)

<u>Objective:</u> **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.**
<u>Actions:</u>
- **Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan.** (Recommendation 4.6.28)

<u>Objective:</u> **Ensure that environmentally sensitive areas such as wetlands, floodplains, environmental corridors, streams and the Rock River are protected.**
<u>Actions:</u>
- **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)
- ~~Restrict development in flood hazard areas.~~ (added as policy)

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)

~~8.9.4 Work cooperatively with neighboring towns on annexation issues and inform adjacent jurisdictions of pending annexation plans.~~

~~8.1.2 **Goal: Provide adequate amounts of land in a variety of sites suitable for each type of urban use, and allowing for anticipated change and growth based on economic forecasts.**~~

~~8.1.3 Objective:~~

- ~~Utilize land that is adequately drained, relatively free of shallow bedrock, and reasonably level for urban purposes.~~
- ~~Provide adequate water supply and sanitary waste disposal to developed areas.~~
- ~~Build on soils which have adequate bearing capacity and are suitable for excavation and site preparation as much as possible.~~

~~8.1.4 **Goal: Utilize vacant land within Waupun to its maximum potential.**~~
~~Objective:~~

- ~~Develop land adjacent to existing capital assets such as the developed infrastructure.~~ addressed
- ~~Reserve potentially scenic areas such as land along the waterways as public recreation areas.~~ See above
- ~~Utilize State of Wisconsin land not needed for state institutions.~~ See above

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.
8.3.7 Restrict development in flood hazard areas.

Element 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

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

SEE SEPARATE DOCUMENT FOR PROPOSED GOALS, OBJECTIVES, ACTIONS AND POLICIES

The following goals, objectives and policies have not been updated.

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

- Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance.
- Develop land that will be compatible with state lands and institutions.

8.2.2 Goal: Provide adequate amounts of land in a variety of sites suitable for each type of urban use, and allowing for anticipated change and growth based on economic forecasts.
Objective:

- Utilize land that is adequately drained, relatively free of shallow bedrock, and reasonably level for urban purposes.
- Provide adequate water supply and sanitary waste disposal to developed areas.
- Build on soils which have adequate bearing capacity and are suitable for excavation and site preparation as much as possible.
- Restrict development in flood hazard areas.

8.2.3 Goal: Utilize vacant land within Waupun to its maximum potential.
Objective:

- Develop land adjacent to existing capital assets such as the developed infrastructure.
- Reserve potentially scenic areas such as land along the waterways as public

recreation areas.
- Utilize State of Wisconsin land not needed for state institutions.

8.3 Land Use Policies

8.3.1 Work with adjacent communities on issues of annexation and future land use. Renewing boundary agreement discussions on a periodic basis.
8.3.2 Preserve natural areas and wildlife corridors that contribute to the character of the Waupun Area.
8.3.3 Closely adhere to adopted policies and ordinances in determination of current and future land use development.
8.3.4 Review and amend the zoning code, land division ordinance, and other land use implementation tools as appropriate on a periodic basis.

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 E-1 (Appendix E) 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 inhabitation. Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks. Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the entire lot. In rural areas and where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots. Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings). Multi-family includes apartments of three or more units, condos, room and boarding houses, residence halls, group quarters, retirement homes, nursing care facilities, religious quarters, and the associated parking and yard areas. Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under single family and two-family residential.

Commercial. Commercial land uses represent the sale of goods and services and other general business practices. Commercial uses include retail and wholesale trade (car and boat dealers; furniture, electronics and appliance stores; building equipment and garden

equipment; grocery and liquor stores; health and personal care stores; gasoline stations; clothing and accessories, sporting goods, hobby, book and music stores; general merchandise; miscellaneous store retailers; couriers; and massagers), services (publishing, motion picture and sound recording, telecommunications, information systems, banks and financial institutions, real estate offices, insurance agencies and carriers, waste management, accommodations, restaurants and drinking places, repair and maintenance, personal and laundry, social assistance, etc.) and other uses (warehousing and automobile salvage and junk yards).

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

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

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

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

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

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

Woodlands. Woodlands are forested areas that are characterized by a predominance of tree

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

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

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.

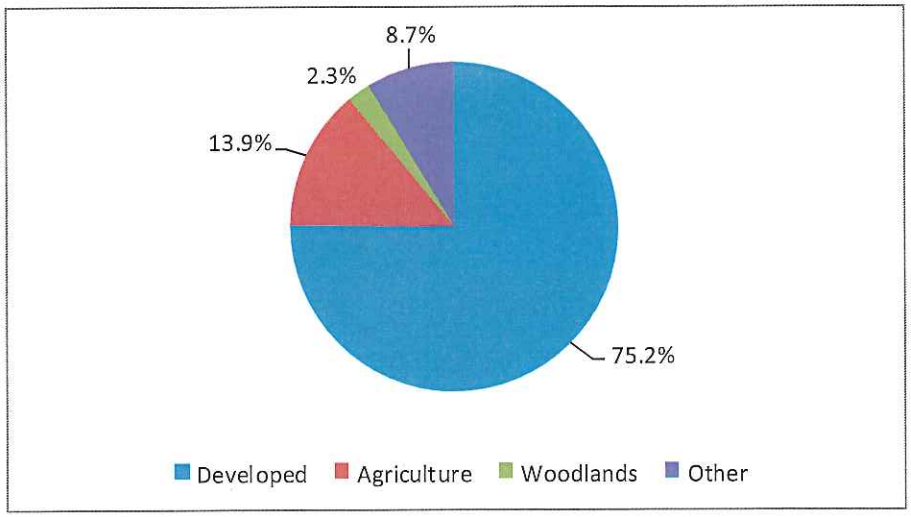
Table 8-1: Existing Land Use, 2015

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

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 us the remaining 20.3 percent.

Figure 8-1: Existing Land Use



Source: East Central Wisconsin Regional Planning Commission, 2015

8.4.1 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 define 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

	2000			2010		
MCD	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. Therefroe 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
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

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

data may not be accurate. In addition, the 2011-2015 American Community Survey data was used 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.

8.4.2 Land Use Trends

Land use in the City of Waupun has changed over time (Appendix E, Table E-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 E, Table E-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%

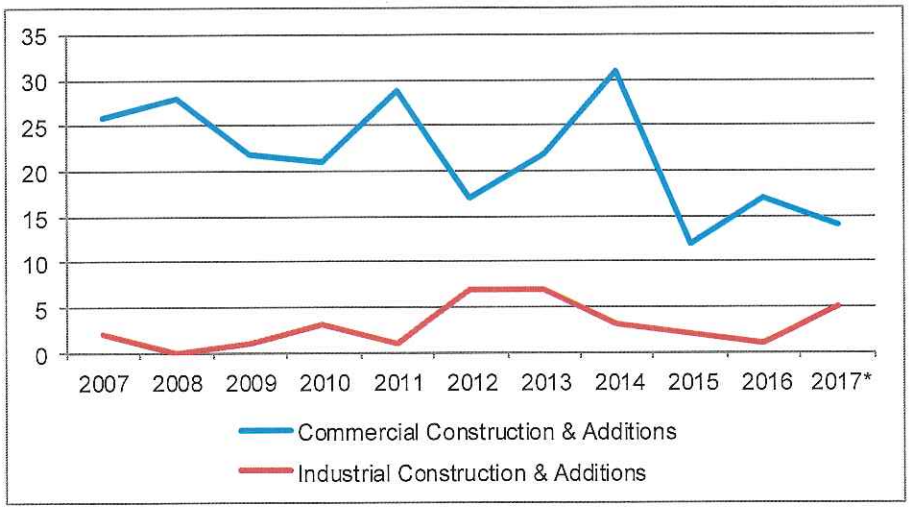
Source: U.S. Census 2000, SF 3, 2011-2015 ACS 5-Year Estimates, DP04

Commercial/ Industrial: Figure 8-2 (Appendix E, Table E-1) shows the number of permits issued for construction of and additions/alternations/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, 2007-2017



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

8.4.3 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 tracts 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

	Additions			Deletions			Net		
Year	Single Family Units	Two Family Units	Multi-Family Units	Single Family Units	Two Family Units	Multi-Family Units	Single Family Units	Two Family Units	Multi-Family 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

8.4.4 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.

8.4.5 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 or 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 Land Use Projections (This will be completed after the future land use map is developed)

The Wisconsin Department of Administration projects steady household growth throughout Dodge and Fond du Lac counties over the next 20 years. The residential land use requirements through year 2025 are shown in Table 8.7.1 below. The calculations utilize an estimated residential acreage consumption of 2.9 units/acre as estimated in 2005. Commercial development is expected to grow proportionally with residential increases. If the current ratio of commercial to residential land use holds constant, there will be 14 additional acres of commercial land developed by 2025.
Agricultural land does not officially exist within the City of Waupun as a land use

classification, however, while there exists the opportunity for urban or community gardens to be platted in residential neighborhoods, these would not require a change in land use and will not be calculated for this exercise. The City of Waupun does support continued agricultural production in rural

communities surrounding the jurisdiction. Industrial development is likely to increase at the same rate as projected residential growth over the next 20 years. To this end, there is likely to be an additional 31 acres of industrial land developed by 2025.

Table 8.7.1: Land Use Projections

Land Use	2005	2010	2015	2020	2025
Residential	1168	1199	1233	1261	1282
Agricultural*	0	0	0	0	0
Commercial	145	149	153	156	159
Industrial	308	317	325	333	339

**City of Waupun does not expect to maintain agricultural land uses*
Source: Adapted from Wisconsin Department of Administration

8.8 Future Land Use Plan (This will be completed after the future land use map is developed)

Map 8-3 shows the location of desired future land use patterns for the City and the Planning Area immediately outside corporate limits. Descriptions for each land use are presented below.

8.8.1 Waupun Growth Area

Map 8-3 shows an orange line surrounding the city, generally about one mile beyond the current corporate limits. This line represents the boundary within which the city will exercise its 1.5-mile extraterritorial plat review authority. The line also represents the area within which the city will consider petitions for annexation. Annexation petitions outside this area will not be approved by the city. It is important to note that the location of this line corresponds to the terms of the various *draft* boundary agreements between the City and the adjacent Towns. At the time of adoption of this plan those boundary agreements have not yet been finalized or adopted. If an approved and adopted boundary agreement differs from the Waupun Growth Area boundary as illustrated on map 8-3, the boundary agreement shall supersede the Comprehensive Plan.

8.8.2 Single-Family Residential

Single-family and duplex housing will continue to be allowed in most parts of the City. Most of the anticipated single-family housing is projected to occur through annexation because of Waupun's current density and lack of available land. As such, the area immediately north of the city will likely continue to be developed with single-family units especially west of CTH M, east of STH 49. Pockets of single-family development may also develop, or be annexed into Waupun over the next 20 years exist through the City including the area immediately west and south of Waupun High School.

8.8.3 Multi-Family Residential (Senior Housing)

Areas of multi-family development (especially senior-type housing) that may occur within

the jurisdiction are located immediately north of STH 68, and areas west of Waupun High School. There are also opportunities for enhanced, or multi-unit residential units as part of Planned Unit Development projects planned for within and just outside Waupun corporate limits.

8.8.4 Mixed Use (PUD)

The PUD areas identified on the map provide developers with a wide margin of freedom in submitting development proposals. These areas were so chosen because of various locational limitations that exist within the site that may preclude traditional boundaries, zoning, and effective land use separation. For example, the quarry site located in Section 33 currently Town of Waupun's jurisdiction, could be creatively reclaimed and developed to include interesting multi- unit condominium units, retail, and office buildings or other such uses where surface conditions allow for development. The area immediately east of this site (Section 34, south of the Rock River) and the area bordered by Savage Road and the rail road tracks also offer site challenges that may require development flexibility PUD approval would provide to better serve local residents and spur development.

8.8.5 Commercial

Commercial areas are largely clustered around existing transportation corridors. These include nodes surrounding STH 49 on the western portion of Waupun, land immediately north of the Waupun Industrial Park, and areas surrounding STH 26 and west of USH 151 (including the possibility of developing city-owned land east of Waupun High School).

8.8.6 Parks and Open Space

The area surrounding Waupun County Park is planned for additional park and open space development. This may include preservation of natural areas, especially those surrounding local waterways. Other public space may be provided by approval in new housing developments.

8.8.7 Industrial

Future industrial development will be directed to the location of the Waupun Industrial Park located in the southernmost portion of the City. Expansion of these industrial uses further to the south is also a long-term plan and may occur with future demand.

8.9 Land Use Actions

The following actions, if carried out, will allow the City of Waupun to more effectively control the pattern of land development in the future.

SEE SEPARATE DOCUMENT FOR PROPOSED GOALS, OBJECTIVES, ACTIONS AND POLICIES

The following actions have not been updated.

Actions:

8.9.1 Continue to promote the Waupun Industrial Park site as the best area for both industrial and business development.

8.9.2 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.

8.9.3 Focus downtown redevelopment around small retail uses, office uses and specialty uses.

8.9.4 Work cooperatively with neighboring towns on annexation issues and inform adjacent jurisdictions of pending annexation plans.

8.9.5 Recognize environmental constraints when reviewing future land use developments. This includes depth of bedrock and floodplain zones.

8.9.6 Explore development of overlay regulations for commercial corridors (especially downtown) to include design, access, and use guidelines.

8.9.7 Continue to encourage creative land use developments through planned unit developments (Planned Community Developments) in both redeveloping and newly developing locations inside the City and Planning Area.

8.9.8 Explore creative reuse of structures and locations to enhance the usability of lots. This may require rezoning outdated parcels to better fit the changing image of certain areas within Waupun, or amending current regulations to allow for a wider range of mixed uses or other market-driven demands.

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/Heaw 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

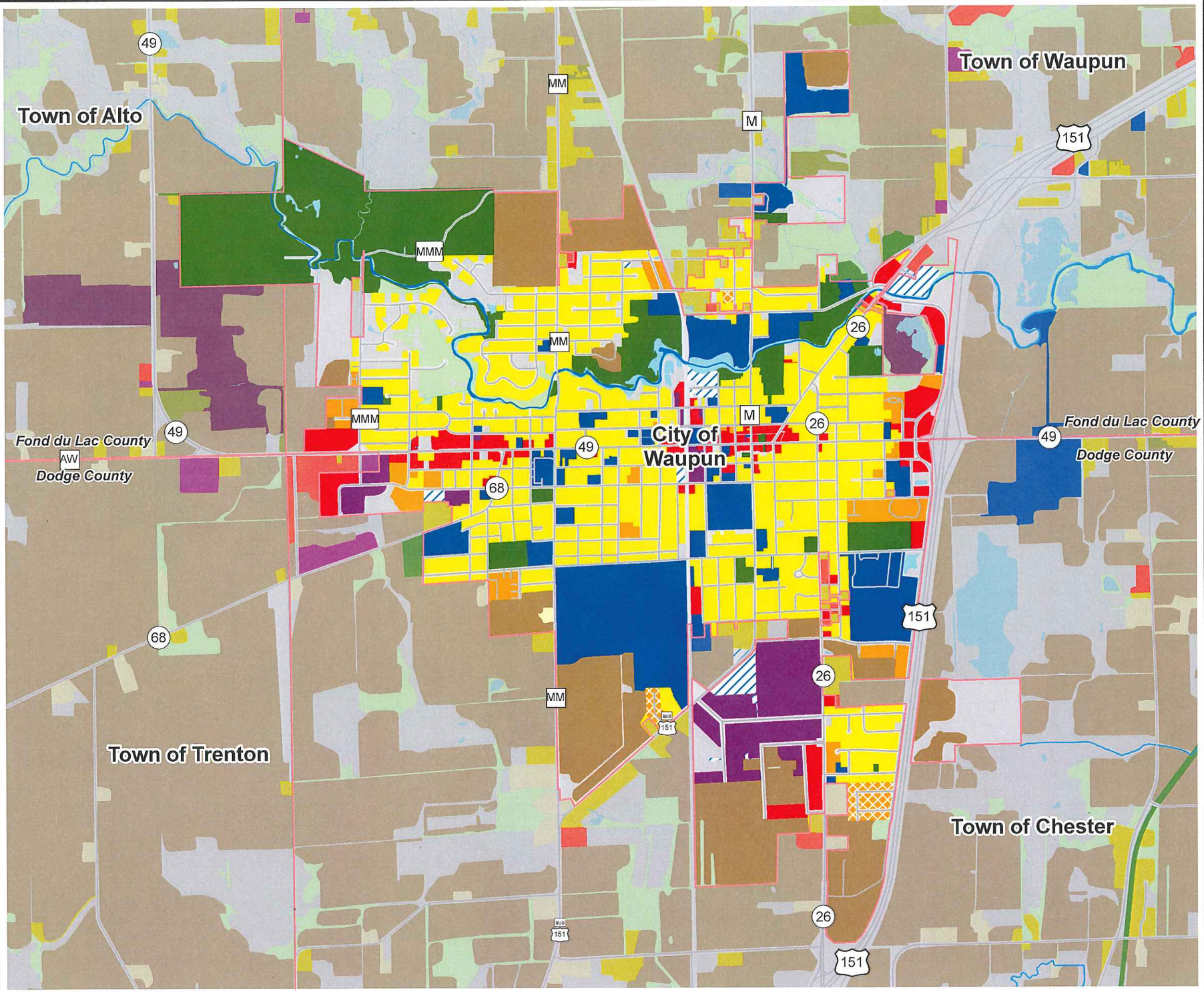
An official map reflects a community's fixed decision to locate streets, parks, and other facilities as indicated on the map. Once adopted, the community reserves the property for later acquisition. The community pays the owner no compensation until and unless it exercises its power of condemnation over 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 provided by Dodge & Fond du Lac Counties 2016.
Land Use data provided by ECWRPC 2017.

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Scale in Miles

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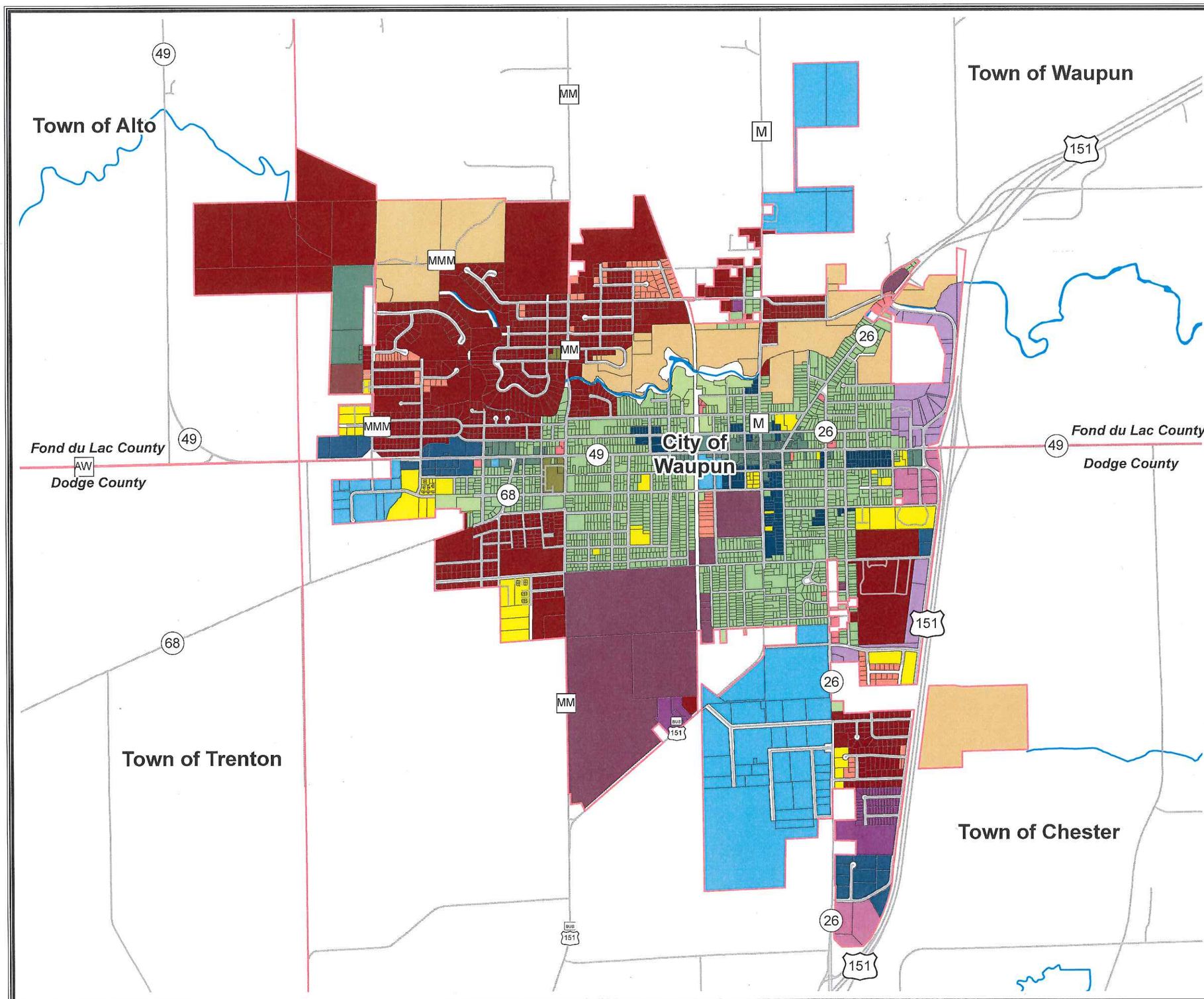
East Central Wisconsin Regional Planning Commission
ECWRPC

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
- Instituional 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.

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