



City of Waupun

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"Wild Goose Center of Wisconsin"

November 9, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for Wednesday, November 15, 2017, at 4:45 p.m.
in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the October 18, 2017 meeting.
4. Brief Review of the Agricultural, Natural and Cultural Resources Chapter
5. Visioning Results – Revised Table 2
6. Discussion of the Utilities and Community Resource Chapter Discussion of Economic Development Chapter
7. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media

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CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE OCTOBER 18, 2017 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, Jeff Daane, Jerry Medema, Nancy Vanderkin, Elton TerBeest, & Derek Drews.
Staff Present: Susan Leahy and Kathy Schlieve
Other City Officials Present: City Attorney VandeZande
3. Chairman Nickel called for the approval of the September 20th, 2017 meeting, motion by Vanderkin, seconded by TerBeest to approve the minutes of the September 20th, 2017 meeting. Lueck noted there are four typo's in the draft and he has had Trista correct them for the final copy. Motion carried, subject to the corrections as noted. Motion carried, unanimously.
4. Public Hearing – Anything & Everything Home Maintenance LLC. Apply for a Conditional Use Permit to create a zero lot line split two-family dwelling at 810 & 812 Taft Lane.
Chairman Nickel read the call of the hearing and its purpose.

Kathy Schlieve noted that the applicant has a duplex at 810 & 812 Taft Lane where they wish to convert the duplex into a zero lot line structure that will have two separate single family residences. The property is presently located in an R-2 two family residential district. She also noted the applicant intends on constructing three or four more such units along Taft Lane.

Lueck noted that he has several concerns with zero lot line homes as he has noted in the past. The disadvantage outway the advantages of owning one. The contractor or the first owner of the duplex knows they can make more money if they convert the duplex into two separate single family residences and that's where the problems begin. The neighbor's wall is like a wall in your yard and you have no control over it, but have all the responsibility. You can get a neighbor from hell on the other side of your wall and you can't do anything about it. There can be personal issues with neighbors on the opposite side of the wall and just because they are an owner, they feel they are entitled to do whatever they want to do with their unit and they don't care how it affects the owners on the other side of the wall. Lueck noted several disadvantages affecting zero lot line homes that have been reported by previous owners, real estate people and lawyers. A zero lot line property does not have a condo board to resolve problems with the neighbor. Town houses and condo owners have rules and restrictions which are made known to a prospective buyer before purchasing a unit and procedures to work problems out if they should arise, zero lot line homes do not. It is also known that the potential resale value of a zero lot line home are usually lower. He also noted that these type units typically attract low income home owners and he feels this is a problem as Waupun already has way too many low income homes and subsidized housing and he feels this is not good for the city if we continue to allow more of these type of homes.

Daane wanted more information on the zero lot line provisions in the ordinance.
Drews indicated that zero lot line homes are difficult to finance as he has experienced in his

office and he noted there are sale ability problems in the future, so it is buyer beware. He prefers single family homes on single family lots.

Medema questioned the difference between a zero lot line home and a condo or town house. City Attorney Vande Zande noted that a condo is like an apartment house or complex where the units are individually owned and each owner receives a recordable deed to the unit with the right to sell and where they share in joint ownership of any common grounds. Condos have an association of unit owners. The association elects a board of directors, which handles the maintenance and repairs of the common areas, disputes among unit owners and enforcement of rules and regulations. Some associations require your front door to be painted a certain color, no decorations outside and hundreds of other regulations.

Ter Beest said the problem with the zero lot line home start many months or several years after the home was built when they need new siding, a new roof, a new concrete driveway or sidewalk or several other potential problems where one owner can't or doesn't want to pay for the improvement on his side of the home.

Attorney Vande Zande said the city has an ordinance which deals with zero lot line lots and it is in place at this time, so the Plan Commission has to deal with applications for zero lot line structures. He feels the Common Council may need to take a fresh look at the present ordinance provision. He also noted that the present ordinance does provide for restrictive covenants regarding property maintenance, in such forms as is approved by the Building Inspector and which must be recorded and maintained with regard to each lot.

The Plan Commission has approved three or four other zero lot line homes and the question is were any restrictive covenants ever recorded with those units and if so what were they? Lueck feels the city ordinance which refers to restrictive covenants for property maintenance is very narrow. Typically property maintenance usually refers to people who perform tasks for a condo association such as washing floors, shampooing rugs, changing light bulbs, make minor structural, electrical or plumbing repairs or deal with locks and keys. He feels the ordinance needs to encompass more covenants covering major repairs and/or major improvements to the units or possibly eliminate the old provision in itself as such land use being incompatible with adjacent uses and the future development of Waupun.

Attorney Vande Zande said maybe the Council should take a fresh look at the ordinance provision and possibly a mediation clause will be needed. Daane asked if there had been any complaints or arguments with the present zero lot line homes in the city.

Attorney VandeZande said the first couple were built for a contractor whose relatives live in them and they probably get along with each other. Right now, the city has a provision in its Zoning Ordinance which may or may not allow zero lot line structures as a conditional use. Lueck notes that a conditional use is a use of land or water which may have some characteristics which may be incompatible with adjoining or future use of the land which make their predetermination as a principal use in a district impractical, but which may be allowed by a Zoning ordinance on a case by case basis provided certain conditions stated in the code are met.

A representative for Anything & Everything Home Maintenance was in attendance but he did not dispute any concerns raised during the hearing. No further facts were presented for or against this permit so chairman Nickel declared the hearing closed and called for a motion.

Motion by Medema, second by TerBeest to grant a Conditional Use Permit to Anything & Everything Home Maintenance for a split two family dwelling located at 810 & 812 Taft Lane, as provided in Sec 16.03(2)(d)(iii) of the Zoning ordinance on condition all provisions of said ordinance provision are met including the requirement for a restrictive covenant for property maintenance and approved and recorded by the city building inspector.

Vote: Drows, TerBeest, Vanderkin, Medema, Daane & Nickel – “AYE”
Lueck – “NAY”

Motion carried 6-1

5. Motion by Daane, second by Drows to recommend to the City Council that they review Section 16.03(2)(d)(iii) of the city zoning ordinance and make a recommendation to the Plan Commission for a possible amendment to said ordinance provision to add a mediation clause and/or other covenants when major repairs and/or major improvements are needed to a unit on said properties or simply recommend that this provision in the ordinance be removed as being incompatible or impractical with the cities land use plan.

Vote: Motion carried, unanimously.

6. A two lot CSM was presented to the committee for review and possible action to approve said survey map. The map was prepared by New Frontier Land Surveying LLC of Beaver Dam, WI. This is a survey of lot three of Mayfair Estates in Section four City of Waupun. The survey divides lot three into two lots now known as lot one and lot 2. The property presently contains a duplex. The survey divides lot three and the duplex down the middle. Said duplex will have a zero lot line according to the survey. Proposed lot one will have 0.159 acres and proposed lot two will contain 0.155 acres. Proposed lot two will have a utility easement along it South and West lot lines, lot one will have an easement only along its West lot line.

Chairman Nickel asked for a motion to act on the prepared CSM.

Motion Medema, second by TerBeest to recommend to the city council for approval of a two lot CSM of lot three Mayfair Estates being part of the SW ¼ of the SW ¼ & PT. of the SE ¼ of the SW ¼ of Sec. 4 T14N R15E, City of Waupun, Dodge County, Wisconsin.

Vote: Drows, TerBeest, Vanderkin, Medema, Daane, Nickel – “AYE”
Lueck – “NAY”
Motion carried 6-1

Motion by Vanderkin, second by Drows to adjourn the meeting, motion carried unanimously
5:01 PM

Fred Lueck, Secretary

Chapter 5

AGRICULTURAL, NATURAL & CULTURAL RESOURCES

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

5.1 Agricultural, Natural and Cultural Resources Vision

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

5.2 Agricultural Resources Goals and Objectives

5.2.1 Goal: Support the areas agricultural economy.

Objective:

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

5.2.2 Goal: Encourage urban farming activities within the City.

Objective:

- Provide access to locally grown products.

5.3 Agricultural Resources Policies

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

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

5.4 Natural Resources Goals and Objectives

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

Objective:

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

- Maintain a diverse and quality urban forest.

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

Objective:

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

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

Objective:

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

5.3 Natural Resources Policies

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

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

5.3.3 Maintain and protect a system of open spaces, environmental corridors and recreational areas that preserve significant natural, cultural and historical resource in the City. Note this was an action item in the current plan and a goal in the Comprehensive Outdoor Recreations Plan.

5.3.4 Acquire and/or encourage acquisition of environmentally sensitive and unique lands, and designing park and recreation facilities with the natural environment in mind. Note this was an action item in the current plan.

5.4 Cultural Resources Goals and Objectives

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

Objective:

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

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

Objective:

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

5.5 Cultural Resources Policies

- 5.5.1 Preserve historically significant structures and locales within the City.
- 5.5.2 Consider opportunities for historic preservation in all future planning, zoning and development decisions.
- 5.5.3 Continue to provide a forum for local culture, the arts, and festivals.

5.8 Agricultural Resource Inventory

5.8.1 Active Agriculture

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

5.8.2 Productive Agricultural Soils

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

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

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

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

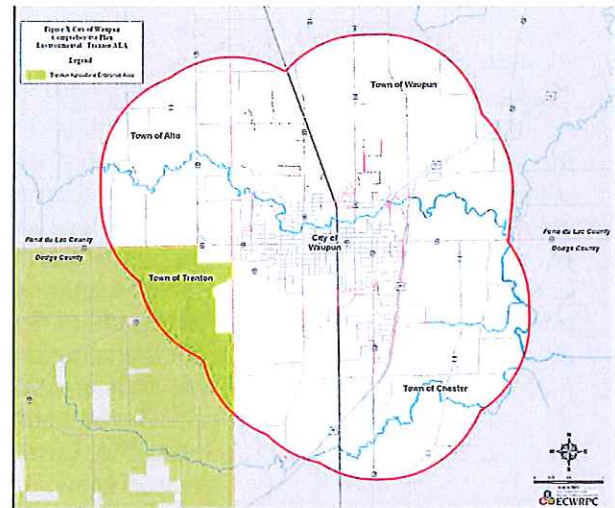
Table 5.1: Prime Farmland

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

Source: NRCS SSURGO 2014.

5.8.2 Agricultural Enterprise Areas

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



Agricultural Enterprise Area – Town of Trenton

5.8.3 Community Gardens

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

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

5.9 Natural Resource Inventory

5.9.1 Topography and Geology

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

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

Areas of high bedrock, less than five feet are mainly found in the southwest corner of the City and northwest of the City in the Town of Alto (Map 5-2). There are about 39 acres of high bedrock in the City and about 141 acres of high bedrock in the planning area (Table 5.2).

Table 5.2: High Bedrock, Less than 5 feet

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

Source: NRCS-SSURGO, 2017

5.9.2 Watershed/ River Basins

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

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

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

⁶ WDNR Gateway to Basins/ Watersheds,

<http://dnr.wi.gov/water/watershedDetail.aspx?code=UR12&Name=Upper%20Rock%20River>

develop a stormwater utility.

5.9.3 Groundwater

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

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

Table 5.3: High Groundwater, Less than 2 Feet

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

Source: ECWRPC, 2017

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

5.9.4 Stream Corridors/Surface Water

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

5.9.5 Floodplains

Floodplain areas are designated by the Federal Emergency Management Agency (FEMA). Designated areas are those that are prone to flooding during a 100-year storm event adjacent

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

to navigable waters. Within the City, floodplains are generally associated with the Rock River corridor (Table 5.4 and Map 5-3). Approximately 142 acres of floodplains & wetlands (wetlands and floodplains overlap) are found within the City (4.8%). While 1,573 acres of floodplains (alone) and 1,359 acres of floodplains and wetlands (wetlands and floodplains overlap) are scattered through the planning area (18.3%). These are also generally located along the Rock River.

Table 5.4: Floodplains and Wetlands

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

Source: Wisconsin Department of Natural Resources, 2017

5.9.6 Wetlands

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

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

The City of Waupun is located within close proximity of the Horicon Marsh. This marsh consists of both the Horicon National Wildlife Refuge (HNWR), which primarily administered by the U.S. Fish and Wildlife Service and the Horicon Marsh Wildlife Area (HMWA) which is administered by the Wisconsin WDNR. The HNWR covers 20,976 acres in the northern 2/3 of the marsh and the HMWA covers 10,928 acres in the southern 1/3 of the marsh for a combined total of 31,904 acres. The size of the marsh makes it one of the largest freshwater wetlands in the United States. There are 216 species of birds which use Horicon Marsh as well as 32 other bird species which have been reported in the marsh (USFWS, 1994). There is also a wide variety of fish, aquatic animals and mammals which utilize the marsh. Due to the extremely large size of the marsh, as well as other factors such as the diversity of flora and

fauna and the large populations of waterfowl it supports, Horicon Marsh has been designated as a "Wetland of International Importance". This recognition affirms the high natural resource value of Horicon Marsh not only for Wisconsin, but nationally and internationally as well.

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

5.9.7 Woodlands

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

Table 5.5: Woodlands and Federal and WDNR Managed Lands

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

Source: WDNR, 2016 and ECWRPC, 2017

5.9.8 Steep Slopes

There is only one area in the city with steep slopes (greater 12%): a small area just north of the Rock River and south of Edgewood/Woodland roads (Map). This area is bordered on one side by the floodplain areas north of the Rock River. There is also an area located north of Fond du Lac Street that contains steep slopes. There are approximately 29 acres of steep

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

slopes in the City and about 406 acres in the planning area (Table 5.6 and Map 5-2).

Table 5.6: Steep Slopes

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

Source: NRCS-SSURGO, 2017

5.9.9 Rare Species Occurrences/Wildlife Habitat

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

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

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

Table 5-7: WDNR Natural Heritage Inventory

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

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

5.9.10 Open Space/Environmental Corridors

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

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

5.9.11 Nonmetallic Mineral Resources

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

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

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

5.9.12 Soil Suitability for Sand and Gravel

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

Table 5.8: Sand and Gravel Suitability

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

Source: NRCS-SSURGO, 2017

5.9.13 Solid Waste and Hazardous Waste Sites

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

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

5.10 Cultural Resources Inventory

5.10.1 State and National Register of Historic Places

The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites. A primary responsibility of the DHP is to administer the State and

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

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

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

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

5.10.2 Architecture and History Inventory (AHI)

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

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

5.10.3 Archeological Resources

An inventory similar to the AHI exists for known archaeological sites across the state: the Archaeological Sites Inventory (ASI). Due to the sensitive nature of archaeological sites, information as to their whereabouts is not currently made available online. This information is distributed only on a need-to-know basis. Archaeological sites are added to ASI as they are

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

discovered; discovery is a continual process. For technical assistance and up-to-date information on sites within the City of Waupun and the 1.5 mile planning area, contact State Historic Preservation Officer at the Wisconsin State Historical Society.

5.10.4 Wisconsin Historical Markers

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

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

5.10.5 Museums/Other Historic and Cultural Resources

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

- Waupun Heritage Museum, 22 S. Madison Street

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

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

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

5.10.6 Local Historic Preservation Commissions and Societies

Historic Preservation Commissions are part of local governments and are established through local preservation ordinances. A commission's size, responsibilities, and authority depend on local laws and the needs of the community. In Waupun, the Historic Preservation Commission was created through Ordinance 21: Historic Preservation. The purpose of the Historic Preservation Committee is to educate and increase public awareness with regard to historic preservation issues, advise the public concerning grant monies and other assistance available for preserving historic improvements and sites, and advise the Common Council on all matters pertaining to historic preservation.

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

include: the Fond du Lac and Dodge County's Historical Society's.

The Waupun Historical Society was incorporated on May 28, 1957. The Historical Society is located at 22 S. Madison Street. This is the site of the former Carnegie Library. The building is listed on the National Register of Historic Places. The museum houses a large collection of materials related to Clarence Addison Shaler, the prison, the Grange, Waupun's Dutch Heritage, and families who have lived in Waupun.¹¹

5.10.7 Area Festivals and Events

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

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

5.10.8 Local History¹²

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

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

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

¹¹ Dodge County Museums, <http://www.mlsm.org/dodgecountymuseums.htm>

¹² Waupun Local History Web, http://wlhn.org/fond_du_lac/towns/waupun/index.html. Waupun Historical Society, Wisconsin Historical Markers

5.11 Agricultural, Natural, and Cultural Actions

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

5.12 Agricultural Resources Actions

Actions:

- 5.12.1 Support the continuation and creation of agricultural support and service businesses in the City. (5.2.1)
- 5.12.2 Encourage infill and redevelopment opportunities. (5.2.1)
- 5.12.3 Work with surrounding towns to protect large continuous tracks of farmland (100 acres or more) for continued agricultural activities. (5.2.1)
- 5.12.4 Lend future support to surrounding towns which may desire to create an Agricultural Enterprise Area (AEA). (5.2.1)
- 5.12.5 Support the outdoor farm market. The outdoor farm market is sponsored by the Waupun Area Chamber of Commerce and the Downtown Promotions Committee. (5.2.2)
- 5.12.6 Work with local churches, schools, businesses, non-profits and others to sponsor community and neighborhood garden plots. (5.2.2)
- 5.12.7 Support current and future community gardens in the City. (5.2.2)
- 5.12.8 Adopt an ordinance to allow residents and businesses within the City to keep honey bees. (5.2.2)
- 5.12.9 Encourage the Waupun Public School District to utilize local foods in their school hot lunch program. (5.2.2)

5.13 Natural Resources Actions

- 5.13.1 Continue on-going regulatory control over wetlands, floodplains, shoreland protection and other environmentally sensitive areas. (5.4.1)
- 5.13.2 ~~Consider requiring a 50' development setback from WDNR identified wetlands in order to preserve water quality and wetland functionality. The City should consider flexibility to the 50 foot setback when crafting ordinance provisions for protecting water quality since this number could change based on the function of the wetland.~~ (5.4.1)
- 5.13.3 Update source (reference) in Chapter 20 Shoreland-Wetland Zoning Ordinance, Section 3.1, Shoreland-Wetland Maps. The source should be revised to read "the most recent version of the Wisconsin Department of Natural Resources Surface Water

-
- Data Viewer available online". (5.4.1)
- 5.13.4 When reviewing development proposals consider the environmental impacts. (5.4.1)
- 5.13.5 Work with local agencies or land trust organizations to encourage preservation of privately owned natural areas.
- 5.13.6 Continue to maintain and monitor public areas along the Rock River. (5.4.1)
- 5.13.7 Explore developing recreational trails through wetland areas. (5.4.1)
- 5.13.8 Develop a Forest Management Plan. (5.4.1)
- 5.13.9 ~~Consider developing a policy to require the planting of trees along all public streets when new subdivisions are built.~~ (5.4.1)
- 5.13.10 ~~Consider developing a tree planting / replacement program for public streets.~~ (5.4.1)
- 5.13.11 Continue to implement the stormwater management plan that was developed to improve urban runoff. (*Upper Rock River Watershed Plan, 2010*) (5.4.2)
- 5.13.12 Continue to educate residents about non-point pollution issues and what they can do to reduce runoff and protect area waters. (5.4.2)
- 5.13.13 Consider green infrastructure which treats the water at its source (rain gardens, downspout disconnections, bio-swales, rain barrels, planter boxes, permeable pavement, green streets, and urban tree canopy). (5.4.2)
- 5.13.14 Support efforts to improve water quality through the proper management of agricultural runoff. (5.4.2)
- 5.13.15 Support proper manure management, especially along the Rock River watershed. (5.4.2)
- 5.13.16 Work with UW-Extension and Fond du Lac/Dodge County to address uncontrolled runoff from overuse of fertilizers and other chemicals. (5.4.2)
- 5.13.17 Explore riverbank stabilization and beautification methods along the Rock River Corridor, especially in the Harris Creek area. (5.4.2)
- 5.13.18 Continue periodic water quality monitoring of the Rock River. (5.4.2)
- 5.13.19 Work with the WDNR to enhance the long-term viability of the Rock River Corridor. (5.4.2)
- 5.13.20 Work with local communities to identify priority runoff properties and work for solutions. (5.4.2)
- 5.13.21 Maintain all local access points along the Rock River to ensure safe and easy access to this resource. Consider developing specialized signage to indicate boat landings, or canoe trail locations. (5.4.3)
-

5.14 Cultural Resources Actions

- 5.14.1 Appoint a Historic Preservation Committee. Chapter 21 Historic Preservation establishes the committee which is currently inactive.
- 5.14.2 Seek Certified Local Government (CLG) status through the Wisconsin State Historical Society. (5.4.1)
- 5.14.3 Compile an inventory of historical, architectural and archeological resources within the City. Seek grant money from the Wisconsin Historical Society. (5.4.1)
- 5.14.4 Provide educational materials to historic property owners regarding the benefits of enrolling eligible properties on the National Register. (5.4.1)
- 5.14.5 Encourage owners of eligible properties to seek inclusion in the National Register. (5.4.1)
- 5.14.6 Work with the Waupun Historic Society to identify key structures for rehabilitation or preservation. (5.4.1) Note was an objective.
- 5.14.7 Raise awareness of historical and cultural resources within the City. Consider developing promotional materials, walking tours, etc. (5.4.1)
- 5.14.8 Work with local community groups and organizations to ensure longevity of community festivals within the community. This may include providing sites, assistance, or advertising help for community events that promote the Waupun area. (5.4.1)
- 5.14.9 Encourage development, donation, and recognition of outdoor art. This includes maintaining current statuary, and entertaining proposals for additional statues, sculpture, or other artistic features for public enjoyment. Community fundraisers for development of public art, including art fairs or other events may be held in conjunction with planning and development efforts. (5.4.2)

5.12 Programs

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

Table 2: "Let's Fix This" Summary

Map Symbol	Location	Comment
	Division Street	
83	26 N. Division St.	Parking lot, eyesore and not in use, would make a great greenspace for kids.
	Edgewood Drive	
34	Astra Dr.	Need street lighting for walking at night, lots of traffic on this road and walking path comes out close to here.
	Fond du Lac Street	
58	Betw. Main St. & Franklin St. (West side)	It's a dump, tear it down.
59	Betw. Main St. & Franklin St. (East side)	Restore façade.
	Jefferson Street	
25	Forest St.	Jefferson Street needs repair.
69	Young St. (Southeast Corner)	Give the property to someone who can fix it up and use it.
	Lincoln Street	
22	Dodge Co. Correctional Institute	Too much traffic on. Lincoln St. Not built lane wise to handle traffic from schools and prisons during same time periods. Eliminate on street parking from 6-9 and 2-5 weekdays.
	Main Street	
52	Betw. Watertown St. & Grove St. (south side)	All houses on south side of 600 block of E. Main should be razed for commercial.
51	Betw. Fond du Lac St. & Watertown St. (north side/mid block)	Facade and roof replacement.
19	Fond du Lac St.	Intersection at Fond du Lac and Main. When turning left onto Fond du Lac, I've almost been hit several times because people don't read the signs. Usually truckers. Not sure how to fix. Is it busy enough for traffic lights?
86	Madison St.	Intersection unsafe to cross on foot.
61	Mill St.	Restore facade and performance space upstairs.
85	Forest St.	Intersection unsafe to cross on foot.
49	Railroad	RR: many crossings need to be fixed. Install gates.
39	Waupun West (900 W. Main St.)	Need a bike rack in somewhere in this commercial area please to hook up bike securely.
	Madison Street	
5	Lincoln St.	Road.
11	Near Dodge Park	Street.
20	Betw. Doty St. & Libby St. (east side)	Abandoned house.
21	Waupun Utilities	Sidewalk from utility company doesn't connect to any other sidewalks.
71	Betw. Main St. and Jefferson St.	Madison Street.
68	Betw. Doty and Libby (east side)	We have ordinances that cover paint colors, yet we let this crap happen?
	Pioneer Street	
80	River St.	This road is in awful condition.
	Shaler Drive	
47	North of Claggett St.	Pave this; connect the streets.
	Taylor Street	
63	Flexographic Packaging Co.	Why aren't they required to move to the industrial park? What an eyesore!
62	N. Commercial St.	Artist's center & functioning train station.
	Watertown Street	
17	Wilcox St.	There is a tree that blocks the stop sign on the corner of Wilcox and Watertown streets. It is not a problem in the winter when there are no leaves; when the tree has leaves, the stop sign is blocked. (Going east on Wilcox, tree is on right.)
23	High School	Old map. HS and Watertown St. Is a huge hazard with HS and baseball complex plus new businesses on east end.
67	Betw. Lincoln St. & Argonne St. (east side)	The old Edmunds complex: What. A. Dump.

Note: Map symbols without comment have been removed

Map Symbol	Location	Comment
	Walker Street	
27	Betw. Lincoln St. & Pleasant Ave.	Walker St. is terrible. See bus traffic everyday to Wee Care. NOT FRIENDLY to bicycle, moped, motorcycle, or even vehicular traffic for that matter!
28	Betw. Lincoln St. & Pleasant Ave.	Fix Walker St. See bus traffic 5 days a week.
48	Betw. Brown St. & Pleasant Ave.	The quality of the pavement on this road is awful.
	Wilcox Street	
26	Betw. Grove St. & Young St.	Needs a sidewalk on either side of the street.
	Commercial Areas	
64	Parkview Plaza	Find retail and restaurants to fill this. Old grocery store could be a co-op or food courts style eatery.
65	Parkview Plaza	Prime retail space used for storage? Shouldn't there be zoning against that?
73	Parkview Plaza	Too many empty / dead businesses on this end of town.
75	Gateway Plaza	No non-chain restaurants worth eating at.
42	Gateway Plaza	Need a bike rack in this area, please, to hook up bike securely.
	Parks and Recreation	
2	Aquatic Center	Needs more parking and secure bicycle racks - vandalism.
38	Aquatic Center	Awesome aquatic center. Please continue to work on parking resolutions :)
50	Buwalda Park	Drinking fountain has been broken for 2 years.
43	Harris Mill Park	Would be great to add a place for kayaking and paddleboard entry into river.
7	McClune Park	Park.
41	McClune Park	Glad there is a plan to make this space useful and inviting again.
46	McClune Park	McCune Park.
36	Pine Street Park	Great park, love the addition of the covered picnic table area. Change ground of park to be all-inclusive: remove barrier and bark replace with something accessible to all abilities.
12	Rock River Country Club	Country Club has immense potential to crate a banquet hall, which is much needed in our town. You cannot host a wedding reception anywhere in town, unless it's at a park or City Hall, both which have major drawbacks.
40	Tanner Park	Remove some of the tree stumps for safer sledding please (if they are still there!).
8	Veterans Memorial Park	Athletic Field.
29	Veterans Memorial Park	Parking needs to be fixed in this area, students who use the Union and have games at the grade school, cause parking issues at the Whispering Oaks apartment building, this building has residents only parking, help us fix it.
6	Waupun Baseball Complex	Park.
9	Waupun County Park	Update campground/park.
1	West End Park	Rough crowd, poor basketball courts.
82	Natural area south of Birdie Blvd.	If this is owned by the city, some trails would be great.
45	Path east of the aquatic center	Remove invasive plant species.
3	Rock River Intermediate School	More bike paths that lead to Rock River Intermediate School.
	Community Facilities	
30	City Hall	Highlight this in our city, put a fountain or waterfall in this area, renovate the building, and make more parking.
72	City Hall	City Hall.
66	James C. Laird Museum of Local History	It's falling apart. Either re-zone it so the historical society can support itself, or tear it down.
76	James C. Laird Museum of Local History	Another useless museum...WHY?
78	Waupun Jr./Sr. High School	Giant waste of taxpayer money. Stop giving them more money.

Note: Map symbols without comment have been removed

Map Symbol	Location	Comment
	Downtown	
13	Downtown	Downtown needs updating - buildings are run down and any work done on them is just patchwork - they need to be updated, but also restored to their historical beauty.
61	Near Mill St.	Restore facade and performance space upstairs. I don't know how many people utilize these business in this entire block, but I do not use any of them. Bring in parking lot, or bring in a mini mall, with popular name brand stores and restaurants.
32	Mill St. to Madison St.	
60	Main St. & Madison St. (north side)	Close this filthy dump and put in something new.
57	Madison St. & Fond du Lac St. (north side)	Lawyers, accountants, etc. should be in a business park/professional center, not taking up retail space.
53	Madison St. & Fond du Lac St. (south side)	Fix roof/remove mold or raze.
31	Madison St. & Fond du Lac St. (south side)	This entire block of stores, needs to be revamped, I don't use any of these businesses, several on the other side of the street in the same block area, I don't use either.
54	Main St. & Carrington St. (south side)	Get restaurant finished and occupied.
55	Main St. & Fond du Lac St. (northeast corner)	Loud/dirty business should be in industrial park.

Note: Map symbols without comment have been removed

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: ~~Maintain current~~ 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.**
- ~~Perform routine maintenance and testing to ensure optimum utility provision. (Include under actions.)~~
- Continue to sustain and grow Waupun Utilities.
- ~~Develop a long-term plan to consolidate the number of electric substations. (Include under actions)~~
- ~~Replace aging municipal water infrastructure on an on-going basis. (Include under actions, reword so it encompasses all utility infrastructure.)~~
- **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. (Note the objective should also be based on business and industrial needs as well).

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.**
- ~~Continue inclusion of retention and detention ponds in new developments. (Include under actions)~~
- ~~Explore the acquisition of utility easements in locations prone to flooding to develop increased stormwater infrastructure. (Include under actions)~~
- **Minimize uncontrolled runoff from private properties.** Promote the idea of best management practices on private properties to enhance pervious surfaces and decrease run-off. (This is a combination of the Action and Objective from the existing plan.)
- ~~Complete and adopt a stormwater utility to pay for increased development of stormwater infrastructure. Completed.~~

4.2.4 Goal: ~~Maintain vitality of local public and semi-public facilities.~~ **Promote quality schools, and access to educational opportunities.**

Objective:

- **Support educational programs and the expansion of educational programs that serve community needs.**
- ~~Work with the Waupun School District to ensure adequate funding and operation of school facilities.~~
- **Increase efficiencies through shared use of facilities.**
- ~~Enhance community participation and utilization of school facilities by increasing community and youth programming at school facilities. (Include under actions)~~
- **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 communication between the Waupun Area School District, private schools and the City.**
- **To encourage viability of local private cemetery operations.**

4.2.5 Goal: Maintain and enhance ~~Provide appropriate levels of~~ recreational facilities and opportunities for residents.

Objective:

- Maintain existing parks and public open spaces.
- ~~Continue to promote and maintain the collection of municipal sculptures. Address sculptures under Cultural Resources.~~
- **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.** (Objective in Outdoor Recreation plan)
- **Acquire open space recreation corridors, where possible, to link developed areas with recreation facilities.** (Objective in Outdoor Recreation plan)
- **Preserve and conserve natural features and resources associated with the Rock River.** (Objective in Outdoor Recreation plan)
- **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).**
- ~~Review recommendations set forth in the City of Waupun Park, Outdoor Recreation and Open Space Plan (2000). (Included similar under actions)~~
- ~~Update the Park, Outdoor Recreation and Open Space Plan to include recommendations for a linear trail system connecting area parks, community facilities, and other locales and link this trail to the Wild Goose State Trail. (Note: This was addressed in the recently adopted Comprehensive Outdoor Recreation Plan. Action added to address this)~~
- **Acquire grant funding for and develop a skateboard park. (Is this still needed?)**

4.2.6 Goal: **Provide a level of law enforcement, fire and emergency services that meets current and future needs.** ~~Maintain local emergency response facilities and resources.~~

Objective:

- ~~To~~ 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** ~~Continue to work with contracted ambulance service is provided as to delivery~~ **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.**
- ~~To~~ Continue **to contract with** private ~~contracting with~~ waste collection entities.
- ~~Explore development of an extended-hour operation to dispose of yard waste. Completed~~
- ~~Initiate an annual mailing campaign to disseminate information about waste and recycle collection, disposal of hazardous materials, and other related services/options. (Include under actions)~~

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

Objective:

- ~~To~~ 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.**
- ~~To~~ Increase free access to information, services and programs.
- ~~Develop an ad hoc committee, or long-term plan, to increase library partnerships, donations, and other efforts to improve resource availability.~~
- Continue to explore increasing partnerships 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: ~~Develop a banquet facility.~~

Objective:

- ~~To solicit community input concerning the development of a banquet facility and the types of facilities/capacities for the center.~~
- ~~Form an ad hoc committee to oversee the planning and phasing development of the facility and to serve as a point of contact for inquiries and comments.~~
- ~~Explore sources of funding, including private donation, for site acquisition, plan development, and construction.~~
- ~~Determine fee schedule for banquets, community gatherings, specialized programming and special facilities provisions (such as computer lab).~~

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 sufficient **timely** emergency services in the most cost effective manner appropriate.
- 4.3.7 Waupun will continue to develop and improve Waupun Utilities to ensure adequate **reliable** delivery of service.

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

4.4 Existing Utilities and Community Facilities Conditions

4.4.1 Sanitary Sewer System¹

The City currently provides sanitary sewer service to all homes and businesses within the city's corporate limits. The wastewater treatment facility (WWTF), located at the corner of Fond du Lac Street and Gateway Drive, was updated in 2008 (Map 4-1). Current capacity is 2.11 million gallons per day (mgd) average flow and 10.1 mgd maximum daily flow. Current flow in 2016 is 1.7 to 1.8 mgd. The City of Waupun has sufficient capacity at the current WWTF to 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 Viet Street & Taylor Street	1964
4	1,400	Corner of Spring Street & Autumn Avenue	1990
5	1,450	Corner of Autumn Avenue & Hawthorne Street	1999

Source: Waupun Utilities, 2017.

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

Table 4.2: Elevated Tanks and Reservoirs

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

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

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

Generally the Waupun sells water to customers within the City and properties must annex to the City in order to receive public water. Similar to public sewer, a few properties in the towns of Waupun and Chester receive City water. Waupun does not provide water to the Dodge 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 watermain and other water distribution system infrastructure. The City has a wellhead protection ordinance that protects the municipal supply of drinking water by restricting land uses and activities near the City wells that pose a high risk for groundwater pollution.

4.4.3 Storm Sewer System

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

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

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

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

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

4.4.4 Solid Waste Disposal/Recycling Facilities

Advance Disposal contracts with the City to collect waste and recyclables from City residents. Residents are charged a monthly fee of \$12.91 for weekly garbage collection and

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

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

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

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

4.4.6 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 Protection⁵

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

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

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

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.

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.



Public Safety Building

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 an 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 Department's 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 Services⁸

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

4.4.10 Health Care Facilities

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

Waupun is also within close proximity to some

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

⁸ Mike Krueger, LifeStar Emergency Medical Services. Personal communication.

⁹ Guide to Wisconsin Hospitals, FY2015. Publication revised: September 2014.



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 Library¹⁰

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

Over the years the library facility and services have evolved to meet the changing needs of the community. The library provides a multitude of services including reference services, interlibrary loan, a homebound program, adult programs on varying topics throughout the year, book clubs, summer reading programs, wired and wireless Internet access and meeting room space. The library houses over 74,000 items that include books in print, audio and video materials and other items.¹¹

Additional materials available for checkout include eBooks, books on CD, music CDs, DVD's, magazines, newspapers and some genealogical materials. The library has reference books, genealogical materials and Waupun High School yearbooks (for various years) that can be utilized in the library. Patrons are able to access computers to learn a new language, access car repair information, take practice tests and access study guides, obtain job search information, and legal forms. The Waupun Public Library is a member of the Monarch Library System¹² which provides patrons with direct access to 33 libraries in Dodge, Ozaukee, Sheboygan and Washington counties.

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



Waupun Public Library

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

The District has a good working relationship with the City of Waupun and the community. To increase job preparedness, the district has instituted Project Lead the Way¹⁴, is working with local manufacturers and businesses to place youth, and is expanding the technology education area at the high school. Utilizing the fabrication laboratory, students do small projects for businesses. The Community and City are able to use school facilities for youth basketball, baseball, softball and soccer, while the school district uses the City owned recreation facility, adjacent to the Waupun Area Junior/Senior High School. To further increase communication between the school district and the City, the City Administrator currently sits on the School Board. Youth are required to perform community service through a class called "Senior 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 Centers¹⁶ (Wee Care Child Care Center, Little Sprouts Children Center, Sacc Meadow View, In His Hands Child Enrichment Center, Waupun Preschool Education Inc., and Alto Reformed Church 4K) with a combined capacity of 228 children. In 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 $\frac{1}{4}$ acre or less, within a residential neighborhood or commercial business district. The park serves an area of $\frac{1}{8}$ to $\frac{1}{4}$ mile radius. Mini-parks generally lack any active recreational facilities and may be limited to gardens, benches, gazebos, fountains, or other small social gathering facilities. Mini-parks typically do not have off-street parking or restroom facilities. The following parks are classified as mini-parks: Heritage Park and Richard Holmes Park¹⁸.



Heritage Park



Zoellner Park

Neighborhood Playground A neighborhood playground mainly serves the active recreational needs of children from 5 to 15 years of age, and may offer passive recreational opportunities to adults. Neighborhood playgrounds typically consist of one or more playground apparatus, small green space/general purpose fields, and associated benches. Neighborhood playgrounds do not typically have off-street parking, shelters or restroom facilities. Neighborhood playgrounds are between 1 to 3 acres in size and serve an area of approximately $\frac{1}{4}$ to $\frac{1}{2}$ 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 common. Neighborhood parks are between 3 to 10 acres and have a service area of $\frac{1}{2}$ 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 classified 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 (0.5 acres for Mini-Parks, 2.0 acres for Neighborhood Parks, and 8.0 acres for Community Parks). It has been the City's policy since 2010 to strive to provide 10.5 acres of parkland per 1,000 residents. Assuming a standard of 10.5 acres of parkland per 1,000 residents, the City is currently at a deficit of 10 acres. Based on WDOA projections and assuming that the City does not add any additional parkland; by 2040 the total deficit will grow to 20.4 acres.

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

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

4.4.15 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 Jumpers²⁰ are based in Waupun and groom over 60 miles of snowmobile trail throughout Dodge and Fond du Lac Counties, surrounding the Waupun area. Fond du Lac County also administers the annual DNR snowmobile trail grant for trails within Fond du Lac County.

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

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

Due to the proliferation of internet service providers (ISP), residents can choose from several 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 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) (Was an objective)**
- 4.6.7 **Continue to update Waupun Utilities as appropriate. This includes Developing a long-term plan to consolidate the number of electric substations and replacing some of the older municipal water infrastructure. (4.2.2) (Note combination of existing objective and action)**
- 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 ~~Minimize uncontrolled runoff from private properties and~~ Encourage use of best management practices **on private property** to increase absorption of stormwater locally **and decrease runoff. (4.2.3)** (Note this is a combination of the objective and action from the existing plan.)
- 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) (Objective in existing plan)
- 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) (Objective in existing plan)
- Note have we addressed flooding in the Harris Creek area?**
~~Propose and adopt a stormwater utility. (Completed)~~
- 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 **Provide community education programs. This could include effective parenting, rental education, financial education, etc.**
- 4.6.26 ~~Work with Waupun School District to promote school facilities for community activities and identify methods to increase enrollment. (similar to the action item above)~~
- 4.6.27 ~~Address~~ **Continue appropriate maintenance, upgrades and current needs identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan of existing parks and public open spaces. (4.2.5)**
- 4.6.28 ~~Update the 2000 Park, City of Waupun Comprehensive Outdoor Recreation and Open Space Plan every five years. This should include development of recommendations for facilities construction for a linear trail system and connection to the Wild Goose State Trail. (4.2.5)~~
- 4.6.29 **Provide new park facilities in areas identified in the most recent City of Waupun Comprehensive Outdoor Recreation Plan. (4.2.5)**
- 4.6.30 **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)**
- 4.6.31 **Implement the master plan for the McCune Park beach. (4.2.5)**
- 4.6.32 **Provide additional signage for the canoe/kayak launches and dam portage sites along the Rock River. (4.2.5)**
- 4.6.33 **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) (CORPS)**
- 4.6.34 **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)**
- 4.6.35 **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)**
- 4.6.36 **Develop a skateboard park. (Is this needed, I couldn't find it in the current**

Comprehensive Outdoor Recreation Plan.) (4.2.5)

- 4.6.37 **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)**
- 4.6.38 **Continue to maintain equipment and replace fire equipment based on National Fire Protection Association (NFPA) requirements. (4.2.6)**
- 4.6.39 **Ensure proper funding and maintenance of police and fire equipment, facility and services. (4.2.6)**
- 4.6.40 **Periodically evaluate the levels of service for police, fire and emergency services and make improvements where needed. (4.2.6)**
- 4.6.41 **Develop a staffing survey to address staffing needs attributed to a volunteer fire department. (4.2.6)**
- 4.6.42 **Continue to work with contract ambulance service providers. (4.2.6)**
- 4.6.43 ~~Continue to provide necessary support for sufficient operation of police and fire services.~~
- 4.6.44 ~~Continue to contract with~~ provide private contracting with **waste collection entities to provide and recycle for residential curb-side collection for solid waste and recycling. (4.2.7)** Note: combination of action and objective.
- 4.6.45 ~~Explore development of an extended-hour operation to dispose of yard waste.~~ Completed.
- 4.6.46 ~~Initiate and annual mailing campaign to Disseminate information about solid waste and recycling collection, disposal of hazardous materials, and other related services/options. (4.2.7)~~ (Was an objective)
- 4.6.47 **Continue to provide an annual e-cycling collection. (4.2.7)** Note: City provided e-cycling this year for the first time and it was well received.
- 4.6.48 **Consider initiating a program to provide City generated wood chips and composting materials (made from yard waste) to residents. (4.2.7)**
- 4.6.49 ~~Develop a long-term plan for the Waupun Public Library including increasing utilization and availability of services. Continue to Explore increased partnership opportunities to increase library resource availability. (4.2.8)~~
- 4.6.50 **Support the library and its efforts to modify its service model to accommodate the changing needs and wants of Waupun residents. (4.2.8)**
- 4.6.51 **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)

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

4.6.53 Develop a long-term plan for the development of a banquet facility. This should include a public participation campaign, exploration of private donations, and determination of a reasonable fee schedule for facility use.

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			

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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.

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.**

The following goals and objectives from the existing plan have been deleted.

~~6.2.1 Goal: Increase the number of partnerships with all economic development entities to spur local economic development.~~

~~Objective:~~

- ~~• Continue close working relationship with various local entities including Fond du Lac County Economic Development Corp.~~
- ~~• Proactively seek partnerships and opportunities to enhance working relationships with regional and state entities.~~

~~6.2.2 Goal: Improve the City's labor supply.~~

~~Objective:~~

- ~~• Develop programs within the school system that are tailored to the needs of local industries.~~
- ~~• Work with local interest groups to relate the programs at Moraine Park Technical Institute to the needs of local businesses and industries.~~
- ~~• Encourage the school system to assess the needs of young people regarding their job seeking and job attainment skills as they may pertain to Waupun industries.~~

~~6.2.3 Goal: Provide an adequate framework for the future expansion of commercial development in Waupun.~~

~~Objective:~~

- ~~• Designate certain prime areas for commercial use, particularly downtown (TID), along strategic highway corridors and at highway interchanges.~~
- ~~• Encourage the clustering and coordinated development of compatible and mutually beneficial commercial uses.~~

~~6.2.4 Goal: Preserve, improve, and develop appropriate commercial facilities serving the inhabitants and providing increased sales and earnings.~~

~~Objective:~~

- ~~• Consolidate and expand the existing commercial centers.~~
- ~~• Discourage unplanned, unsightly, unsafe, and marginal commercial highway development.~~
- ~~• Develop, adopt and implement a long term development plan for the downtown.~~
- ~~• Encourage existing businesses to continually monitor and change to accommodate the retail market.~~

~~6.2.5 Goal: Place major emphasis on industrial development.~~

~~Objective:~~

- Communicate with industry on a regular basis.
- Increase and maintain communication between Waupun Industrial Development Corporation and the City.
- Develop a comprehensive marketing plan for the Industrial Park.
- Investigate the development of an incubator/venture capital project.
- Explore purchasing Department of Corrections land (proposed 260 acres) for business and industrial development.

~~6.2.6 Goal: Improve existing industrial development consistent with compatibility to adjacent uses.~~

Objective:

- Provide land for new construction and the expansion of existing industries.
- Reuse vacant or under-utilized industrial buildings.
- Remove obsolete industrial buildings.

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 will work with developers to find and allocate appropriate venues for economic development and expansion.~~
- 6.3.4 The City of Waupun is committed to redevelopment of the downtown by encouraging growth, reconstruction, and technical assistance where viable.
- 6.3.5 **Waupun will Work with local, regional and state entities to support existing businesses, and market business opportunities, location and quality of life, increase the economic appeal of the entire Waupun community.**

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 (38%). 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.

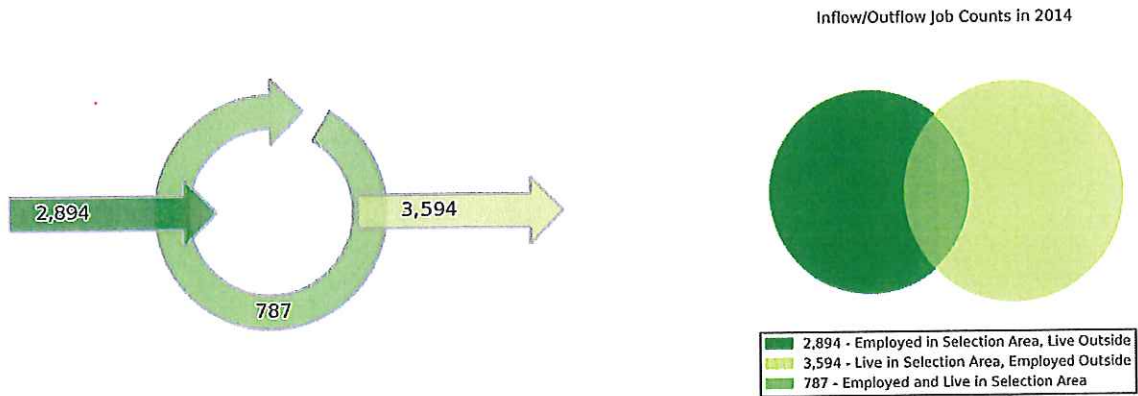
Table 6.3: Workforce by Industry, 2011 -2015 ACS 5-Year Estimates

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.

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, Bargains Galore Thrift Store, Central Cable Contractors Inc., National Rivet & Manufacturing Co., Christian Home, Boarders Inn & Suites and Silgan Containers LLC (Table 6.9). Together these facilities employed over 2,400 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
Bargains Galore Thrift Store	Waupun	Fond du Lac	200
Central Cable Contractors Inc.	Waupun	Dodge	135
National Rivet & Manufacturing Co.	Waupun	Dodge	132
Christian Home	Waupun	Dodge	125
Boarders Inn & Suites	Waupun	Fond du Lac	125
Silgan Containers LLC	Waupun	Dodge	103

Source: Esri Business Analyst, 10.4.1, 2016 Dataset.

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?
- 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 Web¹**

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.

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

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. (EDSP&BP: Readiness) (6.2.1)**
- 6.12.3 Conduct and track annual retention visits. (6.2.1)**
- 6.12.4 Survey businesses to learn what they are interested in learning or receiving assistance with. (6.2.1)**
- 6.12.5 Serve as a concierge service for businesses. (EDSP&BP: Readiness) (6.2.1)**
- 6.12.6 Direct development to areas already served with public infrastructure and services. Give second priority to areas adjacent to public services. (6.2.1)**
- 6.12.7 Identify underutilized commercial/industrial properties (including Brownfield sites) that may have commercial or industrial development potential. (EDSP&BP: Readiness) (6.2.1)**
- 6.12.8 Post available redevelopment sites along with a parcel map on the City's website. (6.2.1)**
- 6.12.9 Keep updated information about Waupun's sites and buildings on S&B databases such as "Locate in Wisconsin". (EDSP&BP: Readiness) (6.2.1)**
- 6.12.10 Consider redeveloping Park View Plaza into a mixed use, pedestrian orientated development. (6.2.1)**
- 6.12.11 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)**
- 6.12.12 Continue to invest in maintaining the current public infrastructure, while creating a long-term plan for future growth areas. (6.2.1)**
- 6.12.13 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)**
- 6.12.14 Provide information regarding available properties, buildings and amenities on the City's website. (6.2.1)**
- 6.12.15 Explore and investigate interest and need for a value-added dairy production program. (EDSP&BP: Readiness). (6.2.1)**
- 6.12.16 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)**

- 6.12.17 Keep a current listing of existing businesses with a map of their location on the City's website. (6.2.2)
- 6.12.18 Develop a current parcel level map of available commercial and industrial properties and contact information. Post on the City's website. (6.2.2)
- 6.12.19 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)
- 6.12.20 Provide information in the City's e-newsletter on local business updates. (6.2.2)
- 6.12.21 Promote the City's proximity to USH 151, STH 26, STH 49 and STH 68. (6.2.2)
- 6.12.22 Promote the City's strategic location between the Madison and Fond du Lac and Oshkosh. (6.2.2)
- 6.12.23 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)
- 6.12.24 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)
- 6.12.25 Adopt historical preservation design standards to enhance the historic character of the downtown and to create uniformity. (6.2.2)
- 6.12.26 Increase cultural and entertainment opportunities in the downtown. (6.2.2)
- 6.12.27 Continue to provide incentives for building façade restoration through the Downtown BID district. (6.2.2)
- 6.12.28 Use the concept of "Placemaking" to enrich the downtown business district. (6.2.2)
- 6.12.29 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)
- 6.12.30 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.
- 6.12.31 Incorporate art in the downtown area; consider murals, statutes, etc. (6.2.2)
- 6.12.32 Continue to participate in regional tourism partnerships, focus on unique assets in Waupun. (6.2.2)
- 6.12.33 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)
- 6.12.34 Support individual's efforts to seek support for business plan development, financing information, and other assistance (6.2.3):
 - The Wisconsin Women's Business Initiative Corporation (WWBIC), <https://www.wwbic.com/>;
 - IGNITE! Business Success, <http://www.ignitefonddulacounty.com/>;
 - Envision Greater Fond du Lac, <https://www.envisiongreaterfdl.com/>;

- Wisconsin Small Business Development Center,
<https://www.wisconsinsbdc.org/>;
 - Wisconsin Economic Development Corporation (WEDC),
<http://inwisconsin.com/>; and
 - UW-Extension, Fond du Lac,
<https://fonddulac.uwex.edu/category/entrepreneurship-community-development/>.
 - Jefferson County Economic Development Consortium.
- 6.12.35** Investigate the possibility of developing an incubator center in the City of Waupun. (6.2.3)
- 6.12.36** 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)
- 6.12.37** 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)

The following actions from the existing plan have been deleted.

- ~~**6.12.38** Develop and enhance relationships with local, regional and state economic development agencies.~~
- ~~**6.12.39** Encourage local businesses to remain within the community by providing timely information and communication delivery. This includes discussions about possible expansions of local industries and the possibility of providing public incentives.~~
- ~~**6.12.40** Direct development interests to existing redevelopment areas (TID) and other economic development areas (Industrial Park).~~
- ~~**6.12.41** Develop a direct and actionable downtown redevelopment plan. This may include establishment of an ad hoc downtown action committee and cooperation with existing economic development entities.~~
- ~~**6.12.42** Work with the Waupun School District to develop programs within the school system that are tailored to the needs of local industries. Developing partnerships with local interest groups to relate the programs at Moraine Park Technical Institute will also strengthen access of skilled workers to local businesses and industries.~~
- ~~**6.12.43** Encourage local businesses to work with FCEDC to identify local and state programming to help aid in business development and recruitment. This includes development of business plans, employee training, and other business related education.~~
- ~~**6.12.44** The City should focus on "selling" the virtues of Waupun to prospective businesses and clients. Assets include affordable housing, local health care, available workforce, and proximity to the Horicon Marsh and other attractions.~~

~~6.12.45~~ Explore the possibility of identifying the downtown area through unique design characteristics, signage, or statuary.

~~6.12.46~~ Charge local committees, or develop one, to focus on developing a downtown festival (such as "Sculpture Days") to help promote the area.

