



FOND DU LAC COUNTY

COMPREHENSIVE PLAN &
FARMLAND PRESERVATION PLAN
PUBLIC INFORMATIONAL MEETING #2
APRIL 7, 2021

Cedar Corporation Staff



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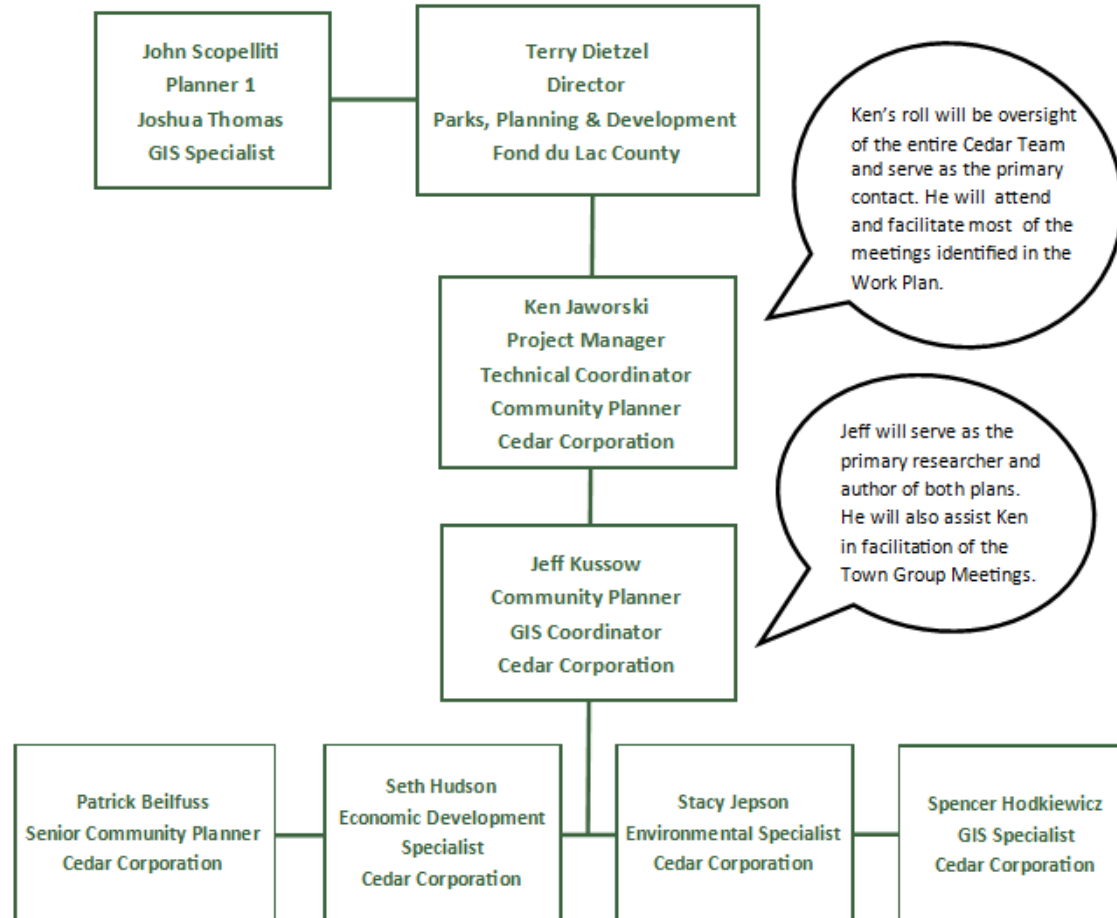
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Work Plan – Team Responsibilities

Project Organizational Chart



A more detailed breakdown of Cedar staff task responsibilities is listed in the Project Schedule & Timeline within the Work Plan.

The Fond du Lac Planning Process Features: “Planning from the Outside-In”

1. Identifies the immediate AND long-term economic value of productive land based on current and historic use. Used to attract investment and opportunity in agriculture and natural resources.
2. Discusses land resource values with agriculture and rural stakeholders. They select criteria for preservation.
3. Elevates the roll of forested areas, wetlands, natural areas and geological features for timber production, recreational use, eco-tourism, stormwater management, etc. to the same level of other developed land use types.
4. Elevates the importance and future value of the Niagara Escarpment.
5. Maps each selected criteria to show areas of importance.



The Fond du Lac Planning Process :

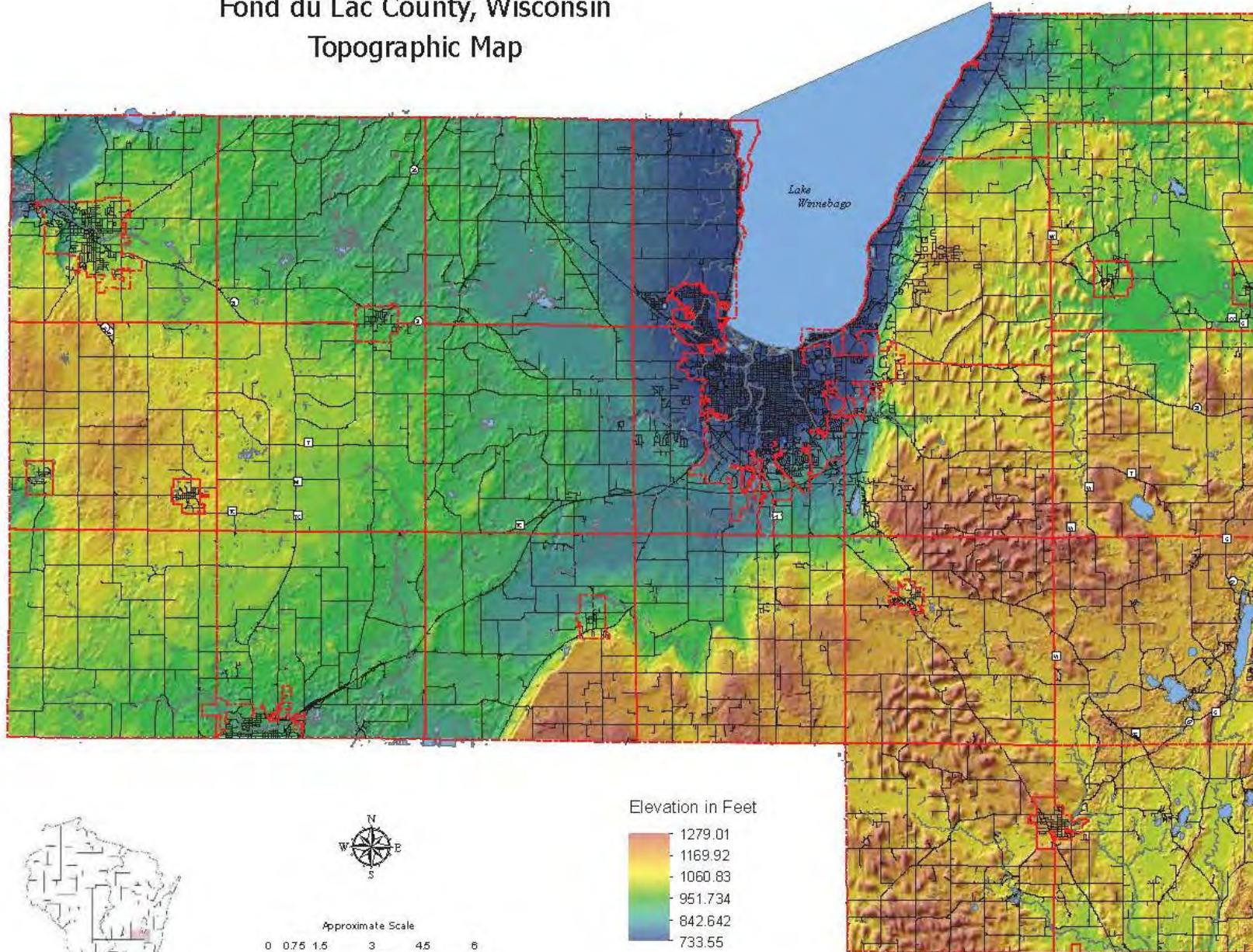
“Planning from the Outside-In”

Priority Resources

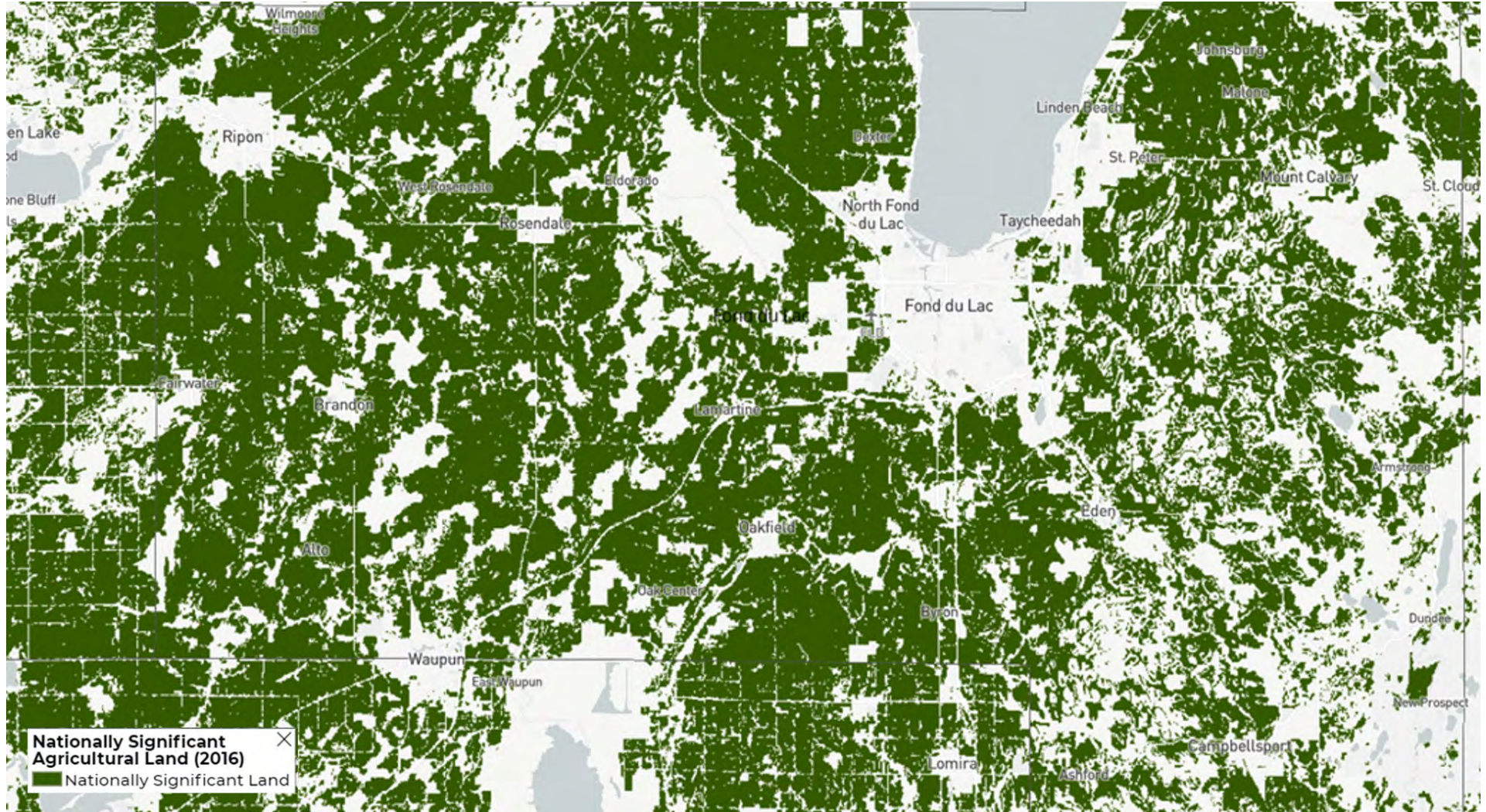
1. Some of the most productive farmland in the entire United States.
2. A prosperous farming economy featuring dairy, grain production, forage crops and commercial vegetables.
3. A globally recognized geological feature: Niagara Escarpment
4. Shoreline of Wisconsin’s largest inland lake: Lake Winnebago
5. Significant State and Federal Lands for wildlife and recreational use. (Kettle Moraine, Eldorado Marsh, Horicon Marsh and Glacial Habitat Restoration Areas)



Fond du Lac County, Wisconsin Topographic Map

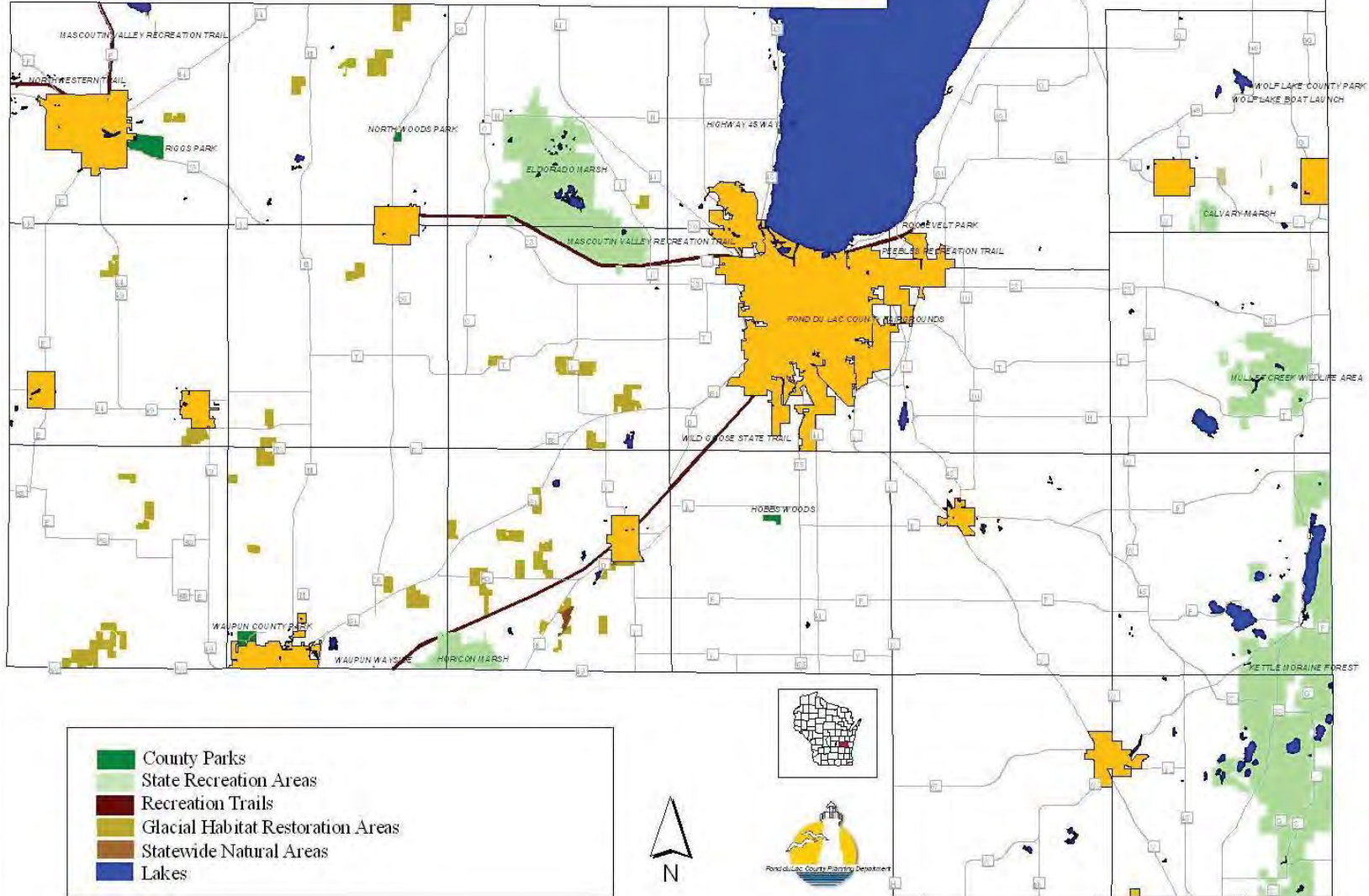


Nationally Significant Agricultural Land in Fond du Lac County



(Source: American Farmland Trust)

FOND DU LAC COUNTY STATE AND COUNTY RECREATIONAL AREAS



Map 3 County and State Recreational Areas

The Fond du Lac Planning Process: Beyond “Planning from the Outside-In”



1. More detailed land use planning through comprehensive planning efforts will be undertaken by the 21 towns, nine (9) villages and two cities.
2. The Fond du Lac County Comprehensive Plan and Farmland Preservation Plan will be available as resources to each community.



Fond du Lac County Farmland Preservation Plan

Establishes a local vision for agricultural preservation, agricultural development, and the development of agricultural enterprises at the county level.



Fond du Lac County Agriculture by the Numbers

Did you know?

FOND DU LAC COUNTY IS
No. 3 in Wisconsin's
dairy industry



Fond du Lac County Agriculture by the Numbers

Agriculture's annual impact:

WHAT DO OUR FARMS PRODUCE?



HOW MANY PEOPLE DOES AGRICULTURE EMPLOY?



WHAT IS THE ECONOMIC IMPACT?



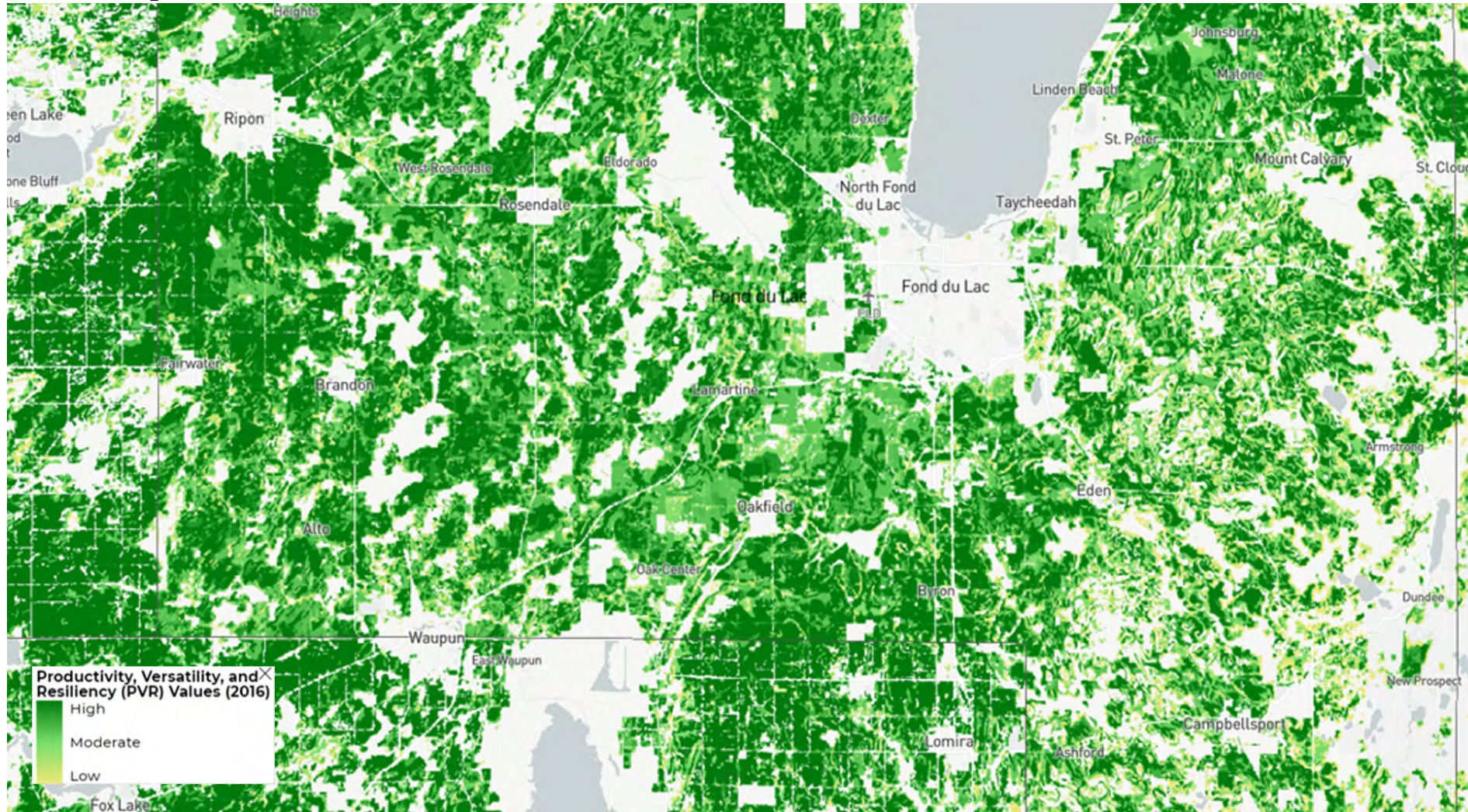
HOW MUCH TAX DOES AGRICULTURE CONTRIBUTE?



Fond du Lac County Agriculture by the Numbers



Fond du Lac County Agricultural Land Productivity, Versatility, & Resiliency



(Source: American Farmland Trust)

Loss of Agricultural Land, 2014-2019

(Wisconsin Dept. of Revenue)

- 280,698 acres of agricultural land within County in 2019 (~222 acres lost per year).
- 1,363 acres of agricultural land converted to other uses (-0.48% since 2014).
- Towns of Eldorado, Fond du Lac, & Auburn experienced greatest percent acreage converted to nonagricultural uses.
- Towns of Eldorado, Byron, & Auburn experienced greatest total acreage converted to nonagricultural uses.
- Towns of Waupun, Metomen, Lamartine, Friendship, Alto experienced increases in land converted to agricultural use.

Table 4-1
Acres of Agricultural Land by Community, 2014-2019

Community	Acres		6 Year Change		
	2014	2019	Number	Percent	
Towns	T. Alto	16,233	16,250	17	0.10%
	T. Ashford	14,662	14,613	-49	-0.33%
	T. Auburn	7,854	7,666	-188	-2.39%
	T. Byron	18,476	18,214	-262	-1.42%
	T. Calumet	13,557	13,502	-55	-0.41%
	T. Eden	14,615	14,597	-18	-0.12%
	T. Eldorado	14,583	14,221	-362	-2.48%
	T. Empire	12,028	11,861	-167	-1.39%
	T. Fond du Lac	6,246	6,093	-153	-2.45%
	T. Forest	13,064	13,023	-41	-0.31%
	T. Friendship	7,247	7,273	26	0.36%
	T. Lamartine	12,830	12,880	50	0.39%
	T. Marshfield	13,413	13,369	-44	-0.33%
	T. Metomen	16,943	17,011	68	0.40%
	T. Oakfield	14,542	14,392	-150	-1.03%
	T. Osceola	9,067	9,047	-20	-0.22%
	T. Ripon	15,328	15,218	-110	-0.72%
	T. Rosendale	16,567	16,540	-27	-0.16%
	T. Springvale	16,620	16,596	-24	-0.14%
T. Taycheedah	13,060	13,013	-47	-0.36%	
T. Waupun	12,212	12,435	223	1.83%	
Subtotal	279,147	277,814	-1,333	-0.48%	
Villages	V. Brandon	157	157	0	0.00%
	V. Cambellsport	143	109	-34	-23.78%
	V. Eden	32	31	-1	-3.13%
	V. Fairwater	192	186	-6	-3.13%
	V. Kewaskum	0	0	0	0.00%
	V. Mount Calvary	269	266	-3	-1.12%
	V. North Fond du Lac	57	61	4	7.02%
	V. Oakfield	202	196	-6	-2.97%
	V. Rosendale	292	295	3	1.03%
	V. Saint Cloud	296	299	3	1.01%
Subtotal	1,640	1,600	-40	-2.44%	
Cities	C. Fond du Lac	659	667	8	1.21%
	C. Ripon	510	513	3	0.59%
	C. Waupun	105	104	-1	-0.95%
Subtotal	1,274	1,284	10	0.78%	
Fond du Lac County Total	282,061	280,698	-1,363	-0.48%	

Source: Wisconsin Department of Revenue, Statement of Assessments, 2014 & 2019

Certified Survey Map & Subdivision Plat Lots by Town,

2010-2019 (Fond du Lac County Planning Dept.)

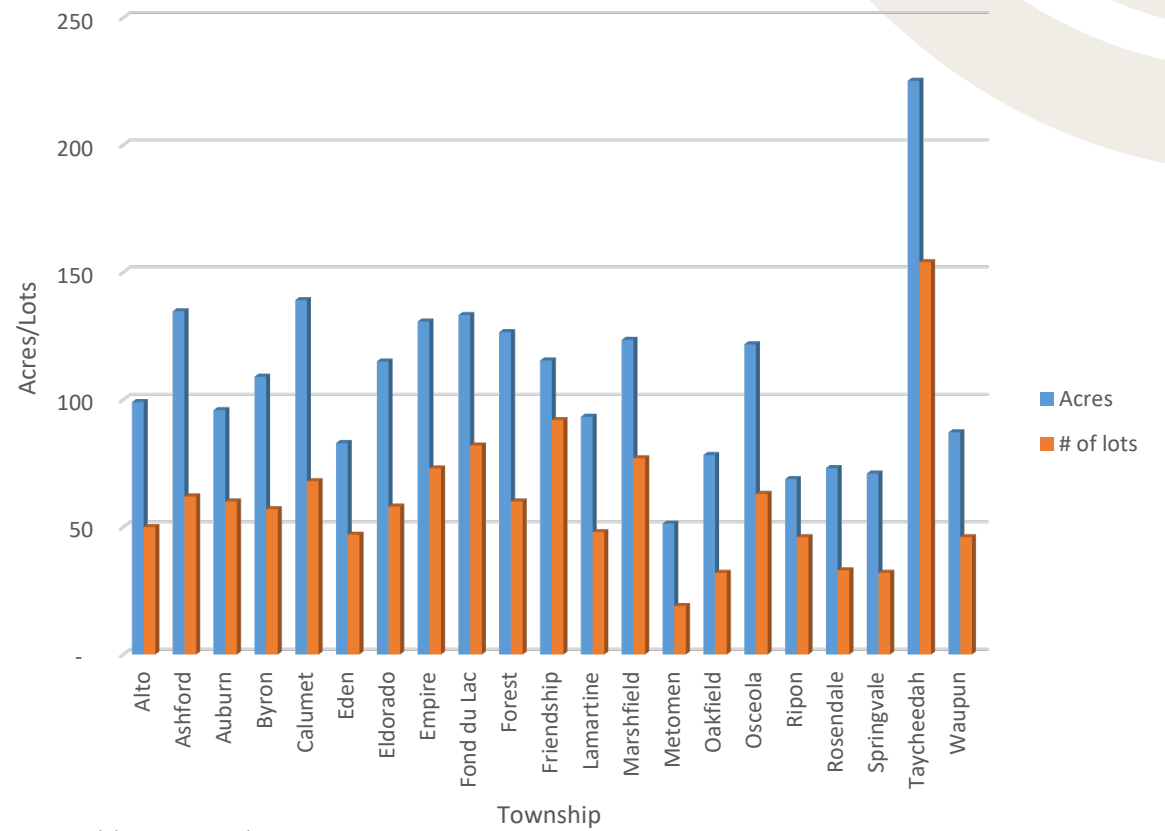
- 2,275 acres divided into 1,259 lots, 5 acres or less, from 2010 – 2019.
- Town of Taycheedah experienced the greatest land division activity
- Town of Metomen experienced the least land division activity

**Table 4-2:
Certified Survey Map & Subdivision Plat Lots (5 acres or less) by Town, 2010-2019**

Township	Acres	% of Total	# of lots
Alto	99	4.4%	50
Ashford	135	5.9%	62
Auburn	96	4.2%	60
Byron	109	4.8%	57
Calumet	139	6.1%	68
Eden	83	3.6%	47
Eldorado	115	5.1%	58
Empire	131	5.7%	73
Fond du Lac	133	5.9%	82
Forest	127	5.6%	60
Friendship	115	5.1%	92
Lamartine	93	4.1%	48
Marshfield	124	5.4%	77
Metomen	51	2.3%	19
Oakfield	78	3.4%	32
Osceola	122	5.3%	63
Ripon	69	3.0%	46
Rosendale	73	3.2%	33
Springvale	71	3.1%	32
Taycheedah	225	9.9%	154
Waupun	87	3.8%	46
Total	2,275		1,259

Source: Fond du Lac County Planning Department, 2020

Figure 4-1: Certified Survey Map & Subdivision Plat Lots (5 acres or less) by Town, 2010-2019



Source: Fond du Lac County Planning Department, 2020

Certified Survey Map & Subdivision Plat Lots by Year, 2010-2019

(Fond du Lac County Planning Dept.)

- Average of 126 lots (5 acres or less) created per year.
- Average of 227 acres divided into lots 5 acres or less each year
- 2014 and 2018 were the most active years

Table 4-3: Certified Survey Map & Subdivision Plat Lots (5 acres or less) by Year, 2010-2019

Year	Acres	# of Lots
2010	141	76
2011	195	104
2012	238	118
2013	166	99
2014	332	170
2015	208	119
2016	208	121
2017	255	139
2018	287	177
2019	245	136
Total	2,275	1,259
Average	227	126

Source: Fond du Lac County Planning Department, 2020

A Farmland Preservation Plan (continued)

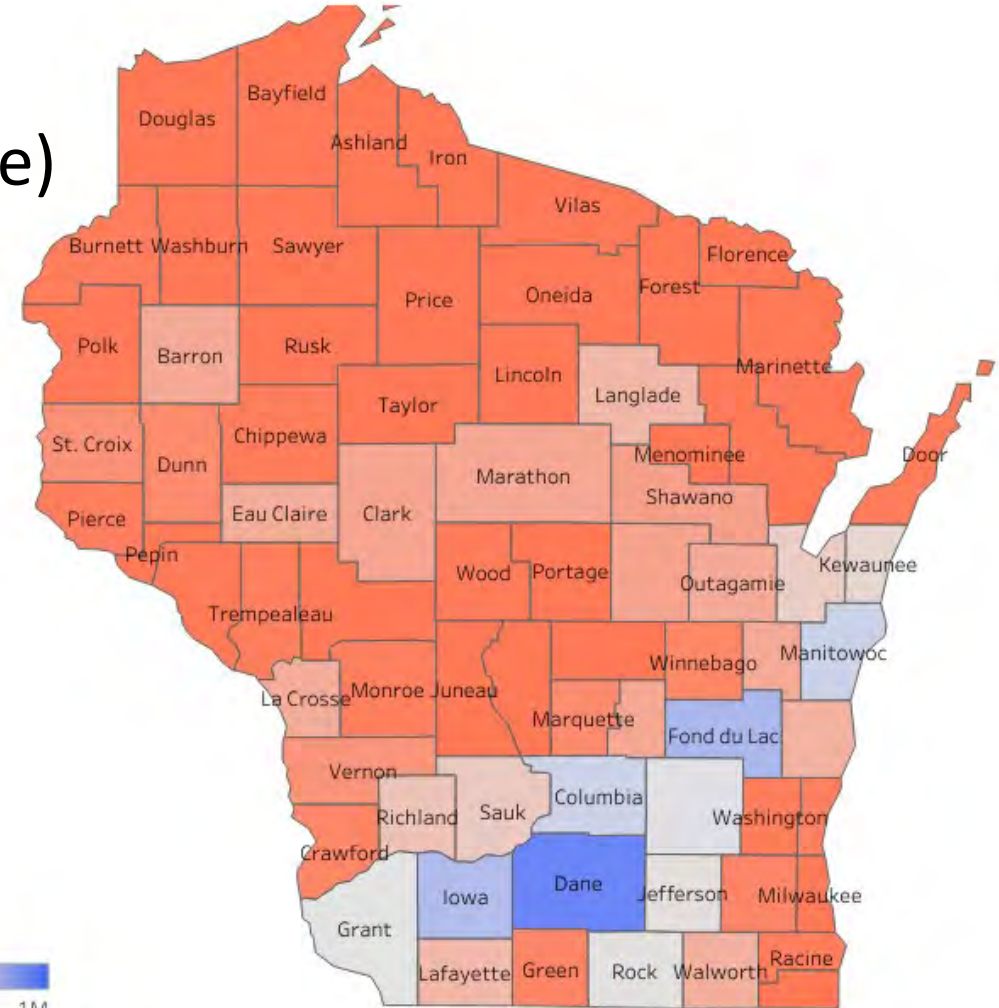
- Makes counties and towns eligible to participate in other parts of the Farmland Preservation Program such as [Agricultural Enterprise Areas](#) and [Farmland Preservation Zoning](#).
- Does not impose land use restrictions by itself.
- Does not create [farmland preservation tax credit](#) eligibility by itself .
- Is adopted as a component of the County Comprehensive “Development” Plan §59.69(2)&(3).



The Financial Impacts Farmland Credits Received in FY 2019

- Fond du Lac County = \$1,075,605 (#2 in State)
- Dodge County = \$749,697
- Sheboygan County = \$361,900
- Calumet County = \$307,431
- Green Lake County = \$289,058
- Winnebago County = \$87,613
- Washington County = \$36,407

(Source: WI Dept. of Revenue)



4,832 1M
© 2020 Mapbox © OpenStreetMap

Work Plan – Farmland Preservation Plan (FPP) Update

Phase 1: Project Start Up and Administration

- **1.1 Create Town Ad-Hoc Farmland Preservation Plan (FPP) Advisory Committee (Completed)**
 - The FPP Advisory Committee reported its findings and recommendation to the Education, Agriculture and Recreation Committee.
 - **2020-2021 Ad-Hoc Farmland Preservation Advisory Committee Members**
 - Frank Bartzen (Town Chairman, Lamartine)
 - John Bertram (Farmer) Northeast, Malone, WI
 - Sara Bonlender (Farmer) Southeast, Cloverhill Dairy, Campellsport, WI
 - Richard Guell (Town Chairman, Eden, Farmer)
 - Shelly Hiemstra (Farmer) West, Brandon, WI
 - Joe Loehr (Farmer) East, Mount Calvary, WI
 - Steve Smits (Farmer) Southwest, Markesan, WI
 - John Ruedinger (Farmer) North Central, Van Dyne, WI
 - Bill Wiese (Farmer) North West, Rosendale, WI



Work Plan – Farmland Preservation Plan (FPP) Update

Phase 1: Project Start Up and Administration

- **1.2 Organized town review process for farmland preservation (FP) maps reviews (Completed)**
- **1.3 Held County Public Informational Meeting #1 (Comp- Oct. 6, 2020)**
 - This meeting summarized the planning efforts to date.
 - Discussed how information was made available to the public.
 - Showed how public comment can be integrated into the planning process.



Work Plan – Farmland Preservation Plan (FPP) Update

Phase 2: Data Gathering and Agriculture Trend Analysis

- **2.1 Assessed agriculture trends (Completed)**
 - This task summarized local, regional and national agricultural trends.
 - The most recent Agricultural Census was completed in 2017 and the results were released in 2019.
- **2.2 Assessed agriculture markets (Completed)**
- **2.3 Assessed the impact of non-farm development on farmland consumption (Completed)**

This task involved working with County Staff on developing a history of land division activity by CSM and plats to determine agricultural land consumption rates.



Work Plan – Farmland Preservation Plan (FPP) Update

Phase 2: Data Gathering and Agriculture Trend Analysis (continued)

- **2.4 Discussed the state of agriculture with Ad-Hoc Farmland Preservation Advisory Com. (3 Meetings)**
(Completed)

1. Agriculture land use trends that could impact the agricultural economy
2. Issues, barriers and opportunities that could impact the growth, transportation and processing of commodities in the Fond du Lac County region. Discuss the county's agriculture infrastructure.
3. Set criteria for mapping farmland preservation areas.
4. Reviewed Draft version of the farmland preservation plan and recommend approval.

- **2.5 Assessed Infrastructure, processing and transportation needs** **(Completed)**

Derived from local research efforts, county economic data and from the input received by the Ad-Hoc FP Advisory Committee. Recommendations were captured in both planning documents.



Work Plan – Farmland Preservation Plan (FPP) Update

Phase 3: Draft Document Preparation

- **3.1 Reviewed current town Farmland Preservation Plan Maps (Completed)**
 - Reviewed all 21 town FPP maps developed for the 2012 farmland preservation plan.
- **3.2 Mapped farmland preservation areas per DATCP standards (Completed)**
 - The resultant maps show two major distinctions:
 1. Areas to be preserved as agriculture and agriculture related use, and
 2. Areas of non-agriculture development
 3. All designations will follow parcel lines
 - Integration with the County Future Land Use Map part of the county comprehensive plan will be seamless as the areas designated for farmland preservation will be used to create the "Agriculture" future land use classification. "Planning from the Outside-in."
 - This classification could encompass over 80% of the county's unincorporated land area giving future town comprehensive planning update efforts a significant boost in projecting future land use.
- **3.3 Developed a "Draft" version of Fond du Lac County Farmland Preservation Plan (Completed)**

This task is basically the assembly of all the information and recommendations required Ch. 91, Wis. Stats. Certification pending.

Fond du Lac County Farmland Preservation Areas (Light Brown) (Also referred to as: “Areas of Agricultural Use and Agricultural Related Use”.)

- Farmland shown as “Planned Agriculture” in town comprehensive plans
- Farmland currently and historically farmed, grazed or used for forestry
- Farmland currently zoned “Agriculture” or “Exclusive Agriculture”
- Existing land uses complimentary to farming
- State and federal owned property managed for forestry, habitat conservation and recreation purposes that has been planned and zoned as “Agriculture” or “Exclusive Agriculture”
- Farmland expected to stay in farming over the next 15 years.
- Land included only needed to meet one of the above criteria.

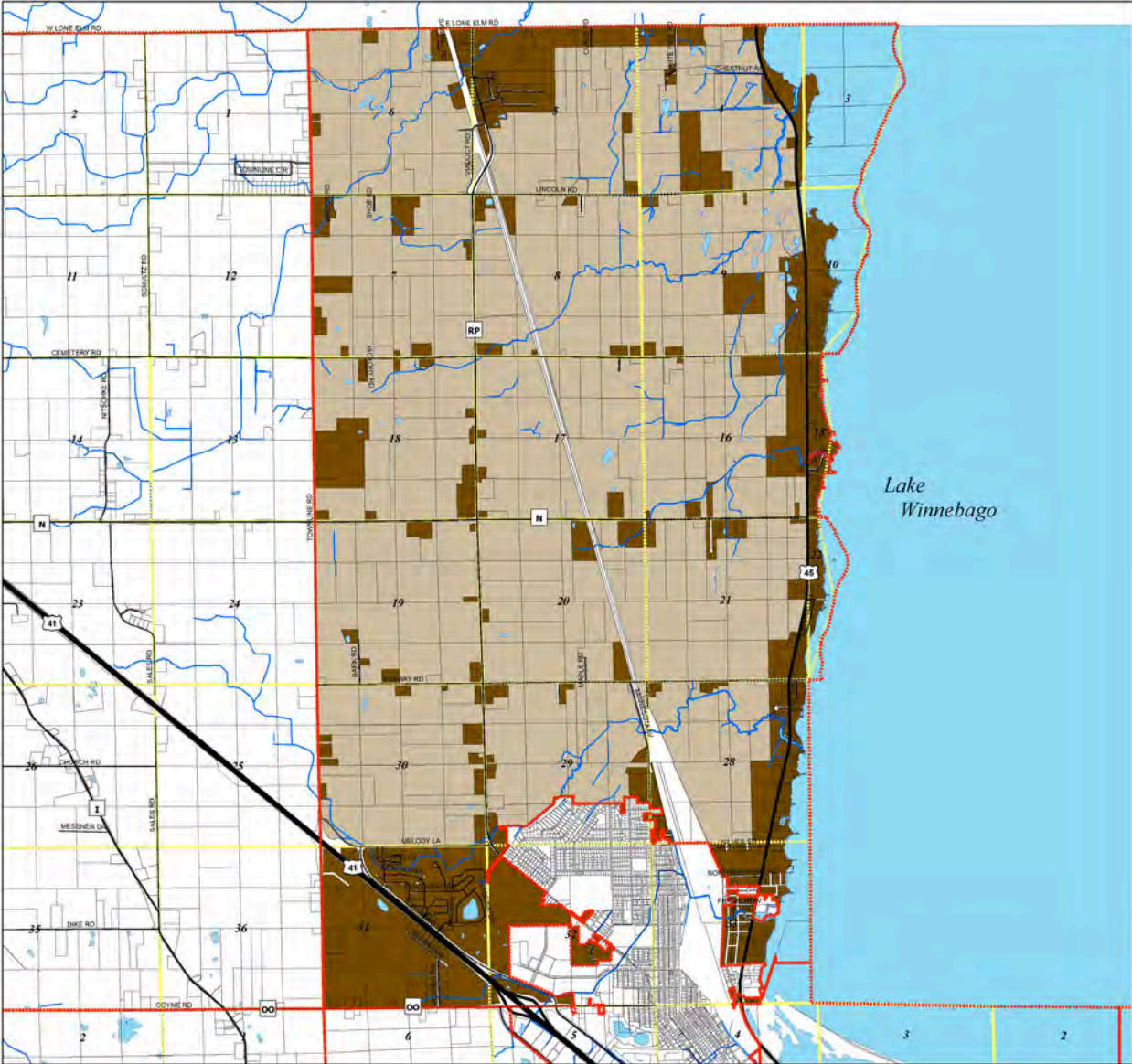


Fond du Lac County Areas of Non-Agricultural Development - Dark Brown (Also referred to as: “Excluded”.)

- Land within incorporated municipalities (villages & cities)
- Land planned for uses other than agriculture and open space in the town comprehensive plans over the next 15 years.
- Land within a defined Sewer Service Area Planning boundary of a city, village or town sanitary district.
- Land zoned for intensive uses other than agriculture.
- Clustered non-farm residential lots within agricultural areas.



Example of Proposed FP Map for Individual Towns



Map 5K
Town of Friendship
 Fond du Lac County, Wisconsin
 Farmland Preservation
 Plan Map

Farmland Preservation Areas

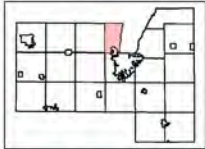
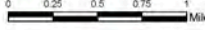
Areas of Agricultural Use and Agriculture Related Use

Nonagricultural Development Areas

Areas of Nonagricultural Development

- U.S. Highway
- State Highway
- County Highway
- Town Road
- Town Boundary
- Section Line
- 2019 Parcel Boundaries
- Rivers and Streams
- Waterbodies

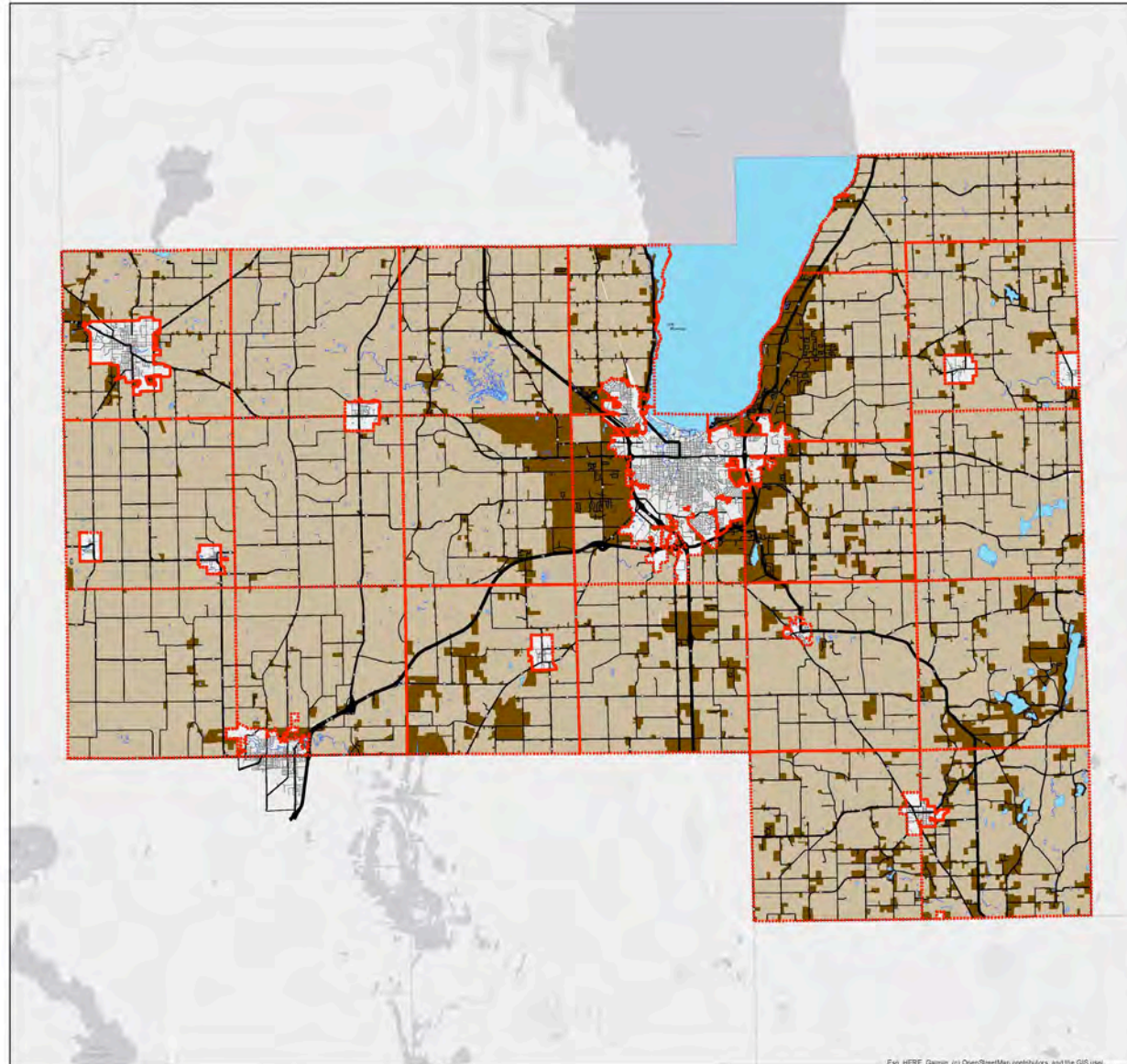
Approximate Scale



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 The base map was created with data from Fond du Lac County Planning Department who in no event assumes any liability regarding fitness of use of the information and any application by others, is the responsibility of the user. Created: 12-10-2020

Proposed Farmland Preservation Plan Map



Map 5

Fond du Lac County, Wisconsin

Farmland Preservation
Plan Map

Farmland Preservation Areas

Areas of Agricultural Use
and Agriculture Related Use

Nonagricultural Development Areas

Areas of Nonagricultural
Development

U.S. Highway

State Highway

County Highway

Town Road

Rivers and Streams

Waterbodies



Approximate Scale

0 1.5 3 4.5 6 Miles



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Farmland Preservation Acres & Prime Ag Soils, 2021

- 84.7% (379,392 acres) of the County contains prime agricultural soils
- 86.8% (388,794 acres) of the County designated as farmland preservation area
- 74.5% (333,968 acres) of the County designated as farmland preservation and prime agricultural soils
- 88% of prime agricultural soils within the County are also designated as farmland preservation area

**Table 5-1
Farmland Preservation Acres and Prime Agriculture Soils,
Fond du Lac County, Wisconsin, 2021**

<u>Township</u>	<u>Town Acres</u>	<u>Prime Ag Soil Acres</u>	<u>% Prime Ag Soils</u>	<u>Farmland Preservation Acres</u>	<u>% Farmland Preservation</u>	<u>Acres in FP & Prime Ag Soils</u>	<u>% FP & Prime Ag Soils</u>
Springvale	23,334	21,665	92.8%	23,182	99.3%	21,536	92.3%
Rosendale	23,122	21,389	92.5%	22,927	99.2%	21,224	91.8%
Eldorado	23,090	21,856	94.7%	21,885	94.8%	20,706	89.7%
Metomen	22,405	20,305	90.6%	22,140	98.8%	20,083	89.6%
Calumet	19,184	17,909	93.4%	17,910	93.4%	16,802	87.6%
Alto	24,289	21,234	87.4%	23,635	97.3%	20,741	85.4%
Waupun	21,990	19,724	89.7%	20,755	94.4%	18,712	85.1%
Byron	23,949	21,758	90.9%	20,122	84.0%	18,717	78.2%
Ripon	21,239	18,054	85.0%	18,942	89.2%	16,342	76.9%
Forest	22,669	17,789	78.5%	21,892	96.6%	17,339	76.5%
Oakfield	22,801	21,178	92.9%	18,447	80.9%	17,278	75.8%
Eden	23,325	17,702	75.9%	22,326	95.7%	17,007	72.9%
Friendship	10,578	9,903	93.6%	8,008	75.7%	7,622	72.1%
Lamartine	23,438	22,000	93.9%	18,003	76.8%	16,768	71.5%
Marshfield	21,863	17,369	79.4%	19,494	89.2%	15,495	70.9%
Ashford	23,527	16,951	72.0%	21,041	89.4%	15,358	65.3%
Taycheedah	18,918	16,038	84.8%	12,832	67.8%	11,245	59.4%
Empire	18,647	14,627	78.4%	12,864	69.0%	10,320	55.3%
Osceola	23,469	15,898	67.7%	17,687	75.4%	12,919	55.0%
Auburn	23,459	15,333	65.4%	19,453	82.9%	12,787	54.5%
Fond du Lac	12,824	10,712	83.5%	5,249	40.9%	4,966	38.7%
Total	448,120	379,392	84.7%	388,794	86.8%	333,968	74.5%
Notes:	(1) Cities/Villages and road right-of-ways have been excluded from all calculations. (1) Sorted by % designated farmland preservation and prime agricultural soils.						

Farmland Preservation Goals, Objectives, and Policies

Farmland Preservation Goals

1. It is the goal of the Fond du Lac County to protect, preserve and keep in production as much of the County's agricultural land as is possible and maintain a viable local agricultural economy.
2. It is the goal of the Fond du Lac County to make as many of the County's citizens as possible aware of the Farmland Preservation Program.
3. It is the goal of the Fond du Lac County to make as many landowners as possible eligible for tax credits under the Wisconsin Working Lands Initiative.
4. It is the goal of the Fond du Lac County to encourage higher housing density in areas designated for nonagricultural development.



Farmland Preservation Goals, Objectives, and Policies

Objectives

1. Protect agricultural land from development.
2. Protect existing farm culture within the County and the “right to farm”.
3. Prevent and minimize conflicts between urban and rural land uses.
4. Encourage large, contiguous blocks of farmland.
5. Utilize land use controls to ensure preservation of valuable farmland.
6. Utilize best management practices to protect natural resources.
7. Preserve and grow the enterprises that support the agricultural industry.
8. Focus and plan new growth in areas that will not adversely impact planned agricultural areas of the County.
9. Protect the right of livestock facilities, regardless of the number of animal units to operate in areas zoned for agricultural use, provided all state and local regulations are met.
10. Provide for enterprises that support the agricultural industry the right to locate in areas zoned for agricultural use and not be required to obtain commercial or industrial zoning.
11. Encourage and support the creation of nontraditional agricultural operations.
12. Recognize the importance Fond du Lac County agriculture plays in the role of satisfying the demand for food on a global scale.
13. Encourage the utilization of hands on agricultural education through such opportunities as local Farmer Markets in urban areas, rural food produce stands and fairs.
14. Encourage “agri-tourism” and agricultural-related businesses.
15. Provide education to the general public for better understanding of modern agriculture and to promote agricultural careers among the younger generations.

Farmland Preservation Goals, Objectives, and Policies Continued...

Policies

1. Apply exclusive agricultural zoning provisions should be applied to all farmlands identified for preservation.
2. Towns shall report all land divisions and rezones promptly to the County Planning Department.
3. Towns may rezone land out of farmland preservation if they find that the land is better suited for a use not allowed in the farmland preservation zoning district and that the rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.



Goal(s), Policies, & Strategies to increase Housing Densities in Areas of Nonagricultural Development

Goal

1. Encourage higher housing density in areas designated for nonagricultural development.

Policies

1. Utilize areas designated as “areas of nonagricultural development” on the Farmland Preservation Plan Map(s) as target areas for future development in the Towns’ comprehensive plans.
2. Residential development in farmland preservation zoned areas, shall not exceed the density ratio standard established in Chapter 91 of the Wisconsin Statutes.
3. Fond du Lac County towns should review the use of conservation subdivision guidelines in zoning and land division ordinances.
4. Infill development and new housing developments shall be encouraged within areas served by public facilities.
5. Cluster residential development should be promoted to minimize land use impacts and increase housing density.

Goal(s), Policies, & Strategies to increase Housing Densities in Areas of Nonagricultural Development Continued...

Strategies

1. The County should implement a housing program that provides funds to repair and maintain existing housing stock.
2. Fond du Lac County towns, villages and cities should always identify areas of residential infill or cluster development on the future land use map when updating their comprehensive plans.
3. The County should engage in a county-wide housing study which addresses attainable housing, housing types, and future housing locations within the County.

Work Plan – Farmland Preservation Plan (FPP) Update

Phase 4: Pre-Final and Final Plan Document

- **4.1 Reviewed “Draft” based on comment received from Planning & Development Department (Completed)**
- **4.2 Presented “Draft” Plan to the Agriculture Ad-Hoc Committee (Completed)**
- **4.3 Presented “Draft” Plan to the Education, Agriculture and Recreation Committee (Completed but requires formal approval)**
- **4.4 Presented “Draft” Plan at Public Informational Meeting #2 (Tonight)**
Highlights of the plan will be presented by Cedar Staff. Furthermore, questions and comments will be recorded.



Work Plan – Farmland Preservation Plan (FPP) Update

- **4.5 Revise “Draft” based on public comments and direction from Education, Agriculture and Recreation Committee**

All comments from the review of the "Draft" will be incorporated into the "Pre-Final" document.

- **4.6 Committee recommendation to submit Pre-Final FP Plan to DATCP for review**

- **4.7 Address changes recommended by DATCP and resubmit to DATCP**



Work Plan – Farmland Preservation Plan (FPP) Update

Phase 4: Pre-Final and Final Plan Document (continued)

- **4.8 Prepare for and attend the County Board Hearing**
Action cannot be taken until after the FP plan is certified by DATCP.
- **4.9 Publish and distribute the adopted FP Plan**
Once adopted by county resolution, the plan will be developed in a digital format for distribution.

Key Meetings

Public Informational Meetings (2)

Public Hearing/County Board (1)



Niagara Escarpment Greenway Study

Fond du Lac County, Wisconsin

DRAFT June 2020



Prepared by the Niagara Escarpment
Resource Network with the assistance of
the East Central Wisconsin Regional
Planning Commission

Study Overview

Eric W. Fowle, AICP
*Niagara Escarpment
Resource Network*

Study Intent

3. How can the escarpment's natural resources, combined with existing development patterns, be best prioritized and targeted for protection?
4. How can Fond du Lac County and its communities use this information to consistently apply development standards along the Niagara Escarpment corridor which foster conservation, and where should they apply?

Fond du Lac County Comprehensive Plan

A Comprehensive plan means a guide to the physical, social, and economic development of a local governmental unit



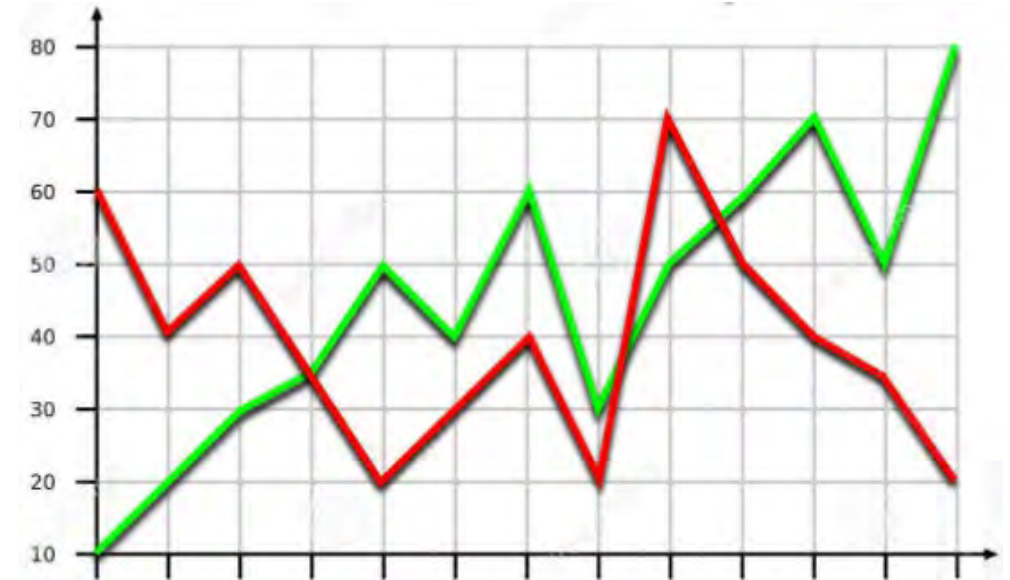
Comprehensive Planning Requirements

- Statewide comprehensive planning requirements signed into law in 1999 as a part of the governor's budget bill;
- §66.1001 required that, starting in 2010, any and all levels of government who make land use decisions must be based on all adopted comprehensive plan as defined in the law (consistency provision for rezones, land divisions, official mapping)
- Can assist with obtaining various grant opportunities for parks, trails, roads and public infrastructure projects by demonstrating need and public support.
- Requires:
 - Development of nine-element comprehensive plan document;
 - A separately developed Public Participation Plan;
 - Ten-year updates of the plans.



A Comprehensive Plan contains:

- Background information such as demographics, economic conditions, physical resources, land use and more.
- Maps, tables & figures which support the above.
- Goals, Objectives, Policies and Programs .
- Recommendations.
- Future Land Use Map (Land Use Plan).
- Other directives.



The Comprehensive Plan must also address nine elements as defined by Wis. Stats 66.1001:

- Issues & opportunities
- Housing
- Transportation
- Utilities and community facilities
- Agricultural, natural and cultural resources
- Economic development
- Intergovernmental cooperation
- Land use
- Implementation
- Tonight, and through the entire planning process, we are seeking input on the importance and/or needs on any of the above elements.



Work Plan – Comprehensive Plan Development

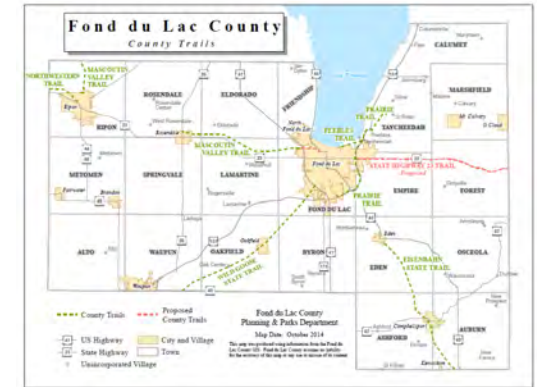
Phase 1: Project Start Up and Administration

- 1.1 Worked with the Planning & Development Department on refining the Project Schedule. (Completed)
- 1.2 Worked with the Planning & Development Department on setting meeting schedule. (Completed)
- 1.3 Prepared a Draft Public Participation Plan. (Approved by County. Completed)
- 1.4 Prepared a Comprehensive Plan Outline (Completed)

Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation

- 2.1 Updated background information on all plan elements (Completed)
- 2.2 Created selected maps for County Comprehensive Plan (Completed)



Eight (8) maps for the comprehensive plan document include the following:

- Fond du Lac Jurisdictional Map. Will show the location of all towns, villages and cities within the County for reference. (Agency and County Data)
- Existing Land Use Map. (Data from ECWRPC. Reviewed by County Staff)
- **Future Land Use Map (Developed primarily from the Farmland Preservation Map)**
- Natural Features and Public Land Map (Agency and County Data)
- Functional Road Classifications and Traffic Count Map. (WDOT and County Data)
- Emergency Service Area Map –Fire/EMS (Agency and County Data)
- Existing County Service Facilities Map. Will include county parks and trails (County Data)
- Proposed County Projects Maps. Will include planned county buildings, highways, bridges, parks, trails and other identified needs. (Derived from the planning process, existing county plans and the county's CIP.)

Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation (continued)

- **2.3 Developed Draft Goals, Objectives and Policies (Completed)**
- **2.4 Created Future Land Use (FLU) Map based on the Farmland Preservation Plan. “Planning from the Outside-In” (Completed)**
 - Utilized the farmland preservation areas previously identified.
 - Since the County does not provide county zoning and thus does not regulate land use, the FLU Map includes two FLU categories: “Agriculture” and “Other Development”.
 - Since all towns in the County have their own zoning ordinance and therefore regulate land use, land within the “Other Development” category will be planned for more specifically by each town’s comprehensive plan which is not part of this scope.

Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation (continued)



- **2.5 Incorporated recommendations from other agency plans: WDOT, WDNR, Etc.**
- **2.6 Incorporated recommendations form other County Departments**
Highway & Public Works, Emergency Management, Land & Water Conservation, Parks & Trails and Planning & Development for input relative to future projects in the areas of transportation, parks, trails, public buildings, etc.
- **2.7 Prepare “Draft” Comprehensive Plan. All nine (9) elements.**
This task is basically the assembly of all the information and recommendations gathered to date. This will be the first version of the document provided.
- **2.8 Send Draft Future Land Use Map to Towns for final review**



Work Plan – Comprehensive Plan Development

Phase 2: Draft Documentation Research & Preparation (continued)

- **2.9 Revise “Draft” based on comments received from Planning and Development Department**
- **2.10 Present “Draft” Plan to the Education, Agriculture and Recreation Committee**
Once the "Draft" plan document has been produced and reviewed by the Planning and Development, it will be forwarded to the Education, Agriculture and Recreation Committee for their review. This Committee will ultimately make the decision on when the document's contents are ready to display at Public Informational Meeting #2.
- **2.11 Education, Agriculture and Recreation Committee discusses comments from Public Informational Meeting #2**
This meeting will be held to discuss the feedback received at Public Informational Meeting #2 on the “Draft” versions of the plans. Due to comments, changes may be recommended.
- **2.12 Make revisions to “Draft” Plan to create “Pre-Final” Plan**

Work Plan – Comprehensive Plan Development

Phase 3: Pre-Final and Final Plan Document

- **3.1 Committee Action “Pre-Final” (Recommended Plan)**

Per statutory requirements, the Education, Agriculture and Recreation Committee must pass a resolution recommending the approval of the comprehensive plan. That is why this version of the plan document is often referred to as the "Recommended Plan". Once the Committee passes the resolution, the "Recommended Plan" must go to Public Hearing.

- **3.2 Make revisions to “Draft” Plan to create “Pre-Final” Plan**

- **3.3 Hold County Public Hearing on “Pre-Final” Plan**

- **3.4 County Board Action on Pre-Final “Recommended” Plan**

- **3.5 Make revision to “Pre-Final” if requested by County Board**

The County Board can suggest some minor modifications to the plan. However, please note that any "significant" changes directed by the County Board will require the plan to go back to Committee, requiring the passage of another resolution by the Committee and a Public Hearing.



Work Plan – Comprehensive Plan Development

Phase 3: Pre-Final and Final Plan Document (continued)

- **3.6 Develop County Board ordinance for plan adoption**

The comprehensive plan must be adopted by ordinance.

- **3.7 Deliver Final Plan to County**

Once adopted by ordinance, the "Final Plan" including both the Resolution and County Board Ordinance will be developed in a digital format for distribution. By law (Chapter 91), a county comprehensive plan must be adopted with the inclusion of the farmland preservation plan.



Goals, Objectives, & Recommendations – What are they?

Goals are general guidelines that explain what the community wants to achieve in Fond du Lac County. They are usually long-term and represent global visions such as “protect public health and safety.” A goal is a general statement of a future condition towards which actions are aimed.

Example: Coordinate transportation improvements with federal, state, and local entities.

Objectives define strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific and measurable. They are more specific and outline the “who, what, when, where, and how” of reaching the goals. An objective is a statement of measurable activity, such as “maintain”, “increase”, and “decrease”. Objectives can also be a benchmark to be reached in pursuit of the goal.

Example: Utilize the Fond du Lac County Five-Year Capital Improvement Plan and the Fond du Lac County Highway Department Six-Year Highway Improvement Plan for construction and maintenance of various transportation projects.

Recommendations are specific policies or action items that can be undertaken by an individual, group, or entity to achieve or work towards accomplishing an objective and/or goal.

Example: Update the Wild Goose State Trail Master Plan by 2023.

Comprehensive Plan Recommendations – Housing Element

Recommendation #1: Coordinate the preparation of a county-wide housing study to:

- 1) Assess existing housing supply and integrity of existing housing stock;
- 2) Develop innovative residential development strategies to improve/increase housing options for seniors and low/moderate-income families; and
- 3) Develop affordable and attainable housing choices.



Comprehensive Plan Recommendations – Transportation Element

Recommendation #1: Update the Fond du Lac County Five-Year Capital Improvement Plan and the Fond du Lac County Highway Department Six-Year Highway Improvement Plan annually.

Recommendation #2: Update the Wild Goose State Trail Master Plan by 2023.

Recommendation #3: Develop and adopt a County highway ordinance to regulate minimum building/structure setbacks, site lines, vision triangles, and utility locations on County highways/roads.

Recommendation #4: Research and develop a policy to guide the transfer of road ownership between municipal jurisdictions.

Comprehensive Plan Recommendations – Continued

Transportation Element

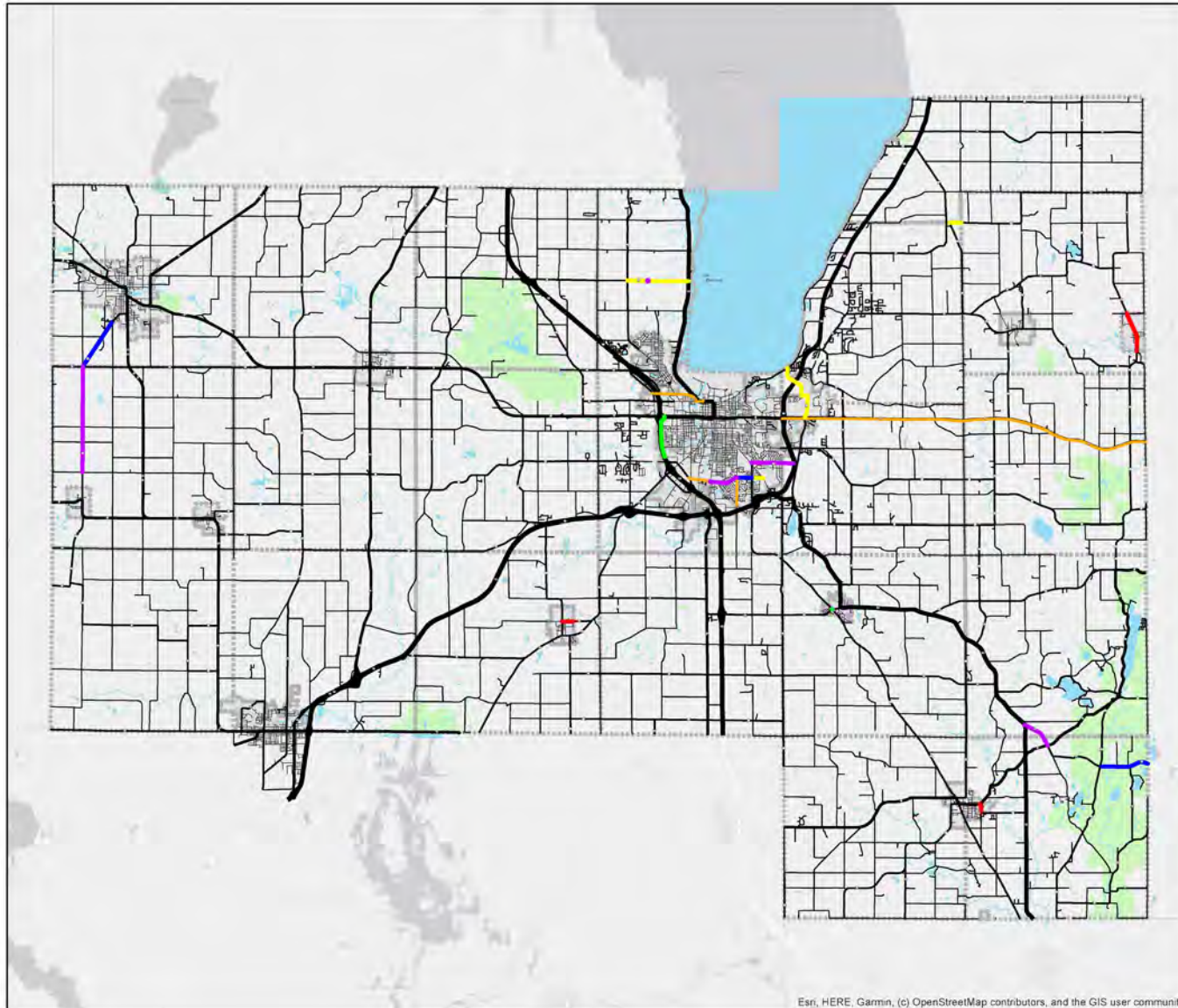
Recommendation #5: Continue to monitor, coordinate, and educate local units of government regarding federal and state grants/programs for roadway and recreation trail improvements. Assist local units of government with grant applications, as necessary.

Recommendation #6: Continue to monitor and apply for annual invasive species control grants through the Wisconsin Department of Natural Resources for invasive species control within road right-of-ways.

Recommendation #7: Continue to work with the Fond du Lac Metropolitan Planning Organization (MPO) and East Central Wisconsin Regional Planning Commission (ECWRPC) to implement the Fond du Lac MPO Long Range Transportation/Land Use Plan.

Recommendation #8: Monitor and apply for financial assistance through State and Federal programs and grant opportunities for improvements to Fond du Lac Skyport.

Future County Transportation Projects



Map 5

Proposed County Projects Fond du Lac County, WI

Transportation Improvements

- Fiscal Year 2021
- Fiscal Year 2022
- Fiscal Year 2023
- Fiscal Year 2024
- Fiscal Year 2025
- Proposed Trails

- U.S. Highway
- State Highway
- County Highway
- Town Road

- Town Boundary
- Rivers and Streams
- Waterbodies
- Parks

Approximate Scale
0 1.5 3 4.5 6 Miles



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The base map was created with data from Fond du Lac County Planning Department who in no event assumes any liability regarding fitness of use of the information and any application by others, is the responsibility of the user. Created April 6, 2021

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Comprehensive Plan Recommendations – Utilities & Community Facilities Element

Recommendation #1: Implement projects identified in the County’s Outdoor Recreation and Open Space Plan, and update the Outdoor Recreation and Open Space Plan every 5 years.

Recommendation #2: Implement strategies, objectives, and recommendations within the Hazard Mitigation Plan and Emergency Operations Plan. Update Hazard Mitigation Plan every 5 years (minimum).

Recommendation #3: Apply for grants through the State Broadband Expansion Grant Program for the expansion of adequate broadband access to County residents.

Comprehensive Plan Recommendations – Utilities & Community Facilities Element

Recommendation #4: Assist local units of government with grant applications to support improved public infrastructure.

Recommendation #5: Utilize 2021 broadband community survey results to implement broadband expansion/improvements in unserved or underserved areas within the County.

Recommendation #6: Apply for financial opportunities through the State of Wisconsin Recreational Boating Facilities Program for capital improvements to recreational boating facilities, consistent with the County's Outdoor Recreation and Open Space Plan.

Comprehensive Plan Recommendations – Agricultural, Natural, & Cultural Resources Element

Recommendation #1: Amend the County’s Shoreland Ordinance to eliminate regulation of land uses in the shorelands.

Recommendation #2: Review County Floodplain Ordinance to evaluate if the County should be more restrictive for development in the floodplain.

Recommendation #3: Develop educational materials to discourage development in the floodplain.

Recommendation #4: Monitor and apply for financial assistance through State and Federal programs and grant opportunities to provide stormwater management education to the public.

Recommendation #5: Implement objectives, implementation strategies, and projects identified in the County’s Land and Water Resource Management Plan, and update the Land and Water Resource Management Plan every 10 years.

Comprehensive Plan Recommendations – Continued

Agricultural, Natural, & Cultural Resources Element

Recommendation #6: Implement objectives, recommendations, and policies in the County’s Farmland Preservation Plan, and update the Farmland Preservation Plan every 10 years (minimum).

Recommendation #7: Implement mitigation strategies and goals in the County’s Hazard Mitigation Plan, and update Hazard Mitigation Plan every 5 years (minimum).

Recommendation #8: Implement management objectives and recommendations in the Winnebago Waterways Lake Management Plan.

Recommendation #9: Continue to monitor and apply for financial assistance through State and Federal programs and grant opportunities identified in the County’s Outdoor Recreation and Open Space Plan, Land and Water Resource Management Plan, and Winnebago Waterways Lake Management Plan.

Recommendation #10: Continue administration of the Wisconsin Department of Natural Resources Wildlife Damage Abatement and Claims Program.

Comprehensive Plan Recommendations – Economic Development Element

Recommendation #1: Develop a county-wide economic development strategy. This should be completed in collaboration with a variety of stakeholders, organizations, and municipalities within Fond du Lac County.

Recommendation #2: Develop a county-wide economic development “branding” and marketing program to promote and attract business, industry, and tourism investment and labor support.

Recommendation #3: Collaborate with Envisions Greater Fond du lac to provide workforce development and training.

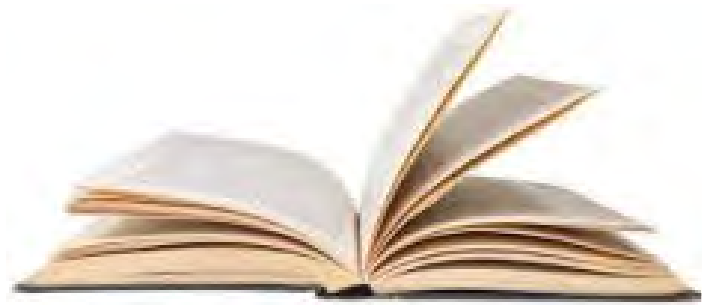
Recommendation #4: Monitor and apply for financial assistance through State and Federal programs and grant opportunities for workforce development and training.

Recommendation #5: Continue to provide technical and grant application assistance for brownfield redevelopment within unincorporated municipalities.

Comprehensive Plan Recommendations – Intergovernmental Cooperation Element

Recommendation #1: Develop and maintain a mapping database of intergovernmental maps and plans forwarded to the County by individual municipalities within the County.

Recommendation #2: Develop and maintain a database of intergovernmental agreements for reference and educational purposes.



Comprehensive Plan Recommendations – Land Use Element

Recommendation #1: Update the County’s Subdivision Ordinance.

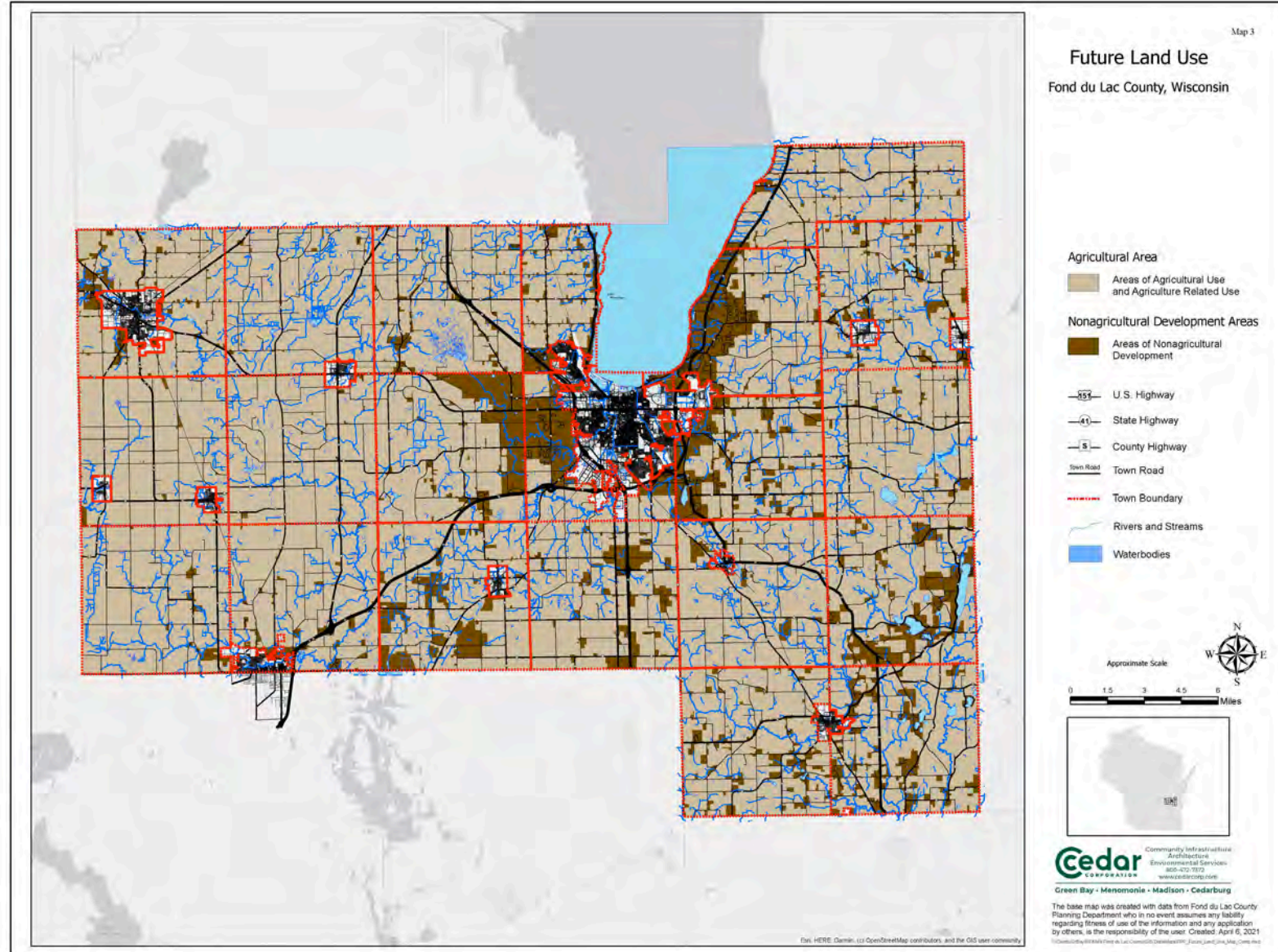
Recommendation #2: Implement projects identified in the County’s Outdoor Recreation and Open Space Plan, and update the Outdoor Recreation and Open Space Plan every 5 years.

Recommendation #3: Implement objectives, implementation strategies, and projects identified in the County’s Land and Water Resource Management Plan, and update the Land and Water Resource Management Plan every 10 years.

Recommendation #4: Implement objectives, recommendations, and policies in the County’s Farmland Preservation Plan, and update the Farmland Preservation Plan every 10 years (minimum).

Recommendation #5: Implement objectives and recommendations in the County’s Comprehensive Plan, and update the Comprehensive Plan every 10 years (minimum).

Proposed Future Land Use Map



Comprehensive Plan Recommendations – Implementation Element

Recommendation #1: The County should review, update and amended its County Comprehensive Plan and Farmland Preservation Plan at least once every 10 years to comply with State Statutes.

Recommendation #2: Implement, to the extent possible, recommendations contained within the comprehensive plan.

Recommendation #3: Adopt supporting planning documents as part of the County Comprehensive Plan by reference to ensure consistency between planning documents and efforts.

Results of:

“Planning from the Outside-In”

- Elevates agriculture and natural resource features, such as productive farmland, the Niagara Escarpment, shorelands, wetland and public lands as a valuable future land uses (not just holding areas for future development). Value based planning.
- Uses an established criteria for farmland preservation (agricultural planning)
- Accommodates agricultural related business as an economic opportunity
- Makes incorporated communities (cities and villages) more accountable for their land use projections around their borders. Pushes back. But allows for villages and cities to grow responsibly.
- Represents a better reality for attaining the projected future land uses county residents' value for quality of life.
- A more sustainable future



Tonight's Objectives

- Educate. (We hope you learn about planning in your county.)
- Answer your questions.
- Seek public input on key goals, objectives and recommendations. Two Ways:
 - Provide comments this evening
 - Direct comments via email to: john.scopelliti@fdlco.wi.gov





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