

**Comprehensive Plan
2014 - 2034**

**Town of Rosendale
Fond du Lac County, WI**

**Adopted Plan
August 26, 2014**

**Town of Rosendale Comprehensive Plan
2014-2014**

**Town of Rosendale
Fond du Lac County, WI**

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Jeffery Miller, Supervisor
Karen Krentz, Supervisor

Town Officials Roxanne Tarnow, Clerk/Treasurer

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Adopted August 26, 2014

TOWN OF ROSENDALE

COMPREHENSIVE PLAN 2014 - 2034

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Resolution # 01-2014

**Adoption of the
Town of Rosendale Comprehensive Plan 2014-2034**

WHEREAS, the Town of Rosendale has deemed it is in its best interest and that of its citizens to develop a Comprehensive Plan that would address the needs of the Town of Rosendale, and;

WHEREAS, the Town of Rosendale has requested the assistance of Martenson & Eisele, Inc. in the development and finalization of the Comprehensive Plan for the Town of Rosendale, and;

WHEREAS, the Comprehensive Plan was developed with input from the Town Board, the Town of Rosendale Plan Commission, interested residents and property owners of the Town of Rosendale, and other interested municipalities, organizations, and agencies, and;

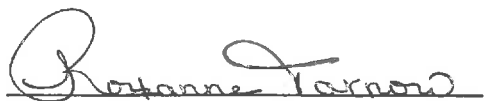
WHEREAS, copies of the Comprehensive Plan have been made available to the residents and property owners of the Town of Rosendale at the Town Hall and town web site and;

WHEREAS, the Comprehensive Plan addresses and complies with the nine elements identified in Section 66.1001 of the State of Wisconsin's Comprehensive Planning Legislation, and;

WHEREAS, the Comprehensive Plan identifies where growth should occur, makes recommendations for future development in the Town of Rosendale through the use of text, tables, and maps, and includes a mechanism for the review and update on the Plan on a regular basis, and;

NOW, THEREFORE BE IT RESOLVED by the Town of Rosendale Plan Commission to recommend to the Town of Rosendale Town Board the adoption of the *Town of Rosendale Comprehensive Plan 2014-2034* by ordinance.

Passed and adopted this 8th day of July, 2014.



Attest: Town Clerk, Roxanne L Tarnow

ORDINANCE NUMBER 02-2014
TOWN OF ROSENDALE, WISCONSIN

**AN ORDINANCE APPROVING AND ADOPTING THE
TOWN OF ROSENDALE COMPREHENSIVE PLAN 2014-2034**

WHEREAS pursuant to the provisions of Section 66.23(2) and (3) of the Wisconsin Statutes, the Town of Rosendale is authorized to prepare and adopt a Comprehensive Plan for the town's vision of the future growth and development of the community as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS the Town Board of the Town of Rosendale, Wisconsin, has previously adopted written procedures designed to foster public participation in the preparation of the comprehensive plan as required by Section 66.1001(4)(a) of the Wisconsin Statutes; and

WHEREAS the Town of Rosendale, through its Plan Commission and through community participation, with the assistance of Martenson and Eisele, Inc., has prepared, developed and drafted a "Recommended" Comprehensive Plan for the Town of Rosendale; and

WHEREAS the Town of Rosendale Plan Commission has, by majority vote of the entire Plan Commission, as recorded in its official minutes, adopted a resolution recommending to the Town Board the adoption of the document entitled "Town of Rosendale Comprehensive Plan 2014-2034", a copy of which document is on file in the Office of the Town Clerk, is posted on the Town's web site and has been placed at the City of Ripon Library for public inspection, containing all of the elements required under the provisions of Section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS the Town Board has previously held a public hearing to solicit further input on the proposed Town of Rosendale Comprehensive Plan 2014-2034 as required under the provisions of Section 66.1001(4)(d) of the Wisconsin Statutes;

NOW, THEREFORE, THE TOWN BOARD OF THE TOWN OF ROSENDALE, WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION 1: That the "Town of Rosendale Comprehensive Plan 2014-2034" be, and the same hereby is, authorized, adopted and approved as the Comprehensive Plan of the Town of Rosendale, Wisconsin, pursuant to the provisions of Section 66.1001(4)(c) of the Wisconsin Statutes and shall serve as the Comprehensive Plan of the Town of Rosendale, Wisconsin, from the effective date of this Ordinance.

SECTION 2: That a true, correct and complete copy of the Comprehensive Plan shall be maintained in the Office of the Town Clerk of the Town of Rosendale and shall be available for public inspection during all regular business hours of that office.

SECTION 3: That the appropriate officers and officials of the Town of Rosendale be, and the same hereby are, authorized to take all such other and further action as they shall deem necessary or appropriate under and pursuant to the provisions of Section 66.1001 of the Wisconsin Statutes to implement and carry out the terms and provisions of the Comprehensive Plan for the effective growth and development of the Town of Rosendale as envisioned under and pursuant to the Comprehensive Plan.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith be, and the same hereby are, repealed.

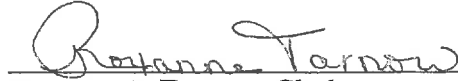
SECTION 5: That this ordinance shall take effect immediately upon the passage and publication of the same as made and provided by law.

TOWN OF ROSENDALE

By:


Kenneth Kamps, Chairman

ATTEST:


Roxanne L Tarnow, Clerk

Passed and approved by the Town Board at its regular meeting on the 26th day of August, 2014.

Preface – Comprehensive Plan Update

Introduction

On May 21, 2013, the Town of Rosendale contracted with the firm of Martenson & Eisele to update the Town's comprehensive plan. The comprehensive plan officially titled: *Comprehensive Land Use Development Plan* was originally adopted on in 2009.

Trigger Events for updating the Town of Rosendale Comprehensive Plan

Many changes and trigger events have occurred to warrant the Town to seek an amendment to the comprehensive plan. These events can be summarized as follows:

- Update the comprehensive plan consistent with the comprehensive planning legislation (Stats. 66.1001).
- In 2008, the United States slips into an economic recession that significantly alters the US, state and local economies. Unemployment rates rise. Housing and business development stagnates. Contrary to these trends, the agricultural economy, in which Rosendale is significantly vested, fairs well and the demand for farmland rises due to strong crop prices.
- In July 2009, the State of Wisconsin revises Chapter 91 of WI Statutes launching the "Working Lands Initiative". Wis. Stats. Chapter 91 addresses the changes and requirements of the new Farmland Preservation Program.
- Fond du Lac County is required to have their 1980 Farmland Preservation Plan amended and certified by DATCP (Department of Agriculture, Trade and Consumer Protection) by December 31, 2012.
- In September, 2011, Fond du Lac County hires the firm of Martenson & Eisele to assist them in the preparation of the new Farmland Preservation Plan. The process includes working closely with towns in three county cluster groups (East, Central, West) to define and map the areas for farmland preservation in each town. The Town of Rosendale was part of the western cluster.
- On December 4, 2012, DATCP Certified Fond du Lac County Farmland Preservation Plan.
- On December 18, 2012, the Fond du Lac County Board adopts new Farmland Preservation Plan.
- In December, 2012, the US Census releases the 2010 census information for all units of government.

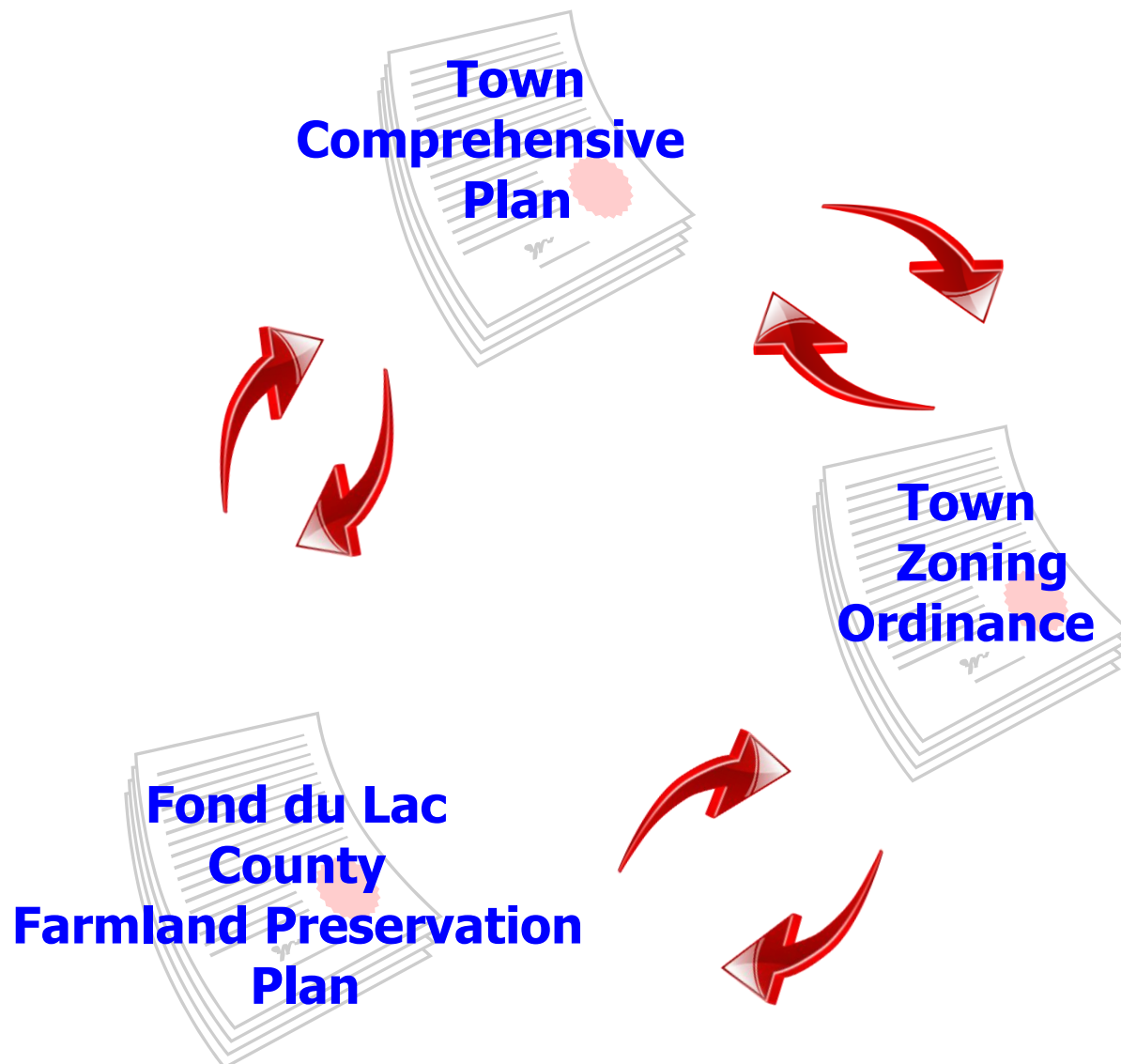
- As a requirement of the Working Land Initiative, town zoning ordinances in Fond du Lac County that contain a Farmland Preservation Zoning District, must be certified by DATCP under the new Chapter 91 provisions by December 31, 2014 to enable farmers currently enrolled in the program to obtain tax credits. Town of Rosendale Officials decide to continue to utilize the farmland preservation program and have recently updated their zoning ordinance text and map and applied for certification through DATCP.

Consistency between Plan and Zoning Documents

Relative to the above referenced trigger events constituting a comprehensive plan amendment, there are several documents that must be referenced in order to ensure consistency. The following documents are key to the understanding and execution of managing land use decisions in the Town:

- ***Town of Rosendale Comprehensive Land Use Development Plan, 2009:*** This process defined areas for residential and commercial development along with agriculture and natural feature preservation. The Plan was developed and adopted prior to changes to stats. chap 91 (Working Lands Initiative) which changed allowable density provisions within future farmland preservation zoning districts. In addition, the plan does not contain the most recent 2010 US Census information. This Plan has been updated through this planning process and will be titled: *Town of Rosendale Comprehensive Plan 2014-2034*
- ***Town of Rosendale Zoning Ordinance and Map:*** This document and map is in the process of being updated and amended to meet the requirements of the stats. chap. 91 (Working Lands Initiative) and will continue to be the governing zoning ordinance of the Town. Certification of the updated town zoning ordinance will need to occur by DATCP by December 31, 2014 to ensure the opportunity for continuous participation of town farmers in the Working Lands Farmland Preservation Program.
- ***Fond du Lac County Farmland Preservation Plan:*** This plan was certified by DATCP on December 4, 2012 and adopted by the Fond du Lac County Board on December 18, 2012. Land designated for farmland preservation in the Fond du Lac County Farmland Preservation Plan should coincide closely with the areas zoned for farmland preservation in the town's zoning ordinance. In addition, the Town's Comprehensive Plan should be consistent with the areas identified as "Areas of Agricultural Use and Agricultural Related Use" in the *Fond du Lac County Farmland Preservation Plan*.

Consistency Between Plans & the Town Zoning Ordinance



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Chapter 1 – Issues & Opportunities

The previous “Preface” Section of this Comprehensive Plan identified many of the drivers which facilitated the need to update the Comprehensive Plan. However, there are many external forces at play that will have an impact on future growth within the Town. The following forecasted trends may present issues and opportunities for the Town.

Forecasted Trends that may Impact Rural Development Patterns

The financial impacts of the recent recession have left scars on the investment community’s willingness to pursue larger development projects. Recent housing trend data from the American Planning Association suggest less demand for rural single family type housing in exchange for more concentrated, neighborhood type housing. As generations become less connected to the land, they will seek housing opportunities that will allow them to be in close proximity to services, social activities, schools, employment and other support functions. As the baby boomer generation ages, they will also desire to be closer to essential services and medical facilities. In addition, volatile and usually high gasoline prices appear to be a deterrent to living longer distances from employment. Also, as the duration of employment at one company continues to falls (averaging less than six years in tenure), the ability to move more easily from one housing location to another will become even more attractive, especially for single-family households.

Since early settlement, the economic base of the Town has been farming. Even though active farming operations continue to exist, towns experienced some urbanization due to the decline in family owned farms and increased interest in rural subdivisions. While that trend was expected to continue, the recession of 2008 changed that. In fact, recent research and trends seem to indicate less ambition for future home buyers to travel longer distances between home and work opportunities. National data obtained through the Federal Highway Administration (FHWA) indicates a growing number of youth are less interested in obtaining a driver’s license. In 2011, the percentage of 16-to-24 year olds with driver’s licenses dipped to another new low. Just over two-thirds of young Americans (67 percent) were licensed to drive in 2011, based on the latest data from the Federal Highway Administration (FHWA) and population estimates from the Census Bureau, that’s the lowest percentage since 1963.

There has been lots of speculation about why fewer young people are getting driver’s licenses (and why even those who do have them seem to be driving less). Is it the economy which has been particularly brutal for young people lately? Is it the rising cost of gas and vehicle ownership? Is it because young people are too busy cuddling with their iPhones and iPads to get behind the wheel? The bottom line is the “Millennial” generations are not that into cars as past generations. The transportation behaviors of the Millennials are doubly important because there are so many of them. The youth driving decline now is remarkable since there are now more teenagers and young adults in America than there have been in years. Since 1992, America has gained more than 7.3 million 16-to-24 year olds — an increase of 22 percent — but has added only 1.2 million 16-to-24 year old *drivers*.

Another trend that may impact housing development within rural towns is the impact of the “Baby Boomer” generation (those people born between 1946 and 1964), on the future housing market. In the coming years, baby boomers will be moving on and will likely want to sell their

homes to move closer to services and medical arrangements. Like any seller, they will be hoping there are people behind them to buy their homes. If there's 1.5 to 2 million homes coming on the market every year at the end of this decade from senior households selling off, who will be behind them to buy? The answer is likely not enough buyers for the amount of homes on the market.

According to data from the American Housing Survey, from 1989 and 2009, 80 percent of new homes built in that era were detached single-family homes. A third of them were larger than 2,500 square feet. Forty (40) percent were built on lots of half an acre to 10 acres in size. This source predicts that 74 percent of new housing demand will come from the people who bought these traditional homes, now empty-nesters, wanting to downsize.

It is likely, a vast majority of today's households with children still want traditional sized houses. However, it is projected that about a quarter of the buyers will want something else, like condos, rental units and urban townhouses. Historically, that demand was very low, near zero percent in some regions. This is a small share but still a huge shift within the housing market. This trend may lead to why many baby boomers may not find buyers for their homes at the prices they wish to receive.

Both the youth travel and housing market trends cited above work together. To get to most of the homes that will hit the market, motorized travel will be required. Add to this the fact that a portion of the upcoming home buyers will still want to build new. However, this percentage will likely decrease as well. Why? The cost to build versus buying an existing house in an already flooded home market will likely make building a new home a lesser value. Also, agricultural land prices are at an all-time high and few professionals project this trend to change as populations in developing countries grow increasing the demand for food. This means the cost to develop subdivisions within rural areas will be even more costly, especially in areas of active farming where the demand for farm land is high.

Although the above trends seem more national, than local, they will likely play factors in the demand for new housing developments in rural towns such as Rosendale, especially those not adjacent employment centers. All things considered, it is likely the most towns will not experience the same amount of new residential growth which occurred in the early to mid-2000's until these developing trends change.

Probably the most significant change since the Town's last planning effort was the establishment and expansion of a large dairy operation known statewide and even nationally as "Rosendale Dairy". Located along CTH M in Section 21, this dairy manages over 8,000 cows in an efficient, environmental and animal friendly environment. The operation produces enough fertilizer to cover over 9,000 acres but is limited to precise windows to spread manure per the guidelines established in a nutrient management plan. The operation generates employment for 85 people. Given the large animal base, agricultural land to support the facility is in high demand. This demand will have a significant impact on future land use within the town which will likely stay in crop production.

Plan Direction and Use

Due to the recent expansion of the local dairy industry in the Town, along with harboring some of the best agricultural soils in the state, agriculture will continue to be the future vision of the town.

In addition, the Town recognizes the dependency on surrounding municipalities for educational as well as commercial interest. There is a strong recognition that there is no reason to proliferate the development of educational or commercial structures within the Town, given the proximity of the Town to such services in adjacent municipalities.

Given the vision of the Town of Rosendale to preserve its agricultural base, rural character, and natural resources, a series of zoning code changes will need to be implemented. These changes are currently in progress and will be primarily driven by the Chapter 91 of WI Stats which govern the Working Lands initiative. The management of the development within the town to preserve the qualities listed above will require controlled growth by having maximum/minimum standards set for each zoning district. This must be coupled with strong governmental empowerment which can focus the limitation of growth through the issuance of permits and the enforcement of violations.

The following goals were identified by the Town during the prior planning effort and will be maintain during this update :

1. Preserve the Town's rural environment.
2. Provide a limited and orderly growth in residential and commercial areas.
3. Maintain traffic flow through the Town in an effective and efficient manner and apart from the recreational and neighborhood areas that will be identified.
4. Promote a safe and harmonious community.
5. Preserve the agricultural industry of the Town.
6. Provide industrial areas which are limited to agribusiness style industry.
7. Maintain the functionality of environmentally sensitive and open space areas for ecological benefits and recreational use.

These goals recognize that there will be some development, but that the development needs to be controlled, compacted and limited to areas which are most accessible to the necessary services and transportation resources. The locations of various densities of development must be done in such a way as to not incur any traffic safety issues, groundwater quality issues or other hazards. Overriding the development must be the continual vigilance on the protection of the valuable natural resources that provide the economic and environmental basis for the Town.

Finally, the comprehensive plan recognizes there will often be a conflict between the desires of an individual to use their land as they see fit, and the overriding desire of the citizens within the Town to preserve the quality of their environment. A sensitive balance is created in the plan to address both of these concerns. However, it is recognized that government does have a legitimate interest in limiting an individual's private land use rights in order to preserve the greater good of the community. The concepts employed within this plan have been developed through extensive research of other comprehensive plans instituted in other municipalities throughout Wisconsin.

Background Information

Town History

Years ago, the name Rosendale was the most appropriate name that could have been given to the tract of land constituting the town of that name. It was suggested by Mrs. George D. Curtis because "it was such a perfect dale of roses." The Town, as erected by the act of February 2,

1846, was much larger than it is today. It consisted of Township 16, Range 15; the north half of Township 15, Range 15, and Sections 4, 5, 6, 7, 8, 9, 16, 17, and 18 of Township 15, Range 16. It was finally reduced to its present dimensions when Springvale, Eldorado and Lamartine were organized.

The first settler was Samuel Sanborn, who was from Summit in Waukesha County. He located himself and his family on the southeast quarter of Section 35, in June, 1844. He plowed during the summer and sowed wheat in the fall. He went back to Waukesha County for the winter, returning with his family in the Spring 1845. He stayed in Rosendale until February 1854, when he moved to Minnesota River, about 60 miles southwest of St. Paul, Minnesota. Dana Lamb, however, had relocated to the town with his family before Mr. Sanborn's return in the spring, so Mrs. Lamb was the first woman in the settlement. Over twenty other families also relocated to the Town that year, and in 1846 almost as many moved there. At that point, Rosendale became one of the leading towns in the county, a position it still maintains.

The first election was April 7, 1846, at the house of Samuel Sanborn. The following individuals were elected as the Town's representatives and local government officials: Samuel Sanborn, W. H. H. Dodd and H. C. Ward, Supervisors; F. Schofield, Clerk; S. Sanborn and H. A. Bixby, Assessors; J. D. Price, Collector, H. W. Wolcott, W. H. H. Dodd and Dana Lamb, Justices; Jerome Yates, B. Dodd and S. E. Smith, Constables; Jerome Yates, H. W. Wolcott and O. Grant, School Commissioners; G. D. Curtis, Dana Lamb and A. Kenyon, Fence Viewers; C. M. Balcom, A. Kenyon and L. A. Bemis, Road Commissioners; Stephen R. Sanborn, Scaler of Weights and Measures.

At the first election, Captains William and N. P. Stevens offered to vote but were debarred. They entered into an argument and finally convinced the Judge that "seafaring men could vote at any seaport in the United States," and were allowed to vote. So Rosendale Township has been a "seaport" since that time.

James H. Harroun, son of Alban and Nancy Harroun, born in October 1845, was the first birth in the Town of Rosendale. He was born in what is currently known as the Town of Springvale.

Eliphalet Smith married Sallie Warren in November 1846, making theirs the first marriage in the Town. Their marriage ceremony was held in what is currently known as the Town of Springvale.

Mrs. Jerod Patrick, daughter of Jonathan Dodd, was the first death in the Town of Rosendale. She passed away on May 22, 1846.

The first schoolhouse, constructed of logs, was built in 1845 in Section 35. Dwight Hale taught the first school session in the winter of 1846.

Rev. Jeremiah Murphy, a Baptist, preached the first sermon in Samuel Sanborn's house, in January 1846. The first church edifice was raised November 4, 1853 by the Congregationalists. The town now contains six churches—Methodist, German, Episcopal, Freewill Baptists, Congregationalist, and Welsh Congregationalist.

The first post office was called the Rosendale Post Office and was established in May 1846 with Mr. Dana Lamb as the Postmaster.

In the Fall of 1846, Jonathan Daugherty opened the first store in Rosendale for Fay & Collins in an area where the Village of Rosendale is currently located.

At an early period, the inhabitants of this Town voted against licensing the sale of intoxicating drinks. Industry, sobriety, and morality have uniformly characterized the inhabitants of the Town. No taverns or liquor of any sort were sold, bought, or traded in the early days of the Town.

H. Bowe was the first physician in the town.

The formation of the Rosendale Farmers' Club was suggested by W.J Jennings on Thanksgiving Day in 1865 and was organized a week later. The most successful and influential farmers, livestock and fruit growers were members of the club, and its discussions were widely published. The first officers were: W.J. Jennings, President; W.B. Disbrow, Secretary. The first meeting of every month was the "social" where the ladies were always present, and these meetings enjoyed essays, music, readings, and socializing. There were two conventions held by the Club, a general convention for Northern Wisconsin in 1872, and a county convention in honor of George Washington on February 22, 1876.

In March 1733, a committee appointed by the Farmers' Club, namely Joseph Scribner and H.C. Bottum, circulated the articles necessary to form an insurance company organized March 7, 1874 with 34 persons subscribing \$34,300 of capital. The company is for the four towns of Rosendale, Eldorado, Lamartine and Springvale. The first officers were: W.J. Jennings, President; C.H. Seymour, Secretary and Treasurer.

Rosendale also contains several large mounds from which there have been extractions of interesting bones and various pieces of evidence that appear to be of a prehistoric race.

To date, Rosendale is comparatively level and has a warm, rich, quick soil. The soil has always been fertile and easy to cultivate. A few fruit trees were planted early on and have flourished. In 1853, Mr. Scribner and Mr. Mattison each planted two thousand apple, pear, plum and cherry trees, which did very well in the Town. Other farmers and settlers had wheat and corn fields, which also did quite well. The most extensive farmers in the Town estimated surplus produce which sold for \$100,000.

The settlers of the Town also found that the area was perfect for raising cattle and sheep, which turned out to be very profitable. The farmers found that the land easily cultivated wild feed for the cattle.

Originally the Town was moderately wooded, but the extent of heavy forests was very limited. To this day, the West Branch of Fond du Lac River has a portion of its source in a marsh in the center of the town, but the streamlets forming its head-waters are mostly from the Town of Springvale.

The Town contains no mills, water power, or factories, and not much stone or natural resource of any kind. The Town's predominant resources are its rural nature and agricultural land, which is used for productive large scale, small scale and hobby farming by the residents of the Town.

Some of the Town's most prominent men were Philetus Sawyer, C. F. Hammond, Henry C. Bottum, Dr. A. H. Bowe, Dr. Storrs Hall, James Saunders, Joseph Scribner and N. C. Hill, all of whom were early settlers. A list of the Town's first settlers comprises the following:

1844 and 1845 - Samuel Sanborn, Dana Lamb, Frederick Schofield, Job Humphries, Henry Wheeler, Almon Kenyon, George I). Curtis, Henry W. Wolcott, William H. H. Dodd, C. M. Mourn, Alban Harroun, James Port, Noah H. Jewett, Henry C. Ward, H. A. Bixby, Jerome Yates, Bushnel Dodd, Othello Grant, J. D. Pierce, S. Ft Sanborn, L k Bemis, Samuel E. Smith, Allen

Pen David Brinkerhoff, John H. Chapman, Frederick Jewett.

1846 - James T. Elliot Moses Ranger, S. D. Ranger, Samuel B. Parsons, Clinton Matteson, C. R. Pease, James Schofield, D. C. Thompson, Eliphalet Smith, Myron Howe, C. Stowe, John Ackerson, Thomas Fletcher.

The 1847 Wisconsin territorial census recorded heads of household, number of males, number of females, and total individuals in the household on December 1, 1847. The census taker was actually Morgan L. Noble, even though the Fond du Lac County census results were returned to the Secretary of the Territory by S. S. N. Fuller, who signed as census taker. For the Town of Rosendale in Fond du Lac County, 278 males and 211 females were identified, for a total population of 489. Note that in 1847, the Town of Rosendale also included the northern half of the present Town of Springvale and the northwest quarter of the present Town of Lamartine, which were not separated from Rosendale until 1848.

As the Town was forming, the Town of Rosendale also had many rural town schools. The first school was Rosendale Grade School, a log cabin school built in 1846 for \$125. The schoolhouse was located on Highway 23, but another dwelling now covers the area. Dwight Hall also taught the first class in the Town of Rosendale in 1846.

There was also West Rosendale School which was located on what is now Rose-Eld Road about one-eighth of a mile east of West Rosendale across from the old cheese factory. The school was sold in 1850 at a public auction to Mr. Robert Butler. The school was moved to his farm which was north of Rosendale Center and was then turned into a pig barn.

The first frame schoolhouse was built in 1855 with a wing added in 1860, making it the first two room school in the Town. This school was located about one mile north of the Village of Rosendale on State Highway 26. However the school has since been turned into a private home.

In 1892 a four-room school was built on the north side of Highway 23. This school taught grades one through eight, and the three-year high school used the fourth room. In 1903, the third story of this building was utilized for two high school classrooms and the high school curriculum expanded to four years.

Since 1892, many changes have occurred both in the population, farming, land uses, the schooling systems, and the government of the Town of Rosendale. In 2000, the Smart Growth Act was passed, requiring all municipalities to either adopt their county's Comprehensive Land Use Plan, or to develop one of their own. The Town of Rosendale has created the following plan to help govern its future development and to aid in the preservation of its rural character and agricultural lands.

Community Profile

The population and demographic characteristics determine the need for development and redevelopment throughout the comprehensive plan. This section analyzes past and present population trends and attempts to predict future population trends for the Town. These trends are extremely important since they are the key factors in determining the community's future needs for housing, utilities, transportation, educational, agricultural, natural and cultural resources.

The demographic data for the Town of Rosendale in the Issues and Opportunities Element is compared to the surrounding Towns of Eldorado, Lamartine, Metomen, and Springvale, and to Fond du Lac County and Wisconsin.

Population Characteristics

Population Change (Table 100)

Overall the Town of Rosendale has experienced an increase in population from 1970 until 2000, indicating a migration to the town historically. Only recently has the town experienced a decline in population. According to the U.S Census the population for the Town of Rosendale in 2010 was 695 persons, which is a decline of 88 people from the 2000 Census numbers. This constitutes an 11 percent decrease.

The surrounding towns have fluctuated in population since 1970. However, the Town of Rosendale population increased until 2000 and experienced a decrease in population in the 2000s. Overall since 1970, the Towns of Metomen and Springvale experienced a decrease in population over this time period. The Town of Eldorado and Springvale experienced an increase in population similarly to Fond du Lac County that increased by 14.5 percent and Wisconsin which had a 20 percent increase between 1970 and 2010.

Population Race (Table 101)

In 2000, the Town of Rosendale was 98.5 percent white. By 2010, Rosendale was more diverse by the slimmest of margins. The white race still accounted for 97.8 percent of the population. In 2010, the Town had six American Indian & Alaska natives and ten individuals that were two or more races. In comparison, Fond du Lac County was approximately 92 percent white in 2010, compared to Wisconsin at 83 percent.

Population Age and Median Age (Table 102)

In general, the residents of the Town of Rosendale in 2010 were far above average in age compared to the county and state. The median age in the Town of Rosendale was 45.0, compared to 40.2 in Fond du Lac County and 38.5 throughout Wisconsin. The higher median age can be attributed to the greater percentages within the higher age brackets. Twenty percent of Rosendale residents in 2010 were between the ages of 50 and 59, as well as 40 to 49, and another ten percent were in their sixties. In comparison, Fond du Lac County had greater percentages in younger age groups. Seventeen percent of Fond du Lac residents were between the ages of 40 and 49, followed by 16.4 percent between the ages of 10 and 19 and 15.6 percent in their thirties.

About 9 percent of town residents in 2010 were in their twenties. In a statistically perfect world, the number of persons in each age category in 2000 would be the same in the next higher age group in 2010, plus or minus the percentage of population growth of the entire community. In actual fact, however, the Town of Rosendale change between those between the age of 10 and 19 and those in their twenties was a *decline* of 52 persons, almost a 47 percent decrease. This means the community is not retaining their children as they become adults.

Population Projections

Population Projections (Table 103 and 103A)

Over the time period from the 2010 Census population totals to the predicted population of 2035, the Town of Rosendale is expected to steadily decline in population through 2040. The

Towns of Eldorado, Lamartine, and Metomen are projected to increase in population and then experience a slight decline in 2040. While the Town of Springvale is expected to experience a minute a slight increase into a plateau and then a small decline in 2040. Rosendale was predicted to have the greatest decline of 11.5 percent, next followed by the Town of Springvale at a decline of 3.1 percent. The population of Fond du Lac County is projected to increase by about 8.5 percent, while Wisconsin's population is projected to increase by 14 percent.

By 2017, Esri Demographic, Consumer and Business Data Analyst predicted a decrease in population to 679 persons for the Town. This prediction is based off the 2010 Census data. This is in comparison to the population prediction by the WDOA for 2015 of 799 residents for the Town.

Household Projections

Household Projections (Table 104 and 104A)

The number of households in Rosendale (households include unrelated persons) is projected by the State to decrease by approximately 8 between 2010 and 2040. This is a 2.9 percent decrease. In comparison to surrounding towns, the county and the state, all other locations are predicted to experience an increase. The Town of Lamartine was projected to have the greatest increase, whereas the Town of Springvale was project to have the least with 6.3 percent.

Similarly to the predictions made by the WDOA from the 2010 Census Data, Esri Demographic, Consumer and Business Data Analyst predicted a decrease in households to 269 by 2017 within the Town using 2010 Census data. This is in comparison to the population prediction by the WDOA for 2015 of 281 households for the Town.

While the number of households is predicted to decrease by 2.9 percent between 2010 and 2040 by WDOA, the average number of persons per household is projected to decrease by more than 12 percent, from 2.63 in 2010 to 2.30 in 2040. This average number of persons in 2010 is very similar to the surrounding towns but higher than the county and state.

In most municipalities throughout Wisconsin and even the United States, the average number of persons per household will steadily decline in the next several decades. This is due to, among other factors, a high divorce rate and couples waiting longer to have their first child. A declining number of persons per household means more housing units will be needed for the population than if the average number of persons per household had remained stable. It also indicates a trend of fewer school age children, which will continue to strain school budgets.

Income Characteristics

Median Income (Table 105)

The median income for *households* in the Town of Rosendale in 2009 was \$62,941. This is slightly higher than in Fond du Lac County and State of Wisconsin. Likewise, the Town of Rosendale also had a higher median income for *families* in 2009 than the county and state, with a median of \$67,500. Median household income in the Town of Rosendale increased by 25.2 percent between 1999 and 2009, and family income increased by more than 27 percent over the same time period.

Household Income (Table 106)

The higher average household income in Rosendale is further illustrated in Table 106. Approximately 42 percent of the Town of Rosendale households in 2009 had incomes between \$35,000 and \$74,999, with another 35 percent having household incomes between \$75,000 and \$149,999. About 38 percent of households in Fond du Lac County and 36 percent in Wisconsin were in the \$35,000 to \$74,999 income range. About 25 percent of households for both the county and state had household incomes between \$75,000 and \$149,999. Over one-third of households earned over \$75,000 within the Town of Rosendale.

Per Capita Income (Table 107)

Per capita income of \$25,467 in the Town of Rosendale in 2009 was slightly higher than Fond du Lac County (\$25,360), but slightly lower than Wisconsin (\$26,624). The rate of increase in per capita income in Rosendale from 1999 to 2009 was also slightly lower than in the county and state.

Poverty Status (Table 108)

(Definition of “poverty” varies; example is income level of \$10,991 for one person) see <http://www.census.gov/hhes/www/poverty/about/overview/measure.html> for more details.

The proportion of individual *persons* in the Town of Rosendale in 2009 that were officially living in poverty was 6.2 percent. This was lower than in Fond du Lac County and much lower than in Wisconsin. In regards to the proportion of individual families in the Town of Rosendale in 2009 that were officially living in poverty was 5.1 percent. Again, this was lower than in Fond du Lac County and State of Wisconsin. Poverty levels for persons and families increased between 1999 and 2009 in the Town of Rosendale, Fond du Lac County, and Wisconsin.

Employment Characteristics

Labor Force (Table 109)

The unemployment rates in Fond du Lac County and Wisconsin have a very similar history from 2000 to 2010. Fond du Lac County increase 1.7 percent from 2000 to 2006, and then increased to nearly 9 percent in 2010. The State’s unemployment rate from 2000 to 2006 increased to 1.3 percent and rose to 8.5 percent in 2010.

Employment of Residents by Type of Industry (Table 110)

The number of employed Rosendale residents age 16 and over (irrespective of their place of employment) stayed constant from 440 in 2000 to 442 in 2010, a 0.45 percent increase. Employment in both Fond du Lac County and Wisconsin increased by about 3.5 percent and 4.9 percent respectively in the same time period.

The highest percentage of employed residents of the Town of Rosendale in 2000 was in the manufacturing industry followed closely by the services industry. In 2010 the services industry increased by 33 percent and consisted of the highest percentage of employed residents at 36.2 percent. The manufacturing industry fell to second most employed residents at almost 23 percent. This was a twenty percent decline for the industry. Following manufacturing and services industry in 2010, residents were employed in retail trade, agricultural industry (including forestry, fishing, and mining), and the construction industry. By 2010, these industries experienced a decline of employed residents. Similarly to the Town of Rosendale, the highest percentage of employed residents in Fond du Lac County and Wisconsin in 2010 was in the service industry, with manufacturing second.

Employment of Residents by Type of Occupation (Table 111)

When analyzing Table 111, it is important to note that between the 2000 and 2010 Censuses the categories for the types of occupations held by the residents of the town, county and state changed slightly. In 2010 farming, fishing, and forestry was combined under natural resources with construction and maintenance.

In 2010, nearly 31 percent of employed residents of the Town of Rosendale had *management, professional, and related* occupations in. Another 25 percent held *sales and office* positions. *Production, transportation, and material moving* positions constituted approximately 19 percent of the population. This is a shift from the top two occupations in 2000 being *production, transportation, and material moving* positions followed by *management, professional, and related* positions.

Management, professional and related occupations were also highest in Fond du Lac County and Wisconsin, but the respective percentages varied greatly. The second highest occupation was *sales and office* followed by *production, transportation, and material moving* occupations.

Industry of Employed Persons (Table 112)

Twenty-two percent of employees age 16 and over in Fond du Lac County in 2011 (regardless of their place of residence) worked in the *manufacturing industry*. Another 19.2 percent worked in *trade, transportation and utilities* industries. The third highest employment was in *Education and Health Services*. The highest three state-wide categories were the same as the county categories, but with different percentages.

Average Weekly Wages (Table 113)

The highest paying jobs in Fond du Lac County in 2011 were in the *manufacturing and construction* industries, followed by those in *financial services* industry. Whereas, the lowest paying jobs in Fond du Lac County in 2010 were in the *leisure and hospitality* and *other services* categories. These two categories were also the lowest paying jobs in Wisconsin. In comparison, Wisconsin's highest pay job category was the *financial activities* industry, followed by *information* and *manufacturing* industries. The *construction* industry ranked fifth in the State.

Travel Time to Work (Table 114)

Overall, the time employed residents of Rosendale traveled to get to work in 2010 was generally greater than in Fond du Lac County and Wisconsin. In 2010, about 58 percent of employed Rosendale residents drove between twenty and forty-five minutes to work, compared to about 29 percent in Fond du Lac County and 37 percent in Wisconsin. The percentage of residents of Rosendale traveling between 20 and 45 minutes to work increased from 2000 to 2010 by 19.2 percent.

The number of residents working from home more than doubled from 2000 to 2010. This shift in percentage caused the Town to surpass the percentage of residents in Fond du Lac County and Wisconsin working from home.

Education Characteristics

Educational Attainment (Table 115)

Table 115 calculates the educational attainment of residents of the Town of Rosendale in 2010 that were age 25 and older. Overall, the educational attainment of the residents of the Town was well aligned with those in Fond du Lac County and Wisconsin.

Seven percent of Town of Rosendale residents had less than a 9th grade education in 2000. This percentage decreased to 2.9 percent in 2010, which was slightly lower than the percentages in Fond du Lac County and Wisconsin. Approximately 40 percent of Rosendale and Fond du Lac residents had earned a high school diploma, compared to 34 percent in the state in 2010. Fifty-one percent of Rosendale residents age 25 and older in 2010 had a high school diploma or less. This compares to 52 percent in the county and 45 percent in the state.

The level of education in Rosendale in 2010 improved from what it was in 2000. About 31 percent of residents had attended one to three years of college in 2010, compared to 24 percent in 2000. Almost 18 percent had attended college for four or more years in 2010, while only 14.3 percent had in 2000.

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Chapter 2 – Land Use

The majority of the land in the Town of Rosendale is used for agriculture, with some scattered residential areas to accommodate residents. In addition to the agricultural areas, the town contains a significant amount of wetlands located primarily within the central and southwestern portions of the town. Some of the wetland and open space areas are owned by the State of Wisconsin and managed for the purposes of wildlife habitat and outdoor recreational use. Map 3, Existing Land Use, shows the location of agricultural, open space and developed uses. This Comprehensive Plan is designed to protect productive agricultural areas (working lands) in order to preserve the history of farming and its associated economic impacts in the community. Also, by preserving the agricultural land, the Town is able to maintain its rural nature while allowing its residents to benefit from the open spaces preserved alongside of the agricultural lands.

Major Findings

1. Rosendale is still a very rural town as agriculture, woodland and other open land account for more than 95 percent of the land area.
2. Only 367 acres or 1.6 percent of the Town has some type of residential development.
3. The Town issued only 8 single-family building permits between 2002 and 2013 showing the result of the recession and slower housing economy.
4. Slow growth will likely occur by the creation of parcel splits through certified survey mapped lots. Please note that although the town may see the development of some new housing, the town may still experience a decline in overall population. This is due to a declining number in the number of person per household. This plan cannot predict who will sell their land in the next twenty years for development purposes, but does provide direction as to the location, use, intensity, and density of future development.

Recommendations

1. The Future Land Use Plan (Map 1) for the Town of Rosendale shows the preferred arrangement of land use within the Town. A large percentage of the Town (over 98%) is located with the Agricultural classification. For most areas, the future land use will be the same as the existing land use (Map 3).
2. Agricultural, Forest and Other Open Space lands are an important land use that should be encouraged to maintain a growing agricultural economy, environmental quality, outdoor recreational opportunities and the Town's rural character.
3. Work cooperatively with the Fond du Lac County Planning Department and DATCP to maintain town eligibility in the Wisconsin Farmland Preservation Program.

4. Maintain a shared service agreement with the Wisconsin Department of Natural Resources which is equitable to both parties. The same form of agreement should be established with the Federal Government on land owned by the United States within the Town.
5. Review existing “Stand Alone” ordinances outside of the traditional zoning ordinance and map to determine applicability and voids which may need to be addressed such as large assembly, animals running at large, recycling, etc.
6. Update the Comprehensive Plan a minimum of every 10 years to coincide with US Census and Agricultural Census information.

Goals, Objectives, Policies, and Programs

Goals

1. The Town of Rosendale will address concerns of the majority of its constituent’s desire to preserve the agricultural land use and rural character in the Town of Rosendale.
2. The Town will promote a land use pattern that maximizes compatibility between neighboring uses and allows the continuation and preservation of agriculture, forestry, and open lands.
3. The Town must preserve, maintain, and protect productive farmlands for continued agricultural use and rural character.

Objectives

1. Utilize the Town’s Planning Commission to provide review functions and recommendations to the Town Board on land division and rezoning petitions.
2. Inform the public of proposed actions through the Town’s website and Public Notices.
3. Consider the need to preserve the natural resources such as the rivers, streams and woodlots and rural character when making development decisions.
4. Guide development toward areas that are suitable and are planned for development.
5. Encourage agricultural use of the best farmland in the Town by making land use decisions that minimize conflicts between agricultural and non-agricultural uses on the best agricultural land in the Town.
6. Larger agricultural parcels are to be maintained, if possible, when siting any new development in an agricultural area.
7. Be proactive in the preservation of architecturally or historically significant structures.

Policies

The following policies were reached by the Town of Rosendale with regard to its land use:

1. The Town shall limit expansion of inconsistent uses that hinder agricultural farming practices.
2. The Town shall require any commercial or industrial establishments and/or developments to undergo a site plan review process, which is a pre-construction review and negotiation between the Town and the developer.
3. Any commercial or industrial development must be established on state or county highways or in close proximity, but be located as to provide safe ingress and egress.
4. Permits must be required for the building or conversion of any main or accessory structures in the Town.
5. It is vital that the Town balance property owners' private rights and the well-being of the entire community's safety and aesthetic appeal.
6. Require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan.
7. Soils must be suitable for an on-site septic system conforming to state and county sanitary codes.
8. Development sites will be encouraged to be located on unproductive agricultural land. This may include considerations such as wooded land, unusable corners of agricultural land and land that is not in crop or pasture use.
9. Land adjacent to the Village of Rosendale or other concentrations of development should receive priority over larger tracts of undeveloped land.
10. Land within 400 feet of a public road should receive priority over larger tracts of undeveloped land.
11. Where applicable, development should be more than 1,320 feet from an operating quarry.

Programs

1. **Farmland Preservation “Working Lands” Programs:** The Town of Rosendale will work cooperatively with farmers and agricultural landowners to become involved in, or continue participation in, state and federal programs that financially support farm production. The Town will also work cooperatively with the Fond du Lac County Planning Department to maintain town eligibility in the Farmland Preservation Program.
2. **Town of Rosendale Zoning Ordinance and Map:** Utilize the Town of Rosendale Zoning Ordinance with a DATCP Certified Farmland Preservation District included to administer land use decisions. Add additional “stand alone” ordinances as needed to address situations as they arise.

Background Information

Agriculture has traditionally been the predominant land use throughout western Fond du Lac County. This area also features the best agricultural soils so the opportunity to grow vegetable crops such as green snap beans and sweet corn and grain crops such as corn, soybean and winter wheat is greatest in this region.

In 2008, the United States fell into an economic recession, stagnating business and industrial growth throughout the town, State of Wisconsin and the United States. Residential development, especially in more rural areas, came to an abrupt halt significantly reducing the demand for land to accommodate development. When new residential development did take place, houses and lots sizes tended to be smaller in size than what was traditionally experienced in the earlier part of the decade.

An exception to economic recession during this time was a steady to growing agricultural economy. Wisconsin and local agriculture withstood the recession well benefitting from stable to strong grain prices especially corn and soybeans. Although historically volatile, dairy farmers experienced some of the highest milk prices during the period from 2008 to 2011. Given the stable to strong agricultural economy, farmland prices for agriculture increased contrary to the slumping development market.

Existing Land Use Characteristics

The Town of Rosendale is a very rural, agricultural based town. Table 2-1 shows the breakdown of land use types within the borders of the Town. Undeveloped land uses such as agriculture, open space and water features account for over 95 percent of the town's land area. A change in the land use ratio is not anticipated over the 20 year planning period. The Town's agricultural land use base is expected to stay active with the influence of such factors as strong crop prices and agricultural investments made by such local players as the Rosendale Dairy.

Table 2-1
Existing Land Use

Category	Acres	Percent
Residential	240	1.05
Farmsteads	122	0.54
Multi-Family	2	0.01
Mobile Homes	3	0.01
Commercial	7	0.03
Industrial	14	0.06
Quarries	12	0.05
Utilities	0	0.0
Public/Institutional (public admin., Churches, Cemeteries)	4	0.02
Parks and Recreation	16	0.07
Agriculture	15,469	68.03
Other Open Lands	5,938	26.12
Water Features	349	1.54
Transportation	561	2.47
Total Acres	22,737	100

Source: Town of Rosendale and Martenson & Eisele, Inc.

Note: For more description on the above categories, see Appendix C.

Table 2-2
Building Permits Issued

Table 2-3
Building Permits Issued

Type of Permit	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Single-Family Construction			1		1	1	2		1		2	8
Two- to Four-Family Construction												0
Multi-Family Construction												0
Commercial Construction				1			1					2
Industrial Construction												0
Total	0	0	1	1	1	1	3	0	1	0	2	10

Source: Town of Rosendale

Table 2-2 shows building permit activity within the Town over the past 11 years. This window includes some of the most economic prosperous years (2002 to early 2008) followed by the recession. The table clearly shows the demand for land outside of agricultural use is very limited.

Land Prices – Supply and Demand

Due to rural nature of the town, much of the good agriculture land is in high demand for farming purposes. The selling price for farm land topped \$4,800 per acre in the area in 2012. Buying smaller acres for building purposes will cost considerably more 20,000 to \$40,000 for a two-acre parcel but the gap between the value of farmland for farming verses development has closed considerably.

According to reports from the United States Department of Agriculture (USDA) National Agricultural Statistics Service, after several years of moderate growth, agricultural land sales have increased considerably in both the number of acres sold and the value of the land in 2012 (See Table 2-3). Land continuing in agricultural use was up 8 percent to \$4,615 per acre, while land being diverted to other uses jumped 24 percent to \$7,229 per acre after a reduction in 2011. The highest values occurred in southeast and south central Wisconsin, the Fox River Valley, and across the St. Croix River from the Twin Cities.

In 2012, the total number of transactions rose to 2,282. The number of transactions where the land continued in agricultural use rose by 410, while there were 15 fewer transactions where the land was diverted to other uses when compared with the previous year. The total number of acres sold rose 12 percent to 149,248.

The total value of forest land sales in 2012 rose 4 percent to \$2,255 per acre. Land continuing in forest land averaged \$2,261 per acre, while land being diverted to other uses was \$2,223 per acre. There were 490 more sales in 2012 than in 2011 and 16,952 more acres sold.

Table 2-3
Agricultural Land Sales: Wisconsin, 2008-2012

Year	Agricultural Land Continuing in Agricultural Use			Agricultural Land Being Diverted to Other Uses			Total of All Agricultural land		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
Land Without Buildings and Improvements									
2008	945	62,932	3,683	147	5,335	8,421	1,092	68,267	4,053
2009	650	42,415	3,549	101	3,440	6,230	751	45,855	3,751
2010	923	61,366	3,731	73	2,732	5,800	996	64,098	3,819
2011	1,110	70,807	4,076	55	1,850	5,002	1,165	72,657	4,099
2012	1,432	83,814	4,414	55	2,454	6,789	1,487	86,268	4,482
Land With Buildings and Improvements									
2008	626	62,175	4,199	72	3,331	6,612	698	65,506	4,322
2009	370	30,017	4,461	57	3,262	5,007	427	33,279	4,515
2010	502	42,253	4,050	55	2,167	6,014	557	44,420	4,146
2011	674	58,301	4,546	48	1,914	6,607	722	60,215	4,612
2012	762	61,157	4,891	33	1,823	7,822	795	62,980	4,976
Total									
2008	1,571	125,107	3,940	219	8,666	7,725	1,790	133,773	4,185
2009	1,020	72,432	3,927	158	6,702	5,635	1,178	79,134	4,072
2010	1,425	103,619	3,861	128	4,899	5,909	1,553	108,518	3,953
2011	1,784	129,108	4,288	103	3,764	5,818	1,887	132,872	4,332
2012	2,194	144,971	4,615	88	4,277	7,229	2,282	149,248	4,690

According to the USDA Agricultural Statistics Center, the cost to rent farmland has seen considerable growth as well. Many counties have seen rental costs go above the \$130 per acre rate in 2012. Again, 2013 data has not been released but local interviews reveal continued increases with some rates far beyond the 2012 reported figures.

Conflict Between Adjacent Land Uses

Land use conflicts can arise when different types of land uses are located, or potentially located, in close proximity to one another. People, individually or collectively, may view one of them as incompatible with the other. Localized concerns about the compatibility of certain land uses can vary widely from community to community. The nature of a conflict depends on localized circumstances and the character of the affected individuals or constituents. Conflicts can also develop or subside as demographic characteristics of an area or community change over time.

Regardless of the cause or nature of land use conflicts, they can have significant implications for the residents' quality of life and localized real estate market forces. In addition, the presence of land use conflicts in a community can affect options for future land development patterns. It is therefore appropriate to assess the nature or extent of existing land use conflicts within the community.

In the future, the town needs to be vigilant to and minimize any new conflicts. An ever-present potential conflict is also the interaction between non-farm urban development and agricultural uses. Both uses have the potential to negatively impact the other. Large animal facilities should retain a buffer between other land use activities to help mitigate future conflicts.

Within the Town

Rural residential development can create a conflict between farmers and new residents over agricultural practices that create noise and odor. However a “good neighbor policy” amongst land owners is the best approach over town intervention.

Between the Town of Rosendale and Adjacent Towns

The Town of Rosendale is not aware of any conflicts and has excellent relationships with adjacent towns.

Limitations on Development

These topics are discussed in more detail in the Agricultural, Natural, and Cultural Resources element.

Farmlands

Farmland Preservation Areas, as depicted on Map 2, should be preserved as much as possible. Please note that due to the density standards established as part of the Working Lands Initiative, farmland preservation areas can accommodate some limited non-farm residential development through rezones.

Topography

In some areas of the town, topography has limitations on development. Often elevated areas are sought out as housing sites but housing plans must negate environmental impacts.

Environmental Characteristics

Water-related resources are highly regulated. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. If development proposals are near wetlands, shorelands, or floodplains, the Fond du Lac County Planning Department shall be notified.

Soils

Soils and wetland areas cause limitations to development in certain portions of the town. Before property is purchased and developed, a buyer should seek a professional opinion with regard to soil type, especially hydric soils, WDNR wetland inventory maps, and “field-checked” wetland identification.

Land Use Projections**Agricultural**

It is likely that the number of acres used for agricultural production will slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial type uses. However, due to the increasing price of farmland, the town can expect to see some marginal land or designated “open space” land convert into farmland. For the first time in many decades, working farmland is no longer just a “land bank” for future development. Given the economic resurgence of agriculture, farming will continue to be a major business in the Town of Rosendale for many years. An increase in the amount of land used for agriculture (acres) is not beyond the realm of possibilities.

Residential

Table 2-4 shows the residential land projections for the Town of Rosendale. They are based on population and household projections of the Wisconsin Department of Administration (WDOA). “Households per acre” is a calculation by Martenson & Eisele, Inc. based on the likely acreage of new home sites. That ratio is then used in future years to project residential land area consumption.

Based on the projections and calculations in Table 2-4, the population is projected to decrease by 30 people from 2010 to 2030. Decreasing household size will also play a factor. This projection appears accurate given the level of building permit activity since 2002.

If future residential growth occurs on lots larger than 1.25 acres per unit (on an average), more land will be consumed. The consumption rate will also depend upon how well the new zoning regulations control the conversion of land to more intense purposes.

Table 2-4
Residential Land Use Projections

Year	Projected WDOA Population	Projected WDOA Households	Projected Persons/ Households	Households per Acre*	Additional Acres ***	Total Add'l Acres
2000 Actual	783	284	2.71	--	--	--
2010 Actual	695	275	2.63	--	--	--
2015 Proj.	690	281	2.59	1.25	7.50	7.50
2020 Proj.	685	283	2.55	1.25	2.50	10.00
2025 Proj.	675	283	2.52	1.25	-	-
2030 Proj.	665	282	2.49	1.25	-	-

Source: U.S. Census and Wisconsin Department of Administration

Commercial

The demand for more businesses is possible and would be dependent on how aggressive the Town of Rosendale “markets” itself as a destination. If any businesses would be established in the area, it would likely develop in sewered areas found within the Village of Rosendale and City Ripon. Exceptions would be low water use businesses associated with agricultural type services, which are often conditional uses within an FP Zoning District.

Industrial

The same situation would exist for industrial uses as commercial uses discussed above. However, towns in general are host to non-metallic mining operations for the purposes of sand and gravel. This use is typically considered industrial but is usually classified as “conditional” in agriculture zoning districts.

Future Land Use Plan & Map

As previously stated, the economic recession, the resurgence of agriculture commodity prices, and the increase of agricultural land values were major drivers in the need to update the town's comprehensive plan. It is anticipated that these factors will not change within the near future. Most economic indicators point to a slow but steady economic recovery. Agricultural experts envision agricultural products will continue to maintain or increase in price, especially corn and soybeans. Weather impacts could drive prices even higher. The bottom line is agriculture is projected to stay strong and the need to protect working farmland will become even more prevalent.

Under the provisions of the Working Lands Initiative, non-farm residential uses can be allowed within designated farmland preservation areas through rezones. Also, the interest in farmland has grown and many future sales will likely try to reduce the amount of acreage required for residential purposes especially with farm consolidations.

The Future Land Use Map (Map 1) is comprised of only four future land use classifications. This is a significant reduction to the previous planning effort. The Future Land Use Map and classifications are designed to take advantage of the flexibility offered through the new farmland preservation program referred to as the Working Lands Initiative. Please note that the future land use classifications are more generalized than the more detailed zoning district classifications to be designed to implement the intent of the classifications. The future land use classifications are as follows:

Future Land Use – Classifications

Table 2-5 shows the significance of each future land use type as shown on the Future Land Use Map. Based on the map and supporting table, over 98% of the Town will be located within the "Agriculture" future land use classification.

Agriculture

This category represents those areas where agricultural type uses such as dairy and crop farming are the anticipated predominant use. Land under this category is used primarily for crop farming, pasture, livestock operations and/or any agricultural accessory or related use. A limited amount of residential development could occur within this area most of which are farmsteads and rural residential type housing based on limited rezones and rezoning criteria. In addition, this category will include natural resource features such as wetlands, woodlands and other open space areas. A minimal amount of conditional type uses such as non-metallic mineral extraction, transportation, utility communication and governmental, maybe accommodated.

Rural Single Family Residential

This category represents those areas where single family residential already exists in a semi-clustered fashion and/or where single family residential is the planned as the predominant use. Some new residential infill within existing vacant lots or adjacent land maybe accommodated. Two-family units should be considered as a conditional use.

Business/Commercial

This category represents areas where business or commercial type land uses currently exist or are anticipated in the future. Uses could include equipment or vehicular sales and repair, eating and drinking establishments, trucking services, horticulture and landscaping, entertainment, hair care, day care facilities and any use associated with providing agriculture services.

Town Center

This category is limited to a small central portion of the town which accommodates town service functions. A mix of compatible governmental, residential and business type uses are anticipated to co-exist.

Table 2-5
Town of Rosendale – Future Land Use Acres

Land Use	Acres	Percentage of Town
Agriculture	22,360	98.22%
Rural Single Family Residential	150	0.66%
Business/Commercial	31	0.14%
Town Center	4	0.02%
Transportation	219	0.96%
Total:	22,764	100%

Development and Redevelopment Opportunities

Agricultural

The Future Land Use Map identifies geographic areas where farming operations will be accommodated. This means that land uses other than agricultural uses will typically be discouraged.

Residential

Limited certified survey mapping to create buildable lots will occur in these designated areas.

Commercial and Industrial

The Town of Rosendale cannot accommodate most commercial and industrial land uses because the Town cannot provide public sewer and water service. The Town will support existing commercial and industrial uses that would not have adverse impacts on neighboring uses and would generate jobs for local residents. In addition, agricultural related commercial activities could be addressed as conditional uses in the agriculture designation.

Future Land Use Plan Map Implementation

In addition to the use of the Town's Zoning Ordinance and Map which will include a "Farmland Preservation" Zoning District, the town has other ways to implement the Future Land Use Plan.

If the agricultural economy stays strong, it is anticipated some of the agricultural land could be included in a petition to the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) to establish an "Agriculture Enterprise Area" or AEA. An AEA is a

contiguous land area, devoted primarily to agricultural use, which is locally targeted for agricultural preservation and development. Designation of an AEA does not, by itself, control or limit land use. However, farmers in an AEA may earn extra state income tax credits which are in addition to the credits they can receive through farmland preservation zoning. An AEA is often part of a broader local strategy to protect farmland and promote agricultural and related development.

It is the intent of the town to continue to utilize a certified a farmland preservation zoning ordinance to implement the Future Land Use Map. The ordinance will also ensure that landowners traditionally covered by the A1 district, are eligible to claim farmland preservation tax credits, (ch. 91, Wis. Stats.). Certification of a town farmland preservation zoning ordinance must be obtained through application to DATCP.

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Chapter 3 – Transportation

Major Findings

1. The primary transportation facility in the Town of Rosendale is the state, county and town highway and road system.
2. The Wisconsin Department of Transportation – Northeast Transportation Region, have scheduled projects over the next 6 years. These projects are identified within this planning element. According to the Fond du Lac County Highway Department, no County Highway projects are planned over the next five years. However, needs are evaluated yearly, so the five year improvement plan is adjusted on an annual basis.

Recommendations

1. Town officials must maintain a road program plan which will allow the Town to maintain roads on a regular basis depending on use, capacity, seasonal wear and tear, and damage due to agricultural vehicles. By requiring that the Town roads meet certain standards, the Town residents can be assured that the roadways will continue to be safe and efficient for traveling. This is vital when the majority of the Town's residents travel to work every day, and more than 80% of the Town's households possess two or more vehicles.

Goals, Objective, Policies, and Programs

Goals

1. Provide a safe, efficient and well-maintained system for motor vehicle, pedestrian, and bicycle traffic within the Town of Rosendale.
2. A transportation system developed through coordinated efforts by the Town of Rosendale, Fond du Lac County and the State of Wisconsin to ensure public safety on the roadways leading to, from and through the Town.
3. The development and maintenance of a transportation system that will reflect the appropriate land use, community needs, desires and policies of the Town as previously established or as amended in the future.

Objectives

1. Public roadways must be required to meet the minimum road standards of the Town.
2. Traffic flow must be maintained through and around the Town in an effective and efficient manner and apart from the recreational and neighborhood areas.

3. In order to assure that transportation for children will be safe, the Town must maintain roadways during inclement weather, especially during the winter season.
4. The Town must preserve existing roadways, highways and major thoroughfares for safe and expedient travel of citizens and the transportation of agricultural products.
5. Restricting driveway access onto primary arterial highways and major collectors within the Town will decrease the number of potential accidents and traffic jams along these roadways.
6. The Town should work together with Fond du Lac County and the State of Wisconsin transportation agencies to coordinate roadway improvements within the Town and surrounding areas. This will help ensure that residents will receive appropriate notice about traffic delays due to construction on major thoroughfares.
7. The Town must work to ensure an orderly, compact, well-designed development pattern that would be economical and efficient for the provision of necessary public services such as emergency services, snow removal and solid waste removal services.

Policies

1. The developer is responsible for all costs associated with all new Town roads proposed as part of a development by the developer.
2. The developer shall be required to fund any public services or infrastructure required by the proposed development.
3. All public roads must be inspected in a timely fashion and road condition records must be maintained for the Town roads.
4. All public roads are required to meet Town, County and State standards.

Programs

1. A tool the Town of Rosendale uses to determine budget priorities for road construction and repair is PASER (pronounced pacer). PASER is a simplified pavement management program that communities use to evaluate pavement surface condition. The PASER rating reflects the physical condition of town roads. The highest possible rating is 10. The roads with a low rating are the focus of budget decisions made by the Town of Rosendale regarding road repair and maintenance.

Background Information

Since the Town of Rosendale does not have a commercial district, its residents must traverse several major and minor roadways to reach their various employment destinations. Some residents also use the two main county roads that run through the area. This need for safe, efficient and reliable transportation makes it a leading reason for the development of this plan. Residents need to feel that the Town is prepared for any major roadway issues over the next twenty years that will significantly affect their ability to reach their places of employment,

commercial shopping and other areas on a daily basis. Therefore, the development and maintenance of roadways is crucial to the residents' safety, the agricultural environment, and the rural character of the Town of Rosendale.

Residents also have easy access to US Highway 41 in the City of Fond du Lac, which is less than 30 minutes east of the Town.

Street and Highway Classifications (see Map 4)

The Town of Rosendale has several principal and minor arterials, major and minor collectors and local roads in and around its limits. Principal arterials are major roadways that permit vehicles to travel from one place to another. These routes are most often found in areas with a large population. Minor arterials allow the same amount of traffic, but they contain lights, stop signs, and other devices to control the flow of traffic. Minor arterials are usually the roads connecting smaller cities or two principal arterials.

Collectors are roads which service less populated communities, bringing travelers from the arterials to the towns, villages and rural lands. Like arterials, there are two types of collectors, major and minor. Major collectors provide routes to larger towns and villages with significant commercial districts or employment centers. Minor collectors create a bridge between local roads and the major collectors, while local roads provide access to industrial, commercial, residential or agricultural land.

These classifications are from the Wisconsin Department of Transportation (WDOT) and are based on which primary function the street or highway serves – the movement of vehicles through an area or to provide access to adjacent land. Arterials accommodate the movement of vehicles while local streets provide direct access to individual parcels of land.

Table 3-1
Transportation Systems

Transportation Facility	Classification	Mileage
State Highways: 26, 23 & 44	Arterial	13.33
County Highways: M & KK	Collector	8.04
Township Roads	Local	45.31
Private Driveway	Local	2.49
<i>Total</i>		<i>69.17</i>
Mascoutin Valley Trail	Rails to Trails	.80

Principal Arterials

There are no principal arterials in the Town. USH 41 is the closest principal arterial and its closest access points would be in either Fond du Lac or Oshkosh, both of which are approximately fifteen miles away.

Minor Arterials

Highways 23 and 26 are the only minor arterials in the Town. They are the predominant east-west and north-south routes through the Town and provide efficient travel for both residents and passers-by. Highway 44 is also a minor arterial, and although only a mile of this road runs through the Town, it is the predominant roadway used by residents to reach the City of Oshkosh or to connect to USH 41, on which residents can reach Appleton, Green Bay to the North or

West Bend and Milwaukee to the South.

Major Collectors

County Roads M and KK are both major collectors in the Town. They allow residents quick and easy access to Highways 23, 26 and 44.

Minor Collectors

There are no minor collectors in the Town.

Local Roads

The remaining roads in the Town are local roads, providing access to existing residential, commercial, industrial, and agricultural uses.

All of the major roadways passing through the Town are maintained by Fond du Lac County and the State of Wisconsin. The County has certain standards and regulations for winter and summer road maintenance, all of which are in accordance with the State's Highway Policies. The State also has a highway snow plowing and ice control plan for roads in and through the Town of Rosendale. Highways 23, 26 and 44 are considered high to moderate volume two lane highways and driving lanes will be maintained with emphasis on plowing and sensible salting.

Other Transportation Modes

Bicycling Routes

The Mascoutin Valley Trail is a 31 mile state park trail that will connect Rosendale to Berlin, Ripon, Eldorado, and Fond du Lac. The trail follows the railroad land formerly operated by the Milwaukee Road and the Chicago and Northwestern. The trail passes Rush Lake Marsh and goes through the Eldorado Marsh. Both marshes are owned by the Department of Natural Resources and are open for public use.

The trail surface between Berlin and Ripon is made of limestone screenings, which is suitable for cycling. The trail is closed for public use between Ripon and Rosendale and is still undeveloped. Between Rosendale and Fond du Lac the trail is open for walking, running and mountain biking. The trail surface through this last area is unimproved. The City and Village parks between Rosendale and Fond du Lac are located along the trail and offer parking, bathrooms and convenience stores for public use. A portion of the trail between Rosendale and Fond du Lac lies in the Township, and is therefore maintained by Fond du Lac County.

Aside from the Mascoutin Valley Trail, cyclists may ride along the shoulder areas of the roads. Cyclists should use extreme caution if they choose to ride along Highways 23, 26, or 44 since traffic travels at a faster pace and is not required to yield to bikers.

Truck Transportation

The major truck routes through the Town of Rosendale are Highways 23 and 26, both of which lead to USH 41. Highways 23 and 44 are used to reach the Ripon/Green Lake area, and Hwy 44 is also used to reach USH 41 in Oshkosh. County Road M that passes through the Town is commonly used as a truck route, primarily for agricultural purposes.

Water Transportation

There is minimal water transportation for the Town of Rosendale. The only waterway that passes through the Town is the West Branch of the Fond du Lac River. Unlike residents of Fond du Lac, Oshkosh, or Green Lake, residents of the Town of Rosendale do not have direct access

to large bodies of water for fishing, boating, or navigable water travel. Residents who wish to enjoy water transportation must first travel to one of these areas, most of which connect to multiple bodies of water, creating a generous area of navigable water.

Airports

There are three airports in the area that are available for the Town of Rosendale residents. The cities of Fond du Lac, Oshkosh and Appleton, the three most popular employment centers for the Town's residents, each have an airport.

Fond du Lac County Airport, located in the City of Fond du Lac, is approximately 20 miles from the Town of Rosendale. Fond du Lac County Airport is a general aviation airport with two asphalt-surfaced, lighted runways. The North-South runway measures 5,960 ft. and the East-West runway measures 3,600 ft. Other airport services include charters, freight and fuel services (Jet-A and 100-LL), much like Wittman Regional Airport in Oshkosh, Wisconsin.

Wittman Regional Airport, located in the City of Oshkosh, is about 15 miles from the Town of Rosendale. It is owned and operated by Winnebago County and includes over 87 hangars situated on approximately 1,500 acres of land. It has 4 runways and a 24-hour manned fire station. It also has a tower that is open from 6:00 A.M. to 10:00 P.M. It does not provide passenger services and is designated as an Air Carrier/Cargo Airport. Basler Turbo Conversions converts DC-3 planes and operates a local fixed-base operation on the grounds. Fox Valley Technical College, Aviation Services, and Valley Aviation operate flight schools at the airport. The airport is also the home of the Experimental Aircraft Association (FAA) headquarters, and holds the annual EAA convention well-known to pilots around the world.

Outagamie County Airport, located in the Town of Greenville, is about 45 miles away from the Town of Rosendale. It is, however, the only airport of these three that provide regular passenger flights to a multitude of destinations. The Outagamie County Regional Airport represents the 4th largest commercial service airport in Wisconsin, enplaning over 257,000 passengers in 2002 on over 57,500 aircraft. The airport's current facilities are located in over 20 buildings and on approximately 117 acres of paved surfaces located on 1,697 acres. The airport also recently completed its new terminal expansion and renovation project. The new 30,000 square foot addition has eight gates, five of which are equipped with jet boarding bridges and a capacity of up to 425,000 enplaned passengers.

Railroad Routes

There are two (2) railways that service or pass by the Town of Rosendale area. The WISCONSIN CENTRAL LTD. serves Campbellsport, Eden, Fond du Lac, and North Fond du Lac. Service routes include going north to Green Bay, Stevens Point, Rhinelander, Upper Michigan and Ontario, Canada, south to Milwaukee and Chicago (this can also be a nationwide connection), west to Minnesota, east to the Lake Michigan Shoreline, and east and west from Kimberly to New London. Piggyback service is also available. The WISCONSIN & SOUTHERN RAILROAD CO. serves Brandon, Ripon and Waupun. Its service routes include going north from Ripon to Oshkosh, south from Ripon to Waupun, west to Beaver Dam and Fox Lake, and east to areas north of Milwaukee. The WISCONSIN & SOUTHERN RAILROAD CO. also offers switching. Piggyback service is obtainable in Ripon.

Mass Transit Systems

Mass transit is not provided by the Town of Rosendale due to the small number of residents that would utilize the service and the increased distance to frequented destinations such as

Oshkosh, Appleton or Fond du Lac. Also, as mentioned earlier in the plan, the majority of the Town's residents use their personal vehicle to travel and most travel 25 – 50 miles a day on average. The costs associated with providing mass transit for the Town would far outweigh the revenue brought in by residents. Those residents that do not have a personal vehicle must depend upon family members, friends or a cab service to travel.

Planned Transportation System Improvements

The State of Wisconsin's Department of Transportation schedules transportation and roadway development projects several years in advance. By scheduling and planning in advance, the counties and municipalities involved in the construction gain more time to notify residents of future travel delays and detours. This also allows time for the County to employ the necessary manpower to keep the construction areas safe.

Below is a list of construction projects that the Department of Transportation has scheduled over the next six years for Fond du Lac County. It also shows projects that will affect the residents of the Town of Rosendale as they travel to and from their places of employment.

2015

Project Number 1114-10-71
Rosendale – North County Line
STH 23 – CTH “FF”
STH 26
Fond Du Lac County

WIS 26 will be pulverized and overlain with new asphalt pavement. The new roadway will consist of two 12-foot wide lanes with 10-foot wide shoulders (5 feet paved). Cross culverts and driveway culverts are proposed to be inspected and replaced if needed and portions of the beam guard are proposed to be replaced as needed. Right turn lanes may be added or extended at some intersections to improve roadway operations and safety.

Project Number 1430-15-71
Ripon – Rosendale
Douglas Street – Lafayette Street
STH 23
Fond Du Lac County

The Project will consist of mill and resurface (7.78 miles), box culvert replacement at Silver Creek, several culvert pipe replacements, update beam guard, and spot repairs to curb & gutter and storm sewer inlets & manholes if necessary in the village of Rosendale.

2016

Project Number 6110-05-70
Ripon – Oshkosh
Ripon – North FDL County Line
STH 44
Fond Du Lac County

The reconditioning of STH 44 will consist of removing and replacing pavement, widening shoulders, and improving ditching. Fifteen vertical curves will be reconstructed to provide

desirable stopping sight distance. Five intersections which now have odd angles will be realigned.

2018

Project Number 1430-23-71
Village of Rosendale
Lafayette Street – Becker BLVD
STH 23
Fond Du Lac County

The resurfacing of STH 23 will consist of a mill and overlay and spot repairs to storm sewer inlets.

2019 or 2020

1430-18-71
Rosendale – Fond Du Lac
Rosendale – CTH “VVV”
STH 23
Fond Du Lac County

The project will consist of a mill and overlay of the asphaltic pavement. Plan development has not started at this time.

State Transportation Policies

The Town must abide by certain guidelines and policies as set forth by the County and State. The State Highway Mowing Policy is a policy set forth for all counties, cities, towns, villages and other municipalities to follow in order to maintain a certain standard of highway safety, cleanliness and aesthetic appeal.

The guidelines of the State Highway Mowing Policy include:

- 1) Vegetation shall be mowed to a minimum height of six inches.
- 2) The width of the cut (measured from the edge of the shoulder) is generally fifteen feet on outside shoulders and five feet on inside shoulders (medians).
- 3) Mowing is not permitted in wet areas to prevent rutting and erosion.
- 4) Mowing equipment is not permitted on steep slopes (3:1 or greater) due to scalping, wiling and operator safety concerns.
- 5) Mowing is allowed in newly seeded areas the first few years to keep weed competition down.
- 6) Variations to the policy may occur in urban areas for consistency with municipal mowing practices.

Abiding by the guidelines set forth in this policy results in a variety of benefits for travelers and visitors alike. These results include:

- 1) Clear vision at intersections and along curves,
- 2) Safer pull-off areas.

- 3) Clear recovery zones for errant vehicles.
- 4) Reduced expenditures.
- 5) Smooth visual transition from the roadway to the vegetation beyond.
- 6) Preserved native vegetation.
- 7) Natural re-growth (no permanent damage to vegetation).
- 8) Wildlife habitat preservation.
- 9) Wisconsin's natural beauty being maintained for travelers to enjoy.

Traffic Counts (see Map 4)

Table 3-2 shows the average annual daily traffic counts for the major roads in and around the town. The counts were made in 2003, 2005, 2008 and 2014. The volume of traffic was variable in most locations over the time period covered by the counts.

Table 3-2
Traffic Counts in the Town of Rosendale

Roadway	2003	2005	2008	2014	Analysis
STH 44, Southwest of Springbrook		5,600		5,400	Decrease in volume
STH 23, Northwest of CTH "KK"	6,700			5,100	Decrease in volume
STH 23, West of CTH "M"			6,900	8,100	Increase in volume
STH 23, East of CTH "M"			7,500	6,800	Decrease in volume

Source: Wisconsin Department of Transportation: Traffic counts are "Average Daily Traffic Counts"

Transportation Plans and Programs

Town of Rosendale

The Town of Rosendale does not have a Transportation Plan. Town officials review and budget for road projects as part of the Town's annual budget process.

Fond du Lac County

Fond du Lac County prioritizes and budgets for transportation improvements according to a Five-year Capital Improvement Plan (CIP). The current CIP covers the years 2012 to 2017. The CIP has not identified highway projects within the Town of Rosendale over the next five years. However, please note projects can change on a yearly basis based on conditions. The County's Capital Improvement Plan is reviewed and updated on an annual basis.

East Central Regional Planning Commission

The Commission's transportation action plan does not specifically address any projects in the Town of Rosendale. More information on their programs can be found at:

http://www.eastcentralrpc.org/planning/transportation/coord_plans/2008/2008_FOND_DU_LAC_actionplan.pdf

Wisconsin Department of Transportation – Northeast Region

All of Fond du Lac County is part of the WDOT's Northeast Region. The Northeast Region has a Six-Year (2010-2015) Highway Improvement Program (HIP).

Chapter 4 – Economic Development

The Town of Rosendale does not have an economic activity center, but it is located close to several larger cities which all offer a large selection of shopping and employment centers. Since farming activities are the most prevalent activities in the Town, more commercial recreational facilities must be found in the cities of Ripon, Fond du Lac and Oshkosh, where obtaining necessary and frivolous goods and services is relatively easy.

Major Findings

1. Because the Town of Rosendale wants to maintain an agricultural economic base and does not provide water or sewer service, the Town will not aggressively seek out businesses to locate in the town. The exception would be businesses that support agriculture or recreational functions which are either accessory or conditional uses with the farmland preservation zoning district.
2. Economic development does not supersede the rural agricultural land areas of the Town or its rural character. There will continue to be very few commercial or industrial districts within the Town's limits, but quality job opportunities will be available for residents within ten to twenty-five (10 - 25) miles of their homes. Due to the lack of commercial and industrial districts in the Town, there will be no need for programs to deal with contaminated district sites. However, research will be done to determine what programs are available to help deal with current contamination sites in the Town of Rosendale and its neighboring municipalities. Research should always be done to determine what organizations offer economic development programs at the county, regional and state levels.

Recommendations

1. Agricultural operations, both dairy and crop farming, are still viable businesses and should be protected. Utilization of the Wisconsin Farmland Preservation Program should continue.
2. The Town should consider creating an "Agriculture Enterprise Area" through the Working Lands Initiative to further enhance tax credits for area farmers.
3. The Town should encourage the growth and development of existing businesses now operating and those that are complimentary to agriculture, however, proper buffering from other land uses should always be considered.
4. New businesses should be reviewed on a case by case basis and subject to the some provisions as noted in #3 above.

Goals, and Objectives

Goal

1. Support and encourage agricultural operations, existing businesses, small home-based businesses, and any other types of businesses that support the local economy and provide jobs and tax base.

Objectives

1. Become educated and educate others regarding the different programs available from the local, state and federal sources (if applicable).
2. Monitor the Town's Zoning Ordinance so that adequate protection between land owners occurs when business type activities are proposed.
3. Maintain DATCP Certification for farmland preservation areas so that agriculture maintains on economic stimulus for continued operation.

Background Information

Employment

Many Town of Rosendale residents work outside of the Town. This is documented by Table 110 located in Appendix B which shows over 56% of the Town's workforce is employed in the services or manufacturing sectors. Table 114 validates that over 91% of the workforce travels over 10 minutes to their jobs.

Major Employers

The Town of Rosendale has a small number of businesses that employ a small to moderate number of people.

Table 4-1
Major Employers

Name of Employer	Product/Service	Location by Name of Road
J.G. Custom Cabinetry & Design, LLC	Kitchen Cabinet and Countertop	Rose-Eld Road
Picket Transport, LLC	General Freight Trucking	CTH "M"
UW-Oshkosh Manure Digester	Energy	CTH "M"
Tiery Engine and Machine	Equipment	Rose-Eld Road
Players Bar and Grill	Eating/Drinking	Rose-Eld Road
Rosendale Dairy	Dairy/Milk	CTH "M"
Roberts Trucking	General Freight Trucking	STH 26
Town of Rosendale	Government Service	CTH "M"

Information in this table is the best available knowledge as of June, 2014.

Types of New Businesses Desired

Town of Rosendale Preferences

As discussed earlier, the Town of Rosendale does not have a commercial district or large collection of businesses for its residents to visit and obtain goods and services. Therefore, residents must rely on neighboring cities and villages for commercial food supplies and other necessities.

The Town of Rosendale has taken a firm stance against the admittance of any commercial or industrial districts within its borders. Residents firmly believe that allowing such entities to start business, even in small quantities, would only lead to the inevitable destruction of the farmland, rural residential land and the agricultural resources the Town currently offers to residents. Other business growth in the Town should be related to agricultural operations and other miscellaneous product and service providers. The Town will support large scale farming operations, provided they are located in areas based on guidelines and criteria that are in the Livestock Siting regulations (Town Zoning Code).

Ability to Retain and Attract Business

Location

The Town of Rosendale is accessible to State Highways 23 & 26 with relatively close connections to U.S.H. 41. This highway system provides good access for agricultural and recreational related businesses.

Infrastructure

Generally speaking, the Town of Rosendale's existing road network is in good condition. The Town lacks a public water and sewer system. This can be a hindrance to facilitating commercial or industrial prospects. Low water use business could be accommodated if other ordinance requirements and conditions are met.

Regulatory Issues

Zoning and building codes help to ensure the health, safety, and welfare of the community. The Town is not aware of any regulatory issues negatively affecting businesses. The Town is going to recertify their zoning ordinance to comply with Chapter 91 often referred to as the Working Lands Initiative and Farmland Preservation Program. The farmland preservation zoning district will continue to preserve farmland and forest in the Town, while allowing agricultural related business within the district.

Brownfields and Contaminated Sites

Brownfields are abandoned, idle, or underused commercial or industrial properties where the expansion or redevelopment is hindered by real or perceived contamination. Redevelopment of brownfields makes economic sense by returning these properties to a productive use, thereby creating jobs. Brownfield redevelopment also optimizes existing infrastructure.

The WDNR classifies contaminated sites as being closed or open. Open sites are those where the leak has likely been cleaned up but is still under surveillance by the WDNR. Identification of potential brownfield sites can be accomplished by examining state and federal databases that list potentially contaminated properties. The WDNR's Remediation and Redevelopment site

<http://dnr.wi.gov/org/aw/rr/gis/index.htm> is a web-based mapping system that provides information about contaminated properties. These mapping resources show that the Town of Rosendale does not have any open sites and has five closed sites (completed cleanups). The cleaned up sites involved the following locations:

1. Coehoorn Farm on Rose-Eld Road
2. Shanilec Property on Rose-Eld Road
3. Eckland Carriers on STH 26
4. Your Town Transport, Inc. on STH 23
5. Rosendale Dairy Spill on CTH M

The following U.S. Environmental Protection Agency's EnviroMapper site is a web-based mapping system that identifies contaminated areas that have been or are in the process of being cleaned up:

<http://iaspub.epa.gov/Cleanups/>

Once identified, potentially contaminated sites can be cross-referenced with tax records to determine whether a site is tax delinquent or otherwise available for redevelopment as a brownfield site. More information on brownfields, including information on financial support, can be found at:

<http://dnr.wi.gov/org/aw/rr/index.htm> <http://wswww.commerce.state.wi.us/CD/CD-bfi.html>

Town of Rosendale has water dischargers on the corner area of Highways 23 and 26, and several small hazardous waste sites, which are located at various points in the Town.

Fond du Lac County has a program to deal with contaminated and hazardous waste which is part of the Waste Management Program and Hazardous Waste Regulatory Program, a federally authorized program operated by the Wisconsin Department of Natural Resources. Since there are no hazardous waste disposal facilities in the State of Wisconsin, such waste must be either taken out of state for processing or be put through one of the three incinerators (two private and one commercial). Highly reactive or explosive hazardous waste must be placed in the two non-commercial facilities, which are for open burning and open detonation.

County, Regional, and State Programs

Programs in Fond du Lac County

Fond du Lac County Economic Corporation

Greater Fond du Lac County Economic Development Corporation's website states the its mission "is to enhance economic development activities through a collaborative effort with the rural municipalities and businesses of Fond du Lac County that results in the retention and strengthening of existing businesses, the identification of new opportunities, and the formation of new businesses to fill those opportunities." The Fond du Lac County Economic Development Corporation was a key contributor to the development of the 2012 Fond du Lac County Farmland Preservation Plan. More information is available at:

<http://www.gocedc.org/>

Economic Development Programs in the Region

New North

New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.

In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:

- Fostering regional collaboration
- Focusing on targeted growth opportunities
- Supporting an entrepreneurial climate
- Encouraging educational attainment
- Encouraging and embracing diverse talents
- Promoting the regional brand

More information on the New North, Inc. is available at:

<http://www.thenewnorth.com>.

East Central Wisconsin Regional Planning Commission (ECWRPC)

The ECWRPC prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent update was completed in 2008. The document contains a review of the Commission's economic development efforts, an overview of the region's economy, and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic development investment projects submitted by communities in the region. The CEDS can be found at:

<http://www.eastcentralrpc.org/planning/economic.htm>

Moraine Park Technical College (MPTC)

Moraine Park Technical College collaborates with local economic development organizations in supporting business growth within the communities it serves. For information on Moraine Park Technical College's business development services, go to:

<http://www.morainepark.edu/pages/1181.asp>

State Programs

Wisconsin Department of Commerce

The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business; others fund the business through the local community, while other programs provide direct assistance to a community. Information on these programs is available at:

<http://www.commerce.state.wi.us>

The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the State and other sources.

Wisconsin Small Business Development Center

The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling to address individual business needs is available without cost to the small business client. SBDC offices are located at the University of Wisconsin-Oshkosh. Information on the programs and services offered by the SBDC may be found at:

<http://www.wisconsinsbdc.org>.

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

DATCP administers the State of Wisconsin Farmland Preservation Program.

http://datcp.wi.gov/About_Us/index.aspx

Chapter 5 – Housing

Major Findings

1. The lack of recent housing development has aged Rosendale's housing stock. Only 12.2% is less than 20 years old. Conversely, 58% is over 40 years old.
2. Housing values appear strong in the Town with over 62% valued greater than \$150,000. That compares to 46% for Fond du Lac County.
3. Approximately 92 percent of housing in Rosendale in 2010 was traditional single-family homes.
4. In the Town of Rosendale in 2010, the proportions of households that were families, that included a married couple, were much higher than in Fond du Lac County and Wisconsin. The percentages of households that had a single occupant or a female head of householder were lower than in the county and state.
5. There was an average of 2.53 persons per household in Rosendale in 2010. This is a decrease from 2.76 persons in 2000.

Recommendations

1. To preserve farmland the Town of Rosendale should discourage residential development in areas designated as prime agricultural lands in the Fond du Lac Farmland Preservation Plan. Residential development should be directed to area zoned for such use.

Goals, Objectives, and Programs

Goals

1. Encourage a variety of housing opportunities for town residents regardless of income.
2. Encourage quality housing through administration of a building inspection program for new home construction and remodeling or renovation

Objectives

1. **Minimize Farming Impact:** Encourage future residential lots only in areas that have minimal impact on agricultural operations and absorb as little land as possible to preserve farmland.
2. **Elderly and Low to Moderate Income:** Support in every way the development of decent, safe, and sanitary housing for elderly, handicapped, and low to moderate-income residents of the community.
3. **Rehabilitation:** Promote the rehabilitation of substandard housing in the community in order to provide a decent and safe living environment for all residents.

4. **High Density Housing:** Discourage high density residential development on the basis that the Town does not have the public services to support high density housing.

Programs

1. The building inspector will enforce minimum building codes for health, welfare and safety of all citizens.

Background Information

Housing Characteristics

NOTE: The following analysis is based on Tables 116 through 126, which can be found in the back of the Plan behind the "Tables" tab. It must be noted that the statistics upon which the analysis is based are from the 2010 U. S. Census, which is the latest available data.

The demographic data for the Town of Rosendale in the Housing Element is compared to the surrounding Towns of Eldorado, Lamartine, Metomen and Springvale, and to Fond du Lac County and Wisconsin.

Age of Housing (Table 116)

Overall, the age of housing within the Town of Rosendale is older than Fond du Lac County and Wisconsin. In 2010, the percentage of homes that are older than forty years in the Town of Rosendale (58.7 percent) was much higher as compared to 53.8 percent in Fond du Lac County and 49.5 percent in Wisconsin. Approximately 6 percent of housing in the Town Rosendale was constructed between 2000 and 2010, compared to about 10 percent in Fond du Lac County and 11 percent in Wisconsin. This shows a slightly lower building rate in the town compared to the county and state.

Median Housing Values (Table 117)

A median value is the middle point in a string of values. Half the values are higher than the median and half are lower. The median is not the average of all the values. The median value of housing in the Town of Rosendale in 2010 was \$170,500. This number is slightly more than the \$165,700 in the Town of Springvale and \$163,800 in the Town of Metomen. The median housing values in the Town is Eldorado and Lamartine are more than the median value in the Town of Rosendale. In comparison with Fond du Lac County and Wisconsin, the Town of Rosendale has a higher median value of housing. Rosendale's median housing value increased nearly 50 percent between 2000 and 2010, which was similar to the Town of Metomen and the State of Wisconsin. Rosendale's housing value grew more than both the Towns of Springvale, Lamartine and Fond du Lac County.

Housing Values (Table 118)

In 2000, the largest percentage of homes (over 65 percent) in the Town of Rosendale, the County and the State were in the \$50,000 to \$149,999 range. In 2010, the highest percentages housing values were split between the \$100,000 to \$149,999 range and the \$150,000 and \$199,999 range.

Types of Housing Units (Table 119)

Approximately 92 percent of housing in Rosendale in 2000 was traditional single-family homes, compared to approximately 73 percent in Fond du Lac County and 69 percent throughout

Wisconsin. The Town of Rosendale experienced a slight increase in the percentage of single family homes in 2010, as did Fond du Lac County and Wisconsin.

Rosendale has a similar number of Mobile Homes or other housing types (5.3 percent) compared to the County and State (about 4 percent).

Housing Occupancy (Table 120)

In 2000, 91 percent of housing units in Rosendale were owner-occupied, and 5 percent were renter-occupied. By 2010, owner-occupied units had increased to 93 percent, leaving 2 percent as rental units. In the county in 2010, 72 percent of housing was owner-occupied and in Wisconsin, 68 percent were owner occupied. The number of seasonal housing units had remained relatively constant with a decrease in 5 units from 2000 to 2010.

Vacancy Status (Table 121)

The vacancy rate for owner-occupied housing in the Town of Rosendale remained constant from 2000 to 2010 at 0.8 percent. In 2010, 0 percent (compared to 5.4 percent in 2000) of renter-occupied housing in Town of Rosendale was vacant.

Household Types (Table 122)

Table 122 displays a variety of household types, such as family and non-family, female-headed, sole occupants, and elderly occupants. In the Town of Rosendale more than 75 percent of households were families (all persons related) in 2010. This percentage dropped from 78 percent in 2000. In 2010, married couple households accounted for almost 66 percent of the households in the Town of Rosendale, which was a decrease from the 68 percent in 2000. Of the households in Rosendale, thirty-one percent of the households in 2010 had children. That percentage has also decreased from nearly 37 percent of households having children in 2000. This trend shows why school enrollments are generally decreasing in most school districts.

Each of the above percentages were significantly higher than in Fond du Lac County, with the exception of the number of families with children. In 2010, Rosendale had 31 percent of families with children, compared to almost 30 percent for Fond du Lac County and 31 percent for Wisconsin.

The proportions of households in Rosendale in 2010 that had a female head of household were dramatically lower than in the county and state. In 2010, 23.6 percent of households in Rosendale had at least one occupant age 65 or older. This figure has remained relatively constant compared to the 23.2 percent in 2000. In comparison the county in 2010 had almost 26 percent and the state had 24 percent of households.

Persons per Household (Table 123)

There was an average of 2.53 persons per household in Rosendale in 2010. This is a decrease from 2.76 persons in 2000. Nonetheless, Rosendale's average of 2.53 persons per household was relatively similar to 2.50 in Fond du Lac County and 2.49 in Wisconsin in 2010.

Household Size (Table 124)

Forty-one percent of households in the Town of Rosendale in 2010 had two persons. This is higher than the percentage of two persons per household in Fond du Lac County (37 percent) and Wisconsin (36 percent). Households with one person were a significantly smaller proportion of all households in Rosendale than in the county and state. About 23 percent of households in Rosendale in 2010 had four or more persons, compared to 21.8 percent in the

county and 21.1 percent in the state. These percentages have decreased since 2000 for all three communities. These statistics explain the declining trend in the number of persons per household illustrated in Table 123.

Housing Affordability

Homeowner Affordability (Table 125)

In the Town of Rosendale in 2000, 18.5 percent of the Town of Rosendale residents were spending more than 30 percent of their income on housing. In 2010, that percent increased by nearly half (27.8 percent). In comparison to the 28 percent of Town of Rosendale residents spending more than 30 percent on housing, 26 percent of county residents spent more than 30 percent on housing, and 28 percent of state residents spent more than 30 percent on housing.

Renter Affordability (Table 126)

Based on the same HUD guideline, there were no renting households in the Town of Rosendale in 2010 that were above the 30 percent of income threshold. This is substantially less than the percentage of residents in the county and state that spend more than 30 percent on rental units. Approximately 42 percent of renting households within the county were above the 30 percent income threshold, as was 44 percent of residents within the state.

Housing Plans and Programs

Town of Rosendale

The Town of Rosendale does not administer a housing rehabilitation program, nor is any rental assistance program offered for residents. There is no senior housing or housing programs sponsored or operated by any non-profit organizations (e.g. homeless shelters, domestic abuse centers).

Fond du Lac Housing Authority

The Fond du Lac Housing Authority has no housing projects in the Town of Rosendale. The Authority administers a "Section 8 Housing Choice Voucher Program" where families pay more or 30% of adjusted income towards housing. Families use their vouchers to rent from private sector landlords. The Fond du Lac County Housing Authority serves approximately 430 families under this program.

For more information on services offered by the Fond du Lac Housing Authority, go to the following web site: <http://www.fdlpha.org>

State of Wisconsin

Department of Administration

The Department of Administration has released a document entitled, "Directory of Resources for Comprehensive Planning." In the housing section of the Directory is a list of housing programs that may benefit the Town of Rosendale in addressing housing issues. The directory is at: http://www.doa.wi.gov/dir/documents/Resource_directory101703.pdf

Department of Commerce

The Department of Commerce 2005-2009 Consolidated Plan addresses the need for housing and community development activities. The Consolidated Plan may be found at:

<http://commerce.wi.gov/CD/CD-Consolidated-Plan.html>

Wisconsin Historical Society (WHS)

Owners of historic income-producing properties in Wisconsin may be eligible for two income tax credits that can help pay for their building's rehabilitation. The WHS's Division of Historic Preservation administers both programs in conjunction with the National Park Service. More information is at http://www.wisconsinhistory.org/hp/architecture/iptax_credit.asp

Wisconsin Housing and Economic Development Authority

The Wisconsin Housing and Economic Development Authority (WHEDA) serves communities by providing creative financing resources to residents and businesses. Specifically, their mission is to offer innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. Specific information regarding the wide variety of products and services WHEDA offers can be viewed at www.wheda.com/index.asp.

United States Department of Agriculture - Rural Development

The United States Department of Agriculture's Rural Development Agency helps rural communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:

- Farm Labor Housing Loans and Grants
- Housing Preservation Grants
- Multi Family Housing Direct Loans
- Multi Family Housing Guaranteed Loans
- Repair Loans and Grants
- Rural Housing Site Loans
- Self Help Technical Assistance Grants
- Single-family Housing Direct Loans
- Single-family Housing Guaranteed Loans

Complete information can be found at: www.rurdev.usda.gov/wi/programs/index.htm

Alliant Energy Economic Development

This economic development team focuses completely on locating appropriate buildings and locations for businesses interested in building, expanding or relocating. Alliant Energy Economic Development locates buildings and sites in Iowa, southern Minnesota and Wisconsin and also provides community, professional and workforce development resources and programs.

Alliant's in-depth marketing assistance, retention and expansion, and industrial marketing programs will provide forty percent (40%) of the cost for projects or regional partnership efforts, up to a maximum of \$5,000. Workforce development and community development programs can also receive forty percent (40%) up to \$5,000.

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Chapter 6 – Utilities and Community Facilities

Major Findings

1. The Town of Rosendale provides basic services to its residents. This is customary for towns in rural settings. New residents should be aware that the level of services in towns is less than those provided in villages or cities.

Recommendations

1. The Town of Rosendale should maintain a budgeting process for major capital items and maintenance needs.
2. The Town of Rosendale should work collaboratively with the Wisconsin Department of Natural Resources (WDNR) in maintaining high level recreational experiences within the lands owned by the State. These areas can be a tremendous asset to local town residents while supporting the rural character of the town.
3. The Town of Rosendale shall maintain adequate Town Hall and meeting facilities to encourage town resident participation.

Goals, Objectives, and Policies

Goal

1. To provide basic community facilities and services that are well maintained and sufficient for the needs of the Town of Rosendale residents, working with the private sector, State of Wisconsin, Fond du Lac County and other surrounding communities and counties when it is beneficial.

Objectives

1. The Town of Rosendale must ensure that there are sufficient utilities and community facilities to provide for the demands of its residents. By maintaining the inspection policies for sanitary mounds and holding tanks, the Town can find minor sanitation problems before they have a chance to become more serious. The routine inspections and emptying of the mounds and tanks protect the land and the residents by creating a tradition of maintaining up-to-date and appropriate sanitation facilities.
2. The Town should monitor the demand for solid waste removal and recycling services and adjust accordingly to supply the appropriate services year round. This may include requesting extra pick-ups during the holiday season or other times of the year.
3. Safe transportation is vital to the ongoing success of the Town. The Town of Rosendale must ensure that roadways in and around its limits are safe.
4. While the Town's size cannot support its own fire, police and rescue services, it has forged partnerships with neighboring communities in order to provide these services to its

residents. These partnerships are vital to maintain quality and cost efficient service and should therefore be maintained.

By analyzing the Town of Rosendale's utilities and community facilities such as telephone, emergency services, solid waste removal and recycling services, water facilities, schools, and health and human services facilities, the Town will be able to develop a plan that will meet the needs of its residents over the next 20 years.

Policies

1. The Town of Rosendale shall continue to meet periodically with surrounding communities to determine how services and equipment can be shared and service cost per capita reduced.

Background Information

Utilities

Table 6-1
Town of Rosendale Utilities

Utility	Provider(s)	Capacity Improvements
Stormwater Management	None	Not needed because of the rural development pattern. Stormwater is handled by roadside ditches that are periodically maintained.
Wastewater Treatment	Private Onsite Wastewater Treatment Systems (POWTS)	POWTS are required to be inspected at least every two to three years.
Water Supply	Private wells	Private wells are regulated by the Wisconsin Department of Natural Resources
Waste Disposal and Recycling	Collection contracted through a local vender.	Review vender contract as needed.
Telecommunications		
Land Line	Century Link	Improvements made by utility as needed
Cell	Various providers	Improvements made by utility as needed
Internet	A number of internet providers are available.	Improvements made by provider
Cable	None	
Fiber Optics	Century Link (in some areas)	Improvements made by provider
Electricity		
Generation	Alliant	Improvements made by utility as needed
Transmission	ATC	Improvements made by utility as needed
Distribution	Alliant	Improvements made by utility as needed
Natural Gas	Alliant Energy.	Improvements made by utility as needed

Source: Town of Rosendale and Martenson & Eisele, Inc.

Communications Facilities Land Line Service

Century Link is the only telephone company that provides services to the area and is therefore the telephone provider for the entire Town. Due to the stagnant population growth of the Town and the rural nature of the surrounding areas, it is not likely that other telephone companies will offer services to the Town in the future.

Cellular Service

A wide variety of cellular telephone service providers are located in the City of Fond du Lac.

These companies offer residents a substantial selection of services to choose from when purchasing a cellular service plan.

Community Facilities

Table 6-2
Town of Rosendale Community Facilities

Facility	Provider	Analysis
Police	Fond du Lac County Sheriff.	See also www.fdlsheriff.com
Fire Department	Rosendale Volunteer Fire Department	Necessary apparatus and volunteer firefighters.
First Responder	Rosendale Volunteer First Responders	Responders provide more than adequate emergency service to Town residents.
Ambulance	Ripon Guardian	Fire protection services are adequate.
Judicial	Fond du Lac County Court	The County judicial system will expand as needed, and will provide services into the long term future.
Jail	Fond du Lac County	The County jail system will expand as needed, and will provide services into the long term future. See also www.fdlsheriff.com
Public Schools	Rosendale/Brandon School District Ripon School District (See Map 6)	None of the schools are in the Town of Rosendale. All students are bussed or rely on private transportation.
Private Schools	Are provided in the City of Ripon and the Village of Rosendale	Parochial schools in the Rosendale area meet the needs of those who want to send their children to private school
Technical Colleges	Moraine Park Technical College in Fond du Lac, West Bend and Beaver Dam WI	http://gotoltc.edu/index.shtm The Technical Colleges have had a good history of being current to job training needs in the area and should remain that way for years to come.
Colleges/ Universities	Closest State Colleges: UW FDL Extension UW- Ripon UW-Oshkosh Closest Private College: Marian University	http://www.fdl.uwc.edu/ce/ 400 University Dr, Fond Du Lac, WI 54935 (920) 929-3170 www.uw.edu University of Wisconsin-Ripon University of Wisconsin-Oshkosh http://www.marianuniversity.edu 45 S. National Ave. • Fond du Lac, WI 54935-4699 • 1-800-2-MARIAN
Public Library	City of Ripon	Meets town needs.
Parks and Marinas	Northwoods Park, Fond du Lac County	No new parks planned.
Organizations and Clubs	None.	As needed.
Town Hall	Town Hall is located at N8472 CTH M	The Town Hall includes town offices, bathrooms, community (conference) room and kitchenette.
Cemeteries	<ul style="list-style-type: none"> North Rosendale Cemetery (Pioneer) Peace German Cemetery 	These cemeteries should provide ample space for cemetery plots in the planning period.
Child Care	Located in City of Ripon	Monitor need for more day care facilities nearby.
Post Office	Located in Village of Rosendale and City of Ripon	Managed by the US Postal Service.
Health Care	Ripon Medical Center (Agnesian Health Care)	<ul style="list-style-type: none"> Ripon Medical Center in Ripon, Wisconsin. St. Agnes Hospital, Fond du Lac, Wisconsin, which is part of the Agnesian Healthcare System.

Source: Martenson & Eisele, Inc. and Town of Rosendale

Police response for the Town is from the Fond du Lac County Sheriff Department. The Town is a partner in a volunteer joint fire district along with the Village of Rosendale and the Town of Springvale. Rescue response is whoever 911 decides to send, although the rescue crews are usually sent from Ripon. The Village of Rosendale also has a volunteer EMS team called Rosendale First Responders, who also service the Town of Rosendale's emergency needs. Due to the Town's limited population and the probability that it will not increase over the next 20 years, it is not anticipated that there will be any need for expansion of the current rescue services available to the Town.

The Town of Rosendale contracts their solid waste disposal and recycling services with a private provider. No drop off site is provided. It is not anticipated that there will be a need to expand or alter these services.

All of the residents have sanitary mounds or holding tanks on their property. This style of sanitary waste service is appropriate given the limited population of the Town. The mounds and tanks are inspected and emptied every three (3) years and upon installation or renewal.

Residents receive their water supply from private wells. Each property in the Town has its own well. The wells are inspected periodically.

Private well water supplies also coincide with the Town's desire to enjoy its natural resources to the fullest. Residents are able to enjoy clean, fresh water from their own backyards without having to disturb any wildlife habitats with the placement of community water system pipes.

Drainage Districts

The Town of Rosendale does not have a Storm Water Management Program. Since the majority of the Town is used for agricultural purposes, the Town abides by the erosion control ordinance that is mandated by the County of Fond du Lac. The County also has drainage districts, which are also used to enforce the county's erosion control ordinance. Two of these drainage districts cover the Town of Rosendale.

Parks

While there are several recreational parks, there is only one county park within the limits of the Town of Rosendale:

Northwoods Park is thirty-five acres of undeveloped woodland. There is approximately one and one-half miles of hiking trails through the park's hardwoods and wetlands. The park is easily accessible to residents, and visitors may gain safe access through a gravel parking lot. Northwoods is located about four miles north of the Village of Rosendale on State Highway 26, and is a great place to observe true wildlife habitat.

Cemeteries

There are currently two (2) cemeteries in the Town of Rosendale.

North Rosendale Cemetery (Pioneer Cemetery) is located on Highway 26 about one mile north of the Village of Rosendale.

Peace German Cemetery is located in the north central section of the Town on Zoar Road. It is also evident that there were two other cemeteries that existed in the Town many years ago.

Rosendale Center Cemetery (Unknown Cemetery) was indicated on a 1910 plat map for Rosendale Township, but there is not evidence of a current cemetery. It was located on the intersection of County Road M and Olden Road.

Unknown Cemetery 1 was indicated on an 1862 plat map for the Rosendale Township, but the owner of the farmland buried all of the burial stones at some point prior to 1975. There is no evidence of a current cemetery there. It was located off of what is now known as Forest Lane.

Libraries

While the Town of Rosendale does not have its own library, there are three (3) libraries located within a short distance of the Town.

Ripon Public Library is located in the City of Ripon's downtown while Lane Library and Wehr Learning Center is located on Ripon College's campus. Both of these libraries are located about seven miles away from Rosendale Center.

Both Ripon Public Library and the Lane Library and Wehr Learning Center offer the opportunity to complete research for books and information online, and are part of an interlibrary book loan system which allows access to books held in libraries statewide. This system is most commonly known as MCAT.

Fond du Lac Public Library is located about sixteen miles away from Rosendale Center and also offers the interlibrary book loan system. Ripon Public Library and Fond du Lac Public Library also offer several other research methods, namely, WINNEFOX, and Wisconsin Libraries. WINNEFOX allows access to local counties' materials and is also an interlibrary book loan system similar to WISCAT. Wisconsin Libraries links a user with a list of websites for other public libraries statewide.

School Systems

Education is of high importance to the residents of the Town. Currently the Town of Rosendale has a split school district. Some of the residents attend the Rosendale Brandon School District and the rest attend the Ripon Public School District (See Map 6).

Health & Human Services

While the Town of Rosendale is not big enough to support its own medical care facility, residents have the option of going to one of five major medical facilities, all of which are located within 30 minutes of the Town.

- Ripon Medical Center in Ripon, Wisconsin.
- St. Agnes Hospital, Fond du Lac, Wisconsin, which is part of the Agnesian Healthcare System.
- Mercy Medical Center, Oshkosh, Wisconsin, which is part of the Affinity Healthcare System. The hospital has been in the City of Oshkosh for more than 100 years, and was recently renovated to compete more directly with the services provided by the Aurora Medical Center down the street. Its staff is seasoned and able to provide outstanding care to its patients.
- Mercy Oakwood Outpatient Medical Center, Oshkosh, Wisconsin, which is also part of the Affinity Healthcare System, but is reserved for minor treatments and procedures that do not require inpatient care.
- Aurora Medical Center, Oshkosh, Wisconsin, which is part of the Aurora Healthcare System. This facility was originally a physician office building with urgent care capabilities. Aurora HealthCare opened a brand new state of the art hospital in 2004. The hospital is attached to the old physicians' office building, which still allows patients to continue their office visits with a variety of physicians. The hospital also has an emergency department located at the front end of the hospital for easier access.

The purpose of analyzing the Town of Rosendale's utilities and community facilities is to plan for future use. Since it is not anticipated that the population will increase significantly over the next 20 years, there is no reason to believe that the Town will need to expand its current utilities and community facilities.

Plans and Programs

All planning and programs are established by the "Providers" as listed in Table 6-2

Chapter 7 – Agricultural, Natural & Cultural Resources

Major Findings

1. With major private sector investment in the dairy infrastructure within the Town (i.e. Rosendale Dairy), it is very likely the town will see high demands for the purpose of crop land to accommodate crop production and waste management.
2. The State of Wisconsin will continue to own and manage land for the purposes of preserving unique environmental feature and wildlife habitat.
3. The Town of Rosendale's low residential density and large contiguous crop fields are very conducive to large scale agriculture.

Recommendations

1. Utilize the Fond du Lac County Farmland Preservation Plan to guide agricultural growth and maintain zoning certification through the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP).
2. Strongly consider the Establishment of an Agriculture Enterprise Area (AEA) for the purposes of expanding farmland tax credits.
3. Work collaboratively with the Wisconsin Department of Natural Resources to manage State owned lands within the Town of Rosendale.
4. The Town should maintain strict regulation such as a licensing ordinance to monitor of mineral deposit extractions within its limits.
5. The Town should work with State and local historical societies to locate and map known historical and archeological sites within its borders.
6. The Town should commission the development of its oral history.
7. The identification and preservation of all cemeteries and burial sites in the Town is important to the preservation of the Town's history.
8. Historical preservation ordinances and construction controls need to be developed by the Town and its various committees.

Goals, Objectives, Policies and Programs

Due to the connected nature of this planning element to land use, please see Chapter 2 – Land Use for the list of Goals, Objectives, Policies, and Programs. In addition, see Appendix C for a complete list of the Goals and Objectives within the Fond du Lac County Farmland Preservation Plan. The following Goals, Objectives, Policies and Programs are specific to this planning element. They are divided into three categories of resources: agricultural, natural and cultural.

Goals

Agricultural:

1. To preserve, maintain and protect productive farmlands for long term agricultural use and maintenance of the rural farm character of the Town.

Natural:

2. To preserve the existing soils, waterways, ecologically sensitive and scenic areas of the Town in cooperation with other governmental agencies without interfering with the existing agricultural economy of the community.

Cultural:

3. To preserve the historic, archeological, and cultural resources unique to the community in concert with the involvement of social organizations and other community resources.

Objectives

Agricultural:

- 1) Ensure that there exists suitable land areas for efficient agricultural production removed from interfering or conflicting land uses.
- 2) Encourage soil conservation practices to increase farmland productivity, maintain soil quality and preserve quality agricultural lands for future use.
- 3) Prevent the intrusion of inconsistent land uses which may threaten or restrict significant agricultural areas.
- 4) Prevent the encroachment of non-agricultural uses onto agricultural lands.

Natural:

- 1) Protect surface and groundwater resources through nutrient and best management practices.
- 2) Protect productive soils through nutrient and best management practices.
- 3) Maintain wildlife habitats through partnerships with the WDNR and Conservation Organizations.
- 4) Allow for passive and active recreational sites when opportunities exist.
- 5) Allow for the active management of existing forest acreage and marshlands.

Cultural:

- 1) Preserve the agrarian culture in order to maintain a sense of rural community.
- 2) Provide opportunities to link both social and cultural events.
- 3) Develop resources for historical research and cultural preservation, especially for the preservation of the rural family farm lifestyle.

Policies

Agricultural:

The Town of Rosendale shall:

- 1) Minimize the residential development of current farmland.
- 2) Maintain quality of soils available for farming.

- 3) Prioritize the retention of the family farming business community.
- 4) Balance future agricultural needs with individual land use requests.

Natural:

The Town of Rosendale shall:

- 1) Preserve passive and active recreational areas.
- 2) Control the pollution of natural resources.
- 3) Maintain a proper balance between the economic needs of the agricultural community forest management and wildlife areas.
- 4) Preserve the quality of the surface and ground water resources.

Cultural:

The Town of Rosendale shall:

- 1) Preserve the Town's unique historical culture including its history as an agricultural based rural area.
- 2) Identify and preserve current historical sites, structures and events as well as those established or determined to be cultural resources in the future.

Background Information

Agricultural Resources

The Town of Rosendale has a large variety of agricultural resources ranging from rich and plentiful farmland to smaller wooded areas and completely open spaces of land. A majority of the agricultural resources within the Town come directly from the farmland owned and harvested by residents of the Town. While a variety of grains and vegetables are planted and harvested each year, corn is by far the most common crop grown in the area, especially since it provides a solid source of income to the local farmers.

While the crops grown by local farmers and Town residents create a substantial portion of the agricultural resources for the Town, the actual land the crops are grown on is the major agricultural resource of the Town. Without the farmland, local farmers and Town residents would not be able to grow a sufficient supply of crops to substantiate the time and effort put into the planting and harvesting seasons.

The State of Agriculture

Given the fact that agriculture has significant presence in the Town of Rosendale, the state of agriculture will have a big impact on local future land use patterns. That said, understanding the history, trends and forecasts for the agricultural industry becomes a key component of this planning effort. The following sections go into great detail on what drives this industry and what town leaders can expect over the planning period.

Farming History: From settlement to the 1970's, agricultural was primarily a family owned and operated enterprise in the State of Wisconsin. Small 80 acre farms accommodating small herds of dairy cows were common place along the Wisconsin landscape signified by red barns, silos

and large farm houses. Farm families were traditionally large as many of the children worked directly with their parents to assist in all farm chores. Through the hard work by farm families, Wisconsin emerged as America's Dairyland, a label it still retains today.

Farm profitability in the developing industry was marginal and heavily dependent on market prices and the weather. Most farm fathers wished for a better more profitable life for their children. Those that stayed farming, invested heavily in expansion and many took on debt to finance the expansions. The banking industry supported farm expansions without demanding much business planning.

However, since about 1980, many social and economic factors changed and with it the face of agriculture in the town, state and nation. High interest rates during the early 1980's affected the ability of farmers to replace farm infrastructure, expand operations or purchase additional land. In addition, basic bridge loans to cover fundamental expenses like seed and fertilizer became a challenge to repay for farmers. Farm commodity prices were not high enough to cover the basic carrying cost for farmers. Farms began to disappear via foreclosures and personal frustration. The challenge to farm available land was risky. Farm youth saw little opportunity in agriculture citing long hours, hard work, big debt and low commodity prices as a precarious venture. Many youth left the countryside for urban areas which offered better employment opportunities.

In addition, farmers and financial institutions (many of which held foreclosed land) looked for ways to transition farmland into more profitable land use types such as rural residential and recreational land. Many new land owners were not as dedicated to agriculture as their predecessors. The attitude of the land owner towards agriculture became as important as the land itself and with it so did the apparent need for farmland preservation. The farming culture had changed.

The influx of new landowners, many of which worked in urban centers, brought new ideas and visions to how land use should occur. In many instances, marginal land for agriculture was sold for recreational (i.e. hunting) or large residential lot type purposes. Continued agriculture did not appear a profitable direction in the wake of the farm crisis of the 1980's. Market factors simply pushed the transition to other uses.

Agriculture faced a slow climb back to profitable status during the 1990's and early 2000. Land prices for agriculture use paled in comparison to selling land for recreational or development purposes. The size of farms (acres) grew out of the necessity to be more cost effective in running operations. Farmers, who were moving into retirement situations and relied on their land for retirement income, were faced with tough decisions as to who would pay the highest price for their land. Existing farmers wanting to purchase more farmland to expand operations, found it hard to compete with the dollars available from developers.

However, in 2008, the United States fell into an economic recession, stagnating business and industrial growth throughout the State of Wisconsin and the United States.

An exception to the economic recession during this time was a steady to growing agricultural sector. Wisconsin and local agriculture withstood the recession well benefitting from stable to strong grain prices especially corn and soybeans. Although historically volatile, dairy farmers experienced some of the highest milk prices during the period from 2008 to 2011. Given the stable to strong agricultural economy, farmland prices for agriculture increased contrary to the slumping development market. The demand for corn increased stimulated by an increasing focus on ethanol production as the US strived for more energy independence.

Although commodity prices were higher than normal, farming expenses, especially fuel and fertilizer, increased continuing to challenge farmers with tight profit margins but most survived and managed their expenses wisely. Like the character of the farmers themselves, agriculture withstood one of the most economically challenging period in recent history but with it, appears came out even stronger.

Major initiatives such as the USDA's "Know your Farmer, Know your Food" Program has expanded markets to those who wanted healthier alternatives or at least answers as to how their food was grown and produced. "Buy local" initiatives fueled even more awareness through farmers markets of food and products raised and processed locally. Organic markets surged and continue to grow for those willing to pay a premium price for their food. Worldwide, developing nations have created markets for products such as cheese, soybeans and wheat. The future of agriculture looks as promising as ever recorded in recent history

The Future of Farming and Farmland Preservation: The recent "good news", as previously stated, is that agriculture is gaining improved prosperity. The value of farmland has increased, commodity prices have risen and future commodity price forecasts look promising. However, the drive for farming and even the need for farmland preservation is still driven by the intent of each land owner. Agricultural markets, commodity prices and programs can assist in influencing that intent. If the farming economy and markets stay strong, farmland preservation will occur naturally. Assistance provided by programs appealing to the farmers will be embraced furthering the commitment to farmland preservation.

Commodity forecasts as of the spring of 2013, predict continued high grain prices, especially for corn and soybeans. Much of the increase brought on by the significant mid-west drought of 2012. In July 2012, the U.S. Department of Agriculture (USDA) announced that the drought in Wisconsin was so severe that 23 counties were declared a federal disaster. High grain prices will likely drive up the demand of agricultural land over the next several years as farmers will attempt to capitalize on high prices to maximize profits. In areas where dairy farming is significant, the competition for land between dairy and grain farmers could further inflate land values. The gap between the historically high value of land for development and the increased value of agricultural land has narrowed significantly and will impact land use throughout the town over the planning period.

As documented by history, trends in the agricultural economy can change, but one vital part of the industry that remains fairly constant are the traits within the land to produce crops. From an economic and land use planning perspective, prime farm soils provide the least amount of nurturing investment to grow good crops so those soils become the most obvious targets to preserve for farming purposes. However, good land for agriculture is good land for most other types of land use.

Establishing the criteria to define areas for farmland preservation is more complicated than just selecting soil types for preservation. Soil boundaries are irregular while working farmland tends to follow 40 acre parcel and section lines. These parcels often contain several soil types. The farmer manages his or her practices (drainage, fertilizer rates, etc.) accordingly within the field he or she farms. Selecting only a portion of a field for farmland preservation ignores the historical relationship between the farmer and the land. Furthermore, land ownership patterns play a big role in farmland availability. Typically the more fragmented the landscape by smaller parcels, the more difficult it becomes for farmers to assemble and access required acreages needed to run their operations. Also, the potential for land use conflict between farmers and other land owners increase.

A more recent trend is a “leap frogging” effect of farmland purchases. This movement is primarily driven by large dairy or crop farmers that seek the necessary acreage to maintain their operations. It is not uncommon to see land purchased or rented over several towns by one farming operation. Farmers who seek willing land sellers are often limited to fields interspersed between other land use types. This arrangement often leads to a checkerboard pattern of agriculture throughout the landscape.

Global Market Changes and Challenges: It’s difficult to imagine how global issues can impact a local economy but one does not have to look that far back to see the effects of events such as 911 and the 2008 recession. Relative to the future of agriculture, the changes within global dynamics are less visible but still very impactful to meeting future demands.

The primary reason agriculture will become more important will be population growth forecasted throughout the world. According to the Center for Food Integrity, the global population will increase by 6.3 million each month. That’s roughly the size of adding the Cities of Los Angeles and Chicago each month to the global population. Most of that growth will occur in developing countries as opposed to industrialized countries.

Simply put, this population growth will need to eat. And eat it will. In fact, according to the Center for Food Integrity, the world will need to produce 50% more food by 2030 and 100% more food by 2050.

Another important shift that is occurring is a change in eating habits due to increased wealth in populated countries. For example, according to the Food and Agriculture Organization of the United Nations (UN FOA), meat consumption in China averaged 20kg per capita in 1980. However, by 2007, the per capita average increased to 50 kg. As expected, the amount of water and land needed to produce a kg of beef vs. a kg of grain such as wheat is substantially more. In other words, more land and water will be needed to produce higher end eating choices. A closer example is the growth in the Wisconsin Cheese market. According to the Wisconsin Milk Marketing Board, the growth of specialty cheese production in Wisconsin has nearly doubled since 2003, from 302 million pounds to 586 million pounds in 2011. The recent data shows continued growth. China has emerged as the primary country for the import of cheese. The export demand for cheese is driven by population growth and increased wealth within these countries.

According to UN FOA, the ability to grow the amount of food required to meet population growth has limitations. Specifically, it is estimated that 80% of future production growth must come from increased yields through innovation and technology, 10–15 % could be achieved from higher cropping densities and 5–10 % from expansion of land use.

Without going into great detail, the primary global challenges relative to agricultural production to feed a growing world are as follows:

- Population – Increasing demand for food
- Urbanization
- Globalization
- Changing consumption patterns
- Regulations
- Limited Natural Resources; water, soil, energy
- Limited land area
- Climate change (increased volatility)

- Bio-Energy (Making fuel out of food crops)
- Health and Wellness (Food must be produced a certain way)
- Food Safety
- Emerging pathogens and pests
- Public acceptance
- Animal rights

The bottom line is the demand for agricultural land will continue to increase across the globe, especially in areas of the world where farmland is most productive. Undoubtedly that is the United States and Wisconsin sits atop of some of the best. Historically, agriculture has struggled to survive economically. However, global demand will likely make agriculture far more viable as an economic alternative due to population increases within developing nations throughout the world.

Agriculture Business Development Trends and Outlook: According to data obtained from the UW Cooperative Extension Office, Fond du Lac County agriculture:

- Provides 8,692 jobs throughout the county (15% of the county total of 59,221)
- Pumps \$2.3 billion into the economy
- Contributes \$576 million to county income and
- Pays \$52 million in taxes

According to the Fond du Lac County Economic Development Corporation, Fond du Lac County's pursuit of a diverse economy starts with expanding existing business and attracting new business. Targeting specific industry sectors to expand or start fresh in Fond du Lac County will always be an ongoing effort.

To create a balanced industry mix in Fond du Lac County, seven targeted industry clusters have been selected. These industries are as follows (in no priority order):

1. Advanced Manufacturing: Machinery & Metal
2. Advanced Material Manufacturing
3. Agribusiness, Food Processing & Technology
4. Biomedical/Biotechnical (Life Sciences)
5. Energy (Fossil and Renewable)
6. Printing and Publishing
7. Transportation & Logistics

Within the seven industries, an in-depth study revealed market opportunities for existing businesses to expand or for new businesses to locate in Fond du Lac County or within the 7-county region (Fond du Lac, Calumet, Dodge, Green Lake, Sheboygan, Washington and Winnebago counties).

The in-depth study (available on-line from the Fond du Lac Economic Development Corporation at <http://www.fcdec.com/sft386/summaryagwithmarketopptsvfinal.pdf>), identified the following unmet needs specifically in Fond du Lac County:

- Crop and animal production
- Ag chemicals (pesticides) and fertilizer

- Fluid milk manufacturing (manufacturing processed milk products or fluid milk dairy substitutes)
- Wholesale trade agents and brokers
- Alternative energy to replace petroleum and natural gas imports
- Dry, condensed and evaporated dairy products
- Soybean processing
- Plastic bottle manufacturing
- Flavoring syrup and concentrate manufacturing
- Commercial banking

These identified opportunities suggest a void in local services spawned by existing agricultural economy. Obviously, some of these needs can be addressed regionally by other adjacent counties. Nonetheless, the study reveals the “spin –off” economic effects agricultural activity can generate to the local and regional economy. These needs become important as the Town entertains “agricultural related business” as part of their farmland preservation land use category and future zoning district.

Identified strengths of the region include the following:

- The county and region have very strong support in: crop and animal production; veterinary services; farm supplies and equipment; food processing and transportation equipment; transportation (trucking and rail); warehousing; and printing and packaging (paper, cardboard, metal, plastic).
- The county and state have very strong education, research, and support organizations for the industry cluster such as: Moraine Park Technical College; University of Wisconsin and UW-Extension; Wisconsin Department of Commerce; Wisconsin Department of Agriculture; Trade, and Consumer Protection.
- Four biomass (manure) digesters on dairy farms produce enough electricity for 1,000 homes.
- Fond du Lac County serves as a central location with excellent highway access to major markets in Green Bay (70 miles), Madison (70 miles), Milwaukee (60 miles), Chicago (140 miles) and Minneapolis (260 miles).

Agriculture Infrastructure Trends and Outlook: *The Fond du Lac County Farmland Preservation Plan – 2012*, identified the following agriculture infrastructure facts and trends that will impact the growth, transportation and processing of commodities in the Fond du Lac County region. Please note that some of these trends may have little bearing on the Town of Rosendale, while others may be very significant:

- Canning and processing plants are located in Ripon, Oakfield and Eden (Seneca) and in Fairwater (Allen). They are key processing locations.
- Highways 151, 23, 41, 49, TC and M provide the core infrastructure to move product by truck through the county. Typical product movement goes from the local town or county road system, to highway to rail. Most farm products are shipped to locations south of the county.

- The ability of the town road system to accommodate weight loads presented by agriculture especially around the farm hubs is a concern. Dairy centers, in particular, contain the most vehicular and farm equipment traffic in a “hub” location.
- Dairy processing occurs within the communities of Waupun, St. Cloud, Brownsville and Chilton. Dairy farmers have done a good job in controlling milk hauling costs by such means as increased storage. Milk hauling costs are typically paid by the dairy producers thus giving them an incentive to look for ways to reduce costs.
- Farmers are naturally consolidating trucking because of costs (fewer but larger loads).
- Milk processing plants appear to be in good balance with the dairy production in the county. Plants appear to be distributed well throughout the county to serve farmers.
- Consolidation of implement dealers has already occurred. The number of implement dealers appears stable at this time.
- There appears to be a correlation between the size of farming operations and the size of feed mills. i.e. small feed mills support small farming operations and larger mills support large operations. Some growth may be realized in support services but limited. Vet clinics will likely consolidate.
- Cooperatives are consolidating. Small farms and feed mills are on the decline. The trend of custom raising dairy heifers has subsided and farmers are now raising their own heifers.
- Dairy processing plants are scattered. The presence of 41, 151, and 23 make access easy.
- Processing plants are “right-sized” to accommodate producers. No one is buying processing plants to close them.
- The size of trucks serving the farms is increasing, causing premature wear of town roads.

Impact of Agriculture on Land Use Patterns

Typically town plans are developed which discuss the impact of development on agriculture but when agriculture is an economically viable use and is the predominant land use, the impacts can be reversed. For rural Wisconsin towns, the successes of local agriculture can have a huge impact on setting the future land use pattern. Trends that have recently emerged that bring this shift to light include the following:

- The gap between the values of land for agriculture versus development has narrowed significantly. An increase in gas prices along with a slower building economy has reduced the market for rural residential lots and subdivisions.
- Residential growth has slowed considerably, decreasing the demand for agricultural land for development purposes. The recent economic slowdown is the likely cause of this trend. More local and better paying jobs are needed for housing demand to change. Gas prices staying above \$3.50 per gallon will also play a big factor in reducing the demand for rural type development.
- The housing choices of the upcoming Millennial generation have changed to a more urban focus. In addition, due to the cost to purchase, operate, maintain and insure vehicles, the amount of travel per capita is on the decline.
- Land prices for agriculture land will increase further as demand and competition for crop land surges. Grain, cash crop and dairy farmer farmers will likely compete for the same available land driving land cost upwards.
- Fond du Lac County will need an ample amount of agricultural land to support the crop base necessary to be self-sufficient to the dairy industry. Three acres per animal is an

excepted ratio used as a gauge to determine the crop and animal waste needs for each animal.

- Organic farming will become a more predominant component in Wisconsin agriculture as the public demand grows for this type of product. The town should expect some transition into this form of agriculture. Organic farming typically occurs on smaller sized farms and is often ancillary to other primary employment. The industry appears to generate better profits when located near populated markets.
- Interest in "value-added" businesses to complement small dairy and general farming operations will increase.
- The government is a player in the loss of farmland as well. The federal and state government are buying farmland for natural habitat and taking it out of production. Transportation improvements have consumed farmland, particularly Highway 151. Expansion to STH 23 will consume more farmland as well.
- There is a concern over how many large dairy farms the County could support without driving up the demand and price for support land. Could farmers drive themselves into hardship or even bankruptcy based on appreciated land values?
- Wind energy has not taken significant amounts of farmland out of production. Energy production will likely continue to occur in rural areas.
- Private property rights will continue to be a strong value of residents within rural Wisconsin communities.
- Efforts to cluster houses away from agricultural areas needs to be implemented to reduce the potential for land use conflicts.
- Efforts to maintain large tracts of farmland need to be implemented to maintain agriculture efficiency.

Combined, all these land use activities have an effect on farmland preservation and agricultural development. Of all these land use trends, nonfarm residential development within productive agricultural areas is the largest issue. Although residential development slowed significantly between 2008 and the present, it will likely rebound to a degree. Nonfarm residential development in agricultural areas will make farmland preservation more difficult creating obstacles for agricultural expansion. Nonfarm development is and will continue to be a key land use compatibility issue in rural areas.

Conversion of Agricultural Lands to Other Uses

Given the rural character of the Town of Rosendale, housing development is still the primary factor in farmland loss. The Wisconsin Department of Revenue records acreage by assessment records and this data can be used to track the conversion of farmland to other uses. Table 7-1 reveals the conversion of agricultural land for the 2005 to 2009 period. The front side of this period was a period of active economic activity. According to Table 7-1, the loss of farmland in the Town of Rosendale was one of the lowest for Fond du Lac County towns.

Once lost, the acreage cannot be replaced. In some cases, land can be converted from an idle state back to production, but typically those acreages are marginal land for farming.

The best approach to maintaining farmland continues to be minimizing the conversion to other uses. Although land use planning and zoning play major roles, commodity prices play a huge factor in maintaining farmland. If markets are strong, farmers will stay in farming creating a demand for farmland. The result is the desire to convert farmland to other uses is reduced.

Another method that can be used to show development pressure is to track the number of land divisions. Since most land divisions require County approval, the number of land division applications by town is a good indicator of the growth pressure within the county. Table 7-2 summarizes the land division activity by the town over the last 13 years. This data set incorporates the years of economic prosperity (early to mid-2000's) in conjunction with the more recent economic recession. Although Fond du Lac County contains a strong agricultural land use presence, the county is not immune to the transition of farmland to other uses.

During this period of time, 4,781 lots were created consuming 19,881 acres of land. The average annual loss of land to lot creation was 1,529 acres. On average, each lot created in Fond du Lac County, consumes 4.1 acres. Please note that all lots created are not for just for residential type uses. Lots created for commercial, industrial and institutional type uses also utilize land for development and often require larger parcel acreage. In addition, not all land utilized for lot creation may have been farmland. Also, one cannot assume all the acreage utilized to create lots and parcels, has been lost entirely to the practice of farming although the fragmentation of land is never conducive to the long range benefit of agricultural activity. Tracking land division activity is a useful barometer in gauging non-farm development activity.

Table 7-1
Acres of Agricultural Land by Community, 2005-2009

Community		Acres		5 Year Change	
		2005	2009	Number Change	Percent Change
Towns	T. Alto	16,064	16,032	-32	-0.20%
	T. Ashford	15,213	14,670	-543	-3.57%
	T. Auburn	8,152	7,868	-284	-3.48%
	T. Byron	18,812	18,538	-274	-1.46%
	T. Calumet	13,895	13,704	-191	-1.37%

	T. Eden	14,891	14,607	-284	-1.91%
	T. Eldorado	15,179	15,141	-38	-0.25%
	T. Empire	12,373	12,004	-369	-2.98%
	T. Fond du Lac	7,029	6,309	-720	-10.24%
	T. Forest	12,876	12,870	-6	-0.05%
	T. Friendship	7,717	7,415	-302	-3.91%
	T. Lamartine	12,426	12,469	43	0.35%
	T. Marshfield	13,645	13,612	-33	-0.24%
	T. Metomen	16,991	16,940	-51	-0.30%
	T. Oakfield	16,472	14,622	-1,850	-11.23%
	T. Osceola	9,135	9,000	-135	-1.48%
	T. Ripon	15,892	15,500	-392	-2.47%
	T. Rosendale	16,852	16,744	-108	-0.64%
	T. Springvale	19,399	19,199	-200	-1.03%
	T. Taycheedah	13,621	12,959	-662	-4.86%
	T. Waupun	12,809	12,145	-664	-5.18%
Subtotal		289,443	282,348	-7,095	-2.45%
Villages	V. Brandon	147	157	10	6.80%
	V. Cambellsport	111	156	45	40.54%
	V. Eden	40	49	9	22.50%
	V. Fairwater	196	192	-4	-2.04%
	V. Mount Calvary	277	274	-3	-1.08%
	V. North Fond du	66	39	-27	-40.91%
	V. Oakfield	188	188	0	0%
	V. Rosendale	296	296	0	0%
	V. Saint Cloud	343	296	-47	-13.70%
Subtotal		1,664	1,647	-17	-1.02%
Cities	C. Fond du Lac	400	392	-8	-2.00%
	C. Ripon	188	393	205	109.04%
	C. Waupun	0	77	77	----
Subtotal		588	862	274	46.60%
Fond du Lac County Total		291,695	284,857	-6,838	-2.34%

Source: Wisconsin Department of Revenue

Table 7-2

CSM lots and Plat lots by Town, in Acres, 1999-2011

<u>Town</u>	<u>Acres</u>	<u>% of Total</u>	<u>No. of Lots</u>
Alto	681	3.43%	87
Ashford	1,395	7.02%	226
Auburn	1,338	6.73%	237
Byron	1,329	6.68%	216
Calumet	1,040	5.23%	236
Eden	697	3.50%	122
Eldorado	765	3.85%	164
Empire	958	4.82%	237
Fond du Lac	1,074	5.40%	726
Forest	1,103	5.55%	130
Friendship	856	4.31%	205
Lamartine	953	4.79%	255
Marshfield	1,126	5.66%	188
Metomen	461	2.32%	53
Oakfield	930	4.68%	111
Osceola	907	4.56%	248
Ripon	605	3.04%	167
Rosendale	480	2.41%	71
Springvale	551	2.77%	63
Taycheedah	1,713	8.62%	885
Waupun	918	4.62%	154
Total	19,881		4,781

Source: Fond du Lac County Planning Department, 2012

Lot creation was strongest during the period from 2003 to 2007. Since 2008, lot creation activity has fallen sharply. In contrast, the agricultural economy stayed steady to strong, creating more demand for farmland to satisfy crop and dairy markets.

From a general perspective, the towns located in the eastern portion of the county (where agriculture is less predominant), more acres are lost to lot creation than the central and western towns such as Rosendale. Specifically, Rosendale had 71 lots created during this period, consuming 480 acres of land. The average lot consumed 6.7 acres of land. Since the demand for agricultural land appears strongest in the western portion of the county, it is expected that the conversion of farmland to other uses will continue to be less here than other portions of the county.

Rationale Used to Determine Farmland Preservation Areas

The Fond du Lac County Farmland Preservation Plan -2012 Map identifies two areas: "Farmland Preservation Areas" and "Nonagricultural Development Areas". Map 2 shows the location of both identified areas within the Town of Rosendale. The "Areas of Agricultural Use and Agriculture Related Use" are considered to be within the Farmland Preservation Area and the "Areas of Nonagricultural Development" are within the Nonagricultural Development Area. The rationale and criteria used to determine the Farmland Preservation Areas and Areas of Nonagricultural Development were as follows:

Farmland Preservation Areas (Areas of Agricultural Use and Agriculture Related Use)

Please note that land designated as a farmland preservation area only needs to meet one of the following criteria.

- 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.

It must be noted that the initial primary source for delineating farmland preservation areas in each town were town comprehensive plans. However, many of the comprehensive plans were developed prior to the economic recession, a time when housing and business development were far more aggressive. Contrary to the economic slowdown in the development industry, the agricultural economy remained stable to strong and agricultural land process rose in many areas of the county. The demand for farmland increased.

As towns participated in the Fond du Lac County farmland preservation planning process, it provided them a new opportunity to reconsider and adjust land use decisions. In addition, the provisions of the Working Land Initiative, Wis. Chap. 91, now provided the opportunity to accommodate some non-farm residential development within the designated farmland preservation areas through farmland preservation zoning. This was not an option prior to the Working Lands Initiative when many of the plans were developed and often low density residential areas were planned to accommodate this type of use. Hence, the Fond du Lac County farmland preservation process provided a new opportunity to adjust land use planning. The resultant adjustments provided a more accurate assessment of planning decisions within each town.

Town officials understand that amendments to local comprehensive plans are necessary to reflect the farmland preservation areas noted as part of this Fond du Lac County Farmland Preservation Plan. This effort will ensure consistency between the local comprehensive plans and the *Fond du Lac County Farmland Preservation Plan-2012*.

Those lands planned for a use other than agriculture in town plans; but are included in the county FPP as farmland preservation areas are a more accurate representation of land demands and conditions within the Town of Rosendale. These lands are planned to stay in agricultural use over the next 15 years. Likewise, some lands that were previously shown as planned agriculture in local comprehensive plans may have been excluded given a change of use or zoning on the parcel.

Areas of Nonagricultural Development (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.

As a result of using the above criteria, the land selected as farmland preservation areas for the Town of Rosendale as part of the *Fond du Lac County Farmland Preservation Plan - 2012* are shown on Map 2.

Prime Farmland

The Soil Survey of Fond du Lac County, Wisconsin, defines prime farmland as soils with capability classes of I and II. Class I soils have few limitations that restrict their use, while Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. Based upon the soil survey, much of the land in the town is considered prime farmland. Please note that location of these soils do not automatically represent agricultural use. Some of these soils support woodlands and other open space uses. Some have been converted to non-farm development. Best management practices can overcome class ratings of soils. Thus, a key resource becomes large, undisturbed tracts of farmland over soil type.

The areas not considered as having prime soils are generally found in the low areas adjacent to the drainage courses or wetlands, and the hilly outcroppings.

Table 7-3 includes the acreage totals of the farmland preservation areas within each town. For comparison purposes, those acreages are compared against the prime soil acreage totals for each town. As indicated by Table 7-3, the farmland preservation planning process has been successful capturing prime agricultural soils within the designated farmland preservation areas. A total of 374,439 acres have been designated as farmland preservation areas, accounting for 87.4% of the County's unincorporated area. These numbers are even more impressive for Town of Rosendale. Here, 99.2 % of the town (22,034 acres), has been designated for farmland preservation capturing 96.5% of the town's prime agricultural soils. This percentage is one of the highest of any town in Fond du Lac County, second only to neighboring Springvale which captured 96.1% of its prime agricultural soils in the farmland preservation designation.

Table 7-3
Farmland Preservation Acres and Prime Agriculture Soils, Fond du Lac County, 2012

<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>
Alto	22,586	21,265	94.2%	21,985	97.3%	20,756	91.9%
Fond du Lac	10,675	10,402	97.4%	5,412	50.7%	5,358	50.2%
Metomen	21,622	20,377	94.2%	21,254	98.3%	20,055	92.8%
Taycheedah	18,329	15,500	84.6%	12,540	68.4%	10,916	59.6%
Eden	22,404	17,366	77.5%	21,417	95.6%	16,679	74.4%
Marshfield	21,348	17,129	80.2%	19,151	89.7%	15,446	72.4%
Forest	22,324	17,305	77.5%	21,673	97.1%	16,942	75.9%
Waupun	21,084	19,739	93.6%	20,265	96.1%	19,015	90.2%
Byron	22,573	21,259	94.2%	19,314	85.6%	18,535	82.1%
Eldorado	22,333	21,809	97.7%	21,259	95.2%	20,773	93.0%
Calumet	18,809	17,696	94.1%	17,617	93.7%	16,640	88.5%
Empire	17,698	14,121	79.8%	12,474	70.5%	9,952	56.2%
Rosendale	22,217	21,446	96.5%	22,034	99.2%	21,277	95.8%
Osceola	22,561	15,783	70.0%	17,083	75.7%	13,271	58.8%
Springvale	22,472	21,683	96.5%	22,362	99.5%	21,596	96.1%
Ripon	19,372	18,164	93.8%	17,305	89.3%	16,562	85.5%
Friendship	10,942	10,067	92.0%	8,064	73.7%	7,953	72.7%
Lamartine	22,629	21,983	97.1%	17,252	76.2%	16,674	73.7%
Ashford	22,119	16,267	73.5%	19,692	89.0%	14,713	66.5%
Oakfield	22,254	21,174	95.1%	18,091	81.3%	17,377	78.1%
Auburn	22,150	15,442	69.7%	18,195	82.1%	12,937	58.4%
Total	428,503	375,978	87.7%	374,439	87.4%	333,427	77.8%

Notes: (1) Cities/Villages and road right-of-ways have been excluded from all calculations.

(2) Sorted by % designated prime ag. soils and farmland preservation.

Agricultural Programs

Agricultural Impact Statement Program

An agricultural impact statement is required when the builders of a public construction project have the power to condemn property (eminent domain) and will acquire more than five acres of land from any farm operation. Agricultural impact statements analyze the potential impact of public construction projects on farmland and farm operations, and recommend ways to lessen those impacts. Examples of public construction projects include highway expansions, the placement of utility transmission lines, and the construction of pipelines or wastewater treatment plants.

More information about this program can be found at:

http://www.datcp.state.wi.us/arm/agriculture/land-water/ag-impact-stmts/doc_info.jsp

Farmland Preservation Plan

This program assists in preserving Wisconsin's valuable farmland by supporting counties in creating county agricultural preservation plans. The plans lay the groundwork for towns and counties to develop exclusive agriculture zoning districts. Fond du Lac County adopted a Farmland Preservation Plan in 2012 in accordance with Chapter 91 of the Wisconsin Statutes commonly referred to as the "Working Lands Initiative".

Land shown on the County's Farmland Preservation Plan for the Town of Rosendale as Farmland Preservation Areas (See Map 2) and zoned as Farmland Preservation – ordinance to still be recertified and adopted by the Town) can be enrolled in this program, making the owner/farmer eligible for farmland tax credits. As previously indicated, the Working Lands Initiative, Chapter 91 of the Wisconsin State Statutes was amended in 2009 to improve the Farmland Preservation Program. For more information on the Working Lands Initiative, go to this web site:

<http://www.datcp.state.wi.us/workinglands/index.jsp>

Further information about Fond du Lac County's and the State of Wisconsin's Farmland Preservation Plan can be found at:

<http://www.co.Fond du Lac.wi.us/landcons/Farmlandpercent20Preservationpercent20Program.htm>

http://www.datcp.state.wi.us/arm/agriculture/land-water/conservation/farmland_pres.jsp

Livestock Facility Siting Program

The State of Wisconsin has passed a law and adopted rules (ATCP 51) that give local government the ability to regulate livestock facilities with large numbers of animals. The Town of Rosendale adopted livestock facility regulations a few years ago. In 2013, the Town will update those regulations when they adopt a revision to their present Zoning Ordinance. The regulations will apply to new livestock facilities of 500 or more animal units or an existing facility that increases the number of animal units by more than 20 percent.

For more information on ATCP 51, go to this web site:

www.datcp.state.wi.us/arm/agriculture/land-water/livestock_siting/siting.jsp

Background Information – Natural Resources

Environmental Characteristics

The Town of Rosendale has several natural resources ranging from open space, woodlands, wetlands, wildlife habitats, etc. Open spaces are discussed in detail as part of the Land Use Element section of this plan. The woodlands, wetlands, and wildlife habitats in the area have been well preserved due to the efforts of the Town's residents. This preservation of natural

resources has also occurred in conjunction with the minimal need for construction on roadways or the creation of new housing. Since the vacant lands have been left undisturbed, the Town's natural resources of woodlands, wetlands and wildlife habitats have been able to thrive.

Geology

The bedrock and glacial (surficial) geology of Fond du Lac County in the Town of Rosendale are believed to be the results of the last glaciation and will be key components in determining the suitability for development within the area. The town's current landscape was largely influenced by the Valdres ice sheet of the Green Bay lobe, during the Wisconsin glaciation, and is situated on the Black River/Magnesian Cuesta.

The Town is underlain by bedrock composed of the Sinipee Group consisting of dolomite with some limestone and shale. Underlying this bedrock formation is the St. Peter Formation consisting of sandstone with some limestone, shale and conglomerate.

These bedrock formations have different characteristics, including their potential for supplying groundwater. Although the rock formations differ from one another, they are thought to be hydraulically connected.

The western portion of the Eastern Ridges and Lowlands contains a number of glacial features called drumlins. Drumlins are composed of glacial overburden; loose rock, gravel, sand and clays. Drumlins are generally found throughout eastern Fond du Lac County and account for the hilly terrain.

East of the Town of Rosendale is the prominent bedrock formation of the Niagara Escarpment. There is a considerable amount of evidence to suggest that the Niagara escarpment in Wisconsin took on its current form as a result of the last glaciation. As the ice pushed forward it helped carve out the cliffs and ledges that we see throughout the northeast and east central portions of the state. The escarpment is unique in this area because of the parallel movement of the glacier against rock. Where the escarpment runs visibly, across portions of Door, Kewaunee, Brown, Calumet, Fond du Lac, and Dodge counties, its appearance is much more uniform than in other areas of the cuesta.

Soils

Soils support the physical base for development in the Town of Rosendale. Knowledge of the limitations and potential difficulties of soil types is important in evaluating land use proposals such as residential development, utility installation and other various projects.

Severe soil limitations do not necessarily indicate areas cannot be developed, but rather indicate more extensive construction measures must be taken to prevent environmental and property damage. These construction techniques generally increase the costs of development and the utilities needed to service that development.

The Lomira-Virgil is the prevalent soil association in throughout the Town of Rosendale. However, centrally located within the Town is a large area of the Houghton-Palms soils complex, which is typically associated with areas of lowlands and wetlands.

The soil distribution within the town is extremely complex. Presumably, this is the result of random distribution from glacial action. Because of the multiplicity of soil types, it is advisable to make a test dig before undertaking major construction.

Surface Waters

The WDNR's Surface Water Data Viewer indicates that there is one primary watershed in the Town of Rosendale. The most prominent watershed is the Fond du Lac River for the Township. The West Branch of the Fond du Lac River is a part of this watershed and flows from west to east through the middle of the Town toward the Eldorado Marsh. This river is surrounded by a large amount of wetlands.

The link below is to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands.

<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer>

Groundwater

Groundwater resources within the Rosendale area are linked directly to the surficial glacial deposits and underlying bedrock structure as described previously. Of the four aquifers, the Sannipee Group (Galena-Platteville Formation) aquifer is the most widely used for sustained high capacity wells. Wells may also access the St. Peter Sandstone aquifer.

Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on the building foundations.

The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council's responsibilities, actions, activities, and coordination efforts with local officials can be viewed at this web site:

www.dnr.wi.gov/org/water/dwg/gcc/index.htm

The protection of groundwater is especially important to the residents of the town as they rely on private wells for their primary source of water. It is critical that the quality of potable water be monitored to identify any contamination. The primary potential pollution sources to the town's groundwater are contamination from agricultural practices, leaking underground storage tanks, failing septic systems, and old unused wells. More information regarding groundwater that is specific to Fond du Lac County can be found at the following web site:

<http://wi.water.usgs.gov/gwcomp/integrate/develop.html>

Floodplains

Portions of the town are susceptible to flooding. According to the FEMA flood rate maps, areas on the West Branch of the Fond du Lac River and its tributaries may be susceptible to flooding. Future development in and around these areas will be restricted. Building can occur between the floodway and flood fringe (between the 10- and 100-year flood event) in these areas if the lowest first floor elevation is two feet above the 100-year flood elevation, or the basement is flood proofed.

Invasive Species

Invasive plants (and animals), which are not native to Wisconsin, lack natural predators, so they grow rapidly and displace native species, imbalance natural ecosystems, and diminish the

quality of recreational activities. See the following website for more information on particular invasive species:

<http://dnr.wi.gov/topic/Invasives/what.html>

Shoreland and Wetland Resources

Shorelands, as defined by the Wisconsin DNR, are those areas within 300 feet of the high water mark of navigable streams, rivers or to the "landward side of the floodplain, whichever distance is greater" and shoreland use and development within 1,000 feet of lakes, ponds, or flowages.

Wetlands and shoreland areas are essential environmental features for providing wildlife habitat, scenic open spaces, flood water retention, and groundwater discharge areas. Protection of wetlands is especially important for stormwater management purposes and open space planning. Local, state, and federal regulations place strict limitations on the development and use of wetlands and shorelands. The Corps of Engineers has federal authority over the placement of fill materials in virtually all wetlands of 5 acres or greater.

The Town of Rosendale has extensive tracts of wetlands within its boundary that are primarily associated with the West Branch of the Fond du Lac River and its tributaries. Many of the narrow leaved, emergent/wet meadow types of wetlands are contained within floodplain area and serve as important floodwater storage areas for the West Branch of the Fond du Lac River. Wetlands are also associated with areas of mucky soil either within topographical lows associated with collecting surface water runoff or where seasonal groundwater levels intercept the soil surface.

The DNR website has information on wetlands as they relate to development projects or protection issues. The page provides links to specific administrative rules, discussions on wetland laws and programs, as well as other wetland issues. The DNR website address is:

<http://dnr.wi.gov/topic/wetlands/>

Woodlands & Wildlife Habitat

The following points can be made relative to woodlands and wildlife habitat in the town:

- The largest concentration of woodlands in the Town of Rosendale is located within a large wetland complex area found in the central portion of the town adjacent Olden Road. These areas provide aesthetic, recreational and practical benefits and will be naturally preserved based on their wetland status.
- Fond du Lac County falls within the Central Hardwood province which contains a wide variety of vegetation types, both forest and non-forest.
- Currently a mixture of oak, maple, willow, tag alder, dogwood, aspen and white birch comprise a large percentage of woodland species in the town.
- Development in woodlands can destroy important environmental benefits that these areas provide to the community including the provision of habitat for wildlife.

Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are areas within a landscape that encompass especially valuable natural resource features that should be protected from development.

The following areas within the town should be considered environmentally sensitive (as shown on Map 4):

- Navigable waters with a 75-foot buffer
- WDNR wetlands with a 75-foot buffer
- FEMA floodplain information

- Moderately steep to steep areas (greater than 12 percent slopes)
- Areas that provide habitat for threatened and endangered species
- Historical or archeological sites

Designated Waters

The link below is to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands.

<http://dnrmaps.wi.gov/imf/imf.jsp?site=SurfaceWaterViewer>

An Area of Special Natural Resource Interest (ASNRI) is an area designated by the WDNR as having special sensitivity or is of ecological significance. The West Branch of the Fond du Lac River is considered an ASNRI in the Town of Rosendale.

Public Rights Features (PRF) include critical fish and wildlife habitat, areas that protect water quality, natural shorelines and stream banks, water navigation areas, Lake Sensitive Areas and Rivers and Streams Sensitive Areas. There are no PRF's in the Town that are shown as having Public Rights Features.

Priority Navigable Waterways (PNW) are portions of navigable waterways that are outstanding or exceptional resource waters, trout streams, waters with sturgeon and musky, and lakes less than fifty acres. There are seven PNW in the Town of Rosendale, that are classified as lakes less than fifty acres.

State Natural Areas

State Natural Areas (SNA's) protect significant landscape features, geological formations, and archeological sites throughout Wisconsin. These areas are valued primarily for research and educational purposes, while providing rare safe havens for scarce plants and animals. More information on all SNA's can be found at the following website:

<http://dnr.wi.gov/topic/Lands/naturalareas/>

There are nine State Natural Areas in Fond du Lac County. Most are in the northern unit of the Kettle Moraine State Forest.

Public Wildlife Recreation Land

The Wisconsin Department of Natural Resources (WDNR) acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876 with more than 1,290,000 acres available for such use. Persons utilizing these areas can find specific information by consulting the following web page:

<http://dnr.wi.gov/topic/lands/>

There are two wildlife recreation areas in Fond du Lac County. The first is the Eldorado Wildlife Area, located mostly in the Town of Eldorado on the west side of Lake Winnebago, which is the closest to the Town of Rosendale. The second is Mullet Creek Wildlife Area, located in the Town of Forest.

Wildlife Habitat and Threatened and Endangered Species

Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new

development projects. Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at:

http://dnr.wi.gov/topic/NHI/documents/Fond_du_Lac_County.pdf

This WDNR website listed no threatened or endangered species for the Town of Rosendale. The bald eagle was listed as a special concern species. Within the town is an area of southern dry forest which is listed as a special community with in the town.

Metallic and Non-Metallic Mineral Resources

Aggregate material plays a vital role in new construction projects and its availability within a reasonable distance of construction projects will promote cost effective economic development. There are fifty-two active non-metallic operations in Fond du Lac County. Fond du Lac County requires non-metallic mines opened after August 21, 2001 to develop a mining reclamation plan. The Wisconsin Department of Natural Resources has principal regulating authority for metallic mining activities in the State. Further information regarding metallic mining in Wisconsin can be viewed at:

<http://dnr.wi.gov/topic/Mines/Metallic.html>.

Further information about non-metallic mines in Fond du Lac County can be found at the following web site:

<http://www.fdlco.wi.gov/Index.aspx?page=287>.

Operators of non-metallic mines must prepare a reclamation plan for each facility. Reclamation Plans must be in conformance to the Fond du Lac County Nonmetallic Mining Reclamation Ordinance (Chapter 36). Questions regarding non-metallic operations can be found in the following Wisconsin Department of Natural Resources websites:

www.dnr.wi.gov/org/water/dwg/gcc/index.htm, www.dnr.wi.gov/org/aw/wm/mining/metallic/

Mining will have an impact on farmland loss. However, the materials derived from mining such as crushed stone and gravel are important materials in supporting local economic development, agricultural infrastructure included.

There is one active open surface non-metallic mine in the town located in Section 32.

Air Quality

All of Fond du Lac County meets air quality attainment requirements. More information on air quality is available at:

www.dnr.state.wi.us/org/aw/air/index.htm

Cultural and Historical Resources

State and National Register of Historic Places

A primary responsibility of the Wisconsin Historical Society's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. This program protects archaeological sites, burial places and historic buildings in the state. According to the State Register of Historic Places, there are no registered historic properties in

the Town of Rosendale. Information regarding the State and National Register of Historic Places can be found by contacting the DHP at (608) 264-6500 or at:

www.wisconsinhistory.org/hp/register/

Architecture and History Inventory

A search of the DHP's on-line Architecture and History Inventory revealed that 26 sites existed within the Town of Rosendale. More information on these sites can be found by contacting the DHP at (608) 264-6500 or at: www.wisconsinhistory.org/ahi.

Community Design

There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of riverfronts, view sheds created by changes in elevation or stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.

It is clear that future residential development in the Town of Rosendale will have an impact on the built environment. In a town, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on agricultural lands and the natural environment. Encouraging development to occur in areas where there is existing development can help the town meet the objectives of providing guidance to the built environment and protecting agricultural lands and the natural environment.

The challenge in developing and implementing community design standards and guidelines is that they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.

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Chapter 8 – Intergovernmental Cooperation

Major Findings

The relationships forged by the Town of Rosendale will either strengthen or ruin its rural community. Relationships with local school districts, fire, police and rescue services, neighboring municipalities, Fond du Lac County and state agencies can significantly impact the Town in terms of providing necessary services for all ages of residents in its community.

These relationships, when properly maintained will produce a successful network of services for the Town's resident. However, it is extremely important that the Town examine its current relationships for potential conflicts. If necessary, it should terminate a relationship to protect the well-being of its residents. The Town should also plan ahead for conflicts that would be considered minor when compared to the value of the services being provided to its residents. The development of these plans will be crucial to the successful resolution of the problem and the reassurance of the Town's residents that the Town has a well thought out plan in place for their benefit.

The ability to plan for potential conflicts will help eliminate tension between municipalities when such conflicts do arise. By creating a list of both current relationships and future possibilities and then analyzing their potential for conflict, the Town will be able to determine which relationships have the highest potential for success. Having a plausible plan of action will also create a sense of trust in the abilities of the Town by its residents.

Table 6-1 and 6-2 in the Utilities and Community Facilities Chapter of the plan, list the services Town residents can utilize. The tables also list the provider of those services. Technically, these providers are all intergovernmental partners in addressing the needs of town residents. Cooperation between the Town and these providers are essential in maintaining or improving the quality of life for town residents.

Recommendations

1. The Town of Rosendale needs to continue to work together with surrounding towns to provide efficient and effective services.
2. To become more efficient in the delivery of services, the Town of Rosendale should always be looking for ways to share services and equipment with abutting governmental units.

Goals, Objectives, Policies, and Programs

Goals

1. To continue fostering a mutually beneficial, friendly, working relationship with surrounding towns and villages, Fond du Lac County and Regional, State and Federal Agencies.

2. Over the next 20 years, the Town of Rosendale continues to work cooperatively with the City of Ripon to ensure efficient and reliable medical rescue and fire services for its residents.
3. The Town of Rosendale preserves its current relationship with the Town of Brandon. The Towns will focus on maintaining a successful Rosendale-Brandon School District. There will be a coordination of efforts to modify the system so that it adapts with the cultural and economical changes that will inevitably occur over the next 20 years.
4. The Town of Rosendale will continue to work towards building cost-effective and productive relationships with the neighboring community governments. It will also continue to inform its residents of any changes to the zoning ordinances, building codes and other rules governing the Town and its daily workings.

Objectives

1. Continue the coordination of emergency response services with other surrounding volunteer fire departments (through mutual aid), the Fond du Lac County Sheriff's Department, and local Ambulance/Rescue Squad services.
2. As part of the Town's annual budgeting process, review opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.

Policies

1. The Town of Rosendale shall continue to cooperate with the surrounding towns, and Fond du Lac County to minimize land use and policy conflicts and achieve economies of scale.

Background Information

Guidelines for Intergovernmental Cooperation

Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between communities. This statute enables adjoining communities to enter into agreements that will benefit all.

Mutual aid agreements are a type of intergovernmental cooperation. For example, fire departments use this method to extend fire protection from one entity to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit resources or response times, which is what occurs between the Town of Rosendale Fire Department and surrounding fire departments.

Governmental Jurisdictions

Adjoining Communities

The Town of Rosendale shares common boundaries with the Village of Rosendale, the Towns of Eldorado, Springvale, Lamartine, Metomen, and Ripon in Fond du Lac County. These communities have worked well together and have not had any land use issues between themselves.

The Town of Rosendale shares multiple governmental units with a variety of neighboring municipalities. These relationships enable the Town to provide its residents with the resources and services needed to lead productive lives.

School Districts

As discussed in the Utilities and Community Facilities Element, the Town of Rosendale is currently served by two school districts. The SE portion of the Town is within the Rosendale – Brandon School district and the NW portion of the Town falls within the Ripon School District (See Map 6). Established Programs, facility improvements and curriculums are the responsibility of the respective School Boards. Major facility upgrades at each District must receive be approved by referendum. The Town of Rosendale benefits from quality education and therefore should be closely involved with School Board decisions.

Fond du Lac County

The Fond du Lac County Highway Department manages the construction and maintenance of country trunk highways within the town including CTH's "M" and "KK". The County Highway Department also maintains a list of bridges and culverts within the Town and set schedules for upgrades as well. They can also assist the town on rating town roads through the PASER system and with the bidding of town road projects if needed.

The County also provides law enforcement through periodic patrols and responds to situations on a call basis. There are also many indirect services provided by the County, including judicial, housing, health and human services.

The Planning Department assisted the Town in the development of the Farmland Preservation Plan. The Department will assist the town with farmland preservation questions, land divisions and other planning related assistance.

Emergency Services

Necessity triggered the relationship between the Town of Rosendale and the City of Ripon. The Town of Rosendale cannot support its own fire, police and medical rescue services due to its minimal number of residents. The City of Ripon was both able and willing to lend its fire, police and medical rescue services to meet the needs of the Town of Rosendale residents.

East Central Wisconsin Regional Planning Commission

The East Central Wisconsin Regional Planning Commission (ECWRPC) is the commission in charge of developing a comprehensive land use plan for the entire east central area of Wisconsin. The website for ECWRPC is www.eastcentrairpc.org. The website contains detailed information on the various elements of the regional comprehensive land use plan, as well as listing current and future meetings, conferences and agendas for the planning commission. It also explains what the commission is looking to achieve for each element, and includes public information, links to other sites, a data center, and a portion of the regional comprehensive plan, as well as a section with answers to frequently asked questions, such as Which plan controls an action if there are conflicting plans (i.e. if the local and regional plans conflict)

The Town of Rosendale and Fond du Lac County are not members of the East Central Wisconsin Regional Planning Commission.

State of Wisconsin

Department of Transportation (WDOT)

The Town of Rosendale is within the WDOT's Northeast Region, which is administered from the Green Bay WDOT office. Within the Town of Rosendale, State Highway 23 and 26 are maintained by the State.

The Wisconsin Department of Transportation provides for the construction, repaving and rebuilding of all roads in the Town of Rosendale. While the Fond du Lac County Transportation Department paves and works on some of the roads, the Wisconsin Department of Transportation oversees the work being done on all roadways, including the roadways that flow through the Town of Rosendale.

Department of Natural Resources (WDNR)

Wisconsin Department of Natural Resources (WDNR) works to protect natural wildlife habitats, open spaces and woodlands in the Town of Rosendale, allowing for a natural, quiet and rural atmosphere in the Town. Currently, the WDNR owns 726.7 acres in the Town of Rosendale. The Department also operates a waste management program for hazardous waste, which allows statewide access to specific incinerators and detonation facilities for the processing of hazardous waste. Since the State of Wisconsin does not have operating hazardous waste disposal centers, hazardous waste that cannot be properly detonated or incinerated, must be disposed of in out of state hazardous waste landfills.

Conflicts and Opportunities

When any significant conflicts occur with other communities or governmental agencies, initial attempts to address the conflict will involve written and face-to-face communication. If initial attempts are not successful, the Town will consider other methods, including mediation, arbitration, and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.

Town of Rosendale officials have demonstrated, through past and current planning efforts, that they are willing to proactively engage in discussions with other government officials to promote and enhance opportunities. Town of Rosendale leaders are encouraged to continue this practice in order to best maximize local efforts and minimize potential conflicts.

Chapter 9 – Implementation

Integration and Consistency

During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan.

The Town of Rosendale Plan Commission will be responsible for monitoring the need to amend the Comprehensive Plan based on the Plan's applicability to guide growth and change. The Town Board should also direct review of proposals for development that come before the Town to the Planning Commission. If the review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Town Board.

Town of Rosendale Plans and Ordinances

Consistency Requirement

Wisconsin's comprehensive planning legislation *requires* that the Town's Comprehensive Plan be consistent with the following plans and ordinances.

The following documents are key to the understanding and execution of managing land use decisions in the Town:

- ***Town of Rosendale Comprehensive Land Use Development Plan, 2009:*** This process defined areas for residential and commercial development along with agriculture and natural feature preservation. The Plan was developed and adopted prior to changes to stats. chap 91 (Working Lands Initiative) which changed allowable density provisions within future farmland preservation zoning districts. In addition, the plan does not contain the most recent 2010 US Census information. This Plan has been updated through this planning process and will be titled: *Town of Rosendale Comprehensive Plan 2014-2034*. Once adopted by the Town, *the Town of Rosendale Comprehensive Plan 2014-2034* will be the official document from which the town's land use decisions shall be consistent.
- ***Town of Rosendale Zoning Ordinance and Map:*** This document and map is in the process of being updated and amended to meet the requirements of the stats. chap. 91 (Working Lands Initiative) and will continue to be the governing zoning ordinance of the Town. Certification of the updated town zoning ordinance will need to occur by DATCP by December 31, 2014 to ensure the opportunity for continuous participation of town farmers in the Working Lands Farmland Preservation Program.
- ***Fond du Lac County Farmland Preservation Plan:*** This plan was certified by DATCP on December 4, 2012 and adopted by the Fond du Lac County Board on December 18, 2012. Land designated for farmland preservation in the Fond du Lac County Farmland Preservation Plan should coincide closely with the areas zoned for farmland preservation in the town's zoning ordinance. In addition, the Town's Comprehensive

Plan should be consistent with the areas identified as “Areas of Agricultural Use and Agricultural Related Use” in the *Fond du Lac County Farmland Preservation Plan*.

Implementation Programs

Zoning Ordinance

- Zoning in the Town of Rosendale is regulated by the Town’s Zoning Ordinance. Within The Zoning Ordinance contains a farmland preservation zoning district the covers over 90% of the land area within the town.
- The Town’s Zoning Ordinance and map will be the major tool to implement the development of land uses on the Future Land Use Plan Map and the goals and objectives identified in the Plan text.
- Of particular importance is general consistency between the Future Land Use Plan Map and the Zoning Map. Because zoning reflects the current situation and the land use plan reflects the preferred land use, the two maps typically are not going to be exactly consistent. However, the Town, through this comprehensive plan update effort, has achieved substantial consistency.

Subdivision Ordinance

- The Town of Rosendale relies on the Fond du Lac County Subdivision Ordinance (Chapter 18). Information on this ordinance can be viewed at:

<http://www.co.Fond du Lac.wi.us/zoning/Codes/Ordinancepercent20Index.html>

Official Map

- The Town of Rosendale does not have an Official Map or Official Map Ordinance.

Extraterritorial Plat Review

- Extraterritorial review powers only apply to areas within 1.5 to 3 miles of cities and villages. The Town of Rosendale falls within any extraterritorial review area of the City of Rosendale (1.5 miles).

Shoreland-Wetland Ordinance

- Fond du Lac County has a Shoreland Zoning Ordinance (Chapter 44), that regulates development within shoreline and wetland areas in the Town of Rosendale. Information on this ordinance can be viewed at:

<http://www.fdlco.wi.gov/Index.aspx?page=285>

Floodplain Ordinance

- Fond du Lac County has a Floodplain Zoning Ordinance (Chapter 28, Article 2), that regulates development within floodplains in the Town of Rosendale. Information on this ordinance can be viewed at:

<http://www.fdlco.wi.gov/Index.aspx?page=286>

Wisconsin’s comprehensive planning legislation *does not require* that the Town’s Comprehensive Plan be consistent with the following ordinances:

Erosion Control and Stormwater Management Ordinance

Fond du Lac County has an Erosion Control and Stormwater Ordinance (Chapter 27) that applies to land development in the Town of Rosendale. The Stormwater Ordinance is administered by the Fond du Lac County Land and Water Conservation Department, and can be viewed at

<http://www.municode.com/resources/gateway.asp?sid=49&pid=13059>

Wellhead Protection Ordinance

The Town of Rosendale does not have a municipal well.

The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. If the Town would decide to construct a municipal well (there are no plans at this time), it would have to prepare a wellhead protection plan (WHP) and obtain approval from the Wisconsin Department of Natural Resources (WDNR) before placing the well into service.

More information can be viewed at <http://dnr.wi.gov/topic/drinkingwater/wellheadprotection/>

Transportation Funding

The Local Roads Improvement Program (LRIP) was established in 1991 to assist local government units in the repair of seriously deteriorating local roads, county highways, and village and city streets. This program is a reimbursement program that can provide up to 50% of the eligible costs associated with engineering and constructing the road, while the local government unit is required to provide the other 50% funding for the project.

Measurement of Progress

The Town of Rosendale Plan Commission should provide a written report to the Town Board on a periodic basis on the progress made in implementing the Comprehensive Plan.

Plan Update and Amendment Process

Updates

The Town of Rosendale will review and update the goals, objectives, policies, and programs of the Comprehensive Plan on a periodic basis. Wisconsin's comprehensive planning legislation requires that the Comprehensive Plan be updated no less than once every 10 years. The next required update would occur in 2024.

Amendments

Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, the Plan Commission may receive a development proposal for a specific property in Rosendale that is inconsistent with the land use shown on the Future Land Use Plan Map. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.

The process for amending the Comprehensive Plan is the same as that originally used for adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Town Board on the amendment. The Town Board will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan.

Tables

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Table 100 Population Change

	T. Rosendale	T. Eldorado	T. Lamartine	T. Metomen	T. Springvale	Fond du Lac County	State of Wisconsin
1970	710	1,302	1,416	798	744	84,567	4,417,821
1980	763	1,502	1,749	792	808	88,964	4,705,642
1990	770	1,409	1,607	685	750	90,083	4,891,769
2000	783	1,447	1,616	709	727	97,296	5,363,675
2010	695	1,462	1,737	741	707	101,633	5,686,986
2012*	693	1,467	1,740	739	707	101,955	5,703,525
Percent Change							
1970 to 1980	7.5%	15.4%	23.5%	-0.8%	8.6%	5.2%	6.5%
1980 to 1990	0.9%	-6.2%	-8.1%	-13.5%	-7.2%	1.3%	4.0%
1990 to 2000	1.7%	2.7%	0.6%	3.5%	-3.1%	8.0%	9.6%
2000 to 2010	-11.2%	1.0%	7.5%	4.5%	-2.8%	4.5%	6.0%
2010 to 2012	-0.3%	0.3%	0.2%	-0.3%	0.0%	0.3%	0.3%
1970 to 2010	-2.1%	12.3%	22.7%	-7.1%	-5.0%	14.5%	20.1%
1970 to 2012	-2.4%	12.7%	22.9%	-7.4%	-5.0%	20.6%	29.1%

* Estimate by Wisconsin Department of Administration

Source: Wisconsin Department of Administration

Table 101 Population Race

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
White (not incl. Hispanic)	771	98.5%	679	97.7%	92,527	95.1%	93,398	91.9%	4,681,630	87.3%	4,738,411	83.3%
Hispanics of All Origin	5	0.6%	0	0.0%	2,003	2.1%	4,368	4.3%	192,921	3.6%	336,056	5.9%
Black or African American	0	0.0%	0	0.0%	931	1.0%	1,226	1.2%	300,245	5.6%	350,898	6.2%
American Indian & Alaska Native	5	0.6%	6	0.9%	534	0.5%	422	0.4%	43,980	0.8%	48,511	0.9%
Asian and Pacific Islander	0	0.0%	0	0.0%	605	0.6%	1,145	1.1%	89,341	1.7%	129,617	2.3%
Some Other Race	0	0.0%	0	0.0%	23	0.0%	45	0.0%	3,637	0.1%	4,095	0.1%
Two or More Races	2	0.3%	10	1.4%	673	n/a	1,029	1.0%	51,921	n/a	79,398	1.4%
Total Persons	783		695		97,296		101,633		5,363,675		5,686,986	

Source: U.S. Census Bureau, American FactFinder

Table 102 Population Age and Median Age

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
< 10 years old	111	14.2%	66	9.5%	12,489	12.8%	12,286	12.1%	721,824	13.5%	727,060	12.8%
10 - 19	111	14.2%	105	15.1%	15,110	15.5%	13,692	13.5%	810,269	15.1%	775,136	13.6%
20 - 29	81	10.3%	59	8.5%	11,647	12.0%	12,652	12.4%	691,205	12.9%	758,899	13.3%
30 - 39	136	17.4%	61	8.8%	14,297	14.7%	11,913	11.7%	807,510	15.1%	694,675	12.2%
40 - 49	135	17.2%	142	20.4%	15,396	15.8%	14,802	14.6%	837,960	15.6%	817,965	14.4%
50 - 59	72	9.2%	138	19.9%	10,820	11.1%	15,183	14.9%	587,355	11.0%	822,112	14.5%
60 - 69	64	8.2%	67	9.6%	7,012	7.2%	10,187	10.0%	387,118	7.2%	540,854	9.5%
70 - 79	48	6.1%	39	5.6%	6,275	6.4%	5,956	5.9%	319,863	6.0%	314,719	5.5%
80 - 84	13	1.7%	8	1.2%	2,131	2.2%	2,412	2.4%	104,946	2.0%	117,061	2.1%
> 85 years old	12	1.5%	10	1.4%	2,119	2.2%	2,550	2.5%	95,625	1.8%	118,505	2.1%
Total Population	783		695		97,296		101,633		5,363,675		5,686,986	
Median Age	37.1		45.0		36.9		40.2		36.0		38.5	

Source: WU.S. Census Bureau, American FactFinder

Table 103 Population Projections - WDOA

	T. Rosendale	T. Eldorado	T. Lamartine	T. Metomen	T. Springvale	Fond du Lac County	State of Wisconsin
2000	783	1,447	1,616	709	727	97,296	5,363,715
2010	695	1,462	1,737	741	707	101,633	5,686,986
2015	690	1,470	1,765	745	710	102,885	5,783,015
2020	685	1,495	1,820	760	715	105,755	6,005,080
2025	675	1,515	1,870	780	715	108,485	6,203,850
2030	665	1,530	1,915	790	715	110,590	6,375,910
2035	645	1,520	1,930	790	705	111,040	6,476,270
2040	615	1,495	1,920	780	685	110,250	6,491,635
Percent Change							
2000 to 2010	-11.2%	1.0%	7.5%	4.5%	-2.8%	4.5%	6.0%
2010 to 2015	-0.7%	0.5%	1.6%	0.5%	0.4%	1.2%	1.7%
2015 to 2020	-0.7%	1.7%	3.1%	2.0%	0.7%	2.8%	3.8%
2020 to 2025	-1.5%	1.3%	2.7%	2.6%	0.0%	2.6%	3.3%
2025 to 2030	-1.5%	1.0%	2.4%	1.3%	0.0%	1.9%	2.8%
2030 to 2035	-3.0%	-0.7%	0.8%	0.0%	-1.4%	0.4%	1.6%
2035 to 2040	-4.7%	-1.6%	-0.5%	-1.3%	-2.8%	-0.7%	0.2%
2010 to 2040	-11.5%	2.3%	10.5%	5.3%	-3.1%	8.5%	14.1%

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 103A Population Projections - ESRI

	T. Rosendale	T. Metomen
2000 Actual	783	733
2010 Actual	695	741
2012	688	728
2017	679	708
% Change		
2000 to 2010	-11.2%	1.1%
2010 to 2012	-1.0%	-1.8%
2012 to 2017	-1.3%	-2.7%
2010 to 2017	-2.3%	-4.5%

Source: Esri Market Profile, Esri Business Analyst, 2013

Table 104 Household Projections - WDOA

	T. Rosendale	T. Elderado	T. Lamartine	T. Metomen	T. Springvale	FdL County	Wisconsin
Number of Households							
2000	284	490	581	239	270	36,931	2,084,556
2010	275	539	643	257	271	40,697	2,279,768
2015	281	558	672	266	280	42,423	2,371,815
2020	283	576	704	275	286	44,308	2,491,982
2025	283	591	733	286	290	46,020	2,600,538
2030	282	605	760	294	294	47,419	2,697,884
2035	277	608	775	297	293	48,079	2,764,498
2040	267	604	779	297	288	48,076	2,790,322
% Change, 2010 to 2030	-2.9%	12.1%	21.2%	15.6%	6.3%	18.1%	22.4%
Persons per Household							
2000	2.71	2.70	2.88	2.61	2.50	2.63	2.57
2010	2.63	2.63	2.80	2.54	2.43	2.41	2.43
2015	2.60	2.59	2.76	2.50	2.39	2.34	2.38
2020	2.56	2.55	2.73	2.47	2.36	2.31	2.35
2025	2.39	2.52	2.69	2.43	2.33	2.28	2.32
2030	2.50	2.49	2.66	2.41	2.31	2.25	2.30
2035	2.33	2.5	2.49	2.66	2.41	2.22	2.28
2040	2.30	2.48	2.46	2.63	2.38	2.2	2.26

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 104 A Household Projections - ESRI

	T. Rosendale	T. Metomen
2000 Actual	255	247
2010 Actual	275	257
2012	270	251
2017	269	246
% Change		
2000 to 2010	7.8%	4.0%
2010-2012	-1.8%	-2.3%
2012-2017	-0.4%	-2.0%
2010-2017	-2.2%	-4.3%

Source: ESRI Market Profile, ESRI Business Analyst, 2013

Table 105 Median Income

	T. Rosendale		Fond du Lac County		Wisconsin	
	1999	2009	1999	2009	1999	2009
Median Household Income	\$50,272	\$62,941	\$45,578	\$51,549	\$43,791	\$51,598
% Change		25.2%		13.1%		17.8%
Median Family Income	\$53,125	\$67,500	\$53,325	\$64,173	\$52,911	\$64,869
% Change		27.1%		20.3%		22.6%

Source: US Census Bureau, American FactFinder

Table 106 Household Income

	T. Rosendale				Fond du Lac County				Wisconsin			
	1999		2009		1999		2009		1999		2009	
	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%
< \$10,000	13	4.4%	5	1.7%	2,175	5.9%	2,167	5.4%	148,964	7.1%	136,864	6.0%
\$10,000 to \$14,999	13	4.4%	23	8.0%	2,210	6.0%	2,489	6.1%	121,366	5.8%	121,728	5.4%
\$15,000 to \$24,999	23	7.8%	11	3.8%	4,495	12.2%	4,156	10.3%	264,897	12.7%	249,823	11.0%
\$25,000 to \$34,999	29	9.8%	18	6.3%	4,479	12.1%	4,351	10.7%	276,033	13.2%	250,913	11.0%
\$35,000 to \$49,999	67	22.7%	57	19.8%	7,344	19.9%	6,374	15.7%	377,749	18.1%	341,884	15.0%
\$50,000 to \$74,999	84	28.5%	65	22.6%	9,757	26.4%	9,175	22.7%	474,299	22.7%	468,400	20.6%
\$75,000 to \$99,999	37	12.5%	46	16.0%	3,882	10.5%	6,061	15.0%	226,374	10.9%	312,071	13.7%
\$100,000 to \$149,999	21	7.1%	56	19.4%	1,784	4.8%	4,035	10.0%	133,719	6.4%	263,913	11.6%
\$150,000 or more	8	2.7%	7	2.4%	768	2.1%	1,676	4.1%	62,903	3.0%	129,015	5.7%

Source: U.S. Census Bureau, American FactFinder

Table 107 Per Capita Income

	Per Capita Income		
	1999	2009	% Change
T. Rosendale	\$20,404	\$25,467	24.8%
Fond du Lac County	\$20,022	\$25,360	26.7%
Wisconsin	\$21,271	\$26,624	25.2%

Source: U.S. Census Bureau, American FactFinder

Table 108 Poverty Status

	T. Rosendale		Fond du Lac County		Wisconsin	
	1999	2009	1999	2009	1999	2009
Total Persons	783	695	93,630	98,347	5,211,603	5,486,658
Total Persons Below Poverty	34	43	5,471	9,045	451,538	637,613
% Below Poverty	4.3%	6.2%	5.8%	9.2%	8.7%	11.6%
Total Families	227	236	25,661	27,406	1,395,037	1,479,581
Total Families Below Poverty	8	12	900	1,727	78,188	113,928
% Below Poverty	3.5%	5.1%	3.5%	6.3%	5.6%	7.7%

Source: U.S. Census Bureau, American FactFinder

Table 109 Labor Force

	2000	2006	2010	% Change 2000 to 2006	% Change 2006 to 2010
Fond du Lac County					
Labor Force	55,970	56,796	55824	1.5%	-1.7%
Employed	54,293	54,135	51133	-0.3%	-5.5%
Unemployed	1,677	2,661	4691	58.7%	76.3%
Unemployment Rate	3.0%	4.7%	8.4%		
State of Wisconsin					
Labor Force	2,996,091	3,077,096	3081360	2.7%	0.1%
Employed	2,894,884	2,932,482	2820453	1.3%	-3.8%
Unemployed	101,207	144,614	260907	42.9%	80.4%
Unemployment Rate	3.4%	4.7%	8.5%		

Source: Wisconsin Department of Workforce Development, Wisconsin's Worknet

Table 110 Employment of Residents by Type of Industry

	2000		2010		Change 2000-2010	
	Residents	%	Residents	%	Residents	%
T. Rosendale						
Agriculture, Forestry, Fishing, and Mining	50	11.4%	41	9.3%	-9	-18.00%
Construction	36	8.2%	33	7.5%	-3	-8.33%
Manufacturing	127	28.9%	101	22.9%	-26	-20.47%
Transportation and Utilities	22	5.0%	22	5.0%	0	0.00%
Wholesale trade	8	1.8%	18	4.1%	10	125.00%
Retail trade	46	10.5%	43	9.7%	-3	-6.52%
Finance, insurance, and real estate	8	1.8%	11	2.5%	3	37.50%
Services	120	27.3%	160	36.2%	40	33.33%
Government	23	5.2%	13	2.9%	-10	-43.48%
All Industries	440		442		2	0.45%
Fond du Lac County						
Agriculture, Forestry, Fishing, and Mining	2,148	4.2%	1,919	3.6%	-229	-10.66%
Construction	3,325	6.5%	3,519	6.6%	194	5.83%
Manufacturing	13,935	27.1%	12,307	23.2%	-1,628	-11.68%
Transportation and Utilities	2,539	4.9%	2,607	4.9%	68	2.68%
Wholesale Trade	1,365	2.7%	1,377	2.6%	12	0.88%
Retail Trade	5,863	11.4%	6,083	11.5%	220	3.75%
Finance, Insurance, and Real Estate	2,120	4.1%	2,608	4.9%	488	23.02%
Services	17,755	34.6%	20,540	38.7%	2,785	15.69%
Government	2,324	4.5%	2,162	4.1%	-162	-6.97%
All Industries	51,374		53,122		1,748	3.40%
Wisconsin						
Agriculture, Forestry, Fishing, and Mining	75,418	2.8%	71,684	2.5%	-3,734	-4.95%
Construction	161,625	5.9%	171,616	6.0%	9,991	6.18%
Manufacturing	606,845	22.2%	536,934	18.7%	-69,911	-11.52%
Transportation and Utilities	123,657	4.5%	130,387	4.5%	6,730	5.44%
Wholesale Trade	87,979	3.2%	86,908	3.0%	-1,071	-1.22%
Retail Trade	317,881	11.6%	329,863	11.5%	11,982	3.77%
Finance, Insurance, and Real Estate	168,060	6.1%	182,526	6.4%	14,466	8.61%
Services	1,097,312	40.1%	1,260,331	43.9%	163,019	14.86%
Government	96,148	3.5%	99,061	3.5%	2,913	3.03%
All Industries	2,734,925		2,869,310		134,385	4.91%

Source: US Census Bureau, American FactFinder

Table 111 Employment of Residents by Type of Occupation

	T. Rosendale		Fond du Lac County		Wisconsin	
	Residents	%	Residents	%	Residents	%
2000						
Management, professional, and related	110	25.0%	13,526	26.3%	857,205	31.3%
Service	53	12.0%	7,750	15.1%	383,619	14.0%
Sales and office	87	19.8%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry	15	3.4%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance	56	12.7%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving	119	27.0%	12,998	25.3%	540,930	19.8%
2010						
Management, professional, and related	135	30.5%	13,778	26.8%	947,672	34.7%
Service	54	12.2%	9,323	18.1%	462,097	16.9%
Sales and office	110	24.9%	12,201	23.7%	702,658	25.7%
Natural resources, construction, and maintenance	61	13.8%	5,691	11.1%	262,749	9.6%
Production, transportation, and material moving	82	18.6%	12,129	23.6%	494,134	18.1%

Source: US Census Bureau, American FactFinder

Table 112 Industry of Employed Persons

	2001		2011		Change 2001-2011	
	Persons	%	Persons	%	Persons	%
Fond du Lac County						
Natural Resources & Mining	533	1.1%	972	2.2%	439	82.4%
Construction	2,434	5.2%	2,147	4.9%	-287	-11.8%
Manufacturing	13,233	28.1%	9,489	21.8%	-3,744	-28.3%
Trade, Transportation, Utilities	9,035	19.2%	8,342	19.2%	-693	-7.7%
Information	980	2.1%	848	2.0%	-132	-13.5%
Financial Activities	657	1.4%	868	2.0%	211	32.1%
Professional & Business Services	2,430	5.2%	2,227	5.1%	-203	-8.4%
Education & Health Services	5,635	12.0%	6,448	14.8%	813	14.4%
Leisure & Hospitality	3,744	7.9%	3,645	8.4%	-99	-2.6%
Other Services	1,580	3.4%	1,395	3.2%	-185	-11.7%
Public Administration	5,531	11.7%	5,767	13.3%	236	4.3%
Unclassified	0	0.0%	0	0.0%	0	0.0%
Unreported	1,352	2.9%	1,321	3.0%	-31	-2.3%
All Industries	47,144	100.0%	43,469	100.0%	-3,675	-7.8%
Wisconsin						
Natural Resources & Mining	19,745	0.7%	25,198	0.9%	5,453	27.6%
Construction	125,584	4.6%	92,411	3.5%	-33,173	-26.4%
Manufacturing	560,416	20.6%	443,324	16.6%	-117,092	-20.9%
Trade, Transportation, Utilities	546,591	20.1%	505,146	19.0%	-41,445	-7.6%
Information	53,710	2.0%	53,312	2.0%	-398	-0.7%
Financial Activities	148,924	5.5%	148,904	5.6%	-20	0.0%
Professional & Business Services	237,251	8.7%	283,680	10.7%	46,429	19.6%
Education & Health Services	322,436	11.9%	390,340	14.7%	67,904	21.1%
Leisure & Hospitality	239,851	8.8%	251,128	9.4%	11,277	4.7%
Other Services	82,784	3.0%	88,626	3.3%	5,842	7.1%
Public Administration	376,902	13.9%	381,527	14.3%	4,625	1.2%
Unclassified	2,826	0.1%	0	0.0%	-2,826	-100.0%
All Industries	2,717,020	100.0%	2,663,596	100.0%	-53,424	-2.00%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr. 2000, 2011

Table 113 Average Weekly Wages

	1990	2000	2011	% Change 2000-2011
Fond du Lac County				
Natural Resources & Mining	\$341	\$376	\$553	47.1%
Construction	\$531	\$727	\$900	23.8%
Manufacturing	\$528	\$766	\$964	25.8%
Trade, Transportation, Utilities	\$301	\$436	\$566	29.8%
Information	\$322	S	\$654	
Financial Activities	\$349	\$579	\$860	48.5%
Professional & Business Services	\$341	\$506	\$587	16.0%
Education & Health Services	\$410	\$534	\$740	38.6%
Leisure & Hospitality	\$118	\$171	\$204	19.3%
Other Services	\$187	\$308	\$383	24.4%
Public Administration	\$347	\$533	\$724	35.8%
Unclassified	\$270	S		
Wisconsin				
Natural Resources & Mining	\$361	\$466	\$573	23.0%
Construction	\$511	\$729	\$905	24.1%
Manufacturing	\$522	\$743	\$978	31.6%
Trade, Transportation, Utilities	\$357	\$525	\$661	25.9%
Information	\$448	\$705	\$1,034	46.7%
Financial Activities	\$443	\$727	\$1,219	67.7%
Professional & Business Services	\$417	\$616	\$917	48.9%
Education & Health Services	\$426	\$606	\$781	28.9%
Leisure & Hospitality	\$140	\$214	\$273	27.6%
Other Services	\$245	\$356	\$424	19.1%
Public Administration	\$421	\$607	\$798	31.5%
Unclassified	\$398	\$682	\$1,131	65.8%

S = Suppressed Information

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2011

Table 114 Travel Time to Work

Minutes	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Less than 10	35	8.6%	50	12.5%	12,873	26.3%	12,345	24.6%	533,891	20.7%	521,273	19.3%
10 to 14	66	16.3%	30	7.5%	10,670	21.8%	10,588	21.1%	476,569	18.4%	469,956	17.4%
15 to 19	68	16.7%	49	12.3%	7,455	15.2%	7,979	15.9%	440,637	17.0%	445,648	16.5%
20 to 29	124	30.5%	126	31.6%	8,288	16.9%	8,180	16.3%	531,628	20.6%	569,889	21.1%
30 to 44	75	18.5%	107	26.8%	5,839	11.9%	6,473	12.9%	307,835	11.9%	426,742	15.8%
45 to 59	18	4.4%	31	7.8%	1,943	4.0%	2,208	4.4%	181,568	7.0%	143,148	5.3%
60 or more	20	4.9%	6	1.5%	1,902	3.9%	2,359	4.7%	113,181	4.4%	121,540	4.5%
Did not work at home:	406	100.0%	399	100.0%	48,970	100.0%	50,182	99.9%	2,585,309	100.0%	2,700,897	99.9%
Worked at home:	21	4.9%	40	9.1%	1,762	3.5%	1,957	3.8%	105,395	3.9%	111,915	4.0%
Total:	427		439		50,732		52,139		2,690,704		2,812,812	

Source: US Census Bureau, American FactFinder

Table 115 Educational Attainment

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Less than 9th Grade	37	7.0%	16	2.9%	3,635	5.7%	2,674	3.9%	186,125	5.4%	138,493	3.7%
9th - 12th Grade	45	8.6%	45	8.3%	6,391	10.1%	5,212	7.6%	332,292	9.6%	258,259	6.9%
High School Graduate	243	46.3%	217	39.9%	25,479	40.1%	27,478	40.1%	1,201,813	34.6%	1,272,456	34.0%
1 - 3 Years of College	125	23.8%	169	31.1%	17,328	27.3%	20,766	30.3%	976,375	28.1%	1,107,938	29.6%
4 Years or More	75	14.3%	97	17.8%	10,715	16.9%	12,344	18.0%	779,273	22.4%	962,097	25.7%
Total Age 25 or Older	525		544		63,548	100.0%	68,474	100.0%	3,475,878	100.0%	3,739,243	100.0%

Source: WisStat, The Applied Population Laboratory, University of Wisconsin - Madison, University of Wisconsin - Extension

Table 116 Age of Housing

Age	T. Rosendale		Fond du Lac County		Wisconsin	
	Structures	%	Structures	%	Structures	%
< 10 years	17	5.6%	4,449	10.2%	295,244	11.4%
11 to 20 years	20	6.6%	5,520	12.7%	364,202	14.0%
21 to 30 years	37	12.1%	4,006	9.2%	256,066	9.9%
31 to 40 years	52	17.0%	6,121	14.1%	393,472	15.2%
> 40 years	179	58.7%	23,355	53.8%	1,284,089	49.5%
Total	305		43,451		2,593,073	

Source: U.S. Census Bureau, American FactFinder

Table 117 Median Housing Values

	T. Rosendale	T. Eldorado	T. Lamartine	T. Metomen	T. Springvale	FDL County	Wisconsin
2000 Actual	\$115,800	\$116,200	\$124,300	\$108,500	\$114,400	\$101,000	\$112,200
2000 CPI Adjusted	\$146,637	\$147,143	\$157,200	\$137,393	\$144,864	\$127,896	\$142,078
2010 Actual	\$170,500	\$178,400	\$176,700	\$163,800	\$165,700	\$143,000	\$169,000
Percent Change							
2000-2010 CPI	26.6%	26.6%	26.5%	26.6%	26.6%	26.6%	26.6%
2000-2010 Actual	47.2%	53.5%	42.2%	51.0%	44.8%	41.6%	50.6%

Source: U.S. Census Bureau, American FactFinder

Table 118 Housing Values

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Less than \$50,000	8	5.1%	3	1.1%	2,148	8.0%	1,575	5.4%	142,047	10.0%	74,890	4.7%
\$50,000 to \$99,999	56	35.7%	35	13.2%	11,124	41.3%	5,421	18.5%	482,614	33.9%	210,950	13.3%
\$100,000 to \$149,999	51	32.5%	63	23.7%	8,001	29.7%	8,821	30.0%	410,673	28.8%	352,973	22.3%
\$150,000 to \$199,999	26	16.6%	76	28.6%	3,439	12.8%	5,740	19.5%	210,917	14.8%	345,355	21.8%
\$200,000 to \$299,999	16	10.2%	41	15.4%	1,622	6.0%	4,901	16.7%	123,606	8.7%	354,131	22.4%
\$300,000 or More	0	0.0%	48	18.0%	586	2.2%	2,905	9.9%	53,784	3.8%	242,309	15.3%
Total Units	157		266		26,920		29,363		1,423,641		1,580,608	

Source: U.S. Census Bureau, American FactFinder

Table 119 Types of Housing Units

	T. Auburn				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Single Family	704	92.3%	853	94.2%	28,543	72.7%	31,735	73.0%	1,609,407	69.3%	1,832,294	70.7%
2 to 4 Units	35	4.6%	5	0.6%	4,050	10.3%	3,720	8.6%	281,936	12.1%	280,330	10.8%
5 or more Units	3	0.4%	0	0.0%	4,674	11.9%	6,186	14.2%	325,633	14.0%	379,973	14.7%
Mobile Home or Other	21	2.8%	48	5.3%	2,004	5.1%	1,810	4.2%	104,168	4.5%	100,476	3.9%
Total Units	763		906		39,271		43,451		2,321,144		2,593,073	

Source: U.S. Census Bureau, American FactFinder

Table 120 Housing Occupancy

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Owner Occupied	282	91%	283	93%	26,940	73%	29,407	72%	1,426,361	68%	1,551,558	68%
Renter Occupied	14	5%	5	2%	9,991	27%	11,290	28%	658,183	32%	728,210	32%
Total Occupied Units	0	0%	0	0%	36,931	94%	40,697	93%	2,084,544	90%	2,279,768	87%
Vacant Units	14	5%	17	6%	1,767	4%	2,279	5%	94,287	4%	151,544	6%
Seasonal Units	310		305		573	1%	934	2%	142,313	6%	193,046	7%
Total Units	758	100%	988	100%	39,271	100%	43,910	100%	2,321,144	100%	2,624,358	100%

Source: US Census Bureau, American FactFinder

Table 121 Vacancy Status

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
For Sale	2	12.5%	2	16.7%	348	14.9%	338	11.4%	17,172	7.3%	29,000	9.1%
For Rent	2	12.5%	0	0.0%	830	35.5%	720	24.3%	38,714	16.4%	47,188	14.8%
Seasonal Units	6	37.5%	3	25.0%	573	24.5%	712	24.0%	142,313	60.1%	162,070	50.9%
Other Units	6	37.5%	7	58.3%	589	25.2%	1,197	40.3%	38,401	16.2%	80,204	25.2%
Total Vacant Units	16	100.0%	12	100.0%	2,340	100.0%	2,967	100.0%	236,600	100.0%	318,462	100.0%
Owner Vacancy Rate		0.8%		0.8%		1.3%		1.3%		1.2%		1.9%
Renter Vacancy Rate		5.4%		0.0%		8.3%		6.4%		5.9%		6.5%

Source: US Census Bureau, American FactFinder

Table 122 Household Types

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%
Total Households	284		275		36,931		40,697		2,084,544		2,279,768	
Total Family	223	78.5%	207	75.3%	25,467	69.0%	26,994	66.3%	1,386,815	66.5%	1,468,917	64.4%
Total Nonfamily	61	21.5%	68	24.7%	11,464	31.0%	13,703	33.7%	697,729	33.5%	810,851	35.6%
With Children	104	36.6%	86	31.3%	12,725	34.5%	12,144	29.8%	706,399	33.9%	697,744	30.6%
Without Children	180	63.4%	189	68.7%	24,206	65.5%	28,553	70.2%	1,378,145	66.1%	1,582,024	69.4%
With Married Couple	193	68.0%	181	65.8%	21,321	57.7%	21,770	53.5%	1,108,597	53.2%	1,131,344	49.6%
Living Alone	46	16.2%	55	20.0%	9,377	25.4%	16,455	40.4%	557,875	26.8%	980,080	43.0%
Female Headed	15	5.3%	44	16.0%	8,933	24.2%	9,648	23.7%	569,317	27.3%	583,376	25.6%
With Occupant(s) 65+	66	23.2%	65	23.6%	9,017	24.4%	10,483	25.8%	479,787	23.0%	547,650	24.0%

Source: US Census Bureau, American FactFinder

Table 123 Persons Per Household

	T. Rosendale			Fond du Lac County			Wisconsin		
	Persons	Hshlds	Persons per Hshld	Persons	Hshlds	Persons per Hshld	Persons	Hshlds	Persons per Hshld
2000	783	284	2.76	97,296	36,931	2.63	5,363,715	2,084,544	2.57
2010	695	275	2.53	101,633	40,697	2.50	5,686,986	2,279,768	2.49

Source: U.S. Census Bureau, American FactFinder

Table 124 Household Size

	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%	Hshlds	%
1 Person	46	16.2%	55	20.0%	9,377	28.7%	11,107	27.4%	557,875	30.6%	641,167	28.2%
2 Person	109	38.4%	114	41.5%	12,999	39.8%	14,988	37.0%	721,452	39.6%	818,803	36.0%
3 Person	50	17.6%	42	15.3%	5,756	17.6%	5,559	13.7%	320,561	17.6%	334,110	14.7%
4 Person	40	14.1%	42	15.3%	5,329	16.3%	5,383	13.3%	290,716	16.0%	292,979	12.9%
5 Person	29	10.2%	15	5.5%	2,377	7.3%	2,323	5.7%	127,921	7.0%	123,817	5.4%
6 or More Person	10	3.5%	7	2.5%	1,093	3.3%	1,124	2.8%	66,019	3.6%	63,735	2.8%
Total Households	284	100.0%	275	100.0%	32,644	100.0%	40,484	100.0%	1,822,118	100.0%	2,274,611	100.0%

Source: US Census Bureau, American FactFinder

Table 125 Homeowner Affordability

% of Income	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
< 20%	91	58.0%	119	44.7%	13,124	59.6%	13,482	45.9%	634,277	56.5%	701,610	44.4%
20% to 29%	37	23.6%	73	27.4%	5,428	24.7%	8,210	28.0%	283,453	25.3%	424,609	26.9%
30% or More	29	18.5%	74	27.8%	3,371	15.3%	7,602	25.9%	199,967	17.8%	448,429	28.4%
Not Computed	0	0.0%	0	0.0%	90	0.4%	69	0.2%	4,770	0.4%	5,960	0.4%
Total Households	157		266		22,013		29,363		1,122,467		1,580,608	
% Not Affordable	18.5%		27.8%		15.3%		25.9%		17.8%		28.4%	

Source: US Census Bureau, American FactFinder

Table 126 Renter Affordability

% of Income	T. Rosendale				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
< 20%	19	51.4%	11	52.4%	4,148	42.5%	3,100	27.9%	242,345	37.8%	179,632	25.9%
20% to 29%	8	21.6%	0	0.0%	2,286	23.4%	2,780	25.0%	158,860	24.8%	166,509	24.0%
30% or More	5	13.5%	0	0.0%	2,902	29.7%	4,712	42.4%	207,242	32.3%	306,936	44.2%
Not Computed	5	13.5%	10	47.6%	419	4.3%	529	4.8%	33,225	5.2%	40,926	5.9%
Total Households	37		21		9,755		11,121		641,672		694,003	
% Not Affordable	13.5%		0.0%		29.7%		42.4%		32.3%		44.2%	

Source: US Census Bureau, American FactFinder

Appendix C

Fond du Lac County Goals for Agricultural Development

The Fond du Lac County Farmland Preservation Plan Ad-Hoc Committee discussed changes to the Goals, Objectives and Policies listed in the initial Fond du Lac County Farmland Preservation Plan (1980). The Ad-Hoc Committee decided to drop any reference to “rural character” as it is not a measurable term. Per the edits agreed upon, the revised goals, objectives and policies for agricultural development are as follows:

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

Objectives

1. Protect agricultural land from development.
2. Protect existing farm culture within the county.
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.

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.

Appendix D

Reduced Coding Scheme *A Regional Land Use Methodology v.4*

August 15, 2001

AGRICULTURE

- 1115 * Irrigated Cropland
- 1116 * Non-irrigated Cropland
- 11182 * Barns / Sheds / Outbuildings / Manure Storage Buildings - includes abandoned / destroyed barns, sheds, and land between buildings

OTHER OPEN LAND

- 95 * Open areas that are wet, rocky, or outcrop; open lots in a subdivision or rural parcel; side or back lots on a residential parcel that are not developed, double, "big" lots (> 5 acres) - should be divided and coded accordingly. Note: Areas that are wooded within the parcel should be coded as woodland or if cropped coded agricultural. Pastureland and gamefarm land or included in this category.

WATER FEATURES

- 952 * WATER AREAS - ponds (man-made & natural), lakes, streams, rivers, etc.

WOODLANDS

- 1135 * Planted Wood Lots - includes forestry and timber tract operations, silviculture, orchards, & vineyards
- 1136 * General Woodlands - includes hedgerows where distinguishable

RESIDENTIAL

- 94 Residential, vacated, other or unknown
- 9411 * Single Family Structures / Duplexes - includes the mowed land surrounding house and Bed & Breakfast Houses
- 9413 * Farm Residences, includes mowed yard
- 9414 * Mobile Homes Not in Parks, includes mowed yard
- 9416 * Accessory Residential Uses / Buildings (ECWRPC CODE) i.e. garages / sheds, includes mowed land surrounding the unit. If the garage is attached to a single family dwelling and is coded 9411 with the house.
- 942 Resident Halls, Group Quarters, Retirement Homes, Nursing Care Facilities, Religious Quarters, includes parking
- 943 * MOBILE HOME PARKS
- 9441 Apartments, Three or More Households: includes condos, Rooming and Boarding Houses - includes parking and yard

COMMERCIAL

- 40 Commercial, vacated, other, or unknown
- 42 WHOLESALE TRADE
 - WHOLESALE TRADE, DURABLE GOODS - LUMBER, AUTOMOBILE, ELECTRICAL, HARDWARE WHOLESALERS / SUPPLIERS
 - WHOLESALE TRADE, NONDURABLE GOODS - GROCERY, BEER, WINE, FRUIT, GRAIN, BEAN WHOLESALERS / SUPPLIERS
- 44 RETAIL TRADE
 - * CAR AND BOAT DEALERS, USED OR NEW, INCLUDES PARTS SALES
 - FURNITURE AND HOME FURNISHINGS STORES
 - ELECTRONICS AND APPLIANCE STORES
 - BUILDING MATERIAL AND GARDEN EQUIPMENT, SUPPLIES DEALERS, HARDWARE STORES
 - GROCERY AND LIQUOR STORES
 - HEALTH AND PERSONAL CARE STORES
 - * GASOLINE STATIONS
 - CLOTHING AND CLOTHING ACCESSORIES STORES, SHOE, LUGGAGE, JEWELRY STORES
 - SPORTING GOODS, HOBBY, BOOK AND MUSIC STORES
 - GENERAL MERCHANDISE STORES - DEPARTMENT STORES - Multi-Retail, Malls & Strip Malls
 - MISCELLANEOUS STORE RETAILERS - FLORISTS, USED MERCHANDISE STORES, PET STORES, MOBILE HOME MANUF.
 - NONSTORE RETAILERS - CAR WASHES, VIDEO RENTAL STORES
 - COURIERS AND MESSENGERS - LOCAL DELIVERY
 - Greenhouse, Nursery and Floriculture Production (buildings / facilities only)
 - Golf Course Pro shops, Driving Range / Country Clubs (buildings / facilities only)

COMMERCIAL

50 SERVICES

SUPPORT ACTIVITIES FOR CROP & ANIMAL, AND FORESTRY PRODUCTION -Coops, Grain and Feed Storage/Supply
PUBLISHING INDUSTRIES - newspaper, software, book, publishers
MOTION PICTURE AND SOUND RECORDING INDUSTRIES - Movie Theaters
CELLULAR TELECOMMUNICATIONS - U.S. Cellular, Cellulink, Einstein
INFORMATION SERVICES AND DATA PROCESSING SERVICES
BANKS AND FINANCIAL INSTITUTIONS
REAL ESTATE OFFICES - Century 21, Coldwell Banker
INSURANCE AGENCIES AND CARRIERS
WASTE MANAGEMENT AND REMEDIATION SERVICES - offices
Taxidermists, Veterinary Services/Animal Hospitals
ACCOMMODATIONS - Hotels / Motels
RESTAURANTS AND DRINKING PLACES
Copy Stores, Fed Ex, UPS - Kinkos, Mailboxes Etc. , Travel Agencies
REPAIR AND MAINTENANCE - AUTOMOTIVE, BOAT, ELECTRONIC, AG MACHINERY
PERSONAL & LAUNDRY SERVICES - Funeral Homes, Dry cleaning, Kennels, Laundromats, Barber Shops
SOCIAL ASSISTANCE - Humane Society, Day Care Centers, Dating/Wedding Services, Family Services
Promoters of Performing Arts, Sports and Similar Events
Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures
Independent Artists, Writers and Performers

OTHER COMMERCIAL

- 493 Warehousing and Storage - includes ag warehouses and mini-warehouses
42111 * Automobile Salvage Yards / Junk Yards

INDUSTRIAL

20 Industrial, vacated, other, or unknown

21 * MINING / QUARRIES

Sand, gravel, clay pits; non-metallic and stone quarries.

23 CONSTRUCTION

Contractors: excavating, roofing, siding, plumbing, electrical, highway and street

31 MANUFACTURING - includes warehousing with factory or mill operation

Food, beverage, clothing, leather mills, batch and mixed plants
WOOD PRODUCT MANUFACTURING - pallets, plywood, veneer, sawmills
PAPER MANUFACTURING
PRINTING AND RELATED SUPPORT ACTIVITIES
PETROLEUM AND COAL PRODUCTS MANUFACTURING
CHEMICAL MANUFACTURING
PLASTICS AND RUBBER PRODUCTS MANUFACTURING
NONMETALLIC MINERAL PRODUCT MANUFACTURING (facilities only / quarries have sep. codes)
PRIMARY METAL MANUFACTURING - Steel / Aluminum - Foundries
FABRICATED METAL PRODUCT MANUFACTURING - Machine shops, hardware mfg.
MACHINERY MANUFACTURING - Ag equipment, engines, turbines, refrigeration mfg.
COMPUTER AND ELECTRONIC PRODUCT MANUFACTURING
ELECTRICAL EQUIPMENT, APPLIANCE AND COMPONENT MANUFACTURING
TRANSPORTATION EQUIPMENT MANUFACTURING - motor vehicle mfg., boat building
FURNITURE AND RELATED PRODUCT MANUFACTURING
MISCELLANEOUS MANUFACTURING - Medical equipment, signs & displays

OTHER INDUSTRIAL FACILITIES

- 484 TRUCK FACILITIES - Freight trucking, outdoor storage areas for semis, trucks & equip., Docking terminals

TRANSPORTATION

48 Transportation facilities vacated, other, or unknown

- 481 * AIR TRANSPORTATION - Airports, includes support facilities
482 * RAIL TRANSPORTATION - includes right of way and railyards
488 SUPPORT ACTIVITIES FOR TRANSPORTATION - waysides, freight weigh stations, includes bus stations, taxi, limo services, park and ride lots. (carpool lots)
494 * HIGHWAYS AND STREET RIGHTS OF WAY

UTILITIES

- 22** Utilities, vacated, other, or unknown
- 2211 Electric Power Generation, Transmission and Distribution - includes transformers and substations
 - 2212 Natural Gas Distribution - substations, designated distribution brokers who sell natural gas.
 - 22132 * Water Towers / Storage Tanks (ECWRPC CODE)
 - 22133 * Sewage Treatment Plant (ECWRPC CODE) - includes lift stations
 - 22135 Water Treatment and Related Facilities (ECWRPC CODE) - includes pump stations and wells that are designated
 - 513 BROADCASTING AND TELECOMMUNICATIONS - Radio, Telephone, & Television Stations, includes Cell Towers
 - 5622 Waste Treatment and Disposal (other wastepiles, industrial settling ponds, etc.)
 - 56221 Active Landfills (ECWRPC CODE)
 - 56222 Abandoned Landfills (ECWRPC CODE)
 - 56291 Recycling facilities (ECWRPC Code)

INSTITUTIONAL FACILITIES

- 60** INSTITUTIONAL FACILITIES - vacated, other, or unknown
- 514120 Public Libraries
 - 611 EDUCATIONAL SERVICES - Public and Private Schools, Elementary, Middle, and High Schools
 - 6113 HIGHER EDUCATION FACILITIES - Colleges, Universities, Professional Schools - Public and Private, Technical and Trade School Facilities, Business / Computer training centers (Athletic fields and resident halls are coded separately where available.)
 - 621 HEALTH CARE SERVICES - Doctor & Dentist Offices, Other Health Care offices
 - 622 HOSPITALS
 - 813 Churches, religious organizations, non-profit agencies, unions
 - 81222 * Cemeteries and Crematories
- 92** PUBLIC ADMINISTRATION - OTHER GOVERNMENT FACILITIES
- City & Town Halls, Community Centers, Post Offices, Police Depts., Fire Stations, Municipal Garages, Jails, Administration of Human Resource Programs, Social Security & Employment Offices, Environmental Quality Programs, Administration of Housing Pgms., Urban Planning & Community Develop., Administration of Economic Programs, Armories and Military Facilities, Other Government Facilities

RECREATIONAL

- 71** SPORTS AND RECREATIONAL FACILITIES public and private - Athletic clubs - YMCA; other, or unknown, Designated Fishing and Hunting areas, Trapping areas, fish hatcheries, boat landings
- 7112 * Spectator Sports - Baseball Stadiums, Arenas, Race Tracks, Sport Complexes
 - 712 MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS, Nature parks, Nature Preserve Areas, Zoos, Botanical Gardens
 - 713 AMUSEMENT, GAMBLING, AND RECREATION INDUSTRIES - Casinos, amusement parks, Go-Carts, Mini-Golf, Bowling Alleys
 - 71391 * Golf Courses and Country Clubs (private and public) - includes driving ranges
 - 71392 Ski Hills and Facilities
 - 71393 * Marinas
 - 7212 RV (Recreational Vehicle) Parks and Recreational Camps - includes campgrounds and resorts (public and private) Bible Camps
- 93** PARKS AND OUTDOOR RECREATION, vacated. Other, or unknown, Site Seeing Areas, Designated Trails
- 931 GENERAL RECREATION PARKS - includes playground areas, playfields such as ball diamonds, soccer fields, tennis courts, City, State, and County Parks (These may be located within a school, separate recreational uses from school buildings.)
 - 932 * FAIRGROUNDS - buildings and facilities included

* Land uses depictable from air photo interpretation with some level of accuracy, no field survey!