

COMPREHENSIVE LAND USE DEVELOPMENT PLAN

Town of Rosendale
Fond du Lac County, Wisconsin

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 1873, a committee appointed by the Farmer's 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:

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.

Recognizing the existence of commercial urbanized areas on the fringes of the Town and recognizing the need for inter-governmental cooperation, the plan successfully balances the need for the services with the realities of a mobile population. By use of this recognition, the comprehensive plan eliminates any industrial growth within the Town except for those industries that would be directly related to the agribusiness economy of the Town. It is therefore incumbent to recognize that the economic base will not be supplemented by industrial growth but will, under current taxing structures, depend upon residential property taxes to cover the needs of the infrastructure of the Town. This will include residential properties both within the subdivisions of the Town and those residential structures with associated buildings located on the agricultural plots throughout the Town.

The plan also strongly discourages the development of non-economic agricultural operations which have traditionally been referred to as "hobby farms". The restriction or limitation of these smaller, not economically feasible operations eliminates several environmental as well as aesthetic concerns. It also supports the goal of preserving agricultural lands and environmentally sensitive areas.

In this planning process, 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. Likewise, the limitation and control of in home businesses is seen as an essential tool for the preservation of the quiet, peaceful and safe neighborhood which is sought through the elements of the comprehensive plan. The plan also utilizes base requirements insuring that housing within the Town will have significant amounts of green space, while at the same time clustering housing developments so as to effectively provide the requisite roadways insuring safe and efficient transportation in and out of the residential areas.

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 the 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 the plan have been developed through extensive research of other comprehensive plans instituted in other municipalities throughout Wisconsin.

As a guide to the comprehensive planning process, the participants in the process identified the views of the Town which they sought to preserve as well as identifying those areas which they believe to be less than desirable. A portion of the plan categorizes these scenic views throughout the Town, identifying the areas to be preserved and those to be improved. Additionally, citizen input was obtained to verify the conclusions made by the planning group. The citizen input was blended into the goals and objectives, as well as the preliminary aspects of the comprehensive plan.

Given the vision of the Town of Rosendale to preserve its rural character, its environmentally sensitive areas and its tranquil environment, a series of zoning code changes will need to be implemented. 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. This will inevitably result in additional financial

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Consideration of the development of an infrastructure in the form of universal wells or sanitary districts was not advanced as part of the comprehensive plan. However, the stated goal of environmental protection and the preservation of quality groundwater may serve as an impetus for the expansion of the comprehensive plan into the consideration of sanitary districts in the future. Consideration was given to the need for the establishment of the appropriate sanitary disposal as regards any type of industrial development which may be committed in the agribusiness district as it is established in close proximity to the Village of Rosendale or Highway 23.

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Given the vision of the Town of Rosendale to preserve its rural character, its environmentally sensitive areas, and its tranquil environment, a series of zoning code changes will need to be implemented. In order to preserve these qualities, management of the Town's development will require controlled growth which can be accomplished by having maximum/minimum standards set for each zoning district. These standards must be coupled with strong governmental empowerment focused on the limitation of growth through the issuance of permits and the enforcement of the codes and standards of

the Town. This will inevitably result in additional financial burdens for the Town but will provide the requisite structure to preserve and maintain the established vision of the comprehensive land use plan.

The planning committee spent considerable time focusing on the overall objectives, policy goals and programs of the local government unit to be employed to guide future development and redevelopment over the next 20 years of planning. This was accomplished by obtaining background information concerning population, households and employment, demographics, and other statistical information from the resources at the Fond du Lac County Planning office. The statistical information supported the subjective information obtained through discussions and interviews within the committee and through committee members' personal interviews with others.

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.



Changes in Population

The Town of Rosendale has maintained a stable population over the past 20 years. Census 2000 shows a population of 783 persons in the Town of Rosendale. The 2005 estimate shows the population at 788 persons for the Town, and as many as 831 persons in 2025. This trend is due to the rural nature of the Town and due to this rural nature, there are no career opportunities and little pressure from the nearest urban areas. These estimates for the Town's population growth indicate that there will be very little to no growth over the next 20 years.

Information taken from Chart: Final Population Projections for Wisconsin Municipalities: 2000 – 2025, which can be found in the Appendix.

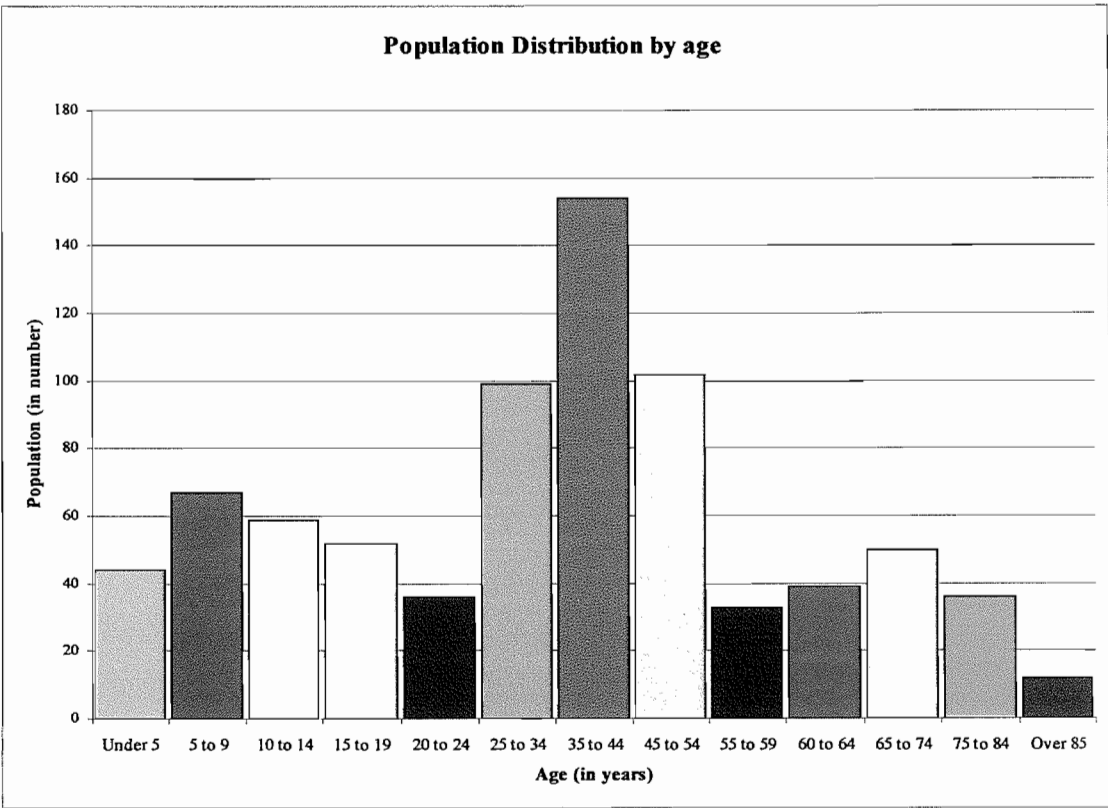
Characteristics of Population

While changes in the size of the population are important to determining the potential growth of the Town, the age, sex and race of the population are also very important. These factors also play a large role in determining the future of the Town.

The Town's age distribution influences community needs such as housing, schools, parks, and other facilities. The demographic data established that the largest portion of the population is between the ages of 25 and 54 years. This age group is considered to be the most economically productive age group, which shows the need for effective and efficient transportation in and out of the Town. The residents in this age group are most likely to be commuting to and from work, traveling in and out of the town to meet their commercial needs and raising children who need to travel to and from school.

13% of the population falls into the age group between 24 to 34 years. This age group, being the most popular age group for starting a family, could indicate a small increase of children within the next 10 years.

23% of the population falls between the ages of 5 and 19, which makes up the school age population. This age group demonstrates the Town's need to maintain the quality of its roads for safe school bus travel.



The ratio between males and females in the Town is evenly proportioned. Based on Census 2000, the ratio between males and females in Fond du Lac County was 1 male for every 1.0493 females. It is projected that, while both sexes will increase in numbers, this ratio will decrease to 1 male to every 1.025 females by 2025.

The statistical analysis demonstrated that there is very little racial or ethnic diversity within the Town since almost 99% of the Town's residents are Caucasian with a northern European ancestry.

Household Trends

Housing tenure would indicate that 87% of the households in the Town are owner occupied and the average household size is 2.8 persons per household. According to Census 2000, the Town holds 284 of the 36,931 households in Fond du Lac County, whose average household in 2000 was 2.52. Over the next 20 years this statistic may decrease due to a reduction in the number of family run farms. While families (whether they be a married couple family or a family with children) still exist, the average household size on a national basis has been declining. In 2000, the US Census Bureau reported that of all US households-married couple households with children have decreased from 40% to 24% since 1970. This is most likely due to a majority of the population remaining single, the increase in the number of divorces, and married couples are electing not to have children until later in their marriages and then having fewer children when they do.

Also, seventy-eight percent (78%) of the households in the Town are family households with 34% having at least once child in the household under the age of 18. Sixty-eight percent (68%) of the households involve married couples and of that group almost half have children under the age of 18.

Below is a chart showing the estimated increase in households for the Town over the next twenty years. This estimated increase is based upon the assumption that the Town's current and future children will eventually purchase or build homes of their own in the future within the confines of the Town limits.

| Municipality Name | Census 2000 | 2005 | 2010 | 2015 | 2020 | 2025 |
|----------------------|-------------|------|------|------|------|------|
| Town of Rosendale | 284 | 292 | 303 | 311 | 319 | 324 |
| Village of Rosendale | 325 | 353 | 379 | 403 | 424 | 445 |

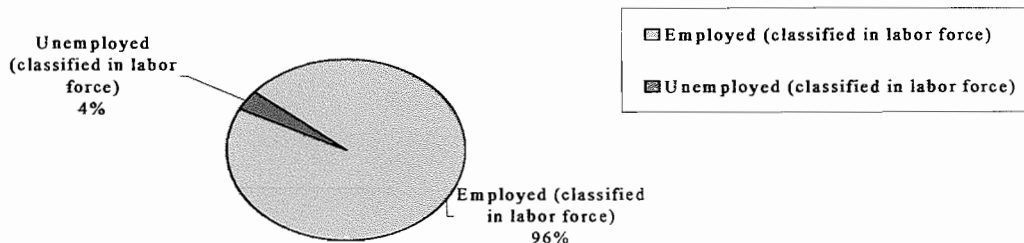
ECONOMIC PROFILE

Economic conditions of the Town predict the future demands for housing, labor, and service by its residents, along with the costs for such items. Examining the labor force, per capita income, unemployment rate and poverty rate will aid in determining the Town's future economic needs.

Labor Force

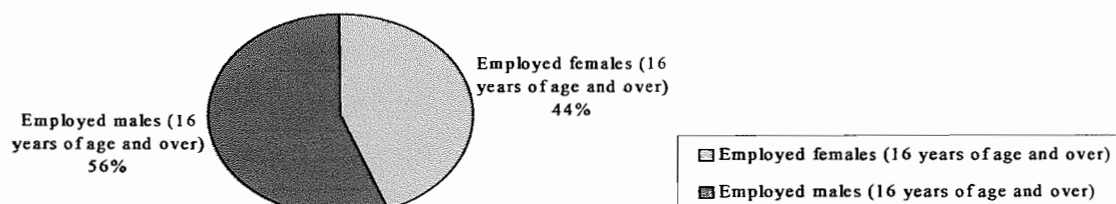
A majority of the Town of Rosendale's population falls into the employment eligibility age group, with seventy-nine percent (79%) or 618 people being 16 years of age or over. Of that group, seventy-four (74%) or 457 residents are classified in the labor force. Of those individuals currently in the labor force, seventy-one percent (71%) or 324 residents are actually employed at this time.

Employment status

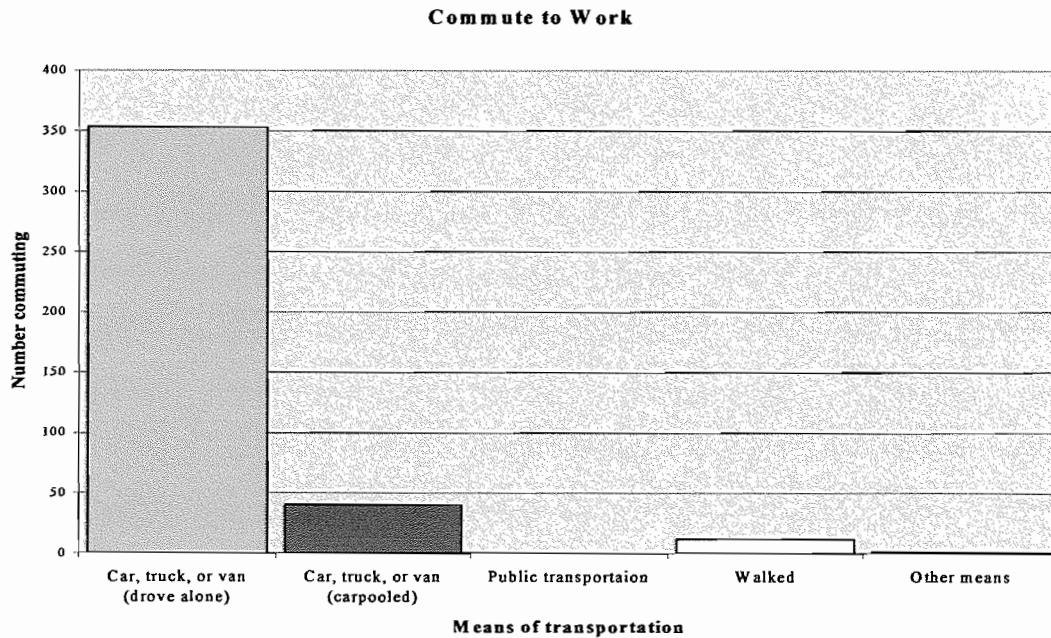


The labor force is fairly evenly divided, with fifty-six percent (56%) being male and forty-four percent (44%) being female as shown on the chart below. These numbers show that there are greater labor opportunities for women in the employment centers near the Town. This can be attributed to the increased number of family farms in and near the Town and the fact that an increased number of female residents in the Town have received some sort of higher education which allows them to maintain professional positions outside the Town.

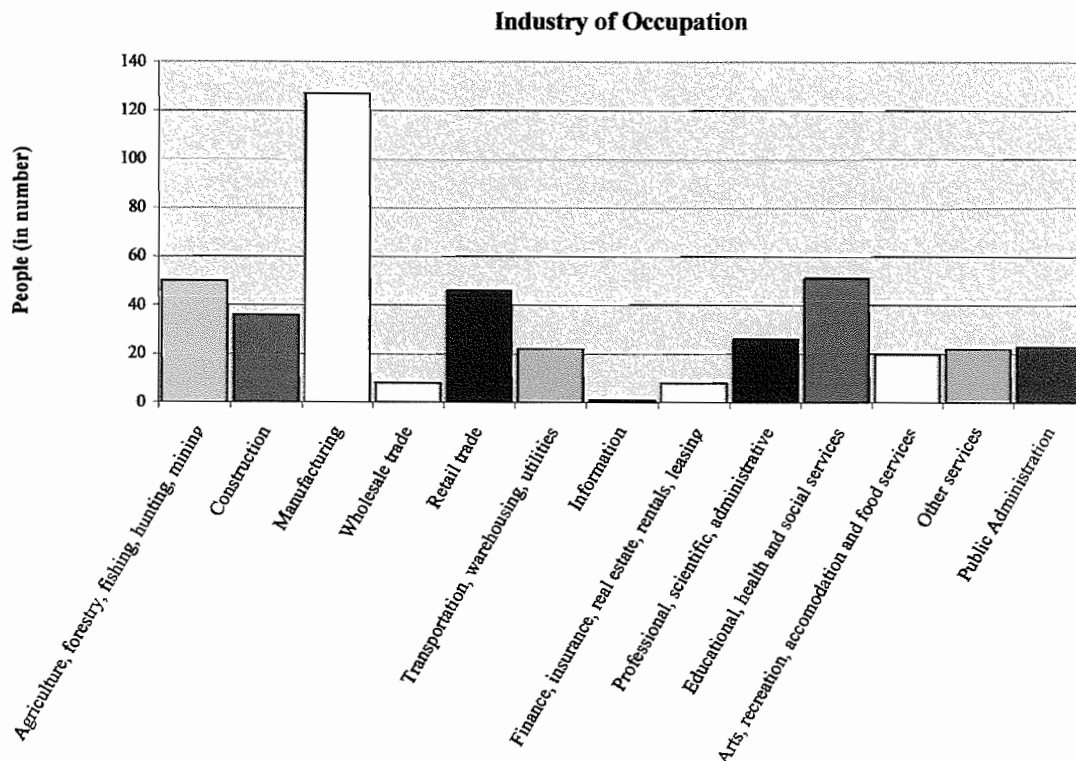
Employment Status broken down by gender



These individuals represent a ninety-two percent (92%) commute rate, making safe and reliable transportation one of the most important elements for the Town. The most common destinations are Ripon, Fond du Lac and Oshkosh, making the average trip approximately 23 miles each way.

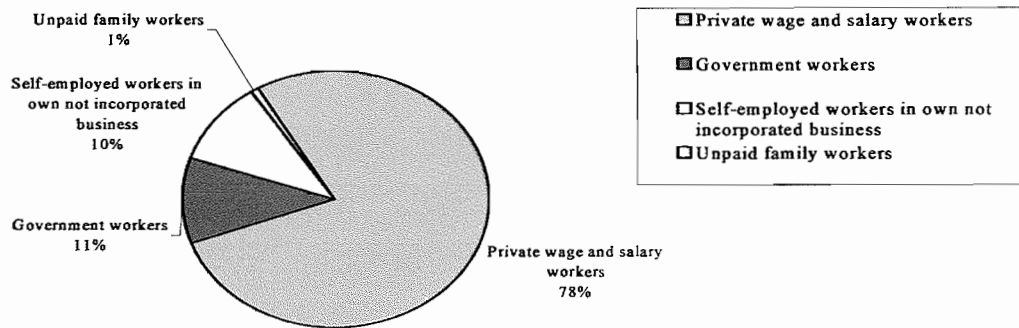


There are many different industries represented by those residents who commute to their place of employment. Numerous industries were compared and the three largest industries represented were: (1) manufacturing; (2) educational, health and social services; and (3) agriculture, forestry, fishing, hunting, and mining.



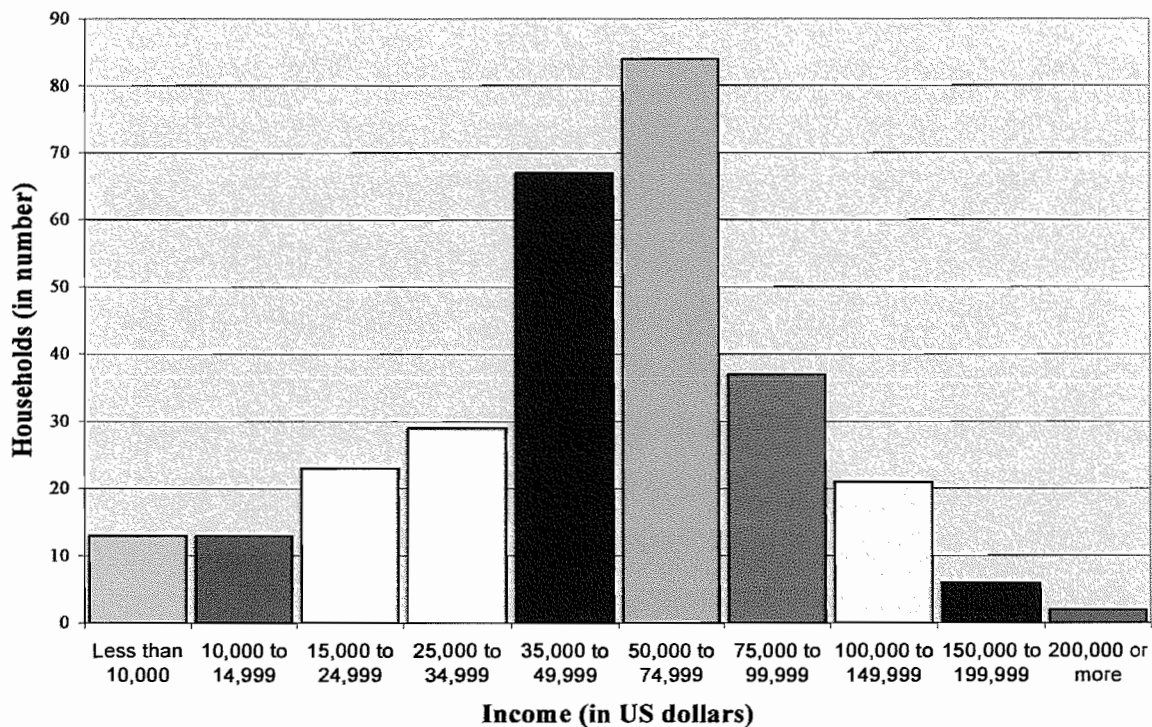
Per Capita Income

The Town's workers are generally private wage and salary workers. Seventy-eight (78%) or 342 individuals are private wage and salary workers.

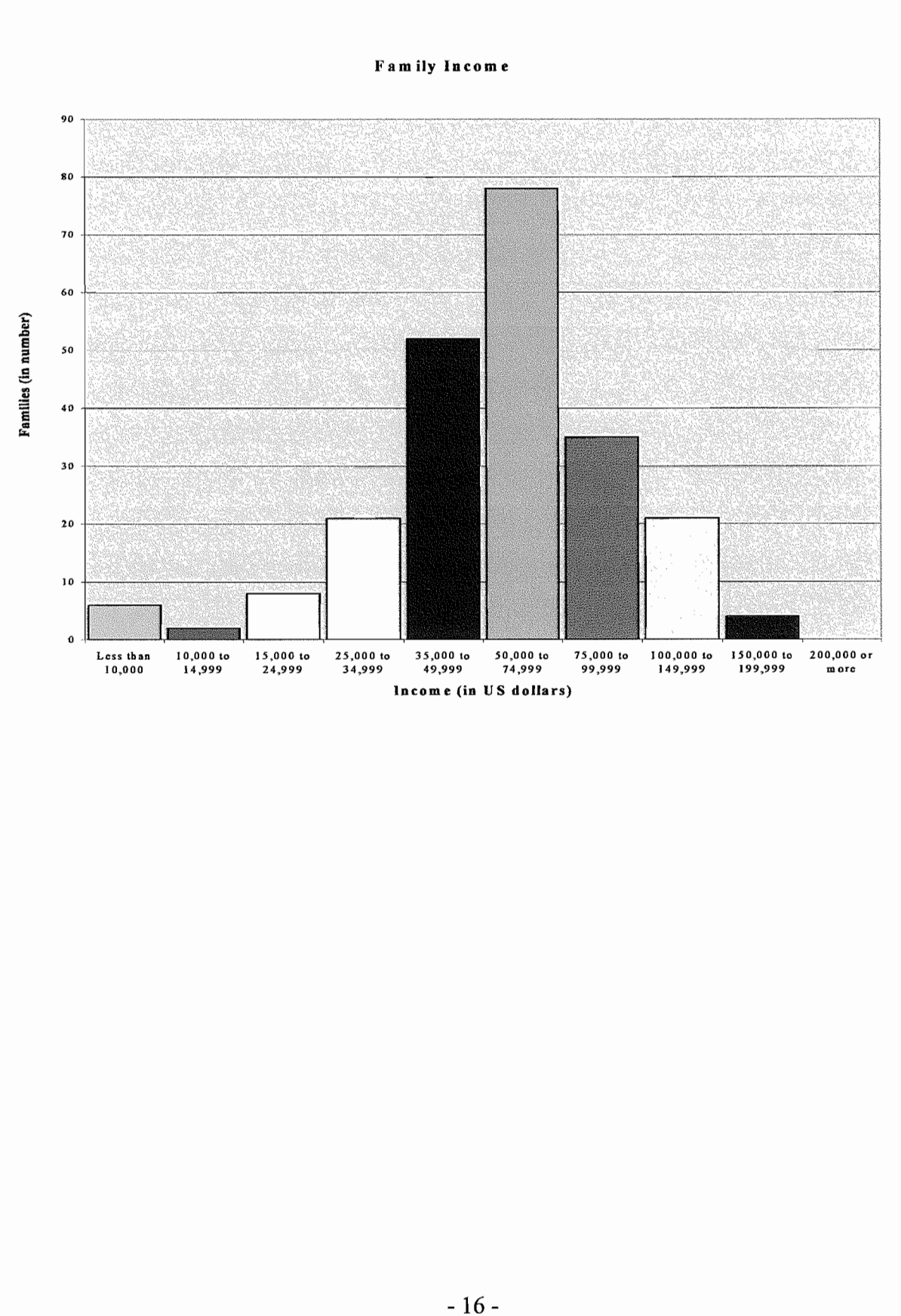


The Town of Rosendale has 295 income-earning households. The statistics demonstrate that fifty-one percent (51%) of the households are grossing between Thirty-Five Thousand Dollars (\$35,000) and Seventy-Five Thousand Dollars (\$75,000) per year. The average household income is Fifty Thousand Two Hundred Seventy-Two Dollars (\$50,272), and eighty-five percent (85%) of these incomes are being earned.

Household income

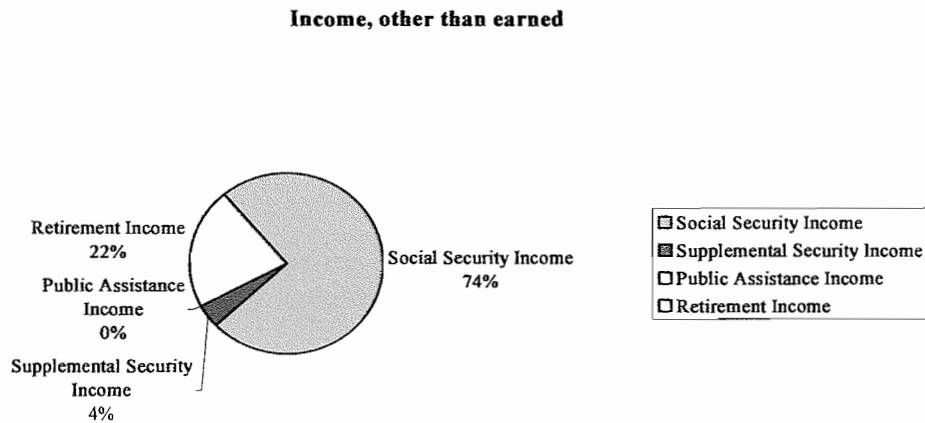


Of the 295 income-earning households, 227 are family households. The statistics for the family income are very proportional to the household incomes. The average family income is Fifty-Three Thousand One Hundred Twenty-Five Dollars (\$53,125), just slightly higher than the average household income.

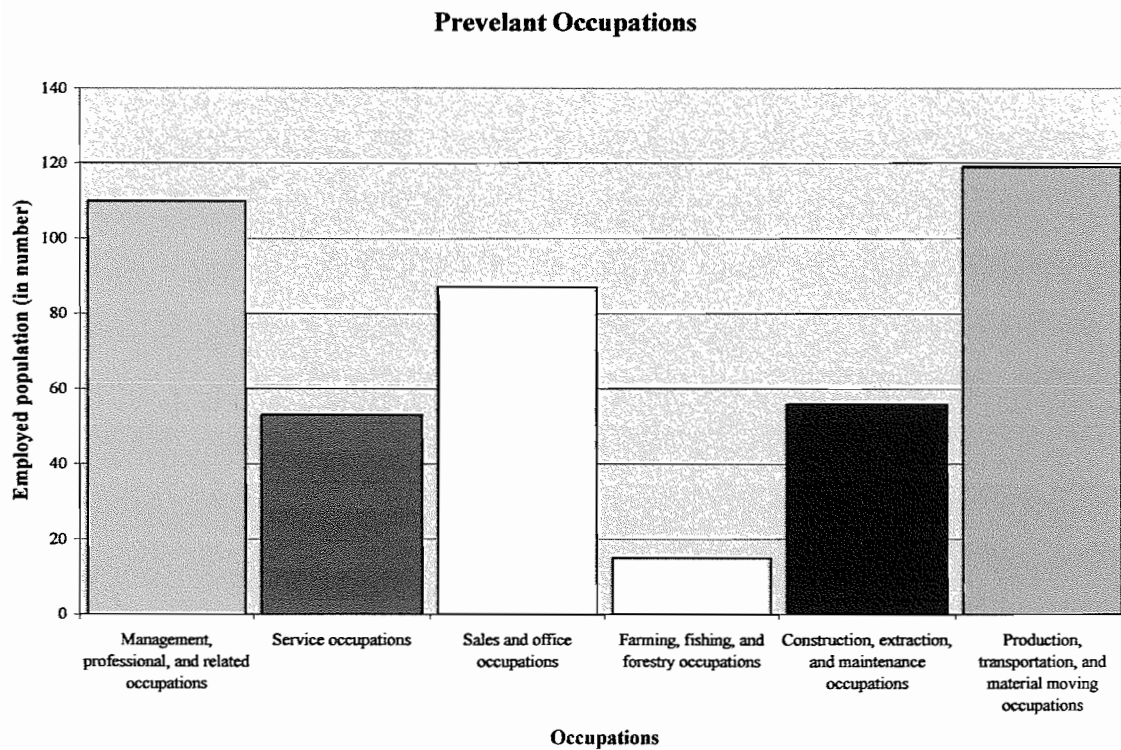


Other Income

The majority of the incomes in the Town that are not being earned are from some form of Social Security income. There are also residents with supplemental social security and retirement incomes. These other incomes can be seen on the graph below.



The employed residents of the Town hold a wide variety of occupations, which have been charted below for easier reference. The majority of these positions are with the private sector businesses.

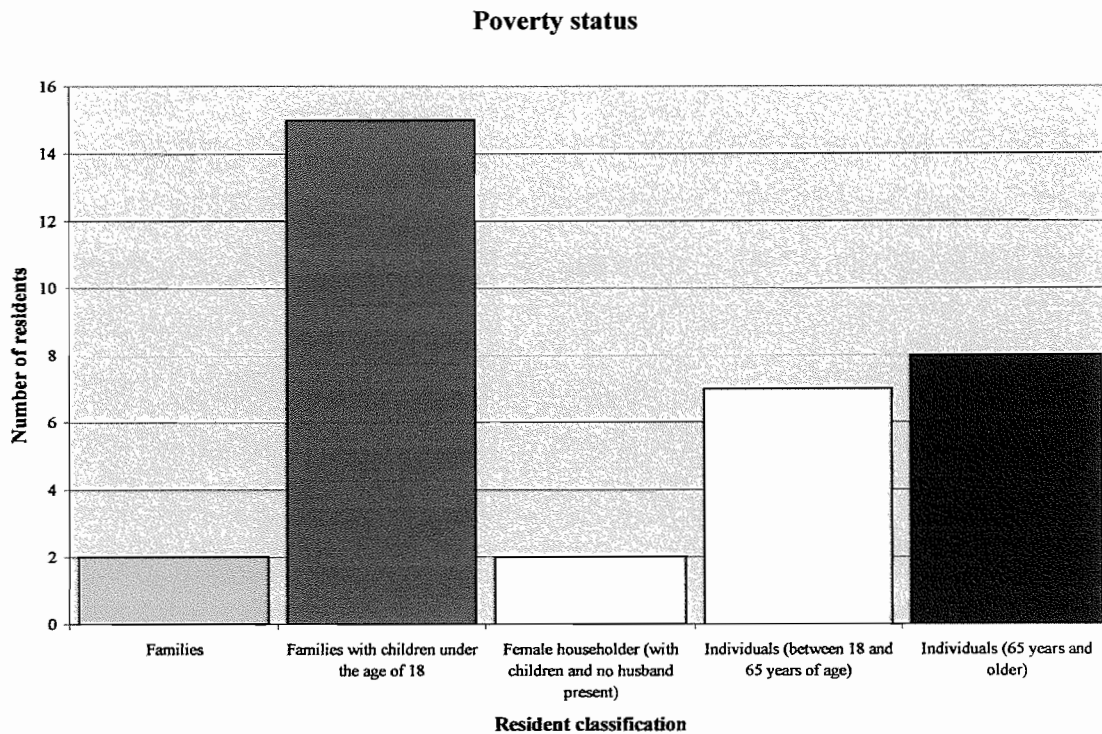


Unemployment

The Town's rate of unemployment is approximately four percent (4%). It is anticipated that this number will remain stable since the majority of the labor force either holds positions in stable career fields such as manufacturing, educational and social services, and farming. By maintaining positions in these fields, residents are more likely to be assured continued employment, especially since the products, supplies and services from these fields are in constant demand.

Poverty Status

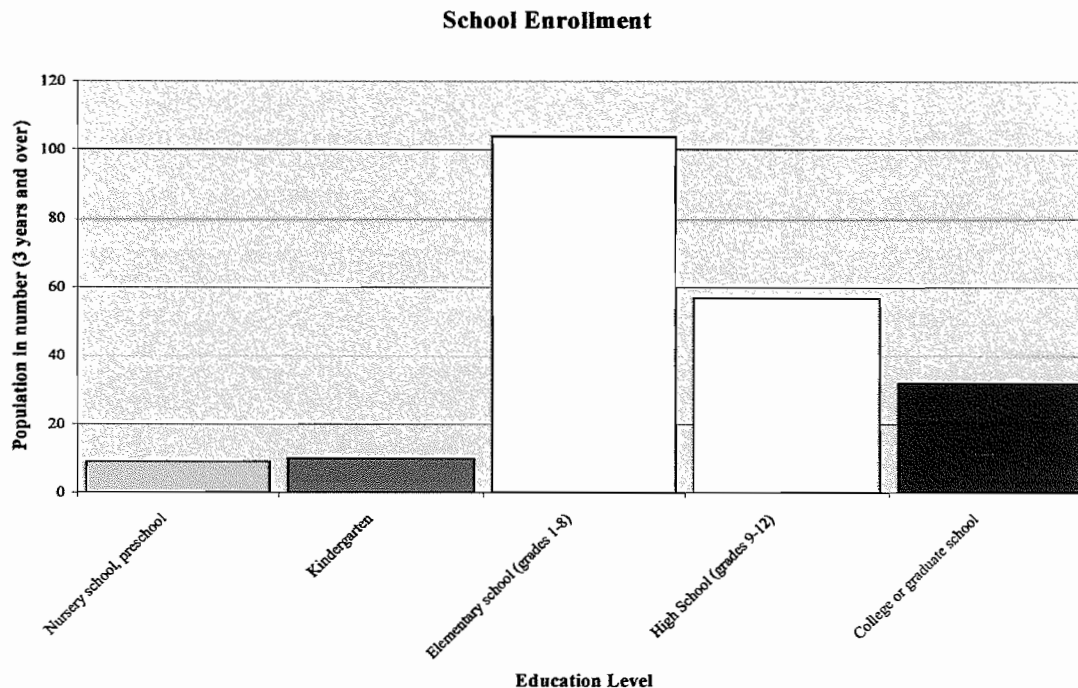
The Town's poverty status indicates that about 4.3% of its residents are living at or below the poverty level. Of this 4.3%, a majority of the individuals are families with at least one child under the age of eighteen.



Education

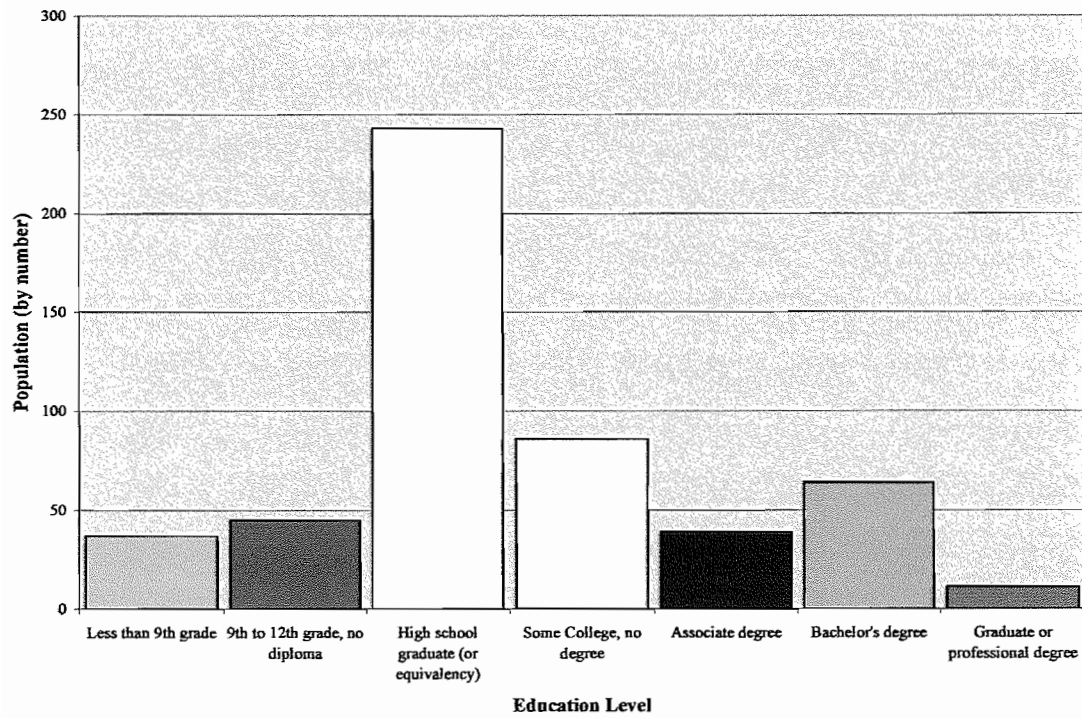
Education is an important factor to consider when determining the Town's financial earnings potential. An increased percentage of residents who have received some type of college education will increase the potential earnings for the Town. Likewise, it is anticipated that a high percentage of residents who have not received education above the high school level will decrease the potential earnings of the Town. It is important to note that these are anticipations, and may not always hold true. For instance, there are residents who receive a high school education or less that run successful, highly profitable family farms or businesses.

Of the Town's population 3 years of age and over, 212 individuals enrolled in school, which equals about 27% of the Town's total residents. It is important to note that this group of people overlaps with the labor force for the Town meaning that there are individuals working as part of the labor force as well as attending school. This would most likely apply to those individuals finishing high school, college students, and those individuals going back to school to finish a degree or obtain a high school equivalency degree. No matter which way the data is reviewed, with more than a quarter of the population enrolled in school, the need for safe and reliable transportation is very important. It is especially important because there are no schools within the Town's limits, so all students must commute out of Town to attend classes.

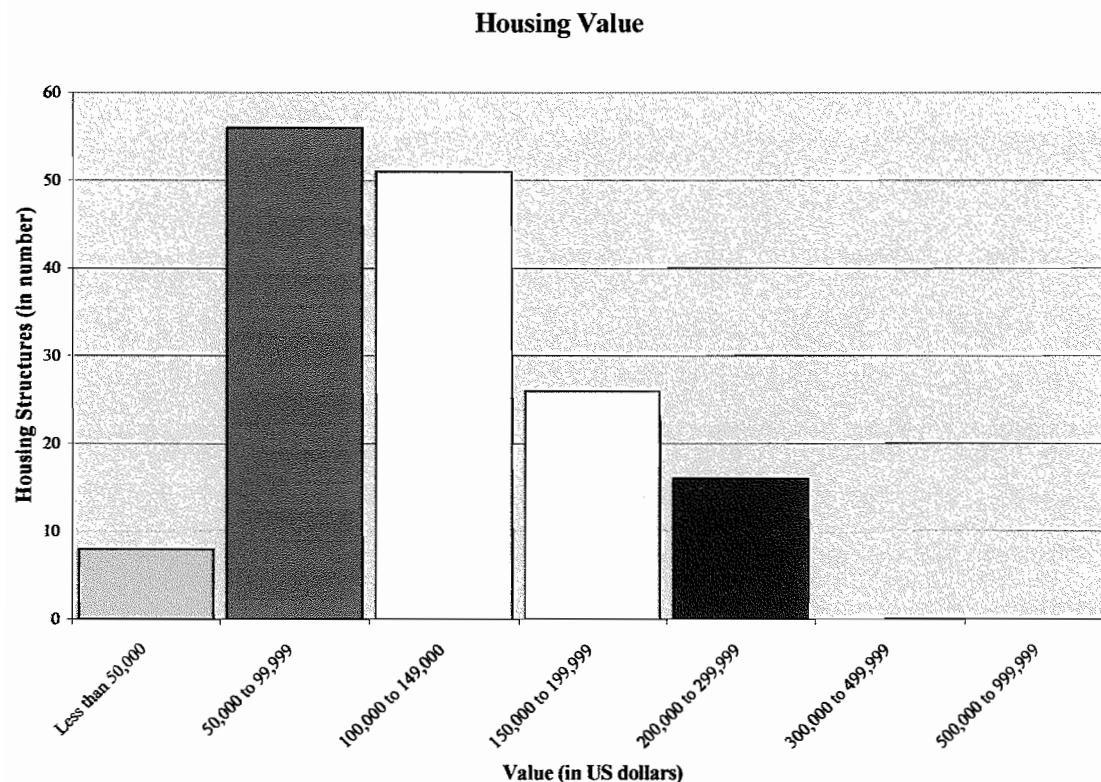


The educational attainment graph recognizes that a vast majority of the Town's population possesses a high school degree, equivalent or higher. This higher educational attainment increases the workforce, revenue and overall professional successfulness seen in the Town of Rosendale. The chart below shows the various levels of educational achievement made by the residents of the Town.

Educational Attainment



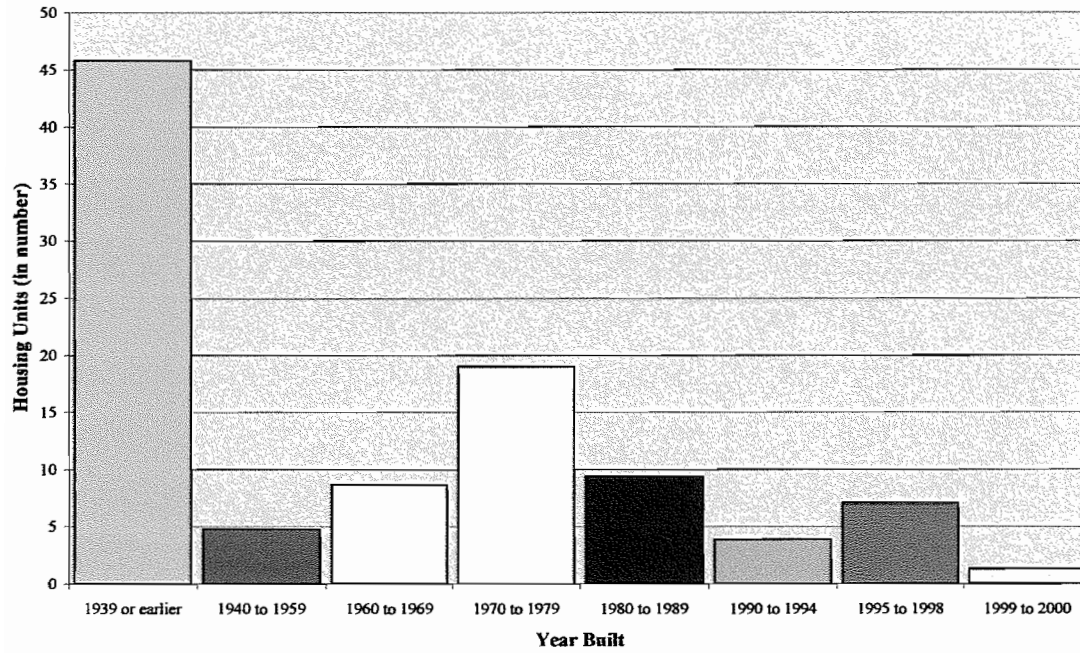
The distribution of housing values addresses the issue of housing affordability for the community. In 2000, the US Census Bureau released housing affordability statistics, which reported that the average U.S. owner occupied housing unit is valued at \$136,100. The statistics for the Town of Rosendale indicate that the average housing prices are in an average range and that the renter occupied units have generally average rent. This coincides with the age distribution since a majority of the population is in their highest income producing periods of life. Of the owner-occupied housing units, 67% are valued between \$50,000 and \$150,000. The average cost of an owner-occupied housing unit is \$115,800.



While the Town of Rosendale has not expressed much need for new housing units because of the small change in the Town's population, the statistics do show a potential need for new housing. 64% of the population has lived in their housing unit since 1980, but 78% of the housing was built before 1980. 46% of the housing structures were built before 1939. Soon the Town will require new housing units to be constructed to compensate for older homes with crumbling and unstable foundations and uninhabitable.

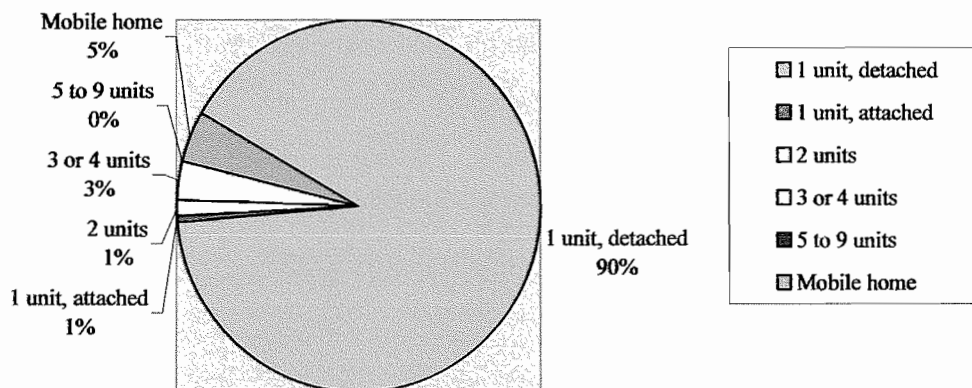
Over the next 20 years the Town will see an increase in the demand for new housing due to either a desire by new residents to build new homes on current lands, or a need by current residents to demolish current housing because of unstable foundations or uninhabitable conditions.

Housing Structures by Age



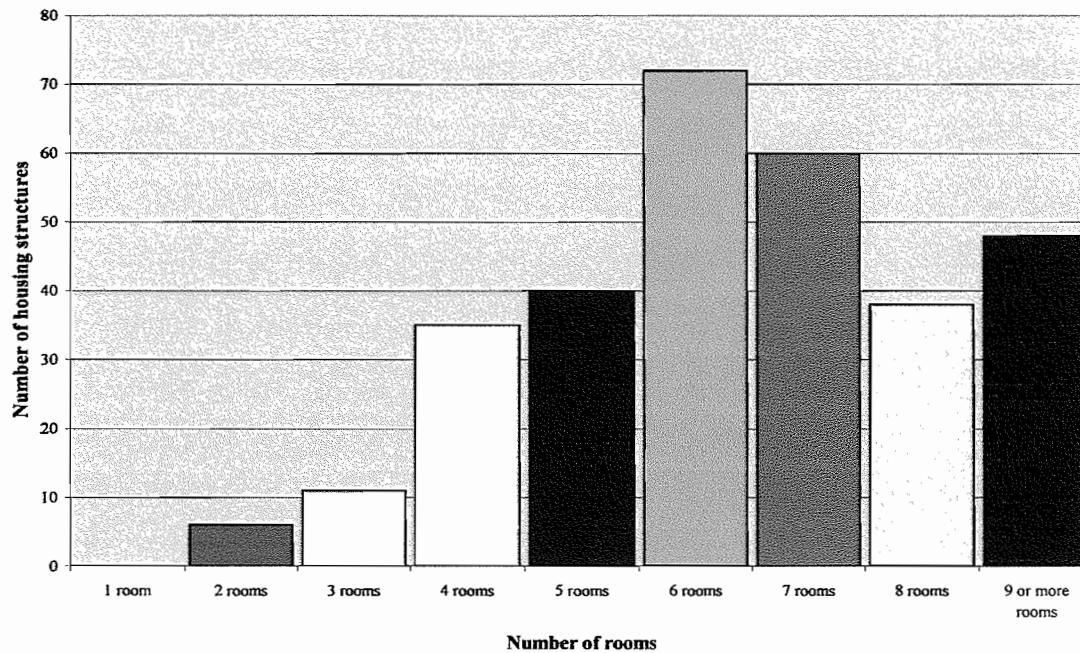
The objective of housing statistics and trends is to assess current housing plans for future housing needs in the Town of Rosendale. In 2000, there were 310 total housing units and 295 (95%) were occupied. The highest vacancy rate in the rental areas is approximately 5% as compared to the homeowner's vacancy rate of less than 1%. Only 12% of the available housing is renter occupied, while the remaining 88% is owner occupied.

Units per housing structure



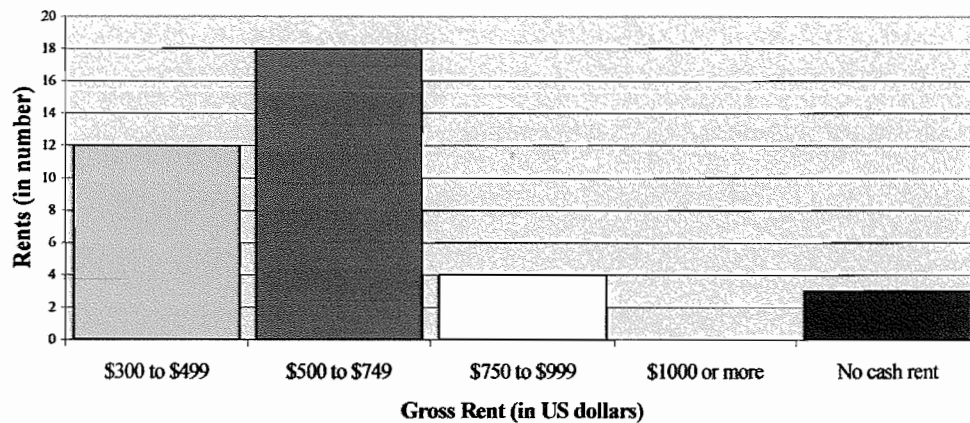
Of the available housing units, 90% are single unit homes with 6.5 rooms. This means that most of the housing in the Town is designed for single family units with a moderate to average size family.

Number of rooms per housing structure

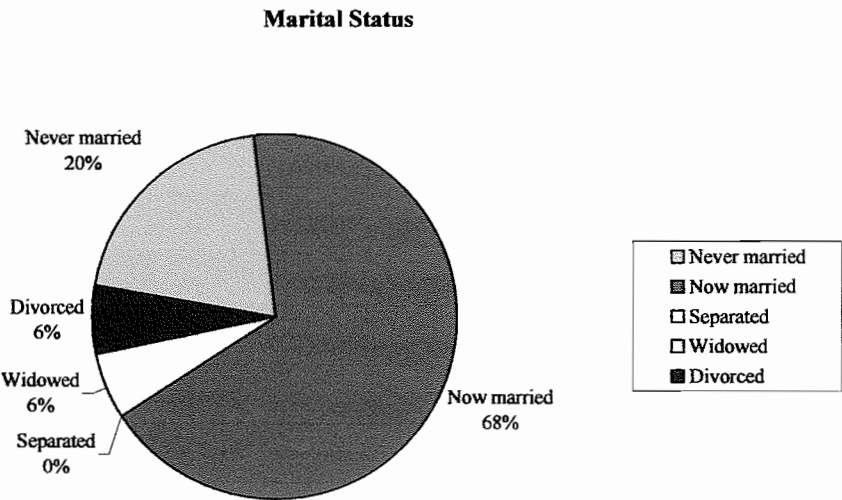


In 2000, the US Census Bureau reported that the average renter pays less than \$20,000 per year for their housing unit. The statistics for the Town of Rosendale demonstrate that, of the renter-occupied units, 50% of the gross rent is between \$500 and \$750 per month, or \$6,000-9,000 per year. The average cost of a renter-occupied housing unit is \$560 (\$6,720 per year). These numbers are consistent with those of the owner-occupied unit, where average rent falls into an affordable price range.

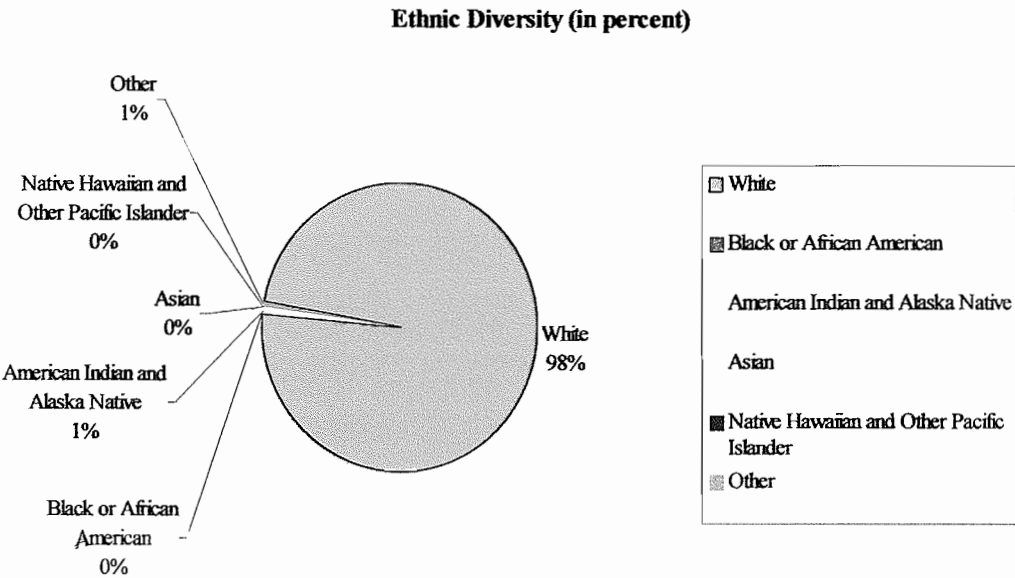
Gross rent for renter occupied units



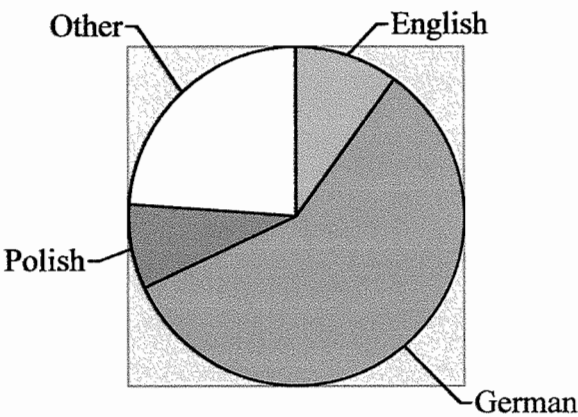
The Town's population and housing characteristics show that its rural nature generally attracts cohabitating adults. The statistics demonstrate that 68% of the Town's total population is married. The chart below also shows that the marriage status in the Town is clearly divided into singles, married couples, divorced couples or widowed persons. There are no records of separated couples living in the Town. This could be due to the smaller nature of the Town or its family oriented lifestyle with regard to the increasing number of successful family farms.



The statistical information shows little to no racial or ethnic diversity within the Town. Almost 99% of the population in the Town is Caucasian, with the remaining 1% being mostly American Indians or Alaskan natives. This lack of racial and ethnic diversity will be discussed in more detail in Section Five, along with the pros and cons of this missing diversity.



The Town of Rosendale maintains a cultural heritage dominated by northern European ancestry with a large percentage of Caucasian residents: 58% are of German descent, 10% are of English descent, and 8% are of Polish descent.





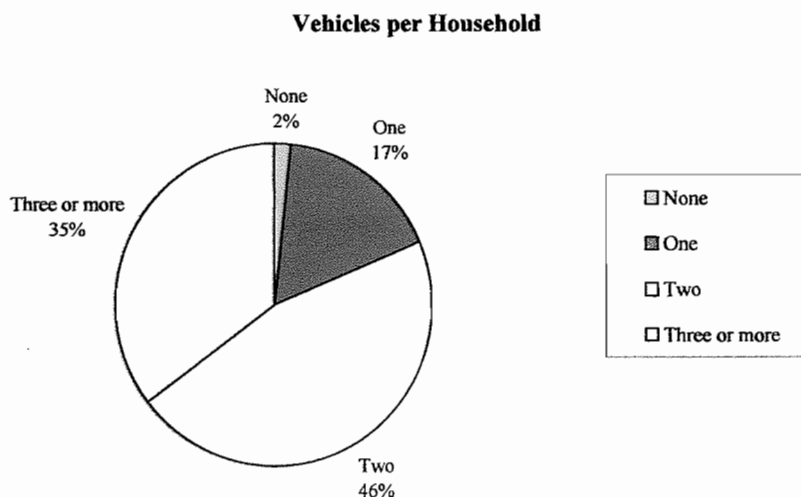
Since the Town of Rosendale does not have a commercial district, its residents must traverse several major and minor roadways to reach their various employment destinations. Some residents also use the two main county roads that run through the area. This need for safe, efficient and reliable transportation 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.

Vision

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. Highways 23 and 26 will not be expanded within the limits of the Town, County Roads M and KK will remain in their current conditions since there is minimal traffic flow, and State Highway 44 will most likely be resurfaced and expanded due to increasing traffic between the Ripon / Green Lake area and Oshkosh. The resurfacing will not affect the Town in a substantial way since only a mile of the highway runs through the Township.

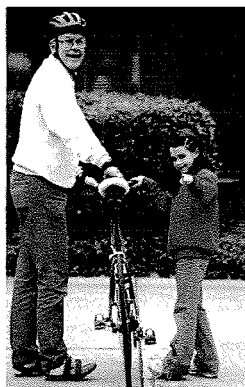
Inventory of Existing Transportation Facilities

The Town of Rosendale's transportation system provides multiple roadways ranging from county roads to state highways. 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. Approximately 81% of the Town's households have 2 or more vehicles, making personal automobiles the most common mode of transportation.



Due to the size of the Town, neither bus systems nor air transportation are provided, and it is not anticipated that they will be developed in the future. Fond du Lac Regional Airport (located in the City of Fond du Lac) is the nearest air transportation facility, but is not a common mode of transportation for everyday travel by residents of the Town of Rosendale.

Cycling 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.

Street and Highways

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.

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 and other cities 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.

All of the 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.

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. The county roads that pass through the Town are not commonly used as truck routes.



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.

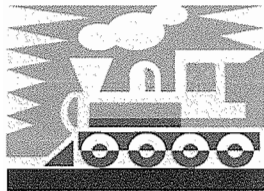
Fond du Lac County Airport, located in the City of Fond du Lac, is approximately 20 miles from the Town of Rosendale. Fond du Lac County Airport is a general aviation airport with two asphalt-surfaced, lighted runways. The North-South runway measures 5,960 ft. and the East-West runway measures 3,600 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 also about 15 miles from the Town of Rosendale. It is owned and operated by Winnebago County and includes over 87 hangers 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 (EAA) headquarters, and holds the annual EAA convention well-known to pilots around the world.

Outagamie County Airport, located in the City of Appleton, 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.



Current Transportation Systems

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 chart of construction projects that the Department of Transportation has scheduled over the next five years for Fond du Lac County. It shows significant improvement for roadways in the County, especially the main thoroughfare of USH 41. It also shows projects that will affect the residents of the Town of Rosendale as they travel to and from their places of employment. While most of the construction planned for Fond du Lac County is contained in and around the Waupun area, these projects will most likely divert traffic. Residents of the small communities affected by major road construction will need alternate routes to their employment centers, schools and the major freeways. For most of these individuals the easiest way will be to go through Rosendale to reach Oshkosh, Ripon, Fond du Lac and USH 41.

| | | | | | |
|-----|------------------------------------|------|-----------------------|--------|---|
| 41 | USH 41 Freeway Modernization | 0.00 | 6,000,000-6,999,999 | 7-2009 | Rehab interchange @ WCL & FVW railroads and USH 41 |
| 41 | USH 41 Modernization | 0.00 | 250,000-449,999 | 7-2009 | Replace interchange at STH 175 with a new structure over USH 41. Construct new interchange 2000 feet South to connect to Fond du Lac Bypass |
| 41 | S. FDL Co. Line to N. FDL Co. Line | 3.71 | 13,000,000-13,999,999 | 2006 | Rubblize and resurface USH 41 in Fond du Lac County, except the segment between USH 151 and STH 175. |
| 41 | S. FDL Co. Line to N. FDL Co. Line | 7.98 | 8,000,000-8,999,999 | 7-2009 | Rubblize and resurface USH 41 in Fond du Lac County, except the segment between USH 151 and STH 175. |
| 41 | S. FDL Co. Line to N. FDL Co. Line | 7.67 | 11,000,000-11,999,999 | 7-2009 | Rubblize and resurface USH 41 in Fond du Lac County, except the segment between USH 151 and STH 175. |
| 41 | USH 41 Modernization | 0.00 | 9,000,000-9,999,999 | 7-2009 | Rehab Hickory Street Interchange and resurface |
| 44 | To North FDL Co. Line | 4.96 | 6,000,000-6,999,999 | 7-2009 | Reconstruct roadway |
| 44 | STH 44 Brandon to Ripon | 8.16 | 2,000,000-2,999,999 | 7-2009 | Resurface existing roadway |
| 44 | Metomen St (S City Limit – FDL St) | .80 | 4,000,000 | 2006 | Construct a new 36 foot roadway |
| 45 | S. FDL CO. Line to CTH F | 8.00 | 2,000,000-2,999,999 | 7-2009 | SHRM resurface of STH 45 from the south FDL Co. Line to CTH F |
| 45 | CTH F to CTHB | 2.67 | 750,000-999,999 | 7-2009 | Mill and overlay USH 45 from CTH F to CTH B |
| 151 | Fond du Lac – Peebles | 2.00 | 3,000,000-3,999,999 | 7-2009 | Reconstruct existing roadway |
| 151 | Waupun - Fond du Lac | 1.70 | 11,000,000-11,999,999 | 2005 | A four lane, divided expressway is proposed – either two lanes added along the existing highway separated by a median, or a totally new 4-lane divided roadway on relocation where needed. No new interchanges are planned. |
| 151 | Waupun – Fond du Lac | 2.65 | 15,000,000 or greater | 2006 | A four lane, divided expressway is proposed – either two lanes added along the existing highway separated by a median, or a totally new 4-lane divided roadway on relocation where needed. No new interchanges are planned. |
| 151 | Waupun – Fond du Lac | 0.00 | 10,000,000-10,999,999 | 7-2009 | A four lane, divided expressway is proposed – either two lanes added along the existing highway separated by a median, or a totally new 4-lane divided roadway on relocation where needed. No new interchanges are planned. |
| 151 | Pipe Creek Bridge | 0.00 | 100,000-249,999 | 7-2009 | Replace existing bridge to current width standards with no added lanes. |

| HWY | PROJECT NAME | MILES | COST | YEAR | DESCRIPTION |
|-----|--------------------------------------|-------|---------------------|--------|---|
| 151 | City of FDL Bypass (CTH D–Peebles) | 0.00 | 6,000,000-6,999,999 | 2005 | Construct new 4-lane roadway from USH 41 to STH 23 then 2-lane roadway N to Peebles on a 4-lane right of way to bypass the City of Fond du Lac. |
| 151 | City of FDL Bypass (CTH D – Peebles) | 0.00 | 250,000-449,999 | 2006 | Construct new 4-lane roadway from USH 41 to STH 23 then 2-lane roadway N to Peebles on a 4-lane right of way to bypass the City of Fond du Lac. |
| 151 | West County Line to Hartford | 7.76 | 3,000,000-3,999,999 | 7-2009 | Resurface STH 60 between West County Line to Hartford |
| 151 | Pipe – North Fond du Lac Co. Line | 1.72 | 2,000,000-2,999,999 | 7-2009 | Reconstruct existing roadway |
| 151 | Waupun – Fond du Lac | 0.00 | 3,000,000-3,999,999 | 7-2009 | Reconstruction of existing lanes of traffic on ST 151 |
| 151 | Waupun – Fond du Lac | 11.40 | 2,000,000-2,999,999 | 2006 | Reconstruction of existing lanes of traffic on STH 151 |
| 151 | Western St. to Scott St. | 1.11 | 1,000,000-1,999,999 | 7-2009 | Reconstruct USH 151 through Fond du Lac between Western Street and Scott Street |
| 175 | STH 175 NFDL VIL LMTS – N CO. Line | 5.50 | 3,000,000-3,999,999 | 2006 | Base patch and overlay |
| 175 | S. FDL City Limits to USH 151 | 1.91 | 2,000,000-2,999,999 | 7-2009 | Reconstruct STH 175 from Fond du Lac south city limits to USH 151 |

Data listed above was taken from the Wisconsin Department of Transportation website. A complete listing of roadway projects for the next five years can be found at www.dot.wiconsin.gov/projects/state/sixyear/docs/d2listing.pdf

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, rutting 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.

TRANSPORTATION SUMMARY

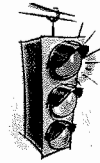
Goal

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

In order to accomplish this vision, there are several objectives that must be reached.

- (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 & Recommendations

- (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.

- (5) The Town must develop a driveway ordinance and permitting process.
- (6) Town officials must develop a road maintenance 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.



This section provides an inventory of the agricultural, natural and cultural resources within the Town of Rosendale. It discusses issues associated with these resources, defines the vision of the Town, and gives supporting objectives, policies and recommendations.

Vision

The creation and maintenance of productive and prosperous farm and residential lands where future residents can enjoy the rural character of the Town, start a new farm, or continue a family tradition of farming.

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.

Natural Resources

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.

Cultural Resources

There are minimal cultural resources attributed to the Town of Rosendale. The most commonly referenced cultural resource would be the Town's rural character and quiet style of living. Since the majority of the Town's residents are Caucasian and of ancient European descent, there is very little to no cultural diversity. This lack of cultural diversity limits the amount of cultural resources within the Town. If the Town were to gain residents from a variety of backgrounds, it would be important to create

activities in recognition of those backgrounds in the form of small festivals, the inclusion of the various cultures in a farmers market, or in Town dances or social gatherings. Currently, there is little diversity in the cultural backgrounds represented by residents. However, there is still the opportunity to create a local festival celebrating the current cultural differences through dance, food, myths and traditions. This type of festival could also be an opportunity for the Town to include nearby villages and towns, thus fostering new relationships that could lead to future inter-governmental cooperation.

Goals

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

Natural: 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: 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

The Town of Rosendale created a list of objectives that are vital to maintaining the current resources found within the Town limits. These objectives were divided into three categories of resources: agricultural, natural and cultural. Following are the objectives determined to be crucial to the maintenance of the Town's resources.

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. Clarify the existing ordinances to create clear distinctions between agricultural, residential and hobby uses.
5. Prevent the encroachment of non-agricultural uses by current owners on agricultural lands.

Natural:

1. Protect surface and groundwater resources through proper management.
2. Maintain soil quality through erosion control measures.
3. Protect wildlife habitats consistent with proper herd and flock management.

4. Protect passive and active recreational sites with proper management and use regulations.
5. Control non-point pollution of natural resources including surface and ground water.
6. Manage, maintain and protect the existing forest acreage and marshlands.

Cultural:

1. Preservation of the rural agrarian community culture in order to maintain a sense of identification with the community and a sense of pride in the community.
2. Improve the quality of life and focus on strong moral values.
3. Provide a sense of links, both social and cultural, between the community and the past.
4. Develop resources for historical research and cultural preservation, especially for the preservation of the rural family farm lifestyle.

Policies & Recommendations

After determining what goals and objectives were most important for the preservation of its resources, the Town of Rosendale created a list of recommendations on how to facilitate the changes that are needed to preserve such resources.

Agricultural:

1. Residential development should take place on land that is not classified as prime farmland as determined by Fond du Lac County's Department of Agriculture and the U.S. Department of Agriculture.
2. Strict rules should be imposed on farm residential structures to ensure that claims of hardship do not create a growth of incompatible residential structures in exclusive agricultural areas.
3. Nuisance laws and junk removal ordinances should be enforced in order to maintain a healthy rural character in agricultural zones and to maintain the value of the property in order to protect the tax base of the Town.
4. Agricultural business should not interfere with wetlands, wildlife habitats and other lands that are deemed environmentally sensitive by the Town, County or State. Programs should be initiated to ensure that the preservation of these areas are not at the expense of the agricultural property owner.
5. Actual agricultural uses in agricultural zones should be required to be consistent with their current zoning.
6. Definite zoning classifications for agricultural uses should be established and adhered to for the large scale agricultural district (A-1), the medium to small scale agricultural uses(A-2), and for rural recreational, residential mixed use and hobby farming (RR).

7. The Town should work to prevent the creation of non-agricultural islands or peninsulas in the agricultural zones as this will cause potential zoning conflicts in the future.
8. A regular review process with established objective criteria should be developed for the periodic evaluation of the zoning district boundaries.
9. Any existing agricultural properties which are not currently property zoned should be reclassified into the correct zoning district.

Natural:

1. Preparation of an inventory of environmentally sensitive areas in the Town should be done in cooperation with other governmental units.
2. Water runoff plans should be developed in cooperation with the agricultural community and consistent with the State of Wisconsin's storm water discharge rules.
3. Development of land that contains steep slopes should be controlled.
4. Standards for rezoning, conditional uses and platting should be developed to ensure consideration of drainage, soil preservation, water quality, and wildlife habitat issues.
5. Overlay districts should be created where the Town Board deems them appropriate.
6. The Town should maintain strict regulation and monitoring of mineral deposit extractions within its limits.

Cultural:

1. The Town needs to work with State and local historical societies to locate and map known historical and archeological sites within its borders.
2. The Town should commission the development of its oral history.
3. The identification and preservation of all cemeteries and burial sites in the Town is important to the preservation of the Town's history.
4. Historical preservation ordinances and construction controls need to be developed by the Town and its various committees.
5. The Town should communicate and encourage the participation of community members in the obtaining of preservation grants for historically significant structures and sites. Community members should also be encouraged to participate in the development of historical renovation design standards for the renovation of such historical sites and structures.

Policies

The Town of Rosendale created the following policies based on the current status of the Town's resources and the current recommendations for the facilitation of changes in order to maintain such resources. These policies include:

Agricultural:

The Town of Rosendale shall:

1. Minimize the residential development of current farmland.
2. Maintain the quality of soils available for farming.
3. Prioritize the retention of the family farming business community.
4. Balance future agricultural needs with the 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 and the existing wildlife.
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 small family farm conclave.
2. Identify and preserve current historical sites, structures and events as well as those established or determined to be cultural resources in the future.

The Town of Rosendale is a welcoming town filled with rural character and surrounded by thriving commercial and family farms.



The majority of the land in and around the Town of Rosendale is either agricultural or residential (both suburban and rural). There are a number of large family farms as well as various sizes of hobby or recreational farms. Therefore, a primary concern of many residents is that this plan protects the agriculturally sensitive areas of the Town's land in order to preserve the history of family and recreational farming 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.

Vision

The Town will provide a guide to assist developers and governmental officers in the future development and redevelopment of public and private land in the Town. This guide will have specific requirements that will need to be met for each type of development, redevelopment or modification to property and / or the buildings located on such property within the limits of the Town of Rosendale.

Objectives

The Town needs to have a complete inventory of its land uses that can be relied upon by property owners and developers in assessing their opportunities and the impact of surrounding properties on their own land.

Accurate information should be available with regard to productive agricultural soils, natural limitations, wetlands, and other environmentally sensitive areas.

The Town must have projected timetables to anticipate public utility needs and community facilities elements, such as sanitation, water supplies, parks, cemeteries, etc. These timetables will create a plan of action should the needs arise unexpectedly and time for preparation is limited.

Policies & Recommendations

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

- (1) The Town shall, in cooperation with Fond du Lac County, obtain and post, when available, a list of the amount, type, intensity, and net existing uses of the land in the Town, soil and wetland designations, crop land designation and similar resources to all interested parties.
- (2) The Town shall develop a 20 year projection of land use development in five year increments using available background information and assumptions predicated on surrounding growth developments and spatial limitations.
- (3) The Town shall establish a policy to limit expansion of inconsistent uses and the potential degradation of agriculturally sensitive areas.
- (4) The Town shall create maps of transitional areas with established criteria for modification of current use categorizations.
- (5) The Town shall locate areas for public utilities and community facilities consistent with the utility and community facilities element.

Recommendations were also made to the Town of Rosendale with regard to taking specific action on land uses. These recommendations are listed under the specific land use categories described and discussed later in this plan.

I. Zoning Districts in the Town

The land in and around the Town is designated as part of a specific zoning district based on its uses and size. The eleven (11) districts are listed below with a brief explanation of the intent and criteria for designating land under their guidelines.

R-1 Rural Residential District

The intent of this district is to provide a lot size and associated standards for home sites developed on a scattered basis. The criteria of this district are designed to provide reliable, single-family home sites in those areas where “neighborhood” and “community” facilities and services are of secondary significance to the location of the home site itself.

R-2 Suburban Residential District

The intent of this district is to provide a lot size and associated standards for home sites in a duly recorded and legally maintained subdivision. The criteria of this district have been designed to provide reliable, single-family home sites in those developing areas which do not have public sanitary sewer, but which offer a “suburban” arrangement of amenities, services, facilities, etc. The provisions of this district apply to all lots of record within the dimensions of this district.

R-3 Two-Family Residential District

The intent of this district is to provide a lot size and associated standards for a home site, which will accommodate the use of a “duplex” housing type. Since the two-family dwelling produces a divergent occupancy pattern from that of the traditional single-family dwelling, duplex zoning, when desired, should be applied on a district basis, adjacent to, but not within the character of the single-family R-2 District neighborhood in which it is to be located.

R-4 Multiple-Family Residential District

The intent of this district is to provide for the residential development of “walk-up” type apartment buildings, which provide rental housing to be built within the economies of scale, while retaining a relatively low density pattern. The use of this district should be applied to those locations in the “neighborhood” in which it will be compatible with surrounding uses; where the increased density would not create a service problem; and where the use will accommodate both the existing or anticipated character of the surrounding area and the needs of the multiple-family development itself.

R-5 Planned Residential District (Condominium & Cluster Development)

The intent of this district is to produce a total residential development area with standards designed to encourage creativity in the arrangement and placement of residential dwellings. To this end, the district allows a diversity of dwelling types, open spaces, and uses conceived and planned as comprehensive and cohesive projects. Furthermore, the application of this district should produce a more rational and economic use of land and public services while encouraging the preservation of open space.

P-1 Institutional & Recreational District

This district enables the identification of areas for use by institutional and recreational activities. It has been designed to provide standards which will ensure their orderly development and operation whether privately or publicly owned. The intent of this district is to provide an area for public and private institutional and recreational uses. The area utilized for such a district should be such that it is compatible with and is an asset to the surrounding land uses.

A-1 Agricultural District (Farm Preservation)

The intent of this district is to identify and to establish those areas of the Town suited to the economics of large-scale agricultural uses. In turn, the value of this land is to be maintained by protecting these areas from the intrusion of urban uses. The location of this district should encompass sufficient acreage where soil characteristics and/or existing operations will facilitate extensive production of crops; forest products; livestock, poultry and their products; and dairy products. Identification of such districts should be by the use of detailed soil maps and by production records of the State of Wisconsin, Department of Agriculture.

These farms are the most important asset to the owners and, as such, must be kept in a district where surrounding properties will not be used or zoned for activities that would prove detrimental to the well-being of the animals raised or crops grown on that land.

A-2 Agricultural District (General Farming)

The intent of this district is to allow the development of small-scale farming activities characterized by the mixed crop of the traditional "family farm" along with residential growth. This district can be located in those areas where the occurrence of scattered urban uses is likely to occur. However, the agricultural district is to be recognized as the dominant activity of the area.

There are many family farms near the Town that qualify for this district. Some farms have been around for years, and this district allows for the smaller scale farming associated with family farms.

AT Agricultural Transition District

The intent of this district is to allow the development of recreational, agricultural, and residential mixed uses on suitable sized parcels where the use is not inconsistent with surrounding properties and contiguous zoning districts. It is intended that this district will be used to accommodate the transition of traditional agricultural lands to less intense uses which are normally considered recreational or hobby activities. The district may also be used to accommodate family farm members who wish to create residential areas within areas currently zoned exclusive agricultural as part of a family farm operation.

This district will become more and more popular as children inherit family farms and decide to create living quarters directly on the farm land and downsize their parents "business" farm to a hobby farm.

C-1 Commercial District

The intent of this district is to provide for an individual or small grouping of retail and The physical location and arrangement of these facilities should be laid out so as to orient themselves to the local residential population to be served while remaining compatible in appearance and character with the area.

The Town of Rosendale does not have a significant commercial district at this time, nor will it in the future. In order to continue to maintain its rural character, it is in the Town's best interest to limit the possibility of a large commercial or industrial district being placed within its limits.

ID Industrial District

The intent of this district is to provide for the development of industrial employment centers within the immediate vicinity of residential neighborhoods. As with any activity which draws users from beyond the immediate population, suitable traffic routes and parking facilities must be integral to the location and plot plan design of the district.

The Town of Rosendale does not have a significant industrial district, nor will it in the future. Industrial work is one of the most common positions held by residents of the Town, but these positions are located in Appleton, Oshkosh and Fond du Lac. Residents would prefer to travel for work than allow a significant industrial or commercial district in the Town.

Additional information on the different zoning districts for the Town of Rosendale can be found online at www.sorensonlaw.com. Articles tab, article name: Town of Rosendale Zoning Ordinance.

Agricultural Districts

Town of Rosendale residents hope to maintain the rural character of the Town by maintaining or increasing the farming properties within the agricultural districts. Residents developed a list of objectives in order to accomplish this goal for agricultural land growth, which will be discussed in detail in the agricultural land use section of this plan.

Residential Districts

The majority of the residential sections of the Town are either rural residential or single family residential. Residents hope to keep the residential areas as they currently are, especially when the majority of the residents are either married couples or families with one or more children. There is no need for R-3, R-4 or R-5 districts to increase or even begin. Neither the residents nor the Town have a need for an increase in two family homes, multiple family homes, or condominiums.

Commercial / Industrial Districts

There is no anticipation or expectation that the Town will increase in size with regard to the commercial and industrial districts. The majority of the Town's labor force already travels for work and the Town's main focus is on agricultural and rural residential living. The residents do not see a significant need for an increase in the commercial or industrial districts at this time, or in the future. In fact, increasing these districts would decrease the amount of available agricultural and rural residential lands.

In order to appropriately handle potential growth of its commercial land, open space and residential land, the Town of Rosendale has selected objectives and recommended policies that will help it reach its projected vision for these land areas over the next 20 years.

II. COMMERCIAL LAND

Vision

The Town will begin to designate adequate amounts of land in appropriate locations for commercial land use in order to provide convenient sources of shopping services and some employment for its residents.

Objectives

The Town of Rosendale needs to encourage the location of commercial development in accordance with sound land use principles directing such development to planned commercial areas. It must also encourage the clustering of new commercial uses in neighborhood centers in order to create small commercial areas with one-stop convenient shopping. However, it is important that commercial development be considered only for appropriate areas so that there is a limitation on strip mall commercial development within the Town limits.

The establishment of a site plan review process with specific criteria will be implemented to better understand the appropriateness of all newly proposed commercial uses. This review process will be an important step towards preserving productive farmlands in the Town for long-term farm use while still allowing for new commercial developments.

The Town of Rosendale cannot support a commercial district. There is currently one commercial establishment in the Town. The current establishment attracts its business from surrounding areas as well as residents of the Town, most of whom travel to other nearby communities to fulfill their commercial needs. Since residents can travel into the Village of Rosendale or the cities of Ripon and Fond du Lac, there is no need to zone a commercial district or plan for future commercial areas. However, if at some point the Town decided to develop a commercial area, the land use plan will provide guidelines for development.

Policies & Recommendations

The Town of Rosendale should establish the following policies to ensure that commercial land is designated and developed in its appropriate place so as to not disrupt the rural land of the Town and to provide the Town with a desired need, service, and/or employment.

- (1) Require any commercial 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.
- (2) Commercial development needs for state highways shall be determined by the Town since this type of development influences the services of local residents as well as those passing through the Town.
- (3) An evaluation of safety concerns such as view obstruction, pedestrians, safety, and field of vision shall be completed by the Town.
- (4) Restrictions on building appearance, size and architectural integrity shall be considered in accordance with proposed agriculturally themed development plans.
- (5) There should not be any conflicts with existing land use or existing adjacent land use.
- (6) No commercial establishment can be built or placed on any land that is zoned as primary agricultural land.
- (7) No commercial establishment or development can disrupt the rural character of the Town of Rosendale.
- (8) No commercial establishment or development can interfere with the natural wildlife habitats, woodlands, or wetlands of the Town.
- (9) Any commercial development must be established on two state highways or in close proximity.

III. OPEN SPACE

Open space is not the same as vacant or agricultural land. Open space is an undeveloped area that is preserved and managed because of its natural value to the Town and its residents. Open spaces can offer multiple benefits including: outdoor recreation, preservation of animal and plant wildlife habitats, air and water quality improvement, flood and storm water management, visual and aesthetic appeal, nature education, physical definition of land areas, and the overall well being of the Town's rural character.

In some instances, private land functions as open space by providing open space benefits and by being protected and managed as open space. It becomes part of the "land use" balance in the Town. As the demand for outdoor recreation increases, the Town must find the most effective way of providing open space and using open space to its greatest benefit. Natural areas are often times easily altered to accommodate residential development, which is not what the Town of Rosendale's residents want to see. The preservation of open space in the Town is a major tool in defining the rural character and quality of the Town.

Vision

By recognizing and respecting the natural environment as an irreplaceable resource, the Town of Rosendale can preserve, protect and enhance its natural resources for the enjoyment and aesthetic appeal of its residents and the community as a whole.

Objectives

The residents of the Town realize the importance of preserving the natural landscape features of the Town, namely the woodlands, wetlands, streams and prairies. They recognize that it is their responsibility as residents to help ensure the preservation of these natural resources for future generations, especially when these resources help create the peaceful rural character and atmosphere they also want to preserve.

The Town must ensure the appropriate distribution and amount of land used for open space throughout its limits, and should place special emphasis on the preservation and enhancement of the existing natural scenic environment. It is extremely important that the Town make sure that future developments do not disrupt current or future areas of natural open space. This type of disruption will begin to limit the potential for wildlife habitats, native vegetation and the ability for visitors, passers-by and residents alike to enjoy the rural atmosphere of the Town of Rosendale.

Policies & Recommendations

There are four things the Town can take action on now that will help ensure the preservation, protection and enhancement of its natural resources.

- (1) Require land developers to dedicate adequate open space and recreational areas to meet the demands of new residents in the development.
- (2) Require the entire community to protect and care for the natural open spaces used for recreational purposes in the Town.

- (3) Identify any disturbed or degraded stream banks, wildlife habitats or the wildlife itself, woodlands or prairies that are important to the aesthetic appeal and rural conservation the Town and then support all levels of restoration and replenishing.
- (4) Encourage the permanent protection of private land holdings through conservation easements, deed restrictions, tax concessions and other methods.

This land use plan recognizes that open space in the Town of Rosendale is a valuable natural resource with significant practical value. It can be utilized for a variety of purposes such as conservation of fragile lands, active and passive recreation uses, and for the protection of plant and animal wildlife habitats. By protecting the open space in the Town, it preserves both the rural character of the Town and the sensitive lands such as streams, wetlands, and woodlands.

IV. RESIDENTIAL LAND

Aside from its large amount of agricultural land, the Town also has a substantial amount of residential land, which it intends to maintain as rural residential land. Rural residential areas have a smaller number of homes than regular suburban residential areas. Rural residential areas also have a substantial amount of land between the homes. This land is usually used for small scale farming or is vacant.

Vision

The Town of Rosendale will address and manage limited growth residential growth by providing guidance and guidelines for location and conformity of residential development while retaining the rural character of the Town.

Objectives

The Town must manage the quality, quantity, location and rate of rural housing development in order to insure the efficient use and conservation of the Town's natural and public resources.

It is vital that the Town balance property owners' private rights and the well being of the entire community's safety and aesthetic appeal.

The prevention of farm and residence abandonment, junkyard creation and unsanitary land use will only help further the goal of maintaining the rural character and natural resources of the Town for the future.

The Town needs to plan ahead for future residential areas by maintaining future residential developments in areas that would be easily served by existing infrastructure.

Permits must be required for the building or conversion of any accessory structures in the Town.

The Town must be able to prevent future residential building and developments from interfering with the agriculturally productive and environmentally sensitive areas within its boundaries.

Policies & Recommendations

The following recommended policies shall be considered and, if approved, shall become enforceable by the Town.

- (1) New rural residential development shall take place only on land that is not classified as Prime Farmland as defined by Fond du Lac County.
- (2) When necessary, future residential development shall only take place in areas shown on the land use map as areas suitable for this type of development.
- (3) Prevention of the creation of residential areas on potentially hazardous land will be of vital importance.
- (4) The Town must require developers and builders to comply with the County's erosion control ordinance and return surrounding lands to a normal setting after completion of construction.
- (5) The Town should require and highly encourage communication and cooperation between builders and/or developers, the Town, the adjacent towns and villages, and the County of Fond du Lac.
- (6) There must a strict adherence to the residential district ordinances and serious consideration of future ordinance updates for the Town.
- (7) Home and land owners must be required to maintain sanitary standards as to keep and protect the beauty of the entire rural community.
- (8) The Town of Rosendale must adopt a plan to deal with the dilapidated housing currently found within its limits.

The residential zoning district is designed for the management of small-scale growth. This plan encourages growth which is appropriate for the Town of Rosendale. There has been little to no residential growth in the Township. However, the age of the Town's current housing exceeds the time that most of the residents have been living in the Town. Since the housing is already so old, there is an increased possibility that the Town will need new housing over the next 20 years. This plan will help guide future developers towards new developments that are consistent with the existing character of the Town. Rural residential areas in the Town of Rosendale's Comprehensive Land Use Plan will be designed to provide and protect the quality of life for all residents of the Town.

V. AGRICULTURAL LAND

The Town of Rosendale has a fairly large section of farmland owned by its residents. This farmland is the key agricultural land associated with the Town of Rosendale. The increasing number of residents using soil preservation practices has enriched the agricultural lifestyle of the Town by increasing farmland productivity and reducing the soil erosion that leads to significant decreases in crop production. While there is a significant amount of agricultural

land in and around the Town, changes will need to be made to certain zoning districts in order to better distinguish between hobby farms, productive agricultural industrial farms and rural residential lands.

Goal

The Town must preserve, maintain, and protect productive farmlands for continued agricultural use and rural character.

Objectives

In order to fulfill this vision, the Town must ensure that suitable land areas for agricultural and associated areas actually exist. It should encourage residents to begin soil conservation practices which will reduce soil erosion and increase farmland productivity. The Town should also take the necessary action to alter the existing allowable zoning districts to create more distinct separations between productive agricultural industry, hobby agriculture, and rural residential living. Residents should ensure that the agriculture is not threatened or restricted by adjacent land uses in significant agricultural areas.

Recommended Strategies

There are several recommended strategies intended to minimize the premature development of farmland while allowing for a rural lifestyle for all of the Town's residents. These recommended strategies, when put into place as policies, will aid in the maintenance of quality soils for farming by identifying the areas that are not suitable for farming. The recommendations specifically aim to reduce any conflicts between new developments and the current farming communities.

Following are several key strategies that should be employed if the goal is to minimize the premature development of farmland while allowing for the rural lifestyle of all the Town's residents.

First, residential development should take place on land that is not classified a Prime Farmland as determined by Fond du Lac County.

Second, agricultural business should not interfere with wetlands, wildlife habitats and other lands that are deemed environmentally sensitive by the Town, County or State.

Third, the Comprehensive Land Use Plan Committee should establish and adhere to definite zoning classifications for agricultural uses. A-1 should be used for large scale exclusive agriculture. A-T should be used for agricultural transition. For medium to small scale agriculture, A-2 should be used, with hobby farms being designated as AT.

Lastly, agricultural development should be placed in its proper zoning district from the start to ensure appropriate agricultural land use in the future.

School Districts

The Rosendale-Brandon School District is the most common shared resource. As discussed in the Utilities and Community Facilities Element, the Town of Rosendale currently has a split school district. Some of the residents attend the Rosendale-Brandon School District and the rest attend the Ripon Public School District.

The Rosendale-Brandon School District was chartered in 1968 when the Rosendale Union Free School District combined with the Brandon Common School District to become the Rosendale-Brandon School District.

High school students were able to remain at their separate Rosendale and Brandon schools from 1968. Laconia High School opened in the fall of 1972 to accommodate the new joint district. The charter of the school board set school board membership at nine members, six of them from the previous Rosendale Union Free School District and three from the previous Brandon Common School District.

The Rosendale-Brandon School District strives to educate all students to become responsible citizens and effective participants in the economy who are able to adapt to the rapidly changing world through the acquisition and application of skills and knowledge.

The Rosendale Primary School educates students in early childhood ranging from age 3 through Grade 3. The Rosendale Intermediate School educates students in Grades 4 through 8, and Laconia High School educates students in Grades 9 through 12.

The Rosendale-Brandon School District attempts to shape the future for students by planning for and anticipating the kinds of challenges they may encounter as they continue to grow and eventually enter college or the labor force.

Rescue 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.

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.

WI 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. 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.

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.eastcentralrpc.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)?"

According to the Smart Growth Law, the purpose of the economic development element is to promote stabilization, retention and expansion of the economic base of the community and increase quality job opportunities. This section addresses the following factors with regard to economic development:

- Highlights of the labor force information discussed in Section Two.
- An assessment of the Town's ability to attract and retain commercial and industrial businesses.
- A list of programs that deal with commercial and industrial contamination sites.
- A list of organizations that provide economic development programs at the county, regional, state and federal levels.

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.

Vision

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 will also be done to determine what organizations offer economic development programs at the county, regional and state levels.

Labor Force

The Town of Rosendale's labor force was previously discussed in great detail as part of the Economic Profile, Section 4.0. Some highlights from that section include:

- 79% of the Town's population falls into the employment eligibility age group
- 324 total persons are currently employed at this time
- The labor is split almost evenly between males (56%) and females (44%)
- 92% of residents in the Town commute either to work or school each day. The average commute for an employed individual is 23 miles one way. The majority of these individuals travel alone.
- The most common destinations are Ripon, Fond du Lac, and Oshkosh. Some workers also travel to Appleton, although they are in the minority.
- The top three (3) industries represented by the Town's labor force are: (1) manufacturing, (2) educational, health and social services, and (3) agriculture, forestry, fishing, hunting and mining.
- 85% of the residents have an earned income, versus a Social Security or pension check. For these 85%, the common household income is \$50,272.00. The average income is substantial due to the higher level of educational attainment reached by most residents.

- While the unemployment rate in the Town of Rosendale is rather high, it does not take into account the number of stay-at-home parents, full time college students, or the increased number of early retirees. Instead, it simply represents the total number of persons eligible to work that are not currently employed.

Current Business Environment

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.

Programs to Combat Contamination Sites

Town of Rosendale has water dischargers on the corner area of Highways 23 & 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.

Hazardous waste questions can be answered by contacting the following persons in the State of Wisconsin:

Region Headquarters (Northeast Region):

Department of Natural Resources
2984 Shawano Avenue
P.O. Box 10448
Green Bay, WI 54307-0448
(920) 662-5100

Waste Management Program for Fond du Lac County:

DIANE HAMMEL – (920) 662-5166
General Program Assistant
Hazardous Waste Notification
Hazardous Waste Reporting
Hazardous Waste Transportation Licenses

BARTI OURMAROU – (920) 424-1001
Other Hazardous Waste Requirements

Economic Development Programs

County Programs:

Fond du Lac County Economic Development Corporation (FCEDC). Owned and run by its President, John Ramer, the FCEDC provides services that include existing building development, business attraction and recruitment, community services, workforce initiatives and entrepreneurial assistance. Substantial private sector contributions and investments help the FCEDC provide all of these services free of charge to all interested parties. Also, financial assistance programs are available to individuals needing assistance in locating or relocating a business in Fond du Lac County, expanding a business, or starting up a business anywhere within the County's borders.

Regional Programs:

Northeastern Wisconsin Economic Development Program (NEWEDP). In March 2005, this program received a \$380,000 grant from the Department of Commerce. The NEWEDP works to attract and maintain businesses in the Northeastern Wisconsin area. Like the FCEDC, it encourages entrepreneurialism and strives to strengthen the existing workforce in the area. The partnership represents eighteen (18) different counties in the Northeastern Wisconsin area and is operated by its board of directors. Its members include non-profit organizations, educational facilities, government leaders and businesses from across the region.

Residents of the Town of Rosendale would be able to utilize the opportunities and assistance offered by the NEWEDP, which intends to use its newly received funds to, among a variety of other projects, build a network of professional and business executives, community leaders and others that will identify the opportunities and threats related to the economic development of the region covered by the partnership.

The Center for Community Economic Development, University of Wisconsin. This facility has a wide variety of links to sites explaining the process of becoming an economic development corporation or program, results from surveys completed by numerous economic development corporations and programs throughout the State of Wisconsin, and much more. While it may not provide direct financial assistance to the residents of the Town of Rosendale, it provides in depth research and contact information for those interested in finding resources closer to home.

State Programs:

Forward Wisconsin. This organization is the state's leading marketer and is the initial contact point for all out-of-state businesses that are interested in relocating or expanding in the State of Wisconsin. It provides access to a multitude of resources, including information and resource links to economic development groups in the areas where the business will be located. More information on Forward Wisconsin can be found online at www.forwardwi.com

Wisconsin Economic Development Association (WEDA). As a non-profit organization dedicated to the economy expansion and progress within the State of Wisconsin, WEDA represents both the public and private sectors of the business world. The association's numerous activities and programs are controlled and administered by its Executive and Legislative Directors. Membership in this association is a great way to show a commitment to the economic development of the entire State of Wisconsin. Memberships in WEDA provide a variety of benefits, some of which include professional development

and continuing education opportunities, legislative affairs, resources and networking. While WEDA has worked towards the passing of certain legislation, only members of the association may gain access to its diverse selection of research and networking resources. Additional information on WEDA can be found online at www.weda.org

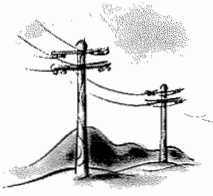
Alliant Energy Economic Development. This economic development team focuses completely on locating appropriate buildings and locations for businesses interested in building, expanding or relocating. Alliant Energy Economic Development locates buildings and sites in Illinois, Iowa, Minnesota and Wisconsin 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. The same forty percent (40%) up to \$5,000 will be paid towards the development of a community website. Alliant Energy also gives businesses two trade show options: (1) attend a trade show and it will reimburse fifty (50) percent of business travel-related expenses up to a maximum of \$500, or (2) use the Alliant Energy booth and it will reimburse forty percent (40%) of the booth rental space and associated costs per show up to a maximum of \$1,500.

Recent projects aided by Alliant Energy Economic Development include Charter Steel in Fond du Lac, Wisconsin, which unveiled a \$60 million specialty steel production facility in 2001 and Badger State Ethanol, LLC in Monroe, Wisconsin, which operates a dry-mill ethanol production facility that started production in October 2002. Badger State Ethanol, LLC currently produces 48 million gallons or more of ethanol each year and produces 150,000 tons annually of animal feed known as distiller grains. For more information on Alliant Energy Economic Development and its success stories visit the website at www.midwestsites.com.

Wisconsin Public Service. This company offers a wide variety of programs both to the community and to businesses. Wisconsin Public Service created the Business Retention/Expansion Program which shows a community how to develop plans for retaining and maintaining their current business base while simultaneously encouraging expansion in the business districts. These plans aide the community if it ever loses a major employer by cushioning the community with a larger selection of other employers and job opportunities for those left unemployed. Wisconsin Public Service also offers assistance and information in a wide array of areas ranging from industrial park and community strategic planning assistance to cost of living studies and community profiles.

For businesses, Wisconsin Public Service offers government procurement seminars, which explain the intricacies of doing business with the largest purchaser of many products and services, namely, the state and federal governments. Also offered are company expansion loan, quality certification and manufacturing assessment assistance. Wisconsin Public Service provides businesses with a listing of available buildings and industrial sites and assists in the development of business plans for any interested business within the State of Wisconsin. More information on the economic development programs sponsored by Wisconsin Public Service can be found online at www.wisconsinpublicservice.com/business/bcd.asp



Just like any other municipality in the area, telephone, television, heating and sanitation services are used every day in the Town of Rosendale. The Town ensures that these services are available to its residents. Whether these services are used depends on the residents' needs and desires, especially since the associated costs are assessed to the residents and not the Town. However, due to the small size of the Town, the number of available service providers is limited.

To better understand the limited service options available to the residents of the Town of Rosendale, both necessary and optional services were analyzed to determine the number of services available to residents. This research showed a severely limited number of service providers offering service to the Town. For example, CenturyTel is the only company that offers telephone service, while residents must have satellite dishes in order to gain any television reception, and a sanitation tank or mound in their yards for waste since there is no public sewer system in the Town. Given these options, residents do not have the ability to negotiate better prices for their utilities, but must simply take what is available to their area. For this reason, residents might spend more money on utilities than they anticipated but have no recourse to lower the costs since no other service options are available. Shopping around for the best prices like residents of larger communities is not feasible at this time.

Vision

The Town of Rosendale will coordinate with its residents to create policies that will ensure sufficient utilities, public facilities, and community safety for the entire Town while retaining its rural nature.

Objectives

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.

Inspecting and maintaining the private wells on each lot should also be a major concern. The Town needs to make sure that the water its residents are bringing into their homes is not contaminated in any way. The water should contain levels of chemicals, minerals or debris consistent with well water, but with standardized ranges. Guidelines as to these ranges can be found in the brochure developed by the Wisconsin Department of Natural Resources and the Department of Health and Social Services.

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 in order to alleviate the smell of rotting garbage or the unsightliness of overflowing trash cans.

As stated in previous sections of this plan, safe transportation is vital to the ongoing success of the Town. School bus transportation and safe and efficient traveling are of the utmost importance to residents. The ability to travel to and from work, school and other destinations is what gives residents the opportunity to create productive lives. The Town of Rosendale must ensure that roadways in and

around its limits are safe. When construction becomes necessary, the Town should inform its residents of traffic delays, detours and unsafe roadways.

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.

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.

Television

Residents must use a satellite dish for television programming. The Town's population is not sufficient to support a cable service at this time, and with no expectations of a significantly increased population over the next 20 years, satellite will most likely be the only television service available to residents.

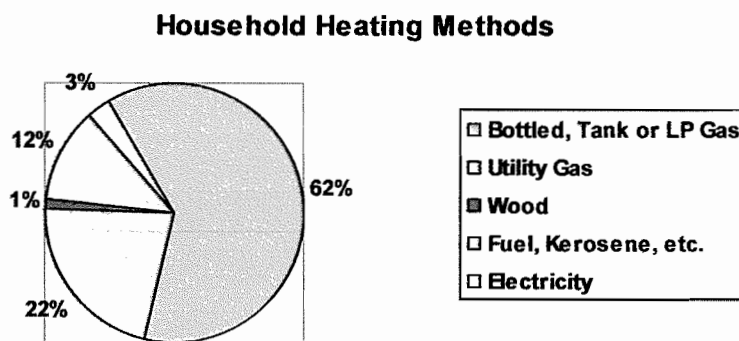
Emergency Services

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.

Heating Methods

Residents of the Town use two main sources of heat for their homes, namely, (1) bottled, tank or LP gas and (2) utility gas. Wood, fuel, kerosene, and electricity are also used by some residents, but not to the same degree as LP and utility gas. The chart below shows the division of heating methods employed by the residents of the Town.



Solid Waste Disposal & Recycling

The Town of Rosendale contracts their solid waste disposal and recycling services. They currently contract through Onyx, a waste management company located in Omro, Wisconsin which has been serving the community well. It is not anticipated that there will be a need to expand or alter these services.

Veolia Environmental Services is one of the largest solid waste management organizations in North America, providing services to more than one hundred twenty-five thousand (125,000) commercial and industrial companies as well as numerous municipalities like the Town of Rosendale. Veolia collects solid waste in the Town of Rosendale, which is brought to the Omro transfer station before being hauled to the landfill. Recyclables are also picked up and taken to the Omro station where they are processed as industrial, commercial or other materials.

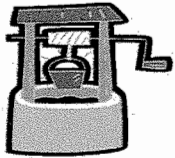


Veolia has been handling the refuse and recycling services of the Town for quite a few years and does not anticipate any problems or significant increases in service over the next 20 years.

Sanitation 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.

Water Facilities



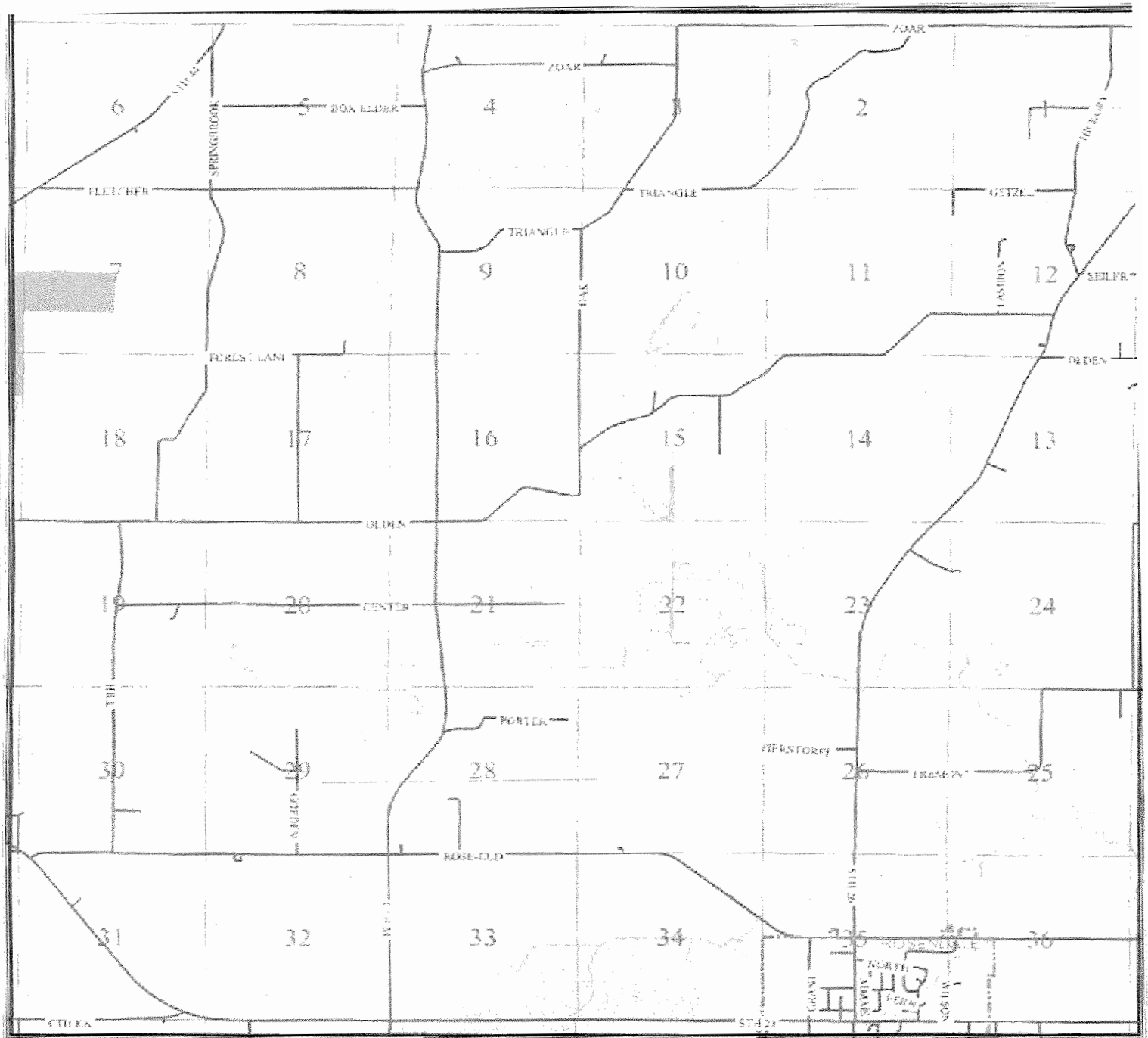
Residents receive their water supply from private wells. Each property in the Town has its own well. The wells are inspected periodically.

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

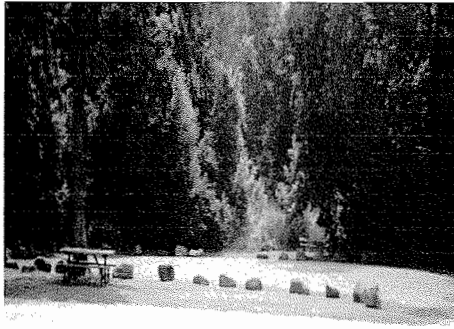
The Town of Rosendale does not have a Storm Water Management Program. Since the majority of the Town is used for agricultural purposes, the Town abides by the erosion control ordinance that is mandated by the County of Fond du Lac. The County also has drainage districts, which are also used to enforce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

Below is a map of the drainage districts. The districts highlighted in red cover the Town of Rosendale.



| | | | |
|--|---|--|--|
| <p>Legend</p> <ul style="list-style-type: none"> Village Boundary Waterways Drainage District #1 Drainage District #3 | <p>TOWN OF ROSENDALE DRAINAGE DISTRICT MAP Prepared by Hamilton County Planning Department August 2005 Printed on 140 lb. Cream #100 Recycled Paper NAD 83/03</p> | | |
|--|---|--|--|

Parks



Northwoods County Park

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 Highway 26, and is a great place to observe true wildlife habitats.

Communications Facilities

Land Line Service



CenturyTel 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.

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



Ripon Public Library

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 WISCAT.

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.

Following is a list of hours, address, and contact information for each of the libraries.

RIPON PUBLIC LIBRARY
120 Jefferson St.
Ripon, WI 54971

Telephone: (920) 748-6160
Fax: (920) 748-6298

www.riponlibrary.org

WINTER HOURS

| | |
|-----------------|------------------|
| Monday – Friday | 10:00am – 8:00pm |
| Saturday | 10:00am – 4:00pm |
| Sunday | 1:00pm – 4:00pm |

SUMMER HOURS

(Memorial Day – Labor Day)

| | |
|-------------------|------------------|
| Monday – Thursday | 10:00am – 8:00pm |
| Friday | 10:00am – 6:00pm |
| Saturday | 10:00am – 1:00pm |
| Sunday | Closed |

FOND DU LAC PUBLIC LIBRARY
32 Sheboygan Street
Fond du Lac, WI 54935
www.fdlpl.org

| | | | |
|------------------|----------------|----------------------|-----------------|
| Main Desk | (920) 929-7080 | <u>LIBRARY HOURS</u> | |
| Events Recording | Press 2 | | |
| Circulation | Press 3 | Monday – Thursday | 9:00am – 8:00pm |
| Reference | Press 4 | | |
| Children's | Press 5 | Friday | 9:00am – 6:00pm |
| Find a book | Press 6 | | |
| Bookmobile Info | Press 7 | Saturday | 9:00am – noon |
| Business Office | Press 8 | | |
| Staff Directory | Press 9 | Sunday | 1:00pm – 5:00pm |
| Other | Press 0 | | |

LANE LIBRARY AND WEHR LEARNING CENTER
300 Seward Street
Ripon, WI 54971

www.ripon.edu/library

| | |
|-------------|----------------|
| Front Desk | (920) 748-8175 |
| Circulation | (920) 748-8747 |
| Reference | (920) 748-8751 |

SCHOOL YEAR HOURS

| | |
|--------------------|-------------------|
| Monday | 7:30am – midnight |
| Tuesday – Thursday | 7:30am – 11:00pm |
| Friday | 7:30am – 5:00pm |
| Saturday | 10:00am – 5:00pm |
| Sunday | 1:00pm – midnight |

SUMMER HOURS

Not available at this time.

WINTER BREAK HOURS

(Dec. 18 – Jan.3)

| | |
|----------------------------|-----------------|
| Weekends Dec. 18 – Jan. 18 | closed |
| Weekdays Jan. 4 – 18 | 8:00am – 5:00pm |

SPRING BREAK HOURS

(March 12 – March 20)

| | |
|---------------|-----------------|
| March 12 & 13 | Closed |
| March 14 – 18 | 8:00am – 5:00pm |
| March 19 & 20 | Closed |

School Systems



Education is of high importance to the residents of the Town. A chart of educational attainment can be found under the Community Profile section of this plan. The chart shows the high percentage of residents completing higher levels of education either as part of continuous education or by returning to school later in life.

The Rosendale-Brandon School District was chartered in 1968 when the Rosendale Union Free School District combined with the Brandon Common School District to become the Rosendale-Brandon School District.

High school students were able to remain at their separate Rosendale and Brandon schools from 1968, and in the fall of 1972, Laconia High School opened to accommodate the new joint district. The charter of the school board set school board membership at nine members, six of them from the previous Rosendale District and three from the previous Brandon District.

The Rosendale-Brandon School District strives to educate all students to become responsible citizens and effective participants in the economy who are able to adapt to the rapidly changing world through the acquisition and application of skills and knowledge.

The Rosendale Primary School educates students in early childhood, generally from age 3 through Grade 3, while the Rosendale Intermediate School educates students Grades 4 through 8, and Laconia High School educates students in Grades 9 through 12.

The Rosendale-Brandon School District strives to shape the future for students by planning for and anticipating the kinds of challenges they may encounter upon their entrance into higher education, the current labor force, and everyday life. By anticipating these challenges, students will be better equipped to handle difficult situations with confidence in themselves and their creative solutions.

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.

Below is a list of the pertinent information for each of the schools under the Ripon and Rosendale-Brandon school districts.

Rosendale-Brandon Schools

Rosendale Primary School
300 W. Wisconsin Avenue
Rosendale, WI 54974

- John Hokenson, principal
- Phone number: (920) 872-2151
- Fax number: (920) 872-2647
- E-mail address: hokejoh@rbsd.k12.wi.us

Rosendale Intermediate School
200 S. Main Street
Rosendale, WI 54974

- John Hokenson, principal
- Phone number: (920) 872-2126
- Fax number: (920) 872-2061
- E-mail address: hokejoh@rbsd.k12.wi.us

Laconia High School
301 W. Division Street
Rosendale, WI 54974

- Wayne Weber, principal
- Phone number: (920) 872-2161
- Fax number: (920) 872-2777
- E-mail address: webeway@rbsd.k12.wi.us

Ripon Public Schools

Barlow Park Elementary
100 Ringstad Drive
Ripon, WI 54971

- Myra Mises-Krhin, principal
- Phone number: (920) 748-1550
- E-mail address: mmkrhin@ripon.k12.wi.us

Ripon Middle School
651 Metomen Street
Ripon, WI 54971

- Lee Nelson, interim principal
- Phone number: (920) 748-4638
- E-mail address: srust@ripon.k12.wi.us

Murry Park Elementary
64 Sunset Court
Ripon, WI 54971

- Melanie Oppor, principal
- Phone number: (920) 748-4695
- E-mail address: jopporme@ripon.k12.wi.us

Ripon High School
850 Tiger Drive
Ripon, WI 54971

- Jeff Jordan, principal
- Phone number: (920) 748 7616
- E-mail address: jordanj@ripon.k12.wi.us

Local Colleges (Private and Public):

Ripon College
300 Seward Street
Ripon, WI 54971

- Phone number: (920) 748-8115
- Website: www.ripon.edu

UW – Oshkosh
800 Algoma Blvd
Oshkosh, WI 54901

- Phone number: (920) 424-1234
- Website: www.uwosh.edu

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.

While it cannot support a major medical facility, Rosendale does have its own chiropractic center, which is located on Main Street. Below is a listing of the names and addresses of the various hospitals and clinics that are within a reasonable distance from the Town of Rosendale:

Ripon Medical Center
933 Newbury Street
Ripon, WI 54971

- Phone number: (920) 748-3101
- Emergency Department: (920) 748-9126

St. Agnes Hospital
430 E. Division Street
Fond du Lac, WI 54935

- Phone number: (920) 929-2300
- Emergency Department: (920) 926-4600

Rosendale Chiropractic Office LLC
110 S. Main Street
Rosendale, WI 54974

- Phone number: (920) 872-2969

Mercy Medical Center
500 South Oakwood
Oshkosh, WI 54903

www.affinityhealth.org

- Phone number: (920) 223-2000

Aurora Medical Center
855 N. Westhaven Drive
Oshkosh, WI 54904

www.aurorahealthcare.org

- Phone number: (920) 456-6000

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.

While this plan addresses all land uses, there are only two major land uses in the Town of Rosendale. These two land uses are agricultural and residential and a majority of this plan is devoted specifically to these uses. Implementing this plan shall revolve around one central goal, namely, to protect the rural agricultural nature of the Town of Rosendale.

The plan recommends that land not be converted for alternative uses unless such a conversion does not adversely affect the land's initial use. The criteria that should be considered when converting land for alternative uses should include the following:

- The size of the original parcel being considered for conversion.
- The soil quality within the area.
- The existence of impediments to agriculture or farming; such as slope, tree cover, or rock.
- The implications of conversion on adjacent land use, especially when land use is strictly residential or primarily agricultural.

When creating recommendations for prime agricultural land, it is crucial that this land not be converted for any other use in order to preserve the agricultural nature of the Town. It should be policy in the Town that any other types of development not interfere with agricultural land.

- Residential and commercial development shall not take place on land that is classified as Prime Farmland as determined by Fond du Lac County.
- Any zoning change or development on what is current farmland must be occurring because of considered soil quality, slope, tree cover, or natural resource.
- The Town shall establish and adhere to definite zoning classifications for agricultural uses; which would include the A-1 and A-T districts as well as eliminating hobby farms.

Residential areas are another use of land that is essential to the Town's comprehensive plan. Using this plan, the Town should encourage and approve land uses which will enhance its rural character. The Town should consider developing a future land use plan for residential developments.

Following is a short list of example standards that should become part of a future land use plan with regard to future residential developments.

- Future residential development shall only take place in areas suitable for such development.
- There shall be cooperation between adjacent municipal governments if there are conflicts with proposed land use changes.
- There shall be communication and cooperation between builders/developers, the Town, the neighboring municipalities, and Fond du Lac County when planning residential development.

- Residential developments or establishments cannot take place on land that is classified as Prime Farmland as defined by Fond du Lac County.
- It is imperative that private home and land owners maintain the sanitary standards and codes set forth by the Town of Rosendale and/or Fond du Lac County, therefore ensuring a safe and aesthetically appealing rural community.

The Town must also consider its open space and environmentally sensitive areas. By encouraging its residents to preserve these areas for the safety and aesthetic appeal of the entire Town, these spaces will continue to help create the sense of privacy and peace that is treasured by its residents well into the future.

These are implementation recommendations brought forth by the comprehensive land use plan. However, it is imperative that the Town adopts and enforces these policies in order for this plan to be properly and efficiently implemented.

Smart Growth Element Visions

SWOT Summary

ISSUES AND OPPORTUNITIES (OVERALL VISION): The Town of Rosendale will continue to strictly monitor the development and redevelopment of residential, commercial, and industrial areas within its borders in order to maintain and control the growth of non rural residential or agricultural land uses. The Town will aid in the development of new housing units to replace existing, non-inhabitable units in the future, as well as the development of smaller, rural residential areas outside of the land currently used for agricultural purposes.

The Town will continue to maintain its current utility, transportation and community facilities, and will review and revise such services so that they meet the needs of its residents. Intergovernmental cooperation will continue with fire and medical rescue services being provided by the City of Ripon. The Town must work to develop new and contingent intergovernmental cooperation for future needs.

HOUSING VISION: The Town of Rosendale will have sufficient housing for its residents over the next 20 years. Old structures in need of renovation, reconstruction or demolition will be tended to in cooperation with the appropriate guidelines set forth for such work. New structures will be built where they are demanded either due to the growth of the Town or the demolition of older structures. There will be an increase in single family units and a decrease in both the construction and demand for multiple family units. The Town also looks to a diversified population in the next 20 years, altering the current majority of Caucasian residents. This diversity will eventually aid in the expansion of the Town's agricultural resources, cultural resources and overall character.

TRANSPORTATION VISION: 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. State Highways 23 and 26 will not be expanded within the limits of the Town, County Roads M and KK will remain in their current condition since they withstand minimal traffic flow, and State Highway 44 will most likely be resurfaced and expanded due to increasing traffic flow between the Ripon/Green Lake area and Oshkosh. The resurfacing will not affect the Town in a substantial manner since only a mile of the highway runs through the Township.

UTILITIES & COMMUNITY FACILITIES VISION: The Town of Rosendale will coordinate with its residents to create policies that will ensure sufficient utilities, public facilities, and community safety to meet the needs and demands of the entire Town while retaining its rural nature.

AGRICULTURAL, NATURAL & CULTURAL RESOURCES VISION: The current agricultural, natural and cultural resources will be maintained by the Town of Rosendale. The Town will work cooperatively with its residents to incorporate new cultural resources. Current agricultural and natural resources such as the rich farmland, open spaces, woodlands and wetlands will be protected and used for the benefit of the Town as a whole. By protecting such resources, the Town will be able to maintain its rural nature, the main goal of its residents.

ECONOMIC DEVELOPMENT VISION: The economic development of the Town of Rosendale will not supersede its rural agricultural land areas or its rural character. The Town's labor force will continue to grow as the population ages over the next 20 years. Contaminated sites will be dealt with in an appropriate and efficient manner, decreasing the number of sites in the area over the next 20 years.

INTERGOVERNMENTAL COORDINATION VISION: The Town of Rosendale works in cooperation with neighboring municipalities to continue to preserve and create relationships that are mutually beneficial. The Town focuses its attention on its existing relationships with the City of Ripon for medical and rescue services and the Town of Brandon for the joint school district and educational services. 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 according to the guidelines set by the local, regional, state and federal governments.

LAND USE VISION: The predominant land uses in the Town of Rosendale are agricultural and rural residential, which the Town hopes to maintain for future generations. Residents will continue to grow crops and live side by side with the farmland without creating large subdivisions or overrunning the agricultural land with residential, commercial, or industrial land uses. The Town will strictly monitor the rezoning of land from agricultural to commercial, industrial or even residential for subdivision purposes in order to maintain its quiet, rural residential area while focusing on the agricultural land uses that service the Town and its residents.

IMPLEMENTATION VISION: The Town of Rosendale will work together with its residents to control the rezoning of land from agricultural or rural residential to commercial, industrial or residential (for subdivisions). The Town will apply certain standards and criteria to a rezoning request before allowing land to be converted to anything other than agricultural or rural residential. Residents and the Town's various committee and commissions will work together to create rules and standards for the Town based on the recommendations of each element in this Plan, as well as enforce such rules and regulations that are deemed appropriate for the Town, and voted on in public meetings. The Town of Rosendale will continue to maintain its predominantly agricultural and rural residential land uses while minimizing the growth of commercial, regular residential, and industrial land uses within its borders.

I. Issues and Opportunities Element

The Issues and Opportunities element includes basic information about the Town and lists the goals, objectives, and programs that will be used to implement the Comprehensive Plan and then guide its development over the next 20 years.

Strength: The Town is relatively quiet with a low population density, a mix of age groups, income groups and educational groups, and a sense of privacy.

Weakness: The Town has high taxes and a lack of community and consistency. It also lacks substantial activities for the children of the Town.

Opportunity: State and federal grants available to the Town might help increase activities for the children and a sense of community for the residents. The diverse age, income and educational groups create a Town that can function on its own at any level, with the residents helping each other along the way.

Threat: Residents with larger families or lower paying positions may not be able to afford the high taxes in the Town. This will limit the number of long-term residents in the Town. Agricultural capabilities could decrease depending on the number of incoming residents interested in rural residential life without the hobby farming or minor agricultural aspect of rural life. Also, the inability of small family farms to maintain a financially stable lifestyle due to the economy may create a significant decrease in the current population of the Town. This may convert the Town into a predominantly rural residential area, which would eventually detract from the agricultural and naturally preserved open spaces and wildlife habitats that the Town is striving to preserve for future generations.

I. Housing Element

The Housing Element provides a detailed list of goals, objectives, programs and graphs that the Town uses to determine how to meet current and future housing needs.

Strength: Housing in the Town is very affordable.

Weakness: The Town has a lack of housing rules and regulations, and current rules are not strictly enforced.

Opportunity: There are State and Federal grants available to help with housing concerns. Also, the Town is looking towards creating a set of housing regulations and rules that can be more strictly enforced.

Threat: Property values in the Town are rising, as are the property taxes. There is potential for this to cause a decrease in the number of long-term residents. Also, current housing will need to be raised and new structures will need to be built in the near future as some structures are beginning to fail due to old age. This could pose a significant threat to the Town if residents cannot afford to rebuild in the same location and are unable to find new housing

within the Town's limits. If those residents move, the Town could potentially lose a large portion of its population, and with it, revenue.

II. Transportation Element

The Transportation Element provides a detailed list of current transportation services within the Town, along with a list of goals and objectives for future transportation.

Strength: The Town has the use of well-designed roads and easy access to major roadways.

Weakness: The Town is split by State Highways 23 and 26, which bring a significant amount of traffic through the middle of the Town. The Town is not big enough to support a mass transit system, so residents without personal vehicles must find a ride with family and friends.

Opportunity: There are plans for significant road development in the near future. There are also State and Federal grants that can assist the Town in maintaining its roadways.

Threat: The State is widening State Highway 23 to four lanes, which will run through the Town. This will mean destruction of a major roadway that residents depend on. The plan to widen the roadway will also lead to the inevitable destruction of some properties due to the need for more land and the movement of heavy machinery.

III. Agricultural, Natural and Cultural Resources Element

The Agricultural, Natural and Cultural Resources Element identifies the goals and objectives of the Town of Rosendale with regard to the conservation and preservation of its resources.

Strength: The Town has multiple dedicated wildlife areas, productive farmland and successful farms.

Weakness: Cultural diversity is scarce in the Town since the majority of the Town is Caucasian and of ancient European descent (German, Polish, English). For this reason there are no significant cultural festivities celebrating the various cultures represented in the Town. Agricultural resources are limited to the crops grown by residents of the Town. This limitation on agricultural resources is due to the limited number of fulltime commercial farmers in the area. Most of the farms are family farms, and are either for hobby or smaller scale commercial business.

Opportunity: The State of Wisconsin, the federal government, and the Department of Natural Resources all help the Town of Rosendale maintain and protect the natural resources within its limits. Residents should limit the amount of environmentally hazardous pesticides and fertilizers used on their fields. Increased limitation on the use of such chemicals will enable the wildlife habitats and open spaces currently dedicated for preservation to continue to flourish.

Threat: Outside businesses are overusing resources. There is an increased amount of hunting permitted on lands where wildlife habitats are found, and there are significant environmental hazards from the spraying of lands and fields.

IV. Land Use Element

The Land Use Element provides a list of current and future land uses, along with objectives, goals and policies for maintaining the current status and ratio of agricultural and residential lands.

- Strength:** The land in the Town is rural, diverse in nature, and full of open spaces. Another attractive quality is that the land lacks commercial businesses, making it ideal for farming.
- Weakness:** There is a lack of commercial business in the Town which decreases the Town's potential revenue.
- Opportunity:** Numerous government agencies offer grants and funds. The Town could increase the number of productive agricultural farms. Increased yield through crops and dairy would directly affect the financial status of the Town and aid in the maintenance of its rural character.
- Threat:** There is an increase in the migration of outsiders into the Town's open spaces. Encroaching developments and annexation are also a threat. The State of Wisconsin and the Department of Natural Resources tend to interfere with the Town's ability to use its own land. Lastly, with the widening of State Highway 23 to a four lane highway, farmland crops and animals will be subjected to higher concentrations of vehicular pollution.

V. Intergovernmental Cooperation Element

The Intergovernmental Cooperation Element provides a list of goals and objectives for developing long-lasting relationships with neighboring municipalities.

- Strength:** The Town has strong relationships with the City of Ripon, the City of Fond du Lac, and several other municipalities in the area. These relationships provide accessible services to the Town's residents.
- Weakness:** The Town cannot support its own emergency and medical services due to its small population. There is also a lack of services, such as hospitals, dentists, and other commonly desired professionals within the community.
- Opportunity:** The Town has access to excellent services for medical and emergency services. State and federal grants are also available, and could be used to finance these services within the Town, consisting mostly of volunteers and a few full-time or part time paid staff. These could be used to lessen the Town's dependency on other municipalities for these services. Other options include upgrading these services or creating alternate relationships in case certain municipalities ever decide to pull their services.
- Threat:** The inability to function as an independent municipality with regard to these services creates a sense of vulnerability and dependency on the municipalities that provide such services. If the participating municipalities are not dealt with as they see fit, the Town could lose these vital services for its residents.

VI. Economic Development Element

The Economic Development Element provides a list of goals and objectives relating to the labor force, environmentally sensitive areas, and programs and organizations that deal with commercial and industrial contaminated sites.

- Strength: The Town of Rosendale has a labor force that is as diverse in age as it is in occupations.
- Weakness: The Town is too homogenous with regard to the nature of the community. There is a distinct lack of racial diversity and commercial business.
- Opportunity: The Town can continue to grow economically by utilizing the surrounding economic opportunities and job diversity.
- Threat: Stagnant wages with increasing taxes will force some residents to choose between the rural character of the Town and the easier finances of living elsewhere.

VII. Utilities and Community Facilities Element

The Utilities and Community Facilities Element provides a detailed list and explanation of the facilities available to Town residents ranging from water supplies to solid waste removal.

- Strength: It is safe to participate in outdoor activities within the Town. There are quality schools available for the children, open recreational areas, and accessible services for all residents.
- Weakness: The ineffective enforcement of current recreational rules and the lack of community parks and municipal and professional services all weaken the ability of the Town to provide adequate utilities and recreational facilities for its residents.
- Opportunity: Both State and Federal governments are available to provide assistance for essential facilities in the event that the Town cannot afford either the installation or the repairs of such facilities. State and Federal grants should be used to provide for a public library relative to the size of the Town. This will create an educationally based gathering point residents of all ages.
- Threat: Limited choices for utility providers, schools, and other educational resources such as libraries may force residents to either move or bring their children to outside schools, decreasing the revenue for the local school districts, while creating hardship on families paying taxes for a school system they do not use. Children are not able to frequent a local library due to the distance between the Town and the nearest libraries.

VIII. Implementation Element

The Implementation Element provides a list of recommendations and policies that should be instituted in order to reach the goals of the other elements.

- Strength:** The Town of Rosendale and its residents are completely committed to implementing this Plan. The diverse mixture of ages, income groups and educational groups allows each resident to provide a specific perspective and talent to the project.
- Weakness:** Such a large percentage of the community is in the labor force that it may become difficult to complete tasks in the time allotted by the Board or the State. Individuals volunteering to help implement this Plan may not be able to successfully attend all organizational meetings which may hinder the progress of certain plans.
- Opportunity:** Once the implementation process begins, a large portion of the Town can be involved. There will be more of a community effort instead of a large city-style implementation where only several people are in charge of the entire process. The Town will have more flexibility in listening to its residents and even using residents' suggestions with regard to the implementation process or other areas of development.
- Threat:** Too many opinions could cause confusion and the Town might lose sight of its ultimate goals for future development and conservation based on its comprehensive plan.

Public Participation Plan

Reference Maps

Introduction

Public participation is vital to the creation of a Comprehensive Plan that prioritizes the residents' needs and recognizes their specific desires for the future. By allowing the public to participate in planning meetings, either by written or oral comments, the Town will be able to establish a plan that will ensure the safe and appropriate development of its land and residential areas while maintaining its rural character and charm.

Smart Growth Law

The Town of Rosendale shall abide by the guidelines for adoption and distribution of written procedures as set forth in Wis. Stats. § 66.1001 (4) (a) which states:

The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments in the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.

Intent

The Town of Rosendale intends to create opportunities for the public to participate in the planning process by allowing public input in the form of written and oral comments and questions which will be shared at various planning meetings. By allowing the public to participate in the planning process, the Town will be able to cover all potential concerns of the residents. The Town also intends to create a plan that is a fair compromise between its residents' needs and desires and what is best for the future success of the community.

Procedures

In order to encourage the highest level of participation within the community, and to meet the standards set forth in Wis. Stats. § 66.1001 (4) (a), the Town of Rosendale, Fond du Lac County, Wisconsin, has adopted several procedures. These procedures are intended to provide opportunities for community members to involve themselves in the development of the plan, especially since it will affect their current and future properties.

The Town of Rosendale has designated the Town of Rosendale Comprehensive Planning Advisory Committee to head the public involvement effort. The Committee shall be responsible for the following Public Participation Procedures:

Work closely with the consultant hired to prepare the Comprehensive Plan.

- ❖ Keep meeting attendance sign in sheets for both the members of the Committee and the public attendees.

- ❖ Recommend that the Public Participation Procedures be adopted by the Town of Rosendale Board.
- ❖ Solicit feedback from residents and property owners in and around the community, nearby governmental units, school districts, and other persons in the area that will be affected by the final rules set forth in the Plan.
- ❖ Accept written comments from residents and property owners in the community. These comments should be read back at the Committee meetings so all members are aware of residents' concerns and questions.
- ❖ Prepare meeting summaries. These summaries should be made available to the public for a fee of \$0.25 per page. They will only be available to those individuals who provide a written request to the Comprehensive Planning Advisory Committee Secretary. Requests should be submitted to the Town of Rosendale Clerk, Roxanne Tamow at W11324 Rose-Eld Road, Ripon, Wisconsin 54971.
- ❖ Make information about the planning process and copies of documents created as part of the proposed plan available to the public. This information shall be provided to the public in newsletters at the Town Hall, information discussed at public meetings and documents posted on the internet.
- ❖ Assess duplication costs for documents available to the public by written request. Black and white copies shall cost \$0.25 per page, color copies shall cost \$1.00 per page, and 11" x 17" maps shall cost \$2.00 per map. A complete copy of the Town of Rosendale Comprehensive Land Use Plan shall cost \$ (# of total pages x 0.25, rounded up to closest dollar).
- ❖ Conduct a survey to determine what residents of the Town see as its strengths, weaknesses, opportunities and threats with regard to each of the elements required in the Plan. The results of the survey will help the Committee prioritize comprehensive planning goals for the best interest of the Town's future.

All Comprehensive Planning meetings shall be open to the public and duly posted pursuant to Ch. 985.02 (2). The required public hearing on the plan shall be published as a Class 1 notice pursuant to Ch. 985.02 (1) at least 30 days prior to the actual hearing. Class 1 notices shall include the following: (1) date, time and location of the hearing, (2) a summary of the proposed Comprehensive Plan, (3) the name of the town employee who may provide additional information regarding the plan, and (4) where and when a copy of the proposed Comprehensive Plan may be viewed prior to the hearing, and how a copy of the plan, or portion of the plan, may be obtained (duplication costs are listed above).

After the notice of the public hearing has been published, anyone wishing to submit written requests on the plan may do so until two weeks after the public hearing. Comments on the proposed plan should be submitted to: William Bartz, Chair, Town of Rosendale Comprehensive Planning Advisory Committee, and Roxanne Tamow, Secretary, Town of Rosendale Comprehensive Planning Advisory Committee. Written comments received prior to the public hearing will be addressed at the hearing and will be given the same weight as oral testimony.

Section 1.0: Changes in Population

Final Population Projections for Wisconsin Municipalities: 2000 – 2025

Section 2.0: Changes in Households

Final Household Projections for Wisconsin Municipalities: 2000-2025

Final Population Projections for Wisconsin Municipalities: 2000 - 2025

(An * indicates that the municipality crosses at least one county line)

| (The 2000 Census counts include the latest corrections - November 25, 2003 and may not equal those in the county age by sex projections) | | | | | | | | | | |
|--|----------|-------------------------------|-------------|-------------|-------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| FIPS Code | DOA Code | Type and Name of Municipality | Census 1980 | Census 1990 | Census 2000 | Projection 2005 | Projection 2010 | Projection 2015 | Projection 2020 | Projection 2025 |
| 5503901525 | 20002 | T ALTO | 1,176 | 1,145 | 1,103 | 1,094 | 1,086 | 1,077 | 1,068 | 1,055 |
| 5503903150 | 20004 | T ASHFORD | 1,596 | 1,598 | 1,773 | 1,839 | 1,904 | 1,967 | 2,030 | 2,084 |
| 5503903750 | 20006 | T AUBURN | 1,816 | 1,791 | 2,075 | 2,182 | 2,289 | 2,393 | 2,496 | 2,588 |
| 5503911600 | 20008 | T BYRON | 1,681 | 1,634 | 1,550 | 1,547 | 1,544 | 1,540 | 1,536 | 1,526 |
| 5503912075 | 20010 | T CALUMET | 1,609 | 1,444 | 1,514 | 1,515 | 1,516 | 1,515 | 1,515 | 1,508 |
| 5503922500 | 20012 | T EDEN | 1,130 | 1,037 | 979 | 964 | 950 | 934 | 919 | 900 |
| 5503923150 | 20014 | T ELDORADO | 1,502 | 1,409 | 1,447 | 1,470 | 1,493 | 1,514 | 1,535 | 1,550 |
| 5503924050 | 20016 | T EMPIRE | 2,359 | 2,485 | 2,620 | 2,687 | 2,758 | 2,825 | 2,891 | 2,946 |
| 5503926300 | 20018 | T FOND DU LAC | 3,001 | 2,310 | 2,027 | 2,064 | 2,123 | 2,180 | 2,236 | 2,283 |
| 5503926450 | 20020 | T FOREST | 1,098 | 1,094 | 1,108 | 1,128 | 1,148 | 1,166 | 1,184 | 1,198 |
| 5503927975 | 20022 | T FRIENDSHIP | 2,321 | 2,210 | 2,406 | 2,474 | 2,550 | 2,624 | 2,696 | 2,757 |
| 5503942125 | 20024 | T LAMARTINE | 1,749 | 1,607 | 1,616 | 1,630 | 1,645 | 1,658 | 1,671 | 1,677 |
| 5503949650 | 20026 | T MARSHFIELD | 1,214 | 1,130 | 1,118 | 1,119 | 1,120 | 1,121 | 1,121 | 1,116 |
| 5503951450 | 20028 | T METOMEN | 792 | 685 | 709 | 714 | 718 | 723 | 727 | 728 |
| 5503958925 | 20030 | T OAKFIELD | 833 | 822 | 767 | 755 | 744 | 732 | 720 | 705 |
| 5503960425 | 20032 | T OSCEOLA | 1,569 | 1,588 | 1,802 | 1,877 | 1,953 | 2,025 | 2,097 | 2,160 |
| 5503968200 | 20034 | T RIPON | 1,411 | 1,419 | 1,379 | 1,387 | 1,402 | 1,417 | 1,431 | 1,439 |
| 5503969550 | 20036 | T ROSENDALE | 763 | 770 | 783 | 788 | 800 | 812 | 823 | 831 |
| 5503976250 | 20038 | T SPRINGVALE | 808 | 750 | 727 | 716 | 705 | 694 | 683 | 669 |
| 5503979125 | 20040 | T TAYCHEEDAH | 3,227 | 3,383 | 3,666 | 3,890 | 4,113 | 4,330 | 4,545 | 4,740 |
| 5503984450 | 20042 | T WAUPUN | 1,492 | 1,368 | 1,385 | 1,410 | 1,435 | 1,458 | 1,481 | 1,498 |
| 5503909300 | 20106 | V BRANDON | 862 | 872 | 912 | 917 | 923 | 927 | 932 | 932 |
| 5503912325 | 20111 | V CAMPBELLSPORT | 1,740 | 1,732 | 1,913 | 1,965 | 2,016 | 2,066 | 2,115 | 2,155 |
| 5503922475 | 20121 | V EDEN | 534 | 610 | 687 | 729 | 772 | 813 | 854 | 891 |
| 5503925075 | 20126 | V FAIRWATER | 310 | 302 | 350 | 366 | 381 | 396 | 411 | 424 |
| 5503954650 | 20151 | V MOUNT CALVARY | 585 | 558 | 956 | 1,013 | 1,069 | 1,124 | 1,178 | 1,227 |
| 5503958000 | 20161 | V NORTH FOND DU LAC | 3,844 | 4,302 | 4,557 | 4,793 | 5,019 | 5,239 | 5,457 | 5,650 |
| 5503958900 | 20165 | V OAKFIELD | 990 | 1,003 | 1,012 | 1,025 | 1,039 | 1,051 | 1,063 | 1,071 |
| 5503969525 | 20176 | V ROSENDALE | 725 | 777 | 923 | 981 | 1,032 | 1,082 | 1,131 | 1,175 |
| 5503970500 | 20181 | V ST. CLOUD | 560 | 494 | 497 | 500 | 503 | 506 | 509 | 509 |
| 5503926275 | 20226 | C FOND DU LAC | 35,863 | 37,755 | 42,203 | 43,577 | 44,928 | 46,222 | 47,503 | 48,581 |
| 5503968175 | 20276 | C RIPON | 7,111 | 7,241 | 7,450 | 7,612 | 7,766 | 7,911 | 8,055 | 8,165 |
| 5503984425 | 20292 | C WAUPUN * | 2,693 | 2,758 | 3,282 | 3,435 | 3,587 | 3,735 | 3,881 | 4,010 |
| 039 | 20 | FOND DU LAC COUNTY | 88,964 | 90,083 | 97,296 | 100,163 | 103,031 | 105,777 | 108,494 | 110,748 |

Final Household Projections for Wisconsin Municipalities: 2000 - 2025

(An * indicates that the municipality crosses at least one county line)

(The 2000 Census counts include the latest corrections - November 25, 2003)

| FIPS Code | DOA Code | Type and Name of Municipality | Total households | | Projected Households | | | | |
|--------------|-------------|----------------------------------|------------------|--|----------------------|--------|--------|--------|--------|
| | | | 2000 | | 2005 | 2010 | 2015 | 2020 | 2025 |
| 5503901525 | 20002 | T ALTO | 344 | | 348 | 353 | 355 | 356 | 353 |
| 5503903150 | 20004 | T ASHFORD | 641 | | 679 | 718 | 751 | 783 | 811 |
| 5503903750 | 20006 | T AUBURN | 732 | | 786 | 841 | 891 | 939 | 982 |
| 5503911600 | 20008 | T BYRON | 538 | | 548 | 559 | 564 | 568 | 570 |
| 5503912075 | 20010 | T CALUMET | 562 | | 574 | 587 | 594 | 600 | 602 |
| 5503922500 | 20012 | T EDEN | 337 | | 339 | 341 | 340 | 338 | 333 |
| 5503923150 | 20014 | T ELDORADO | 490 | | 508 | 527 | 541 | 554 | 564 |
| 5503924050 | 20016 | T EMPIRE | 910 | | 953 | 998 | 1,036 | 1,071 | 1,100 |
| 5503926300 | 20018 | T FOND DU LAC | 789 | | 820 | 861 | 896 | 928 | 956 |
| 5503926450 | 20020 | T FOREST | 397 | | 413 | 429 | 442 | 452 | 461 |
| 5503927975 | 20022 | T FRIENDSHIP | 971 | | 1,019 | 1,073 | 1,118 | 1,161 | 1,197 |
| 5503942125 | 20024 | T LAMARTINE | 581 | | 598 | 617 | 629 | 641 | 649 |
| 5503949650 | 20026 | T MARSHFIELD | 373 | | 381 | 390 | 396 | 399 | 400 |
| 5503951450 | 20028 | T METOMEN | 239 | | 246 | 252 | 258 | 262 | 264 |
| 5503958925 | 20030 | T OAKFIELD | 252 | | 253 | 255 | 254 | 253 | 250 |
| 5503960425 | 20032 | T OSCEOLA | 701 | | 745 | 792 | 832 | 870 | 904 |
| 5503968200 | 20034 | T RIPON | 507 | | 521 | 538 | 550 | 561 | 569 |
| 5503969550 | 20036 | T ROSENDALE | 284 | | 292 | 303 | 311 | 319 | 324 |
| 5503976250 | 20038 | T SPRINGVALE | 270 | | 271 | 273 | 272 | 271 | 268 |
| 5503979125 | 20040 | T TAYCHEEDAH | 1,319 | | 1,428 | 1,543 | 1,644 | 1,744 | 1,834 |
| 5503984450 | 20042 | T WAUPUN | 472 | | 491 | 510 | 524 | 538 | 549 |
| 5503909300 | 20106 | V BRANDON | 342 | | 351 | 361 | 367 | 373 | 376 |
| 5503912325 | 20111 | V CAMPBELLSPORT | 710 | | 744 | 780 | 810 | 839 | 861 |
| 5503922475 | 20121 | V EDEN | 264 | | 286 | 309 | 330 | 350 | 368 |
| 5503925075 | 20126 | V FAIRWATER | 139 | | 148 | 158 | 166 | 174 | 181 |
| 5503954650 | 20151 | V MOUNT CALVARY | 199 | | 213 | 231 | 250 | 269 | 278 |
| 5503958000 | 20161 | V NORTH FOND DU LAC | 1,789 | | 1,920 | 2,054 | 2,172 | 2,285 | 2,385 |
| 5503958900 | 20165 | V OAKFIELD | 370 | | 383 | 396 | 406 | 414 | 421 |
| 5503969525 | 20176 | V ROSENDALE | 325 | | 353 | 379 | 403 | 424 | 445 |
| 5503970500 | 20181 | V ST. CLOUD | 184 | | 189 | 194 | 198 | 201 | 203 |
| 5503926275 | 20226 | C FOND DU LAC | 16,638 | | 17,514 | 18,454 | 19,252 | 20,010 | 20,616 |
| 5503968175 | 20276 | C RIPON | 2,922 | | 3,042 | 3,173 | 3,282 | 3,382 | 3,450 |
| 5503984425 | 20292 | C WAUPUN * | 1,340 | | 1,431 | 1,527 | 1,610 | 1,690 | 1,761 |
| 039 | 20 | FOND DU LAC COUNTY | 36,931 | | 38,787 | 40,776 | 42,444 | 44,019 | 45,285 |

General Location

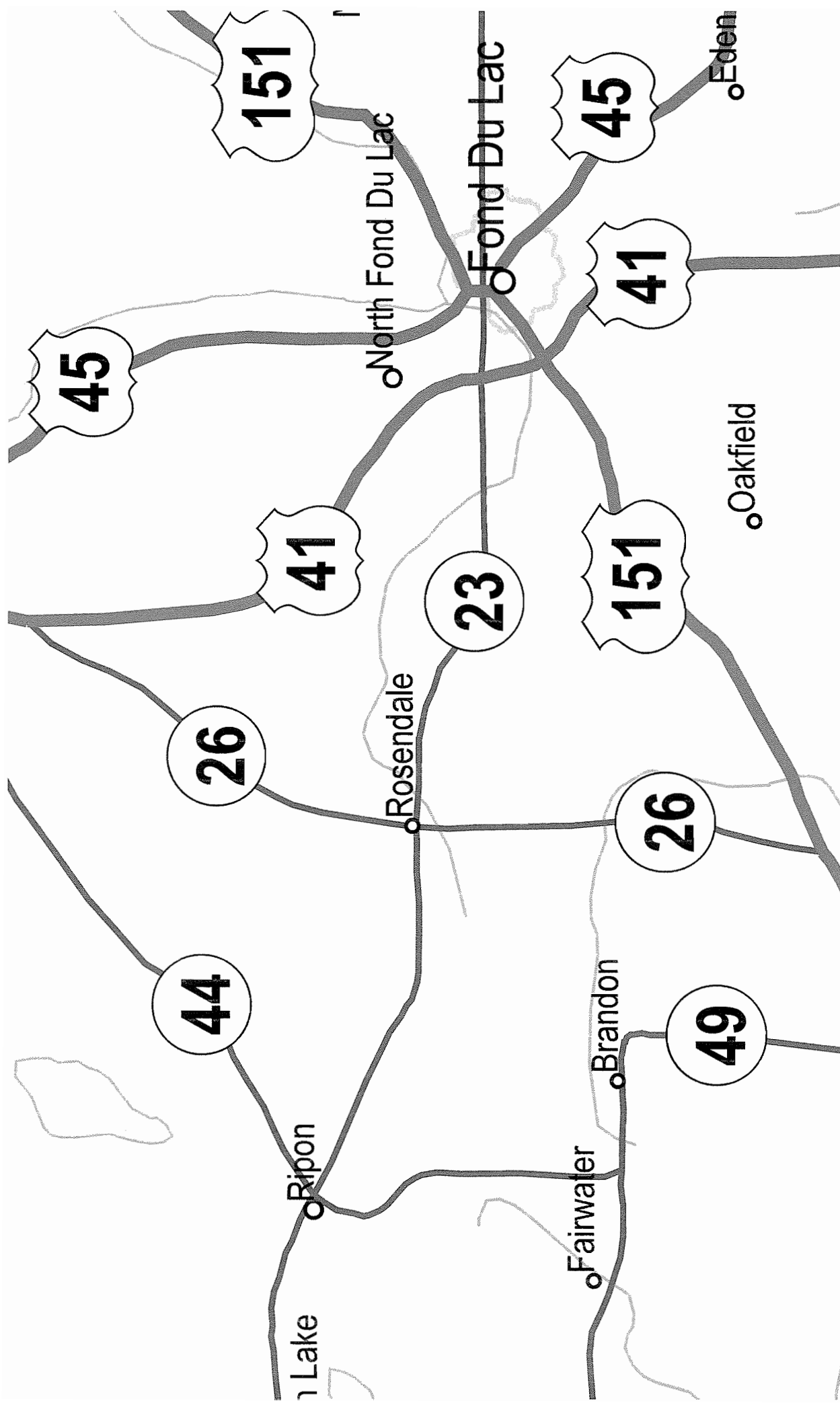
Aerial

Topographical

Hazardous / Contaminated Sites

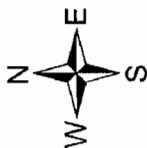
Mascoutin Valley Recreational Trail

Flood Hazard Areas



Rosendale Topographic Map

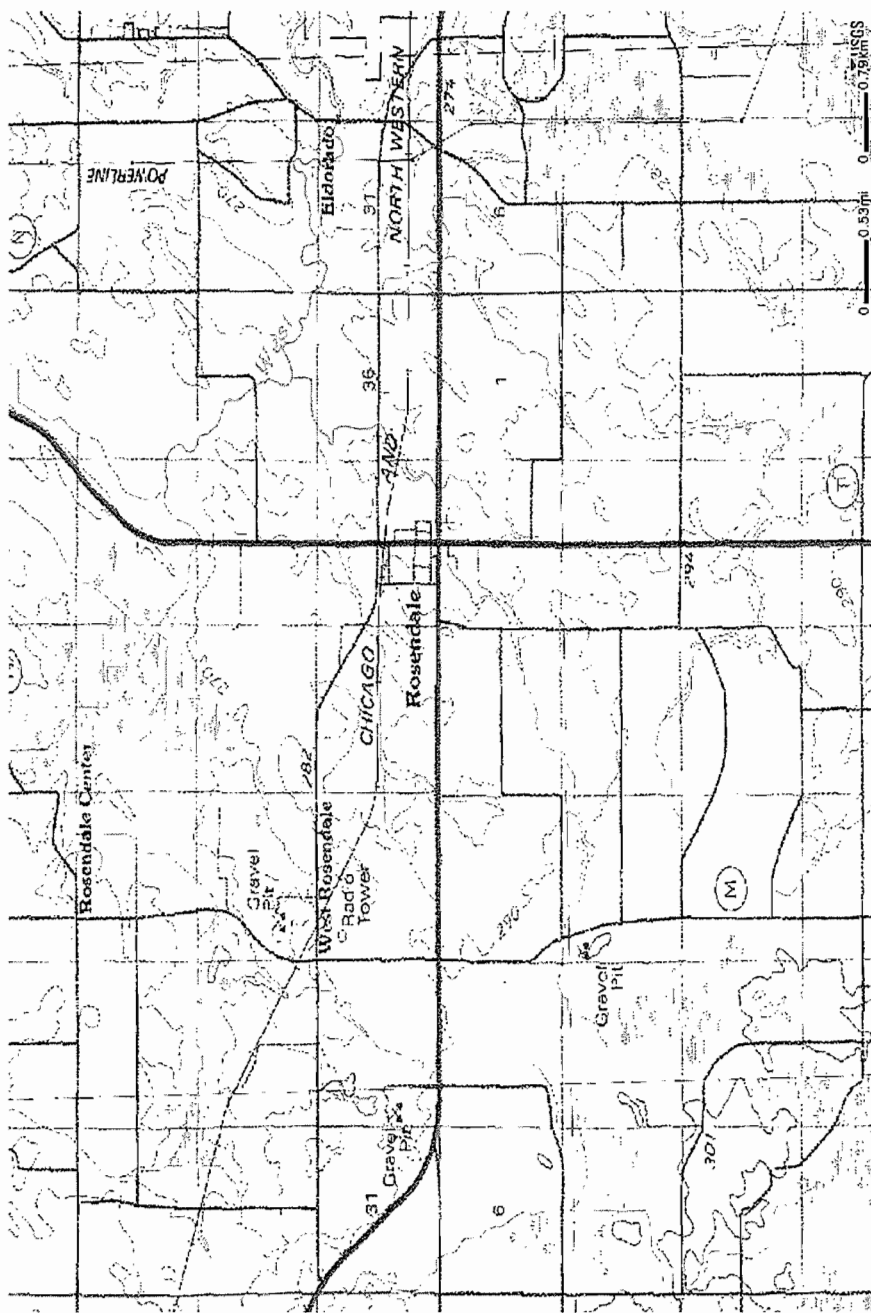
This Map Is For Advisory Purposes Only



Wednesday, 16 April 2008 14:48



FEMA

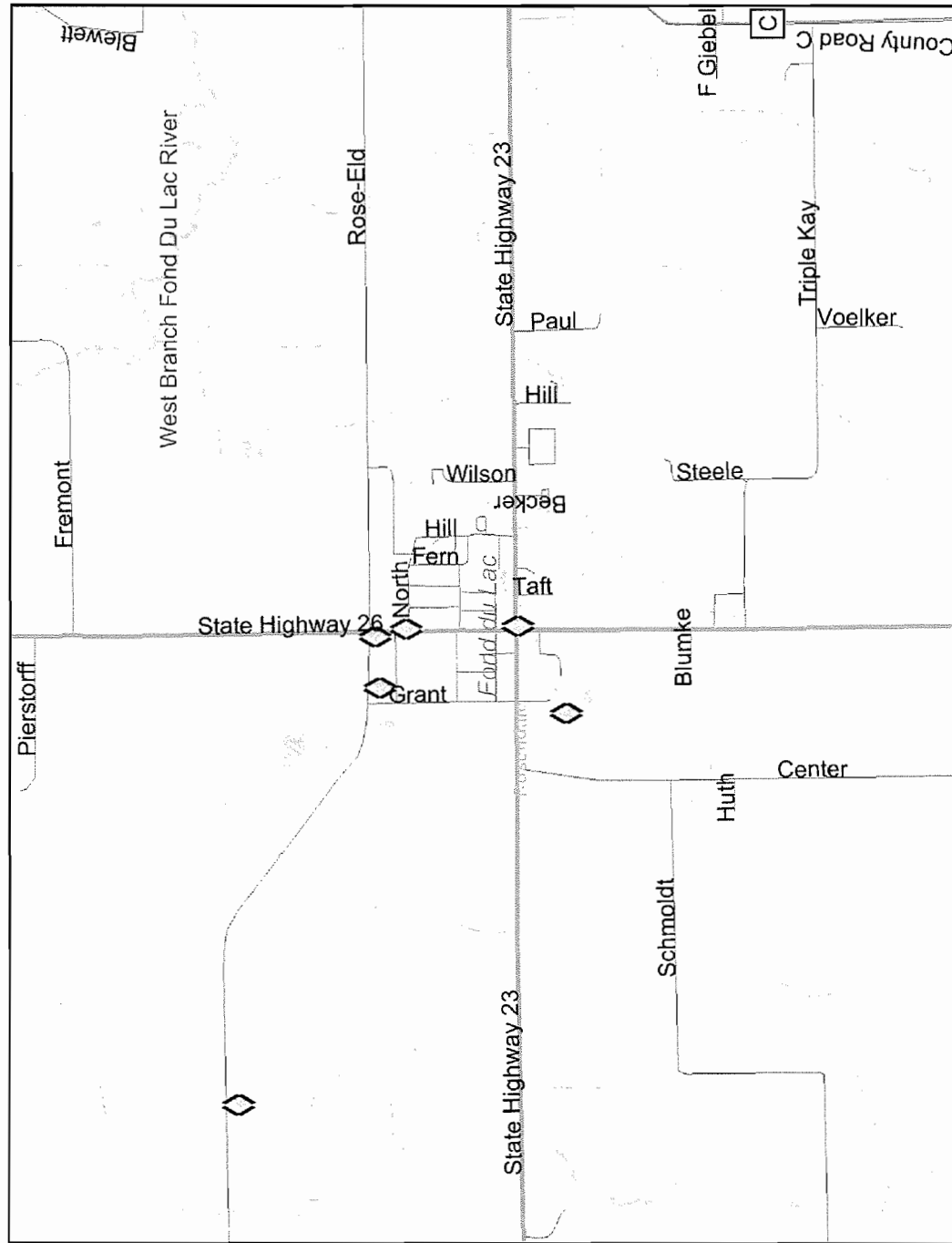


Legend

- Cities**
 - Small Towns
 - Small Cities
 - State Largest Cities
 - Major Cities
 - DEIRM Data Availability
- County Boundary**
- Highways**
 - Major Highways
 - Highways
 - Major Roads
 - Major Roads
- States**
- Parks**
 - National Parks and Forests
- State Parks and Forests**
- Local Parks**
- Lakes, Major Rivers**
- Land Areas**
- US**
- Other Countries**

(cont)

Map Created on Apr 16, 2008



0 3500 7000 10500 ft.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Map created on Apr 16, 2008
Note: Not all RR Sites have been geo-located yet.



Legend

- Open Sites (ongoing cleanups)
- Open Sites (ongoing cleanups) - site boundaries shown
- Closed Sites (completed cleanups)
- Closed Sites (completed cleanups) - site boundaries shown
- County Boundary
- Railroads
- Major Highways
- Interstate
- US Highway
- State Highway
- Local Roads
- Civil Towns
- Civil Town
- 24K Open Water
- 24K Rivers and Shorelines
- Municipalities



Scale: 1:36,438



Mascoutin Valley State Park Trail

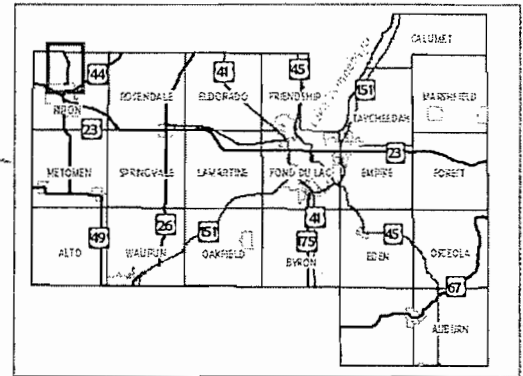
Township of Ripon



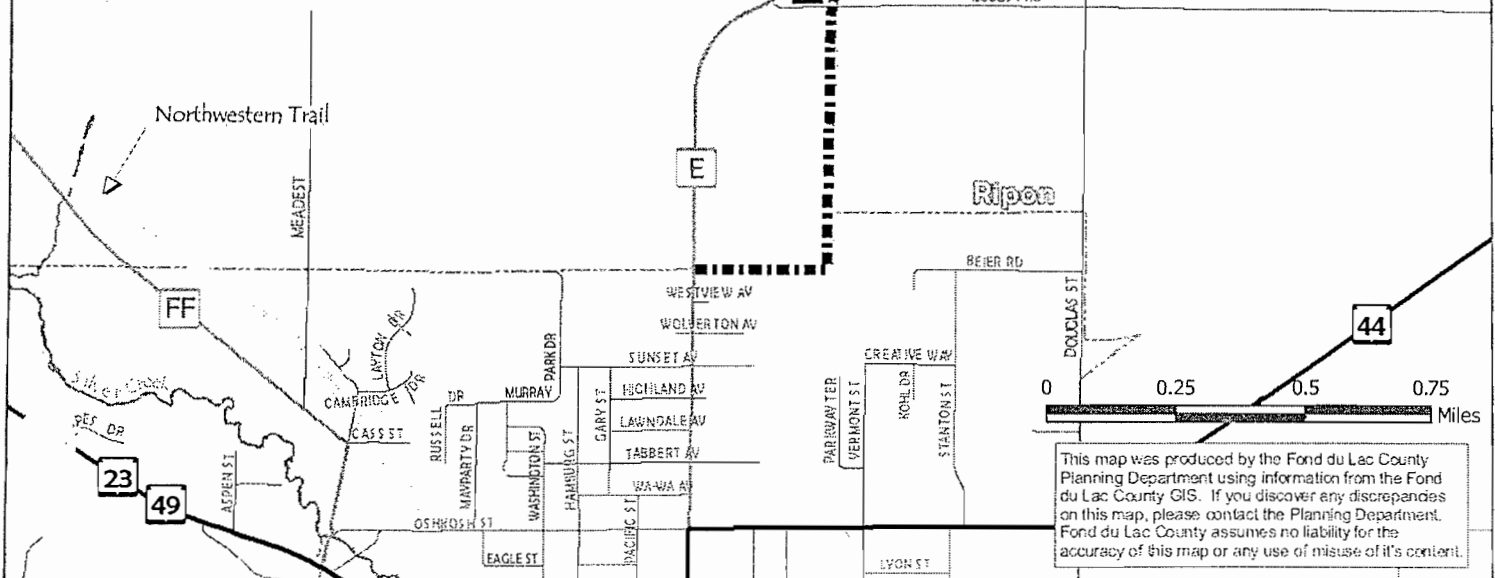
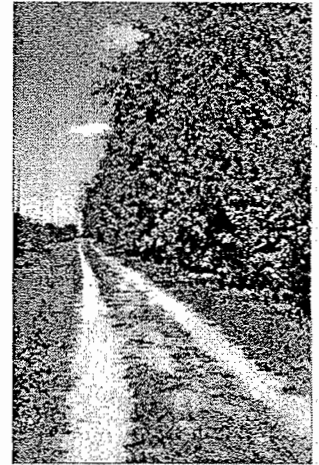
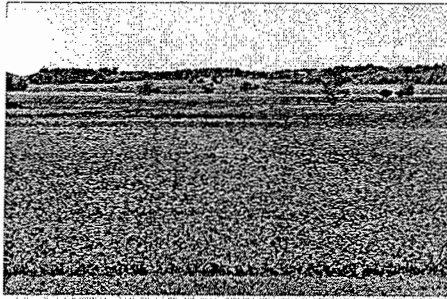
E Trail continues
10 miles to Berlin

WINNEBAGO CO.
FOND DU LAC CO.

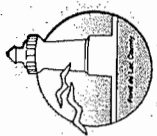
TRI-COUNTY LINE RD



Trail Mileage:
Ripon City Limits to parking lot - 0.5 mi.
Parking lot to Cork St Rd. - 1.0 mi.
Cork St Rd. to County Line - 1.1 mi.
Total Length - 2.6 mi.

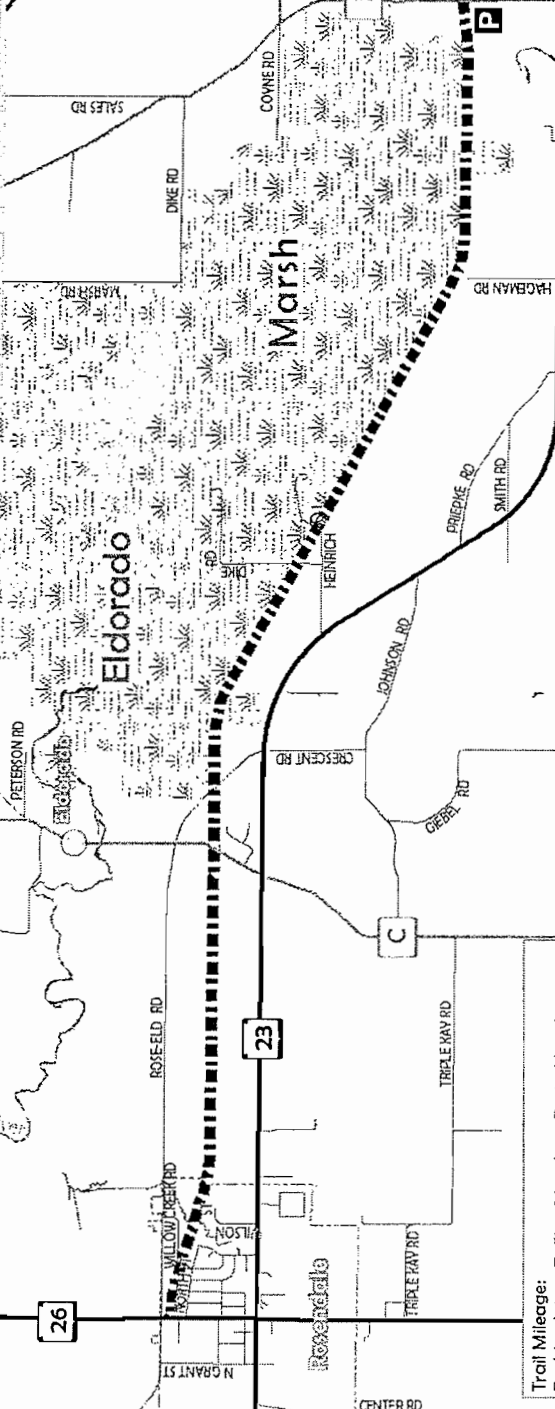
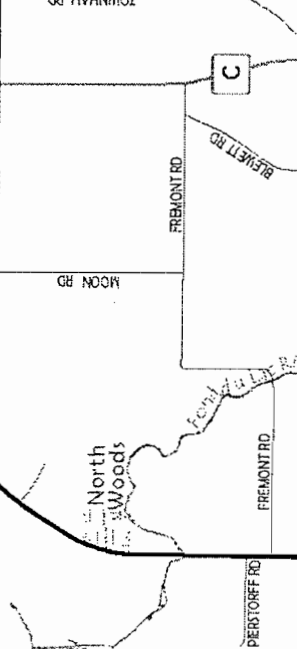
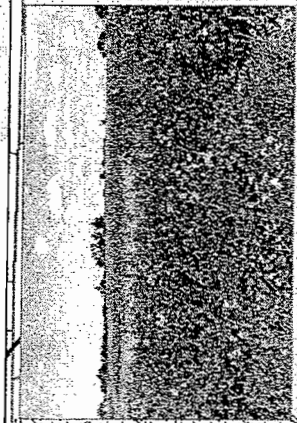
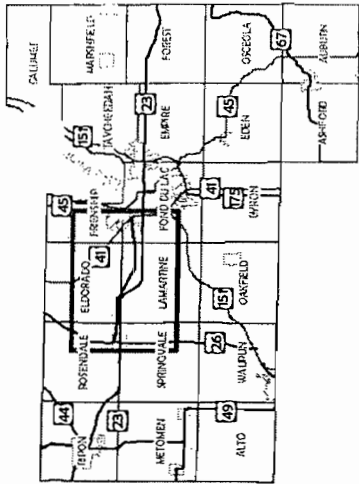


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Ascoutin Valley State Park Trail

Townships of Eldorado, Fond du Lac, LaMartine, & Rosendale



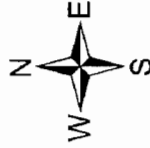
Trail Mileage:
Parking lot on Rolling Meadows Dr. to Hwy 1 - 2.3 mi.
Hwy 1 to Hwy C - 4.9 mi.
Hwy C to Hwy 26 - 2.5 mi.
Total Length - 9.7 mi.



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Rosendale Flood Hazards

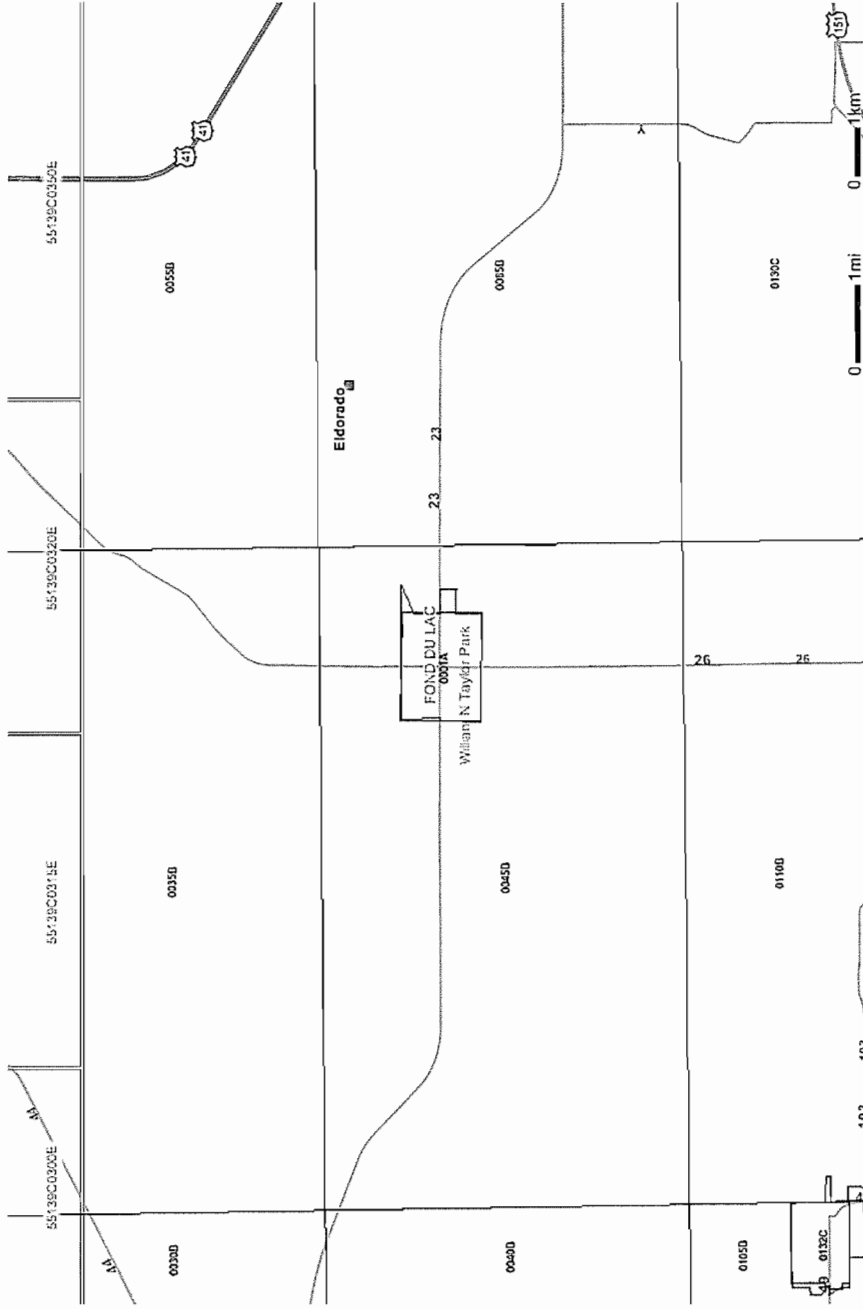
This Map Is For Advisory Purposes Only



Wednesday, 16 April 2008 14:45



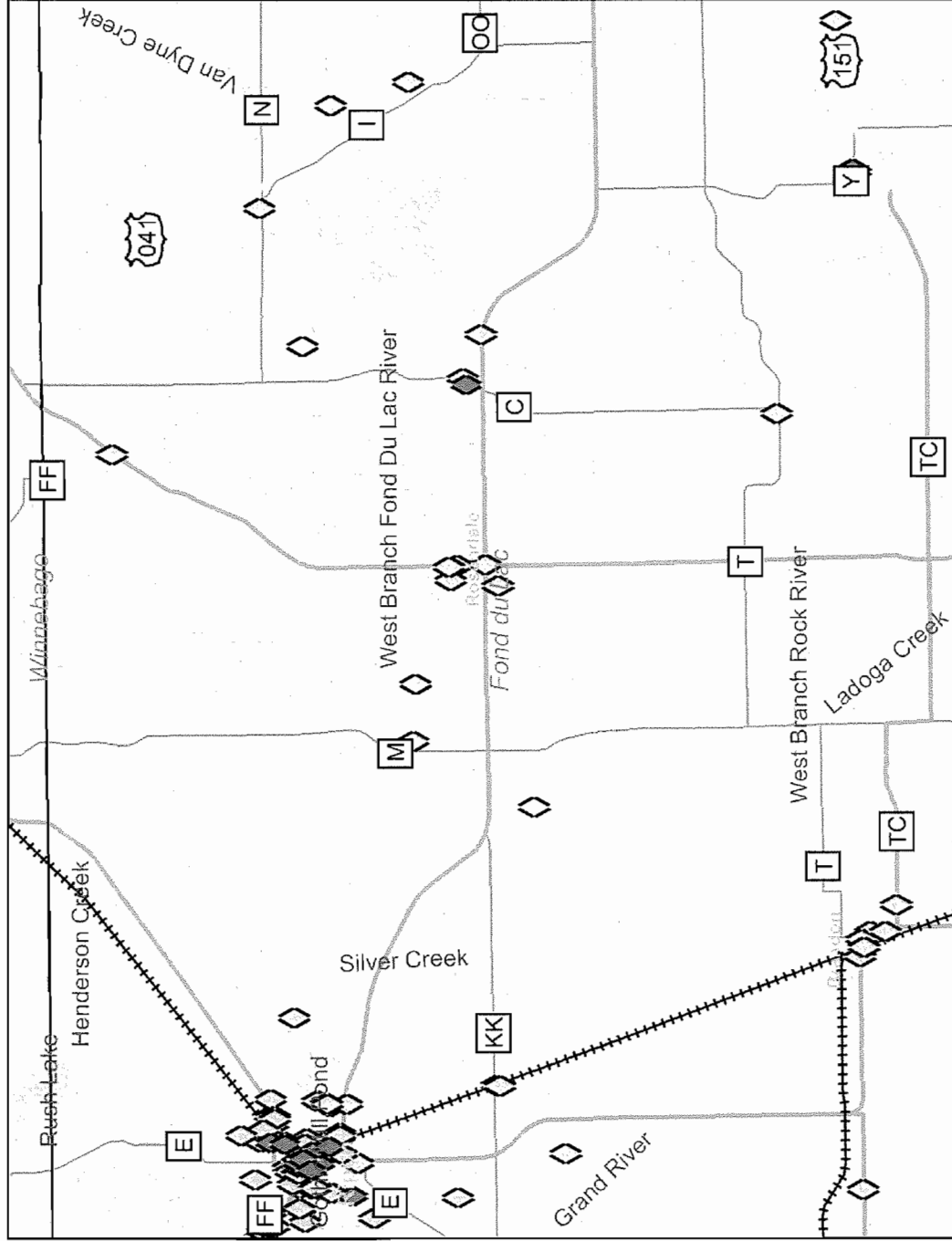
FEMA



Legend

- | | | |
|----------------------------|--------------------------------------|----------------------------|
| Cities | Zone AR | National Parks and Forests |
| Small Towns | Zone A99 | State Parks and Forests |
| Small Cities | Zone V | Local Parks |
| State Largest Cities | Zone VE | Lakes, Major Rivers |
| Major Cities | Zone D | Lakes, Major Rivers |
| National Panels | 0.2% Annual Chance Flood Hazard Zone | Land Areas |
| National Communities | Flood Hazard Zone Boundaries | US |
| DIRM Data Availability | Floodways | Other Countries |
| Q3 Flood Hazards | Water Body | |
| Special Flood Hazard Areas | County Boundary | |
| DIRM Panels | Highways | |
| Flood Hazard Zones | Major Highways | |
| | Highways | |
| | Major Roads | |
| | Major Roads | |
| | States | |
| Zone A | | |
| Zone AE | | |
| Zone AH | | |
| Zone AO | | |
| (cont) | | |

Map Created on Apr 16, 2008



0 2.75 5.5 8.25 mi.

Map created on Apr 16, 2008
Note: Not all RR Sites have been geo-located yet.

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- Legend**
- Open Sites (ongoing cleanups)
 - Closed Sites (completed cleanups)
 - County Boundary
 - Railroads
 - Major Highways
 - Interstate
 - US Highway
 - State Highway
 - Civil Towns
 - Civil Town
 - 24K Open Water
 - 24K Rivers and Shorelines
 - Municipalities
 - Village
 - City



Scale: 1:145,753