

VILLAGE OF ROSENDALE

FOND DU LAC COUNTY

WISCONSIN

COMPREHENSIVE PLAN 2010-2030

DRAFT JANUARY 2010



Prepared by
MSA PROFESSIONAL SERVICES, INC.

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Plan Amendments

This plan may be amended in the years between major updates. See Section 4.4 Plan Adoption and Amendment Procedures. Amendments should be noted here.

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EXECUTIVE SUMMARY

This plan is a guidebook for managing land use and development in the Village of Rosendale. The plan provides the most recent available statistics, documents the important issues of concern identified by Village residents, and sets forth goals, objectives, policies, and actions to be pursued by the Village in the coming years. The plan covers topics mandated by Wisconsin State Statute 66.1001, but the content of the plan reflects local concerns. This plan looks forward to the year 2030, but it should be reviewed annually and fully updated every ten years.

During the winter of 2006-2007 the Village Board appointed a nine member committee to develop a comprehensive plan (“smart growth plan”) meeting Wisconsin State Statute 66.1001 requirements. The Smart Growth Committee met over the course of two years and held numerous local meetings to review project material and to make policy recommendations. Residents were consulted in the development of this plan through public meetings, a community survey, and a formal public hearing held prior to adoption of the plan. All Committee working sessions were also open to public attendance and comment. Several key themes emerged from this input which are highlighted below and discussed in more detail within this plan.

- ❖ Preserve the Village’s rural environment/atmosphere
- ❖ Provide a limited and orderly growth of residential and business uses
- ❖ Promote a balanced, defined, safe and harmonious community
- ❖ Preserve the agricultural nature of the region
- ❖ Develop a diverse economic base for the Village

In this planning process, the Village recognizes the dependency on surrounding municipalities for higher education, advanced healthcare, employment, entertainment, and recreational opportunities. While most needs can be met locally, the Village is essentially a “bed room” community for the greater Fond du Lac/Oshkosh area. Therefore, it is incumbent to recognize that over the next 20 years new construction will likely take the form of residential development and supportive small commercial businesses. This does not preclude the Village from considering or pursuing other uses which are deemed to be in the best interest of community improvement. The policies of this plan recognize that there will be development, but that the development needs to be controlled, compacted and limited to areas which are most accessible to the necessary services and transportation resources. The locations of various densities of development must be accomplished in such a way as to minimize traffic safety issues, groundwater quality issues or other hazards. Overriding the development must be the continual vigilance on the protection of the rural nature of the community.

The comprehensive plan recognizes there will often be a conflict between the desires of an individual to use his or her land as he or she sees fit, and the overriding desire of the citizens within the Village 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 aspects of the Village which they sought to preserve/enhance as well as identifying those areas which they believe to be less than desirable. These assets and liabilities formed the basis for the vision statements which guided the development of local goals, objectives, and policies. Additional citizen input was obtained to verify the conclusions made by the Committee. The citizen input was blended into the goals, objectives, and policies of the comprehensive plan.

Given the vision of the Village of Rosendale to preserve its rural character, its environmentally sensitive areas and its tranquil environment, a series of zoning ordinance changes will need to be implemented. The management of development within the Village to preserve the qualities listed above will require controlled growth by having maximum/minimum standards set for each zoning district. This must be accomplished through the issuance of permits and the enforcement of violations. This will provide the requisite structure to preserve and maintain the established vision of the comprehensive land use plan.

This plan is organized into five chapters:

- ❖ **Chapter 1: Introduction** – describes Wisconsin’s Comprehensive Planning requirements and the planning process used to complete this plan.
- ❖ **Chapter 2: Vision, Goals, Objectives, & Policies** – describes the community vision, goals, objectives, and policies for each element of the comprehensive plan.
- ❖ **Chapter 3: Future Land Use** – a summary of the future land use plan for the Village of Rosendale.
- ❖ **Chapter 4: Implementation** – a compilation of recommendations and specific actions to be completed in a stated sequence to implement the goals, objectives, and policies contained in Chapters 2 & 3.
- ❖ **Chapter 5: Existing Conditions** – summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). This information provides a basis for creating goals, objectives, policies, maps, and actions guiding future development in Rosendale.

CHAPTER 1 - INTRODUCTION

1.1 REGIONAL CONTEXT

The Village of Rosendale (founded in 1846, incorporated in 1915) is located in the western portion of Fond du Lac County, approximately 13 miles west of the City of Fond du Lac along Highway 23, and 70 miles northeast of the City of Madison. Rosendale is a small rural Village surrounded by mainly farms and scattered rural residential development in the towns of Rosendale and Springvale. The Village currently has municipal sanitary sewer service; however, homes and businesses are still relying on individual wells for water. The west branch of the Fond du Lac River is the only waterway that runs through the Village. Despite the rural nature of the Village, State Highways 23 (running east - west and 26 (running north – south) provide residents with efficient and reliable roadways that allow easy access to places of employment, most of which are located in Ripon, Fond du Lac, Oshkosh, and Appleton. The close proximity to the City of Fond du Lac makes Rosendale a target of some development pressures associated with those individuals who work in the neighboring City, but for lifestyle reasons choose to live in the rural atmosphere of the Village.

The Village is approximately 786 acres in size (1.23 square miles). In 2008, the population of the Village was estimated to be 923, or 750.4 persons per square mile. Population densities of average Wisconsin Towns, Villages and Counties are provided in Table 1.1. Refer to Chapter 5 Existing Conditions, for more background information relating to the Village.

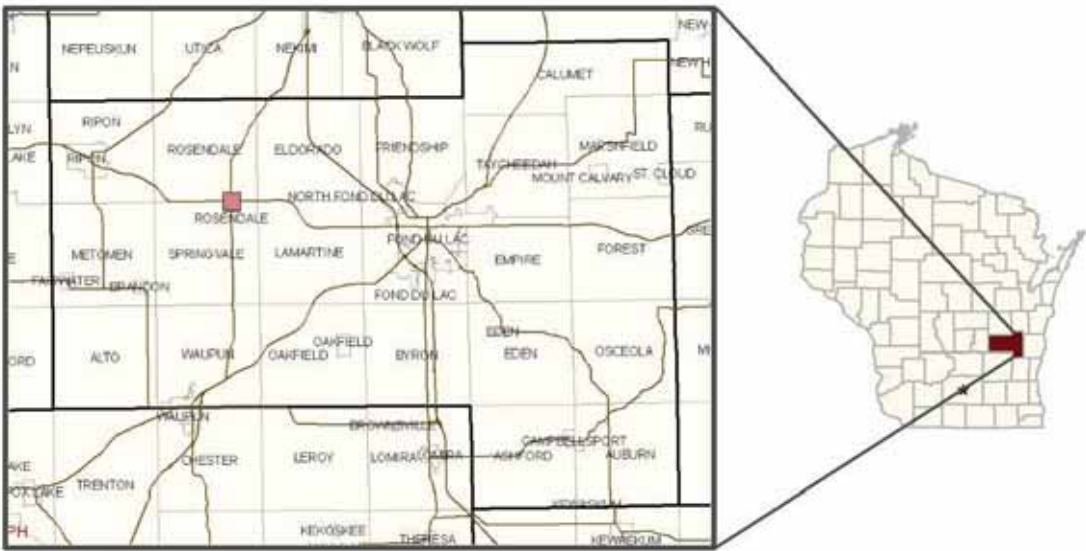
Table 1.1: Population Density

Population Density (persons per square mile)		Wisconsin Average
Town of Rosendale	22.2	41.3
Town of Springvale	20.4	41.3
Village of Rosendale	750.4	984.0
Fond du Lac County	130.1	155.6

Fond du Lac County was established in 1836, and is bordered on the west by Green Lake County, on the south by Washington and Dodge Counties, on the east by Sheboygan County, and on the north by Winnebago and Calumet Counties. The total area is

approximately 489,895 acres (765 sq. mi.). The population in 2008 was estimated to be 101,740 (approximately 130 persons per square mile). 21 towns, 10 villages, and 3 cities are included in the County. The City of Fond du Lac (pop. 43,460) is the county seat and the largest city in the County.

Figure 1.1: Regional Context



1.2 WISCONSIN COMPREHENSIVE PLANNING LAW

Wisconsin's "Smart Growth" planning law [s. 66.1001 Wis. Stats.] was adopted in October of 1999. The law requires that, beginning January 1, 2010, the following activities must be consistent with a comprehensive plan:

- ✓ Official mapping established or amended under s. 62.23 (6)
- ✓ Local subdivision regulations under s. 236.45 or 236.46
- ✓ Village zoning ordinances enacted or amended under s. 60.61, 60.62, 60.23 (7)
- ✓ Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

The Law Defines a Comprehensive Plan as containing nine required elements:

- | | |
|---|----------------------------------|
| 1. Issues and Opportunities | 6. Economic Development |
| 2. Housing | 7. Intergovernmental Cooperation |
| 3. Transportation | 8. Land Use |
| 4. Utilities & Community Facilities | 9. Implementation |
| 5. Agricultural, Natural & Cultural Resources | |

The Comprehensive Planning Law in Wisconsin requires public participation at every stage of the comprehensive planning process and adoption of a document that describes the public participation process that will be used. "Public participation" includes, at minimum, the opportunity for all stakeholders (residents, business owners, neighboring jurisdictions, etc.) to review and comment on draft plans, the holding of a public hearing prior to plan adoption, and public notices about draft review and hearing opportunities. The law requires that copies of the adopted plans be sent to adjacent communities, the Wisconsin Department of Administration, the regional planning commission and public library serving the area, and all other area jurisdictions located entirely or partially within the boundaries of the community. Refer to Appendix A for the complete Public Participation Plan.

The Comprehensive Planning Law standardizes the procedure for adopting a comprehensive plan. The plan commission must submit a recommendation on the comprehensive plan to the local elected governing body. The local governing body may then adopt and enact the plan by ordinance.

The Role of a Comprehensive Plan for the Village of Rosendale

This planning document is intended to be a "living" guide for the future overall development in Rosendale. It serves the following purposes:

- ✓ Meets the requirements of the Wisconsin Comprehensive Planning legislation.
- ✓ It acts as a benchmark to measure change and progress, providing a record of current strengths, weaknesses, opportunities and threats to quality of life.
- ✓ It clearly defines areas appropriate for development, redevelopment, and preservation.
- ✓ It identifies opportunities to update and strengthen land use implementation tools.
- ✓ It can be used as supporting documentation for policies and regulations and can be used to strengthen grant funding applications.
- ✓ It is a primary document to be used by the Plan Commission and the Village Board to evaluate development proposals.

The most important function the plan will serve is as a resource manual assisting in the evaluation of land use related requests and the provision of design recommendations for various types of development. It establishes a standard for all land use decisions in the Village of Rosendale. Communities who consistently make land use decisions based on their comprehensive plan reduce their exposure to legal action, increase their opportunities to save money and improve the quality and compatibility of new development.

1.3 SELECTION OF THE PLANNING AREA

The study area for this plan includes all lands in which the Village has both a short and long-term interest in planning and development activity. The planning area includes all lands within the current municipal limits and within the Village's 1 ½ mile extraterritorial plat review area.

1.4 SWOT ANALYSIS

A Strengths, Weaknesses, Opportunities, and Threats analysis was conducted by the Smart Growth Committee and is summarized in Appendix A.

1.5 COMMUNITY SURVEY

As a part of the public participation plan, the Village of Rosendale Smart Growth Committee created a survey for Village residents to complete regarding their opinions on the current state of the Village and its potential for growth. Overall, 34 residents completed and returned the survey, of which 18 were male and 16 were female. A majority of the residents surveyed fell between the ages of 45 and 54 and were homeowners who have lived in the Village of Rosendale for 11 or more years. Most of the residents live in two person households, have completed at least some college or technical school, and earn somewhere between \$35,000 and \$80,000 per year.

The survey itself was divided into sections in the same fashion as the Comprehensive Plan. That is, each section was composed of questions related to each of the nine required elements. A summary of the results of each section is provided throughout Chapter 2. The "survey reflections" do not represent official Village policy. The survey was but one instrument used to collect opinions regarding future Village policies. Only 34 surveys were collected (note the survey was not directly mailed to households but available at the Village Municipal Building and various community events), which represents 3.7% of the population or 10.5% of all households. Therefore, the survey should be considered a general poll, and not a statistical representation of all Village residents' opinions. Refer to Appendix B for a complete copy of the survey.

Reflections from the Community Survey

The residents of the Village have a very high opinion of the current quality of life in Rosendale. Most of the residents feel that life will remain very much the same as it is now over the next five years. Overall, resident opinion regarding necessary change is not very strong in either a positive or a negative way. All of the responses regarding specific possible areas of change fall somewhere between "needs a little improvement" and "needs no improvement." The top five areas needing at least a little improvement are: (1) having high-quality drinking water; (2) having enough high-paying job opportunities; (3) offering access to health care facilities; (4) providing roads necessary to handle current and planned development; and (5) providing high quality police service.

CHAPTER 2 - VISIONS, GOALS, OBJECTIVES & POLICIES

Each element of the comprehensive plan contains a vision statement, goals, objectives, and policies established during the planning process based on the information contained in Chapter 5, Existing Conditions and Committee discussions. This section defines vision statements, goals, objectives, and policies as follows:

Vision: A vision statement identifies where an organization (the Village of Rosendale) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. The essence of Rosendale's vision statements is to create a sustainable future; a future for Rosendale and its residents where economic prosperity, ecological integrity and social and cultural vibrancy live in balance.



Goal: A goal is a long-term target that states what the community wants to accomplish. The statement is written in general terms and offers a desired condition.

Objective: An objective is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Policy: A policy is a specific course of action or rule of conduct that should be followed in order to achieve the goals and objectives of the plan. Policies are written as actions that can be implemented, or as specific rules to be followed by decision-makers. Policies that direct action using the words "shall" or "will" are intended to be mandatory aspects of the implementation of the Village of Rosendale Comprehensive Plan. Those policies using the words "should," "encourage," "discourage," or "may" are advisory and intended to serve as a guide.

General Goals

Each chapter of this plan contains goals specific to one of the nine elements of the comprehensive plan. The following three goals are general in nature, and along with the vision statements, are intended to guide actions the Village of Rosendale makes in the future. If there is a question regarding a decision that is not clearly conveyed in the details of this comprehensive plan, then the decision should be based on the intent of the vision statements and the general goals.

The essence of these recommendations, reflected in the vision statements found throughout the entire plan, is to create a sustainable future for the Village of Rosendale. A sustainable community is one where economic prosperity, ecological integrity and social and cultural vibrancy live in balance. For the Village of Rosendale, a sustainable future will create conditions that:

- ✓ Preserve and reinforce the rural and traditional character of Rosendale;
- ✓ Maintain and enhance the quality of life of its residents; and
- ✓ Protect and enhance ecological assets and natural eco-systems.

2.1 HOUSING

VISION STATEMENT

The Village 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 Village 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 Village also expects a more diversified population in the next 20 years. This diversity will eventually aid in the expansion of the Village's cultural resources and overall character.

Goals, Objectives & Policies

GOAL 1

Plan for safe, attractive, and affordable housing to meet existing and forecasted housing demands for all Rosendale residents

Objectives:

1. Create attractive and safe neighborhoods to protect the public health and a stable tax base.
2. Ensure that residential developments are built and maintained according to levels deemed safe by industry standards.

Reflections from the Community Survey

When considering the current status of the housing situation in the Village of Rosendale, the residents felt that the Village could use more moderately priced single-family homes and assisted living for seniors.

Policies:

1. The Village encourages development of a range of housing types to meet the needs of residents of various income, age, and health status.
2. The Village supports infill and redevelopment practices to reinvigorate older portions of the community.
3. The Village will maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions.
4. The Village supports programs that maintain or rehabilitate the local housing stock. The Village encourages voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes. Nuisance laws and "junk" removal ordinances shall be enforced by the Village in order to maintain the appearance and value of property.

"Junk" – Any worn out or discarded materials including but not necessarily limited to scrap metal, inoperable motor vehicles and parts, construction material, household wastes, including garbage and discarded appliances.

GOAL 2

Maintain housing types and densities that reinforce the traditional character of the Village and the surrounding rural area.Objectives:

1. Support traditional neighborhood development design in the Village and conservation subdivision development in areas adjacent to environmentally sensitive areas.

Policies:

1. The Village encourages a variety of housing types and lot sizes within the community to meet the diverse needs of current and future Village residents. This includes a blend of single-family, two-family, multi-family, or senior housing choices within the community.
2. In appropriate areas, the Village will encourage creative development or redevelopment that includes a mix of residential units, small businesses, and civic spaces.
3. The Village will plan for multiple-family developments in parts of the Village where streets and sidewalks can handle increased amounts of traffic; there are adequate open spaces, shopping, and civic facilities existing or planned nearby; and the utility system and schools in the area have sufficient capacity. Disperse such developments in smaller projects throughout the Village, rather than larger projects in isolated area.

Traditional Neighborhood Design (TND) is a planning concept that calls for neighborhoods to be designed in the format of small, early 20th century cities. Those traditional formats were characterized by one-family and two-family homes on small lots, narrow front setbacks with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or Village squares.

TND is intended to provide an alternative to bland subdivisions and suburban sprawl. Most contemporary development is characterized by an orientation to the automobile, separation of land uses, and low intensities. In contrast, TND calls for compact, pedestrian oriented neighborhoods with a mix of commercial and residential uses, a variety of housing types, and public places where people have opportunities to socialize and engage in civic life.

Conservation Subdivisions are an alternative approach to the conventional lot-by-lot division of land, which spreads development evenly throughout a parcel with little regard to impacts on the natural and cultural features of the area. Residential lots are grouped or “clustered” on only a portion of a parcel of land while the remainder of the site is permanently preserved as open space.

2.2 TRANSPORTATION

VISION STATEMENT

A transportation system will be developed through the coordinated efforts by the Village of Rosendale, Fond du Lac County, and the State of Wisconsin to ensure public safety on the roadways leading to, from, and through the Village. It will be especially important to focus on the area surrounding the intersection of Highways 23 and 26 as they withstand a very high flow of traffic. State Highways 23 and 26 will not be expanded within the limits of the Village. There is an expressed vision for the development of recreational trails that can assist in making walking and bike riding in the Village safer especially to community centers like the post office, schools, village hall, and parks.

Goals, Objectives & Policies

GOAL 1

Provide for a safe, efficient, multi-modal, and well-maintained transportation network for all residents, businesses, and emergency vehicles

Objectives:

1. Maintain the Village's transportation network at a level of service desired by residents and businesses.
2. Manage access and design of the transportation network in order to effectively maintain the safe and functional integrity of the Village transportation facilities.
3. Improve bicycle and pedestrian routes in residential and commercial areas and between key community destinations.
4. Coordinate major transportation projects with land development, neighboring communities, and WisDOT.

Reflections from the Community Survey

In general, the residents believe that the traffic flow through the Village is moderate and that it has become heavier over the past five years. The residents accept travel as a reality, and most are willing to travel from between 10 and 30 minutes for work, school, healthcare, shopping, and any other needs. They believe that the Village would benefit the most by investing in improving current streets and highways, building new streets and highways, and by creating more parking. The residents also believe that excessive speed is more of a problem on Highways 23 and 26 that should be addressed by stricter enforcement of the law and a reduction in the speed limit.

Policies:

1. Transportation Alternatives for Disabled & Elderly Residents – The Village will collaborate with Fond du Lac County and private vendors in the region to promote transportation services for disabled and elderly residents.
2. Incorporation of Pedestrian & Bicycle Planning – The Village encourages the (re)development of neighborhoods that are oriented towards pedestrians and well-served by sidewalks, bicycle routes, and other non-motorized transportation facilities. Bicycle and pedestrian ways, including sidewalks within developments shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities (with a special emphasis towards connection with the Mascoutin State Trail).

3. New Roads & Driveways - The Village supports the use of the existing road network to the greatest extent possible before creating additional streets to accommodate future development. The Village may utilize its official mapping powers to coordinate long-term facility planning in its extraterritorial plat review area. New roads shall be built according to Village, County, or State standards and inspected before accepting for dedication. The Village will maintain site and design requirements for new roads and driveways that aim to reinforce traditional neighborhood design and safe transportation facilities. The Village encourages the use of grid-like street patterns. The Village may consider the use of transportation calming devices and alternative designs to provide a safe and fluid street network. The Village may also require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional prior to approving new development. Where appropriate, the Village may designate weight restrictions and truck routes to protect local streets.
4. Maintain Condition Standards for Village Roadways – All public roads must be inspected in a timely fashion and road condition records must be maintained for Village roads. The Village will strive to maintain an average PASER rating of 7 for all Village streets, and establish and prioritize future road projects based on the applicable PASER scores, ADT data, current and future land use plans. Road upgrades should include accommodations for bicycles and pedestrians where appropriate.

PASER – Pavement Surface Evaluation & Rating. The WisDOT recommends municipalities maintain an average rating of “7” for all roads.
5. Coordination of Improvements to County and State Highways – Stay apprised of the WisDOT and Fond du Lac County’s efforts to maintain and improve State and County roads within the Village and surrounding areas. Coordinate improvements to local roads whenever feasible.
6. Joint Planning of Roads that Cross Jurisdictions – The Village will work with the Town of Rosendale and Springvale to plan, construct and maintain those local roadways that cross jurisdictions, including cost sharing where appropriate.

GOAL 2

Be prepared to address other transportation-related policies required by Wisconsin’s Comprehensive Planning law

Objectives:

1. Be prepared to plan for and discuss transportation options that are not available to the Village at this time.

Policies:

1. Future Cooperation and Planning – The Village will actively participate in any discussions and planning for any form of public transit, passenger rail, public air transportation or water transportation should any of these transportation alternatives become feasible in the Village in the future.

2.3 AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

VISION STATEMENT

The current agricultural, natural, and cultural resources will be maintained by the Village of Rosendale to the greatest extent possible. The Village will work cooperatively with its residents to incorporate new cultural resources. Current agricultural and natural resources, such as productive farmland, open spaces, woodlands, and wetlands, will be protected and used for the benefit of the Village as a whole. By protecting such resources, the Village will be able to maintain its rural nature.

Goals, Objectives & Policies

GOAL 1

Reinforce the rural character of the Village and surrounding landscape by preserving productive farmland, sensitive environmental areas, wildlife habitat, rural vistas, and local cultural resources.

Objectives:

1. Minimize fragmentation of productive agricultural cropland, forests, and natural areas within the Village's extraterritorial plat review area.
2. Minimize land use conflicts between farm and non-farm uses.
3. Minimize the potential impact on natural resources, environmental corridors, soil quality, ground and surface water resources, and wildlife habitat when evaluating potential residential, business, and agricultural uses.
4. Reinforce the rural/historic community culture of the Village of Rosendale.
5. Minimize the potential impact on local cultural resources when evaluating new developments.

Policies:

1. Support the preservation of productive agricultural lands for continued agricultural use. The Village will direct development away from areas that have been historically productive farmland, are in agricultural use, or contain prime soils (*as identified by Fond du Lac County's Department of Agriculture and the U.S. Department of Agriculture*) until such time as the Village deems it necessary to change the land use after careful considerations to the impacts of such conversion. The Village will seek to develop open space/agricultural land within the existing municipal boundaries before approving requests to annex new areas of productive agricultural land for development.

Reflections from the Community Survey

The residents surveyed rated the overall quality of the environment (air and water quality) in Rosendale as very good, while the current environmental laws in effect are only doing a fair job. However, the residents also agreed that there is a problem with the groundwater quality. Most of the residents were not sure how to address this problem, but some indicated that providing educational materials to property owners and improving the enforcement of existing regulations may help. The following possible initiatives ranked the highest among residents surveyed: (1) preserving existing woodlands; (2) investing more in maintaining existing parks and open spaces; (3) stricter water-quality regulations; and (4) more neighborhood beautification projects.

When considering current land use, a majority of the residents thought that existing farmland should not be required to remain as farmland; rather, farmers should be allowed to use the land for other purposes. The most popular options for other use are: (1) housing; (2) parks and trails; and (3) wildlife area.

2. The Village will discourage the location of agricultural operations within its extraterritorial planning area that fall under the State’s definition of a “large livestock” operation (i.e. exceeds 500 or more animal units).
3. All existing, expanding, or new farming or forestry operations are encouraged to incorporate the most current “Best Management Practices” (BMPs) or “Generally Accepted Agricultural and Management Practices” (GAAMPS) as identified by but not limited to the following agencies
 - a. Fond du Lac County
 - b. University of Wisconsin Extension
 - c. Wisconsin Department of Agriculture, Trade and Consumer Protection
 - d. Wisconsin Department of Natural Resources
 - e. National Resource Conservation Service
4. The Village supports Fond du Lac County’s Nonmetallic Mining Reclamation Ordinance within the extraterritorial plat review area.
5. The Village will avoid development in areas that have severe limitations due to steep slopes, poor soils, or sensitive environmental areas such as wetlands, floodplains, and streams in order to protect the benefits and functions they provide. The Village shall require these natural resource features to be depicted on all site plans, preliminary plats, and certified survey maps in order to facilitate preservation of natural resources.
6. The Village supports programs to prevent the spread of exotic species and to restore natural areas to their native state, including efforts to reduce non-point and point source pollution into local waterways. The Village will actively manage the urban forest (i.e. nature woodlands, street trees, etc.) to enhance the aesthetic, wildlife, economic, and other benefits these features provide.
7. The Village may use its zoning, subdivision, and official mapping powers to protect passive and active recreational sites, waterways, shorelines, wetlands, steep slopes, and floodplain areas within the Village’s extraterritorial plat review area.
8. The Village will work with the Town of Rosendale and Springvale to encourage an orderly, efficient development pattern that preserves natural resources and creates a tight edge between Village and rural development to minimize conflicts between urban and rural uses.
9. The Village encourages maintenance and rehabilitation of historic areas and buildings and will support community events and programs that celebrate the history and culture of Rosendale. The Village will ensure that any known cemeteries, human burials or archaeological sites are protected from encroachment by roads or other development activities. Construction activities on a development site shall cease when unidentifiable archaeological artifacts are uncovered during either land preparation or construction. The developer shall notify the Village of such potential discovery.

Mining Reclamation

In Wisconsin, mining reclamation is the rehabilitation of disturbed areas resulting from surface mining. The main objective of reclamation is to reestablish the vegetative cover, soil stability, and water conditions at the site. Reclaimed mines may result in habitat for fish and wildlife, grazing, forestry, wetlands, recreational and commercial and industrial uses. The Fond du Lac County Nonmetallic Mining Ordinance requires mining operators to obtain a reclamation permit through the county.

2.4 ENERGY, UTILITIES & COMMUNITY FACILITIES

VISION STATEMENT

The Village 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 Village while retaining its rural character.

Goals, Objectives & Policies

GOAL 1

Maintain high quality services, utilities and community facilities

Objectives:

1. Ensure that public and private utilities and community facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment, and to reinforce the traditional character of the Village.
2. Phase new development in a manner consistent with future land use plans, public facility and service capacities, and community expectations.
3. Ensure that the Village Municipal Building and other public facilities continue to meet the needs of residents.
4. Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

Reflections from the Community Survey

Overall, the residents of the Village have a positive opinion of the services offered to them. They rate the quality of the public schools very high. Based on the survey, the residents are not of the opinion that any one service is in dire need of improvement; rather, they could all use just a bit of improvement. Healthcare, daycare services, and paramedic services ranked the highest for needed improvement, but library services and hospitals were very close, as well.

Policies:

1. Utility Services & Extensions - The Village encourages logical, cost-efficient expansion of utilities to serve new development. The Village will generally require developments that rely on municipal services to be located within the Rosendale's corporate limits. Development permits shall not be issued unless there is adequate provision for necessary public facilities to serve such developments.
2. Sanitary Sewer – The adequacy and capacity of the system should be closely monitored to ensure that it continues to meet the needs of all Village users. The Village will plan for sanitary sewer facilities on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve future extensions. If utilities must be oversized to serve an area that is not within the current development, development agreements should be used to recapture the additional costs to the initial developer. In areas not served by municipal sewer, the Village requires adherence to the Wisconsin Sanitary Code and Fond du Lac County Sanitary Code.

3. Water Supply - The Village will require landowners with private wells to properly maintain and monitor their wells through inspection and water testing as necessary or required by Village, County or State regulations. Landowners with private wells that are no longer in use shall properly close and abandon wells according to WIDNR regulations. The Village may require that the property owner, or their agent, fund the preparation of a groundwater impact analysis from an independent soil scientist, or other related professional, prior to approving new development. The Village encourages programs that support water conservation.
4. Stormwater Management – The Village will work with the WIDNR to minimize stormwater quality and quantity impacts from development. Natural drainage patterns, including existing drainage corridors, streams, floodplains, and wetlands will be preserved and protected whenever possible. Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with local regulations. The use of Best Management Practices (BMPs) is highly encouraged.
5. Solid Waste & Recycling – The Village will review annually levels of service provided by the contracted solid waste disposal and recycling services and meet with them to address any concerns raised by residents or local businesses. The Village will encourage participation in recycling and clean sweep programs for the disposal of hazardous materials.
6. Parks – The Village will maintain local parks as focus areas for community gatherings and recreation. The Village encourages the connectivity of local park and recreational facilities with regional facilities, via bicycle trails or marked routes on existing roads. The Village will require all proposed residential subdivision developments to dedicate land, or pay a fee in lieu thereof, for public parks, recreation, and open space acquisition and development (in accordance with State Statute).

National Recreation and Park Association recommends that most residents should be within a ten-minute walk or 1/3 mile from a public park or open space area and communities should maintain an average of 12 acres of park and recreational land per 1,000 residents. Currently the Village maintains xx acres of parkland per 1,000 residents (refer to Table 5.15).
7. Power Plants, Transmission Lines, and Telecommunication Facilities – The Village will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, or telecommunication towers. If such facilities are proposed, they should be located in an area safely away from existing residential uses and should avoid environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged to minimize negative visual impacts, thus preserving community character.
8. Energy Management – The Village will support the efforts of energy providers, government agencies and programs, and others to inform residents about energy conservation measures. The use of energy-efficient materials or designs is highly encouraged, including LEED certification. The Village will consider the use of energy efficient alternatives when upgrading public buildings or equipment.

Leadership in Energy and Environmental Design (LEED) is a rating system developed by the U.S. Green Building Council that provides a suite of standards for environmentally sustainable construction.

9. Cemeteries – The Village will evaluate as needed, along with local churches and associations, the need for additional or expanded cemeteries.
10. Special Needs Facilities – The Village will work with Fond du Lac County and adjacent municipalities to maintain and improve access to special needs facilities (i.e. health care, childcare) for area residents. The Village will actively participate in the planning and siting of any new special needs facility.
11. Emergency Services - The Village will work with the Rosendale Police Department, Fond du Lac County Sheriff's Department, the Rosendale Fire Department, and the Rosendale First Responders to maintain adequate provision of emergency services for Village residents and businesses, and will review service provision levels with the appropriate agencies annually. The Village encourages opportunities for intergovernmental cooperation on emergency services.
12. Schools - The Village will collaborate with the Rosendale-Brandon School District and post-secondary institutions to provide high quality educational facilities and opportunities for Village residents. The Village will actively participate in the planning and siting of any new school facility.
13. Libraries - While the Village of Rosendale does not have its own library, there are three libraries located within a short distance of the Village. The Village will work with the Ripon Public Library, Lane Library and Wehr Learning Center, and the Fond du Lac Public Library to maintain and improve access to public library facilities for Village residents.
14. Village Facilities - The Village will annually evaluate the condition of Village facilities and associated equipment to ensure that it will continue to meet Village needs. Upgrades for handicap accessibility will be considered for all Village facilities (including parks) whenever changes are made to those facilities.
15. Village Fees - The Village may require developer agreements or fees to recoup the costs associated with processing, reviewing, or inspecting land use proposals and permits, including pass through fees of consultants hired by the Village. The Village may also assess impact fees to recoup the measurable capital costs necessary to support new developments (in accordance with State Statutes).

2.5 ECONOMIC DEVELOPMENT

VISION STATEMENT

It is the desire of the Village residents to develop and maintain an economic base for the community by expanding the commercial and industrial districts within the Village limits. However, such expansion and development will be strictly controlled and regulated so as to maintain the rural character and public safety of the Village. The Village's labor force will continue to grow as the population ages over the next 20 years. Contaminated sites and blighted areas will be dealt with in an appropriate and efficient manner, decreasing the number of sites in the area over the next 20 years.

Goals, Objectives & Policies

GOAL 1

Attract and retain businesses that strengthen and diversify the local economy without jeopardizing the character of the Village.

Objectives:

1. Seek businesses that strengthen and diversify the economic base, expand and enhance the tax base, improve wage and salary levels, and utilize the resident labor force.
2. Develop a long-term area strategy to promote sustainable economic development.

Policies:

1. The Village encourages light manufacturing, high technology manufacturing, and non-intensive agriculture related businesses as the major economic development types in Rosendale. In designated areas, the Village supports the development of retail businesses, professional services, and restaurants to better serve the needs of residents and visitors.
2. The Village generally discourages large-scale industrial and commercial businesses (those that generate large volumes of traffic or wastewater, or have a high water demand) within Rosendale.
3. The Village will investigate opportunities to expand the industrial and commercial tax base of Rosendale, including possible use of TIF in order to acquire or prepare lands for new business and limited industrial developments.
4. Collaborate with neighboring municipalities, Fond du Lac County, regional Universities, technical colleges, and local economic development organizations to

Reflections from the Community Survey

As a small community, the Village of Rosendale has limited resources. The residents surveyed believe that the Village does face a minor job shortage. The residents were asked to evaluate the characteristics of the Village that would either attract or discourage businesses to locate there.

The opinion appears to be that the Village needs to improve by (1) having workers with the skills to fill jobs; (2) having enough workers to fill jobs; (3) providing tax incentives to businesses to locate and grow there; and (4) having a good transportation system for goods that are produced.

On the other hand, the Village may attract businesses because it has (1) safe neighborhoods for families; (2) a good public school system; and (3) affordable housing.

TIF, or Tax Increment Financing, is an economic development program that helps promote local tax base expansion by using property tax revenues to fund site improvements to attract new development or eliminate blight. With TIF, a municipality "captures" the additional property taxes generated within the TIF District that would have gone to other taxing jurisdictions and uses the "tax increments" to finance public improvements.

develop a long-term area strategy to promote sustainable economic development, with a special emphasis on promoting existing businesses, vacant land or commercial buildings. The Village supports programs that provide area businesses and entrepreneurs with technical or financial assistance.

5. The Village supports the development of farm-based businesses and cottage industries within its extraterritorial area to assist farm families with a second income, so long as such uses do not conflict with neighboring properties, or pose a threat to environmentally sensitive areas.

GOAL 2

Plan efficient, well-designed business and employment centers

Objectives:

1. Identify strategic locations for business development.
2. Avoid land use conflicts between business and non-business use.
3. Maintain standards and limitations for home occupations and home-based businesses in residential areas to minimize noise, traffic, and other disturbances.

Home occupations refer to office types of uses that do not alter the residential character of a home and its neighborhood.

Home based businesses are selected types of small businesses that can include buildings, yards, and vehicles, that have the physical appearance of a business rather than a home, located on the same parcel of land as the residence. Examples may include veterinary, animal boarding, hair styling, or woodworking businesses.

Policies:

1. The Village will promote the redevelopment of its downtown business district while allowing for some business development at the edge of the Village or as part of new traditional neighborhood developments or planned business parks.
2. The Village encourages the creation of highly planned mixed-use activity centers that include employment, shopping, housing, and recreation opportunities in a compact, pedestrian-oriented setting. The Village will focus neighborhood-oriented commercial development in areas that will conveniently serve existing and planned residential areas.
3. The Village encourages brownfield or infill (re)development before considering creating new business or industry parks.
4. The Village will work with private landowners and State agencies to clean up and redevelop contaminated sites that threaten the public health, safety, and welfare.
5. The Village will require new commercial and industrial developments to undergo a site plan review to ensure building features such as size, design, landscaping, lighting, signage, parking, and access are consistent with community character.
6. The Village will prohibit home based businesses within residential subdivisions, or groups of residences, which would cause safety, public health, or land use conflicts with adjacent uses due to such things as increased noise, traffic, and lighting, unless these detrimental affects can be sufficiently addressed. (Subject to existing ordinances and statutes)

Brownfield development refers to the redevelopment of blighted or contaminated commercial or industrial parcels.

Infill development refers to developing vacant sites within built up areas or redeveloping existing parcels.

2.6 INTERGOVERNMENTAL COOPERATION

VISION STATEMENT

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

Goals, Objectives & Policies

GOAL 1

Maintain mutually beneficial relationships with neighboring municipalities, Fond du Lac County, State and Federal agencies, and the Rosendale-Brandon School District

Objectives:

1. Coordinate with the Towns of Eldorado, Lamartine, Rosendale and Springvale to jointly plan and coordinate their long-term growth plans with the Village Comprehensive Plan.
2. Coordinate Village planning efforts with the Rosendale-Brandon School District as necessary to allow the district to properly plan for facility needs.
3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.
4. Improve communication and levels of transparency with Town of Rosendale and Springvale officials regarding shared development goals and objectives and development proposals in the extraterritorial area.

Policies:

1. The Village encourages an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves natural resources in mutually agreed areas. To the extent possible, coordinate the Village's Comprehensive Plan with plans created by the Towns of Eldorado, Lamartine, Rosendale, Springvale, and Fond du Lac County.
2. Where intergovernmental cooperation efforts do not yield desirable results, the Village may utilize its zoning, subdivision, official mapping, and extraterritorial powers where necessary to protect Village interests and coordinate development in the planning area with the Village's Comprehensive Plan.
3. Prior to the adoption of the Rosendale Comprehensive Plan, and for subsequent updates, the Village will request comments from the Superintendent of the Rosendale-Brandon School District and the Town Boards of Rosendale and Springvale.

4. The Village requests that School District official's keep the Village informed of any plans for new facilities and will coordinate land use planning to encourage compatible uses and safe routes to schools.
5. The Village will actively participate, review, monitor, and comment on pending plans from neighboring municipalities, Fond du Lac County, and State or Federal agencies on land use or planning activities that would affect Rosendale.
6. The Village will continue to work with neighboring municipalities to identify opportunities for shared services or other cooperative planning efforts.

2.7 LAND USE

VISION STATEMENT

The predominant land uses in the Village of Rosendale are residential and commercial, which the Village hopes to maintain for future generations. The existence of agricultural land near the borders of the Village is also important, as it adds to the rural character of the Village, which the residents also wish to maintain. The Village will strictly monitor the rezoning of land from agricultural to commercial, industrial, and/or residential for subdivision purposes in order to establish an economic base for the community while preserving the quiet, rural nature that resident's prize.

Goals, Objectives & Policies

GOAL 1

Ensure that a desirable balance and distribution of land uses is achieved which enhances the Village's unique community character & sense of place

Objectives:

1. Maintain a comprehensive future land use plan and map that ensures a desirable and compatible mix of land uses.

Policies:

1. The Village will map sensitive environmental features requiring protection including steep slopes, wetlands and floodplains. The Village will prepare a description of these areas that designates them for conservation or protection where development is severely limited (Refer to Chapter 3).
2. The Village will map areas in agricultural use or that have highly productive soils for agricultural use. When development occurs on the urban fringe, the Village will encourage site designs that aim to limit conflicts between new urban land uses and existing farm operations (Refer to Chapter 3).

Reflections from the Community Survey

The residents were asked to indicate how strongly they support or oppose certain types of potential growth within the Village. The top five areas of potential growth supported by the residents are: (1) encouraging new businesses to locate in the community; (2) new residential development that includes homes, but not apartments; (3) encouraging new businesses to locate nearby, but outside the community; (4) improving housing options for seniors; and (5) locating new retail shopping in the community.

In general, the residents surveyed support economic and residential growth, but oppose increasing the number of apartments and multi-family housing units within the Village. It is recognized that economic growth is essential, and that Rosendale has experienced very little growth over the past five years.

3. The Village will map the location of residential land uses throughout the planning area. Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, topography, transportation and utilities access, the Village will identify areas suitable for future residential development and will develop one or more descriptions for the type and density of residential development appropriate for these areas (Refer to Chapter 3).
4. The Village will map existing commercial and/or industrial uses that are found in the planning area. Using this information, and considering other factors including the potential for land use conflicts with other existing land uses, soil conditions, topography, transportation and utilities access, the Village will identify areas suitable for future business development and will develop one or more descriptions for the type and density of commercial or industrial development appropriate for these areas (Refer to Chapter 3).
5. The Village will map existing public or recreational uses. The Village will delineate areas having these features on the Future Land Use Map and prepare a description of these areas that designates them as areas for public or recreational use (Refer to Chapter 3).
6. The Village may require detailed development plans, neighborhood plans, or corridor plans prior to the platting and development of land. These detailed plans should include the proposed land use pattern of the area, recommended zoning for the area, recommended lot pattern, location of necessary municipal utilities, locations of parks, open space, civic or institutional buildings, and the proposed street system that will serve the area. The plans should also provide a development-phasing timetable so the Village can coordinate capital improvements with the development of the area. New development plans, neighborhood plans, and corridor plans shall be adopted as appendices to the Comprehensive Plan.

GOAL 2**Balance land use regulations and individual property rights with community interests**Objectives:

1. Maintain policies for considering amendments to the Future Land Use Map if and when requested by eligible petitioners.
2. Provide flexibility in development options/tools to create win-win outcomes between landowner desires and community interests.
3. Maintain policies for interpreting mapping boundaries.

Policies:

1. Amending the Future Land Use Map: A property owner may petition for a change to the Future Land Use Map. *See section 3.2 for future land use map amendment policies.*
2. Planned Unit Development¹: A subdivider may elect to apply for approval of a plat employing a planned unit development (PUD) design.

¹ Regulations for Planned Unit Developments did not exist when this plan was completed.

3. Transfer of Development Rights:² The Village may consider the use of transfer of development rights to increase the allowable density of new development, if Fond du Lac County develops this type of program for the region.
4. Conservation Subdivision Development³: A subdivider may elect to apply for approval of a plat employing a conservation subdivision design.
5. Where uncertainty exists as to the boundaries of features shown on maps within this Plan, the following rules shall apply⁴:
 - a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 - b. Boundaries indicated as approximately following platted lot lines or U.S. Public Land Survey lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following municipal boundaries shall be construed as following such boundaries.
 - d. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
 - e. Boundaries indicated as following shorelines and floodplains, shall be construed to follow such shorelines and floodplains, and in the event of change in the shorelines and floodplains, it shall be construed as moving the mapped boundary.
 - f. Boundaries indicated as following the centerlines of streams, rivers, canals, or other bodies of water shall be construed to follow such centerlines.
 - g. Boundaries indicated as parallel to extension of features indicated in the preceding above shall be so construed. The scale of the map shall determine distances not specifically indicated on the maps.

A Planned Unit Development (PUD) refers to a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with design flexibility from traditional siting regulations. Within a PUD, variations of densities, setbacks, streets widths, and other requirements are allowed. The variety of development that is possible using PUDs creates opportunities for creativity and innovation within developments. Since there is some latitude in the design of PUDs, the approval process provides opportunities for cooperative planning between the developer, reviewing boards, and other interested parties.

Transfer of Development Rights (TDR) is a program to relocate potential development from areas where proposed land use of environmental impacts are considered undesirable (the "donor" or "sending" site) to another ("receiving") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was allowed under the comprehensive plan or zoning ordinance. This type of program usually works best when implemented on a large scale, such as throughout an entire county.

² No such program existed when this plan was completed.

³ Regulations for Conservation Subdivisions did not exist when this plan was completed.

⁴ With respect to the accuracy of maps included in this document, a disclaimer is necessary. The Village of Rosendale and MSA Professional Services have prepared and reviewed maps herein. It has been mutually understood that these maps were accurate for planning purposes and that they will continue to be used to make planning and zoning decisions. Due to scale limitations or potential data errors, it is recognized that disputes may arise concerning areas delineated on the maps. If a landowner or any other party alleges error or misrepresentation of map delineations, he or she must submit proof from recognized professionals that such is the case. The Village Board will consider such submission and will adjust the boundaries when approving a land use change if appropriate.

2.8 COMMUNITY DESIGN PRINCIPLES

Goals, Objectives, and Policies

GOAL 1

Promote high quality site and building designs within the community to uphold property values and reinforce the character of the Village.

Objectives:

1. Maintain site and building design guidelines for all new development, which reinforces traditional neighborhood design and new urbanism principles.

Policies:

1. Sites, buildings and facilities shall be designed in accordance with the policies outlined below:
 - a. **Building Locations in the Extraterritorial Area** - Lots and buildings shall be arranged for potential re-subdivision into Village-sized lots to facilitate higher density development if future annexation of the area is anticipated, including reduced setbacks to allow an efficient and economical connection to Village water and sanitary sewer systems at the time of annexation.
 - b. **Environmentally Sensitive Areas** - Avoid fragmentation and isolation of remaining natural areas and corridors. Lots and buildings shall be configured to retain large tracts of undeveloped land. Developers shall strive to connect undeveloped lands with existing undeveloped areas to maintain environmental corridors. To the extent possible, developers shall preserve existing woodlands and mature trees during and after development. Building development shall be severely limited in areas designated as shorelands, wetlands, floodplains, and areas within steep slopes. The Village encourages the use of conservation subdivisions, rather than the conventional lot-by-lot division of land in areas containing environmentally sensitive resources (see Figure 2.1 and 2.2).

Figure 2.1: Conventional vs. Conservation Subdivision Design

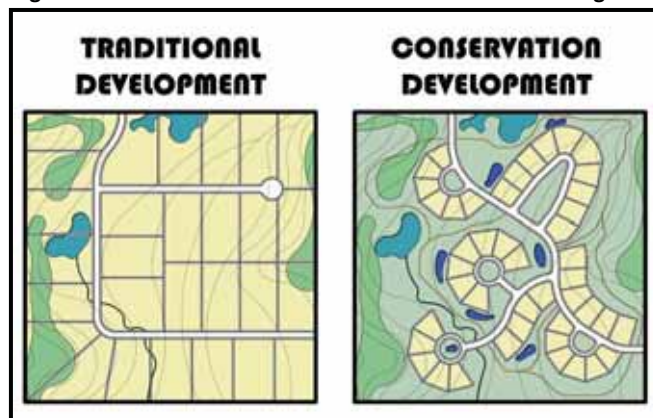
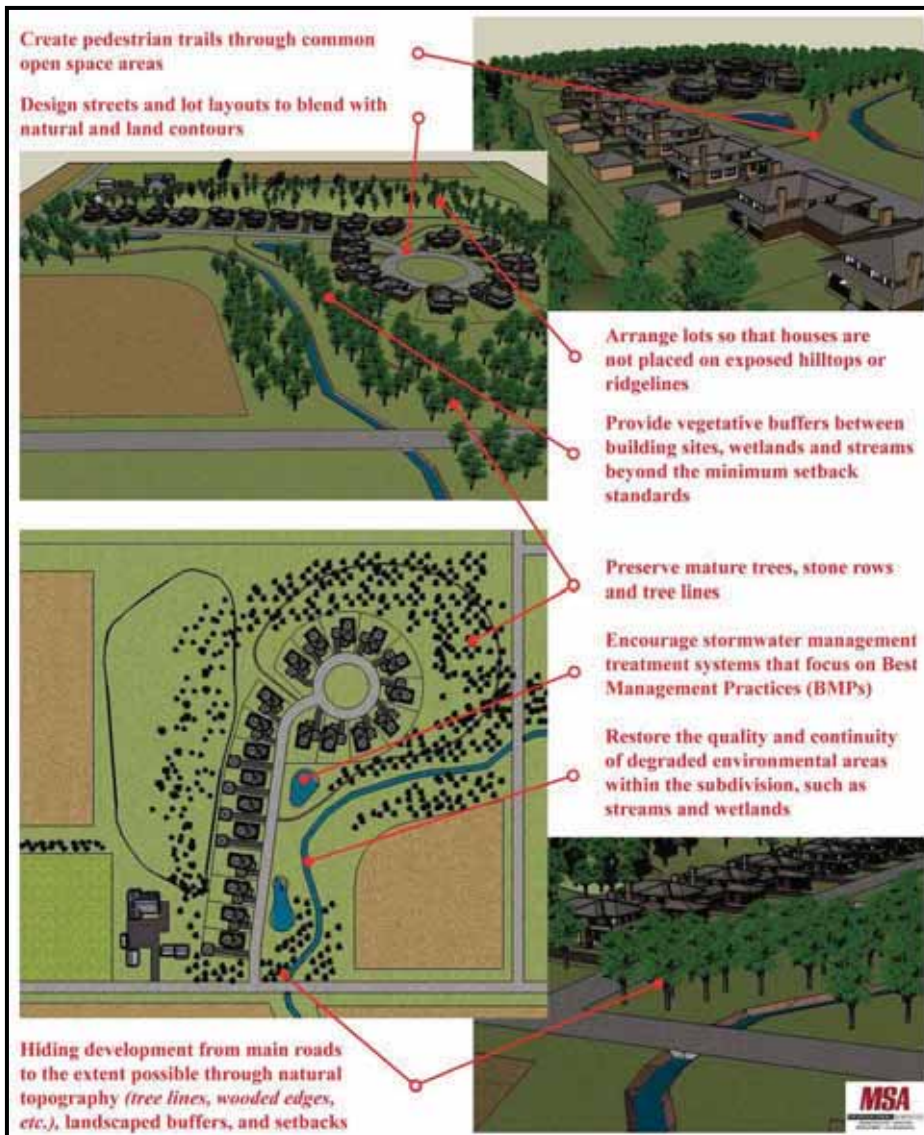


Figure 2.2: Conservation Subdivision Design Principles



c. **Single-Family Areas** - The Village encourages well-designed neighborhoods that reflect aspects of traditional neighborhood design principles, including the elements listed below and illustrated in Figure 2.3.

- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Place the building within close proximity to the sidewalk (usually within twenty feet of the public right-of-way, or as close as applicable zoning allows), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall. A gable facing the street is strongly encouraged.
- **Architectural Character:** Incorporate elements that provide visual interest and human scale and that relate to the surrounding neighborhood context and the Village's overall character.

Figure 2.3:
Single-Family
Design
Guidelines



- **Building Materials:** Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar materials as used on the front façade.
- **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
- **Garages:** Place the garage at least 6 feet behind the primary facade and front door of the home or in the rear yard to avoid a “garage-scape” street appearance.
- **Landscaping:** Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
- **Lighting:** All exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

- **Neighborhood Diversity:** Vary the lot sizes, building heights, building exterior colors, and housing floor plans within any given street block.
- d. **Multi-Family Areas** - The Village encourages proposed high-quality multi-family housing be designed to blend in with traditional neighborhoods. The general guidelines listed below and in Figure 2.4 will provide assistance in guiding future multi-family development:
- **Relationship to the Street:** Design the building such that the primary building facade is orientated towards the street. Provide a public entrance on the primary building facade that is visually and functionally free of obstruction. Place the building within close proximity to the sidewalk (usually within twenty feet of the street's right-of-way), or incorporate a garden wall and/or a fence line (picket, wrought iron, etc.) that can maintain the existing street wall.
 - **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials, variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.
 - **Building Materials:** Use high-quality, long-lasting exterior finish materials such as kiln-fired brick, stucco, wood, and fiber cement siding. All exposed sides of the building should have similar or complementary materials as used on the front façade.
 - **Building Projections:** Provide balconies, covered porches, and bay windows, especially on facades facing public streets.
 - **Parking and Buffering:** Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen out unsightly parking areas from the street and neighboring properties. Insert landscape islands in parking lots with more than eighteen consecutive stalls.
 - **Service Areas:** Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
 - **Common Open Space:** Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.
 - **Landscaping:** Provide generous landscaping, with an emphasis on native plant species, especially along street frontages.
 - **Lighting:** All exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution.

Figure 2.4:
Multi-Family
Design
Guidelines



- e. **Commercial and Industrial Areas** - Commercial and industrial uses provide the Village with economic stability and provides goods, services, and jobs for its residents. However, the buildings designed for these uses are often not adaptable for another use after the initial user leaves. To ensure high-quality and long-lasting projects the following guidelines and illustrations (Figures 2.5-2.7) will provide assistance in guiding future business development:

- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade that is visually and functionally free of obstruction.
- **Architectural Character:** Design the building using architectural elements that provides visual interest and human scale that relates to the surrounding neighborhood context and the Village's overall character. This can be accomplished by using, but is not limited to, the following techniques: expression of structural bays, variation in materials,

variation in building plane, articulation of the roofline or cornice, use of vertically-proportioned windows, pitched roof with the gable(s) facing the street, etc.

Figure 2.5:
Business
Design
Guidelines



- **Building Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- **Building Projections:** Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.

Figure 2.6: Desired Sign Types

- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- **Landscaping and Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.

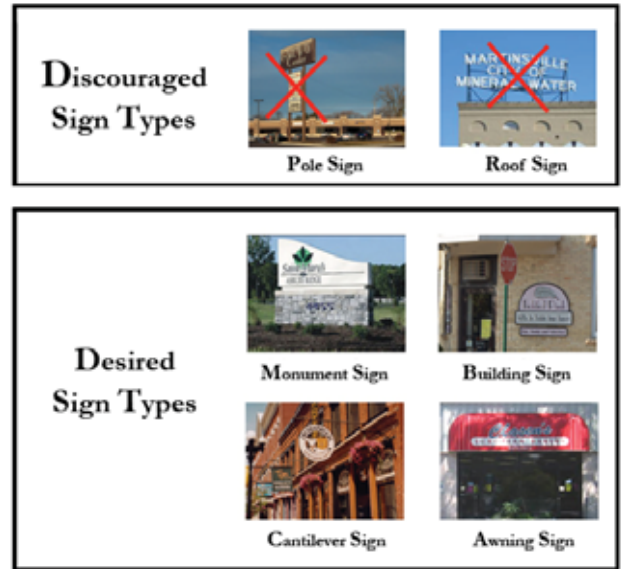
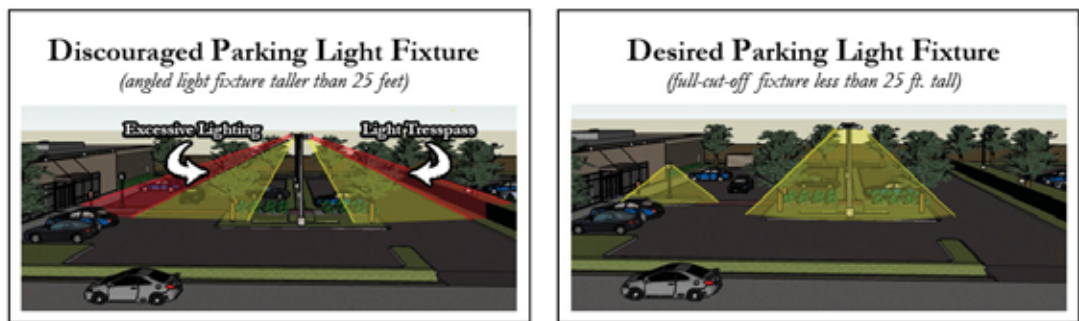


Figure 2.7: Desired Outdoor Lighting



- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
 - **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- f. **Transportation Facilities** - Transportation facilities for new developments shall be constructed according to their functional classification and local ordinances. Direct access to arterial and collector streets will be discouraged. Most lots shall take access from local streets to minimize the impacts to existing transportation facilities and new facilities shall address future connectivity to surrounding properties.

- **Street Design:** Streets should be designed to the minimum width that will reasonably satisfy safety and maintenance needs. Local streets should not be as wide as collector streets, or “micro-freeways,” which encourages higher travel speeds. Streets should be laid out in a manner that takes advantage of the natural topography and aligns with existing facilities. The use of traditional or modified grid-like street patterns, as opposed to multiple cul-de-sacs and dead end roads, is strongly encouraged.
- **Traffic-Calming Devices:** Traffic-calming devices and designs are encouraged. Specific measures may include: curb extensions/intersection bump outs, roundabouts, teardrop islands, speed bumps and speed tables, median and refuge islands, or turning circles.
- **Pedestrian and Bicycle Improvements:** are strongly encouraged, especially in areas near existing facilities. Specific measures include sidewalks, on-street bike lanes, bicycle route markers, off-street trails, and tweetens (mid-block foot paths). Some local streets may be safe for walking and biking without the need for sidewalks; however, collector or arterial streets should feature sidewalks for walking and off-street bike paths or marked bike lanes for biking. Bicycle and pedestrian ways shall be designed to connect to adjacent developments, schools, parks, shopping areas, and existing or planned pedestrian or bicycle facilities.

Figure 2.8: Traditional v. Cul-de-Sac Design

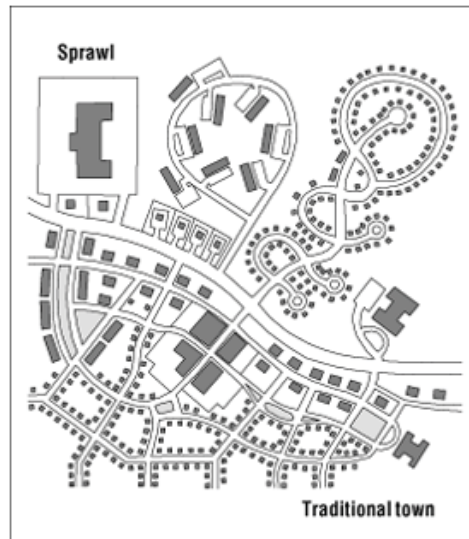
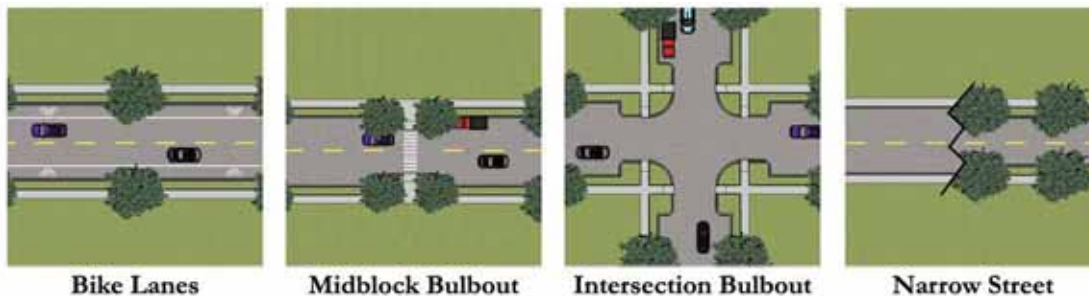


Figure 2.9: Alternative Transportation Designs



CHAPTER 3 – FUTURE LAND USE

The following chapter summarizes the future land use alternatives for the Village of Rosendale and contains information required under SS66.1001. The information is intended to provide a written explanation of the Village of Rosendale Future Land Use Map (See Appendix D), which depicts the desired pattern of land use and establishes the Village's vision and intent for the future through their descriptions and related objectives and policies (Chapter 2). The Future Land Use Plan identifies areas of similar character, use, and density. These land use areas are not zoning districts, as they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, etc.); however, zoning petitions shall be consistent with the policies within each land use classification.

The Future Land Use Map is neither a prediction nor a guaranty. The Village does not assume that all growth areas depicted on the map will develop during the next 20 years. Instead, the map depicts those areas that are the most logical development areas based on the goals and policies of this plan, overall development trends, environmental constraints, proximity to existing development, and the ability to provide services. The Village does not support the rezoning or development of all the lands identified on the map immediately following adoption of this plan. Other factors will have to be considered, such as the quality of the proposed development, its potential effect on adjacent properties, the ability to provide services to the site, and the phasing of development.

3.1 FUTURE LAND USE

The Future Land Use Map was developed by the Village Smart Growth Committee based on evaluations of future growth and the suitability of undeveloped land to accommodate that growth. The following provides a detailed description of each future land use classification and their related policies as they appear on the adopted Future Land Use Map. The Future Land Use Plan, in conjunction with the other chapters of this plan (in particular Chapter 2), should be used by Village staff and officials to guide recommendations and decisions on rezoning and other development requests.

Natural Resource Protection (NRP)

The Natural Resource Protection land use classification identifies sensitive lands that may be subject to development restrictions enforced/mandated by local, County, State, or Federal regulations. The NRP overlay district generally includes the following features:

1. Water bodies and wetlands mapped as part of the WIDNR Wetland Inventory⁵, or
2. 100-Year Floodplains based on FEMA maps⁶, or
3. Areas within steep slopes greater than 20%⁷, or
4. Shoreland setback areas (land within 75' of the ordinary high water mark of navigable rivers or streams).

⁵ The WIDNR Wetland Inventory for Fond du Lac was derived from 1988 aerial photography and only includes wetlands which are larger than two (2) acres. Wetlands smaller than two (2) acres may exist within the planning area shall be included under the Resource Protection classification.

⁶ Effective Date: November 4, 2009

⁷ Source: NRCS Soils Data

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat; to prevent and control water pollution; to prevent erosion and sedimentation; to prevent property damage caused by flooding; to preserve areas of natural beauty; and to provide areas for outdoor recreation. The Natural Resource Protection land use classification represents areas that are vital to the region's ecosystem and are key ingredients of the image of the greater Village of Rosendale region, and thus development shall be severely limited.

Policies

1. This land use classification is intended to function as an overlay district, that is, the underlying future land use classification (Rural Residential, Commercial/Business, etc.) remains in place, but the NRP overlay indicates that, based on best available data, that the land may not be developable due to the presence of wetlands, floodplains, or steep slopes.
2. Land designated NRP may be developable as allowed by the underlying land use classification (e.g. Rural Residential, Commercial/Business, etc.) if a detailed survey shows sufficient flat, dry land as defined by County and State development regulations. The NRP classification may not include all sensitive lands in the planning area - property should always be surveyed prior to development to identify those features. Of particular note, the Towns of Rosendale and Springvale are under Fond du Lac County Shoreland Zoning, which regulates development within 300 feet of navigable streams, and 1,000 feet of inland lakes. In addition, the Village of Rosendale maintains a Flood Plain Overlay Zoning District.
3. Agricultural, silviculture (forestry), and recreational uses may occur within the NRP areas in accordance with the requirements of applicable ordinances. Best Management Practices are highly encouraged in these areas.

Appropriate Zoning Districts

NRP lands within the Town of Rosendale and Springvale are subject to the zoning regulations of each Town, and the Fond du Lac County Shoreland Zoning Ordinance. Within the Village the most appropriate zoning districts for lands within the NRP overlay are either the (F) Flood Plain or (P2) Conservancy districts.

Park Recreational (PR)

This land use classification includes property where active or passive recreation is the primary activity and where there is typically no commercial or residential use. The Village, or other government agency, usually owns these properties. Park and Recreational areas may include land that is restricted from development due to slope or wetland characteristics, generally identified with the Natural Resource Protection overlay in this plan. Park Recreational areas may also include land that is otherwise developable but which the Village chooses to protect by preventing such development. Some stormwater management or other utility/institutional uses (e.g., water towers) may be located within these areas.

Policies

1. Provide sufficient parkland and recreation facilities to meet the demand of Village residents.

2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a publicly owned park or recreational use; however, the Future Land Use Map should be updated as part of any annual update to this plan to show this new use.

Appropriate Zoning Districts

Park and Recreational uses shall either be approved as conditional uses within the Villages residential zoning districts or shall be zoned as (P2) Conservancy.

Rural Lands (RL)

Wisconsin statutes allow Rosendale to review and deny plats in its extraterritorial area (the area within 1.5 miles of the Village corporate limits) which are inconsistent with this plan and Village subdivision ordinances. This plan recommends that the Village continue to work with the Towns of Rosendale, Springvale, and Fond du Lac County to promote coordinated regional growth. The majority of the Village's peripheral areas are planned as Rural Lands. The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited rural residential development. Some stormwater management or other utility/institutional uses (e.g., wind towers) may be found within these areas. The Rural Land classification represents areas that are vital to the regions agricultural and forestry economy and are key ingredients of the rural character and image of the greater Village of Rosendale area.

Policies

1. The Village discourages non-farm related commercial and industrial uses in areas planned for Rural Lands, encouraging such developments in areas mapped as "Commercial", "Business Park", or "Industrial".
2. Land within the Rural Lands classification may represent long-term areas for Village expansion, and therefore, this plan strongly recommends against scattered rural development patterns that would prevent the Village from providing orderly, cost-effective growth in the long-term. Development requiring public utility extensions should not be allowed until such a time that a petition for annexation of the property occurs.
3. Some limited low-density development (e.g. one (1) unit per 10-40 acres) is anticipated in the Rural Lands areas in accordance with the policies of Town of Eldorado's, Lamartine's, Rosendale's, Springvale's, or Fond du Lac County comprehensive plans. Non-farm development should be located on the least productive portion of the original parcel. Cluster development and conservation subdivisions are highly encouraged for all non-farm residential development. Where appropriate, developments should be arranged for potential re-subdivision into Village-sized lots with municipal sewer.

Appropriate Zoning Districts

Within the Village, the most appropriate zoning districts for the Rural Lands classification is the (A) Agriculture District. Outside the Village, zoning is under the jurisdiction of the Town of Eldorado, Lamartine, Rosendale, Springvale, or Fond du Lac County.

Low Density Residential (LDR)

This land use classification includes areas characterized by singly-family residential development on large lots (approximately 1/3 acre or larger). These areas typically include older rural residencies and farmsteads which have since been annexed to the Village. Additional areas for new LDR develop have not been identified within the plan; however, some additional infill development is expected within Spring Rose Estates subdivision.

Policies

1. Within the LDR classification, limit new development to a maximum gross density of three (3) residential dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.
3. Municipal and institutional land uses (parks, schools, churches, stormwater facilities and municipal water utilities) may be built within this area.

Appropriate Zoning Districts

The (RR) Rural Residential District and the (R-1) Suburban Residential District may be considered for approval.

Medium Density Residential (MDR)

This land use classification is intended for existing and planned neighborhoods primarily of single-family homes with the potential for some two-family detached housing. Two-family residences are most appropriate adjacent to more intensive uses, including commercial or multi-family residential development. Currently this land use classification includes most of the existing and platted residential development within the Village.

Policies

1. Within the MDR classification limit new development to a gross density of three to six (3-6) residential dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.
3. Municipal and institutional land uses (parks, schools, churches, stormwater facilities and municipal water utilities) may be built within this area.

Appropriate Zoning Districts

The (R-1) Suburban Residential District or (R-2) Village Residential District may be considered for approval.

High Density Residential (HDR)

This land use classification is intended for planned neighborhoods of two-family detached homes and multi-family buildings. Currently this land use classification includes all of the existing and platted multi-family residential development within the Village.

Policies

1. Within the HDR classification limit new development to a gross density of six to twelve (6-12) residential dwelling units per acre.
2. Cluster development and conservation subdivisions are highly encouraged near areas with environmentally sensitive land.
3. Municipal and institutional land uses (parks, schools, churches, stormwater facilities and municipal water utilities) may be built within this area.

Appropriate Zoning Districts

The (R-2) Village Residential or (R-3) Multi-Family District may be considered for approval.

Planned Neighborhood (PN)

The Future Land Use Map identifies the majority of existing developable open space within the Village as Planned Neighborhood. Planned Neighborhoods should feature a variety of lot sizes and housing styles, consistent with “traditional neighborhood design principles” (Refer to Section 2.8 Community Design Principles). These areas should include a carefully planned mixture of predominately single-family residential development combined with limited two-family and multi-family developments. This allows higher density development to be dispersed throughout the community instead of being concentrated in any one area. A small amount of neighborhood business uses or mixed uses may be appropriate; however, the downtown and west end of the Village should remain the focal point of retail services in the community. Planned Neighborhoods should include opportunities for residents to gather through the development of public open spaces, parks, or institutional uses.

Policies

1. Development within the PN areas should be discouraged until other existing platted subdivisions are developed, a specific neighborhood plan is created, or the Village determines the provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services.
2. Any neighborhood plan created for this area shall be incorporated and adopted as an amendment to this Plan. The following should service as a guide for the creation of a neighborhood plan or development in these areas:
 - a. Approximately 60-80% of the developed portion of the neighborhood should be medium density single-family residential (4-6 units/ac). The remaining portion should feature a mix of LDR or HDR development. Planned Neighborhoods should feature a variety of lot sizes and housing styles, consistent with “traditional neighborhood design principles.
 - b. A limited amount of mixed use or neighborhood business development maybe appropriate near collector streets; however, intensive business or industrial developments shall be avoided.

- c. New growth areas should reserve land for public and institutional uses needed to serve the neighborhood or community as a whole.
- d. Opportunities for residents to gather through the development of public open spaces or parks.
- e. Continuous sidewalks, or equivalent provisions, along both sides of collector and arterial streets. Local roads may be served with sidewalks along only one side of the street or no sidewalks at all.
- f. Grid street design rather than cul-de-sac design to improve connectivity within the neighborhood and to and from surrounding neighborhoods. Cul-de-sac design is appropriate within conservation subdivisions or near environmentally sensitive land.

Appropriate Zoning Districts

The (R-1) Suburban Residential, (R-2) Village Residential, (R-3) Multi-Family District, and (CB) Commercial/Business District may be considered for approval.

Commercial (C)

This classification includes locations where retail goods and/or services are sold or where office activities take place. Much of this area is currently developed. The Future Land Use Map indicates opportunities for commercial infill development in the Village's downtown along WIS 23 and WIS 26 corridors.

Policies

1. The intensity and types of commercial development within these areas shall be regulated through the Village's zoning ordinance.
2. New "strip" retail development and long linear corridors of purely commercial growth are discouraged (Refer to Section 2.8 Community Design Principles).
3. The Village will require new development along WIS-23 and WIS 26 to adhere to established standards for highway access control, shared driveways and cross access
4. Buildings, lighting, and signage that would alter the "small town" character of the Village are discouraged (Refer to Section 2.8 Community Design Principles).

Appropriate Zoning Districts

Uses within the (CB) Commercial/Business District may be appropriate.

Business Park (BP)

This land use classification accommodates large-scale commercial and office uses with locational requirements and operational characteristics not suitable within the Community Business classification. Businesses may include hotels/motels, high-volume restaurants and drive-thru establishments, gas stations, and other high-traffic uses. In addition, some light manufacturing or warehouse uses may be appropriate within BP areas if found to be compatible with surrounding uses.

Policies

1. The intensity and types of commercial development within these areas shall be regulated through the Village's zoning ordinance.
2. New "strip" retail development and long linear corridors of purely commercial growth are discouraged (Refer to Section 2.8 Community Design Principles).
3. The Village will require new development along WIS-23 and WIS 26 to adhere to established standards for highway access control, shared driveways and cross access.
4. Buildings, lighting, and signage that would alter the "small town" character of the Village are discouraged (Refer to Section 2.8 Community Design Principles).

Appropriate Zoning Districts

The (CB) Commercial/Business District or (I) Industrial District may be considered for approval.

Industrial (I)

This land use classification is appropriate for indoor manufacturing, warehousing, distribution, office, extensive outdoor storage, handling of raw materials, or other uses that involve heavy truck traffic.

Policies

1. The intensity and types of industrial development within these areas shall be regulated through the Village's zoning ordinance.
2. Discourage commercial development in the areas planned for Industrial use, encouraging such developments in areas mapped as "Commercial" or "Business Park".
3. The Village will require new development along WIS-23 and WIS 26 to adhere to established standards for highway access control, shared driveways and cross access.

Appropriate Zoning Districts

The (I) Industrial District may be considered for approval.

Government Institutional (GI)

This land use classification includes properties owned by the Village, the school district, and religious institutions. These uses are planned to remain at their present locations in and near the central parts of the Village to continue to conveniently serve residents.

Policies

1. The Village will work with institutions and the surrounding neighborhood when discussing potential expansions or new facilities and how these plans would impact the area.
2. The Village does not intend to require an amendment to the Future Land Use Map prior to the approval of a proposed public or institutional use; however, the Future Land Use Map should be updated as part of any annual update to this plan to show this new use.

Appropriate Zoning Districts

Applications for the development of Government Institutional uses shall be approved as conditional uses under the regulations of the Village zoning ordinance.

3.2 AMENDING THE FUTURE LAND USE MAP

The Village of Rosendale recognizes that from time to time it may be necessary to amend the Future Land Use Map to account for changes in the current planning environment that were not anticipated. A property owner may petition⁸ for a change to the Future Land Use Map⁹. The Village will consider petitions based on the following criteria:

1. Agricultural Criteria: The land does not have a history of productive farming activities or is not viable for long-term agricultural use. The land is too small to be economically used for agricultural purposes, or is inaccessible to the machinery needed to produce and harvest products.
2. Compatibility Criteria: The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing agricultural operations. A petitioner may indicate approaches that will minimize incompatibilities between uses.
3. Natural Resources Criteria: The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Shoreland & Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.
4. Emergency Vehicle Access Criteria: The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.
5. Transportation Criteria: Proposed new roads will enhance connectivity to existing facilities. Existing transportation facilities can adequately support the proposed development, including both capacity and design. The Village may require that the property owner, or their agent, fund the preparation of a traffic impact analysis by an independent professional. Petitioners may also demonstrate how they will assist the Village with any shortcomings in transportation facilities.
6. Ability to Provide Services Criteria: Provision of public facilities and services will not place an unreasonable burden on the ability of the Village to provide and fund those facilities and services. Petitioners may demonstrate to the Village that the current level of services in the Village, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, library services, and potentially water and/or sewer services, are adequate to serve the proposed use.

⁸ Petitions to change future land use classifications may only be submitted by landowners (or their agents) within the planning area, by Village Officials, or by officials from adjacent municipalities.

⁹ Changes in the Future Land Use Map, and associated policies, shall require a recommendation from the Village Plan Commission, a public hearing, and Village Board approval. Refer to Chapter 4 for additional information regarding plan amendments.

Petitioners may also demonstrate how they will assist the Village with any shortcomings in public services or facilities.

7. Intergovernmental Cooperation Criteria: Petitioners may demonstrate that a change in the Future Land Use Map is consistent with plans for the Town of Rosendale, Springvale, or Fond du Lac County. *(This criterion shall only apply to areas outside of the Village's corporate limits).*
8. Public Need Criteria: There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal impact on the Village. The Village may require that the property owner, or their agent, fund the preparation of a fiscal impact analysis by an independent professional.
9. Adherence to Other Portions of this Plan: The proposed development is consistent with the general vision statements for the Village, and the other goals, objectives, and policies of this plan.

CHAPTER 4 – IMPLEMENTATION

The implementation chapter describes the implementation tools available to the community, including an assessment of current use and future intention to make use of those tools. This chapter also addresses the issue of consistency, including how this plan is consistent with existing policies that affect the Village and how local decisions must be consistent with this plan. In addition, this chapter describes the process for reviewing implementation progress and amending the plan in future years. Finally, this chapter provides a compilation of the local actions necessary to achieve the goals and objectives of this comprehensive plan. Each action is accompanied by a suggested timeline for completion, and a consolidated list of actions appears at the end of this section.

VISION STATEMENT

The Village of Rosendale will work together with its residents to control the rezoning of land from agricultural to commercial, industrial, or residential. The Village will apply certain standards and criteria to a rezoning request before allowing land to be converted. Residents of the Village's various committees and commissions will work together to create rules and standards for the Village based on the recommendations of each element in this Plan, as well as enforce such rules and regulations that are deemed appropriate for the Village and voted on in public meetings. The Village of Rosendale will continue to maintain its agricultural and rural character while promoting controlled development of commercial, industrial, and residential districts to establish an economic base for the Village.

4.1 IMPLEMENTATION TOOLS

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinance and subdivision regulations comprise the principal regulatory devices used to protect existing development and guide future growth as prescribed by the comprehensive plan. The Village Board is responsible for amending and adopting these local ordinances.

4.2.1 Zoning Ordinance

Zoning is used to regulate the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

- ❖ Zoning is controlled through the Village of Rosendale Zoning Ordinance. The Village intends to use this plan along with the Village's Zoning Ordinance to guide future development.

4.2.2 Official Maps

These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways and public transit facilities. By showing the area on the Official Map, the municipality puts the property owner on notice that the property has been "reserved" for future dedication for a public facility or purpose. The municipality may refuse to issue a permit for any building or development on the designated parcel; however, the municipality has one year to purchase the property upon notice by the owner of the intended development.

- ❖ The Village does not currently utilize an official map as authorized to do so by state statute 61.35 (via 62.23(6)).

4.2.3 Sign Regulations

Local governments may adopt regulations, such as sign ordinances, to limit the height and other dimensional characteristics of advertising and identification signs. The purpose of these regulations is to promote the well-being of the community by ensuring that signs do not compromise the rights of Village residents to a safe, healthful and attractive environment.

- ❖ Sign requirements are regulated under the Village's Zoning Code within commercial and industrial districts. This plan includes several policies relating to sign development (Section 2.8) and the Village will work to make sure they are addressed during development review and incorporated into future updates of local ordinances.

4.2.4 Erosion/Stormwater Control Ordinances

The purpose of stormwater or erosion control ordinances is to establish rules that will prevent or reduce water pollution caused by the development or redevelopment of land. Local stormwater ordinances may be adopted to supplement existing Fond du Lac County and Wisconsin Department of Natural Resources permit requirements.

- ❖ Erosion and stormwater management are regulated through the Village's zoning & subdivision ordinances and the Fond du Lac County Water Erosion Control Ordinance.

4.2.5 Historic Preservation Ordinances

An historic preservation ordinance is established to protect, enhance, and perpetuate buildings of special character or the special historic or aesthetic interest of districts that represent a community's cultural, social, economic, political, and architectural history. The jurisdiction's governing body may create a landmarks commission to designate historic landmarks and establish historic districts.

In accordance with Wisconsin Statutes 101.121 and 44.44, a municipality (village, town or county) may request the State Historical Society of Wisconsin to certify a local historic preservation ordinance in order to establish a "certified municipal register of historic property" to qualify locally designated historic buildings for the Wisconsin Historic Building Code. The purpose of the Wisconsin Historic Building Code, which has been developed by the Department of Commerce, is to facilitate the preservation or restoration of designated historic buildings through the provision of alternative building standards. Owners of qualified historic buildings are permitted to elect to be subject to the Historic Building code in lieu of any other state or municipal building codes.

- ❖ The Village does not have an historic preservation ordinance.

4.2.6 Site Plan Regulations

A site plan is a detailed plan of a lot indicating all proposed improvements. Some communities have regulations requiring site plans prepared by an engineer, surveyor, or architect. Site plan regulations may require specific inclusions like: General Layout, Drainage and Grading, Utilities, Erosion Control, Landscaping & Lighting, and Building Elevations.

- ❖ The Village manages site plan regulations through its zoning and subdivision ordinances. This plan includes several policies relating to site plan development (Section 2.8) and the

Village will work to make sure they are addressed during development review and incorporated into future updates of local ordinances.

4.2.7 Design Review Ordinances

Design Review Ordinances are used to protect the character of a community by regulating aesthetic design issues. They include guidelines that can address a wide range of building and site design criteria, and they are typically implemented by a design review committee that reviews all proposed development within a designated area for consistency with the guidelines. Areas designated for application of a design review ordinance are called overlay districts, and they do not change the underlying zoning regulations.

- ❖ The Village does not have a design review ordinance. This plan includes several policies relating to design principles (Section 2.8) and the Village will work to make sure they are addressed during development review and incorporated into future updates of local ordinances.

4.2.8 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one- and two-family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state-certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state-certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement.

- ❖ The Village requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.

4.2.9 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings.

- ❖ The Village requires adherence to all state mechanical codes.

4.2.10 Sanitary Codes

The Wisconsin Sanitary Code (WSC), which is usually enforced by a county, provides local regulation for communities that do not have municipal sanitary service. The WSC establishes rules for the proper siting, design, installation, inspection and management of private sewage systems and non-plumbing sanitation systems.

- ❖ The Village requires adherence to the Wisconsin Sanitary Code & Fond du Lac County Sanitary Code where developments are not served by municipal sewer.

4.2.11 Land Division & Subdivision Ordinance

Land division regulations serve an important function by ensuring the orderly growth and development of unplatted and undeveloped land. These regulations are intended to protect the community and occupants of the proposed subdivision by setting forth reasonable regulations for public utilities, storm water drainage, lot sizes, street design open space, and other improvements

necessary to ensure that new development will be an asset to the Village. The Village Board makes the final decisions on the content of the land division ordinance. These decisions are preceded by public hearings and recommendations of the plan commission.

- ❖ The division of land in the Village is governed by the Wisconsin Statutes, the Village's Subdivision Regulations, and within 1.5 miles of the Village of Rosendale, by the Village's extraterritorial plat review authority (Refer to Section 5.7.1).

4.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village Board in the form of an adoption ordinance approved by a majority vote. Two important steps must occur before the Village Board may adopt or amend the plan: the Plan Commission must recommend adoption and the Village must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its components. The resolution should also reference the reasons for creating the plan and the public involvement process used during the planning process. The resolution must pass by a majority vote of the Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting the Plan, the Village (either Village Board or Plan Commission) must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- ✓ The date, time and location of the hearing,
- ✓ A summary of the proposed plan or plan amendment,
- ✓ The local government staff who may be contacted for additional information,
- ✓ Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing.

The notice should also provide a method for submitting written comments, and those comments should be read or summarized at the public hearing.

Draft Distribution & Public Hearing Notifications

The Village is required (per State Statute) to provide direct notice of the public hearing to any owner, leaseholder or operator of a nonmetallic mineral deposit (i.e. a gravel pit). The Village should send a copy of the public hearing notice at least 30 days prior to the hearing to any known mining operations in the Village and to anyone that has submitted a written request for such notification.

The Village is also required to maintain a list of any individuals who request, in writing, notification of the proposed comprehensive plan. Each such individual must be sent a notice of the public hearing and a copy of the plan at least 30 days prior to the public hearing. The Village may charge a fee equal to the cost of providing such notice and copy.

Finally, the Village should send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of the Towns of Eldorado, Lamartine, Rosendale, Springvale, and Fond du Lac County.
3. The East Central Regional Planning Commission.
4. At least one public library that serves the Village
5. The Comprehensive Planning Program at the Department of Administration

These draft distributions are not required by statute prior to adoption, but are strongly recommended as a matter of courtesy and good planning practice. The Village should coordinate directly with the public library to make a hard copy of the proposed plan available for viewing by any interested party.

Plan Adoption/Amendment

This plan and any future amendments become official Village policy when the Village Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

Following final adoption of this plan, and again following any amendments to the plan, a copy of the plan or amendment must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of the Towns of Eldorado, Lamartine, Rosendale, Springvale, and Fond du Lac County.
3. The East Central Regional Planning Commission
4. At least one public library that serves the Village.
5. The Comprehensive Planning Program at the Department of Administration.

4.4 CONSISTENCY AMONG PLAN ELEMENTS

Once formally adopted, the Plan becomes a tool for communicating the community's land use policy and for coordinating legislative decisions. Per the requirements of Wisconsin's Comprehensive Planning Law, beginning on January 1, 2010 if the Village of Rosendale engages in any of the actions listed below, those actions will be consistent with its comprehensive plan:

- ✓ Official mapping established or amended under s. 62.23 (6)
- ✓ Local subdivision regulations under s. 236.45 or 236.46
- ✓ Village zoning ordinances enacted or amended under s. 60.61, 60.62
- ✓ Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231

An action will be deemed consistent if:

1. It furthers, or at least does not interfere with, the goals, objectives, and policies of this plan,

2. It is compatible with the proposed future land uses and densities/intensities contained in this plan,
3. It carries out, as applicable, any specific proposals for community facilities, including transportation facilities, other specific public actions, or actions proposed by nonprofit and for-profit organizations that are contained in the plan.

The State of Wisconsin's Comprehensive Planning Law requires that the implementation element describe how each of the nine-elements will be integrated and made consistent with the other elements of the plan. The planning process that was used to create the Rosendale Comprehensive Plan 2010-2030 required all elements of the plan to be produced in a simultaneous manner. No elements were created independently from the other elements of the plan; therefore, reducing the threat of inconsistency. There may be inconsistencies between the goals and objectives between elements, or even within an individual element, that may become known during the review of development proposals. This is the nature of goals and objectives because these are value statements, which may very well compete with one another in certain situations. Where goals or objectives express competing values, the Village should look to the related policies, and general vision statements, to provide decision-making guidance.

Inconsistencies with the Town of Rosendale Comprehensive Plan

The Town of Rosendale was working toward completing a comprehensive plan when the Village adopted its comprehensive plan. The policies of this plan encourage cooperation with the town to jointly plan boundary areas and coordinate long-term growth plans with the Village of Rosendale Comprehensive Plan.

Inconsistencies with the Town of Rosendale Comprehensive Plan

The Town of Springvale was working toward completing a comprehensive plan when the Village adopted its comprehensive plan. The policies of this plan encourage cooperation with the town to jointly plan boundary areas and coordinate long-term growth plans with the Village of Rosendale Comprehensive Plan.

Inconsistencies with the Fond du Lac County Comprehensive Plan

Fond du Lac County is currently preparing a comprehensive plan. It is expected to be adopted in late 2009. At the time when this plan was prepared, the draft County plan was not available for review, however, the Fond du Lac County website states that it is expected that the County Plan will reference local land-use planning efforts, rather than write its' own land-use element. The policies of this plan encourage cooperation with Fond du Lac County to jointly plan boundary areas and coordinate long-term growth plans with the Village of Rosendale Comprehensive Plan.

4.5 PLAN MONITORING, AMENDING & UPDATING

Although this plan is intended to guide decisions and action by the Village over a 20-year prior, it is impossible to predict future conditions in the Village. Amendments may be appropriate following original adoption, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. To monitor consistency with the Comprehensive Plan the Village will review its content prior to any important decisions, especially those that will affect land use. From time to time the Village may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the Village. Should the Village wish to approve such an opportunity, it must first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard

response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any change to the plan text or maps constitutes an amendment to the plan and must follow the adoption/amendment process described in Section 4.3. Amendments may be proposed by either the Village Board or the Plan Commission, and each will need to approve the change per the statutory process. Amendments may be made at any time using this process; however, in most cases the Village should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Plan Commission and Village Board (January), followed by Plan Commission recommendation (February), then the 30-day public notice procedures leading to a public hearing and vote on adoption by Village Board (March or April).

Some of the aspects of this plan require proactive action by the Village. A working action plan should be maintained on an annual basis, starting with the actions in Section 4.7 and evolving over time. Completed actions should be celebrated and removed, while those actions not yet carried out should be given new deadlines (if appropriate) and assigned to specific individuals, boards or committees for completion per the new schedule. If the updated action plan is consistent with the goals, objectives, and policies of the comprehensive plan, updating the action plan should not require an amendment to the plan and can be approved simply by Village Board resolution.

Wisconsin's comprehensive planning statute (66.1001) requires that this plan be updated at least once every 10 years. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and ensure that the plan remains relevant to current conditions and decisions. The availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than 10 years. Frequent requests for amendments to the plan should signal the need for a comprehensive update.

4.6 SEVERABILITY

If any provision of this Comprehensive Plan will be found to be invalid or unconstitutional, or if the application of this Comprehensive Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality will not affect the other provisions or applications of this Comprehensive Plan, which can be given effect without the invalid or unconstitutional provision or application.

4.7 ACTIONS BY ELEMENT

The following actions are intended to realize and reinforce the goals, objectives, and policies described in Chapter 2. Whereas policies are decision-making rules to determine how the Village will react to events, these actions require proactive effort. It should be noted that some of the actions may require considerable cooperation with others, including the citizens of Rosendale, local civic and business associations, neighboring municipalities, Fond du Lac County, and State agencies.

Timelines:

Continual: This action does not require a specific task to be completed. It is enforced through continued conscious decision-making, existing ordinances, or by following the policies of this Plan, which is adopted by ordinance.

Short Term: *This indicates that action should be taken in the next 5 years (highest priority).*

Mid Term: *This indicates that action should be taken in the next 10 years (medium priority).*

Long Term: *This indicates that action should be taken in the next 20 years (low priority).*

4.7.1 Housing Actions

1. Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households.

A range of housing that meets the needs of area residents of various income levels, ages, lifestyles, and health status is an important element of a growing community. The Village should support efforts to obtain grant funds to assist low to moderate income households in the community (Refer to Appendix C for Housing Programs and Financial Resources). *(Continual)*

4.7.2 Transportation Actions

1. Develop a driveway ordinance and permitting process. *(Short Term)*

2. Promote Transit Service Alternatives

Collect information from Fond du Lac County programs and private vendors that offer alternative transportation options for Village residents, and make this information available at the Rosendale Municipal Building. *(Continual)*

3. Develop a Capital Improvement Plan for scheduling and budgeting street maintenance. Continue to schedule and budget for street maintenance with a Capital Improvement Plan.

Village officials must develop a road maintenance plan which will allow the Village to maintain roads on a regular basis depending on use, capacity, seasonal wear and tear, and damage due to agricultural vehicles. *(Short Term)*

4. Develop an Official Map and secure right-of-way for planning future road extensions.

Work collaboratively to identify and officially map future road extensions prior to initiating private development plans. *(Mid Term)*

5. Develop a Bike & Pedestrian Plan.

The Transportation Vision of this plan includes the following statement: *“There is an expressed vision for the development of recreational trails that can assist in making walking and bike riding in the Village safer especially to community centers like the post office, schools, municipal building, and parks.”* The development of a Bike and Pedestrian Plan will allow the Village to study the best methods and locations for increasing non-motorized transportation within the community and beyond. *(Mid Term)*



4.7.3 Agriculture, Natural, & Cultural Resource Actions

1. Improve the water quality of the West Branch of the Fond du Lac River.

The West Branch of the Fond du Lac River is an important natural resource and community feature for Rosendale. The Village should continue to work with local conservation associations and the WIDNR to improve its the water quality. The Village should reduce potential sediment delivery to the river by working to reduce the amount of imperious surfaces within new development and by maintaining erosion and stormwater control ordinances. The Village

should also support non-regulatory measures to reduce urban runoff, such as rain gardens and bio-infiltration systems. (*Short Term, Continual*)

2. Preserve/restore historical buildings or important cultural features within the Village

The Village needs to work with State and local historical societies to locate and map known historical sites within its borders. The Village 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. Historical preservation ordinances and construction controls need to be developed by the Village. (*Mid Term*)

4.7.4 Utilities & Community Facilities Actions

1. Create and Maintain a Capital Improvement Plan

Adopt a Capital Improvement Plan (CIP) to provide a strategic framework for making prioritized short-term investments in the community's infrastructure, such as sewer, road, water, and park improvements. The CIP should establish a 5-year schedule identifying projects and costs for each year. The CIP should be updated annually for the next 5-year period (*Short term, Continual*)

2. Construct New Wastewater Treatment Facility (*Short Term*)

In 2009, the Village began facility planning for a new wastewater treatment facility. Several factors support the need for a new wastewater facility, including:

- ✓ The existing facility is more than 30 years old, and the equipment has exceeded its useful life
- ✓ The existing facility does not have adequate hydraulic treatment capacity for existing and future wastewater flows (Refer to Section 5.5.1)
- ✓ There is a growing residential and industrial population in the Village. Projected 51.4% growth in households from year 2000 to 2030 (Refer to Section 5.2.1)
- ✓ Pending changes to the effluent quality standards will be more stringent, requiring improved treatment technologies

3. Conduct a Park and Recreation Facilities Needs Assessment Study & Outdoor Recreation Plan

Wisconsin Statute 236.45, as amended in 2008, allows the Village to require the dedication of park land or payment of a fee in lieu of land, but it also requires that the cost to the developer have a rational relationship to the need resulting from the development. A Park and Recreation Facility Needs Assessment Study will best enable the Village to plan future park improvements and will provide a defensible rational for any fees charged to new development. The Assessment should be done in coordination with a community wide Comprehensive Outdoor Recreation Plan (CORP). CORP plans are required by the WIDNR in order to obtain State funds for park and recreation projects. (*Mid Term*)

4. Develop a municipal water system and well head protection plans.

Currently residents and businesses within the Village rely on private wells for their water supply. As the Village continues to grow both the quantity and quality of the shallow aquifer may become jeopardized. The Village should study the feasible and cost of developing a municipal water system. Per Wisconsin Statutes, a well head protection plan shall be developed for any new municipal well. (*Mid Term*)

4.7.5 Economic Development Actions

1. Consider the creation of a TIF district to spur redevelopment Downtown.

The Village of Rosendale has a small commercial district centered around the intersection of Highways 26 and 23. The Future Land Use Map identifies this area for potential expansion and revitalization as a Village Center. There has been some interest from the private sector to consolidate and redevelop some of the parcels within this area. The Village should consider creating a Tax Increment Financing District for this area in order to accelerate redevelopment projects. *(Short Term)*

2. Consider preparing a Village Downtown Revitalization Plan with assistance from the Community Development Block Grant (CDBG) Planning Program.

CDBG offers up to \$25,000 of grant funding assistance for planning studies to physically improve downtown business districts and address blight conditions. The Village should seek such assistance to study the downtown area in greater detail. This study should identify specific redevelopment opportunities, provide concepts for the use and design of new development, and offer specific implementation strategies. *(Short Term)*

4.7.6 Intergovernmental Cooperation Actions

1. Coordinate Growth Plans with the Towns of Rosendale, Springvale, and Fond du Lac County.

Prior to the adoption of this Plan, and for subsequent updates, request comments from the officials from the Towns of Rosendale, Springvale, and Fond du Lac County. *(Continual)*

2. Seek input from the Rosendale-Brandon Public School District whenever new residential neighborhoods are proposed.

The Future Land Use Plan supports the creation of new residential neighborhoods and population growth. Planning for these new neighborhoods should include discussion with officials from the Rosendale-Brandon School District concerning the need to provide or update school facilities to support these developments. The Village should request and receive comments from Rosendale-Brandon Public School District officials before approving new development. *(Continual)*

3. Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government.

The Village will continue to work with neighboring municipalities and Fond du Lac County to identify opportunities for shared services or other cooperative planning efforts. The Village will meet as needed, but not less than bi-annually, with officials from neighboring communities to discuss opportunities for sharing services. *(Continual)*

4.7.7 Land Use Actions

1. Review and consider amendments to the Village Zoning and Subdivision Ordinance for consistency with this plan.

This plan provides guidance for land use and zoning changes. Beginning January 1, 2010, zoning changes and land division decisions must be consistent with the Comprehensive Plan. The Village should review all existing ordinances for consistency with the policies of this plan, including zoning, land division, subdivision, site, building, and landscaping regulations. The Village should clarify the existing ordinances to create clear distinctions between agricultural,

residential, commercial, and industrial uses. Properties which are not currently properly zoned should be rezoned based on their existing use. New regulations for planned unit developments, traditional neighborhood developments, and conservation subdivisions should be created. *(Short Term)*

2. Establish and adopt design guidelines or standards to regulate the character of new development.

Rosendale's small-town and rural character may be threatened as new development occurs, including that development envisioned in this plan. To protect this character the Village should consider the adoption of one or more zoning overlay districts to guide the design of new development. *(Mid Term)*

3. Develop Detailed Neighborhood Plans.

The Future Land Use Plan recommends the development of Planned Neighborhoods. This concept encourages the creation of a mix of residential, institutional, recreational, and neighborhood business developments in the spirit of Traditional Neighborhood Design. In order to foster a cohesive development pattern the Village should prepare detailed neighborhoods plans for these areas and adopt them as a component to this Comprehensive Plan. *(Mid Term)*

Neighborhood Plans are prepared with the purpose of guiding the growth and development for either largely undeveloped lands at a community's edge, or for existing built up areas that are in need of revitalization. A neighborhood plan is developed for a clearly delineated area and gives more detailed recommendations than would be provided in the comprehensive plan. A neighborhood plan does not function to replace the comprehensive plan but rather serves to augment it. It builds on the goals, policies and implementation steps in the comprehensive plan to provide a finer level of detail. Such plans should specify the location of proposed streets, sewer & water utilities, land uses, densities, open space, stormwater management facilities, recreational areas, and institutional uses.

By preparing a neighborhood plan a clear signal is sent to the development community, landowners, and existing/future policy makers regarding expectations and desires of the community. The result is a "win-win" situation where the community gains the benefits of new tax base and a quality built environment that lends a sense of vibrancy to the community, while the development community gains project efficiency by avoiding protracted community debates or the possible denial of proposed projects. In addition, property within well-planned neighborhoods is typically more marketable and attractive to future buyers.

4.7.8 Implementation and Plan Amendment Actions

1. Hold one annual joint comprehensive plan review meeting with the Village Board and Plan Commission.

In this meeting the Village should review progress in implementing the actions of the Plan, establish new deadlines and responsibilities for new or unfinished actions, and identify any potential plan amendments. See Sections 4.3 and 4.5 for more information about reviewing and amending this plan. *(Continual)*

2. Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law.

State statute requires a complete update of this plan at least once every ten years. Updates after less than 10 years may be appropriate due to the release of new Census or mapping data, or because of major changes in the community not anticipated by the current plan. *(Mid Term)*

Table 4.1: Consolidated List of Community Actions

Action	Timeline
Support local government and agency efforts to obtain grant program funds to assist first time home buying or home rehabilitation for low and moderate-income households	Continual
Promote Transit Service Alternatives	Continual
Improve the water quality of the West Branch of the Fond du Lac River	Continual
Preserve/restore historical buildings or important cultural features	Continual
Coordinate Growth Plans with neighboring communities, Fond du Lac County, and school district officials	Continual
Identify opportunities for shared services or other cooperative planning efforts with appropriate units of government	Continual
Hold one annual joint comprehensive plan review meeting with the Village Board and Plan Commission	Continual
Develop a driveway ordinance and permitting process	Short Term
Develop a Five Year Capital Improvement and Road Maintenance Plan	Short Term
Construct New Wastewater Treatment Facility	Short Term
Create a Downtown TIF District	Short Term
Consider developing a Downtown Redevelopment Plan	Short Term
Update zoning, land division, subdivision, site building, and landscaping regulations for consistency with this comprehensive plan	Short Term
Develop an Official Map	Mid Term
Develop a Bike & Pedestrian Plan	Mid Term
Conduct a Park and Recreation Facilities Needs Assessment and Outdoor Recreation Plan	Mid Term
Adopt Design Standards for Commercial and Industrial Businesses	Mid Term
Develop Detailed Neighborhood Plans	Mid Term
Update this Comprehensive Plan at least once every ten years, per the requirements of the State comprehensive planning law	Mid Term

CHAPTER 5 - EXISTING CONDITIONS

The following chapter summarizes background information as required for the nine planning elements to be included in comprehensive plans (as per Wisconsin Statute 66.1001). The information was collected during years 2008-09, and is thus subject to changes that may have occurred since then. The information is compiled at the County and municipal level to the extent that such data is available or can be synthesized from standard data sources. Much of the data comes from secondary sources, consisting primarily of the U.S. Census. Caution should be given as a majority of the data that the US Census collects is from a sample of the total population; and therefore, are subject to both sampling errors (deviations from the true population) and nonsampling errors (human and processing errors).

5.1 POPULATION STATISTICS & PROJECTIONS

This element provides a baseline assessment of the Village of Rosendale past, current, and projected population statistics and contains information required under SS66.1001. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Village of Rosendale.

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment and housing characteristics, are in their corresponding chapters.

Table 5.1: Population & Age Distribution

Population	Village of Rosendale	Town of Rosendale	Town of Springvale	Fond du Lac County	Wisconsin
Total Population (1970)	464	710	744	84,567	4,417,821
Total Population (1980)	725	763	808	88,964	4,705,642
Total Population (1990)	777	770	750	90,083	4,891,769
Total Population (2000)	923	783	727	97,296	5,363,675
Total Population (2008)*	992	770	735	101,740	5,675,156
SEX AND AGE (2000)					
Male	48.6%	50.7%	52.3%	48.8%	49.4%
Female	51.4%	49.3%	47.7%	51.2%	50.6%
Under 5 years	8.1%	5.6%	7.0%	6.0%	6.4%
5 to 9 years	8.3%	8.6%	7.2%	6.8%	7.1%
10 to 14 years	7.6%	7.5%	7.4%	7.5%	7.5%
15 to 19 years	8.9%	6.6%	8.3%	8.1%	7.6%
20 to 24 years	5.5%	4.6%	4.3%	6.2%	6.7%
25 to 34 years	13.3%	12.6%	9.8%	12.6%	13.2%
35 to 44 years	17.0%	19.7%	18.8%	16.2%	16.3%
45 to 54 years	14.7%	13.0%	13.9%	13.9%	13.7%
55 to 59 years	3.9%	4.2%	5.1%	4.8%	4.7%
60 to 64 years	3.9%	5.0%	5.5%	3.7%	3.8%
65 to 74 years	4.3%	6.4%	7.0%	7.0%	6.6%
75 to 84 years	3.4%	4.6%	4.5%	5.2%	4.7%
85 years and over	1.0%	1.5%	1.2%	2.2%	1.8%
Median Age (2000)	33.6	37.1	38.2	36.9	36.0

Source: US Census, *WIDOA Estimate

The Village of Rosendale 2008 estimated population is 992, ranking 173rd out of 402 Wisconsin villages in total population. From year 1970 to 2000, the population for the Village of Rosendale increased by 98.9%, compared to a 15.1% increase for the County and a 21.4% increase in the State. The average growth rate for a Wisconsin village from year 1970 to 2000 was 47.3%.

According to the 2000 Census, the age group (cohort) with the highest population is those 35 to 44 years old (17.0%). While there are a significant number of children in the community (32.9% under age 19), more than one-half of the Village's residents (52.8%) represent the age group of 25 to 64. This age group is considered to be the most economically productive age group. The median age is 33.6, which is lower than the County and State median age. In year 2000, approximately 12.6% of the population was at or near retirement age (60+), which is lower than the County (18.1%) and State (16.9%). In addition, there is very little racial or ethnic diversity within the Village since 99.7% of the residents are Caucasian with a northern European ancestry.

Table 5.2: Population Projections

Population	Village of Rosendale	Town of Rosendale	Town of Springvale	Fond du Lac County	Wisconsin
Total Population (1970)	464	710	744	84,567	4,417,821
Total Population (1980)	725	763	808	88,964	4,705,642
Total Population (1990)	777	770	750	90,083	4,891,769
Total Population (2000)	923	783	727	97,296	5,363,675
Total Population (2008)*	992	770	735	101,740	5,675,156
WIDOA Projection					
Total Population (2005)	991	785	728	101,174	5,648,124
Total Population (2010)	1,043	794	720	103,031	5,751,470
Total Population (2015)	1,104	799	714	105,777	5,931,386
Total Population (2020)	1,168	804	709	108,494	6,110,878
Total Population (2025)	1,228	807	701	110,748	6,274,867
Total Population (2030)	1,281	806	690	112,538	6,415,923
Percent Growth (2000-2030)	38.8%	3.0%	-6.1%	15.7%	19.6%

Source: US Census, Projection WIDOA, *2008 WIDOA Estimate,

Population projections allow a community to anticipate and plan for future growth needs. The population projections were derived using a report from the Wisconsin Department of Administration (2008). In the report, the WIDOA provided population projections for all municipalities in the state out to the year 2030. Table 5.2 indicates the total population for the Village of Rosendale will reach 1,281 by 2030, an increase of 38.8% since year 2000. The data suggests a significantly slower rate of population growth over the next 30 years compared to the last 30 years.

Caution should be given, as the WIDOA figures do not account for sudden changes in market conditions or local or regional land use regulations, which could affect population growth. The WIDOA states that...

"Local geophysical conditions, environmental concerns, current comprehensive land use plans, existing zoning restrictions, taxation, and other policies influence business and residential location. These and other similar factors can govern the course of local development and have a profound effect on future population change were not taken into consideration in the development of these projections."

5.2 HOUSING

This element provides a baseline assessment of the Village of Rosendale current housing stock and includes the information required under SS66.1001. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Village of Rosendale.

5.2.1 Households & Housing Units: Past, Present, and Future

In year 2000, there were 325 households in the Village of Rosendale, an increase of 20.8% since 1990. During that same period, total households increased by 13.1% for Fond du Lac County and 14.4% for the State. The higher growth in households (20.8%) vs. population (18.8%) from year 1990 to 2000 can be attributed to the decrease in the average size of households. Since 1970, people per households throughout Wisconsin have been decreasing. This trend can be attributed to smaller family sizes and increases in life expectancy.

Table 5.3: Households & Housing Units

Housing	Village of Rosendale	Town of Rosendale	Town of Springvale	Fond du Lac County	Wisconsin
Total Households (1990)	269	264	256	32,644	1,822,118
Total Households (2000)	325	284	270	36,931	2,084,544
People per Household (1990)	2.89	2.92	2.93	2.76	2.68
People per Household (2000)	2.84	2.76	2.69	2.63	2.57
Housing Units (1990)	271	276	267	34,548	2,055,774
Housing Units (2000)	339	300	277	39,271	2,321,144

Source: US Census, *WIDOA Estimate

*Total Households include any unit that is occupied.

**Housing units are all those available, including occupied and vacant units or seasonal units.

Household projections allow a community to begin to anticipate future land use needs. Table 5.4 indicates that the total households for the Village of Rosendale could reach 492 by 2030, an increase of 51.4% since year 2000. This rate of housing growth is higher than the expected rate for the County (25.4%) and the State (28.0%). WIDOA household figures are derived from their population projections; therefore, they have the same limitations.

Table 5.4: Projected Households

Household Projections	Village of Rosendale	Town of Rosendale	Town of Springvale	Fond du Lac County	Wisconsin
Total Households (2005)	357	292	277	38,787	2,190,210
Total Households (2010)	386	302	281	40,776	2,303,238
Total Households (2015)	414	309	283	42,444	2,406,798
Total Households (2020)	443	314	284	44,019	2,506,932
Total Households (2025)	469	317	282	45,285	2,592,462
Total Households (2030)*	492	319	279	46,319	2,667,688
Percent Growth (2000-2030)	51.4%	12.3%	3.3%	25.4%	28.0%

Source: US Census, Projection WIDOA, *MSA projection for municipalities

5.2.2 Age & Structural Characteristics

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of Rosendale's housing units, 42.1% of the Village's housing units were built before 1970. The percentage of older homes (60+ years) is significantly higher than the County's average of 30.2%.

Table 5.5: Housing Age Characteristics

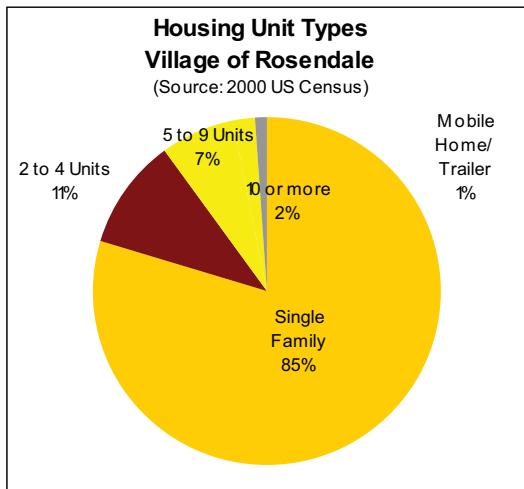
Year Structure Built	Village of Rosendale	
	Number	Percent
1939 or Earlier	88	26.1%
1940 to 1959	25	7.4%
1960 to 1969	29	8.6%
1970 to 1979	67	19.9%
1980 to 1989	52	15.4%
1990 to 1994	43	12.8%
1995 to 1998	22	6.5%
1999 to March 2000	11	3.3%
Total	339	100.0%

Source: US Census

Beginning in 2005, Wisconsin State Statutes required all municipalities to adopt and enforce the requirements of the Uniform Dwelling Code (UDC) for one and two family dwellings. This requirement will ensure that new residential buildings are built to safe standards, which will lead to an improvement in the housing stock of communities. The UDC is administered by the Wisconsin Department of Commerce.

As of the 2000 US Census, 85% of the Village of Rosendale's 339 housing units were single-family homes. This figure is higher than the County average of 73%. In addition, 1% of the housing units are mobile homes or trailers; the County average for this category is 5%.

Figure 5.1: Housing Unit Types



5.2.3 Occupancy & Tenure Characteristics

According to the 2000 Census, the Village of Rosendale had 339 housing units. Of these, 84.9% were owner occupied at the time of the Census (County average is 72.9%). There were 14 vacant housing units, and none of these units were used for seasonal, recreational, or occasional use. Economists and urban planners consider a vacancy rate of 5% to be the ideal balance between the interests of a seller and buyer, or landlord and tenant.

Table 5.6: Housing Occupancy Characteristics

Occupancy	Village of Rosendale	
	2000 Number	2000 Percent
Owner Occupied Housing Units	276	84.9%
Renter Occupied Housing Units	49	15.1%
Vacant Housing Units	14	4.1%
Homeowner Vacancy Rate	-	1.4%
Rental Vacancy Rate	-	10.9%

Source: US Census

Of the occupied housing units, 37.2% have been occupied by the same householder for five or fewer years (1995-2000) and 56.9% for 10 or fewer years (1990-2000). Of the population five years and older, 64.6% have lived in the same house since 1995, and 11.4% of the population didn't live somewhere within Fond du Lac County in 1995. This data suggests that those Village of Rosendale housing units that have become occupied within the last five years (1995-2000) consists largely of residents that already lived within Fond du Lac County.

Table 5.7: Housing Tenure & Residency

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 1995	Percent of Population +5 yrs
1969 or earlier	11.3%	Same House in 1995	64.6%
1970 to 1979	13.1%	Different House in US in 1995	35.4%
1980 to 1989	18.8%	Same County	24.0%
1990 to 1994	19.7%	Different County	11.4%
1995 to 2000	37.2%	Same State	6.6%
		Different State	4.8%

Source: US Census

5.2.4 Value & Affordability Characteristics

In year 2000, the median value for a home in the Village of Rosendale was \$111,800, compared to \$101,000 for Fond du Lac County and \$112,200 for Wisconsin. The median value increased 96.1% from 1990, the County and State both increased by 81% during the same period. In contrast, median household income only increased 65.1% for Village households from year 1989 to 1999 (see Section 5.6.1). Most homes, 44.6%, ranged in value between \$100,000 and \$149,999. The median rent in the Village of Rosendale was \$475, compared to \$500 for Fond du Lac County and \$540 for Wisconsin.

Table 5.8: Home Value and Rental Statistics

Value of Owner-Occupied Units	Village of Rosendale		Gross Rent for Occupied Units	Village of Rosendale	
	1990 Percent	2000 Percent		1990 Percent	2000 Percent
Less than \$50,000	35.2%	2.3%	Less than \$200	0.0%	0.0%
\$50,000 to \$99,999	62.4%	37.3%	\$200 to \$299	10.9%	0.0%
\$100,000 to \$149,999	2.4%	44.6%	\$300 to \$499	76.1%	55.6%
\$150,000 to \$199,999	0.0%	12.3%	\$500 to \$749	4.4%	37.8%
\$200,000 to \$299,999	0.0%	2.3%	\$750 to \$999	4.3%	0.0%
\$300,000 to \$499,999	0.0%	1.2%	\$1,000 to \$1,499	0.0%	0.0%
\$500,000 to \$999,999	0.0%	0.0%	\$1,500 or more	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	No cash rent	8.7%	6.7%
Median Value	\$57,000	\$111,800	Median Rent	\$403	\$475

Source: US Census

Table 5.9: Recent Home Sales, Fond du Lac County

Year	Number of Home Sales	Median Sale Price YTD
2001	764	\$101,400
2002	754	\$105,900
2003	770	\$107,100
2004	926	\$112,900
2005	919	\$116,700
2006	840	\$122,500
2007	828	\$125,000
2008	693	\$121,500
Average	812	\$114,225

Source: WI Realtors Association, Fond du Lac County

Table 5.9 displays the number of home sales and the median sale price for housing transactions in Fond du Lac County from year 2001 to 2008. Since year 2001, the median price of home sales in Fond du Lac County has increased by 19.8%.

In the Village of Rosendale, affordable housing opportunities are often provided through the sale of older housing units located throughout the Village. According to the U.S. Department of Housing and Urban Development (HUD), housing is generally considered affordable when the owner or renter's monthly costs do not exceed 30% of their total gross monthly income. Among households that own their homes, only 11.5% exceeded the "affordable" threshold in

year 2000, compared to a County average of 15.3%. This data indicates that housing is generally affordable to most Village residents.

Table 5.10: Home Costs Compared to Income

Selected Monthly Owner Costs as a Percentage of Household Income	Village of Rosendale	Gross Rent as a Percentage of Household Income	Village of Rosendale
Less than 15%	32.7%	Less than 15%	40.0%
15% to 19.9%	23.5%	15% to 19.9%	8.9%
20% to 24.9%	20.4%	20% to 24.9%	22.2%
25% to 29.9%	11.9%	25% to 29.9%	2.2%
30% to 34.9%	3.8%	30% to 34.9%	11.1%
35% or more	7.7%	35% or more	4.4%
Not computed	0.0%	Not computed	11.1%

Source: US Census

5.3 TRANSPORTATION

This element provides a baseline assessment of the Village of Rosendale transportation facilities and contains information required under SS66.1001. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, railroad service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Village of Rosendale.

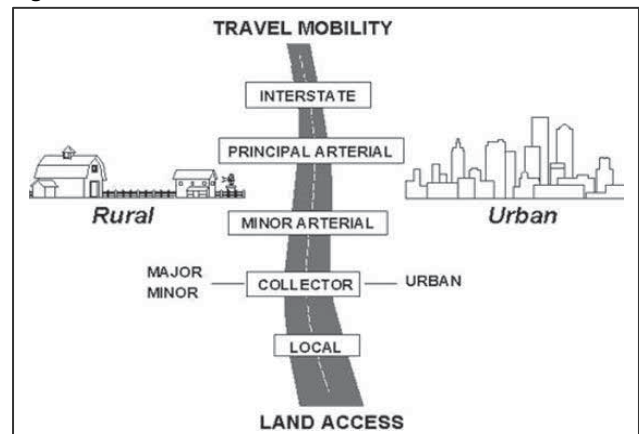
5.3.1 Existing Transportation Facilities

Highways & the Local Street Network

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System.” Functional classification is the process by which the nation’s network of streets and highways are ranked according to the type of service they provide. It determines how travel is “channelized” within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic. The functional classifications for roads within the Village are provided on the Transportation Facilities Map (see Appendix D).

- ❖ **Arterials** –accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic. There are no principal arterials in the Village. 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. Highways 23 and 26 are the only minor arterials in the Village. They are the predominant east-west and north-south routes through the Village and provide efficient travel for both residents and passers-by. Both roadways provide easy access to USH 41, allowing residents to reach Appleton, Green Bay, and other cities to the North or Madison, Beaver Dam, Milwaukee and West Bend to the South.
- ❖ **Collectors** – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic. There are no collector roadways in the Village.
- ❖ **Local Roads** – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic. The remaining roads in the Village are local streets.

Figure 5.2: Functional Classifications



Commuting Patterns

Table 5.11 shows commuting choices for resident workers over age 16. Approximately 82% of Village residents commute to work by car, truck, or van alone. The average commute time for Rosendale residents is 21.7 minutes in the Village which is slightly higher than the overall average for the State of Wisconsin, 21 min. The higher commuting times can be attributed to the lack of industrial and commercial businesses within the Village. For Village residents, there is a large proportion whose commute time is between 20-24 minutes. This most likely represents the large proportion of Village residents who commute to Fond du Lac City for work (see Figure 5.3).

Table 5.11: Commuting Methods

Commuting Methods, Residents 16 Years or Older	Village of Rosendale
Car, Truck, Van (alone)	81.8%
Car, Truck, Van (carpooled)	9.7%
Public Transportation (including taxi)	0.0%
Walked	4.3%
Other Means	1.1%
Worked at Home	3.0%
Mean Travel Time to Work (minutes)	21.7
Total (Workers 16 Years or Over)	100.0%

Source: US Census

Figure 5.3: Commuting Time

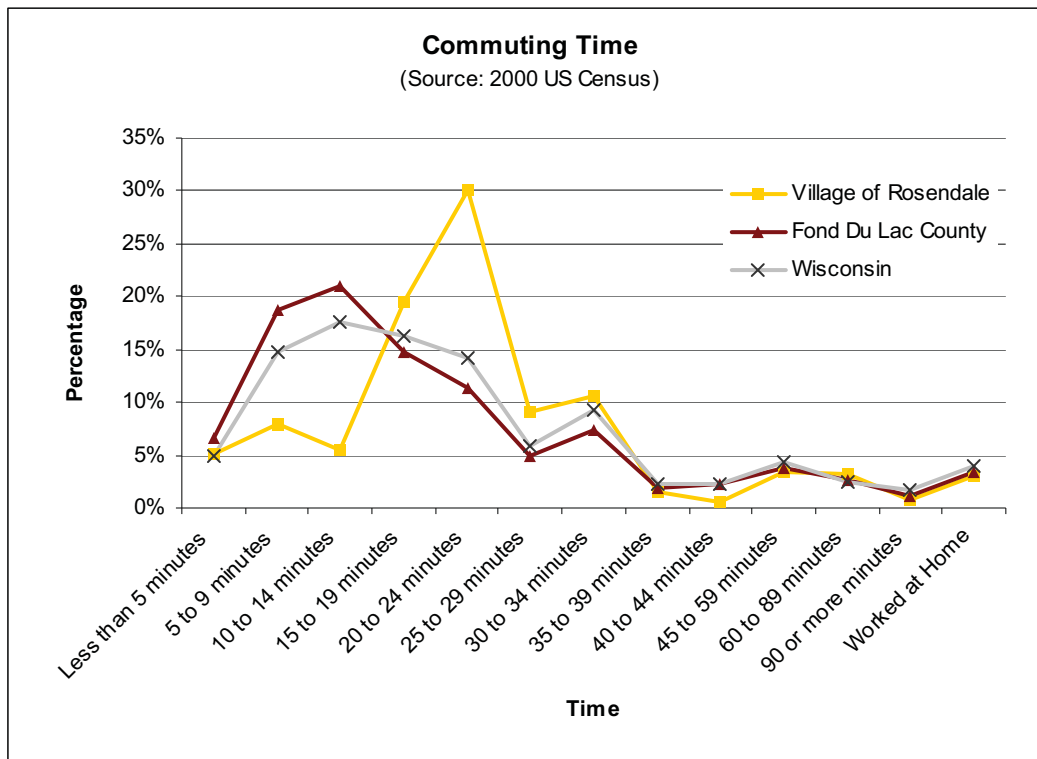


Table 5.12: Residents Place of Work

Place of Work, Residents 16 Years or Older	Village of Rosendale
In County	77.9%
Outside of County, but in WI	21.3%
Outside of State	0.8%
Total	100.0%

Source: US Census

Traffic Counts

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. AADT for major roads within the Village are provided on the Transportation Facilities Map (see Appendix D).

5.3.2 Additional Modes of Transportation

Transit Service

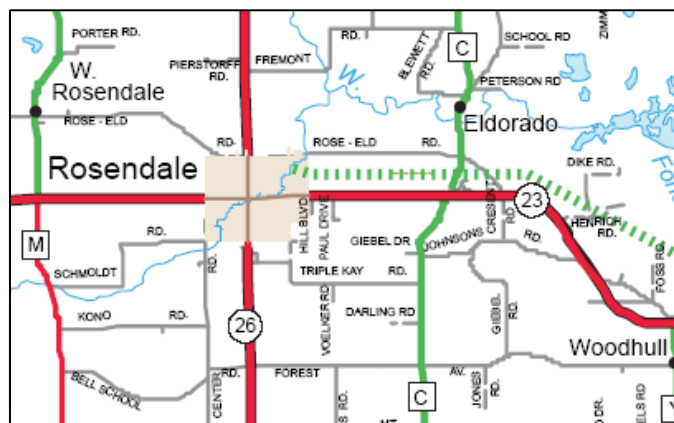
Currently no bus service exists within the Village of Rosendale and service is unlikely to be provided within the next 20 years. Greyhound Lines makes stops in Fond du Lac (approximately 13 miles from Rosendale), should residents wish to make a long haul trip by bus.

Transportation Facilities for the Elderly or Disabled

Fond du Lac County Senior Services provides transportation for elderly and disabled citizens. Service for the Elderly is provided to all those aged 60 years and older. For those with mobility challenges, the Handi-Van Service provides lift-equipped transportation to individuals of any age. And for medical services, the Escort Service provides transportation to frail and elderly people.

Pedestrian & Bicycle Transportation

Walkers and bikers currently use the Village's existing trails, roadways, and sidewalks, although sidewalks are not available in portions of the Village. The WisDOT maintains a map of bicycling conditions for Fond du Lac County. These maps have been recently updated using 2004 traffic and roadway data. Figure 5.4 displays the portion of the map for the Plan Area. Green routes indicate roadways considered to be in the best condition for cycling, while red routes indicate roadways not appropriate for cycling.

Figure 5.4: Bicycling Conditions

The Mascoutin Valley Trail is a 321 mile state park trail that will connect Rosendale to Berlin, Ripon, Eldorado, and Fond du Lac (shown as the green dash in Figure 5.5). The trail follows the railroad lines formerly operated by the Milwaukee Railroad and the Chicago and Northwestern Railroad

companies. 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. A portion of the trail between Rosendale and Fond du Lac lies in the Town of Rosendale, and is therefore maintained by Fond du Lac County.

The Wisconsin Bicycle Facility Design Handbook, available online, provides information to assist local jurisdictions in implementing bicycle-related improvements. It provides information that can help to determine if paved shoulders are necessary. In addition, the WisDOT has developed the Bicycle Transportation Plan 2020 and the Pedestrian Plan 2020. These plans are intended to help both communities and individuals in developing bicycle and pedestrian friendly facilities.

Rail Road Service

There are two railways that service or pass by the Village of Rosendale area. The CANADIAN NATIONAL 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, Oshkosh, 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.

Figure 5.5: Proposed Midwest Regional Rail System



Amtrak operates two passenger trains in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; and the Hiawatha Service that carries about 470,000 people each year on seven daily round-trips in the Chicago-Milwaukee corridor. The WisDOT has been studying ways in which passenger rail could be expanded. WisDOT, along with Amtrak and eight other state DOTs, is currently evaluating the Midwest Regional Rail System (MWRRS), a proposed 3,000-mile Chicago based

passenger rail network. The MWRRS would provide frequent train trips between Chicago, Milwaukee, Madison, La Crosse, Eau Claire, St. Paul, Milwaukee, and Green Bay. Modern trains operating at peak speeds of up to 110-mph could produce travel times competitive with driving or

flying (Source: WisDOT Rail Issues and Opportunities Report). Currently, the nearest Amtrak station is in the City of Columbus, approximately 40 miles from Rosendale.

Aviation Service

There are three airports in the area that are available for the Village of Rosendale residents. The Fond du Lac County Airport, located in the City of Fond du Lac, is approximately 20 miles from the Village 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.

Wittman Regional Airport, located in the City of Oshkosh, is also about 15 miles from the Village 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 Village of Rosendale. It is, however, the only airport of these three that provides 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 57,000 aircraft. The airport's current facilities are located in over 20 buildings and on approximately 117 acres of paved surfaces located within a total of 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.

Trucking

The major truck routes through the Village of Rosendale are Highways 23 and 26, both of which lead to USH 41. Highway 23 is used to reach the Ripon/Green Lake area on the west and Fond du Lac on the east. Highway 26 is used to reach Oshkosh on the north and the Beaver Dam/Madison Highway 151 corridor on the south. The county and town roads that pass near the Village are not commonly used as truck routes.

Water Transportation

There is no water transportation for the Village of Rosendale. Unlike residents of Fond du Lac, or Oshkosh, residents of the Village 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.

5.3.3 Maintenance & Improvements

All of the highways passing through the Village 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 Village of Rosendale. Highways 23 and 26 are considered high to moderate volume two lane highways and driving lanes will be maintained with emphasis on plowing and sensible salting.

Pavement Surface Evaluation & Rating

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. The rating system is intended to assist the Village in planning for roadway improvements and to better allocate its financial resources for these improvements. During the inventory, roadways in the Village are evaluated and rated in terms of their surface condition, drainage, and road crown. Paved roads are rated from 1 to 10 (10 being the best), and gravel roads are rated from 1 to 5 (5 being the best).

The WisDOT has developed the *State Highway Plan 2020*, a 21-year strategic plan which considers the highways system's current condition, analyzes future uses, assesses financial constraints and outlines strategies to address Wisconsin's preservation, traffic movement, and safety needs. The plan is updated every six years (*Six Year Improvement Plan*) to reflect changing transportation technologies, travel demand, and economic conditions in Wisconsin. **The WisDOT Six Year Improvement Plan 2008-2013 lists 21 projects located within Fond du Lac County, but none within the Rosendale area.**

5.3.4 State & Regional Transportation Plans

A number of resources were consulted while completing this comprehensive plan. Most of these resources were WisDOT plans resulting from Translink 21, Wisconsin's multi-modal plan for the 21st Century. In follow-up to Translinks 21, The WisDOT has recently released its new plan: Connections 2030. While still in a draft form, the plan lays out 7 themes, and 37 related policies, that will guide the State of Wisconsin as it meets the challenge to provide a high quality transportation network. The seven themes are organized not by mode of transportation, but instead as overarching goals:

- ❖ Preserve and maintain Wisconsin's transportation system
- ❖ Promote transportation safety
- ❖ Foster Wisconsin's economic growth
- ❖ Provide mobility and transportation choice
- ❖ Promote transportation efficiencies
- ❖ Preserve Wisconsin's quality of life
- ❖ Promote transportation security

Throughout the creation of Connections 2030, WisDOT has emphasized the need to improve the link between statewide policies, such as the 37 recommended policies laid out in the plan, and implementation activities occurring at the regional or corridor level. In order to achieve this goal, in Connections 2030 WisDOT has adopted a corridor management approach: WisDOT

Figure 5.6: Transportation Plans & Resources

- WisDOT Rail Issues and Opportunities Report, 2004
- WisDOT 5-Year Airport Improvement Program, 2007-2011
- WisDOT Translink 21
- WisDOT State Highway Plan 2020
- WisDOT 6-Year Highway Improvement Plan 2008-2013
- WisDOT State Transit Plan 2020
- WisDOT Access Management Plan 2020
- WisDOT State Airport System Plan 2020
- WisDOT State Rail Plan 2020
- WisDOT Bicycle Transportation Plan 2020
- WisDOT Pedestrian Plan 2020
- WisDOT Connections 2030

identified the main corridors throughout the state, and then developed a plan for the corridor that includes contextual factors such as surrounding land uses, access, etc. Each corridor plan integrates all appropriate modes of transportation. Portions of Fond du Lac County are included within three different corridors. Each Corridor includes a list of Short Term (2008-2013), Mid-Term (2014-2019), Long Term (2020-2030) studies or projects. WIS 26 is part of the Wild Goose Corridor connecting Madison to Fond du Lac and Oshkosh. **Projects identified which could impact the Village of Rosendale include:**

- ❖ **Short Term: WIS 23 – Complete corridor plan from WIS 44 (Ripon) to US 41.**

5.4 AGRICULTURAL, NATURAL & CULTURAL RESOURCES

This element provides a baseline assessment of the Village of Rosendale agricultural, natural, & cultural resources and contains information required under SS66.1001. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Village of Rosendale.

5.4.1 Agricultural Resource Inventory

The following section details some of the important agricultural resources in the planning area and Fond du Lac County. The information comes from a variety of resources including the U.S. Census, U.S. Census of Agriculture, and the Fond du Lac County Land & Water Conservation Department. Several other relevant plans exist and should be consulted for additional information:

- ❖ Fond du Lac County Land and Water Resource Management Plan, 2008 -2012
- ❖ Fond du Lac County Agricultural Preservation Plan
- ❖ NRCS Soil Survey of Fond du Lac County, 1973

Geology and Topography

There are two main types of bedrock under Fond du Lac County: the older crystalline rock such as granite and the younger sedimentary rocks such as dolomite, sandstone and shale. In some places, this bedrock appears at the surface, as does the dolomite of the Niagara Escarpment and the sandstone and granite at the western edge of the county. In most parts of the county, however, the bedrock is covered with unconsolidated overburden consisting of sand, gravel and clay. This overburden was left by the Pleistocene glaciers last seen in Wisconsin about 10,000 years ago, and it ranges in thickness from several feet to several hundred feet. In some places, this overburden is well sorted; for example, the several hundred feet of clay deposited by the glacial lakes or the sand and gravel found in kames and eskers. As the glaciers advanced and withdrew, the various stages of the glacier left deposits which, in combination with the bedrock formation, form the major topographic feature of the county. Glacial moraines and other deposition features such as drumlins, kames and eskers form the hills and valleys of the eastern half of the county.

The Niagara Escarpment forms the high ridge, which runs just east of Lake Winnebago and swings southwest past Oakfield. The low, flat area around Lake Winnebago was the bed of a large glacial lake. The gently rolling topography of the western part of the county is mostly ground moraine, and the ridges and outcrops near Ripon and Fairwater are bedrock controlled. Lake Winnebago and the

Horicon Marsh are part of a long broad valley carved by a lobe of the glacier in the relatively soft shale bedrock previously found there. *(Source: Fond du Lac County Land and Water Resource Plan)*

Soils

Soils in the Rosendale area support the physical base for development and agriculture. Knowledge of soil limitation and potential difficulties of soil types is important in evaluating land use proposals such as residential development, utility installation, and other various projects. Additionally, crop production capabilities can be generally determined within the agricultural portions of the community. Severe soil limitations do not necessarily indicate areas that cannot be developed, but rather indicate more extensive construction measures must be taken to prevent environmental and property damage. **According to the Fond du Lac County (1973), three major soil associations are present within the Rosendale Area:**

Lomira-Virgil Association: These soils are well drained to somewhat poorly drained, silty, moderately permeable underlain by calcareous loam till. The largest area for these soils is between Rosendale and Brandon. This association consists of 24 percent of the county. The most common use of this association is cropland.

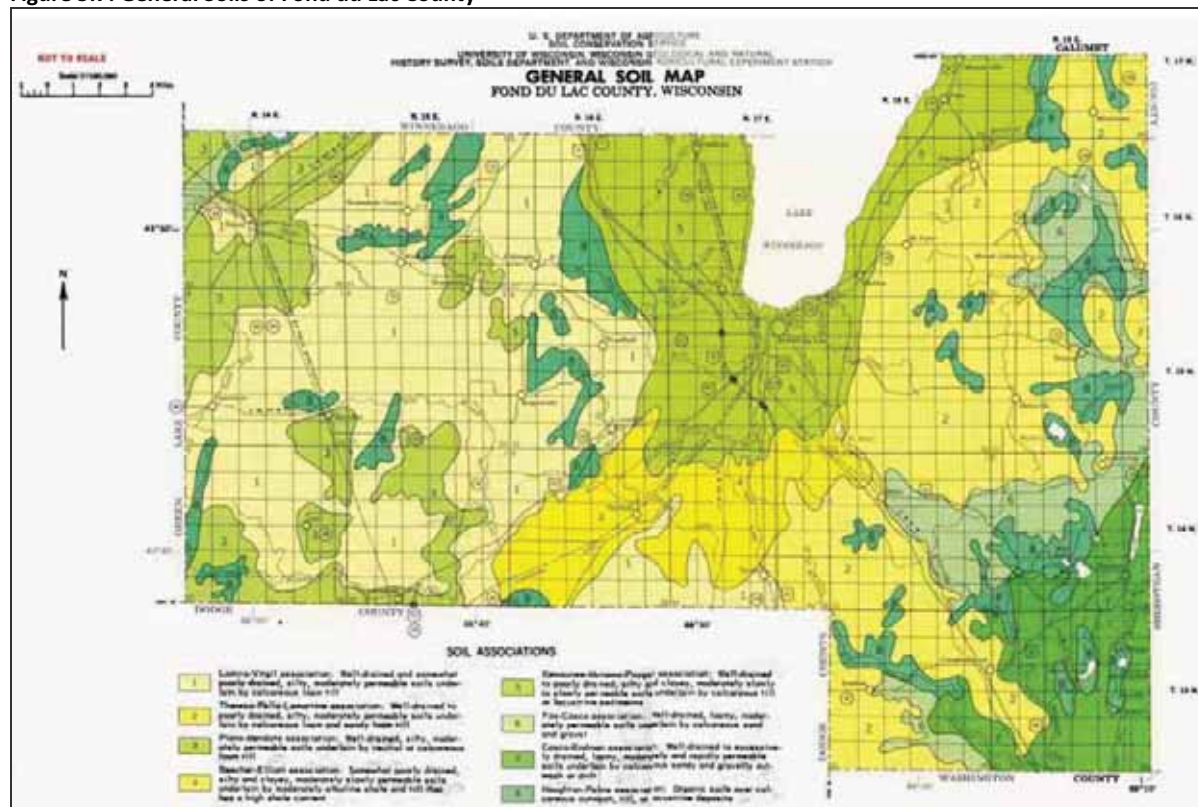
Plano-Mendota Association: These soils are well drained, silty, moderately permeable soils underlain by calcareous loam till. The landscape of this association is one that is gently sloping and sloping low ridges and knobs and nearly level uplands and depressions. This association consists of 9 percent of the county. The majority of land use is cropland.

Houghton-Palms Association: Poorly drained soils that are subject to ponding. These organic soils overlay calcareous outwash, till or lacustrine deposits. It occupies large, nearly level depression and wetland areas throughout the County. This association consists of 8 percent of the county. Wetness is a major limitation of these soils for cropland. The majority of land use is for permanent pasture or idle ground.

Productive Agricultural Areas

The Rosendale Productive Agricultural Areas Map (see Appendix D) depicts the location of prime farmland in the planning area. The “prime farmland” designation indicates Class I or II soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. Class I soils are the best soils in Fond du Lac County for growing all crops. Class II soils are also very good agricultural soils; however, they may be prone to wetness and are therefore less desirable than Class I soils. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses. The “prime farmland” designation simply indicates that these soils are good for productive farming.

Figure 5.7: General Soils of Fond du Lac County



Farming Trends

Most farming data is not collected at the township or municipal level. However, assumptions can be made based on data collected at the County level. Table 5.13 and Figure 5.8 provide information on the number and size of farms in Fond du Lac County from 1987 to 2002.

The county is located between two major industrial concentrations in the state; the Fox River Valley to the north which is one of the fastest growing development areas in Wisconsin, and the Milwaukee area to the south. Therefore, it lies in the path of expanding urbanization pressures. Agriculture remains a major land use within the county and is expected to retain that role for years to come even as development continues to encroach and put pressure on the county's natural resources. *(Source: Fond du Lac County Land and Water Resource Plan)*

Both the acreage of farmland and the total number of farms have decreased slightly since 1987. At the same time, the average size of farms has increased approximately 2%. The Agricultural Census defines a farm as any place from which \$1,000 or more of agricultural products were produced, and sold, during a year. Today many "farms" or "farmettes" qualify under this definition but few are actually the traditional farms that people think of, 80 plus acres with cattle or dairy cows. These farmettes are typically less than 40 acres, serve niche markets, and produce modest agricultural goods or revenue. Figure 5.8 illustrates how the number of smaller farms, especially those with 10-49 acres, has generally risen since 1987. As of 2002, one-fifth of Fond du Lac County farms were between 10 and 49 acres in size.

Table 5.13: Farms and Land in Farms 1987-2002

Farms and Land in Farms	Fond du Lac County 1987	Fond du Lac County 1992	Fond du Lac County 1997	Fond du Lac County 2002	Percent Change 1987-2002
Number of Farms	1,738	1,552	1,727	1,634	-6.0%
Land in Farms (acres)	358,960	351,633	345,829	344,286	-4.1%
Average Size of Farms (acres)	207	227	200	211	1.9%
Market Value of Land and Buildings					
Average per Farm	\$196,929	\$242,245	\$288,833	\$514,396	161.2%
Average per Acre	\$973	\$1,084	\$1,411	\$2,351	141.6%

Source: US Census of Agriculture, Fond du Lac County

The number of farms with 140-1,000 acres has generally decreased, while the number of very large farms has risen slightly. This is likely due to farm consolidation, which occurs when older traditional farms continually expand in order to stay afloat in the agricultural economy. Regardless of size, all farms are important to the local agricultural economy.

Table 5.14 displays the number of farms by NAICS (North American Industrial Classification System) for Fond du Lac County and Wisconsin, as reported for the 2002 Census of Agriculture. The largest percentage of farms in Fond du Lac County is in the “Dairy cattle and milk production” category, followed closely by “Sugarcane, hay, and all other” and “Oilseed and grain” categories. The percentage of farms by category is fairly consistent with the percentages for the State, with the exception of the “Beef Cattle Ranching” category which is slightly lower in Fond du Lac County.

Figure 5.8: Farm Size 1987-2002, Fond du Lac County

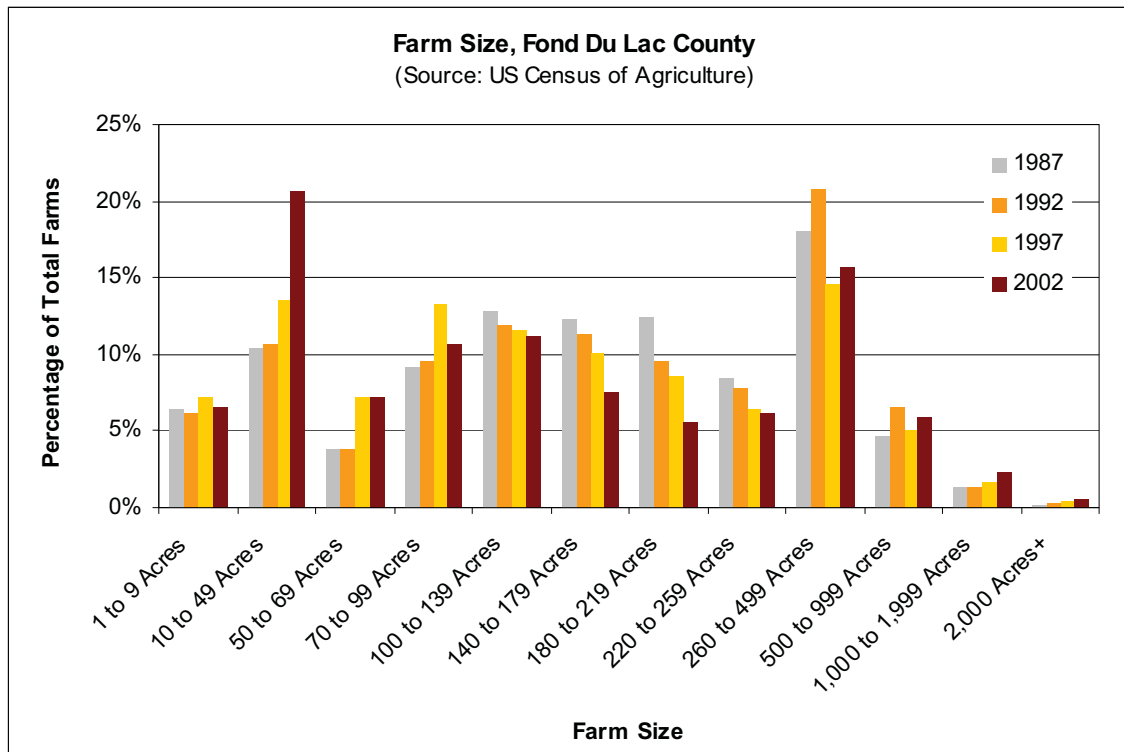


Table 5.14: Number of Farms by NAICS

Types of Farms by NAICS	Number of Farms 2002	Percentage of Farms 2002	Number of Farms 2002	Percentage of Farms 2002
Oilseed and grain (1111)	360	22.0%	12,542	16.3%
Vegetable and melon (1112)	54	3.3%	1,317	1.7%
Fruit and tree nut (1113)	13	0.8%	1,027	1.3%
Greenhouse, nursery, and floriculture (1114)	16	1.0%	2,284	3.0%
Tobacco (11191)	0	0.0%	188	0.2%
Cotton (11192)	0	0.0%	0	0.0%
Sugarcane, hay, and all other (11193, 11194, 11199)	402	24.6%	20,943	27.2%
Beef cattle ranching (112111)	123	7.5%	9,852	12.8%
Cattle feedlots (112112)	71	4.3%	3,749	4.9%
Dairy cattle and milk production (11212)	434	26.6%	16,096	20.9%
Hog and pig (1122)	18	1.1%	759	1.0%
Poultry and egg production (1123)	11	0.7%	910	1.2%
Sheep and goat (1124)	16	1.0%	1,117	1.4%
Animal aquaculture and other animal (1125, 1129)	116	7.1%	6,347	8.2%
Total	1,634	100.0%	77,131	100.0%

Source: US Census of Agriculture, Fond du Lac County

5.4.2 Natural Resource Inventory

Natural resources are an important determinant of the potential use of land and the management and preservation of these resources is important in sustaining the quality of life and rural character of Rosendale and the surrounding area. The following section details some of the important natural resources in the Plan Area and Fond du Lac County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Fond du Lac County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element. Several other relevant plans exist and should be consulted for additional information:

- ❖ Fond du Lac County Land and Water Resource Management Plan, 2008 -2012
- ❖ Fond du Lac County Agricultural Preservation Plan
- ❖ NRCS Soil Survey of Fond du Lac County, 1973
- ❖ Fond du Lac County Shoreland Zoning Ordinance
- ❖ Upper Fox River Basin Report, 2001
- ❖ Milwaukee River Basin Report, 2001
- ❖ Sheboygan River Basin Report, 2001
- ❖ Wisconsin Statewide Comprehensive Outdoor Recreation Plan, 2005-2010
- ❖ Wisconsin DNR Legacy Report, 2002

The Fond du Lac County Land and Water Resource Management Plan identified seven main resource concerns for Fond du Lac County, including:

1. Preserve, protect and keep in production agricultural lands;
2. Conserve and protect the integrity of environmental, scenic, cultural and historical resources;
3. Encourage urban development that is consistent with the preservation of agricultural lands;
4. Promote a land use pattern for the efficient and cost effective provision of public facilities with surrounding towns and with the county;
5. Encourage the development of recreational areas;

Fond du Lac County is located within the Northeast Region of the WIDNR. In an effort to put potential future conservation needs into context, the Natural Resources Board directed the Department of Natural Resources (DNR) to identify places critical to meet Wisconsin's conservation and outdoor recreation needs over the next 50 years. In 2002, after a three-year period of public input, the WIDNR completed the Legacy Report. The final report identifies 229 Legacy Places and 8 Statewide Needs and Resources. The Report identifies nine criteria that were used in order to identifying the types or characteristics of places critical to meeting Wisconsin's conservation and outdoor recreation needs. The nine criteria were:

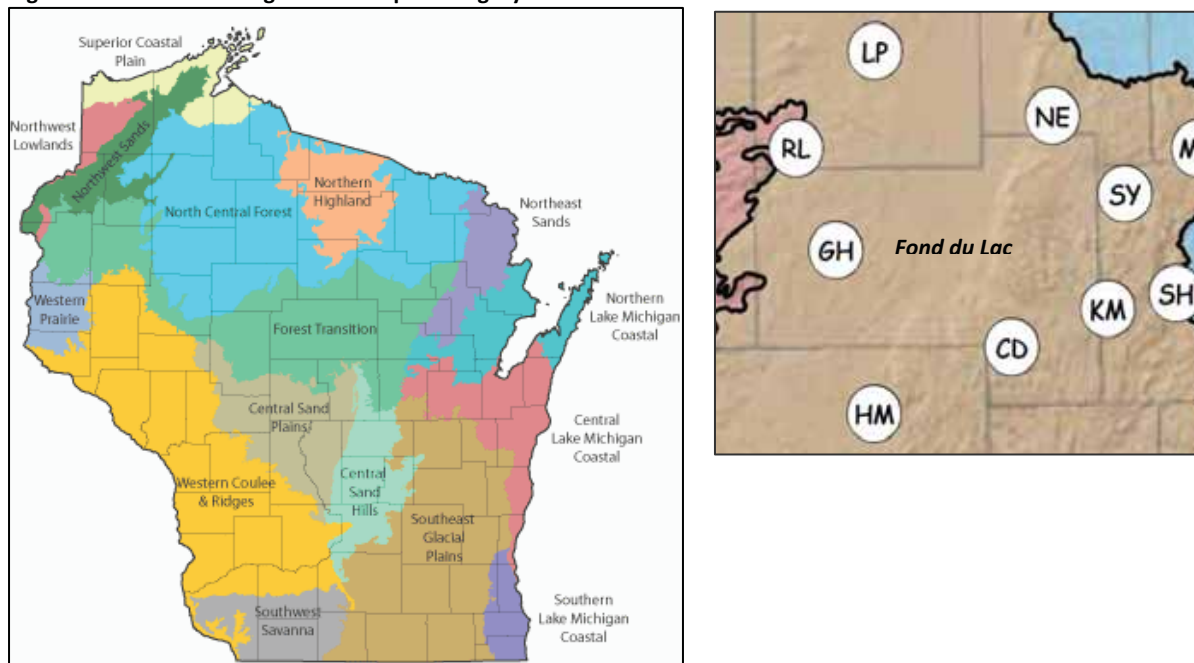
1. **Protect the Pearls** (protect the last remaining high quality and unique natural areas).
2. **Protect Functioning Ecosystems in Each Part of the State** (protect representative, functional natural landscapes that help keep common species common).
3. **Maintain Accessibility and Usability of Public Lands** (protect land close to where people live and establish buffers that ensure these lands remain useable and enjoyable).
4. **Think Big** (protect large blocks of land).
5. **Ensure Abundant Recreation Opportunities** (provide a wide range of outdoor recreation opportunities).
6. **Connect the Dots** (link public and private conservation lands through a network of corridors).
7. **Protect Water Resources** (protect undeveloped or lightly developed shorelands, protect water quality and quantity, and protect wetlands).
8. **Promote Partnerships** (leverage state money and effort through partnerships with other agencies and organizations).
9. **Diversify Protection Strategies** (where feasible, utilize options other than outright purchase to accomplish conservation and recreation goals).

The 229 Legacy Places range in size and their relative conservation and recreation strengths. They also vary in the amount of formal protection that has been initiated and how much potentially remains. The Legacy Places are organized in the report by 16 ecological landscapes, shown in Figure 5.10 (ecological landscapes are based on soil, topography, vegetation, and other attributes). Fond du Lac County is located within the Southeast Glacial Plains.

Figure 5.9: WIDNR Regions



Figure 5.10: WIDNR Ecological Landscapes & Legacy Places



The eight Legacy Places identified in (or partly within) Fond du Lac County are:

- ❖ (CD) Campbellsport Drumlins
- ❖ (GH) Glacial Habitat Restoration Area
- ❖ (HM) Horicon Marsh
- ❖ (KM) Kettle Moraine State Forest
- ❖ (MI) Milwaukee River
- ❖ (NE) Niagara Escarpment
- ❖ (SY) Sheboygan River Marshes

The Glacial Habitat Restoration Area

The Glacial Habitat Restoration Area is an existing DNR project that includes portions of Fond du Lac, Dodge, Winnebago and Columbia Counties. The project encompasses an area that originally consisted largely of prairie, oak savanna, wetlands, shallow ponds and lakes and has historically been a haven for grassland nesting birds. The original habitat was ideal for duck production. In the past, prairie chickens and sharp-tailed grouse were common; later they were supplanted by pheasants. Unfortunately, the area has lost most of its native grassland and over 50% of its wetlands, which has produced a corresponding decline in wildlife populations. The Glacial Habitat Restoration Area project is attempting to restore some of the natural cover and the wildlife that it supports by utilizing a landscape scale approach to habitat management throughout the 24 townships that are part of the project. The intent is to scatter suitable habitat throughout the project area to produce a mix of agricultural land, grasslands and wetlands that will be beneficial to wildlife. The objective of the project is to re-establish native grassland cover on ten percent of the available uplands in the area and to restore ten percent of the drained wetlands. The DNR and other partner agencies are using a combination of perpetual easements, fee title purchases, volunteer agreements and cost-share agreements to achieve this goal. (Source: WIDNR)

Groundwater

Groundwater is the only source of drinking water in the planning area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. **According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the planning area generally ranks high to high-medium for susceptibility to groundwater contamination.** Susceptibility to groundwater contamination is determined based on five physical resource characteristics: Bedrock Depth, Bedrock Type, Soil Characteristics, Superficial Deposits, Water Table Depth. **Most soils within Rosendale have either high permeability or consist of a thin layer of soil over fractured bedrock.**

Groundwater can be contaminated through both point and non-point source pollution (NPS). The Environmental Protection Agency defines NPS as “Pollution which occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into ground water.” And point source pollution as: “Sources of pollution that can be traced back to a single point, such as a municipal or industrial wastewater treatment plant discharge pipe.”

According to the EPA, NPS pollution remains the Nation’s largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. Failing on-site waste disposal systems, abandoned and active landfills, agriculture, quarries and other lands uses have the potential to provide direct contamination of groundwater within the Rosendale area. In general, areas that are most susceptible to contaminating groundwater by NPS pollution include:

- ❖ An area within 250ft of a private well or 1000ft of a municipal well
- ❖ An area within the Shoreland Zone (300ft from streams, 1000ft from rivers and lakes)
- ❖ An area within a delineated wetland or floodplain
- ❖ An area where the soil depth to groundwater or bedrock is less than 2 feet

Stream Corridors

Wisconsin is divided into three major River Basins each identified by the primary waterbody into which the basin drains (Figure 5.11). Surface waters in Fond du Lac County drain either to the Mississippi River Drainage Basin or the Lake Michigan Drainage Basin. In Fond du Lac County these two major drainage basins are comprised of five different DNR Management Basins which are made up of 13 major watersheds. A watershed can be defined as an interconnected area of land draining from surrounding ridge tops to a common point such as a lake or stream confluence with a neighboring watershed. **The Village of Rosendale is located wholly within the Upper Fox River Basin and Fond du Lac River Watershed.**

In 2001, the WIDNR released the State of the Upper Fox River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the Upper Fox River Basin. The Upper Fox River Basin Report indicates that the top four priority issues for the Basin within Fond du Lac County are:

- ❖ Nutrient (i.e., phosphorus and nitrogen) and sediment loading to surface waters from agricultural and urban sources.
- ❖ Threat of groundwater contamination.

- ❖ Disproportionate use of fertilizers and pesticides in urban communities.
- ❖ Wildlife habitat destruction and fragmentation.

Figure 5.11: WIDNR River Basins & Water Management Units



Surface Water

Surface water resources, consisting of lakes, rivers and streams together with associated floodplains, form an integral element of the natural resource base of the planning area. Surface water resources influence the physical development of an area, provide recreational opportunities, and enhance the aesthetic quality of the area. Lakes, rivers and streams constitute focal points of water related recreational activities; provide an attractive setting for properly planned residential development; and, when viewed in context of the total landscape, greatly enhance the aesthetic quality of the environment. Rivers and streams are susceptible to degradation through improper rural and urban land use development and management.

Water quality can be degraded by excessive pollutant loads, including nutrient loads that result from malfunctioning and improperly located onsite sewage disposal systems; urban runoff; runoff from construction sites; and careless agricultural practices. The water quality of streams and ground water may also be adversely affected by the excessive development of river areas combined with the filling of peripheral wetlands (which if left in a natural state serve to entrap and remove plant nutrients occurring in runoff, thus reducing the rate of nutrient enrichment of surface waters that results in weed and algae growth).

Figure 5.12: Fond du Lac County Watersheds



There is an unnamed tributary of the West Branch of the Fond du Lac River within the Village. The West Branch of the Fond du Lac River, flows east into Eldorado Marsh. Numerous other unnamed intermittent streams flow through various areas of the planning area. There are no sizable lakes within Rosendale although several unnamed natural and private ponds exist throughout the planning area.

Outstanding & Exceptional Waters

Wisconsin has classified many of the State's highest quality waters as Outstanding Resource Waters (ORWs) or Exceptional Resource Waters (ERWs). Waters designated as ORW or ERW are surface waters that provide outstanding recreational opportunities, support valuable fisheries, have unique hydrologic or geologic features, have unique environmental settings, and are not significantly impacted by human activities. The primary difference between the two is that ORW's typically do not have any direct point sources (e.g., industrial or municipal sewage treatment plant, etc.) discharging pollutants directly to the water. An ORW or ERW designation does not include water quality criteria like a use designation. Instead, it is a label that identifies waters the State has identified that warrant additional protection from the effects of pollution. These designations are intended to meet federal Clean Water Act obligations requiring Wisconsin to adopt an "antidegradation" policy that is designed to prevent any lowering of water quality. **Fond du Lac County has 4 ERW's but no ORW's, none are within the planning area.**

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the "303(d) list." This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs). States are required to submit a list of impaired waters to EPA for approval every two years. These waters are listed within Wisconsin's 303(d) Waterbody Program and are managed by the WDNR's Bureau of Watershed Management. **There are nine bodies of water within Fond du Lac County on the 303(d) list, none are within the planning area.**

Floodplains

Floods are the nation's and Wisconsin's most common natural disaster and therefore require sound land use plans to minimize their effects. Benefits of floodplain management are the reduction and filtration of sediments into area surface waters, storage of floodwaters during regional storms, habitat for fish and wildlife, and reductions in direct and indirect costs due to floods.

Direct Costs:

- ❖ Rescue and Relief Efforts
- ❖ Clean-up Operations
- ❖ Rebuilding Public Utilities & Facilities
- ❖ Rebuilding Uninsured Homes and Businesses
- ❖ Temporary Housing Costs for Flood Victims

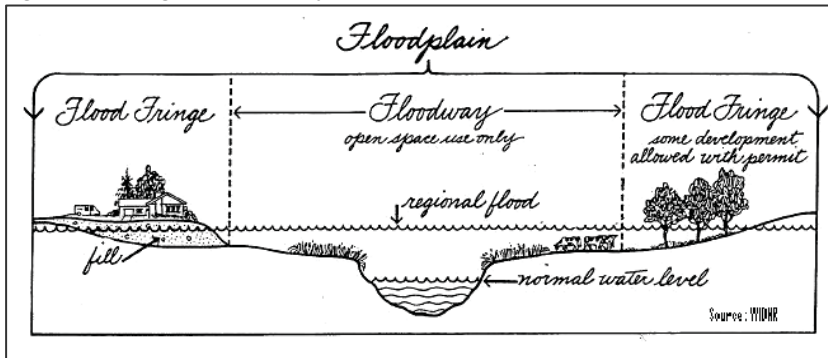
Indirect Costs

- ❖ Business Interruptions (lost wages, sales, production)
- ❖ Construction & Operation of Flood Control Structures
- ❖ Cost of Loans for Reconstructing Damaged Facilities
- ❖ Declining Tax Base in Flood Blight Areas
- ❖ Subsidies for Flood Insurance

The Development Limitations Map displays the floodplain areas in the planning area (See Appendix D). There are approximately 51 acres of floodplain area within the Village corporate limits (6.5% of the total land area) and another 1,989 acres within the planning area (22.5% of the total land area).

The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE). (Source: *WIDNR Floodplain & Shoreland Zoning Guidebook*)

Figure 5.13: Diagram of a Floodplain



Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage

incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses.

Floodplain zoning applies to counties, cities and villages. Section 87.30, Wis. Stats., requires that each county, city and village shall zone, by ordinance, all lands subject to flooding. Chapter NR 116, Wis. Admin. Code requires all communities to adopt reasonable and effective floodplain zoning ordinances within their respective jurisdictions to regulate all floodplains where serious flood damage may occur within one year after hydraulic and engineering data adequate to formulate the ordinance becomes available. For the Town of Rosendale and Springvale, development in floodplain areas is regulated through the Fond du Lac County Floodplain Ordinance. The Village maintains its own Floodplain Ordinance.

Wetlands

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

- ❖ Stabilization of lake levels and stream flows,
- ❖ Entrapment and storage of plant nutrients in runoff (thus reducing the rate of nutrient enrichment of surface waters and associated weed and algae growth),
- ❖ Contribution to the atmospheric oxygen and water supplies,
- ❖ Reduction in stormwater runoff (by providing areas for floodwater impoundment and storage),
- ❖ Protection of shorelines from erosion,

- ❖ Entrapment of soil particles suspended in stormwater runoff (reducing stream sedimentation),
- ❖ Provision of groundwater recharge and discharge areas,
- ❖ Provision of habitat for a wide variety of plants and animals, and
- ❖ Provision of educational and recreational activities.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 50% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county); and because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. Fond du Lac County estimates that there are approximately 70,000 acres of wetlands left in the County (roughly 15% of the total land area). The largest wetland within the Rosendale region is the Eldorado Marsh, an emergent marsh which is owned and managed by the WIDNR.

The Development Limitations Map displays the wetland areas in the planning area (See Appendix D). There are approximately 37 acres of wetland area within the Village corporate limits (4.7% of the total land area) and another 1,010 acres within the planning area (11.4% of the total land area).

Wetlands are not conducive to residential, commercial, or industrial development. Generally, these limitations are due to the erosive character, high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils, as well as the associated high water table. If ignored in land use planning and development, those limitations may result in flooding, wet basements, unstable foundations, failing pavement, and excessive infiltration of clear water into sanitary sewers. In addition, there are significant onsite preparation and maintenance costs associated with the development of wetland soils, particularly as related to roads, foundations, and public utilities. Recognizing the important natural functions of wetlands, continued efforts should be made to protect these areas by discouraging costly, both in monetary and environmental terms, wetland draining, filling, and urbanization. The Wisconsin DNR and the US Army Corp of Engineers require mitigation when natural wetland sites are destroyed.

Threatened or Endangered Species

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. The presence of one or more rare species and natural communities in an area can be an indication of an area's ecological importance and should prompt attention to conservation and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another. The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. According to the Wisconsin Endangered Species Law it is illegal to:

- ❖ Take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
- ❖ Process or sell any wild plant that is a listed species;
- ❖ Cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner.

There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. “Scientific Take” Permit or an “Incidental Take” Permit).

There are no known occurrences of rare or endangered species within Rosendale. However, the NHI database represents “known” occurrences and additional rare species and their habitat may occur in other locations but are not recorded within the NHI database. For a full list of elements known to occur in Fond du Lac County & Wisconsin visit the WIDNR’s Endangered Resources Bureau.

- ❖ Endangered Species - one whose continued existence is in jeopardy and may become extinct.
- ❖ Threatened Species - one that is likely, within the foreseeable future, to become endangered.
- ❖ Special Concern Species - one about which some problem of abundance or distribution is suspected but not proven.

The Federal Endangered Species Act (1973) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands.

Forests & Woodlands

Under good management forests, or woodlands, can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the woodlands contribute to the maintenance of a diversity of plant and animal life in association with human life. Unfortunately, woodlands, which require a century or more to develop, can be destroyed through mismanagement in a comparatively short time. The destruction of woodlands, particularly on hillsides, can contribute to stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat. Woodlands can and should be maintained for their total values; for scenery, wildlife habitat, open space, education, recreation, and air and water quality protection. **The Existing Land Use Map displays those lands that are wooded in the planning area (See Appendix D).**

Environmentally Sensitive Areas & Wildlife Habitat

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas that deserve special consideration in local planning. Individually all of these resources are important areas, or “rooms,” of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or “hallways.” Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.



The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. Wisconsin's 560 State Natural Areas are valuable for research and

educational use, the preservation of genetic and biological diversity, and for providing benchmarks for determining the impact of use on managed lands. They also provide some of the last refuges for rare plants and animals. In fact, more than 90% of the plants and 75% of the animals on Wisconsin's list of endangered and threatened species are protected on SNAs. Site protection is accomplished by several means, including land acquisition from willing sellers, donations, conservation easements, and cooperative agreements. Areas owned by other government agencies, educational institutions, and private conservation organizations are brought into the natural area system by formal agreements between the DNR and the landowner. The SNA Program owes much of its success to agreements with partners like The Nature Conservancy, USDA Forest Service, local Wisconsin land trusts, and county governments. *(Source: WIDNR)*

There are no State Natural Areas within planning area; however there are nine located within Fond du Lac County. Most SNA's are open to the public; however these sites usually have limited parking and signage. Visit the WIDNR Bureau of Endangered Resources for more information each location.

Metallic & Non-Metallic Mineral Resources

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation (*Refer to Fond du Lac County Department of Zoning*). The purpose of the ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion. After reclamation many quarries become possible sites for small lakes or landfills. Identification of quarry operations is necessary in order to minimize nuisance complaints by neighboring uses and to identify areas that may have additional transportation needs related to trucking. **The Existing Land Use Map displays those lands that are classified as a quarry in the planning area (See Appendix D).**

5.4.3 Cultural Resource Inventory

The following section details some of the important cultural resources in the Village of Rosendale and Fond du Lac County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Until the 1830s, Fond du Lac County was part of the Winnebago Indian nation. By the end of the 1830's, however, the central Wisconsin wilderness, the new Northwest, became a focal point for easterners hoping to create new lives for themselves. The county itself was created in 1836, the year that the first permanent settlers arrived.

Years ago, the name Rosendale was the most appropriate name that could have been given to the tract of land constituting the village of that name. It was suggested by Mrs. George D. Curtis because "it was such a perfect dale of roses." The Village, as erected by the act of February 2, 1846, was

much larger than it is today, due to the fact that the Village of Rosendale and the Town of Rosendale were once one entity. 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. The Village of Rosendale broke away from the Town and was officially incorporated in 1915. It now consists of approximately 1.12 square miles and is located between the Town of Rosendale and the Town of Springvale.

The first settler was Samuel Sanborn, a native of Summit in Waukesha County. He located himself 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 of 1845. Rev. Dana Lamb, however, had relocated to the village with his family before Mr. Sanborn returned, making Mrs. Lamb the first woman in the settlement. Over twenty other families also relocated to the village that same year. In 1846, almost twenty more families arrived, making Rosendale one of the leading villages in the county.

- ❖ The first election for village representatives and local government officials was held on April 7, 1846 at the house of Samuel Sanborn.
- ❖ James H. Harroun, son of Alban and Nancy Harroun, born in October of 1845, was the first birth in Rosendale. However, due to changes in the boundaries of Rosendale, the location of his birth is now in what is known as the Town of Springvale.
- ❖ The first marriage in Rosendale was that of Eliphalet Smith to Sallie Warren in November of 1846. The marriage ceremony was also held in what is currently the Town of Springvale.
- ❖ The first death was that of Mrs. Jerod Patrick, daughter of Mr. and Mrs. Jonathan Dodd, on May 22, 1846.
- ❖ The first schoolhouse, Rosendale Grade School, which was constructed of logs, was built in 1845 for \$125. It was located on what is now Highway 23. The first school session was taught by Dwight Hale in the winter of 1846.
- ❖ Rev. Jeremiah Murphy, a Baptist, preached the first sermon in Samuel Sanborn's house in January of 1846. The first church edifice was raised November 4, 1853 by the Congregationalists. The village now contains two churches – Peace Lutheran and the Rosendale United Church of Christ.

The Village began as a farming community, and remains so to the present day. However, being centrally located between Ripon, Fond du Lac, and Oshkosh, the Village has always been a crossroads of sorts for travelers and commerce. As early as 1850, a hotel and stores were built along Highway 23. In 1922, Highway 23 became a cement road, and by 1931, Highway 26 was laid down in cement over the main street of the Village.

The railroad made it to the Village of Rosendale in February of 1872. A depot was constructed, as well as a post office, ensuring that the Village would remain a lively place of economic activity. At an early period, the inhabitants of the Village voted against licensing the sale of intoxicating drinks. Although this regulation no longer holds true, industry, sobriety, and morality have uniformly characterized the people of Rosendale.

Historical Resources

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. **There are ten registered historical markers in Fond du Lac County, none of which are located within Rosendale.**

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. **There are 41 records within the AHI for Rosendale. Contact the State Historical Society for more information on each record (<http://www.wisconsinhistory.org/>).**

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. **Contact the State Historical Society for information on ASI records in the planning area (<http://www.wisconsinhistory.org/>).**

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history. **There is one registered site within the Village, the Sisson's Peony Gardens (207 North Main Street).**

Wilbur Sisson returned to Rosendale after his retirement in 1918 and began growing peony plants in his sister's backyard. His enthusiasm for the business resulted in subsequent expansion and the gradual development of an important commercial enterprise that has had a lasting impact on the village of Rosendale and its inhabitants. At its peak, Sisson's Peony Gardens occupied a four-acre interlocking series of gardens that wound throughout the village and brought thousands of visitors to its annual June Peony Festival. Sisson began his mail-order sales of roots and plants from his sister's home in the early 1920s, shipping throughout the United States and beyond, while developing local nursery acreage with the help of partners Wilbur Lawson and later Jesse Phillips, who inherited the business on Sisson's death in 1950. *(Source: State Historical Society)*

Today, the Windmill Garden is the last surviving remnant of this once busy and vibrant nursery. Purchased by Sisson in 1928, this long narrow lot, immediately to the south of his original "Home Garden," became the main entrance to the complex of gardens, with its long beds filled with masses of colorful scented peony plants. The entrance gate opens into the garden from Main Street, with a path leading directly to the windmill after which the garden was named. Both structures were designed and built for Sisson by his new assistant, Jesse Phillips, in 1928, and are unchanged to this day. Their rustic style is accentuated by the use of local fieldstone, taken from the foundation of a local church when it was rebuilt. The windmill with its

Figure 5.14: Sisson Windmill



bright blue sails, clearly seen from Main Street, became Sisson's signature and was used extensively for advertising purposes, as well as being the registration site for entrance into the garden. *(Source: State Historical Society)*

In 2005, the Rosendale Historical Society purchased the garden; they are in the process of restoring the original peony beds. This site will be open seasonally as a peony display area to commemorate the contribution that Wilbur Sisson and Jesse Phillips made to the community of Rosendale. For admission into the garden, contact the Rosendale Historical Society (www.rosendale.wlhn.org). *(Source: State Historical Society)*

The Rosendale Historical Society was founded in 2000. Just one year later they were given a building at 105 South Main Street (Highway 26) to use for their museum and headquarters. In the summer (June, July, August and September) the museum is open on the 1st and 3rd Saturdays, from 1 to 3 PM.

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- ❖ Matching sub-grants from the federal Historic Preservation Fund,
- ❖ Use of Wisconsin Historic Building Code,
- ❖ Reviewing National Register of Historic Places nominations allocated to the state.

The Village of Rosendale currently does not have CLG status.

5.5 ENERGY, UTILITIES & COMMUNITY FACILITIES

This element provides a baseline assessment of the Village of Rosendale utility & community facilities and contains information required under SS66.1001. Information includes: forecasted utility & community facilities needs, and existing utility & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utility & community facilities in the Village of Rosendale.

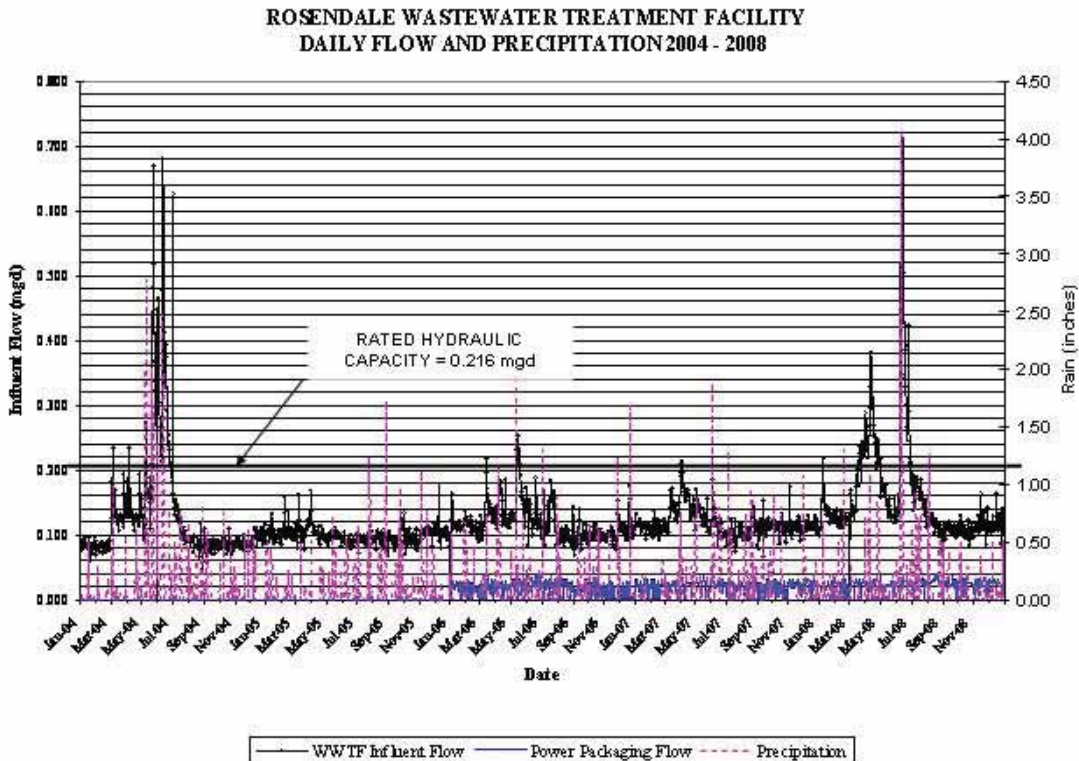
5.5.1 Existing Facilities Conditions

Wastewater Treatment

The Village of Rosendale operates an extended aeration activated sludge plant having a nominal design capacity of 216,000 gpd, intended for the year 2009. The design organic capacity is 1,056 lbs BOD per day based on the capacity of the aeration tanks. The original plant, consisting of a Walker Process package plant, was constructed in 1963. The existing Sanitaire package plant was constructed in 1982 to augment the Walker tank. In 1990, a new aeration tank was constructed and the Walker tank was converted into an aerobic digester/sludge storage tank. The plant has gas chlorination facilities but the current WPDES permit does not require disinfection. Wastewater generated throughout the facility's service area is conveyed to the treatment facility through gravity sewers. Currently no lift stations exist prior to the wastewater treatment facility. The Village of

Rosendale owns and maintains the sewage collection system. Since 2004, the rated hydraulic capacity has been exceeded on multiple occasions due to peak flow conditions during heavy precipitation events (Refer to Figure 5.15). In 2009, the Village began facility planning for a new wastewater treatment facility. The new facility will be designed and possibly constructed in 2011. The new facility will be designed for approximately 300,000 gpd.

Figure 5.15: Wastewater Treatment Facility Daily Flow and Precipitation 2004-2008



Water Supply

All Village residents rely on private wells for their water supply. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, or the Fond du Lac County Zoning Department for more information on water quality and well regulations.

Storm Water Management

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities, as well as measures to minimize stormwater pollutants entering area surface water features. Most areas of the Village are served with an underground storm-sewer collection system. Several areas in the outlying areas of the village have roadside drainage ditches to accommodate the collation of conveyance of stormwater. In addition, Rosendale Drainage District 1 compasses some of the area west of the Village within the planning area (See Figure 5.16)

Figure 5.16: Rosendale Drainage District 1



Solid Waste Disposal & Recycling

The Village of Rosendale contracts its solid waste disposal and recycling services. The current contract is through Waste Management, a waste and environmental service provider with a branch located in Fond du Lac, Wisconsin. Waste Management is the largest solid waste management organizations in North America, providing services to nearly 20 million commercial, industrial, residential, and municipal customers like the Village of Rosendale. Waste Management collects solid waste in the Village, which is taken to the Fond du Lac transfer station before being hauled to a landfill. Recyclables are also picked up and taken to the Fond du Lac station where they are processed as industrial, commercial, or other materials. It is not anticipated that there will be a need to expand or alter these services.

Parks, Open Spaces & Recreational Resources

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

The Village, although rather small in size, has plenty of open space and two notable recreational parks. William N. Taylor Park is located near the intersection of Highways 23 and 26, but is set back far enough from the road to provide a safe environment for families to relax and play. Zamzow Park is also available for recreational activities by area residents. In addition to public parks within the Village, Rosendale residents have access to the Mascoutin State Trail that begins runs east through to the City of Fond du Lac and the Northwoods Park. Northwoods Park is a largely undeveloped 35-acre woods located on Highway 26 about two miles north of Rosendale. Some hiking trails have been cut in the woods, and a small, gravel parking lot is available.

The National Recreation and Park Association recommends six to twelve total acres of parks or recreation space per 1,000 people within a community. Table 5.15 analyzes the projected surplus/deficit for Village park land based on the Villages population projections. The results indicate that the existing park acreage should meet the NRPA demand guidelines to year 2030. However, the NRPA recognizes the amount of open space alone does not determine the recreational health of a community. Other critical factors include the locations of the facilities, the programs conducted on it, the responsiveness of the personnel who run it, the physical conditions of the facilities, and the relative accessibility for the people who will use the facilities.

Table 5.15: Park Acreage Compared to Population Forecasts

Population and Park Acreage	2008	2020	2030
Population	992	1,168	1,281
Demand (12 acres/1,000 people)	11.9	14.0	15.4
Acreage: Municipal Parks	42.6	42.6	42.6
Surplus/Deficit	+30.7	+28.6	+27.2

The *Fond du Lac County 2006-2010 Outdoor Recreation Plan* contains two recommendations that affect the Village of Rosendale.

1. Construction of a trail parking lot at State Highway 26 in Rosendale should be completed in the next 5 years. A small parcel of land adjacent to the trail on the east side of Rosendale would make a good trailside park.
2. Completion of the Mascoutin Valley State Park Trail between Ripon and Rosendale.

The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP) provides information on statewide and regional recreation, including recreation supply and demand, participation rates and trends, and recreation goals and actions. Since passage of the Federal Land and Water Conservation Fund (LWCF) Act of 1965, preparation of a statewide outdoor recreation plan has been required for states to be eligible for LWCF acquisition and development assistance. The LWCF is administered by the WIDNR and provides grants for outdoor recreation projects by both state and local governments. The following are a few highlights of the plan:

- ❖ Walking for Pleasure is rated as the activity with the most participation.
- ❖ Backpacking, Downhill Skiing, Golf, Hunting, Mountain Biking, Snowmobile, and Team Sports are decreasing in demand.
- ❖ ATVing, Birdwatching, Canoeing, Gardening, Geocaching, Paintball Games, Road Biking, RV Camping, Hiking, Water Parks, Wildlife Viewing, and Photography are increasing in demand.
- ❖ The Warren Knowles-Gaylord Nelson Stewardship Program (Stewardship 2000) provides \$60 million annually through FY 2010 for outdoor recreation purposes.

The Wisconsin SCORP divides the state into eight planning regions based on geographic size, demographic trends, tourism influences, and environmental types (See Figure 5.17). Together these influences shape each region's recreational profile, describing which activities are popular, which facilities need further development, and which issues are hindering outdoor recreation. Fond du Lac County is a part of the *Lake Winnebago Waters*. The most common issues and needs for the region identified by the plan include:

Issues:

- ❖ Deteriorating facilities
- ❖ Increasing ATV usage and associated impacts
- ❖ Increasing multiple-use recreation conflicts
- ❖ Increasing pressure on parks and recreation areas from the growth of urban areas
- ❖ Increasing use of recreation facilities by disabled populations
- ❖ Invasive species
- ❖ Lack of educational programs/naturalists/interpreters
- ❖ Loss of sites/properties, i.e. Hoffman Hills, Chippewa Moraine
- ❖ Overcrowding
- ❖ Poor water quality impairing recreation

Figure 5.17: WIDNR SCORP Regions

Needs:

- ❖ More biking, hiking, & horse trails
- ❖ More boating access
- ❖ More camping opportunities
- ❖ More fishing opportunities

Telecommunication Facilities

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

**Energy Facilities & Renewable Resources**

Alliant Energy/Wisconsin Power and Light provides electricity and natural gas to the Village. The Public Service Commission (PSC) is the branch of Wisconsin State government with the overall responsibility of regulating electric utilities.

Alliant Energy is a member of *Focus On Energy*. Focus On Energy is a state funded program that works with Wisconsin communities to install cost effective energy efficiency and renewable energy projects. For information on Focus On Energy financial incentives for residents, businesses and renewable energy projects, visit www.focusonenergy.com/Incentives.

To manage rising energy costs, promote local economic development, and protect the natural environment, many Wisconsin communities are looking at renewable energy resources to meet community energy demands. The following section provides a broad level assessment of local and renewable energy resources for the Village of Rosendale. Additional information can be obtained from Alliant Energy (www.alliantenergy.com), or Focus on Energy (www.focusonenergy.com).

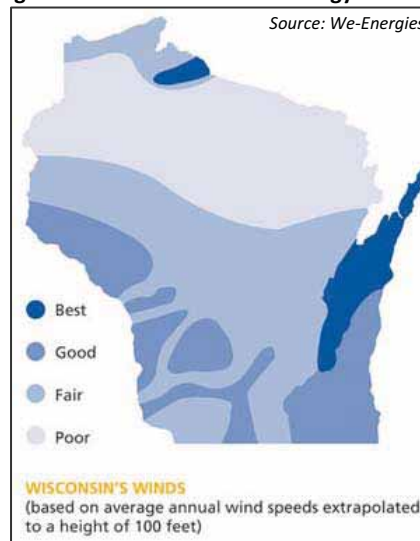
Solar

Two types of solar energy systems are well suited to Wisconsin communities: Solar electric photovoltaic (PV) and solar hot water systems. How much energy a photovoltaic (PV) or solar hot water (SHW) system produces in Wisconsin depends on the size of the system (i.e., area of the collecting surface), the orientation of the collecting surface, and site characteristics (e.g. overshadowing). **Currently there are no commercial or public solar energy systems in use within the Village of Rosendale.**

Wind

Wind energy production is optimized when wind turbines are located at the place with the highest, steadiest wind speeds (the energy produced is related to the cube of the wind speed). While Wisconsin does not have the best wind resources in the United States, areas along the Great Lakes and the Niagara Escarpment offer some of the highest average speeds in Wisconsin. In fact, in December of 2008, Alliant Energy officially began producing electricity at the company's first wind facility located at Cedar Ridge Farm, Town of Eden, Fond du Lac County. The Cedar Ridge Wind Farm has 41 turbines, spread out over 7,808 acres, and produces approximately 68 MW of electricity, enough to power about 17,000 homes. **Currently there are no commercial or public wind energy systems in use within the Village of Rosendale.**

Figure 5.18: Wisconsin Wind Energy Sources



A certified wind site assessment can provide a more detailed understanding of the feasibility of this alternative energy source. These can be provided free of charge to communities through Focus On Energy. In addition, the federal government offers a Production Tax Credit that encourages wind energy development. Alliant Energy also offers financial incentives for customer-owned renewable energy projects to not-for-profit organizations and business customers.

Geothermal

Geothermal power uses the natural sources of heat inside the Earth to produce heat or electricity. A geothermal heat pump takes advantage of this by transferring heat, stored in the ground, into a building during the winter, and transferring it out of the building and back into the ground during the summer. Worldwide, most geothermal power is generated using steam or hot water from underground, though this type of geothermal resource does not exist in Wisconsin. **Currently there are no commercial or public geothermal systems in use within the Village of Rosendale.**

Biofuel

Biofuels offer a local source of energy provided by fuels that can be grown or produced locally through agricultural or waste resources. Bio-fuels are derived from bio-mass and can be used for liquid bio-fuel or bio-gas production. Crops and crop residues are the main source of biomass for the production of liquid bio-fuels. The primary food crops used for biofuel production in Wisconsin are corn (for ethanol production) and soybeans (for biodiesel production); although other sources can also be used such as: agronomic crops (e.g. switchgrass), forestry crops (e.g. poplar), or residues (unused portions of crops or trees).

The main sources of biomass for biogas (methane) production are animal waste, landfills and wastewater treatment facilities. Animal waste is a persistent and unavoidable pollutant produced primarily by the animals housed in industrial sized farms. The use of digesters to produce methane from animal waste is growing as both an energy source and a means of waste management. Biogas production from animal waste is most effective in commercial size dairy farms (Refer to Section 5.4.1). Landfill gas can be burned either directly for heat or to generate electricity for public consumption. There are no landfill sites within the planning area (see also section 5.5.1). The same is true with regard to the secondary treatment of sewage in wastewater treatment facilities where gas can be harvested and burned for heat or electricity. The Village of Rosendale operates a wastewater treatment facility (see also section 5.5.1). **Currently there are no biofuel facilities within the Village of Rosendale.**

Hydroelectricity

Hydropower refers to using water to generate electricity. Hydro-electricity is usually sourced from large dams but Micro-hydro systems can use a small canal to channel the river water through a turbine. Hydroelectric energy is limited both by available rivers (Refer to Section 5.4.2) and by competing uses for those rivers, such as recreation, tourism, industry, and human settlements. **Currently there are no hydroelectric facilities within the Rosendale area.**

Cemeteries

There is one cemetery within the limits of the Village of Rosendale. Rosendale Cemetery is located on Highway 26 about one half of a mile south of the Highway 26 and 23 intersection.

Health Care Facilities

While it cannot support a major medical facility, Rosendale does have its own chiropractic center, which is located on Main Street. Residents have the option of going to one of five major medical facilities, all of which are located within 30 minutes of the Village.

- ❖ 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, WI, 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. 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.

Child Care Facilities

Under Wisconsin law, no person may be compensated for providing care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed childcare; they depend upon the number of children in care. Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children. **There is licensed group child care center within the Village of Rosendale. Rosendale Children's Center has a capacity of 20, and is located in 300 W. Wisconsin St.**

Police & Emergency Services

Rosendale has its own police force and is also served by the Fond du Lac County Sheriff's Department. There is a school liaison officer provided by Fond du Lac County and the school district. The Village is a partner in a volunteer joint fire district along with the Town 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 also has a volunteer EMS team called Rosendale First Responders. Due to the Village's small population and the probability that it will only slightly

increase over the next 20 years, it is not anticipated that there will be any need for expansion of the current rescue services available.

Libraries

While the Village of Rosendale does not have its own library, there are three libraries located within a short distance of the Village. Ripon Public Library is located in the City of Ripon's downtown area, while Lane Library and Wehr Learning Center is located on the Ripon College campus. Both of these libraries are located approximately nine miles away from the Village of Rosendale.

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.

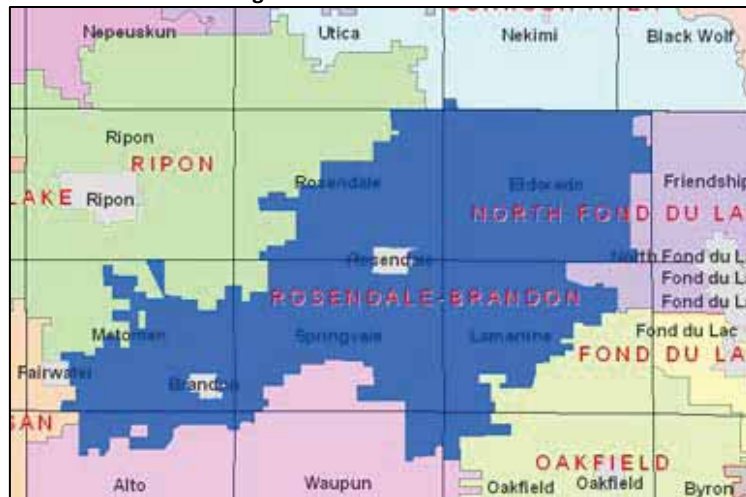
Fond du Lac Public Library is located about sixteen miles away from Rosendale and also offers the interlibrary book loan system. Ripon Public Library and Fond du Lac Public Library also offer several other research methods, namely, WINNEFOX and Wisconsin Libraries. WINNEFOX allows access to local counties' 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. In addition, starting in 2010, Fond du Lac Public Library will be providing a mobile book service to the Village three days a week.

Schools

The Village of Rosendale are served by the Rosendale-Brandon School District (see Figure 5.19). The School District operates one primary school (300 W. Wisconsin Ave.), one intermediate school (200 S. Main St.), and one high school (301 W. Division St.) all located within Rosendale. 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. District wide enrollment for 2008 was 1,049, up 21 students since 2001. (Source: WI Dept of Public Instruction). For more information, visit the school district web site: www.rbsd.k12.wi.us

The closest public Universities and Technical Colleges to the Village of Rosendale are located in the City of Fond du Lac at UW-Fond du Lac, Marian College of Fond du Lac, and Moraine Park Technical College. The UW-Fond du Lac is a freshman/sophomore campus for the UW-system, offering courses for more than 250 majors. The nearest four-year university is UW-Oshkosh. In addition, Marion College offers a mix of undergraduate and graduate programs, while Moraine Park Technical College offers a mix of associate degrees, apprenticeships, certificates, and technical diplomas. There is also a private four year college in Ripon, Ripon College.

Figure 5.19: Rosendale-Brandon Area School District



Other Government Facilities

The Rosendale Municipal Office is located at 211 N. Grant Street.

5.6 ECONOMIC DEVELOPMENT

This element provides a baseline assessment of the Village of Rosendale economic development and contains information required under SS66.1001. Information includes: labor market statistics, economic base statistics, strength & weaknesses for economic development, analysis of business & industry parks, and environmentally contaminated sites. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future economic development activities in the Village of Rosendale.

5.6.1 Economic Development Existing Conditions

Labor Market

Table 5.16: Employment Status of Civilians 16 Years or Older

Employment Status, Civilians 16 Years or Older	Village of Rosendale	Fond du Lac County	Wisconsin
In Labor Force (1990)	416	46,877	2,598,898
Unemployment Rate	1.9%	4.1%	4.3%
In Labor Force (2000)	557	53,717	2,996,091
Unemployment Rate	2.5%	4.3%	3.4%
In Labor Force (2008)	n/a	56,207	3,084,130
Unemployment Rate	n/a	4.7%	4.7%

Source: US Census

Table 5.16 details the employment status of workers in the Village of Rosendale as compared to Fond du Lac County and the State. At the time of the 1990 U.S. Decennial Census the unemployment rate for the Village (1.9%) was significantly lower than the County and State. By 2000, the unemployment rate of the Village increased to 2.5%, still well below County and State averages. Unemployment rates for villages are only collected during the U.S. Decennial Census; therefore, 2008 data was not available. However, the data suggests that unemployment rates for Rosendale tend to be below the County and State averages.

Table 5.17: Class of Worker

Class of Worker	Village of Rosendale	Fond du Lac County	Wisconsin
Private Wage & Salary	83.9%	83.2%	81.1%
Government Worker	12.0%	10.7%	12.5%
Self-Employed	4.1%	5.7%	6.1%
Unpaid Family Worker	0.0%	0.4%	0.3%
Total	100.0%	100.0%	100.0%

Source: US Census

Table 5.17 indicates the percentage of workers by class for the Village of Rosendale, Fond du Lac County and the State, in year 2000. The percentages for the Village match fairly close with those for the County and State.

Table 5.18 and Figure 5.20 describe the workforce by occupation within Rosendale, the County and the State in year 2000. Occupation refers to the type of job a person holds, regardless of the industry type. The highest percentage of occupations of Rosendale residents is in the Production, Transportation, and Material Moving occupation category. The percentages across all occupations categories mirror County and State averages, with the exception of Management, Professional, and Related occupations. The percentage of Rosendale workers employed in this occupation lags behind County and State averages. Occupations within this category generally require a college degree and often pay higher wages on average than occupations in other categories.

Table 5.18: Employment by Occupation

Employment by Occupation, Civilians 16 Years & Older	Village of Rosendale	Fond du Lac County	Wisconsin
Prod, Trans & Mat. Moving	30.0%	25.3%	19.8%
Const, Extraction & Maint.	8.9%	9.4%	8.7%
Farm, Fishing & Forestry	1.5%	1.2%	0.9%
Sales & Office	24.8%	22.6%	25.2%
Services	13.5%	15.1%	14.0%
Mgmt, Prof & Related	21.3%	26.3%	31.3%
Total employed population:	540	51,734	2,734,925

Source: US Census

Figure 5.20: Employment by Occupation

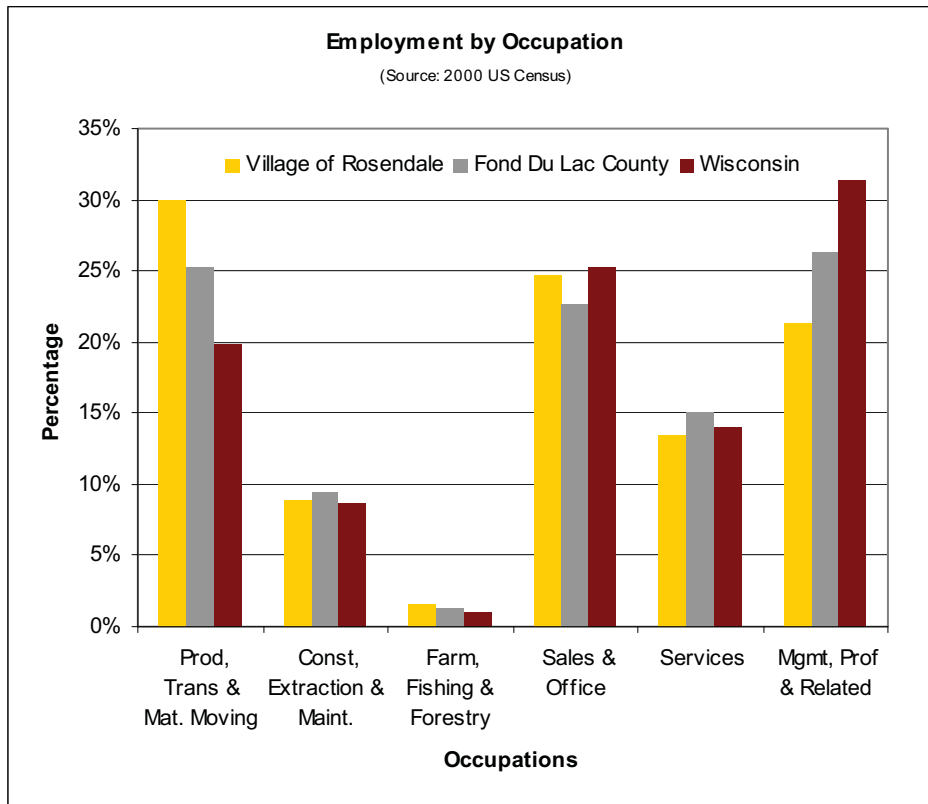


Table 5.19 and Figure 5.21 show the earnings for workers within the Village of Rosendale, Fond du Lac County, and Wisconsin, in years 1989 & 1999. Earning figures are reported in three forms: per capita income (total income divided by total population), median family income (based on units of occupancy with at least two related individuals), and median household income (based on every unit of occupancy with one or more individuals). Except for Per Capita Income, the percent growth of resident's income between 1989 and 1999 has been better than County and State averages. In addition, the percentage of individuals living below poverty status in Rosendale is slightly lower than that of Fond du Lac County and the State.

Table 5.19: Income, 1989-1999

	Village of Rosen- dale 1989	Village of Rosen- dale 1999	% Change 89-99	Fond du Lac County 1989	Fond du Lac County 1999	% Change 89-99	WI 1989	WI 1999	% Change 89-99
Income									
Per Capita Income	\$12,572	\$18,653	48.4%	\$12,574	\$20,022	59.2%	\$13,276	\$21,271	60.2%
Median Family Income	\$33,750	\$57,083	69.1%	\$34,257	\$53,325	55.7%	\$35,082	\$52,911	50.8%
Median Household Income	\$31,776	\$52,448	65.1%	\$29,441	\$45,578	54.8%	\$29,442	\$43,791	48.7%
Individuals Below Poverty	5.1%	2.3%	-2.8%	7.6%	5.8%	-1.8%	10.4%	8.7%	-1.7%

Source: US Census

1. The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Figure 5.21: Income, Year 1999

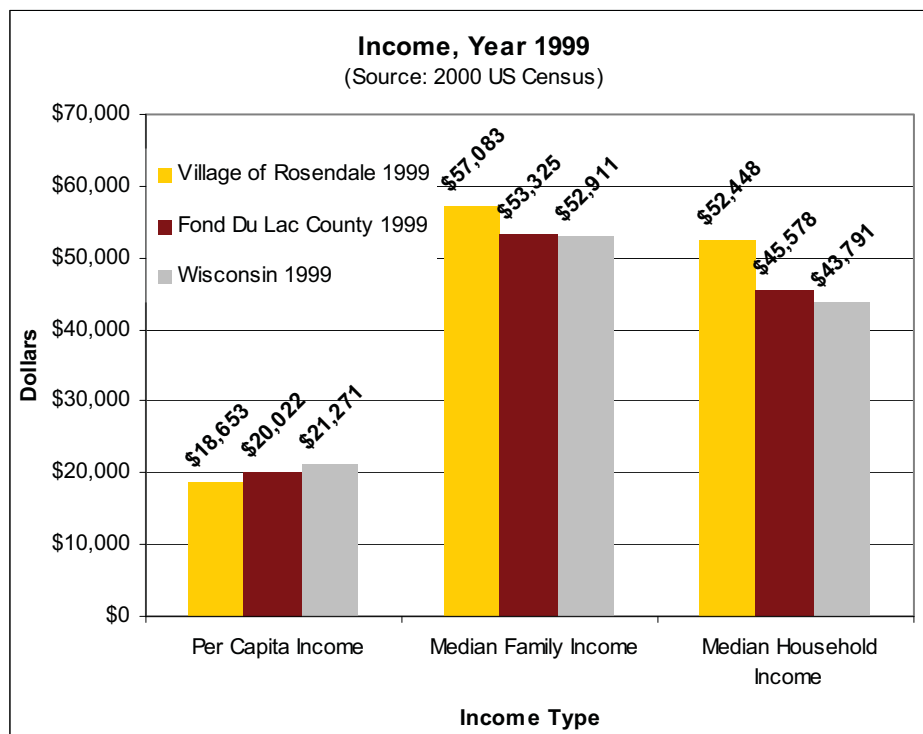


Table 5.20 details the educational attainment of Rosendale, Fond du Lac County, and State residents 25 years and older. In year 2000, 91.2% of the Village of Rosendale residents 25 years and older had at least a high school diploma. These figures are higher than that for Fond du Lac County (84.2%) and the State (85.2%). 16.4% of Village residents have bachelors or a graduate/professional degree, which lags slightly behind both the County (16.9%) and the State (22.5%). Presumably, this accounts for the lower percentage of occupations in the Management, Professional, and Related category.

Table 5.20: Educational Attainment Person 25 Years & Over

Educational Attainment Person 25 Years and Over	Village of Rosendale 2000	Fond du Lac County 2000	Wisconsin 2000
Less than 9th Grade	1.9%	5.7%	5.4%
9th to 12th No Diploma	6.9%	10.1%	9.6%
HS Grad	47.8%	40.1%	34.6%
Some College	20.1%	19.0%	20.6%
Associate Degree	6.9%	8.2%	7.5%
Bachelor's Degree	13.8%	12.0%	15.3%
Graduate/Prof. Degree	2.6%	4.9%	7.2%
Percent High School Grad or Higher	91.2%	84.2%	85.2%

Source: US Census

Economic Base

Table 5.21 lists the top 25 employers in Fond du Lac County as reported by the Wisconsin Department of Workforce Development, in year 2005. The Brunswick Corporation is the largest employer for Fond du Lac County. Of the top 25, there are none in Rosendale.

Table 5.21: Top 25 Employers in Fond du Lac County

Rank	Employer	Industry Type	Number of Employees
1	Brunswick Corp	Other Engine Equipment Manufacturing	>1000
2	Agnesian Healthcare Inc	General Medical and Surgical Hospitals	>1000
3	Alliance Laundry Systems	Commercial Laundry	>1000
4	Fond du Lac School District	Elementary and Secondary Schools	>1000
5	County of Fond du Lac	Executive and Legislative Offices	500-999
6	Moraine Technical College	Junior Colleges	500-999
7	Charter Communications	Wired Telecommunications Carriers	500-999
8	J F Ahern Co	Nonresidential Plumbing, Heating, Air Cond.	500-999
9	Walmart	Discount Department Stores	250-499
10	Taycheedah Correctional Institution	Correctional Institution	250-499
11	Marian University	Colleges and Universities	250-499
12	City of Fond du Lac	Executive and Legislative Offices	250-499
13	Alto Dairy Coop	Cheese Manufacturing	250-499
14	Giddings and Lewis Machine Tools	Machine Tool Manufacturing	250-499
15	Pick N Save	Supermarket and Other Grocery Stores	250-499
16	Ripon Public School	Elementary and Secondary Schools	250-499
17	Ripon Printers	Commercial Lithographic Printing	250-499
18	Brenner Tank	Metal Tank Manufacturing	250-499
19	C D Smith Construction	Commercial and Institutional Building Constr.	250-499
20	Ripon Foods Inc	Cookie and Cracker Manufacturing	250-499
21	Mid-States Aluminum Corp	Aluminium Extruded Product Manufacturing	100-249
22	Society Insurance A Mutual Co	Direct Property and Casualty Insurance	100-249
23	Campbelltown School District	Elementary and Secondary Schools	100-249
24	Midwest Labor	Temporary Help Services	100-249
25	Fond du Lac Lutheran Home	Nursing Care Facilities	100-249

Source: WI Department of Workforce Development, Fond du Lac County

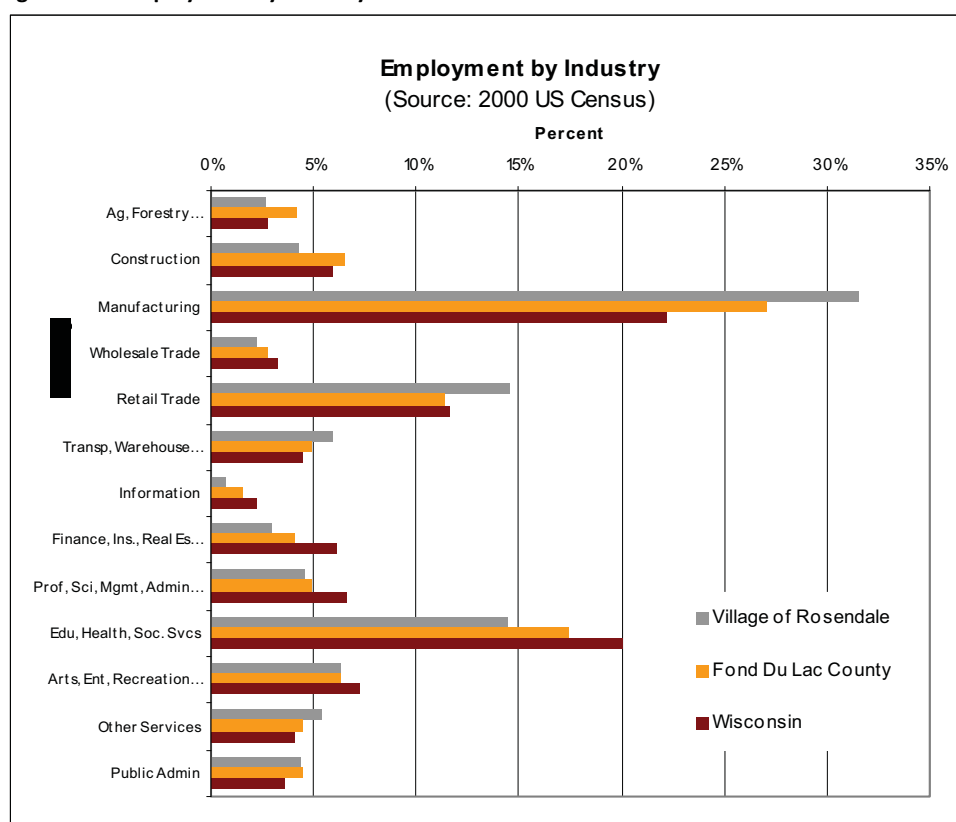
Table 5.22 and Figure 5.22 describe the workforce by industry within the Village, County and State in year 2000. Whereas occupations refer to what job a person holds, industry refers to the type of work performed by a workers employer. Therefore, an industry usually employs workers of varying occupations. (i.e. a “wholesale trade” industry may have employees whose occupations include “management” and “sales”)

Table 5.22: Employment by Industry

Employment by Industry, Civilians 16 Years & Older	Village of Rosendale	Fond du Lac County	Wisconsin
Ag, Forestry, Fishing, Hunting & Mining	2.6%	4.2%	2.8%
Construction	4.3%	6.5%	5.9%
Manufacturing	31.5%	27.1%	22.2%
Wholesale Trade	2.2%	2.7%	3.2%
Retail Trade	14.6%	11.4%	11.6%
Transp, Warehousing & Utilities	5.9%	4.9%	4.5%
Information	0.7%	1.5%	2.2%
Finance, Insurance, Real Estate, Rental & Leasing	3.0%	4.1%	6.1%
Prof, Scientific, Mgmt, Administrative & Waste Mgmt	4.6%	4.9%	6.6%
Educational, Health & Social Services	14.4%	17.4%	20.0%
Arts, Entertainment, Recreation, Accommodation & Food Services	6.3%	6.3%	7.3%
Other Services	5.4%	4.5%	4.1%
Public Administration	4.4%	4.5%	3.5%
Total	540	51,734	2,734,925

Source: US Census

Figure 5.22: Employment by Industry



The highest percentage of employment by industry for Rosendale residents is in the Manufacturing category. This category is also the highest industry of employment for Fond du Lac County and the State. Historically, Wisconsin has had a high concentration of industries in agricultural and manufacturing sectors of the economy. Manufacturing has remained a leading employment sector compared to other industries within the State; however, State and National economic changes have led to a decrease in total manufacturing employment. It is expected that this trend will continue while employment in service, information, and health care industries will increase.

Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County and State levels. Table 5.23 details average employee wages for industries. In Fond du Lac County, employees working in the Construction industry earn the highest average annual wage. As expected, employees working in Leisure & Hospitality earn the lowest average wage, partly because many of these are part-time employees, and many receive tips, which are unaccounted for. The average wage per industry in all categories is lower for Fond du Lac County workers compared to State averages for the same industries. Statistics on wages by industry are not available for the Village of Rosendale.

Table 5.23: Wage by Industry

NAICS Code	Industries	Fond du Lac County Average Annual Wage 2007	Wisconsin Average Annual Wage 2007	Fond du Lac County as a Percentage of Wisconsin
21, 1133	Natural Resources & Mining	\$27,342	\$29,235	93.5%
23	Construction	\$48,943	\$47,489	103.1%
31-33	Manufacturing	\$45,424	\$47,106	96.4%
42, 44, 48, 22	Trade, Transportation, Utilities	\$28,065	\$32,762	85.7%
51	Information	\$32,499	\$48,483	67.0%
52-53	Financial Activities	\$40,207	\$50,749	79.2%
54-56	Professional & Business Services	\$29,794	\$44,328	67.2%
61-62	Educational & Health Services	\$38,891	\$39,606	98.2%
71-72	Leisure & Hospitality	\$10,193	\$13,589	75.0%
81	Other Services	\$18,496	\$22,073	83.8%
92	Public Administration	\$38,515	\$39,879	96.6%
99	Unclassified	Not available	\$45,573	Not available
	All Industries	\$34,674	\$38,070	91.1%

Source: WI Department of Workforce Development

5.6.2 Analysis of Business & Industry Parks

The Village of Rosendale has a small commercial district centered on the intersection of Highways 26 and 23. The area does not provide adequate opportunities for resident employment or to obtain all necessary and desired goods and services. Therefore, residents must rely on neighboring cities and villages for employment and most commercial food supplies and other necessities.

More than 50% of the acreage of business and industrial parks across Fond du Lac County is vacant according to the East Central Wisconsin RPC. The closest business or industrial parks to Rosendale are located in Ripon and the City of Fond du Lac (see Table 5.24).

Table 5.24: Fond du Lac County Business & Industry Parks

Community	Name of Site	Total Acres	Acres Available	Improved/Not Improved
City of Fond du Lac	Ledgeview Corporate Center	80	16	Improved
City of Fond du Lac	West Industrial Center	70	9	Improved
City of Fond du Lac	Southwest Industrial Park	202	42	Improved
City of Ripon	Kohl Industrial Park	129	69	Improved
Village of North Fond du Lac	Northgate Business Park	98	56	Improved
Town of Friendship	Osborn Park	n/a	75	Improved
Village of Brandon	Upland Meadows	n/a	20	Improved
City of Fond du Lac	Fox Ridge Business Park	276	240	Improved in 2008
City of Fond du Lac	Wisconsin American Business Park	50	14	Improved
Total		905	541	

Source: East Central WI RPC, Fond du Lac County Industrial/Business Parks

5.6.3 Environmentally Contaminated Sites

The Bureau of Remediation and Redevelopment within the Wisconsin Department of Natural Resources oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRS) provides access to information on incidents (“Activities”) that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. **As of 2009, there were no open sites within the Village, three historic sites, 12 closed sites, and five sites that the WIDNR has declared need no action.** Contact the Bureau for more information on these sites (<http://dnr.wi.gov/org/aw/rr/index.htm>).

5.6.4 Strengths & Weaknesses for Economic Development

The following lists some of the strengths and weaknesses for economic development within the Village of Rosendale.

Strengths:

- ❖ Relatively low taxes
- ❖ Good transportation access (Highway 26 and 23)
- ❖ Excellent school district

Weaknesses:

- ❖ Village downtown struggling
- ❖ No municipal water system
- ❖ No industrial or office park

5.6.5 Employment Projections

The Wisconsin Department of Workforce Development collects data and projects occupation and industry growth for the State. Table 5.25 identifies which occupations are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, occupations in Healthcare Support, Healthcare Practitioners, and Computers are expected to have the highest growth rate. Occupations in Production, Office Administration, and Sales are expected to have the lowest growth rate.

Table 5.25: Fastest Growing Occupations 2004-2014

SOC Code	Occupational Title	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014	2005 Average Annual Salary
29-1071	Physician Assistants	1,310	1,990	51.90%	NA
31-1011	Home Health Aides	13,730	20,790	51.40%	\$20,162
15-1081	Network Systems and Data Communication Analysts	4,220	6,240	47.90%	\$56,789
31-9092	Medical Assistants	5,890	8,640	46.70%	\$27,441
15-1031	Computer Software Engineers, Applications	7,960	11,610	45.90%	\$70,386
15-1032	Computer Software Engineers, Systems Software	2,740	3,890	42.00%	\$76,324
39-9021	Personal and Home Care Aides	21,260	29,460	38.60%	\$19,200
29-2021	Dental Hygienists	4,390	6,050	37.80%	\$54,203
31-9091	Dental Assistants	5,050	6,950	37.60%	\$28,602
29-2032	Diagnostic Medical Sonographers	840	1,140	35.70%	\$66,410
15-1072	Network and Computer systems Administrators	5,300	7,190	35.70%	\$56,246
29-2055	Surgical Technologists	2,120	2,860	34.90%	\$40,055
15-1061	Database Administrators	1,550	2,090	34.80%	\$61,299
29-2071	Medical Records and Health Information Technicians	3,540	4,770	34.70%	\$28,976
29-1126	Respiratory Therapists	1,460	1,960	34.20%	\$47,309
29-1111	Registered Nurses	48,410	64,420	33.10%	\$55,060
31-2021	Physical Therapist Assistants	1,220	1,620	32.80%	\$38,342
29-2034	Radiologic Technologists and Technicians	4,130	5,440	31.70%	\$46,916
29-1124	Radiation Therapists	390	510	30.80%	\$65,931
45-2021	Animal Breeders	490	640	30.60%	\$37,339
29-9091	Athletic Trainers	460	600	30.40%	\$40,162
31-2022	Physical Therapists Aids	690	900	30.40%	\$23,632
13-1071	Employment, Recruitment, and Placement Specialists	3,520	4,590	30.40%	\$46,133
29-2031	Cardiovascular Technologists and Technicians	660	860	30.30%	\$42,569
19-1042	Medical Scientists, Except Epidemiologists	1700	2210	30.00%	\$51,920
29-1123	Physical Therapists Aids	3550	4610	29.90%	\$62,582
29-1122	Occupational Therapists	3,040	3,940	29.60%	\$52,248
13-2052	Personal Financial Advisors	3,350	4,340	29.60%	\$77,792
25-2011	Preschool Teachers, Except Special Education	8,540	11,060	29.50%	\$24,027
29-2056	Veterinary Technologists and Technicians	1,280	1,650	28.90%	\$27,233

Source: WI Department of Workforce Development

Table 5.26 identifies which industries are expected to experience the most growth over a ten-year period from year 2004 to 2014. According the DWD, industries in Professional & Business Services, Educational & Health Services, and Construction categories are expected to have the highest growth rate. Industries in Natural Resources & Mining and Manufacturing categories are expected to have the lowest growth rate.

Since the DWD does not collect data on employment projections for Rosendale or Fond du Lac County, it is assumed that local trends will be consistent with statewide projections. It is important to note that unanticipated events may affect the accuracy of these projections.

Table 5.26: Fastest Growing Industries 2004-2014

NAICS Code	Industries	WI Employment 2004	WI Employment 2014	Percent Change 2004-2014
487	Scenic and Sightseeing Transportation	370	510	37.80%
621	Ambulatory Health Care Services	99,480	135,700	36.40%
624	Social Assistance	60,400	79,300	31.30%
518	Internet Service Providers	8,480	10,760	26.90%
493	Warehousing and Storage	11,060	14,030	26.90%
561	Administrative and Support Services	118,130	149,690	26.70%
562	Waste Management and Remediation Services	5,070	6,310	24.50%
485	Transit and Ground Passenger Transport	13,740	16,960	23.40%
623	Nursing and Residential Care Facilities	68,870	84,800	23.10%
622	Hospitals	108,570	133,200	22.70%
523	Securities, Commodity Contracts	9,210	11,210	21.70%
541	Professional, Scientific, and Technical Services	89,500	108,000	20.70%
454	Nonstore Retailers	22,950	27,630	20.40%
238	Specialty Trade Contractors	81,660	98,000	20.00%
531	Real Estate	18,360	21,420	16.70%
721	Accommodation	30,720	35,800	16.50%
236	Construction of Buildings	31,520	36,700	16.40%
722	Food Services and Drinking Places	185,410	215,000	16.00%
443	Electronics and Appliance Stores	8,580	9,890	15.30%
511	Publishing Industries	19,120	22,020	15.20%
237	Heavy and Civil Engineering Construction	13,560	15,600	15.00%
425	Wholesale Electronic Markets	5,520	6,350	15.00%
551	Management of Companies	39,830	45,800	15.00%
525	Funds, Trusts, & Other Financial Vehicles	1,170	1,340	14.50%
611	Educational Services	260,670	297,700	14.20%
453	Miscellaneous Store Retailers	17,330	19,790	14.20%
488	Support Activities for Transportation	4,540	5,170	13.90%
446	Health and Personal Care Stores	16,430	18,620	13.30%
423	Merchant Wholesalers, Durable Goods	64,210	72,490	12.90%
451	Sporting Goods, Hobby, Book, and Music Stores	12,960	14,610	12.70%

Source: WI Department of Workforce Development

5.7 INTERGOVERNMENTAL COOPERATION

With over 2,500 units of government and special purpose districts Wisconsin ranks 13th nationwide in total number of governmental units and 3rd nationwide in governmental units per capita. (Source: WIDOA Intergovernmental Cooperation Guide) While this many government units provide more local representation it does stress the need for greater intergovernmental cooperation. This element provides a baseline assessment of the Village of Rosendale intergovernmental relationships and contains information required under SS66.1001. Information includes existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Village of Rosendale.

5.7.1 Existing and Potential Areas of Cooperation

The Village of Rosendale shares multiple governmental units with a variety of neighboring municipalities. These relationships enable the Village to provide its residents with the resources and services needed to lead productive lives. The Rosendale-Brandon School District is the most common shared resource. The Village of Rosendale residents attend the Rosendale-Brandon 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.

The Village and the Town of Rosendale maintain a joint fire district which is also funded by and responsible for portions of the Town of Springvale. Additionally there are mutual aid agreements in force with neighboring municipalities.

The Village has its own police force and maintains a working relationship with other area municipalities included in the Lakeside Municipal Court System. There is also a working relationship with Fond du Lac County for ambulance services.

While the Fond du Lac County Transportation Department paves and works on some of the roads, the Wisconsin Department of Transportation oversees the transportation projects being done on all roadways, including the roadways that flow through the Village of Rosendale.

The Intergovernmental Cooperation Element Guide published by the Wisconsin Department of Administration provides several ideas for cooperation including the following listed below.

Voluntary Assistance: A community, or another, could voluntarily agree to provide a service to your neighbors because doing so makes economic sense and improves service levels.

Trading Services: A community and another could agree to exchange services. You could exchange the use of different pieces of equipment, equipment for labor, or labor for labor.

Renting Equipment: A community could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.

Contracting: A community could contract with another community or jurisdiction to provide a service. For example, you could contract with an adjacent town or village to provide police and fire

protection, or you could contract with the county for a service in addition to that already routinely provided by the county sheriff's department.

Routine County Services: Some services are already paid for through taxes and fees. Examples are police protection services from the county sheriff's department, county zoning, county public health services, and county parks.

Sharing Municipal Staff: A community could share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. You could share a building inspector, assessor, planner, engineer, zoning administrator, clerk, etc.

Consolidating Services: A community could agree with one or more other communities or governmental units to provide a service together.

Joint Use of a Facility: A community could use a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.

Special Purpose Districts: Special purpose districts are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.

Joint Purchase and Ownership of Equipment: A community could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.

Cooperative Purchasing: Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.

Annexation: Annexation is the process of transferring parcels of land from unincorporated areas to adjacent cities or villages. Cities and village cannot annex property without the consent of landowners as required by the following petition procedures:

- ❖ Unanimous Approval – A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
- ❖ Notice of Intent to Circulate Petition (Direct Petition for Annexation) – The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
- ❖ Annexation by Referendum – A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

More detailed information on annexation can be obtained from Wisconsin State Statute Sections 66.0217-66.0223.

Detachment: Detachment is the process by which territory is detached from one jurisdiction and transferred to another. Essentially detachment is the opposite of annexation. More detailed

information on detachment can be obtained from Wisconsin State Statute Sections 66.0227 and 62.075.

Incorporation: Incorporation is the process of creating a new village or city from unincorporated territory. More detailed information on incorporation can be obtained from Wisconsin State Statute Sections 66.0201-66.0215.

Consolidation: Consolidation is the process by which a town, village, or city joins together with another town, village, or city to form one jurisdiction. More detailed information on incorporation can be obtained from Wisconsin State Statute Section 66.0229.

Extraterritorial Planning: Cities and villages have the right to include land within their extraterritorial jurisdiction (ETJ), the area within 1 ½ to 3 miles of the municipal boundaries (based on municipal class), in their planning documents. The inclusion of this land within planning documents allows for greater transparency and coordination with neighboring municipalities.

Extraterritorial Zoning: Extraterritorial Zoning allows a first, second or third class city to adopt zoning in town territory, 3 miles beyond a city's corporate limits. A fourth class city or village may adopt zoning 1.5 miles beyond its corporate limits. Under extraterritorial zoning authority a city or village may enact an interim-zoning ordinance that freezes existing zoning (or if there is no zoning, existing uses). A joint extraterritorial zoning committee is established to develop a plan and regulations for the area. The joint committee is comprised of three member from the affected town and three members from the village or city. Zoning requests within the area must be approved by a majority of the committee. More detailed information can be obtained from Wisconsin State Statute 66.23.

Extraterritorial Subdivision "Plat" Review: Extraterritorial subdivision review allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, whereas extraterritorial zoning requires town approval of the zoning ordinance, extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the village or city. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. More detailed information can be obtained from Wisconsin State Statute 236.10.

Intergovernmental Agreements: Intergovernmental Agreements can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

- ❖ General Agreements: This is the type of intergovernmental agreement that is most commonly used for services. These agreements grant municipalities with authority to cooperate on a very broad range of subjects. Specifically, Wis. Stats 66.0301 authorizes municipalities to cooperate together for the receipt of furnishing of services or the joint exercise of any power or duty required or authorized by law. The only limitation is that municipalities with varying powers can only act with respect to the limit of their powers. This means that a general agreement cannot confer upon your community more powers than it already has.

- ❖ **Cooperative Boundary Agreements:** This type of agreement is proactive and is used to resolve boundary conflicts. Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative agreement must include a plan for the physical development of the territory covered by the plan; a schedule for changes to the boundary; plans for the delivery of services; an evaluation of environmental features and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. Using a cooperative boundary agreement a community could agree to exchange revenue for territory, revenue for services, or any number of other arrangements. More detailed information can be obtained from Wisconsin State Statute 66.0307.
- ❖ **Stipulation and Orders:** This type of agreement is reactive because it is used for resolving boundary conflicts that are locked in a lawsuit. The statute provides the litigants a chance to settle their lawsuit by entering into a written stipulation and order, subject to approval by a judge. Using a stipulation and order a community could agree to exchange revenue for territory in resolving their boundary conflict. Stipulation and orders are subject to a binding referendum. More detailed information can be obtained from Wisconsin State Statute 66.0225.

(Source: WIDOA Intergovernmental Cooperation Element Guide)

5.7.3 Analysis of Intergovernmental Relationships

At the time this plan was adopted, the relationship between the Village and adjacent units of government, the Rosendale-Brandon School District, Fond du Lac County, and State agencies were deemed satisfactory.

5.7.4 Existing & Potential Conflicts & Potential Solutions

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

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

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

5.8 LAND USE

This element provides a baseline assessment of the Village of Rosendale land use and contains information required under SS66.1001. Information includes: existing land uses, existing land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Village of Rosendale.

5.8.1 Existing Land Use

All the land in the Village of Rosendale is categorized according to its primary use. Those categories are described in the following list and illustrated on Map 5 - Existing Land Use (See Appendix D).

Dwelling Unit: A building or a portion thereof designed exclusively for residential occupancy and containing provisions for living, sleeping, eating, cooking and sanitation for not more than one family.

- ❖ Agricultural – land used for the production of food or fiber
- ❖ Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)
- ❖ Single Family Residential – a structure that only contains one dwelling unit (as defined above).
- ❖ Duplex Residential – a structure that contains two dwelling units.
- ❖ Multi-Family Residential – a structure that contains more than two dwelling units.
- ❖ Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.
- ❖ Industrial – a property where goods and products are manufactured, produced, or stored.
- ❖ Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.
- ❖ Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These can include the Municipal Building, public works buildings, County, State, and Federal structures, schools, churches, and others.
- ❖ Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The City, County, or State usually owns these properties.
- ❖ Woodland – land which is primarily forested and without structures.
- ❖ Wetlands - areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment.
- ❖ Open Space – land that is without structures and is neither forested nor used for agricultural purposes.
- ❖ Vacant – land that has been platted for development but remains unused.

Table 5.27 approximates the existing land uses in the Village of Rosendale, as of year 2008. The Village of Rosendale's existing land use pattern is indicative of a generally "rural community", or "bed room community". The dominant land use within Village limits is agricultural/open space, covering 37.8% of the land area. Residential land uses comprises another 27.8% of the area. Land used for transportation and utilities accounts for just over 8.2%. The Village has a relatively low percentage of commercial and industrial land use, 3.5%.

Table 5.27: Existing Land Use, Village of Rosendale – to be completed

Existing Land Use Village of Rosendale	Village of Rosendale		Village Plan Area	
	Acres	Percentage	Acres	Percentage
Agricultural	272.6	34.7%	6,739.1	76.3%
Farmstead	3.3	0.4%	141.3	1.6%
Residential - Single Family	212.0	27.0%	132.2	1.5%
Residential - Multi-Family	6.2	0.8%	0.0	0.0%
Residential - Mobile Home	0.0	0.0%	0.0	0.0%
Mixed Use	2.0	0.3%	0.0	0.0%
Commercial	11.0	1.4%	2.2	0.0%
Industrial	16.3	2.1%	0.0	0.0%
Institutional	75.1	9.6%	1.2	0.0%
Open Space	24.5	3.1%	976.1	11.1%
Transportation	63.5	8.1%	84.6	1.0%
Utilities	0.5	0.1%	2.8	0.0%
Parks	42.6	5.4%	15.6	0.2%
Water	1.3	0.2%	44.2	0.5%
Wooded Lands	25.7	3.3%	691.1	7.8%
Platted Vacant Lands	29.6	3.8%	0.0	0.0%
Total	786	100%	8,830	100%

Source: MSA GIS, Village of Rosendale

Existing & Potential Land Use Conflicts

Clashes between agricultural uses/practices and urban development is the most prominent existing and potential land use conflict for the Village. Other conflicts result from traffic volumes and speed on both WIS 26 and WIS 23.

Limitations for Building Site Development

All land does not hold the same development potential. Development should only take place in suitable areas, which is determined by a number of criteria, including:

- ❖ A community's comprehensive plan
- ❖ Compatibility with surrounding uses
- ❖ Special requirements of a proposed development
- ❖ Ability to provide utility and community services to the area
- ❖ Cultural resource constraints
- ❖ Ability to safely access the area
- ❖ Various physical constraints (soils, wetlands, floodplains, steep slopes, etc.)

The United States Soil Conservation Service (SCS), the predecessor agency to the United States Natural Resources Conservation Service (NRCS), completed a detailed operational soil survey of Fond du Lac County. The findings of this survey are documented in the report entitled "Soil Survey of Fond du Lac County, Wisconsin", published in 1973 by the United States Department of Agriculture,

Soil Conservation Service. The soil survey provided useful information regarding the suitability of the soils for various urban and rural land uses. Utilization of the soil survey involves determining the kinds and degrees of limitations that the soil properties are likely to impose on various uses and activities, and evaluating the appropriateness of a particular land use with respect to the soil limitations.

Topography is an important determinant of the land uses practicable in a given area. Lands within steep slopes (20 % or greater) are generally poorly suited for urban development and for most agricultural purposes and, therefore, should be maintained in natural cover for water quality protection, wildlife habitat, and erosion control purposes. Lands within less severe slopes (12%-20%) may be suitable for certain agricultural uses, such as pasture, and for certain urban uses, such as carefully designed low-density residential use, with appropriate erosion control measures. Lands that are gently sloping or nearly level are generally suitable for agricultural production or for urban uses.

Another important determinant of land suitability for development is the presence of water and an area's susceptibility to flooding. Lands that are classified as wetlands, have a high water table, or are in designated floodplains are rarely suitable for rural or urban development.

The Development Limitations Map in Appendix D indicates those areas within Rosendale that are unfavorable for development due to steep slopes, wetlands, and floodplains.

5.8.2 Land Use Trends

Land Supply

There are approximately 786 acres of land within the Village corporate limits. The land supply in the Village may expand in the future, as the Village has the ability to continue to annex land within the town into the Village if petitioned by landowners and approved by the Village Board. Table 5.28 indicates that 11.2% of the land within the Village corporate limits has some sort of development limitation either due to water, wetlands, floodplains, or steep slopes. There is approximately 42.1 acres of developable land within the planning area, including over 24.5 acres of platted but vacant land. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access, and zoning regulations.

Table 5.28: Land Supply, Corporate Limits

Land Use Categories	Acres	Percentage
Developed	656.4	83.5%
Development Limitations	87.7	11.2%
Developable	42.1	5.4%
Total	786	100.0%

Source: MSA GIS

1. Developed lands include all intensive land uses (farmsteads, residential, commercial, industrial, institutional, transportation, utilities, quarry)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

Land Prices

Agricultural and forestlands generally sell for a higher price when sold for uses other than continued agriculture or forestry. The U.S. Census of Agriculture tracks land sale transactions involving agricultural and forestry land at the county level. From year 1999 to 2007, Fond du Lac County has averaged a total of 42 transactions per year involving agricultural land. In all years, the number of transactions involving land to continue to agricultural use outnumbered those involving land diverted to other uses. The average price per acre for those transactions grew by 162%, from

\$1,515 to \$3,975. Similar trends in land prices can be expected for undeveloped land within the Rosendale Area. An average of 11 transactions per year occurred where agricultural land was diverted to other uses. Between 1999 and 2007, the average price per acre for those transactions grew by 181%, from \$3,387 to \$9,531.

Table 5.29: Agricultural Land Sale Transactions

Year	Ag Land Continuing in Ag Use			Ag Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1999	64	5,041	\$1,515	18	1,211	\$3,387
2000	64	5,046	\$1,774	8	547	\$3,217
2001	45	4,159	\$2,069	17	1,331	\$3,846
2002	42	2,949	\$2,474	8	380	\$6,520
2003	37	2,636	\$2,843	11	444	\$6,111
2004	33	3,559	\$2,529	8	454	\$8,889
2005	39	2,888	\$3,432	8	416	\$5,807
2006	25	3,635	\$2,770	8	381	\$9,994
2007	28	2,081	\$3,975	9	466	\$9,531
Total	377	31,994	x	95	5,630	x

Source: US Census of Agriculture, Fond du Lac County

Information regarding the number of forestland sale transactions is not as well known and what data is available appears in Table 5.30. From year 1999 to 2007, Fond du Lac County has averaged 22 annual transactions where forestland continued in forest use. The average price per acre for those transactions was \$1,965. During the same period, the county had an average of 7 transactions per year where forestland was diverted to other uses. The average price per acre for those transactions was \$3,516. Similar trends in land prices can be expected for undeveloped land within the planning area.

Table 5.30: Forest Land Sale Transactions

Year	Forest Land Continuing in Forest Use			Forest Land Diverted to Other Uses		
	Number of Transactions	Acres Sold	Dollars per Acre	Number of Transactions	Acres Sold	Dollars per Acre
1999	25	310	\$994	5	115	\$2,253
2000	19	113	\$1,247	5	48	\$2,095
2001	17	184	\$2,115	7	117	\$2,912
2002	78	3,015	\$1,132	16	1,098	\$1,879
2003	NA	NA	NA	NA	NA	NA
2004	NA	NA	NA	NA	NA	NA
2005	8	108	\$2,392	4	49	\$3,331
2006	2	5	\$2,560	4	22	\$7,981
2007	7	36	\$3,315	6	35	\$4,164
Total	156	3,771	x	47	1,484	x

Source: US Census of Agriculture, Fond du Lac County

Trends in land prices can also be derived using the tax assessment data. Table 5.31 displays the aggregate assessed value for various land use categories for year 2003 and 2008. In 2008, the average equalized asset value (land and improvements) for residential parcels in the Village of Rosendale was \$123,166; \$131,843 for commercial parcels, and \$983,200 for manufacturing (industrial) parcels. The information is from the WI Department of Revenue, and caution should be

given as the WIDOR has periodically switched the way that they have reported or assessed certain land classifications over the years (i.e. use value assessment of agricultural land).

Table 5.31: Village of Rosendale Land Use Assessment Statistics

Village Land Use	2003				2008				
	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Parcels	Acres	Aggregate Assessed Value	Equalized Value	Equalized Value per Parcel
Residential	392	180	\$34,309,200	NA	388	208	\$49,755,600	\$47,788,300	\$123,166
Commercial	46	34	\$4,688,400	NA	46	34	\$6,144,200	\$6,064,800	\$131,843
Manufacturing	2	2	\$927,200	NA	1	15	\$1,017,900	\$983,200	\$983,200
Agricultural	11	0	\$76,700	NA	11	296	\$57,900	\$64,200	\$5,836
Undeveloped	2	0	\$200	NA	2	2	\$700	\$100	\$50
AG Forest	0	0	\$0.00	NA	0	0	\$0.00	\$0	\$0
Forest	0	0	\$0.00	NA	0	0	\$0.00	\$0	\$0
Other	0	0	\$0.00	NA	0	0	\$0.00	\$0	\$0
Personal Property	x	x	\$642,800	NA	x	x	\$667,000	\$778,900	NA
Total	453	525	\$40,644,500	\$45,535,800	448	555	\$57,643,300	\$55,679,500	\$44,477

Source: WI Dept Revenue, Town of Rosendale

1. Aggregate Assessed Value – This is the *dollar amount* assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10% of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2006 Guide for Property Owners, WI DOR)

2. Equalized Value Assessment – This is the *estimated value* of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full, fair market value. Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2006 Guide for Property Owners, WI-DOR)

Land Demand

According to the U.S. Census, the Village of Rosendale gained 56 households between years 1990 to 2000. This represents an increase of 20.8%, which was more aggressive than the housing growth of Fond du Lac County (13.1%). Table 5.32 projects the estimated total acreage that will be utilized by residential, commercial, and industrial land uses for five-year increments throughout the planning period. Projected residential acreage is calculated by using the household projections (see Table 5.4) and a lot size of 15,000 sq. ft. (the largest minimum lot size required under the Village Zoning Ordinance for single family development). It is estimated that the Village will require an additional 48 acres of residential lands, 2 acres of commercial lands and 4 acres of industrial lands by the year 2030. Caution should be given, as this number assumes that new lot sizes will reflect the minimum lot size of the R1 district. It is assumed that commercial and industrial acreage will maintain the same proportion to residential acreage as in year 2008 (1 acre commercial per 20 acres of residential and 1 acre industrial per 13 acres of residential).

In addition, there remains approximately 24.5 acres of existing platted vacant residential land within the Village. Much of this land will absorb the additional residential land demand over the next 20 years.

Table 5.32: Projected Land Use Needs

Projected Land Demand	2005	2010	2015	2020	2025	2030	25 Year Change
Population	991	1,043	1,104	1,168	1,228	1,281	290
Household Size	2.78	2.70	2.67	2.64	2.62	2.60	-0.18
Housing Units	372	403	432	462	489	513	141
Residential (acres)	218	229	239	249	258	267	48
Commercial (acres)	11	12	12	13	13	13	2
Industrial (acres)	16	17	18	19	19	20	4
Undeveloped Land (acres)	323	311	300	288	278	268	-55

Source: MSA GIS- projections based on existing land use pattern and residential density of 0.344 acres/dwelling

5.8.3 Redevelopment Opportunities

Besides those locations listed in the WIDNR BRRTS report (Section 5.6.3) the Smart Growth Committee noted a desire to redevelop or enhance the look of the downtown area (WIS 23/26) to attract additional businesses/consumers.