PLAN COMMISSION AGENDA

November 17, 2014
5:30 p.m.

Meeting Rooms D-E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

A. Attendance

B. Declaration Quorum Present

II. APPROVAL OF MINUTES

October 13, 2014

III. PUBLIC HEARINGS

A. ZONING UPON ANNEXATION

Effect: Zone annexed property R-1 (Single Family Residential)
Location: W5149 Rienzi Road
Initiator: Jeffrey Berenz on behalf of REVEST LLC

B. ZONING CODE AMENDMENT

Effect: Revisions to Municipal Code Chapter 720
Initiator: Principal Planner

IV. PETITIONS AND COMMUNICATIONS

A. 2015-2019 RECREATION PLAN

Effect: Recommend Approval of Amended Plan to City Council
Initiator: Community Development Director

V. REPORTS OF OFFICERS

VI. AJOURN

PLAN COMMISSION MINUTES

October 13, 2014
5:32 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present – Hertha Longo
Stan Ramaker
Jordan Skiff
David Washkoviak (arrived @ 5:37 pm)
Marilyn Zangl
Nicole Wiese
Sarah Van Buren

Absent – Lee Ann Lorrigan (excused)
Brent Schumacher (excused)

Administrative Staff – Joellyn Dahlin, Principal Planner
Dyann Benson, Dir of Comm Devel

Commissioner Zangl declared a quorum present.

APPROVAL OF MINUTES

September 15, 2014

Motion made by Commissioner Skiff to approve the September 15, 2014 minutes of the Plan Commission as presented.
Seconded by Commissioner Ramaker.
ROLL CALL VOTE: Aye – Longo, Ramaker, Skiff, Van Buren, Wiese, Zangl
Nay – None
Carried.

PETITIONS AND COMMUNICATIONS

SPECIAL USE PERMIT

Effect: Construction of student housing at UW-FDL
Location: Campus Drive west of University Drive
Initiator: Bluffstone, LLC

Appeared in Support and to Ask/Answer Questions:
Grant Duchac, Excel Engineering, 100 Camelot Dr., Fond du Lac

Motion made by Commissioner Skiff to recommend to the City Council approval of the Special Use Permit, subject to the following conditions:

1. Approval of the special use permit is specific to the proposal to provide student housing for UW-FDL and shall reflect the proposal for 84 bedrooms for 84 students in a single building. Any future expansion of the buildings to add bedrooms or suites and/or the construction of additional residential building(s) shall be subject to review and approval of a special use permit.

2. A detailed site plan prepared by a licensed professional shall be reviewed and approved by the Site Plan Committee. The site plan shall effectively address site drainage, stormwater management, on-site parking, fire protection, utilities, and landscaping of required setback and parking areas.

3. Ninety (90) parking spaces shall be provided and designated/reserved for student residents (84) and guests (6). Parking spaces shall be appropriately designated by signs and/or pavement markings.

4. The open parking of vehicles shall be restricted to paved parking areas. Parking in any grass or unpaved area, regardless of duration, shall be prohibited.

5. No banners, flags, pennants or temporary signs shall be affixed to any building wall or window and/or be permitted anywhere on the property.

6. Household furniture and similar items shall not be stored outside of the building or within any patio or yard area, regardless of duration.

7. An outdoor enclosure shall be provided to confine and screen trash and recycling containers. The trash enclosure shall be constructed of a solid wall not less than 6’ in height. Wall materials may utilize wood, vinyl or masonry. The color of the trash enclosure shall match/complement the building color.

Seconded by Commissioner Wiese.
ROLL CALL VOTE: Aye – Longo, Ramaker, Skiff, Washkoviak, Wiese, Zangl
Nay – None
Abstain – Van Buren
Carried.

REPORTS OF OFFICERS

2015-2019 Recreation Plan

Effect: Recommend Approval to City Council
Initiator: City Staff

Motion made by Commissioner Van Buren to recommend to the City Council adopting of the proposed 2015-2019 Recreation Plan.
Seconded by Commissioner Longo.
ROLL CALL VOTE: Aye – Longo, Ramaker, Skiff, Van Buren, Washkoviak, Wiese, Zangl
Nay – None
Carried.

ADJOURN

Motion made by Commissioner Longo to adjourn.
Seconded by Commissioner Washkoviak.
ROLL CALL VOTE: Aye – Longo, Ramaker, Skiff, Van Buren, Washkoviak, Wiese, Zangl
Nay – None
Carried.

Meeting adjourned at 5:48 p.m.

MARGARET HEFTER
CITY CLERK

MH/maa

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 PM, November 17, 2014 in Meeting Rooms D & E of the City-County Government Center, 160 South Macy Street, at the request of Jeffrey Berenz on behalf of REVEST LLC, for the zoning of property upon annexation to R-1 (Single Family Residential).

The property to be annexed is located at **W5149 Rienzi Road** (TO9-15-17-13-12-002-00) and is described as:

> A parcel of land located in part of the S.E. ¼ of the S.W. ¼ of Section 13, Township 15 North, Range 17 East in the Town of Fond du Lac, Fond du Lac County, Wisconsin and is more particularly described as follows:
>
> Commencing at the Southeast Corner of the S.W. ¼ of said Section 13; thence S.89°-43′-00″W., 503.29 feet along the South Line of the S.W. ¼ of said Section 13 and the existing City Limits Line to the Place of Beginning for this description; thence N.00°-08′-30″E., 172.00 feet along the existing City Limits Line and the East Line of lands described in Volume 293 on Page 368 of Deeds as recorded in the Fond du Lac County Register of Deeds Office; thence S.89°-43′-00″ W., 550.00 feet along the Existing City Limits Line and the North Line of lands recorded in said Volume 293 on Page 368; thence S.00°-08′30″W., 172.00 feet along the West Line of lands recorded in said Volume 293 on Page 368; thence N.89°-43′-00″E., 550.00 feet along the South Line of the S.W. ¼ of said Section 13 to the Place of Beginning, containing 2.17 acres of land, more or less.

All persons having an interest in are invited to participate in the hearing and express their opinion. Written communications will also be considered. For further information you are invited to contact the Community Development Department at 920-322-3440.

Published in accordance with Section 62.23, Wisconsin Statutes.

Dated this 21st day of October, 2014

MARGARET HEFTER
City Clerk

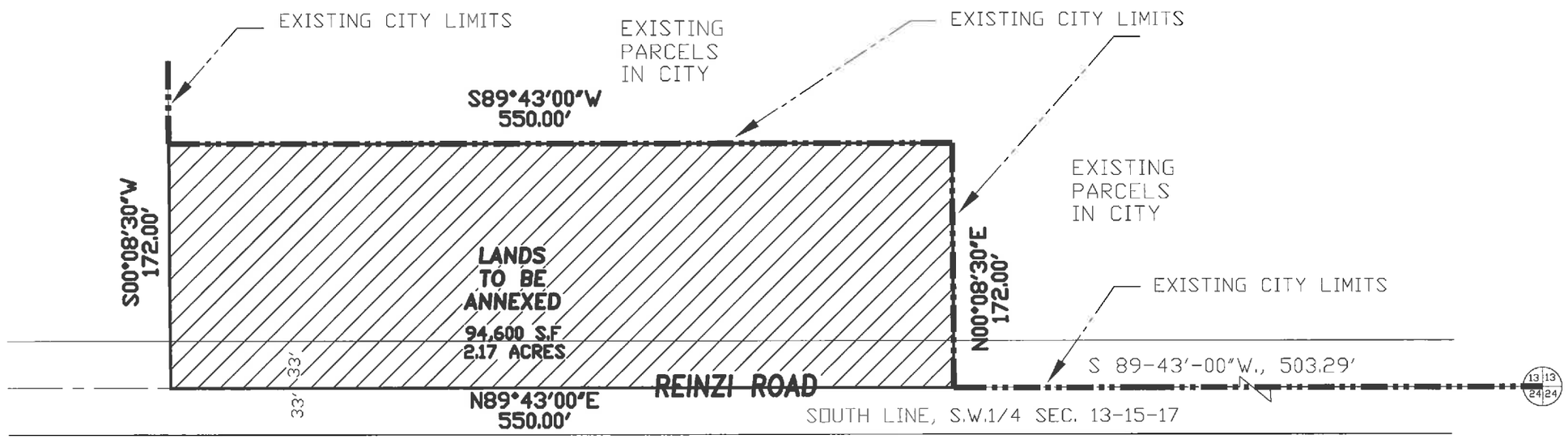
Published: November 2, 2014 and November 9th, 2014

EXHIBIT 'A'

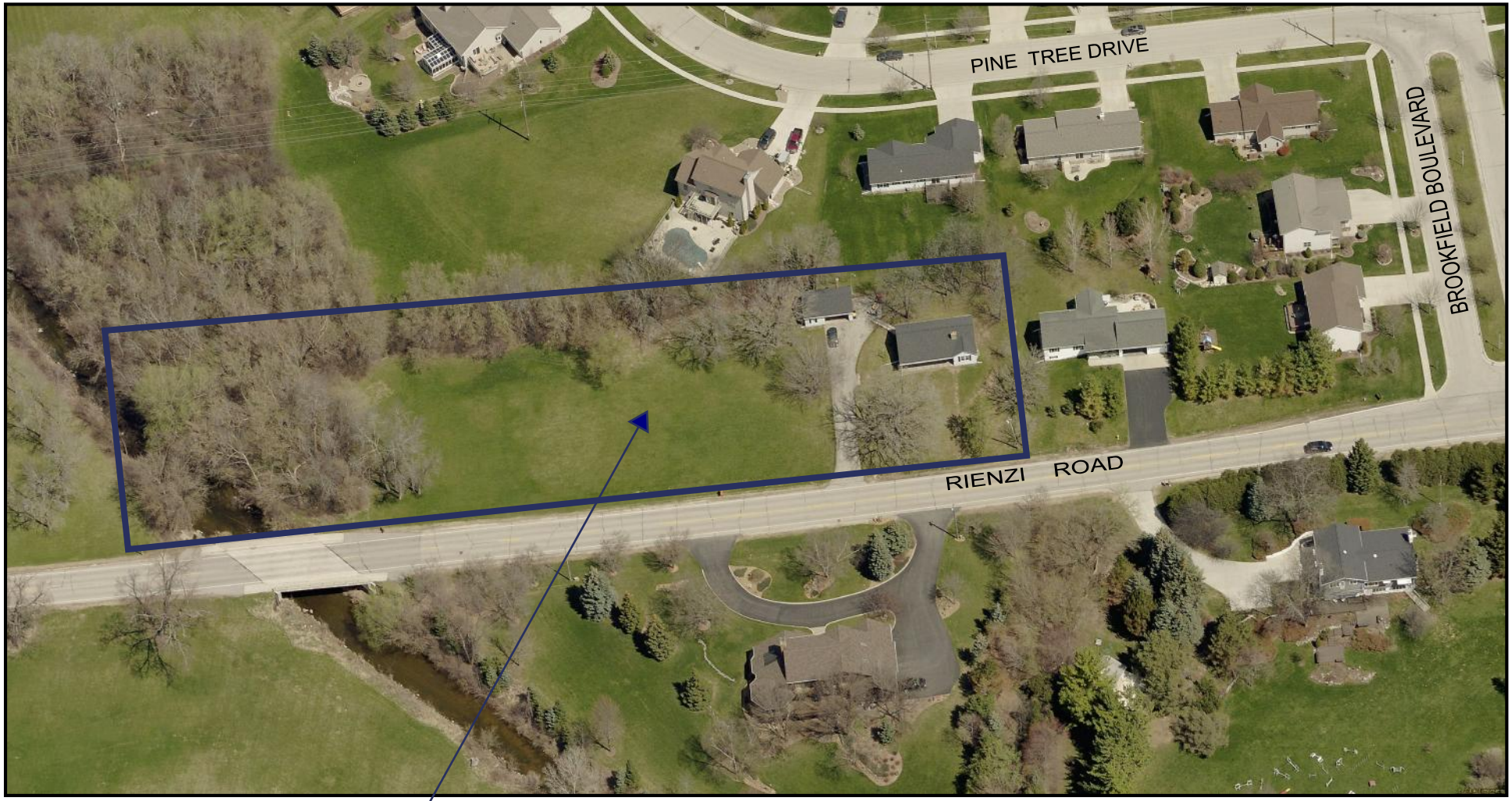
ANNEXATION MAP

FOR LANDS LOCATED IN
THE S.E. 1/4 OF THE S.W. 1/4 OF
SECTION 13 T. 15 N.– R. 17 E., TOWN OF
FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

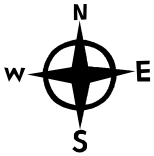
SCALE: 1"=100'



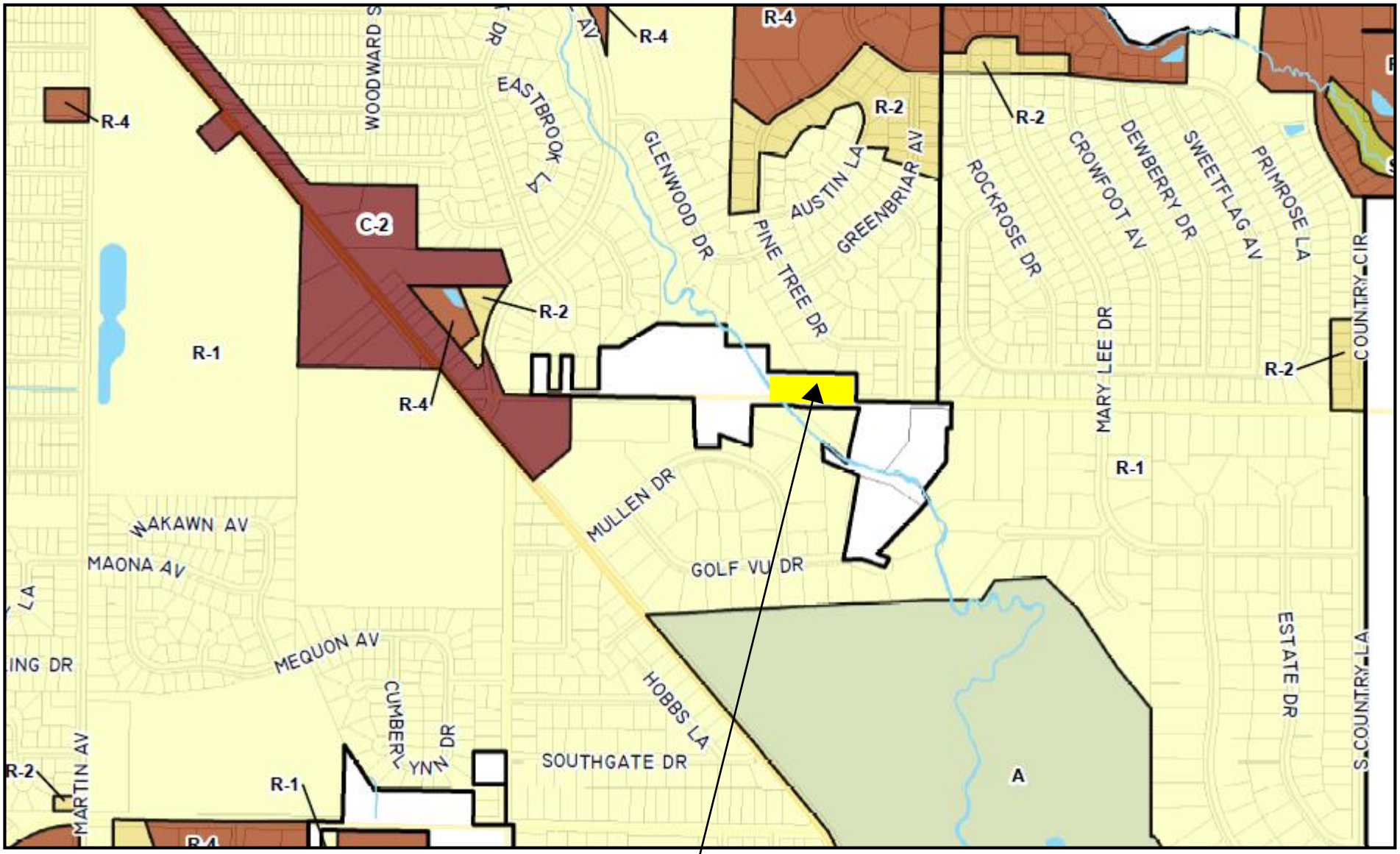
ZONING UPON ANNEXATION – W5149 RIENZI ROAD



PROPERTY TO BE ANNEXED
PROPOSED ZONING UPON ANNEXATION: R-1 (SINGLE FAMILY RESIDENTIAL)



ZONING UPON ANNEXATION – W5149 RIENZI ROAD



RECOMMENDED ZONING UPON ANNEXATION: R-1

N
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CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 12, 2014

To: Plan Commission

From: Joellyn Dahlin, Principal Planner

Re: Zoning Upon Annexation – Jeffrey Berenz
W5149 Rienzi Road (T09-15-17-13-12-002-00)

Proposal: Zone land to be annexed R-1 (Single Family Residential)

Zoning:

Site:	Residential (Town of Fond du Lac)
North:	R-1 (Single Family Residential)
South:	R-1
East:	R-1
West:	Residential (Town of Fond du Lac)

Land Use:

Site:	Single Family Dwelling
North:	Single Family Dwelling
South:	Single Family Dwelling
East:	Single Family Dwelling
West:	DeNevue Creek

Analysis

The property to be annexed is 2.17 acres of land on Rienzi Road. The Plan Commission is charged with the task of determining appropriate zoning for the property when it is annexed to the City of Fond du Lac. A designation of R-1 (Single Family Residential) is proposed upon annexation.

The property is developed with a single family dwelling and is surrounded by single family residential development. The proposed zoning designation of R-1 reflects the residential use of the property as well as adjacent properties located within the City, and it reflects land use goals of the Comprehensive Plan for single family residential use.

Recommendation

Community Development staff suggests that the Plan Commission recommend to the Council a zoning designation of R-1 upon annexation of the subject property.

Public Notification

Rezone Upon Annexation W5149 Rienzi Rd.

Parcel Number	Site Address	Mailing Address 1	Mailing City	Mailing State	Mailing Zip
FDL-15-17-13-34-766-00	582 BROOKFIELD BLVD	582 BROOKFIELD BLV	FOND DU LAC	WI	54935
FDL-15-17-24-21-002-00	0 RIENZI RD	843 MULLEN DR	FOND DU LAC	WI	54935
FDL-15-17-24-21-010-01	0 MULLEN DR	843 MULLEN DR	FOND DU LAC	WI	54935
FDL-15-17-24-21-009-00	843 MULLEN DR	843 MULLEN DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-763-00	570 PINE TREE DR	570 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-823-00	0 RIENZI RD	PO BOX 150	FOND DU LAC	WI	54936
T09-15-17-24-05-006-00		993 GOLF VU DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-777-00	556 BROOKFIELD BLVD	556 BROOKFIELD BLV	FOND DU LAC	WI	54935
T09-15-17-24-05-002-00	W5134 RIENZI RD	W5134 RIENZI RD	FOND DU LAC	WI	54935
T09-15-17-24-05-004-00	W5192 RIENZI RD	W5192 RIENZI RD	FOND DU LAC	WI	54935
FDL-15-17-13-34-779-00	567 PINE TREE DR	567 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-764-00	877 RIENZI RD	877 RIENZI RD	FOND DU LAC	WI	54935
FDL-15-17-24-21-001-00	852 RIENZI RD	852 RIENZI RD	FOND DU LAC	WI	54935
FDL-15-17-13-34-767-00	578 PINE TREE DR	578 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-24-21-010-00	865 MULLEN DR	865 MULLEN DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-761-00	560 PINE TREE DR	560 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-778-00	573 PINE TREE DR	573 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-765-00	590 BROOKFIELD BLVD	590 BROOKFIELD BLVD	FOND DU LAC	WI	54935
FDL-15-17-13-34-759-00	540 PINE TREE DR	540 PINE TREE DR	FOND DU LAC	WI	54935
T09-15-17-13-12-001-00	W5199 RIENZI RD	W5199 RIENZI RD	FOND DU LAC	WI	54935
FDL-15-17-13-34-762-00	564 PINE TREE DR	564 PINE TREE DR	FOND DU LAC	WI	54935
T09-15-17-13-12-002-00	W5149 RIENZI RD	521 5TH ST	FOND DU LAC	WI	54935
FDL-15-17-13-34-780-00	561 PINE TREE DR	561 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-760-00	550 PINE TREE DR	550 PINE TREE DR	FOND DU LAC	WI	54935
FDL-15-17-13-34-781-00	549 PINE TREE DR	549 PINE TREE DR	FOND DU LAC	WI	54935
T09-15-17-13-11-010-00		4902 N BILTMORE LANE STE 1000	MADISON	WI	53718

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Fond du Lac, Wisconsin, will conduct a Public Hearing at 5:30 PM, November 17, 2014 in Meeting Rooms D-E of the City-County Government Center, 160 South Macy Street, for the purpose of receiving public comment on proposed amendments to Chapter 720, Zoning, of the Code of Ordinances for the City of Fond du Lac.

The proposed Zoning Code Amendment affects Section 720-25, Wellhead Protection District; Section 720.50, Dwelling Units; Section 720-79, Uncovered Parking; Article IX, Special Use Permits; Schedule VI, Land Uses or Activities, Commercial-Recreation, Office and Industrial Districts; and Schedule IV, Land Uses or Activities, Business Districts.

The recommended changes to the zoning code are intended to adjust inconsistencies and/or conflicts between sections of the Zoning Code; clarify code requirements in various sections; and address requirements of the Wisconsin Department of Natural Resources for wellhead protection regulations.

For further information you are invited to contact the City of Fond du Lac Community Development Department at (920) 322-3440.

Published in accordance with Section 62.23 of the Wisconsin Statutes.

Dated this 20th of October, 2014

MARGARET HEFTER
City Clerk

Publish November 2, 2014 and November 9, 2014

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 12, 2014

To: Plan Commission

From: Joellyn Dahlin, Principal Planner

Re: Chapter 720, Zoning – CODE AMENDMENTS

Recodification of the municipal code included a comprehensive revision of the zoning code. In the months following adoption of the new code, inconsistencies and shortcomings were revealed. Excerpts of the affected zoning code sections proposed for revision are attached to this memorandum. Yellow shading shows new text; language to be removed is identified with strike-out text. A summary of the proposed changes includes:

§ 720-25. WHP-O Wellhead Protection Overlay District.

A revision to the 2009 Wellhead Protection Plan was required for the City's new well on East Arndt Street. In approving the Plan, the Wisconsin Department of Natural Resources required the addition of language to the City's Zoning Code in reference to the maintenance of minimum separation distances from potential contamination sources, as specified in NR 811.12(5)(d), Wisconsin Administration Code.

§ 720-50. Dwelling units.

A residential use has historically been permitted above the ground floor of a commercial building. The proposed code revision corrects an omission that occurred in the recodification process, to reinstate the provision for a residential use in a business district.

§ 720-62. Dwellings.
§ 720-76.2. Dwelling units; Office zoning district.
Schedule VI Land Uses or Activities. Commercial-Recreation, Office and Industrial Districts

The Office zoning district accommodates area for specialized office and institutional uses which often have unique site and locational requirements. Healthcare facilities are common examples of uses located in an Office district. The district acts as a transition between business and residential districts. Because of the nature of the district, zoning regulations allow residential development as a permitted land use in the Office district. The proposed code change would require a special use permit for residential development in the Office district to assure land use compatibility.

§ 720-79. Off-street parking.

Zoning regulations allow an uncovered parking space alongside the garage of a single family home or two-family home. The proposed revision clarifies existing code provisions.

Recommendation

Community Development staff suggests the Plan Commission recommend to the City Council adoption of the proposed amendments to Chapter 720.

Article V. Shoreland-Wetland, Shoreland, Agricultural and Overlay Districts

§ 720-25. WHP-O Wellhead Protection Overlay District.

B. Boundaries. The Wellhead Protection Overlay District shall encompass a circular area having the municipal well as its center and extending outward in a twelve-hundred-foot radius therefrom. Minimum separation distances from potential contamination sources, as specified in NR 811.12(5)(d), Wis. Adm. Code, shall be maintained.

Article VII. Business Districts

§ 720-50. Dwelling units.

A dwelling unit(s) in a C-1 or C-2 district may be allowed provided such dwelling unit(s) is located entirely above the ground floor of a building and shall conform to all housing, building, heating, electrical, plumbing and fire protection regulations in effect and which apply to new construction. Off-street parking spaces required in Article X shall be provided. If any or all of the required parking cannot be provided on the same lot, the owner of the dwelling units may lease parking to satisfy the requirements of this section. Leased parking shall be secured within a convenient distance from the dwelling unit, to be approved by the Community Development Department prior to the issuance of a building permit and/or occupancy. It shall be the responsibility of the owner of the dwelling unit(s) to provide such leased parking space(s) on a continuing basis. Failure to maintain the required number of parking spaces will necessitate the vacation of all/any living units for which no parking is provided.

Article VIII. Commercial-Recreation, Office and Industrial Districts

~~§ 720-62. Dwellings.~~

~~A dwelling(s), when located in an exclusively residential building, is permitted in an O District when such residential use is developed in conformance with the residential requirements of the R-4 Multifamily Residential District. (See Schedules II and III.)~~

Article IX. Special Use Permits

§ 720-76.2. Dwelling units; Office zoning district.

A. A dwelling unit(s) may be allowed in a non-residential building provided such dwelling unit(s) is located entirely above the ground floor of a building. Off-street parking spaces required in Article X shall be provided on the same lot.

B. One or more dwelling units may be constructed as a principal land use when such residential use is developed in conformance with the requirements of the R-4 Multifamily Residential District. (See Schedule III.) Off-street parking spaces required in Article X shall be provided on the same lot.

Article X. Off-Street Parking and Loading

§ 720-79. Off-street parking.

C. Area and access.

(1) The minimum size of an ~~required~~ off-street parking space (covered or uncovered) shall be not less than 9 feet by 18 feet, exclusive of ~~access~~ drive~~s,~~ aisles, structural supports and columns, or similar obstructions.

(2) ~~Each~~ An off-street parking space shall be independently accessible to a~~n~~ drive aisle ~~and/~~or driveway~~, and shall be provided with appropriate means of~~ that provides ~~vehicular~~ access to a street or alley. A~~n arrangement of~~ tandem parking configuration ~~to include the area of~~ for one parking space in a garage or carport and ~~an adjacent open/~~ one uncovered parking space in front of the garage or carport within the allowable driveway ~~parking~~ area ~~shall be permitted only for~~ may be used to meet the on-site parking requirement for a residential use~~s~~ ~~upon compliance with setback requirements of the underlying district and as individual property conditions may allow~~.

(3) In addition to the allowable driveway ~~area~~ for a one-~~family~~ or two-family dwelling, one uncovered parking space is permitted alongside ~~the~~ an attached or detached garage, provided such parking space is not located between the building and the ~~street~~ front lot line, is at least 8 feet from a side and/or rear lot line, ~~and is~~ constructed ~~so as~~ to not ~~to~~ interfere with ~~lot~~ drainage of the property or any abutting property, and is screened with landscape plantings or fencing. For a corner lot or through lot, an uncovered parking space shall not be located in any yard area that abuts a street. The size of an uncovered parking space alongside a garage shall not exceed 12 feet in width and 18 feet in depth~~, or the depth of the garage, whichever is less~~.

720 Attachment 6

City of Fond du Lac

Schedule VI
Land Uses or Activities
Commercial-Recreation, Office and Industrial Districts
[Amended 5-14-2014 by Ord. No. 3547; 6-25-2014 by Ord. No. 3553]

KEY:
P = Permitted
SC = Permitted with special conditions (Article VIII)
SP = Special permit required (Article IX)

Land Use or Activity	C-R	O	M-1	M-BP	Reference
1. Aboveground storage, sale or distribution of flammable liquids and materials			SP		
2. Aircraft hangars and other aircraft service facilities			P		
3. Alternate energy installation			SP		
4. Art gallery; artist studio, photography studio, museum	P	P			
5. Automotive, car wash			P		
6. Automotive, engine repair; body shop, detail shop, painting, service garage			P		
7. Automotive, service station			P		
8. Bank and financial institution		P		SP	
9. Bathhouse and cabana	SP				
10. Bed-and-breakfast inn		SP			§ 720-76
11. Billboard, off-premises advertising	SP		SP		§§ 720-75, 720-85
12. Business service uses				SP	
13. Charter, excursion and sight-seeing boat	SP				
14. Church, chapel, place of worship		P			
15. Club or lodge, private		P			
16. Commercial cleaning service, professional janitorial establishment			P		
17. Contractor facility, including material and equipment storage			P		
18. Day care, adult		SP		SC	§ 720-55 (SC)
19. Day care, family		P			
20. Day care, group		SP		SC	§ 720-55 (SC)
21. Dwelling		~~SC~~ SP			~~§ 720-62~~ § 720-76.2
22. Government service, including municipal utility facilities	P	P	P		

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: November 5, 2014

To: Plan Commission

From: Dyann Benson, Community Development Director

Re: Proposed 2015-2019 Recreation Plan - Amended

The Advisory Park Board (APB) reviewed the proposed 2015-2019 Recreation Plan for the City of Fond du Lac at their October 27 meeting. At their meeting, APB recommended approval of an amended 2015-2019 Recreation Plan. The amended Recreation Plan is being resubmitted to the Plan Commission for review and recommendation.

The APB approved the following changes to the sections indicated below:

- Under Goals & Objectives - Consideration of a cooperative partnership with Fond du Lac School District to maintain, enhance and publicize natural restorations on school property.
- Under Goals & Objectives - Looking at signage for park holdings or future park areas so residents are aware that these areas are public land open to low intensity use.
- Under School Open Space and Recreation Areas - Identification of restored natural areas as part of the City's open space and recreation facilities.
- Under recommendations - Maximize the benefits of the county lands at UW-Fond du Lac, specifically the recreational aspects of the Gottfried Arboretum, and its proximity to the Fond du Lac Loop.
- Under Recommendations -Evaluate converting some mowed areas to native landscaping, particularly in areas that would enhance buffer strips along riparian systems.
- Under Recommendations - Network with local groups to enhance Tree City USA and Bird City USA designations.
- Under Recommendations - Evaluate whether parking and/or signage is needed in areas that provide lake access for ice fishermen.
- Under Recommendations - Incorporate the need for additional safe launch areas for canoes and kayaks on Lake Winnebago, Lakeside Park West and Supple March.

In review, the Recreation Plan is required by DNR as a prerequisite for eligibility for state and federal recreation grant funding. The existing plan expires at the end of 2014. This proposed plan will extend eligibility for grant funding from 2015 through 2019. The City has received over $1.7 million in recreation-related grants over the past twenty years.

If recommended for approval, the amended Recreation Plan will be sent to the City Council for adoption. After adoption by the City Council, it will be sent on to DNR.

The amended 2015-2019 Recreation Plan will in no way interfere with the work of the Lakeside Park Exploratory Committee. If the Committee arrives at recommendations over the next year or so that should be incorporated into the Recreation Plan, the City Council can amend the plan at any time in the future. In the meantime it is necessary to adopt the plan in order to maintain grant eligibility for the coming years.

If you have any questions or comments, please contact Jordan Skiff, John Kiefer, or Dyann Benson. Thank you.

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EXECUTIVE SUMMARY

The City of Fond du Lac Recreation Plan is based on previous Recreation Plans in 1984, 1990, 1994, 1999, 2004, and 2010. This plan is a tool for city leaders to use as they address the continuing demand for public park and recreation facilities.

Parks and open space are among the most valuable resources a community can offer its residents. Ideally, a community should have a number of different types of park and recreation facilities. The wide range of leisure activities demands a variety of facilities and opportunities. There are a number of numerical standards based on population and land area which can be used to measure the overall adequacy of community facilities. While these serve as useful barometers, judgment based on familiarity with actual community needs is more important in tailoring a meaningful action program. The contribution made by parks and other recreation facilities not under the jurisdiction of the community, such as school playgrounds and county and regional parks, is another factor which needs to be considered when evaluating a community's park system.

Financial limitations, timing, and economic factors all affect the open space and recreation system of Fond du Lac. The city's park system is generally regarded as very good. The use of school playgrounds supplements the system significantly. There is, however, a need to develop new parks in locations of growing residential development. There is also a need to refurbish and maintain existing facilities for the benefit of the community. A growing demand for recreation trails must also be addressed.

This plan reviews goals and objectives, evaluates standards, describes existing conditions, determines existing and future open space and recreational needs, and provides recommendations and an action program to guide the future development and management of the city's park and recreation system.

INTRODUCTION

INTRODUCTION

A. INTRODUCTION

This document is an update of the City's 2010 Recreation Plan and replaces that earlier version. This revised plan will serve as a guide for the City of Fond du Lac in the development of parks and outdoor recreation facilities. The plan inventories existing facilities, identifies recreational land and facilities needs, and outlines policies and an action plan designed to meet those needs.

The plan also enables the City of Fond du Lac to participate in state and federal recreational grant programs which require a recreation plan as a prerequisite for funding. During the last twenty years, the City received over $1.5 million in state and federal recreation funding. The City also received over $200,000 in funding for the ATV Park since 1999. This revised plan will extend the City's eligibility for recreation grants through 2019.

Within the past five years, the City has made progress in implementing previous Recreation Plans. Within Lakeside Park, the channels have been dredged, the Frazier Point Plaza has been constructed, the restroom building at the Marina has been renovated, the Lighthouse and Bandstand have been restored, and the amusement ride area has been landscaped. In addition, a new Bicycle and Pedestrian Plan has been adopted.

B. PURPOSE

The provision and availability of recreation and open space facilities within a community are a necessity, not a luxury. Public perceptions have changed which do not limit recreation only to "child's play". Recreation is more than just a weekend activity. Recreation is an essential element in everyday life — for children and adults — to sustain physical and mental health.

Recreation is not restricted solely to active physical sports. It includes a wide range of activities which run the gamut from lively outdoor sports to a leisurely stroll in the park. The variety of recreational activities is reflected in various types of parks and facilities.

The need for more and better planned recreation facilities is due to demographic and economic trends which have prompted an increase in demand for such facilities. As determined feasible, the City's park and recreation system should expand to keep pace with these trends. Several of the most noticeable trends over the past several decades are:

1. The population of the City of Fond du Lac has increased slowly but steadily over the past several decades, and forecasts indicate that this trend will continue until at least 2030. At the same time, decreased household size has led to a physical expansion of the community beyond what would be expected from population growth alone.

2. The character of the population continues to change. Over one-third of the population is categorized by single adults and elderly persons who live alone.

3. Changes in employment patterns for at least some of the population may involve less time at work, flexible work hours, longer vacations or earlier retirement. More leisure time translates to a demand for increased opportunities to engage in leisure activities.

4. Greater mobility, brought about by more automobiles and improved travel routes, has enabled many more people to travel for recreational purposes.

C. BENEFITS OF RECREATION & OPEN SPACE

The three basic functional objectives of recreation and open space planning address human needs for recreation, enhancement of the environment, and development decisions. Some examples of the benefits of successful recreation planning include:

Human Needs

- Recreation and open space areas provide an opportunity to engage in healthful exercise.

- Recreation is a means of obtaining an emotional and psychological release from everyday life.

- Open space is an important community design factor to enhance the human environment.

- Attractive parks and open spaces instill community pride, and make the community more attractive to others.

Enhancing the Physical Resources

- Recreation and open space areas can be a significant means of flood control and water storage. It may be possible to enhance flood control/storage opportunities.

- Important scenic areas and unusual landscape features are often preserved through the designation as open space or recreation areas.

Affecting Development Decisions

- Attractive recreation and open space areas may improve a region's economy through tourism.

- The adequacy and beauty of parks and open space affect community desirability for the expansion or location of business and industry, and for location of residents, who have a number of options available. Persons working in Fond du Lac, for example, may choose to live anywhere within a reasonable distance.

- Parks and open space typically elevate the desirability and value of nearby residential properties and consequently generate additional tax base.

D. GOALS AND OBJECTIVES

The goals and objectives serve as a guide for the type of park and recreation system Fond du Lac residents would enjoy. The goals are stated as desirable conditions to strive for in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private organizations, and individual citizens. Objectives specify in greater detail how these desired goals can be achieved.

<u>Goal</u>: To establish a communitywide system of parks, open space and recreation facilities that will provide all residents of Fond du Lac with adequate, convenient and quality recreational opportunities on a year-round basis.

<u>Objectives</u>:

- Maintain facilities at existing parks to meet the community's park and recreation needs.

- Provide sufficient undeveloped/unstructured open spaces.

- Ensure that existing and newly developed residential areas are provided with adequate and accessible park and recreation facilities.

- Provide safe and adequate accessibility to all park and recreation areas for pedestrians and bicyclists as well as motorists.

- Develop multi-use recreational facilities when such uses are compatible or seasonal in nature so that maximum benefits for recreation expenditures can be realized.

- Design active and passive recreational areas and facilities which can be utilized by elderly and handicapped citizens.

- Enhance bicycling and pedestrian opportunities through completion of the “Fond du Lac Loop” and other identified bicycle and pedestrian projects.

<u>Goal</u>: To conserve, protect and beautify other natural resources in the city and surrounding environs.

<u>Objectives</u>:

- Ensure that environmental and aesthetic qualities of the city are considered when planning for park and recreation development.

- Preserve and maintain drainageways and other natural resource areas in and around the city.

- Promote and endorse efforts to improve the water quality and navigability of Lake Winnebago and the Fond du Lac River system.

- Encourage efforts directed at improving both the visual and physical characteristics of shoreline areas through sound environmental and engineering practices.

- Take advantage of opportunities to expand and develop public access and other facilities which further encourage boating, fishing, and other water-related uses of the lake and river system.

Goal: To encourage cooperation with other governmental units, the school district and other educational institutions in utilizing appropriate facilities for open space and recreation needs.

Objectives:

- Link the various city, county and other outdoor recreation sites with trails for bicyclists and pedestrians.

- Encourage increased public use of recreational facilities available at school sites.

- Encourage cooperative city/school projects to improve and expand recreational facilities available at school sites.

- Consider reaching agreements with the Fond du Lac School District to help maintain, enhance, and publicize current natural restorations on school grounds.

Goal: To promote the value of a well-balanced and adequate park system as an important community resource.
Objectives:

- Undertake and promote improvements to the park and open space system which enhance the quality of life in Fond du Lac and make the community a desirable place to live.

- Develop and maintain a park and open space system which not only meets the day-to-day outdoor recreation needs and expectations of city residents but also elevates community pride.

- Create a recognition in the minds of local officials and staff that parks, trails and open space are an essential element in promotion of economic growth and municipal fiscal health.

- Encourage continued involvement by Fond du Lac residents when planning for the city's park and recreation development.

- Consider signing current park holdings so residents know that this is public land open to low-intensity use.

E. THE PLANNING PROCESS

This plan represents an update of the Open Space and Recreation Plan for the City of Fond du Lac, which was last adopted in 2010. Following approval of the final draft by the Advisory Park Board and the City Plan Commission, the plan was then adopted by the City Council.

F. THE AMENDMENT PROCESS

Although the Open Space and Recreation Plan for the City of Fond du Lac is fairly thorough and the need to amend it is not expected during the next five years, unforeseen needs or opportunities could arise. To ensure that the City can address these events, a process for amending the plan has been developed. Necessary plan amendments could be proposed by the Advisory Park Board or by staff, and would be reviewed by the Advisory Park Board. The amendment would subsequently be reviewed by the Plan Commission and adopted by the City Council, incorporated into the plan, and transmitted to DNR.

CHAPTER 1: THE CITY OF FOND DU LAC

THE CITY OF FOND DU LAC

A. RECREATION RESOURCES

Geography

Fond du Lac is located in east-central Wisconsin at the southern tip of Lake Winnebago. The land area of the city is approximately 22 square miles.

Geology & Topography

The City of Fond du Lac was founded in an area that was once part of a larger Lake Winnebago. The city is underlain by sedimentary rock formations — the Galena and Platteville dolomite formations. Bedrock is covered with unconsolidated glacial overburden consisting of sand, gravel and clays which present a generally level topography. Immediately east of the city is the Niagara Escarpment. This dolomite formation is a northeast-to-southwest ridge of exposed bedrock. The escarpment represents one of the most unique regional natural areas available for recreational and open space purposes, although little is publicly owned. In addition to providing aesthetic and scenic value, the forested open space associated with the escarpment serves as wildlife habitat and watershed protection.

Waterways

The major waterways of the city and immediate area are the East and West Branches of the Fond du Lac River, and DeNeveu, McDermott and Taycheedah Creeks. All land area within the city drains into Lake Winnebago, the primary water based recreational resource. Waterways provide recreation throughout the year to include boating, fishing, skiing, swimming, ice boating and snowmobiling. Fond du Lac enjoys about two miles of shoreline exposure on the south end of Lake Winnebago. Noted for excellent walleye and sturgeon fishing, the lake also yields catches of northern pike, white bass, crappie and perch. The greatest potential to increase fishing opportunities in the Fond du Lac area will correspond to improvements of water quality and access.

Climate

Fond du Lac has four distinct seasons affording a variety of weather in which recreational activities can be pursued. The area has a temperate continental climate characterized by cyclonic pressure systems traveling within the prevailing westerly winds. The coldest month of the year, February, has an average temperature of 23.6 degrees Fahrenheit. July is the hottest month with an average temperature of 75.3 degrees Fahrenheit. Lake Winnebago exerts some influence over spring through fall temperatures. Meteorological records indicate an average annual precipitation of 29.4 inches and an average annual snowfall amount of 43.2 inches. The growing season — the time between spring's last killing frost and fall's first killing frost — is about 151 days.

B. LAND USE

A land use inventory for the Fond du Lac urban area was developed in 2009 by Martensen & Eisele, Inc. (partially based on data provided by East Central Wisconsin Regional Planning Commission) for the 2010 Comprehensive Plan. In many cases residential areas are bounded by nonresidential uses and physical boundaries which limit the application of open space service area planning standards. These land use relationships therefore require that discretion be utilized in the application of recreation planning standards. Existing land use conditions will have an especially significant impact on the need and cost of recreation facilities in the more densely populated urban neighborhoods.

C. POPULATION

The City of Fond du Lac has experienced moderate growth over the past decades (see Table 1). Although the rate of growth was fairly slow between 2000 and 2010, it has generally been on the increase. Most recent estimates (January 1, 2013) place the City’s population at 43,100.

Table 1:

Population Trends 1900-2010
City, Township & County of Fond du Lac and State of Wisconsin

Year	City Population	% Change	Township Population	% Change	County Population	% Change	State Population	% Change
1900	15,100	---	1,230	---	47,589	---	2,069,042	---
1910	18,747	24.07	1,103	-10.03	51,610	8.40	2,333,860	1.20
1920	25,427	35.63	1,175	6.53	56,119	8.70	2,632,067	5.60
1930	26,449	4.02	1,602	36.34	59,883	6.70	2,939,006	1.70
1940	27,209	2.87	1,809	12.92	62,353	4.10	3,137,587	6.80
1950	29,936	10.02	2,471	36.59	67,829	8.80	3,434,575	9.50
1960	32,719	9.30	3,851	55.85	75,085	10.70	3,951,777	5.10
1970	35,515	8.55	3,869	0.47	84,567	12.63	4,417,731	1.80
1980	35,863	0.98	3,001	-22.43	88,964	5.20	4,705,767	6.50
1990	37,757	5.28	2,308	-23.09	90,083	1.25	4,891,769	3.95
2000	42,203	11.78	2,027	-12.25	97,296	8.01	5,363,675	9.6
2010	43,021	1.93	3,015	48.74	101,633	4.46	5,686,986	6.03

Source: U.S. Census of Population, 1900-2010

An analysis of the city's population reveals trends in the changing character of the urban area. The change in social characteristics affects the supply and demand for recreational facilities. A profile of selected population characteristics for the City of Fond du Lac is provided in Table 2. The statistics compare the different types of households and also illustrate a gradual but constant increase in the median age of residents.

Table 2:

Selected Social Characteristics, 2010
City of Fond du Lac

Characteristic	Number	Percentage
Population		
2010	43,021	--
2000	42,203	--
1990	37,757	--
1980	35,863	--
1970	35,515	--
Population by Gender, 2010		
Male	20,502	47.7
Female	22,519	52.3
Median Age		
2010	36.9	--
2000	35.7	--
1990	33.6	--
1980	30.3	--
1970	28.1	--
Age Distribution, 2010		
Under 5	2,862	6.7
5-19	8,051	18.7
20-44	14,914	34.7
45-64	10,852	25.2
65 and Over	6,342	14.7
Total Households	17,942	100.00
Family Households	10,395	57.9
Married Couple Family	7,596	42.3
Female Householders	1,997	11.1
Non-Family Households	7,547	42.1
Householder Living Alone	6,164	34.4

Source: U.S. Census of Population 2010

Historical figures for the City and County are indicators to forecast population growth. Population projection estimates are used in calculating recreation needs by the population ratio method.

Table 3:

Population Projections for the City of Fond du Lac 2010, 2020, 2025

Year	Population	Percent Annual Change
2010	43,021 (actual)	
2020	44,510	0.35
2030	46,300	0.40
2040	45,920	-0.08

Source: Wisconsin Demographic Services Center

CHAPTER 2: PARKS AND OPEN SPACE INVENTORY

PARKS AND OPEN SPACE INVENTORY

A. PARKS AND OPEN SPACE

Over 2,000 acres of parks and other open space exist in the City of Fond du Lac (Tables 4 and 5). Parks and other open space areas maintained by the city's Parks Division total 692 acres. Other major suppliers of open space include three college campuses (300 acres), public and private elementary and secondary schools (282 acres), and three golf courses (652 acres). There are also a number of smaller recreational providers and historic sites in the city. In addition, Fond du Lac residents have ready access to a number of county and state parks and recreational facilities.

CITY MAINTAINED PARKS AND OPEN SPACE AREAS

The City of Fond du Lac maintains 26 parks and other open space areas available for public recreational use and enjoyment. Each park and open space site plays a unique role in meeting the recreational needs of community residents and is typically categorized according to its function, size, and distribution. Once again, some parks do not fall neatly and exclusively into one of the park and open space categories described below.

Large Urban Parks

Large urban parks are intended to serve an entire city, although population and area may require that any number be provided. These types of parks should provide an attractive natural setting and be usable by both small and large groups. The minimum size range is twenty-five acres. In addition to facilities found in neighborhood and district parks, a large urban park may provide swimming beaches or a pool, large picnic areas with shelters, restrooms, off-street parking, regulation-sized playfields, boating facilities and extensive open areas.

Lakeside Park

Located on the southern tip of Lake Winnebago, Lakeside Park includes a wide variety of recreation facilities. Although first classified as a large urban park, Lakeside Park secondarily functions as a district park to the neighborhoods within a one-mile service radius. The main stem of the Fond du Lac River divides Lakeside Park into two distinct properties. East of the river is situated the 159-acre Lakeside Park East which contains the majority of recreation facilities available within the entire park. West of the river is property acquired by the City in more recent years as an expansion of the original park. Lakeside Park West includes the 234.7-acre Supple Marsh and 13.5-acre Kilowatt Club (a former private sportsman's club) lands.

Lakeside Park East has been intensely developed as a recreation resource to serve the entire community. It has almost one mile of Lake Winnebago shoreline in addition to boating facilities within the Municipal Harbor. The Tack Oil property along Harbor View Drive was also added to the park, and is included in the acreages listed. A dog park was added in Lakeside Park West.

District Parks

District parks are intended to provide active recreational opportunities for a number of neighborhoods. District parks generally vary in size from three to fifteen acres and serve about a one- to two-mile radius. A district park also functions as a neighborhood park for the immediate area. In addition to the facilities typical of a neighborhood park, a district park should also provide family picnic areas with picnic shelters, horseshoe pits and volleyball courts. The park may also include more specialized facilities such as tennis courts, swimming pools and sledding areas. Off-street parking and restrooms are often provided.

Table 4:

Existing Open Space Area Acreage and Facilities

PARKLAND	ACREAGE	FACILITIES
Large Urban		
Lakeside Park East	158.7	Boating harbor, lighthouse, 232-slip full service marina, 6 launching ramps, fishing piers, 2 baseball diamonds in development, picnic areas, 7 shelters, playground areas, 3 lighted softball diamonds, 3 soccer fields, 4 volleyball courts, concession stands, restrooms, large pavilion, bandstand, gazebo, covered bridge, lagoons, ornamental fountain, extensive floral display areas, amusement rides, canoe rentals, off-street parking.
Lakeside Park West	248.20	Twelve launching ramps, off-street parking, undeveloped open space and wetlands, prairie restoration, small picnic shelter, picnic tables, dog park.
District Parks		
Adelaide Park	24.00	Youth baseball diamond, off-street parking, 3 unlighted tennis courts, fitness trail, sledding hill, undeveloped marsh and wildlife area, disc golf, skate park, BMX track.
Buttermilk Park	20.00	Picnic shelter, restrooms, workshop/storage and shelter building, outdoor performance center, concession stand, playground areas, 5 lighted tennis courts, 2 basketball courts, off-street parking, sledding hill, volleyball court.
Ledgeview Center	29.00	Open space, pond, walking trail, gazebo.
McDermott Park	14.70	Two adult softball diamonds, playground, volleyball court, restrooms and storage building, off-street parking, picnic facilities, shelter, 4 lighted tennis courts, ice rink.
Taylor Park	10.50	Outdoor swimming pool, playground, 4 unlighted tennis courts, basketball court, picnic facilities, shelter, restrooms, asphalt trail, splash pad.
Neighborhood Parks		
Brookfield Park	3.00	Open play area.
Paul Butzen Memorial Park	6.00	Youth baseball diamond, 2 tennis courts, shelter, playground, basketball court, volleyball court.
Franklin Park	3.00	Playground, informal open space, basketball court, maintenance garage.
Hamilton Park	5.5	Playground, basketball court, pond, benches.
Hucks Bellevue Park	1.00	Playground, basketball court, volleyball court, youth softball diamond.
Jefferson Park	1.20	Playground.
Lallier Park	2.30	Playground, nature area, paved walkway, shelter and rest area.
McKinley Park	1.10	Playground, youth softball diamond, basketball court.
Plamore Park	3.30	Adult softball diamond, playground, volleyball court.
Russell Park	3.40	Two youth baseball diamonds, restrooms, volleyball court.
Catherine Whittier Lewis Park	2.60	Playground, basketball court, sitting area.
Undeveloped	13.50	Meadowlands Subdivision park
Undeveloped	5.1	Park Avenue Subdivision park
Undeveloped	23.0	Hunters Grove Subdivision park
Mini-Parks		
Downtown/North Main St.	.20	Benches and flower beds.
Downtown/South Main St.	.15	Benches, landscaping.
Other		
Downtown Trail	5.70	Asphalt trail (8' wide).
Brooke Street Trail	17.0	Asphalt trail (10' wide).
County Road K Park	60.0	Passive wooded area; future trail development.
Other Undeveloped Open Space	60.0	Primarily located along rivers and streams.
TOTAL PARKLAND ACREAGE:	**722.0**	

Adelaide Park

Situated adjacent to Parkside Elementary School in the northwestern sector of the community, Adelaide Park enjoys an excellent location for residents of this area. The 24-acre site follows the boundary of the school property, with Arndt Street to the south, Hickory Street to the east, a river inlet and the West Ditch to the north, and Seymour Street to the west. Adelaide Park is partially developed. Improvements include landscaping, a youth baseball diamond, a skate park, disc-golf course, a BMX track, three unlighted tennis courts, a sledding hill, and off-street parking. Bikes and scooters are also allowed to use the skate park.

Buttermilk Creek Park

Buttermilk Creek Park is twenty acres in size and located on South Park Avenue. The park is conveniently situated to serve the district park needs of the rapidly urbanizing southern sector of the community. The park provides a number of facilities, including a sledding hill, tennis courts, a playground, a basketball court, and a very popular amphitheater. The amphitheater is used for symphonic band and other performance events.

McDermott Park

Located south of Johnson Street adjacent to the east bank of DeNeveu Creek, the park covers 14.7 acres. McDermott Park is landscaped and provides sufficient open area for a variety of passive and active recreational activities. It is an intensively utilized open space area.

Taylor Park

This wooded 10.5-acre site provides recreation facilities for surrounding residential neighborhoods in the west central portion of the community. Mary's Avenue and Hickory Street form the park's east/west boundaries and Emma Street and Ruggles Street form the north/south boundaries. One of the City's two outdoor pools is located in Taylor Park, as well as three tennis courts. The park also contains several Indian mounds and a historic pavilion structure. Taylor Park has, for the most part, reached its recreation carrying capacity and no major additional facilities are anticipated.

Neighborhood Parks

Neighborhood parks provide recreational facilities for all age groups. A natural setting such as a stream or woodlot is desirable, but not absolutely necessary. An elementary school can often serve as an excellent site for a neighborhood park, thus the park then functions in a dual role. Neighborhood parks are generally one to five acres in size. A neighborhood park should serve only about a one-half mile radius to be within walking distance for residents. At a minimum, neighborhood parks should provide playground equipment and open play area. If space allows, play fields for baseball, soccer, football and ice skating could also be provided.

Paul Butzen Memorial Park

A six-acre parcel of land acquired through the city subdivision code's open space dedication requirement, the park is located in the extreme southeast sector of the community, a location which is advantageous to provide neighborhood recreation facilities in this fast developing area. Facilities include two tennis courts, a basketball court, youth baseball field, playground, and open play area.

Franklin Park

This park is located in the southwest section of the city at the intersection of Ninth Street and Military Road. The 3.0-acre site was originally acquired and developed to satisfy the need for a neighborhood park in the southwestern part of the city. Franklin Park contains informal open space, a basketball court and a playground area.

Hamilton Park

Located in close proximity to the downtown area at the southwest corner of Hamilton Place and Sophia Street, this 5.5-acre park offers a playground area, Peace Officer Memorial, pond, basketball court, and benches.

Huck's Bellevue Park

This 1.09 acre park, located in the southeast corner of the city, is bordered by Southgate Drive, Crestview Lane and Hobbs Lane. The park offers playground equipment, a youth softball diamond, a basketball court, and a volleyball court.

Jefferson Park

Located on Ninth Street between Ellis and Sherman Streets, Jefferson Park is only 1.2 acres. Berms and plantings border the playlot to contain noise levels and to discourage softball and organized sports. The park design reflects the limited site area and the proximity of surrounding homes.

Lallier Park

Adjacent to DeNeveu Creek at the southwest corner of the intersection of National Avenue and Fourth Street, Lallier Park is a wedge-shaped parcel and includes 2.3 acres of area. Expansion to the south was accomplished by the extension of National Avenue. The northern portion of the site contains playground equipment and picnic tables. A pathway running the length of the park is popular with area walkers, joggers, and bikers.

McKinley Park

This small park encompasses 1.1 acres and is located on Amory Street between Arndt and Follett Streets. McKinley Park offers playground equipment, a multi-purpose asphalt court and an informal youth ball diamond and play area.

Other Undeveloped Open Space

The City of Fond du Lac owns approximately sixty acres of undeveloped open space, located along river and stream corridors throughout the community. As lands are subdivided for development, these lands are dedicated to the City for open space purposes. At some point in the future, it may be desirable to extend pedestrian/bicycle trails through some of these lands.

Plamore Park

This 3.3-acre site is located in the west central portion of Fond du Lac at Division and Seymour Streets. Plamore mostly accommodates active recreation such as baseball and football. Also, the playground has been expanded and improved and a volleyball court installed

Russell Park

Russell Park is a 3.4-acre site containing two youth ball diamonds and is primarily devoted to active recreation programs. The park is located at the southwest corner of the intersection of Third Street and Ashland Avenue. Russell Park offers a volleyball court, restrooms, and picnic facilities.

Catherine Whittier Lewis Park

The playground is located in the high density eastern residential fringe of the central business district. The park includes a playground area, sitting area, landscaping and a small basketball court. Berming and a walkway have been installed.

Mini Parks

Mini-parks are intended for use in the central business district and in other commercial districts. They should be intensely designed with a concentration of landscape features and benches, for use by downtown residents, employees and shoppers.

10 North Main Street

The donation of a small Main Street parcel of land created the city's first miniature park in 1975. The benches and landscaping provide a resting spot for shoppers and downtown employees.

84 South Main Street

This is a small parcel providing green space, benches and landscaping.

Veterans Park

This 1.0-acre parcel is owned and maintained by Fond du Lac County. The property's location at the southerly entry to the central business district provides a valuable asset to the downtown area. The park is landscaped with a variety of plantings; walkways and benches accommodate pedestrians.

SCHOOL OPEN SPACE AREAS AND RECREATION FACILITIES

Open space and recreation facilities available at both public and private school sites can significantly augment a community's public park lands. This is particularly true in Fond du Lac, where school sites are used extensively for many of the Recreation

Department's programs and activities. Tables 5 and 6 detail areas of open space and available facilities of educational institutions in Fond du Lac.

Table 5:

School Open Space Summary - Fond du Lac

School Category	Combined Acreage	Recreation/ Open Space
Post High School	342.0	300.0
High School	194.5	152.0
Middle Schools	117.0	51.0
Elementary School	107.9	77.8
TOTAL	761.4	580.8

Table 6:

Public and Parochial Schools
Open Space & Recreation Facilities

SCHOOL	ACREAGE	FACILITIES
Post-High School Institutions		
Marian College	69.00	Baseball diamond, tennis courts, soccer field, horseshoe courts.
Moraine Park Technical College	60.00	Open lawn area, landscaping, portion of Fond du Lac Soccer Complex.
UW-FDL	171.00	68-acre prairie restoration including 2 ponds, walking paths, oak savannah & small formal arboretum, portion of Fond du Lac Soccer Complex.
High Schools		
Fond du Lac High School	122.00	Practice fields, ponds, open space, restored nature area.
St. Mary's Springs	20.00	Football field, track, baseball diamond, tennis courts.
Winnebago Lutheran Academy	10.00	Football field, baseball diamond, ¼-mile track.
Middle Schools		
Sabish	12.00	Three softball diamonds, football field, basketball backboards, gymnasium.
Theisen	27.00	Two softball diamonds, football fields, basketball backboards, gymnasiums, restored nature area.
Woodworth	12.00	One lighted softball diamond, one unlit multi-purpose diamond, 2 lighted baseball diamonds, football field, basketball backboards, full-size gym, small gym.
Elementary Schools		
Chegwin	2.80	Five basketball backboards, youth softball diamond, playground equipment.
Evans	10.40	Volleyball court, blacktop multi-purpose court, softball diamond, youth softball diamond, flag football field, playground equipment, five basketball backboards.
Faith Lutheran	4.00	Playground, basketball backboards, softball diamond, volleyball court.
Good Shepherd Lutheran	4.2	Open space.
Lakeshore	10.00	Youth softball diamond, basketball backboards, playground equipment, restored nature area.
Lutheran Memorial	3.00	Youth softball diamond, basketball court, volleyball court, soccer field, playground equipment.
Parkside	3.20	Four basketball backboards, playground equipment.
Pier	7.00	Two softball diamonds, playground equipment.
Riverside	12.0	Indoor community aquatic center, tennis courts, restored nature area.
Redeemer Lutheran	3.5	Basketball backboards, playground, open space.
Roberts	5.00	Two flag football fields, youth softball diamond, basketball court, playground equipment.
Rosenow	7.00	Two basketball backboards, softball diamonds, flag football fields, soccer field, playground equipment.
Sacred Heart	5.60	Three basketball backboards, football field, blacktop area.
St. Joseph	0.50	Basketball backboard, playground equipment.
St. Mary	0.50	Three basketball backboards, playground equipment.
St. Peter's Lutheran	22.7	Basketball backboards, playground, open space.
Waters	5.00	Youth softball diamonds, flag football fields, basketball courts, basketball backboards, playground equipment.
Total	**609.4**	

SPECIAL USE FACILITIES

Fond du Lac County Fairgrounds

Maintained by Fond du Lac County, this 90-acre site in the southeastern portion of the city is a special use facility which also functions as a large urban park. Facilities include indoor ice skating rinks, picnic shelters, playground equipment, horseshoe courts, outdoor arena, Exposition Center, and horse and other animal barns. Recently reconstructed by the City of Fond du Lac, a water park includes an aquatic center, beach entry, slides, interactive play features, picnic area, and grass lounge areas.

Fond du Lac Soccer Complex

The recently developed 32-field soccer complex is located on land leased from UW-Fond du Lac and MPTC. Facilities include fields suitable for all age groups, as well as a concession/restroom building.

Rolling Meadows Golf Course

Located at the southwest corner of the intersection of U.S. Highways 151 and 41, this 300-acre facility is a 27-hole public course owned and operated by Fond du Lac County.

Whispering Springs Golf Course

This 18-hole privately owned golf course is located at the easterly city limits immediately east of St. Mary's Springs High School. The 200-acre facility is open to the public.

South Hills Golf Course

This is a privately owned 152 acre golf course located in the southeastern portion of the City. It is available to members only.

Youth Baseball Complex

Located along Morningside Drive and Fourth Street on land owned by the School District and a private association, this complex offers six baseball diamonds.

HISTORIC SITES

The majority of historic sites in Fond du Lac are concentrated in the central portion of the city. Formulated by the Historic Preservation Commission, the following list describes notable sites:

The **Galloway House** is a 22-room Victorian mansion located at the south end of Fond du Lac. The property was first purchased by Edwin H. Galloway in 1868. The House was given to the Fond du Lac County Historical Society in 1955 by Edwin P. Galloway and the late Teresa Galloway Ebernau, Galloway's grandchildren. The facilities and grounds are in need of capital and maintenance upgrades.

The picturesque **Lakeside Park Bandstand** was given to the City in 1900 by William McDermott. Original building plans indicated an octagon shape, 30 feet in height and topped by a 12-foot flagpole. The platform was elevated eight feet with a liberal amount of ornamentation. The bandstand is used in summer months for concerts. The iconic **Lakeside Park Lighthouse** was designed by Roger A. Sutherland and constructed in 1933 with materials donated by local lumberman W.J. Nuss as part of a WPA project. The **Streetcar Waiting Station** is also located in Lakeside Park.

Fond du Lac's **No. 5 Fire Station** at 193 North Main Street was built around 1874; the bell in the tower is inscribed with the year 1878. The bell tower was originally used for observation as well as to provide a place to dry fire hoses. The bell tower was restored during 1976 as a community bicentennial project with the aid of federal funds. The building contains an office and an apartment

St. Paul's Episcopal Cathedral at 51 West Division Street is an American Gothic limestone structure which houses wood carvings from Oberammergaus, Germany. Unusual stained glass windows and paintings contribute to the historic significance of the structure.

St. Patrick's Catholic Church, located at 41 East Follett Street, was originally built in 1850. The tower addition was built in 1911.

The site of the former **St. Agnes Convent** on East Division Street is commemorated by a plaque. A historic album is displayed at the Fond du Lac Public Library and the new convent.

The building which originally housed one of Fond du Lac's first banks still stands at **2 North Main Street**. Built in 1872, a tavern now occupies the premises.

The **Merrill Institute** at 29 South Military Road is a red brick structure constructed in 1868 as an outstanding school for young ladies. The building is now a private apartment house.

Located at 695 Martin Road, the **Martin House** is a prairie land home built between 1848 and 1852.

The **Taylor Home** at 312 Forest Avenue was completed in 1852 by Jared Taylor, an early pioneering settler from Vermont. The home remained in the Taylor family for 93 years. The **Indian Mounds** and the **Taylor Park Pavilion** are also located in the same neighborhood.

The **Episcopal Convent of the Holy Nativity** was founded in 1904. Some of the wood carvings at the 101 East Division Street address were crafted by German experts.

The **Octagon House** is an octagon-shaped one and one-half story structure with stucco covered grout walls. The building was constructed in 1856 by Isaac Brown, an early Fond du Lac architect. Located at 276 Linden Street, the Octagon House is listed on the Federal Register of Historic Sites. Additions to the museum property include a landscaped fountain area and an 1890 era carriage house.

Located at the corner of First and Marr Streets, **St. Peter's Lutheran Church** was erected in 1869 by German Lutherans of the Wisconsin Synod. It is now an office building.

The **Pier House** is the century-old home of the first family to settle in Fond du Lac, located at 675 South Main Street.

The **Chicago & Northwestern Railroad Depot and Yard** occupies the area between Forest Avenue and Second Street along Brooke Street. The depot is architecturally designed in the shed style with a Norman turret.

The site marker for **Military Road** can be found at its intersection with Second Street. Built in 1835 to link Prairie du Chien and Green Bay, Old Military Road was the first highway across the state.

REGIONAL RECREATIONAL FACILITIES

Parks and environmental areas of regional significance are located within Fond du Lac County. As outlined in Table 7, these parks and open spaces areas provide specialized non-urban recreational opportunities to residents of the entire region, including residents of Fond du Lac.

Table 7:

Regional Recreation Inventory

Park	Acres	Facilities
Columbia	19	Boat launches, camping and picnic grounds, marina, fishing, playground equipment.
Eldorado Marsh	6,000	Waterfowl observation, hiking, skiing, nature and snowmobile trails, bird hunting, fishing.
Fond du Lac County Fairgrounds	90	Outdoor swimming pool, indoor ice skating rink, horse barn, horseshoe courts, Exposition Center, picnic shelters, playground equipment, outdoor arena.
Horicon Marsh National Wildlife Refuge	31,000	Waterfowl observation, hiking, skiing, nature trails, bird hunting, interpretive centers.
Hobbs Woods	60	Hiking and nature trails, stream fishing.
Kettle Moraine State Forest	15,000	Campgrounds, fishing, boating, horse-hiking-snowmobile trails, interpretive center, hunting.
Camp Shaganapppi	100	Trails, wetlands, woods, prairie.
Wild Goose State Park Trail	34 miles	Multi-use trail, bicycling, nature observation.
Eisenbahn State Park Trail	22 miles	Multi-use trail, bicycling, nature observation.
Mascoutin State Park Trail	32 miles	Multi-use trail, bicycling, nature observation.
Prairie Trail	7 miles	Multi-use trail, bicycling.
Peebles Trail	5.6 miles	Multi-use trail, bicycling.

B. RECREATION MANAGEMENT

Responsibility for the city's recreation management is shared between the Parks Division of the City of Fond du Lac Department of Public Works and the Recreation Department of the Fond du Lac School District.

The Parks Division is responsible for the maintenance and development of parkland within the city. Composed of citizen members appointed by the City Manager, the Advisory Park Board advises the City Council on park-related matters and policy issues. The City Council sets the Parks Division budget and approves capital

improvement projects. Staff services are provided by the Parks and the Engineering Divisions of Public Works.

Recreation programming is primarily the responsibility of the Recreation Department of the Fond du Lac School District. The Recreation Department operates outdoor recreation programs throughout the year at schools and parks, and also operates indoor recreation programs at schools.

C. OPERATION AND MAINTENANCE

Operation and maintenance of Fond du Lac's parks is the responsibility of the Parks Division of the City of Fond du Lac Department of Public Works. The Parks budget, which approximated $2.1 million in 2014, is split between parks ($1,253,655), forestry ($412,449), pools ($324,583), plus a Harbor Improvement Fund ($203,274). The Parks Division employs 11.5 full-time employees, and 19 seasonal workers who work from three to eight months a year. Personnel from other Department of Public Works divisions are also available for special projects and selected activities. Multiple community groups—including Parkwatch, Master Gardeners, Fond du Lac Softball, the Loop Coalition, Fond du Lac Festivals, and other service organizations— provide volunteer labor and fundraising for parks initiatives. The Parks Division also makes occasional use of volunteer labor through a juvenile offender program. A high standard of maintenance is evident throughout the City’s park system. Fees generated throughout the system total approximately $400,000 per year. These funds are utilized for both operational and capital expenditures.

CHAPTER 3: RECREATION LAND & FACILITY NEEDS

RECREATION LAND AND FACILITY NEEDS

A. LAND AND FACILITY STANDARDS

Park and recreation needs may include the need for additional parkland to accommodate new facilities, the need for additional parks in areas of the community not adequately served by existing park sites, or the need for new or improved park facilities and equipment. A variety of methods have been developed to measure present and projected demands and unmet needs. Among the most common are recreation land and facility standards such as those developed by the National Recreation & Park Association (NRPA). These standards help a community determine if adequate land has been set aside for open space and recreation, and if the number and range of recreational facilities is adequate to meet the demand generated by its residents. In much the same manner, these standards can be used to assess future needs based on the community's anticipated growth.

It is easy for a community to put too much reliance on standards when identifying shortcomings in its park system and planning for future growth. A community such as Fond du Lac with a highly organized and popular adult softball program, for example, needs more softball diamonds per capita than the typical or "standard" community just as a retirement community in Arizona may need more golf holes per capita. Standards are only benchmarks or general targets for comparing supply with demand.

B. OVERALL LAND NEEDS

A standard of 10 acres of open space for every 1,000 residents is often used as a barometer of the land area which should be provided for general recreational use in a community. Applying this standard to Fond du Lac's 2013 population (43,100), about 431 acres of public open space should be available in the city. About 445 acres would be needed to accommodate the 44,510 residents projected for 2020. With 693 acres of city-maintained parkland and over 1,000 acres of additional open space in the community, there is adequate open space available to accommodate general needs. There are, however, specific needs in certain areas.

C. LAND NEEDS BY PARK FUNCTION

In communities the size of Fond du Lac, parks typically function as mini-parks, neighborhood parks, district parks, or large urban parks. The role of the city's individual parks was discussed earlier. Another standard used by NRPA allows a community to assess the balance of its park system by comparing the amount of park acreage in each of the four categories. NRPA recommends that of the 10 acres per 1,000 residents, 0.5

acres per 1,000 be contained in mini-parks; 3.0 acres per 1,000 in neighborhood parks; 3.5 acres per 1,000 in district parks; and 3.0 acres per 1,000 in large urban parks. Based on Fond du Lac's population of 43,100, the following allocations would be appropriate (Table 8):

Table 8:

Land Needs by Park Function

Mini-parks	0.5	x 43.1	=	21.6 acres
Neighborhood Parks	3.0	x 43.1	=	129.3 acres
District Parks	3.5	x 43.1	=	150.8 acres
Large Urban Parks	3.0	x 43.1	=	129.3 acres
TOTAL	10.0	x 43.6	=	431 acres

Applying these standards to Fond du Lac indicates a deficiency in mini-park acreage and a surplus in other park acreage (Table 9). Because of the important role of school sites in providing recreational opportunities in Fond du Lac, it is appropriate to include their usable open space acreage in determining surpluses and deficiencies. Based on the facilities they generally provide, elementary schools typically function as neighborhood parks while secondary schools function as district parks.

Table 9:

Park Needs by Functional Category

PARK FUNCTION CATEGORY	DEMAND	EXISTING	DIFFERENCE
MINI-PARKS	21.6	0.35	-21.25
NEIGHBORHOOD PARKS	129.8	180.2	+50.4
Neighborhood Parks		32.4	
Undeveloped Park Sites		41.6	
Public Elementary Schools		62.2	
Private Elementary Schools		44	
DISTRICT PARKS	150.82.6	301.2	+150.4
District Parks		98.2	
Public High Schools		122	
Private High Schools		30.0	
Middle Schools		51.0	
LARGE URBAN PARKS	129.3	466.7	+337.4
Developed Parks		158.7	
Undeveloped Natural Areas		308	

D. LOCATIONAL NEEDS

Service area standards for each park type provide an indication of how well the distribution of existing parks and open space acreage meets the needs of the community (Table 10). Particularly in the case of mini-parks, these standards are not appropriate for Fond du Lac and could well explain the city's mini-park acreage deficiency. For example, based on their service radius of 0.25 miles, at least 68 mini-parks would be needed for Fond du Lac's 18 square mile area. The cost of maintaining this number of sites cannot be justified. Instead, mini-parks in Fond du Lac should be viewed as special purpose facilities which provide useful additions to the intense development of the downtown area and their number and location should be more the result of opportunity than long-range planning. Opportunities for providing additional mini-parks in conjunction with certain types of both public and private downtown construction should be encouraged. Such facilities located in conjunction with pedestrian/bicycle paths would provide excellent open space retreats. There may be other opportunities to further the city's beautification efforts by creating mini-parks on other small sites where development is not feasible or desirable.

Table 10:

Service Area Standards for Estimated Park Needs

Park Type	Service Area
Mini-Park	0.25 mile
Neighborhood Park	0.50 mile
District Park	1.00 mile
Large Urban Park	3.00 miles

Caution must also be exercised when evaluating indicated area and locational deficiencies in neighborhood parks. In general, standards suggest that neighborhood parks, with a 0.50 mile service radius, would be spaced roughly one mile apart from each other. This spacing provides convenient walking distance for residents of the surrounding area. In truth, however, the presence of physical barriers which prevent or impede safe and convenient movement to a neighborhood park is a more realistic basis for determining its service area. For the most part, the combination of Fond du Lac's parks and school sites provides a good distribution of recreational sites in developed portions of the city.

It will continue to be important to plan for new neighborhood parks in growth areas on the perimeter of the city. With the trend toward larger neighborhood parks (3

to 5 acres) and the availability of undeveloped land, future neighborhood parks in the city should be able to provide a broader range of recreational opportunities.

E. FACILITY NEEDS

Comparison between the supply of existing recreational facilities available in Fond du Lac with estimated facility needs based on NRPA standards shows an overall adequacy of facility development in the city (Table 11). For the most part, the number of facilities provided exceeds the indicated need. Because demand and needs are expected to remain fairly static throughout the planning period, these values provide a reasonable benchmark in assessing in the city's park system. Note that location of the facilities is not addressed, just the number.

Table 11:

Recreational Demand & Needs by Facility - 2013
City of Fond du Lac

Facility	Demand	Existing	Unmet Need
Basketball	8	56	+48
Baseball	8	10	+2
Softball	8	11	+3
Tennis	19	34	+15
Volleyball	8	8	0
Football	2	8	+6
Soccer	4	34	+30
¼-Mile Running Track	2	3	+1
Trails	1	3	+2
Golf/18-Hole	1	2.5	+1.5
Swimming Pool	2	3	+1

+Indicates excess facilities.

Sources: National Recreation & Park Association.
Wisconsin Demographic Services, Population Estimates

Another facility oriented needs discussion is found in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), last updated in 2011 by the Wisconsin Department of Natural Resources (Table 12). The SCORP lists the items in Table 12 as “Increasing Demand”.

Table 12:
SCORP Increasing Demand

ATV Parks and Trails
Bike Trails and BMX
Camping
Climbing
Dog Parks
Driving
Gardening
Kayaking
Mountain Bike Trails
Paddleboarding
Soccer
Triathalon

Source: SCORP, 2011

Based on the preceding tables, and on perceived demands in the community, future facility needs in Fond du Lac are discussed below and in the following chapters.

Compliance with ADA requirements for handicapped accessibility in city parks and other public facilities. Specific needs have been addressed in the City's Title I ADA Self-Evaluation Plan, as required by the Federal Rehabilitation Act of 1973. The City has made considerable progress but some park facilities need improvement. Development of new facilities over time will also address handicapped accessibility and user safety.

Trails Heightened fitness awareness by all age groups has increased the demand for areas where people can enjoy safe biking, hiking, walking, jogging, in-line skating, and other forms of linear recreation. The city's streams and other drainageways provide an opportunity to expand areas where these types of activities can occur and also could serve as cornerstones for creating linkage between parks, schools, and other community destinations as well as with other facilities. Trails have been developed recently along former railroads and along highways. Opportunities for more such facilities should be explored.

A bike/pedestrian plan (incorporated by reference) completed in September 2013 includes dozens of recommendations for trail improvements. The first phase of

the plan was the completion of a 16 mile “loop” around the City using mostly off-road multi-use trails.

Boating. Access to Lake Winnebago continues to drive a number of recreational demands. Creation of additional boat launch parking should be reviewed.

New Neighborhood Parks. The City presently holds land for three future neighborhood parks. Funding for and scheduling of these improvements should draw increasing attention in the coming years.

CHAPTER 4: POLICIES & RECOMMENDATIONS

POLICIES AND RECOMMENDATIONS

The City of Fond du Lac and the Recreation Department have created an excellent park and recreation system, but there are gaps and future demands must be met. Filling these gaps and providing for future park and open space needs will help to maintain and enhance the quality of life in Fond du Lac. The following recommendations are designed to ensure that the quality of life of Fond du Lac residents is enhanced by meeting existing and future recreational needs while conserving natural resources.

A. GENERAL PARK AND RECREATION POLICIES

The policies described below are partially abstracted from previous Recreation Plans and from the 2010 Comprehensive Plan.

1. To avoid overcrowding and misuse of existing parks, the City should continue to develop Master Plans for the development of each city park. Park improvements, shelters and similar projects should thereafter be constructed only in accordance with the Master Plan. This will result in parks which are more functional and more attractive, and will help prevent overcrowding.

2. The City will seek to acquire or protect park and trail sites in developing areas, in accordance with this Plan and the Comprehensive Plan, in advance or in concurrence with residential development, and should develop these sites as expeditiously as possible.

3. The City will implement the Recreation Plan and recreation elements of the Comprehensive Plan in part through the utilization of the Subdivision Ordinance. This will involve reservation of future park sites and dedications by subdivision developers. When dedications are not necessary or desirable, the city will levy its standard public site fee.

4. Neighboring property owners should be involved in any trail or park planning development.

5. The City will work with the School District and the Recreation Department to coordinate playground and park siting. When possible, neighborhood parks will be located adjacent to schools to optimize use of land and facilities.

6. The City will attempt to budget within the Capital Improvement Program for appropriate park and trail improvements.

7. The City will work with Fond du Lac County and DOT to attempt to link park, recreation and trail facilities with bicycle and pedestrian trails, as is recommended by the 2013 Bike/Pedestrian Plan.

8. The City should network with the county lands at UW-Fond du Lac, especially its recreational aspects of the Gottfried Arboretum, and its proposed capital developments and proximity to the Fond du Lac Loop.

9. The City should consider converting some of its current mowed areas to native prairie and native tree or shrub plantings, especially where these restoration efforts would add beauty and buffer strips along riparian systems.

10. The City should enhance its Bird City Wisconsin and Tree City USA designations, networking with groups such as the Fond du Lac Audubon Society chapter and Park Watch.

11. Facilities in the City that currently allow lake access for ice fishermen are sufficient, but designated parking and signage may be needed.

12. Opportunities for increased open space within the downtown and central city should be explored.

13. The City should continue to acquire land along environmental corridors, rivers, and streams for open space, flood control, and recreational purposes, and should develop those intended for recreational facilities as funding permits.

14. As the community continues to grow and additional park and open space lands are acquired and developed, the City should continue to provide sufficient resources to maintain those facilities. In addition, future park and recreational designs should take maintenance into consideration, seek to minimize mowed areas and other high-maintenance features, and seek community partnerships to assist with park improvement and upkeep.

B. RECOMMENDATIONS

Adelaide Park

Given the recent developments which have occurred at Adelaide Park, further development of the park must be carefully considered. Additional off-street parking should be a priority, especially in the area of the BMX and skate park facilities. Expansion, improvements to, and lighting of the skate park should be considered.

Alliant Dog Park

The former Alliant Utilities coal gasification site on West Johnson Street is undergoing environmental remediation. Part of the property has been fenced off for a dog park.

Brookfield Park

This site should be allowed to remain undeveloped with the exception of the development of walking trails, and a playground could be considered. The City will be working to stabilize the banks of the creek in 2015 and 2016.

Buttermilk Creek Park

Accessible paths connecting the amphitheater, playgrounds, and the Sterling Drive entrance should be provided. Picnic tables should also be added in certain areas.

Paul Butzen Memorial Park

The playground equipment should be replaced with more accessible equipment, and accessible pathways should be provided.

Franklin Park

This park is now fully developed. The basketball court should be resurfaced. If funding becomes available, the commercial property to the south should be purchased, the building demolished, and the property added to the park. Accessible paths to the playground and basketball court should be provided.

Hamilton Park

This park was recently expanded and upgraded, and has adequate playground equipment. A small picnic shelter could be added to serve area residents and downtown workers.

Hucks Bellevue Park

The City recently upgraded this park with a new basketball court and a sand based volleyball court as well as new play equipment and backstop. No further development is needed at this time.

Jefferson Park

This park was recently expanded, and additional landscaping should be done within the expanded area. The existing playground should be replaced with more accessible equipment, and an accessible pathway should be provided.

Lakeside Park East

Given the size of Lakeside Park East and its position as the premier park in the area, there are always projects pending. A master plan for the park should be developed, so that future park development is done in an orderly manner.

A Lakeside Park Exploratory Committee was created by the City Council in August of 2014. The Committee will report back recommendations for Lakeside Park – both East and West – sometime in 2015. Because this Recreation Plan must be completed prior to that time in order to maintain eligibility for certain federal and state grant programs, the results of the Committee's work are not included here, but may be added by the City Council in 2015 or later.

The Tack Oil property, added to the park several years ago, has not yet been fully utilized. Given the location of this property along Harbor View Drive near a popular boat launch, it offers an opportunity for additional boat launch parking, which is needed in that area.

The road system within the park is quite good, but traffic and parking does become an issue at times. Parking is an issue throughout the park, both at boat launches and at other locations. Additional parking should be explored, although care must be taken to not detract from the aesthetics of the park.

Approximately 100 trees will be removed from under power lines to comply with new requirements. These trees should be replaced in nearby locations as funding allows.

Boat launch facilities and boat launch parking should be enhanced wherever

possible, as funding allows.

A number of paved paths have been developed in Lakeside Park in recent years, increasing accessibility and use for many people. The paved pathway system should be extended to the lakefront area, and should be connected to the Peebles Trail, to the east, and along the Fond du Lac River south to the Brooke Street Trail as outlined in the 2013 Bike/Pedestrian Plan.

The Fountain Island bridges need to be replaced or rehabilitated. One of the bridges experienced structural problems in 2014, and is scheduled to be replaced or rehabilitated in 2015.

Lakeside Park West

Much of Lakeside Park West should be left as is, in marsh and prairie. Development of walking trails, cross country ski trails, and an observation deck would be desirable if possible. Trail linkages along the river south to Scott Street, and north to North Fond du Lac, would improve access. If additional land becomes available, these opportunities should be examined carefully.

The existing boat launches and related parking are very popular. The parking lots will eventually need expansion, and additional boat launches could become necessary. The restrooms serving this boat launch area and adjacent picnic area should be upgraded to meet ADA standards. A fish cleaning station should be constructed at the launch area. Accessible fishing piers should be provided along the river.

There is a need for safe areas to launch canoes and kayaks on Lake Winnebago, and launch site opportunities exist in Lakeside Park West and Supple's Marsh.

Lallier Park

With its natural and linear configuration, one of the park's most important values is as a trail for biking, hiking, and jogging. No additional structures should be added to this park.

McDermott Park

Additional improvements for a seasonal ice rink would be desireable. A partnership should be explored with the neighboring high school to further develop athletic facilities.

McKinley Park

No improvements are recommended at this time.

Plamore Park

The storage building is no longer needed and should be removed.

Russell Park

No improvements are recommended at this time.

Catherine Whitier Lewis Park

No additional improvements are recommended for this park at this time.

Taylor Park

Efforts should be made to maintain the oak and hickory stand through an aggressive replanting program. Playground equipment should be replaced with more accessible equipment, and accessible pathways to the playground should be provided. The tennis courts need to be reconstructed.

Future Park Development

There are three parcels acquired through land dedication by residential developers which should be developed into neighborhood parks. Preliminary plans have been developed for all three parks.

The parcels are shown as undeveloped future parks in Chapter 2 of this plan. Based on adjacent development, it appears that the 5.1 acres near South Park Avenue should be the first of these future parks to be developed. The next area to be developed should be chosen based on the amount of nearby residential development, so that the most residents possible can utilize the improvements. All three are included in the City Capital Improvement Plan.

The size and location of future parks is guided by the following standards and assumptions:

1. Minimum of three acres of neighborhood parkland per 1,000 population.

2. Neighborhood parks should be spaced no more than one mile apart and/or users should not have to cross major roads.

3. Existing parks should be considered in sizing and locating new parks.

4. Neighborhood parks should be no smaller than five acres; ornamental parks and tot-lots in areas of high density housing may be smaller.

5. It is acceptable to designate parks on location with poor soils if otherwise appropriate. Wetlands, ponding areas and steep slopes will be counted in the calculation of neighborhood park land at one-half the value of level upland areas.

6. Parks should have access from at least one local or collector level street, and that access should be at least 200 feet in width.

7. Where possible, new or rehabilitated parks should include accessible features.

In addition, there are other City-owned parcels scattered throughout the community that may be converted to park spaces, or at least have recreational improvements added to them. *Improvements must not be undertaken without confirming that future operation and maintenance budgets will be adequate for the increase in facilities.* Some potential improvements include the following:

1. Ledgeview Corporate Center: This pond along Camelot Drive has over 1.2 miles of gravel trails. As funds and demand allow, these trails may be widened and paved to allow for increased usage.

2. Greenway Arboretum: This 24-acre site off Pioneer Road runs along the east branch of the Fond du Lac River and features walking trails, resting areas along the river, and several stands of native plantings. Securing public access and parking for the site will greatly increase its visibility to and use by the public. City forces should continue to support the local Parkwatch organization as it makes improvements to the property.

3. Martin Avenue Water Tower: This two-acre parcel is near the trailhead for the Prairie Trail off Martin Road and may be a logical place to allow increased parking, restrooms, or rest areas as needs develop.

4. Olgie-Michels Stormwater Pond: Much of this 11-acre site just off Pioneer Road is used for a stormwater pond, but the surrounding land may be a scenic location

for walking or bike trails. Nearby parks make the addition of playground or other recreational equipment unnecessary here.

5. Woodbine/Well 16: Multiple parcels south of Pioneer Road and west of Main Street feature the Fond du Lac River and may make an ideal way to connect a proposed bike trail along Camelot Drive to the existing Pioneer Trail Road. These parcels are not in the City limits, and since they are owned by multiple parties, obtaining the land would be challenging. The City owns a five-acre site just west of this location for one of its water wells.

6. Trowbridge Water Tower: This 4.4-acre site at Trowbridge and Willow Lawn is only 0.2 miles from the Wild Goose Bike Trail and may make a good site for future trial facilities.

7. Quik-Frez Site: This reclaimed manufacturing site measuring around four-acres presents many challenges and opportunities. A significant portion of the site is undergoing groundwater sampling and remediation through the DNR, area flooding is common, and the City uses much of the remaining site for snow storage in the winter. However, as a key link in the multi-use River Trail, and with its proximity to the downtown and Fruth Field, this vacant land has the potential to be a scenic green space in the middle of the city.

8. Grove Street River Frontage: Just over three acres of City-owned land fronts the west branch of the Fond du Lac River north of Grove Street. This residential area does not have a neighborhood park, and this area may be worth consideration for one.

9. Pioneer Parkway Lot: At the dead end of North Pioneer Parkway, the City owns a 0.5-acre parcel. Although wetlands can be found on part of the parcel, the east half may be ideal for a future neighborhood park.

10. Sullivan Site: Over 28 acres are owned by the City between Sullivan Drive and the west branch of the Fond du Lac River in the southwest part of town. Although much of this land is used to store materials and as a stormwater pond, future recreational uses of the site may be considered as opportunities arise.

11. South View Acres: A small, 1.6-acre land-locked parcel north of Springs Road runs along McDermott Circle and may be a suitable location for a future neighborhood park. At the very least, this and other parcels should be considered for extending a walking path along Fond du Lac's waterways. A future local street is planning to extend through this neighborhood to connect Fourth Street to Prairie Road, which may be an ideal time to expand and utilize this land.

12. Wooded Parkland: Two large rural parcels that border Highway 151 and Highway K in the northeast part of the City may be ideal for rustic, natural parkland. A private group has obtained permission to use part of the site for a disc golf course, but as the site is 48-acres in size, other opportunities may arise as well.

13. DuCharme Parkland: The City owns 10.6-acres along Taycheedah Circle northeast of DuCharme and Prairie. This may be an ideal location for a neighborhood park or trail to serve existing and future residential developments.

14. Lots Southeast of Lakeside Park: The City owns over five-acres of land north and south of Winnebago Drive, just east of DeNeveu Circle and Lakeside Park. Although the use of these lots may be limited by overhead power distribution lines and being separated from each other by roads and the creek, their proximity to the Peebles Trail and the creek may make them desirable for specific uses.

Bicyclist and Pedestrian Movement

The city should remain committed to a long-term program of enhancing and linking the recreation trail system.

1. The city should install concrete sidewalks along all local, collector and certain minor arterial roadways either at the time of initial street construction or at a later date. The 2013 Bike/Pedestrian Plan mentions several sidewalk gaps that should be connected.

2. The city should encourage and assist Fond du Lac County in the design and construction of county-level recreation trails: (1) east-west along the abandoned Chicago & Northwestern Railroad line and including Scott Street over USH 41, (2) connection of the Wild Goose Trail to the Brooke Street Trail, (3) along the proposed STH 23 upgrade, to connect to the Old Plank Road Trail, and (4) link the Prairie Trail and the Wild Goose Trail. Should the railroad line to Eden ever be abandoned, the Eisenbahn Trail south of Eden should be extended into Fond du Lac.

3. The city will continue its program to install handicap-accessible ramps at street intersections.

4. Bicycle safety measures, such as marked bike lanes, should be part of the City's future transportation improvements and plans where possible.

5. The City should take every opportunity to construct/extend parkways and trails along rivers and streams and environmental corridors.

6. Trailhead parking lots and facilities should be developed or enhanced at the intersection of the Plank Road and Prairie Trails and at the south end of the Prairie Trail, and at other trailheads as appropriate.

7. Bike racks should be constructed in locations as it becomes evident that they are popular destinations for bicyclists.

Open Space

There are two significant properties already owned by the City which should be minimally developed for open space recreational uses. The sixty-acre parcel along USH 151 at CTH K needs a small parking lot and trail development. A small parking area should also be developed for the East Greenway Arboretum property along the East Branch of the Fond du Lac River. It may be necessary to acquire additional land to do so.

Downtown Trail

The trail along the East Branch of the Fond du Lac River in downtown is well-used, and should be considered for improvement. The trail needs to be stabilized in

some areas where the river wall is deteriorating, and repaved throughout. A new link needs to be established through the Quick-Freeze property, which is located south of Western Avenue along the East Branch of the Fond du Lac River. Desirable enhancements in the downtown area could include lighting, landscaping, signage, benches, and bike racks.

Park Reforestation

The Emerald Ash Borer represents a threat to the urban forest in Fond du Lac, including along streets and in parks. Approximately 30% (6000) of the public trees in Fond du Lac are ash. About 1000 will hopefully be treated. As the remaining 5000 trees are removed, they need to be replaced with a mix of other species.

Wildlife and Bird Viewing

Consideration should be given to providing locations for the viewing of wildlife and birds. This is an increasingly popular activity and should be taken into account as city-owned open spaces and trails are utilized. Birding spots should be identified and mapped.

CHAPTER 5: ACTION PROGRAM

Table 13:
City of Fond du Lac
Summary of Capital Projects
FOR THE YEARS 2015 THROUGH 2019
PARKS

	2015	2016	2017	2018	2019
Funding Sources:					
General Obligation Debt	$ 510,000	$ 205,000	$ 224,000	$ 250,000	$ 265,000
Federal/State Grants	75,000	160,000	70,000	160,000	160,000
Total Funding Sources	$ 585,000	$ 365,000	$ 294,000	$ 410,000	$ 425,000
Proposed Capital Projects:					
Pavilion Roof Replacement – LSP	$ 25,000	$ -	$ -	$ -	$ -
Replace Asphalt on Road in Lakeside Park West	50,000	-	-	-	-
Pool Equipment Upgrade/ Replacement (Both Pools)	75,000	-	-	-	-
Taylor Park Tennis Court Rebuild	175,000	-	-	-	-
Fountain Is Bridge Deck Replacements (2)	110,000	-	-	-	-
Franklin Park Addition	150,000	-	-	-	-
Buttermilk Park Paths		45,000			
South Park Ave Park Development		320,000	-	-	-
Cold Storage Shed & Greenhouse-LSP	-	-	94,000	-	-
Adelaide Park BMX Bike Area	-	-	60,000	-	-
River Front Path	-	-	60,000	-	-
Lake Front Path – LSP	-	-	80,000	-	-
Allen Street Bridge Replacement	-	-	-	90,000	-
Meadowlands Park Development	-	-	-	320,000	-
Butzen Park Playground Equipment & Surface	-	-	-	-	55,000
Buttermilk & Franklin Parks Basketball Courts	-	-	-	-	50,000
Hunters Grove Park Development	-	-	-	-	320,000
Total Capital Projects	$ 585,000	$ 365,000	$ 294,000	$ 410,000	$ 425,000

Table 16:
City of Fond du Lac
Summary of Capital Projects
FOR THE YEARS 2015 THROUGH 2019
HARBOR & BOATING FACILITIES IMPROVEMENTS

	2015	2016	2017	2018	2019
Funding Sources:					
Federal/State Aid	$ -	$ -	$ -	$ -	$ -
Harbor Improvement Fund Balance	-	-	-	160,000	-
Total Funding Sources	$ -	$ -	$ -	$ 160,000	$ -
Proposed Capital Projects:					
Lakeside West Restroom ADA	$ -	$ -	$ -	$ 110,000	$ -
Lakeside West Fish Cleaning Station				50,000	-
Total Capital Projects	$ -	$ -	$ -	$ 160,000	$ -

Comments:

The Harbor and Boating Facilities Capital Improvements are funded by transfers from the Harbor & Boating Facility Special Revenue Fund. Projects will be delayed if sufficient funds are not available in the Harbor & Boating Facility Special Revenue Fund to finance the projects. Remodel Lakeside Park West restrooms for ADA compliance. Add fishing cleaning station to Lakeside Park West.

RESOLUTION NO _____

RESOLUTION ADOPTING 2015-2019 RECREATION PLAN

WHEREAS, the existing Recreation Plan for the City of Fond du Lac, dated 2010-2014, expired at the end of 2014, and

WHEREAS, a new Recreation Plan has been drafted for the years 2010-2014, and

WHEREAS, the 2015-2019 Recreation Plan has been reviewed by the Advisory Park Board and the City Plan Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the

City of Fond du Lac that the 2015-2019 Recreation Plan is hereby adopted.

ADOPTED:

_____
_____President
Fond du Lac City Council

Attest:

_____
_____, City Clerk