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**Comprehensive Plan
2010 - 2030**

**City of Fond du Lac
Fond du Lac County, WI**

Adopted October 14, 2009

Martenson & Eisele, Inc.

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**Comprehensive Plan
2010 - 2030
City of Fond du Lac
Fond du Lac County, WI**

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Adopted October 14, 2009

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CITY OF FOND DU LAC COMPREHENSIVE PLAN 2010 - 2030

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Vision for the City of Fond du Lac

Vision

A series of four visioning workshops were held in October 2007 in the City of Fond du Lac. Through a series of facilitated questions and brainstorming, the participants identified what they wanted to preserve in the City of Fond du Lac and what they wanted to change or create. The workshops concluded with the participants taking the answers to the questions and drafting sentences for use in creating a vision for the City of Fond du Lac:

Martenson & Eisele created draft visions for each of the nine elements of a comprehensive plan based on the sentences drafted by the participants in the visioning workshops. The Steering Committee reviewed the drafts and, with the assistance of Martenson & Eisele, developed the visions presented below.

It is important to note that the visions are intended to reflect how the City of Fond du Lac should be in twenty years, not how it is today.

Land Use Vision

The City of Fond du Lac will provide a healthy, safe, sustainable environment for its citizens. The City will pursue quality, planned development opportunities in designated areas that maintain the community's quality of life and protect and preserve natural areas. Sustainable environmental site design features will be incorporated. Amenities are within walking and bicycling distances of most of the city's residents. Lake Winnebago and the Fond du Lac River and its tributaries provide the backdrop for residential, commercial and recreational land uses.

Implementation Vision

The City of Fond du Lac will look to the future in planning development so that it can take advantage of innovative trends and ideas while ensuring the community's infrastructure supports the community's vision. Fond du Lac is a "green" city. City officials understand the concept of an "environmental footprint" and take measures to keep new "footprints" as green as possible. The City has a government that truly desires participation from its citizens. As a result, Fond du Lac is a community that works together to address issues of local importance. It is a city with a rich quality of life and a city that developed from a vision.

Issues and Opportunities Vision

The City of Fond du Lac will take pride in being a place of opportunity where people of diverse backgrounds grow and mature together to make the city rich in culture, business, recreation, education, arts, and family. The city will be a thriving and forward thinking community, steeped in tradition and strong values, working collaboratively to protect and enhance opportunities for its citizens – recreational, cultural, and economic. Fond du Lac will continue to be a wonderful place to live, work and raise a family. It will be a community where young people are attracted by an open, welcoming attitude and opportunities for involvement, personal growth, and recreation. It will be a place that values its past, enjoys the present, and prepares responsibly for the future.

Natural and Cultural Resources Visions

Natural Resources Vision

The City of Fond du Lac will be a city of citizens who cherish the natural environment of the Ledge and the Lake, who are committed to being environmentally sensitive, who want to preserve green space, and who will practice conservation of natural resources. The City of Fond du Lac will work toward a sustainable future through controlled development that recognizes the need to grow responsibly.

Cultural Resources Vision

The City of Fond du Lac has a rich heritage and desires to make it a part of the future. Historic buildings will be preserved as part of the City's identity, helping to make it a destination location. Fond du Lac will be a place where the arts and education thrive, linking the community's heritage with opportunities to continue to develop and expand its cultural resources.

Community Design Vision

The City of Fond du Lac will be a diverse, vibrant, safe, and economically healthy community that is focused on continuing sound development practices. The City's development-related ordinances and regulations will continue to emphasize well-planned, compact and environmentally friendly design.

Transportation Vision

The City of Fond du Lac will be a pedestrian- and bicycle-friendly community, where trails are used for recreational purposes and for going to and from places where people live, work and play. Public transportation continues to be available within the city, and good highway and rail connections are in place.

Housing Vision

The City of Fond du Lac will offer a wide range of housing opportunities to meet the diverse needs of the residents of the community. Older homes in the central part of the city will be rehabilitated and restored as feasible, or removed if necessary, in order to maintain the quality of central city housing and to prevent blight. New subdivisions and infill residential projects will be environmentally friendly, planned developments that offer access by auto and by hiking and biking trails to schools, parks, shopping and employment.

Utilities and Community Facilities Vision

The City of Fond du Lac will continue to provide the public services that contribute to Fond du Lac being a family-oriented community that is safe and clean. Fond du Lac will be a vibrant city with access to parks, recreation and green space within walking and biking distance of all residents. Lakeside Park, the jewel of the City's park system, will be enhanced so even more people can enjoy it. Fond du Lac will be known for being an innovative and caring community, placing a high value on educational opportunities and medical facilities. Public facilities are accessible to all, both physically and from the perspective that government services need to be available before 8:00 a.m. and after 5:00 p.m.

Economic Development Vision

The City of Fond du Lac will have a diverse economy based on the already strong traditional manufacturing sector located in the City's business parks and industrial areas. A new major destination facility, the revitalization of the historical downtown as a mixed-use complex including housing, and the construction of a conference center, combined with the city's central location to Wisconsin's major markets, will draw tourists and business visitors to the community. Old factories are seeing new life as shopping centers, teaching centers, residences, and offices. New facilities are being constructed to take advantage of the aesthetic attributes of the Fond du Lac River and Lake Winnebago. The partnership between the public and private sectors continues to be the primary reason for the community's success in promoting economic development.

Intergovernmental Cooperation Vision

The City of Fond du Lac is a community where local government is stable, ethical, and driven to make positive change. Growth is cooperatively planned for designated areas through comprehensive planning and the use of the Intergovernmental Agreement between the City of Fond du Lac and the surrounding towns, and occurs in a way that retains the community's quality of life and natural areas. Cooperation extends beyond the units of government to include organizations that impact the quality of life in the community like the Fond du Lac Area Association of Commerce, the Fond du Lac Area Foundation and the Fond du Lac County Economic Development Corporation.

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Land Use

Major Findings

1. The oldest portions of the City of Fond du Lac can be clearly seen on the existing land use map as a cluster of residential, commercial, and industrial uses along Main Street and the Fond du Lac River in the central part of the city.
2. The linkage between transportation and land use is also clearly seen with the development of commercial and industrial land uses along USH 41.
3. Residential is by far the largest land use category in terms of the number of acres. Transportation is second and open land is third. No other land use category is more than 10% of the total.
4. Commercial land uses are concentrated along USH 41, connecting arterials, and in the downtown.
5. Industrial land uses are also exclusively found in the west and southwest portions of the city.
6. The most apparent conflict between land uses is the intermingling of older residential and newer commercial along the arterial streets like Scott, Johnson, Military, Main and Fond du Lac.
7. Land use conflicts between the City and the surrounding towns have been minimal because of the adoption of the Intergovernmental Agreement between the City and the Towns.
8. With the exception of the Niagara Escarpment on the east side of the city and areas in the floodplain along the Fond du Lac River and its tributaries, topography does not present limitations to development.
9. Existing agricultural land uses within the City of Fond du Lac and within the Growth Areas of the City will transition to more intensive uses in the future.
10. Based solely on population projections, household size projections, and average density, an additional 748 acres of land are projected to be developed for residential use by 2025. This development is expected to occur along USH 151 on the south and east sides of the city.
11. Based solely on a ratio of the number of acres of commercial land per resident, approximately 120 additional acres are projected to be needed for future commercial growth.
12. Based solely on a ratio of the number of acres of industrial land per resident, approximately 95 additional acres are projected to be needed for future industrial growth.
13. The acreage of the areas shown as future residential, commercial, and industrial on the Land Use Plan exceeds the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand.
14. The future land use for undeveloped areas within the current limits of the city and within the growth areas is based on the existing land use pattern, proposed transportation improvements, and infrastructure planning.
15. Many discussions have been held over the years, and will continue to be held, regarding the potential for the development and redevelopment of Lakeside Park and the residential, commercial, and industrial areas that surround the park.

Recommendations

1. The City should use the GreenPrint Plan (see Map 6) as a screening tool in responding to or proposing projects so that the resources, and the quality of life in the City of Fond du Lac, are protected and preserved.

2. While much of the attention recently with respect to land use has revolved around the proposed improvements to USH 41 and USH 151, attention needs to be paid to the redevelopment of the older areas of the city.
3. The downtown is one of the older areas and is the focus of a related but separate planning effort that will project future land use and suggest development concepts on a block-by-block basis.
4. A second category of older areas is the city's "front doors", the arterials that lead into and through the city from USH 41 and USH 151. As development proposals are made for these areas, the City should determine what blocks should be maintained in their historical land use and which blocks should transition or continue to transition to a new land use.
5. The City should map at least twice what is projected to be needed for future residential, commercial, and industrial growth to accommodate changes in the market for these uses and the desires of property owners and developers to develop property.
6. The City should continuously monitor the demand for residential, commercial, and industrial land uses and use the City's Capital Improvement Plan to identify the infrastructure needed to meet the demand for development.
7. The City should communicate with landowners in the growth areas of the city to understand the landowners' plans for the future and to share the City's plans for the growth areas with them.
8. More specifically, the City should communicate with landowners in the growth areas and with residential developers that the City desires a mix of residential uses in the areas shown as residential on the Land Use Plan.
9. The City will also need to meet with the surrounding Towns to discuss changes in the City's Growth Areas that are consistent with the Land Use Plan.
10. The City should continue to support public access to Lake Winnebago by maintaining Lakeside Park as a public park while encouraging the development and redevelopment of the area to the south of Lakeside Park to take advantage of the amenities provided by the park and the lake.
11. The City should continue to exercise its authority to review land divisions within the City's extraterritorial area.
12. The City should continue to use the Intergovernmental Agreement as a tool to work cooperatively with the surrounding Towns on the growth of the city and the towns.

Goals, Objectives, Policies, and Programs

Goal

1. The development and redevelopment of land in the City of Fond du Lac and its growth areas should recognize the importance of the protection and preservation of environmental resources, be responsive to the need for the growth of residential, commercial, industrial and public land uses, and provide infrastructure in a manner that is cost effective and efficient.

Please note that the following objectives and policies are not the only ones that relate to land use in the City of Fond du Lac. There are objectives and policies in the other elements of the Comprehensive Plan that also relate to land use.

Objectives

1. When development projects are proposed for the corridors in the city that are currently a mix of residential, commercial and industrial uses, determine what blocks should be maintained

in their historical land use and which blocks should transition or continue to transition to a new land use.

2. Support the recommendations of the Downtown Plan and work with the Downtown Fond du Lac Partnership in implementing them.
3. Communicate periodically with the landowners of the areas shown on the Land Use Plan where growth is expected to occur.
4. Continue to provide public access to Lake Winnebago by maintaining Lakeside Park as a public park while encouraging the development and redevelopment of the area between Lakeside Park and Scott Street.
5. Continue to exercise extraterritorial plat review powers.
6. Continue to implement, and work on the extension of the Intergovernmental Agreement with the surrounding Towns to provide for orderly growth and development within the agreed-upon municipal boundaries.

Policies

1. The City of Fond du Lac will use the GreenPrint Plan as a screening tool in responding to or proposing development projects.
2. The City of Fond du Lac will encourage developers to provide a mix of housing choices including small and large lot single family residential, as well as two-family and multi-family.
3. The City of Fond du Lac will encourage developers to use trails for walking and biking when sidewalks do not provide the desired level of connectivity within the development, and with other sidewalks and trails.
4. The City of Fond du Lac will remove abandoned non-residential structures to facilitate the reuse of the property consistent with the Land Use Plan.
5. The City of Fond du Lac will require sites to be characterized by one or more of the following before it will become involved with redevelopment projects:
 - a. Severely deteriorated and/or economically obsolescent commercial or industrial buildings/sites which are abandoned or underutilized and which may be assembled into a marketable site consistent with the Comprehensive Land Use Plan for which there is a reasonable expectation of securing a private developer prior to property acquisition.
 - b. Marginally underutilized or deteriorated sites (especially in the downtown) for which there is an immediate and realistic private development possibility.
 - c. Deteriorated housing sites which have become a threat to surrounding properties and to human habitation and for which outside financing is available to assist private development to either a residential or non-residential use consistent with the Land Use Plan.
6. The City of Fond du Lac will encourage the annexation of remnant town islands and peninsulas within the City's Growth Areas through the application of annexation incentives as authorized by the City Council.

Land Use Plan

Future Land Uses

- The Land Use Plan for the City of Fond du Lac shows future land uses. In some areas, the future land use is the same as the existing land use, while in other areas the land use is projected to change in the future.

Land Coverages

- ❑ The Land Use Plan also shows land coverages. The objective of showing land coverages is to alert property owners and developers that natural resources or certain setbacks from those resources may restrict use of certain lands. The natural resources may be open water and wetlands, woodlands, or steep slopes or other topographic or geologic features.
- ❑ Areas annexed into the City of Fond du Lac after 1981 that include lakes, rivers, or streams are subject to a 75-foot building setback requirement from the lake, river, or stream.
- ❑ While land classified as wetlands cannot be developed, limited development can occur in wetland buffer areas, which vary from 12 feet to 50 feet, depending upon the quality of the wetland.
- ❑ Woodlands can be developed as residential, but the environmental consequences of doing so – habitat destruction, the loss of the air cleansing and cooling benefits of trees, and their aesthetic quality – should be considered.

City of Fond du Lac Land Use Plan



Legend

City of Fond du Lac Land Use Categories

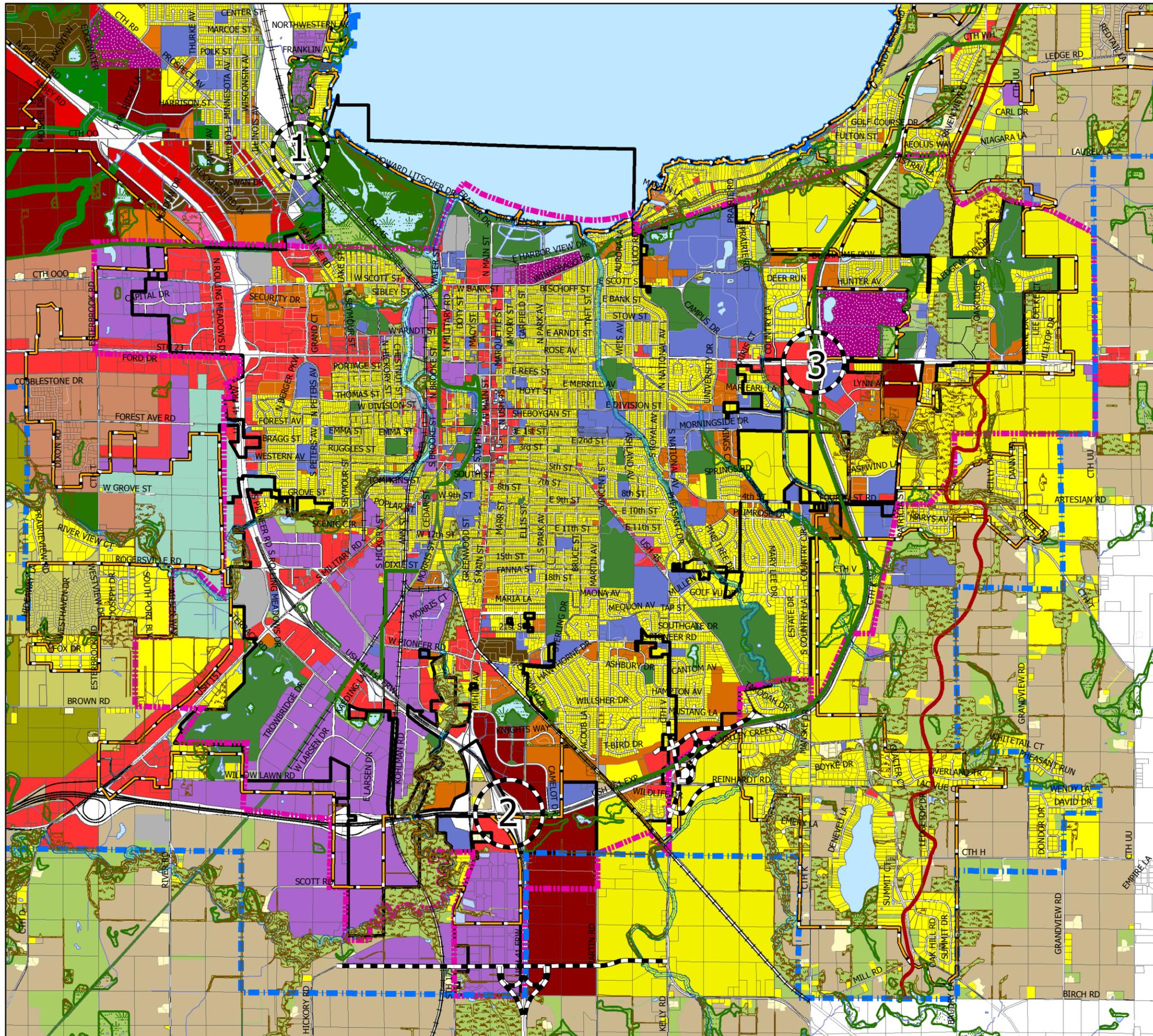
- Farmsteads
- Single Family Residential
- Multi-Family
- Mobile Home Parks
- Mixed Use
- Commercial
- Business Park
- Highway Business
- Industrial
- Quarries
- Utilities/Communications
- Public/Institutional
- Airport
- Recreational Facilities
- Agriculture
- Open Land
- Water Features
- Open Space (Flood Control)

Coverages

- Wetlands
- Woodlands
- Public & Private Trails
- Niagara Escarpment
- Railroad Tracks
- Sewer Service Area Boundary
- Sewer Service Planning Area Boundary
- 2016 City Growth Area
- Corporate Limits
- Proposed Transportation Improvements
 - 1 Railroad Overpass
 - 2 USH 41/151 Full System Interchange
 - 3 USH 151/STH 23 Partial System Interchange

Town of Fond du Lac Land Use Categories

- Residential Sewered
- Residential Rural
- Agricultural Transition



The base map data was created by Fond du Lac County Planning Department who assumes no liability for the accuracy of this data and any use or misuse of its content is the responsibility of the user. Changes were made by Martenson and Eisele, Inc. under the direction of the City of Fond du Lac.

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Background Information

Land Use Characteristics

- ❑ Map 1 (found behind the “Maps” tab) shows the existing land use pattern in the City of Fond du Lac. Table 1 shows existing land use characteristics, including acreage, percentage of acreage by land use, and intensity/density.
- ❑ Intensity is the degree to which a land use impacts the community. Along a scale of general intensity, industrial activities are more intense than open space. Intensity is considered, however, in two ways: the overall land use, and the specific type of land use at a particular location. An example would be a large multi-family housing complex and a small warehouse. In general, a residential land use would be less intensive than an industrial one. The type of residential – multi-family complex - would have greater impact on the community than a small industrial land use with limited activity.
- ❑ Density is the degree to which the facilities associated with a general land use cover the land. A mobile home park would obviously have a higher density than a park.

Table 1
Existing Land Use

Category	Acres	%	Intensity/Density
One- & Two-Family Residential, Group Homes	3,128	25.3%	Moderate/Moderate
Mobile Home Parks	34	0.3%	Moderate/High
Multi-Family Residential	397	3.2%	High/Moderate
Commercial	926	7.5%	Moderate/High
Industrial	731	5.9%	High/High
Communication/Utilities	174	1.4%	Moderate/Low
Governmental, Educational, & Institutional Facilities	999	8.1%	High/High
Transportation	2,081	16.8%	High/High
Agricultural Land/Pasture	1,163	9.4%	Low/Low
Parks and Recreation	1,119	9.0%	Moderate/Low
Open Water	186	1.5%	Low/Low
Open Land	1,439	11.6%	Low/Low
Total Acres	12,377		

Source: City of Fond du Lac and Martenson & Eisele, Inc.

Agricultural

- ❑ More than nine percent of land area within the City of Fond du Lac is still in agricultural use. Agricultural land uses are on the eastern and southern fringes of the city.
- ❑ Agriculture, of course, will not be the long-term use of all these acres. More intensive land uses – residential, commercial, or industrial – will eventually occupy these lands. The presence of the agricultural lands, however, is like a deposit of land in a savings account. They’ll be there when necessary for another use. In the meantime, they are productive farmlands and valuable open space.

Residential

- ❑ Table 1 identifies 3,128 acres, or one-quarter of Fond du Lac’s land area, as being residential development (not including mobile homes).
- ❑ Multi-family housing accounts for about 400 acres, or just over three percent.

- ❑ Table 2 shows that 462 building permits were issued by the City for residential dwellings between 2003 and 2007. Eighty-two percent of the permits were for single-family dwellings. Another 11.5% were for duplexes.
- ❑ Building permit values represent the cost of constructing the building, not the market value of the total property. With that in mind, 38% of the permits issued in those five years were for houses valued at a moderate value between \$100,000 and \$150,000, but another 32% were for houses valued at more than \$200,000.

Table 2
Residential Building Permits

Year	Type	Number of Permits per Value				Total
		<\$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	≥\$200,000	
2007	Single-Family	3	17	15	13	48
	Two-Family				7	7
	Multi-Family				2	2
2006	Single-Family	6	29	18	15	68
	Two-Family			1	12	13
	Multi-Family				6	6
2005	Single-Family	3	33	24	17	77
	Two-Family			1	7	8
	Multi-Family				15	15
2004	Single-Family	6	35	14	17	72
	Two-Family			1	6	7
	Multi-Family				5	5
2003	Single-Family	21	54	24	14	113
	Two-Family		6	3	9	18
	Multi-Family				3	3
Total		39	174	101	148	462
					Single-Family	378
					Two-Family	53
					Multi-Family	31

Source: City of Fond du Lac.

Commercial

- ❑ Land used for commercial purposes covers 7.5% of land in the city.
- ❑ Commercial land is concentrated along U.S. Highway 41. The largest area is around and east of the intersection of USH 41 and Johnson Street (STH 23). Other areas adjacent to USH 41 include along Pioneer Road and Rolling Meadows Drive north of Johnson Street, and along Rolling Meadows Drive southeast of Military Road. More commercial land use can be found around the intersection of East Pioneer Road and South Main Street.
- ❑ There are numerous commercial uses within a large area consisting of several blocks on either side of Main Street between 4th Street and Scott Street, which includes downtown Fond du Lac.

Industrial

- ❑ In addition to manufacturing, industrial land includes buildings and storage areas for construction contractors.
- ❑ These types of land use comprise approximately six percent of the city's land area.
- ❑ Industrial land use is almost exclusively in the west and southwest portion of the city.

Governmental, Educational, & Institutional Facilities

- ❑ This category includes such things as the City-County Government Center, public and private schools, libraries, churches, non-profit organizations, and health care facilities.
- ❑ One thousand acres, or about eight percent of the city's land area, is occupied by these types of facilities.
- ❑ Fond du Lac has significant amounts of land use for education because of the presence of Marian University, the University of Wisconsin - Fond du Lac, and the Moraine Park Technical College.

Parks and Recreation

- ❑ Public and private recreation facilities account for nine percent of the city's land area.

Open Land

- ❑ Land uses in this category include undevelopable natural areas and open lots in subdivisions.
- ❑ Almost 12% of land area in the city is open land.

Trends in the Supply, Demand, and Price of Land

- ❑ In May 2009 there were 786 homes for sale in the Fond du Lac area, which is a decrease of 17.4% from the 923 homes for sale at the same time in 2008.
- ❑ 174 homes were sold in the first four months of 2009, compared to 251 in the same time period in 2008. This is a decrease of 44 percent.
- ❑ The downward trend in home sales began in 2008 when 821 homes were sold compared to 996 homes in 2007.
- ❑ Sale prices also trended downward with the average sale price in the first quarter of the year being \$135,261 in 2007; \$125,461 in 2008; and \$119,959 in 2009.
- ❑ Overall there was a 2.6% decline in home prices in Fond du Lac County from 2007 to 2008 according to the Wisconsin Realtors Association.
- ❑ Currently there is a high vacancy rate in commercial properties due primarily to a number of existing "big box" buildings being on the market and the construction of commercial centers with multi-tenant space.
- ❑ Many of the office buildings and retail stores that are for sale have been on the market for 9 to 20 months
- ❑ About half of the commercial properties that have sold between January 2008 and May 2009 were sold for 90% or higher of the asking price.

Conflict Between Adjacent Land Uses**Within the City of Fond du Lac**

- ❑ The most visible areas of conflict between adjacent land uses are along the arterial streets where residential and commercial land uses are intermingled.
- ❑ The areas include Scott Street, Johnson Street, Military Road, Main Street, and Fond du Lac Avenue.

Between the City of Fond du Lac and Adjacent Jurisdictions

- ❑ Because the City of Fond du Lac and the surrounding towns have entered into the Intergovernmental Agreement, there is an understanding of where existing land uses may be in conflict with new land uses as development occurs in the City of Fond du Lac's growth areas.

Limitations on Development

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

Topography (Map 3)

- The topography of the City of Fond du Lac is relatively flat, which does not limit development. The major exception is the Niagara Escarpment or the Ledge, as it is commonly referred to, on the east side of the City.

Soils

- Most of the soils found in Fond du Lac have high shrink/swell potential and low percolation rates. These soil traits should be taken into account for the design and planning of buildings, roads, and infrastructures.

Environmental Characteristics (Map 4)

- Water-related resources are highly regulated. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. This is especially important as navigable waterways and mapped wetlands are scattered throughout the city, and portions of the city are located in areas that are susceptible to flooding events.
- The Niagara Escarpment is a significant environmental feature that must be taken into consideration when development is proposed near or on it.

Land Use Projections

Agricultural

- The number of acres used for agricultural production will decrease as land is converted to more intense uses, such as residential, commercial, and industrial.

Residential

- Table 3 shows the residential land use projections for the City of Fond du Lac.

Table 3
Residential Land Use Projections

	Population	Percent Change	Households (Hshlds)	Persons/Hshld	Hshlds/Acre	Additional Acres	Running Total Acres
2000 Actual	42,203		16,638	2.54	5.32		
2008*	43,014	1.9%	17,702	2.50	5.32	106	106
2010	44,928	4.5%	18,454	2.43	5.32	235	341
2015	46,222	2.9%	19,252	2.40	5.32	150	491
2020	47,503	2.8%	20,010	2.37	5.32	143	634
2025	48,581	2.3%	20,616	2.36	5.32	114	748

Source: US Census, WDOA, and Martenson & Eisele, Inc.

*Estimate by Martenson & Eisele, Inc.

- Based on the projections and calculations in Table 3, an additional 748 acres will be developed for residential use by 2025 in the City of Fond du Lac.

Commercial

- A ratio of a community's population to the number of acres currently being used for commercial activities is a way to project how many additional acres of land will be needed.

- ❑ The City of Fond du Lac had an estimated population of 43,014 in 2008. There were 926 acres of commercial land. The resulting ratio of 0.022 acres per person can be used to calculate the amount of commercial land needed in the future. Based on this ratio and the data in Table 3, approximately 120 more acres of commercial land will be required in 2025 than there is now.

Industrial

- ❑ Using the same methodology, another 95 acres of industrial land will be needed in 2025.

Development and Redevelopment Opportunities

Residential

- ❑ Future residential development opportunities for the City of Fond du Lac are located along the southern and eastern boundaries.
- ❑ The City of Fond du Lac does not expect that all of the areas shown as residential on the Land Use Plan will develop within the twenty-year time frame of the Comprehensive Plan. The intent is to inform landowners and developers of the type of land use that the City would like to see occur. The market for housing will determine when it will be developed.
- ❑ The largest area shown as residential on the Land Use Plan is an area south of USH 151 between Martin Road and CTH V.
- ❑ Other areas shown as residential include:
 - On either side of USH 151 from USH 45 north to the Town of Taycheedah with the exception of non-residential uses at the USH 151/STH 23 interchange.
 - An area bounded by CTH K on the west, STH 23 on the north, CTH U on the east and CTH T/Artesian Road on the south.
 - North of STH 23 and west of CTH UU north to Golf Course Drive.
 - North and south of Golf Course Drive north of Whispering Springs Golf Course.

Commercial (Retail and Office)

- ❑ Opportunities for commercial development are located in a number of areas:
 - North of Scott Street and west of Rolling Meadows Drive.
 - North of West Johnson Street from the current city limits west to Esterbrook Road.
 - At the proposed interchange of USH 151 and CTH V.
 - North and south of East Johnson Street west of USH 151.
 - North of DuCharme Parkway east and west of USH 151
 - South of DuCharme Parkway west of USH 151
 - The northwest corner of CTH K and Fourth Street
- ❑ A land use and development plan for the City of Fond du Lac's downtown was prepared while this Comprehensive Plan was written. The land use plan from the downtown plan is shown on the Land Use Plan in the Comprehensive Plan.

Mixed Use

- ❑ The Congregation of Sisters of St. Agnes owns the land at the northeast corner of USH 151 and STH 23.
- ❑ The Congregation has expressed their desire that the land remain undeveloped
- ❑ If in the future the Congregation would decide to develop the land, the City will encourage a mixed-use development that could include residential, commercial and institutional land uses.

Industrial

- ❑ The completion of the USH 151 bypass created a corridor on the south side of the city for future industrial development opportunities.
- ❑ This area is a logical expansion of the Fond du Lac Southwest Industrial Park.
- ❑ As with residential, the City of Fond du Lac does not expect that all of the areas shown as industrial on the Land Use Plan will develop within the twenty-year time frame of the Comprehensive Plan. The intent is to inform landowners and developers of the type of land use that the City would like to see occur. The market for industrial properties will determine when it will be developed.
- ❑ An area for redevelopment is the corridor along Brooke Street from Military Road north to Division Street.

Business Parks

- ❑ The Ledgeview Corporate Center, located at the northeast corner of USH 41/151, was the first business park in the City of Fond du Lac.
 - Business parks generally provide and require a higher level of aesthetics and amenities than an industrial park.
- ❑ The City of Fond du Lac is planning for the continuation of that higher level of aesthetics and amenities into the area east of USH 41 and south of USH 151.
- ❑ The Wisconsin American Business Park, which is located at the southeast corner of USH 151 and STH 23, has adjacent land that could be used to expand the park or develop similar uses.

Corridor Improvements

- ❑ The City of Fond du Lac has several corridors where there is a mix of land uses including residential, commercial, and industrial. They include:
 - West Scott Street from the Fond du Lac River to Peters Avenue
 - West Johnson Street from the Fond du Lac River to Peters Avenue
 - Military Road from Pioneer Road to Western Avenue
 - Main Street From Scott Street to Johnson Street
 - Johnson Street from Main Street to Park Avenue
 - Main Street from USH 41 to Western Avenue/4th Street
 - Fond du Lac Avenue from 4th Street to South Hills Country Club
- ❑ The dominant land use in many of these corridors was at one time residential. The challenge the City faces is when does it “give up” on protecting the original land uses in favor of the developing land uses.
- ❑ The approach the City has chosen to meet the challenge in these corridors is to review the existing land uses on a block-by-block basis and then answer the following questions:
 - What is the dominant land use?
 - What is the quality of all of the land uses?
 - What is the development trend in the neighborhood?
- ❑ If the quality of the dominant land use is good, and development trends indicate the continuation of the dominant land use is not threatened, the entire block will be shown as that use on the Land Use Plan in the Comprehensive Plan.
- ❑ Conversely, if the quality of the dominant land use is poor, and development trends indicate the continuation of the dominant land use is threatened, the future use of the block will be determined. That use will then be shown on the entire block on the Land Use Plan in the Comprehensive Plan.
- ❑ In both cases, the Land Use Plan will be checked against the zoning and, if needed, amendments will be sought to support the continuation of the dominant land use.

The Lakefront

- Many discussions have been held over the years regarding the potential for the development and redevelopment of Lakeside Park and the residential, commercial, and industrial areas that surround the park.
- The Land Use Plan shows four primary land uses for the Lakeside Park area:
 - The park itself will remain owned by the City of Fond du Lac.
 - While the primary use of the park is public, the City will consider opportunities that will enhance the public's experience of the park.
 - The area bounded by Scott Street, Main Street, West Harbor View Drive, and Doty Street is commercial.
 - The industrial area at the northeast corner of Scott Street and Main Street should remain in that use for the foreseeable future.
 - The residential and commercial area east from the industrial area to East Harbor View Drive is shown as mixed use.
 - ◆ The City would like to see "*Amenity Based Redevelopment*" in this area, which is described as development that would take advantage of, and have a relationship to, Lakeside Park, the boathouses, the Yacht Club and Lake Winnebago. Examples would be housing that would take advantage of the view north across Lakeside Park to Lake Winnebago and commercial that would provide services needed by the visitors to the park and residents living near the park.
 - ◆ The City and other interested parties should support opportunities to create a lake-based marine museum in this area. The museum could highlight the importance of Lake Winnebago and the marine industry in the history of the Fond du Lac area.
 - ◆ The City, while creating a vision for this area, does not intend to initiate the redevelopment of the area, but it will consider supporting or partnering on well-designed projects.

Implementation

Integration and Consistency

- ❑ During the planning process, care was taken to ensure integration of, and consistency between, the goals, objectives, policies, and recommendations contained in each element of the Comprehensive Plan.
- ❑ The City of Fond du Lac Department of Community Development will be responsible for comparing proposals for development that come before it with each element of the Comprehensive Plan. If the review of the development proposal uncovers inconsistencies between the elements, the Department should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Plan Commission.

Ordinances and Regulations

Consistency Requirement

- ❑ Wisconsin's comprehensive planning legislation *requires* that any actions taken based on the following ordinances be consistent with the City's Comprehensive Plan.

Zoning Ordinance and Map (see Map 2)

- The City of Fond du Lac 1984 Revised Zoning Ordinance regulates zoning in the City of Fond du Lac. Included in the Zoning Ordinance are the Shoreland-Wetland, Sign, Historic Preservation, and Traditional Neighborhood Development ordinances, and Site Plan provisions.
- Amendments to the ordinance needed to support the goals, objectives, policies and programs will be considered. Examples include changes to allow in-law suites and garage apartments and to address alternative energy technologies.
- The City will review the Shoreland-Wetland provisions to ensure they are in compliance with NR 115.
- Because the Zoning Ordinance map more closely reflects current land use and the Land Use Plan map reflects future land use, there are areas where the two maps are initially not going to be consistent.
 - ◆ An example of this is where land that is proposed to be residential, commercial, or industrial but is currently not zoned for that use. These areas would be rezoned when they are developed and would then become consistent with the Land Use Plan.
- The City may want to consider changes to the zoning map (on their own initiative or by a rezoning petition) to be consistent with the Land Use Plan.
- As the City approves rezonings consistent with the Land Use Plan, the two maps will become more consistent over a period of time.
- Table 4 on page 19 illustrates what zoning districts would be consistent with a land use category shown on the Land Use Plan.
- The Zoning Ordinance can be found at:

http://www.ci.fond-du-lac.wi.us/data/uploads/Zoning_Code.pdf

Table 4
Land Use Category and Zoning District Comparison

Land Use Category	Zoning Districts
Single Family Residential	R-1, R-2, and R-3
Multi-Family	R-3.5, R-3.75, R-4, R-5, and O
Mobile Home Parks	R-1
Mixed Use	B-2, B-3, B-4, B-5, B-6, C-R, and O
Commercial	B-2, B-3, B-4, B-5, B-6, C-R, and O
Business Park	O, M-3, and M-4
Industrial	M-1, M-2, M-3, and M-4
Airport	M-1 and M-2
Agriculture	A-1 and A-T

Source: Martenson & Eisele, Inc. and the City of Fond du Lac

Extraterritorial Zoning Ordinance

- Because of the Intergovernmental Agreement between the City of Fond du Lac and the surrounding towns, the City has not found it necessary to approach the Towns to develop and adopt an extraterritorial zoning ordinance and map.

Subdivision and Platting Ordinance

- The division of land in the City is regulated by the City of Fond du Lac Subdivision and Platting Ordinance, Chapter 18 of the Fond du Lac Municipal Code.
- Amendments to the ordinance needed to support the goals, objectives, policies and programs will be considered.
- The City of Fond du Lac exercises its authority to review the division of land within its extraterritorial platting area either by Certified Survey Map or plat. This authority allows the City to deny land divisions that are not consistent with the goals, objectives, policies and programs contained in the Comprehensive Plan.
- The Subdivision Ordinance can be found at:

http://www.ci.fond-du-lac.wi.us/data/uploads/Chapter_18.pdf

Official Map

- The City of Fond du Lac has an Official Map Ordinance that was last updated in 2001.
- Through official mapping, the City of Fond du Lac can identify where future public improvements may be located including streets, parks, trails, and public facilities.
- The Official Map puts property owners on notice as to where the City may build future public improvements.
- The Official Map will be updated to reflect the goals, objectives, policies and programs of the Comprehensive Plan.

Floodplain Zoning Ordinance

- Land use in floodplains within the city is regulated by the City of Fond du Lac Floodplain Zoning Ordinance, Chapter 21 of the Fond du Lac Municipal Code.
- The ordinance has been updated and adopted to be consistent with the new floodplain maps that were issued by FEMA in 2009.
- The ordinance will be used to regulate development in a floodplain so as to minimize the potential negative impacts when flooding occurs.
- The Floodplain Zoning Ordinance can be found at:

http://www.ci.fond-du-lac.wi.us/data/uploads/Chapter_21_Floodplain_Zoning.pdf

- ❑ While Wisconsin's comprehensive planning legislation *does not require* that the following ordinances and regulations be consistent with the City of Fond du Lac's Comprehensive Plan, they should be used to protect the public health, safety, and welfare and to properly plan for and regulate the development of land and buildings in the city.

Stormwater Management Ordinance

- The City of Fond du Lac has a Stormwater Management Ordinance that regulates stormwater discharge from land development and redevelopment activities in the city.

Erosion Control Ordinance

- The City of Fond du Lac has an Erosion Control Ordinance that regulates erosion resulting from land development and redevelopment activities in the city.

Wellhead Protection Ordinance

- The City of Fond du Lac has a Wellhead Protection Ordinance.

Building, Mechanical, Housing, and Sanitary Codes

- The City of Fond du Lac has adopted and enforces the State Uniform Dwelling Code.

Measurement of Progress

- ❑ A written report will be provided to the City Council on a periodic basis on the progress made in implementing the Comprehensive Plan.

Plan Update and Amendment Process

Updates

- ❑ The City of Fond du Lac will review and update the goals, objectives, policies, and programs of the Comprehensive Plan on a periodic basis.
- ❑ Wisconsin's comprehensive planning legislation requires that the Comprehensive Plan be updated every ten years.

Amendments

- ❑ Because the environment in which the Comprehensive Plan is to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, the Plan Commission may receive a development proposal for a specific property in the City of Fond du Lac that is inconsistent with the land use shown on the Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- ❑ The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the City Council on the amendment. The City Council will need to hold a public hearing on the recommended amendment, and adopt the amendment to the ordinance established with the adoption of the original plan.

Issues and Opportunities

Major Findings

1. The population of the City of Fond du Lac in 2000 was 42,203, or 6,688 persons higher than it was in 1970. This is an overall increase of about 18%.
2. The State projects that the city's population will increase by another fourteen percent, to about 48,600, by 2025.
3. Considering that it is a small city, Fond du Lac became significantly more diverse from 1990 to 2000. The percentage of the population that were Hispanic more than doubled, to 3.2 percent. The percentage that were African American rose from 0.3% to 2.0 percent. The actual number of persons, however, is very modest - 1,370 Hispanics and 841 African Americans.
4. The percentages of the population in each age bracket remained remarkably similar between 1990 and 2000. Particularly striking is that the percentage of the population that were in their teen years in 1990 remained steady as they aged into their twenties in 2000; likewise, as those in their twenties aged into their thirties. This suggests that the city is managing to retain their young adults, an indicator of a healthy community.
5. Average incomes of individuals and families in 2000 were below those of Fond du Lac County and Wisconsin. This may be due, in part, to higher income individuals moving out from the city to the surrounding towns to build larger homes in large lot rural subdivisions or larger parcels of land.
6. On the other hand, the number of employed City of Fond du Lac residents rose by an above-average 3,500 from 1990 to 2000, a 19% increase. The largest increase in numbers of employees occurred in the service industry, where they then accounted for 38% of all employed residents.
7. Wages for service jobs are generally lower than in the manufacturing and construction industries. By the next U.S. Census in 2010, average incomes of Fond du Lac residents will likely decline even further.
8. There were significant increases in the number of employees in the manufacturing and construction industries from 1990 to 2000.
9. Manufacturing's proportion of all employed residents held steady between 1990 and 2000.
10. By 2008, however, manufacturing employment in the NAICS sectors of 31, 32, and 33 decreased by over 3,000 employees.
11. There were more than 1,000 fewer residents employed in retail trade in 2000 than in 1990. With this drop in number, and increases in other industries, the proportion of employed residents in retail trade dropped from 20% in 1990 to only 12% in 2000.
12. City of Fond du Lac residents spend significantly less time driving to work than do the residents of Fond du Lac County or the State of Wisconsin. Low travel times indicate that there is work within the city for its residents.
13. People live and work in Fond du Lac and are finding employment opportunities that are in industries that pay less than elsewhere.

Recommendations

1. The City of Fond du Lac is becoming more diverse ethnically. The City should be proactive in working with employers, social service agencies, and schools to help assimilate this growing sector of the population.
2. The demographics for the City of Fond du Lac indicate that young adults move out to the "big city" after graduation from high school and return to Fond du Lac as they age and ex-

perience an increase in income. The City should determine how to benefit economically from the higher than average percentage of young adults and how to keep higher income families in the community.

3. Economic development efforts should focus on the retention, creation, and attraction of jobs that provide a higher than average wage.
4. Economic development efforts should also focus on maintaining and growing the manufacturing and construction industries.

Goals, Objectives, Policies, and Programs

Goal

1. Protect and enhance the quality of life in Fond du Lac.

Objectives

1. Support efforts within the economic development community to assist in the assimilation of an ethnically diverse population.
2. *See the Economic Development element for objectives relating to the above recommendations.*

Policy

1. The City of Fond du Lac will seek to have representation from all segments of the community on City appointed boards and committees.

Background Information

NOTE - The following analysis is based on the data contained in Tables 100 through 116, which can be found behind the “Tables” tab.

Population Characteristics

Population Change (Table 100)

- ❑ The population of the City of Fond du Lac in 2000 was 42,203, or 6,688 persons higher than it was in 1970. This is an overall increase of about 18%.
- ❑ This growth rate is very similar to the City of Oshkosh and throughout Wisconsin. It's slightly better than all of Fond du Lac County. The City of Sheboygan grew only five percent from 1970 to 2000.
- ❑ It is estimated by the Wisconsin Department of Administration that Fond du Lac's population was 43,460 in 2008, a 3.2% increase since 2000.

Population Race/Ethnicity (Table 101)

- ❑ The City of Fond du Lac was more than 92% White in 2000. This compares to Fond du Lac County being at about 95% White and Wisconsin at 87%.
- ❑ Fond du Lac's 92 percent is similar to Appleton and Oshkosh, but much higher than in Sheboygan, where 6.4% of the population in 2000 was Asian, and another 6.0% were Hispanic.
- ❑ Within the scale of its population size, Fond du Lac became significantly more diverse from 1990 to 2000. The percentage of the population that were Hispanic more than doubled, to 3.2 percent. The percentage that were African American rose from 0.3% to 2.0 percent.

Population Age and Median Age (Table 102)

- ❑ The residents of the City of Fond du Lac in 2000 were average in age compared to the county and state. The median age in Fond du Lac was 36, as it was in Wisconsin. It was 37 in Fond du Lac County.
- ❑ Twenty-seven percent of Fond du Lac residents were younger than twenty in 2000. This compares to about 28.5% in Fond du Lac County and Wisconsin.
- ❑ Another 44% of Fond du Lac residents were between 20 and 50 – again, very similar to the county and state.
- ❑ More than 12% of Fond du Lac residents in 2000 were over the age of 70. Less than 11% of county residents, and 10% of state residents, were in that age category
- ❑ The percentages of the population in each age bracket remained remarkably similar between 1990 and 2000. Nonetheless, as is the case throughout America, as the Baby Boom generation ages, the number of elderly will surely increase. This may alter the number and types of services the City needs to provide to meet the needs of its aging residents.
- ❑ Particularly striking is that the percentage of the population that were in their teen years in 1990 remained steady as they aged into their twenties in 2000; likewise, as those in their twenties aged into their thirties. This suggests that the city is managing to retain their young adults, an indicator of a healthy community.

Projections

NOTE - The following projections are from the Wisconsin Department of Administration. DOA projections were used to allow comparisons with communities not in the East Central Wisconsin Regional Planning Commission region and with the state. East Central projections (see the Appendix) are used by that agency for Sewer Service Area planning purposes (see the Utilities and Community Facilities section) and Metropolitan Planning Organization planning purposes (see the Transportation section).

Population Projections (Table 103)

- ❑ The Wisconsin Department of Administration projects that the population of the City of Fond du Lac will increase at a consistently healthy pace from 2000 to 2025, to about 48,600 persons. This is more than a 14% increase.
- ❑ In comparison, Oshkosh is predicted to grow by 17% between 2000 and 2025, but Sheboygan by only a bit more than three percent.
- ❑ Fond du Lac County's population is expected to increase thirteen percent and Wisconsin's by seventeen in the same time period.

Household Projections (Table 104)

- ❑ The number of households in the City of Fond du Lac is projected by the State to increase by approximately 4,000 between 2000 and 2025. This is a 24% increase, which is nearly identical to increases in Oshkosh, Fond du Lac County, and Wisconsin.
- ❑ The average number of persons per household in Fond du Lac was a fairly average 2.54 in 2000. Fond du Lac County averaged 2.63 persons per household, and the state 2.57.
- ❑ The Wisconsin Department of Administration projects that the average number of persons per household in the city will decline to 2.36 by 2025. This figure is expected to also decline throughout the state and nation as, among other factors, the divorce rate remains high and couples are waiting longer to have children.
- ❑ A declining number of persons per household means more housing units will be needed than if the average number of persons per household had remained as it was.

Income Characteristics

Median Income (Table 105)

- ❑ The median income for *households* in the City of Fond du Lac (households include unrelated persons) was a rather low \$41,113 in 1999. Median income in Fond du Lac County was \$45,578, and \$43,791 in Wisconsin.
- ❑ The median income for *families* in Fond du Lac in 2000 was \$50,341. This is also lower than in the county and state.
- ❑ The increase in median income for Fond du Lac households between 1989 and 1999, 53%, was slightly lower than in the county, but much better than the state's. The rise in family income was faster than in the county, and, again, much faster than across the state.
- ❑ Inflation alone would have required a median family income of \$43,300 in 1999 to equal the \$32,182 in 1989, so, at \$50,341, the rise in income of Fond du Lac families exceeded the rate of inflation by about sixty-three percent.

Household Income (Table 106)

- ❑ The comparatively low average household income is further detailed in Table 106. Forty-two percent of Fond du Lac residents in 2000 earned less than \$35,000. This compares to only 39% in Wisconsin and 36% in Fond du Lac County.
- ❑ Only 14% of Fond du Lac households earned more than \$75,000 in 2000, compared to more than 17% in the county and 20% in the state.

Per Capita Income (Table 107)

- ❑ Similarly, per capita income in Fond du Lac in 2000 (\$18,996) was lower than in Fond du Lac County and Wisconsin.
- ❑ Per capita income in Fond du Lac rose 52% between 1989 and 1999, compared to about 60% in the county and state.

Poverty Status (Table 108)

- ❑ The proportion of both persons and families in Fond du Lac in 1999 that were (officially) living in poverty – 7.5% of individuals, 4.6% of families - was higher than in the county, but lower than across the state.
- ❑ Poverty levels declined between 1989 and 1999 in all three jurisdictions.

Employment Characteristics**Labor Force (Table 109)**

- ❑ The unemployment rates in Fond du Lac County and Wisconsin have a similar history from 1990 to 2006. Both dipped 25 to 40 percent from 1990 to 2000, then returned to near their 1990 level by 2006.
- ❑ The unemployment rate in both the county and state was at 4.7% in 2006.

Employment of Residents by Type of Industry (Table 110)

- ❑ The number of employed City of Fond du Lac residents (irrespective of their place of employment) rose from 17,928 in 1990 to 21,414 in 2000, a 19% increase. Employment in both Fond du Lac County and Wisconsin increased by about fourteen percent in the same time period.
- ❑ The number of Fond du Lac residents employed in the service industry increased by more than 2,700. Service jobs accounted for 38% of all employed residents in 2000, and there is a large gap between it and manufacturing, second at twenty-seven percent. The proportion in service is up from 30.5% of all employed residents in 1990.
- ❑ There were 931 more city residents employed in the manufacturing industry in 2000 than in 1990. Manufacturing's proportion of all employed residents was identical in both years, at just over one-quarter.
- ❑ Other significant increases in the number of employed residents occurred in the construction and government service industries. Employment of residents in the construction industry increased from 3.6% of all employed residents to more than five percent.
- ❑ There were more than 1,000 *fewer* residents employed in retail trade in 2000 than in 1990. With this drop in number, and increases in other industries, the proportion of employed residents in retail trade dropped from 20% in 1990 to only 12% in 2000.
- ❑ In Fond du Lac County, service-related employment was 35% of all jobs held by residents in 2000, up from only 27% in 1990. As in the city, jobs in construction and government increased, retail and wholesale trade decreased, and manufacturing remained steady. Nonetheless, manufacturing was overtaken by service as the leading industry by percentage of employed residents of the county.
- ❑ Similar trends occurred in Wisconsin, where service-related employment was 40% of all jobs held by residents in 2000.

Employment of Residents by Type of Occupation (Table 111)

- ❑ When analyzing Table 111, it is important to note that between the 1990 and 2000 Censuses the categories for the types of occupations held by the residents of the city, county, and state changed significantly. It is, therefore, virtually impossible to make comparisons between the two years. There are also fewer categories in 2000, which makes detailed analysis difficult.
- ❑ In 2000, three-quarters of employed residents of the City of Fond du Lac were about equally split between occupations in management, professional, and related jobs; production, transportation, and material moving; and sales and office.
- ❑ These same three occupations were also highest in Fond du Lac County, and in roughly the same proportions.

- ❑ In Wisconsin, the order of the same three top areas of occupation was different and there was greater separation in their proportions. Management, professional, and related jobs accounted for more than 31% of all occupations. Sales and office was second at 25%; and production, transportation, and material moving was third at about twenty percent.

Industry of Employed Persons (Table 112)

- ❑ Thirty percent of persons employed in Fond du Lac County in 2000 (regardless of their place or residence) worked in the manufacturing industry. Another 20% were in trade, transportation and utilities; and 18% in education.
- ❑ These same three categories held the greatest percentages of employees in Wisconsin in 2000, but only 22% were in manufacturing. Not surprisingly, there is a more even distribution of employees throughout the employment categories in the state than in Fond du Lac County.

Employment Projections (Table 113)

- ❑ Non-farm employment in the Fox Valley Workforce Development Area, which includes Fond du Lac County, is projected to increase by 6.6% between 2006 and 2016.
- ❑ While the manufacturing and trade sectors are projected to employ the most people in 2016, the fastest growing sectors are projected to be the education and health services sector and the information, professional services, and other services sector.

Average Weekly Wages (Table 114)

- ❑ The highest-paying jobs in Fond du Lac County in 2000 were in the manufacturing and construction industries, followed by those in financial activities, education and health, and public administration.
- ❑ This order is not significantly different than for all of Wisconsin, but wages in most industries average much higher throughout the state than they do in Fond du Lac County.

Travel Time to Work (Table 115)

- ❑ In 2000, 61% of employed City of Fond du Lac residents drove less than fifteen minutes to get to work. This compares to less than half of county residents and just over a third of state residents.
- ❑ Only 23% of employed Fond du Lac residents drove fifteen to thirty minutes to work, compared to more than 32% of workers in the county, and 38% across the state.
- ❑ Thirteen percent drove thirty minutes to an hour to get to their place of employment, perhaps in the Fox Valley or the Milwaukee area.
- ❑ Overall, however, Fond du Lac residents were spending only slightly more time getting to work in 2000 than they did in 1990.

Education Characteristics

Educational Attainment (Table 116)

- ❑ The general level of education of City of Fond du Lac residents in 2000 was fairly close to that in Fond du Lac County and Wisconsin. Sixteen percent of city residents in 2000 had not attained a high school diploma, the same in the entire county, and one percent higher than in Wisconsin.
- ❑ Thirty-seven percent had a high school diploma.
- ❑ Another 47% had attended college, but only 19% had for four or more years.
- ❑ These proportions are not very different than throughout Fond du Lac County, but more than half of the state's residents had attended college.

Agricultural, Natural and Cultural Resources

Major Findings

1. Future development projects should occur on lands that are currently being used for agricultural purposes and are identified as growth areas in the Intergovernmental Agreement
2. Natural resources are an important determinant of future uses of the land. The management and preservation of these resources is important for sustaining economic uses of the land and maintaining the quality of life.
3. The topography of the City of Fond du Lac is relatively flat. The major exception is the Niagara Escarpment or the Ledge, as it is commonly referred to, on the east side of the City.
4. Most of the soils found in Fond du Lac have high shrink/swell potential and low percolation rates. These soil traits should be taken into account for the design and planning of buildings, roads, and infrastructures.
5. Environmental characteristics, including but not limited to topography, floodplains, wetlands, and woodlands, determine whether an area is suitable for a specific type of development.
6. Environmentally sensitive areas are highly regulated. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources. This is especially important as navigable waterways and mapped wetlands are scattered throughout the city, and portions of the city are located in areas that are susceptible to flooding events.
7. The protection of groundwater is especially important to the residents of the City of Fond du Lac as they rely on municipal wells for their primary source of water. It is critical that the quality of the potable water be monitored to identify any contamination of the aquifer.
8. A commitment to the arts can be seen in the number of venues for cultural events that are available in the City of Fond du Lac.
9. The City of Fond du Lac has been proactive in identifying, protecting and preserving the numerous historic properties located in the city.
10. A “GreenPrint Plan” can be used to protect and preserve the natural resources of the area while developing land to meet the needs of a growing community.

Recommendations

1. The Intergovernmental Agreement should be used to identify where agricultural land will be converted for urban development in the future.
2. Future development in areas that were flooded in 2008 should be reviewed for compliance with floodplain regulations.
3. Continue to acquire land along environmental corridors and streams to protect and provide natural space and to provide for trails.
4. City ordinances should be reviewed to ensure they provide the proper level of protection for the natural and cultural resources of the community.
5. Fond du Lac’s natural resources like Lake Winnebago, the Niagara Escarpment, and the Arboretum at the UW-Fond du Lac Campus are opportunities to promote tourism and to provide educational offerings.
6. Capitalize on the venues for cultural and educational events and work on developing a “cultural” district in the downtown.
7. The City of Fond du Lac should continue to be proactive in helping to preserve the properties that are listed in the State and National Register of Historic Places and in the Architecture & History Inventory.

8. The City of Fond du Lac should support and assist the Fond du Lac County Historical Society.
9. The “GreenPrint Plan” should be used to determine how the community’s natural environment can be connected and preserved and how the impact of the built environment on the natural environment can be minimized.

Goals, Objectives, Policies, and Programs

Goals

1. To protect, enhance, and promote the natural resources and cultural offerings of the community.
2. To maintain the historic character of the entire community and the downtown in particular.

Objectives

1. Review the City’s ordinances to ensure they provide the proper level of protections for the natural and cultural resources of the community.
2. Preserve and protect existing wetlands.
3. Maintain and improve all natural and artificial water courses.
4. Continue to work on removing substantially damaged buildings out of the areas that were flooded in June 2008.
5. Continue to work with the Fond du Lac County Emergency Management Office in implementing the strategies in the County’s Hazard Mitigation Plan that address flooding.
6. Continue to provide support to fine arts events and community festivals.
7. Improve the appearance of the city, including the major entrances, roadways, public and private buildings, and parks.

Policies

1. The City of Fond du Lac will acquire land along environmental corridors for open space and trail development.
2. The City of Fond du Lac will use the “GreenPrint Plan” to plan for the protection of the natural environment and to guide the development of the built environment.

Background Information

Agricultural Resources

Farmland

- ❑ Much of the City of Fond du Lac has been built in areas where soils are classified as prime for farmland.
- ❑ Soils that are good for agricultural purposes are generally good for development purposes.
- ❑ As an incorporated urban community, preserving farmland within the current city limits is not a priority for the City of Fond du Lac.

Agricultural Programs

Agricultural Impact Statement Program

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

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

Natural Resources

Topography (see Map 3)

- ❑ Land relief within the city is approximately 273 total feet, ranging in elevation from approximately 747 feet along the shoreline of Lake Winnebago to approximately 1020 feet in the northeast part of the city, in between Taycheedah Cemetery and Mary Hill.
- ❑ Most of the city can be characterized as nearly level to level (0-2% slopes), but areas in the south half of the city are gently sloping (2-6% slopes). Areas near the Niagara Escarpment range from nearly level (0-2% slopes) to moderately steep (12-20% slopes).

Geology

- ❑ Fond du Lac's current landscape was largely influenced by the Valdres ice sheet of the Green Bay lobe, during the Wisconsin glaciation, and is situated on the border between what is known as the Green Bay-Lake Winnebago-Rock River Lowland and the Black River/Magnesian Cuesta.
- ❑ Thick St. Peter sandstone lies underneath a cap of Galena Dolomite/Platteville and Decorah formation, which lies under most of the area now occupied by Fond du Lac. The St. Peter Sandstone beds are the source of the city's municipal water supply.
- ❑ The Niagara Cuesta and its associated Escarpment form a high ridge in the northeast portion of the city. The Escarpment is mostly comprised of Niagara Dolomite and runs parallel to the east shore of Lake Winnebago before veering southwest near Oakfield.
- ❑ The Niagara Escarpment is recognized statewide as a critical natural resource area due to its unique geology and the rare plant and animal communities that can be found on it.

Soils

- ❑ The city is in an area that is comprised of the Kewaunee-Manawa-Poygan soil association.
- ❑ Soils in the Kewaunee-Manawa-Poygan association tend to be well to poorly drained, silty and clayey, moderately slowly to slowly permeable soils underlain by calcareous till or lacustrine sediments.
- ❑ Future development will be most limited in those areas comprised of Manawa and Poygan soils, as they tend to have a seasonal high groundwater tables that range from 0 to 3 feet below the soil surface. Most of the soils found in Fond du Lac have high shrink/swell potential and low percolation rates.

Environmental Characteristics (see Map 4)

Surface Waters

- ❑ This link leads to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands. <http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer.deswaters>
- ❑ According to WDNR's Surface Water Data Viewer, approximately 20 navigable waterways are found in the city. These include small tributaries that discharge into Supple Marsh, the West Branch of the Fond du Lac River and its tributaries, the East Branch of Fond du Lac River and its tributaries, and DeNeveu, McDermott, and Taycheedah creeks and their tributaries. All of these waterways eventually discharge into Lake Winnebago.
- ❑ Fond du Lac is situated on the south shoreline of Lake Winnebago, a water body that is classified by WDNR as "An Area of Special Natural Resource Interest" (ASNRI). An ASNRI is an area that may have special sensitivity or is of ecological significance.
- ❑ Three other water bodies, within the city limits have been classified as ASNRI: Supple Marsh, the Fond du Lac River, and Taycheedah Creek.
- ❑ The Fond du Lac River and DeNeveu Creek have been listed as 303(d) waters, meaning they are not meeting the water quality standards described in the Clean Water Act.

Wetlands

- ❑ Development in wetlands can destroy important environmental benefits, including the filtering of storm water runoff, the provision of wildlife habitat, and floodwater attenuation.
- ❑ The DNR and the Corps of Engineers have regulating authority over all wetlands, including the placement of fill materials within a wetland. In general, the most restrictive regulations apply to proposed development projects. The U.S. Department of Agriculture incorporates wetland preservation criteria into its crop price support program.
- ❑ Mapped wetlands are present within the city limits. The wetlands within the city are associated mostly with the navigable waterways.
- ❑ This link (<http://dnr.wi.gov/wetlands/programs.html>) is a useful point of reference for community officials, developers, and/or interested persons to gain direction with wetland questions related to development projects or protection issues. The page provides links to specific administrative rules, discussions on wetland laws and programs, as well as other wetland issues.
- ❑ The City of Fond du Lac has a shoreland-wetland zoning ordinance that should be consulted prior to any development around navigable waters and wetlands.

Floodplains

- ❑ Portions of the city are located in areas that are susceptible to flooding as was demonstrated in 2008. According to the FEMA flood rate map produced for the city, these areas are located along the main waterways such as: Supple Creek, the East and West Branch of

the Fond du Lac River, the main trunk of the Fond du Lac River, Taycheedah Creek, DeNeve Creek, McDermott Creek, and the south shoreline of Lake Winnebago.

- ❑ Building can occur between the floodway and floodfringe (between the 10 and 100-year flood event) if the lowest first floor elevation is two feet above the 100-year flood elevation, or, in certain situations, if the structure is flood proofed.

Watersheds

- ❑ The city spans two watersheds: the Fond du Lac River Watershed and the Winnebago East Watershed.
- ❑ Both of these watersheds have been selected as priority watersheds due to the high sediment and nutrient loads they discharge into Lake Winnebago.

Woodland

- ❑ Very little woodland remains within the city limits. The remaining woodland is found primarily along stream corridors and in the undeveloped areas in the east part of the city. These areas provide both aesthetic and practical benefits and should be preserved if possible.
- ❑ Development in woodlands can destroy important environmental benefits that these areas provide to the community including the provision of habitat for wildlife.
- ❑ Wooded areas in the city provide an aesthetic amenity for the community.

Environmentally Sensitive Areas

- ❑ The *Fond du Lac Area 2020 SSA Plan, 2001*, prepared by the East Central Wisconsin Regional Planning Commission, defines Environmentally Sensitive Areas (ESAs) as areas within a landscape that encompass especially valuable natural resource features that should be protected from development.
- ❑ The following areas within the city should be considered environmentally sensitive:
 - Navigable waters with a 75 foot buffer
 - Non-navigable waters with a 15-30 foot buffer depending on drainage area
 - WDNR wetlands with a 75 foot buffer
 - FEMA floodplains
 - Moderately steep to steep areas (>12% slopes)
 - Areas that provide habitat for threatened and endangered species.
 - Historical or Archeological Sites

Groundwater

- ❑ According to the state's Groundwater Susceptibility Map (see the link below), Fond du Lac is located in an area deemed to be less susceptible to groundwater contamination. The reasons for this designation are the relatively large depths to bedrock (> 50 feet) found throughout most of the city, and the characteristics of the major soil types found within the city.

<http://wi.water.usgs.gov/gwcomp/find/fonddulac/susceptibility.html>

- ❑ Statewide, as the demand on groundwater aquifers has increased due to development, the level of groundwater has been dropping, requiring wells to be drilled deeper and deeper.
- ❑ The primary potential pollution sources to the city's groundwater are leaking underground storage tanks and spill sites.
- ❑ The 2007 Annual Drinking Water Quality Report for the City of Fond du Lac noted only the radioactive contaminants exceeded the maximum contaminant level. According to the report, a number of projects were started in 2007 to address the issue.
- ❑ As the city continues to develop east into the Niagara Cuesta, groundwater issues will likely

become a greater concern, due to the shallow soils and the fractured state of the bedrock in this area.

- ❑ The City has developed a wellhead protection plan and a wellhead protection ordinance to protect its municipal water supply.
- ❑ The WDNR has established advisory areas with respect to the St. Peter Sandstone formation because of naturally occurring arsenic levels. Because the City draws its water from this formation, it monitors the levels of arsenic on a quarterly basis. Current levels are well below the maximum permitted level of arsenic.
- ❑ The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council's responsibilities, actions, activities, and coordination efforts with local officials can be viewed at www.dnr.wi.gov/org/water/dwg/gcc/index.htm

Metallic and Non-Metallic Mineral Resources

- ❑ There are no active non-metallic operations in the City of Fond du Lac.
- ❑ There are three entities operating active non-metallic mines in the Town of Byron, located just south of the City of Fond du Lac's planning area. These quarries mine limestone from the Niagara Escarpment.
- ❑ The Wisconsin Department of Natural Resources has principal regulating authority for metallic mining activities in the State. Further information regarding metallic mining in Wisconsin can be viewed at www.dnr.wi.gov/org/aw/wm/mining/metallic/.
- ❑ Further information about non-metallic mines in Fond du Lac County can be found at the following web site – <http://www.fdlco.wi.gov/Index.aspx?page=287>.
- ❑ Fond du Lac County requires non-metallic mines opened after August 20, 2001 to develop a mining reclamation plan.

Wildlife Habitat and Threatened and Endangered Species (see Map 5)

- ❑ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.
- ❑ Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at www.dnr.state.wi.us/org/land/er.
- ❑ Occurrences of aquatic, threatened or endangered species are indicated within the city limits along the shores of Lake Winnebago.

Public Wildlife Recreation Land

- ❑ The WDNR acquires and manages public lands that provide opportunities to hunt, fish, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876, with more than 1,290,000 acres available for such use.
- ❑ The WDNR groups the public wildlife recreation land by their individual counties. Fond du Lac County has three wildlife areas. The closest to the City of Fond du Lac is the Eldorado Wildlife Area. This site contains 6,371 acres of state-owned hunting land that includes brush, grass, marsh, and woodlands. In addition to hunting, the Eldorado Wildlife Area provides opportunities for dog training, snowmobiling, boating, and fishing.
- ❑ Each area has unique wildlife, recreational opportunities, and physical features. Likewise, each area has special rules and terms of use to which strict adherence is required. More information is at http://dnr.wi.gov/org/land/wildlife/wildlife_areas/

Air Quality

- ❑ The air quality monitoring station nearest to the City of Fond du Lac is located in the Town of Byron. Fond du Lac County currently meets all air quality attainment requirements.
- ❑ More information on air quality is available at <http://dnr.wi.gov/air/aq/health/>

Cultural and Historical Resources

Cultural Resources

- ❑ Venues for the display and production of cultural events in Fond du Lac include the Windhover Center for the Arts (<http://www.windhovercenter.com/>), the Buttermilk Performance Facility, the Goodrich Little Theater, the Performing Arts Center at the Fond du Lac High School, and the Prairie Theater at UW – Fond du Lac.

Historical Resources

State and National Register of Historic Places

- ❑ A primary responsibility of the Wisconsin Historical Society's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. According to the State Register of Historic Places, there are 15 individual historic properties and three historic districts located in the City of Fond du Lac (see Table 5).
- ❑ Information regarding the State and National Register of Historic Places can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/hp/register/

Table 5

State and National Historic Properties in the City of Fond du Lac

Location	Historic Name
193 N. Main Street	Aetna Station No. 5
182 Forest Avenue	Chicago and Northwestern Railroad Depot
303 Gillett Street	Cole, William I., House
136 Sheboygan Street	Dana, George and Mary Agnes, House
199 East Division Street	Ebert, Rudolph and Louise, House
130 Forest Avenue	El Dorado Apartments
90 S. Macy Street	First Baptist Church of Fond du Lac
336 E. Pioneer Road	Galloway, Edwin H., House
68 Harrison Place	Hotel Calumet
1 North Main Street	Hotel Retlaw
47 Sixth Street	Kendall-Blankenburg House
253-295 and 274-304 Linden Street	Linden Street Historic District
17-23 Forest Avenue	Moose Temple
Roughly along Main Street, from Merrill to Sheboygan	North Main Street Historic District
276 Linden Street	Octagon House
Roughly, 71-213 South Main Street	South Main Street Historic District
225 Sheboygan Street	Tallmadge, Montgomery and Nancy, House
171 Forest Avenue	Wallace-Jadgfeld Octagon House

Source: Wisconsin Historical Society's Division of Historic Preservation

Architecture & History Inventory

- ❑ A search of the DHP's on-line Architecture & History Inventory (AHI) revealed there are potentially 2,943 historic sites within the City of Fond du Lac. The City's Historic Preservation Commission has designated approximately fifty local historic sites.

- ❑ This information can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/ahi.

Fond du Lac County Historical Society

- ❑ The Fond du Lac County Historical Society is an independent, non-profit organization dedicated to preserving Fond du Lac County history. It owns and operates the following:
 - The Galloway House and Village, which is the Society's "living museum" and is the former residence of lumber mogul, Edwin Galloway.
 - The Adams House Resource Center, which is the Society's library and repository for both historical and genealogical materials. It is located on the same grounds as the Galloway House and Village.
 - The Blakely Museum, which houses an extensive display of artifacts and memorabilia dating back to end of the Ice Age.
- ❑ For more information go to <http://www.fdl.com/history/>

Archeological Resources

- ❑ The Niagara Escarpment is the most visible archeological resource in the Fond du Lac area.
- ❑ The importance of this resource has been documented through studies completed as part of the transportation planning process for STSH 23 alternatives.

Community Design (GreenPrint Plan)

- ❑ There are two basic categories of community design standards – the natural environment and the built environment. Examples of the former would be the protection of waterfronts, viewsheds created by changes in elevation or streams or riverbeds, and other natural features that appeal to the aesthetic nature of people. The latter would include guidelines developed on the appearance, size, and impact of buildings, signs and other man-made structures.
- ❑ The challenge in developing and implementing community design standards and guidelines is they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view.
- ❑ The objective should be to protect and preserve the natural resources of the area while developing land to meet the needs of a growing community.
- ❑ One way to meet this objective is to use a "GreenPrint Plan", which can be summarized as follows:
 - Identify the natural and cultural resources of the community and other community resources that contribute to the quality of life in the community.
 - Map the resources to create a "GreenPrint Plan".
 - Use the "GreenPrint Plan" as a screening tool in responding to or proposing development projects so that the resources, and the quality of life in the community, are protected and preserved.
- ❑ Table 6 lists the natural and built environment resources of the City of Fond du Lac that were then mapped (see Map 6).

Table 6
Natural and Built Environment Resources

Natural	Built
Woodlands	Existing and planned stormwater management ponds
Conservancy Areas	Existing and planned parks and recreation areas
Open Space (includes farmland)	Schools and playgrounds
Lakes, Rivers, Streams, Creeks	Existing and planned public and private trails
Shorelands	Historic buildings
Wetlands	Public theaters, auditoriums, art centers, museums, and galleries
Floodprone Areas	

Source: City of Fond du Lac and Martenson & Eisele, Inc.

Transportation

Major Findings

- ❑ There have been discussions in the past regarding passenger rail service in the City of Fond du Lac. The increase in the cost of gasoline may spur further discussions.
- ❑ The City of Fond du Lac is a “Quiet Zone” with respect to the sounding of train horns.
- ❑ The Fond du Lac County Airport continues to undergo improvements to better serve corporate and private aviation.
- ❑ Trails have become an integral part of the transportation planning process.
- ❑ Traffic counts in the Fond du Lac area have increased slightly from 2000 to 2005.
- ❑ In addition to the Transportation Element of the City’s Comprehensive Plan, the Fond du Lac Metropolitan Planning Organization and the Fond du Lac Area Transit System conduct transportation planning.
- ❑ Current and future improvements to STH 23, USH 41, and USH 151 dominate the transportation planning discussions in the City of Fond du Lac.
- ❑ The decisions that have yet to be made on USH 151 will have a significant impact on land use on the east and south sides of the city.

Recommendations

- ❑ Consider becoming involved in discussions for passenger rail service in northeastern Wisconsin.
- ❑ Continue to review the need for signalization at railroad crossings in order to maintain the city’s status as a “Quiet Zone” with respect to the sounding of train horns.
- ❑ Encourage the development of trails in both transportation and land development projects.
- ❑ Continue to use traffic counts, the PASER program, the Capital Improvements Plan, the bridge evaluation program, and Official Mapping in planning for transportation projects.
- ❑ Work with the Fond du Lac MPO and the Fond du Lac Area Transit System on their planning efforts.
- ❑ The Stakeholder Committee should stay actively involved with the Wisconsin Department of Transportation on plans for the implementation of the improvements to STH 23, USH 41, and USH 151. Issues that should be given attention include:
 - The need to maintain access to south Main Street
 - The need for an interchange on 41 at the south end of the Fox Ridge Business Park (see Map 9)
 - Grade separations along USH 151 at Martin Road, CTH V, and 4th Street and CTH T.
- ❑ If the Canadian National railroad abandons its line on the southeast side of the city, the City or Fond du Lac County should consider acquiring the line as a connection to the Eisenbahn Trail, the northernmost point of which is in the Village of Eden in southeastern Fond du Lac County

Goals, Objectives, Policies, and Programs

Goal

1. To provide for a wide range of transportation alternatives to serve the residents and businesses of the City of Fond du Lac.

Objectives

1. Monitor traffic counts to determine which streets are at or nearing capacity.
2. Update the City's Capital Improvement Plan on an annual basis to plan for short-term transportation improvements.
3. Update the City's Official Map to show for long-term transportation improvements.
4. Participate in updating the Fond du Lac Urbanized Area Metropolitan Planning Organization's Long-Range Transportation and Land Use Plan and the Transit Development Plan for the Fond du Lac Area Transit System.
5. Continue to work cooperatively with the Wisconsin Department of Transportation, East Central Wisconsin Regional Planning Commission, Fond du Lac County, and adjoining units of government in planning for improvements to USH 41 and USH 151.
6. Continue to emphasize to the Wisconsin Department of Transportation the need for an easily seen and used connection from USH 41 to Main Street, and the need for an interchange at the south end of the Fox Ridge Business Park.

Policies

1. The City of Fond du Lac will use the City's Capital Improvement Plan to plan for short-term transportation improvements.
2. The City of Fond du Lac will use the City's Official Map to help establish priorities for long-term transportation improvements.
3. The City of Fond du Lac will communicate through the MPO with the Wisconsin Department of Transportation, East Central Wisconsin Regional Planning Commission, Fond du Lac County, and adjoining units of government on plans for transportation projects.
4. The City of Fond du Lac will continue to communicate its position to the Wisconsin Department of Transportation that access to Main Street from USH 41 must be maintained.

Programs

1. Continue the annual asphalt overlay program.
2. Continue the PASER program.
3. Continue the bridge evaluation program based on the Wisconsin Department of Transportation bridge inspection requirements.

Background Information

Transportation Modes

Table 7
Transportation Modes

Mode	Location/Provider	Analysis
Trucks	Con-way Central Express, Osborn & Son Trucking, Schaetzel Trucking	According to the Metropolitan Planning Organization Transportation Report, the area has sufficient freight trucking available.
Railroads	Canadian National Railway operates a freight line that runs north and south through Fond du Lac.	More information can be obtained at www.cn.ca . Passenger service is not available in Fond du Lac. The nearest Amtrak station is in Columbus about 45 miles southwest.
Transit	City of Fond du Lac	The City's transit system includes city bus service, school bus service, Paratransit Handivan service, and JobTrans Taxi service. The Transit Development Plan for the Fond du Lac Area Transit System was last updated in 2009. More information can be found at www.ci.fond-du-lac.wi.us/transit
Air	General Mitchell International Airport, Milwaukee	Located an hour south of Fond du Lac, General Mitchell provided non-stop service to approximately 90 cities. Mitchell International is the largest airport in Wisconsin. More information can be found at www.mitchellairport.com
	Outagamie County Airport, Appleton	Located 45 minutes north of Fond du Lac, the Outagamie County Regional Airport has regularly scheduled commercial passenger air service. More information can be found at www.atwairport.com
	Fond du Lac County Airport, Fond du Lac	Fond du Lac County Airport has no regularly scheduled commercial passenger air service. FDL Skyport offers private charter service, aircraft maintenance and repair, flight instruction, and aircraft rentals. (www.fdlskyport.com). The airport has two asphalt runways of 3,600 feet and 6,000 feet. The airport has been modernized over the last 15 years with reconstruction and lengthening of the main runways and taxiways. A new airport terminal building was recently completed. The airport is important for business aviation in the Fond du Lac area. Future improvements will support this function.
	Wittman Regional Airport, Oshkosh	Located north of Fond du Lac, Wittman Regional Airport has no regularly scheduled commercial passenger air service. See www.wittmanairport.com for more details. Wittman serves as the home for the annual convention of the Experimental Aircraft Association.
Water	None	No ports within an hour of Fond du Lac. The nearest commercial port is on Lake Michigan in Manitowoc.

Specialized	<p>Fond du Lac County</p> <p>City of Fond du Lac</p> <p>City of Fond du Lac</p>	<p>Elderly Service: Provide transportation to people 60 years of age or older.</p> <p>Escort Service: Provide car transportation to frail people of any age; medical only</p> <p>Handi-van Service: Provide lift-equipped transportation to individuals of any age with mobility challenges.</p> <p>Taxi Service: There are three providers.</p>
Trails	<p>State of Wisconsin</p> <p>Fond du Lac County</p> <p>City of Fond du Lac</p>	<p>Wild Goose State Trail: A 34-mile multi-use trail that is a converted railway. The trail begins in Fond du Lac and heads southwest from Rolling Meadows Drive.</p> <p>Mascoutin Valley State Trail: A 31-mile trail that extends from Fond du Lac to Berlin. The trail begins north of Scott Street on Rolling Meadows Drive and is open year-round for biking, walking, running, and equestrian use.</p> <p>Prairie Trail: A 7-mile paved trail that runs along USH 151 from Reinhardt Court to Hwy WH. The trail is open for running, hiking, bicycling, roller blading, and cross-country skiing.</p> <p>Pebbles Trail: A crushed limestone trail that runs begins at Lakeside Park and extends 5 miles east to the Prairie Trail. The trail also extends from the intersection of Hwy WH and USH 151 to St. Peter. Trail open for hiking, biking, and x-country skiing. The City has two trails. The first connects to the Wild Goose trail at Rolling Meadows Drive and extends north to Scott Street. A second trail starts at 8th Street and Morris Street and follows the Fond du Lac River to where it connects with the other trail about a block south of Johnson Street.</p>
Bridges	<p>City of Fond du Lac</p> <p>Fond du Lac County</p> <p>State of Wisconsin</p>	<p>The City of Fond du Lac contains numerous bridges. A list of all bridges over 20' is maintained by the State of Wisconsin. The list contains 34 bridges maintained by the City, 5 bridges maintained by Fond du Lac County, and 4 bridges maintained by the State on USH 151. Additionally, there are numerous smaller structures (less than 20' in length) that are within City limits and maintained by one of the three entities. Currently, two bridges over the Fond du Lac River are scheduled for replacement in 2010; Doty St. and Grove St.</p>

Source: Martenson & Eisele, Inc. and City of Fond du Lac

Street and Highway Classification

- ❑ The street and highway system in the City of Fond du Lac consists of principal arterials, minor arterials, major and minor collectors, and local roads (see Map 7 Street Classifications).
- ❑ These classifications are from the Wisconsin Department of Transportation (DOT) and are based on which primary function the street or highway serves – the movement of vehicles through an area or to provide access to adjacent land.
 - Arterials accommodate the movement of vehicles while local streets provide direct access to individual parcels of land.

- Collectors serve both local and through traffic by providing a connection between arterials and local streets.
- The Fond du Lac Urbanized Area MPO (see below) is currently updating the functional classification map that will need to be approved by DOT and FHWA.

Traffic Counts

- Overall, traffic counts within the City of Fond du Lac have increased slightly between 2000 and 2005 (see Map 8).
- Traffic count data can be located at www.dot.wisconsin.gov/travel/counts/fonddulac.htm.

Transportation Plans and Programs

City of Fond du Lac

- City officials review and budget for transportation projects as part of the City's annual budget and capital improvements plan (CIP) process. The CIP is a rolling 5-year list of improvements that is reviewed and updated annually. A copy of the CIP can be obtained at the City Manager's office.
- The City also has an annual asphalt overlay program, a bridge evaluation program, and uses PASER to evaluate pavement surface condition of the streets and as a guide when budgeting for street repairs and improvements.
- The City has adopted an official map ordinance that it uses to plan for the expansion of the existing network of streets.

Fond du Lac County

- Fond du Lac County prioritizes and budgets for transportation improvements according to a five-year capital improvement plan. The current plan indicates numerous projects are planned for CTH VV, CTH V, and CTH T. In addition, several paving projects are scheduled for CTH K, CTH VVV, and CTH VV.
- The capital improvement plan is reviewed and updated on an annual basis.

East Central Wisconsin Regional Planning Commission

- East Central currently has numerous projects in the Fond du Lac area. They are involved with the Transit Development Plan for the Fond du Lac Area Transit System (FDLAT) and the Fond du Lac Urbanized Area Metropolitan Planning Organization (MPO).

Transit Development Plan

- East Central updated the Transit Development in January 2009.
- The general purpose of the Transit Development Plan is to do a complete analysis of the current state of the transit system and then develop a five-year plan with strategies and specific recommendations on how to improve the system over that period of time.
- Because Fond du Lac became an urbanized area in 2003, the Fond du Lac Area Transit System lost state and federal monies. This resulted in a reduction in routes from 10 down to six.
- Based on the current state of the economy and the long term implications of high gas prices, the need for public transportation is expected to increase.

Metropolitan Planning Organization

- The Fond du Lac Urbanized Area MPO, which includes the City and Town of Fond du Lac, Fond du Lac County, the Village of North Fond du Lac, and the Towns of Byron, Empire, Taycheedah, and Friendship, was created in 2002. While the City of Fond du Lac is the

MPO, it is staffed by East Central who assisted in the creation of a Unified Transportation Work Program, a Public Participation Plan, a Transportation Improvement Plan (TIP), and a Long Range Transportation and Land Use Plan. All of these documents were assembled to aid in long range planning for all modes of transportation in the Fond du Lac area. The purpose of the MPO is to coordinate all transportation and land use planning within the greater Fond du Lac Area.

- ❑ Current planning efforts of the MPO cover a 30-year planning horizon and are broken up into four phases: (1) Goals, Objectives, and Policies; (2) Development of Alternatives; (3) Testing and Evaluation of Alternatives; and (4) Plan Selection and Adoption.
- ❑ The MPO prepares an annual Transportation Improvement Program (TIP) that is a compilation of federal, state, and regionally significant locally funded transportation projects in the Fond du Lac Area. This program is carefully coordinated with WisDOT's Northeast Region. The plan is reviewed annually; however project budgets are projected for a five-year period.
- ❑ Transportation recommendations from the MPO include completing the USH 151 bypass, widening USH 41 to six lanes and modernizing structures, and improving segments of USH 23, CTH K, CTH T, CTH V, CTH VV, and 6th Street (USH 45). The MPO also recommends extending the Mascoutin Valley, Plank Road, and Wild Goose trails within and around the city for pedestrian and bike travel, and offers guidelines for improving bicycle safety on existing and planned roads.
- ❑ More information can be found at www.eastcentralrpc.org/FondduLacMPO/index.html.

Wisconsin Department of Transportation – Northeast Region

- ❑ The City of Fond du Lac and all of Fond du Lac County are part of the Department of Transportation's Northeast Region.
- ❑ The Northeast Region has just revised the Six-Year (2008-2013) Highway Improvement Program to make necessary maintenance and improvements to the state's road network. Projects located within the City of Fond du Lac include numerous projects on USH 41, USH 151, STH 23, and USH 45. Projects in the Fond du Lac area will take place during all six years of the current program (2008-2013).
- ❑ The Wisconsin Department of Transportation formed a stakeholder committee to represent local interests, The stakeholder committee is a two-way communication vehicle in that it provides information to local residents and it provided input to the study team at WDOT.
- ❑ The entire Northeast District Six-Year Highway Improvement Program can be viewed at www.dot.state.wi.us/projects/state/sixyear/docs/nerlisting.pdf.

See Map 9 for the location of the following projects.

USH 41

- ❑ The conversion of USH 41 to freeway status with designated interchanges was recently completed.
- ❑ A project in the planning stage is the reconstruction of the existing USH 41/151 interchange as a system interchange in the 2025-2035 time period, which would provide uninterrupted, free-flow movement of vehicles to and from USH 41 and USH 151.
- ❑ The City of Fond du Lac is very concerned about the impact the new system interchange would have on access to Main Street. Currently northbound traffic on USH 41 can exit at USH 151 and travel west on USH 151 a short distance to Main Street. A system interchange would eliminate the intersection of USH 151 and Main Street.
- ❑ The City of Fond du Lac is also very concerned about the impact the new system interchange would have on access to the Fox Ridge Business Park, which is located west of USH 41, south of USH 151, and east of STH 175 (Main Street). In addition, there is the potential for STH 175 to be reconstructed as a four-lane urban section.

- ❑ A solution for the access issues to Main Street and to the Fox Ridge Business Park is to construct an interchange at the south end of the Fox Ridge Business Park.

USH 151

- ❑ Due to a number of accidents at the at-grade intersections along the USH 151 Bypass between USH 41 and STH 23, the WDOT is planning for the reconstruction of this section of the bypass to freeway standards, where all at-grade intersections would be eliminated.
- ❑ In July 2008, a decision was made for the section of the Bypass from USH 41 to USH 45. The alternative that was selected includes a CTH V interchange and overpasses at Martin Road and USH 45. In addition, the current ramps at USH 45 will be removed. Construction for the new project is not yet set; however, as environmental studies, preliminary design, and transportation mapping will continue into 2009.
- ❑ Two alternatives (23-1 and 23-2) for a partial system interchange at the USH 151/STH 23 interchange are being considered. It is possible that a combination of the alternatives may be developed. The purpose of the partial system interchange is to allow traffic to flow more freely from USH 151 to STH 23 and from STH 23 to USH 151 than if the interchange was signalized.

STH 23

- ❑ The WDOT is also working on plans for modernizing STH 23 from the USH 151 Bypass east to Plymouth.
- ❑ The selection of one of the alternatives for the section of the USH 151 Bypass from USH 45 to STH 23 described above will impact this project. If either Alternative 23-1 or 23-2 is selected, STH 23 east of the interchange will be modernized.

Lakeshore Drive Overpass

- ❑ This project involves the construction of an overpass over the railroad tracks in the Village of North Fond du Lac. Engineering and design work started in 2009.

Wisconsin Department of Transportation

- ❑ The Wisconsin Department of Transportation offers numerous federal and state programs to local units of government in need of financial aid for desired projects. The form of financial aid provided typically comes as a grant or reduced rate loan to the applicant. Each program's general goal is to enhance the state's overall transportation network. Information on these programs can be found at www.dot.wisconsin.gov/localgov/.

Housing

Major Findings

1. Sixty-two percent of the housing stock was built prior to 1970, which is higher than Fond du Lac County and the State of Wisconsin.
2. The median value of housing in Fond du Lac in 2000 was \$91,200. This is significantly lower than throughout the county (\$101,000) and state (\$112,200). It was, however, 80% higher than it was in 1990.
3. The median value of single-family housing in Fond du Lac in 2008 is \$108,400 according to the City Assessor.
4. Housing values in Fond du Lac in 2000 reflected the income levels of most of the population. More than 62% of homes in 2000 were valued at less than \$100,000, and 87% were valued at less than \$150,000.
5. Fond du Lac has a higher than average percentage of housing units in buildings with five or more units than in nearby communities of similar size. The primary reason for this is that, with the exception of the Village of North Fond du Lac, the surrounding communities do not encourage the development of multi-family housing. In some cases, the zoning ordinances do not allow multi-family residential land uses. This makes the City of Fond du Lac attractive to the developers of multi-family housing.
6. There were 768 more units in buildings with five or more units in 2000 than there were in 1990. This is a 28% increase in their proportion of all housing units.
7. About 38% of the housing units in 2000 were rental units. The number of renter-occupied units in Fond du Lac increased 16% from 1990 to 2000. Owner-occupied units increased twelve percent.
8. Compared to the county and state, households in Fond du Lac in 2000 were less likely to be comprised of families (all persons related), and more likely to have a lone occupant and be headed by a female.
9. One quarter of Fond du Lac households have at least one occupant who is older than 65.
10. The number of persons per household is declining in Fond du Lac, as it is throughout the state and nation.
11. The higher than average rental housing is consistent with income levels, the similar percentage the 20-29 and 30-39 age groups were of the total population in 1990 and 2000, and a higher than average percentage of households made up of families, female-headed, unmarried, and single person households.
12. At the same time that the number of renters increased, the percentage of renters in not affordable housing dropped significantly.
13. The higher than average percentage of people in rental housing may represent a market for owner-occupied housing in the future.
14. In an example of intergovernmental cooperation, the City of Fond du Lac administers both the City and the County housing authorities.

Impact of Recent Changes in the Housing Market

Almost all of the Major Findings above are the result of the analysis of 1990 and 2000 US Census data and the housing programs that are currently in existence. While this analysis is a good guide to housing in the future when economic conditions remain the same or change in a gradual manner, recent events with respect to the United States economy in general and the housing economy specifically present the City of Fond du Lac with challenges.

The housing market in the past several decades has operated under the assumption that housing values will continue to rise. This resulted in housing lenders, with the support of the federal government, making loans with little or no down payment, loans that were interest only, or loans with adjustable rates that assumed the borrower's income would continue to increase. The availability of a secondary market for residential mortgages resulted in little to no risk being assumed by the originator of a mortgage, as the mortgage was not kept by the originator for servicing or collection. As a result, loans were made that were good if the economy continued to grow but would become problematic if the economy declined, which it has.

The loans made through the sub-prime residential mortgage market were the first to be affected by the recent downturn in the global economy. Housing values have decreased. Foreclosures have increased. While the City of Fond du Lac has not been negatively impacted as much as other areas of the country where housing market values had increased dramatically over the past ten to twenty years, it is starting to see the impact of a decline in housing values and an increase in foreclosures.

It is difficult at this time to accurately predict what may happen to the housing market in the City of Fond du Lac as a result of the solutions being proposed and implemented by the federal government and financial institutions. Some experts are predicting an increase in the demand for rental housing as people flee from unaffordable mortgages. Others are predicting a change in the development pattern where new housing is more likely to be smaller and located in undeveloped areas within an urban area in contrast to the larger homes in rural subdivisions.

The impact of fuel prices will also play a role in future housing development patterns. It does not appear, however, that it will have as significant an impact in the Fond du Lac area where commuting times are significantly lower than in other, larger urban areas.

Recommendations

1. Because of the high percentage of housing that was built before 1970, the City should continue to offer its housing rehabilitation program.
2. The City should communicate with mortgage lenders and real estate brokers to be kept informed on changes in housing values and on the potential for foreclosures.
3. The City should continue to take public transit into consideration in working with residential developers on the location of new development.
4. The City should consider non-traditional housing options like "in-law" suites and garage apartments. "In-law suites" are like efficiency apartments within what is otherwise a single family home. They generally consist of a living area, a bedroom, a bathroom and a small kitchen and are permitted in areas zoned for single family residential.
5. The City should encourage developers to offer "stay in place" housing. This is a type of housing where the construction of the house accommodates the needs of the residents as they age. It is characterized by accessible cooking and bathing spaces, wide hallways and doorways, and "no step" entrances.

Goals, Objectives, Policies, and Programs

Goal

1. To provide the infrastructure and programs needed for a variety of decent, safe, and sanitary housing options for the City's residents.

Objectives

1. Create attractive new residential neighborhoods on the urban fringe with expanded municipal limits.
2. Preserve neighborhoods that are in good condition.
3. Stabilize existing neighborhoods that are beginning to show signs of decline.
4. Improve existing neighborhoods that have deteriorated buildings.
5. Continue to work with existing homeowners on the rehabilitation of older housing.
6. Support efforts to create a comprehensive housing counseling agency to assist tenants, landlords, and potential homebuyers with their housing issues.
7. Consider amending the zoning ordinance to allow for "in-law suites" and other alternative housing options.

Policies

1. The City of Fond du Lac will work with property owners affected by the flooding in June 2008 in complying with floodplain laws.
2. The City of Fond du Lac will encourage residential developers to provide a mix of housing types and styles throughout the city, including "stay in place" housing.
3. The City of Fond du Lac will encourage developers of newly platted subdivisions to provide for entry level housing by allowing a reduction in the minimum lot area for no more than 20% of the lots in the subdivision.
4. The City of Fond du Lac will, as land is annexed to the City, rezone it in accordance with the Land Use Plan.
5. The City of Fond du Lac will pursue the rehabilitation of housing over clearance and redevelopment unless the structure has become a threat to human health and safety and is determined to be uneconomical to rehabilitate.
6. The City of Fond du Lac will supply rehabilitation loans on a selective basis through its federal Community Development Block Grant monies and through the Wisconsin Housing and Economic Development Authority programs. Only those buildings which are judged to be physically and economically suited for rehabilitation and which are consistent with the Land Use Plan will be considered for public rehabilitation loans.
7. The City of Fond du Lac will quickly remove abandoned or seriously deteriorated structures.
8. The City of Fond du Lac will assist with the construction of new housing on cleared, redevelopment sites.
9. The City of Fond du Lac will allow certain housing sites to convert to non-residential use through City action as long as other housing is properly protected.
10. The City of Fond du Lac will encourage increased home ownership by supporting the conversion of multi-tenant rental units back into single-family homes in targeted areas.

Programs

1. Continue the programs offered by the City and County Housing Authorities.
2. Continue the City's housing rehabilitation program.

Background Information

Housing Characteristics

The following Findings and Recommendations are based on an analysis of the data contained in Tables 117 through 127, which can be found behind the “Tables” tab.

Age of Housing (Table 117)

- ❑ Overall, the age of Fond du Lac’s housing stock in 2000 was about average. Sixty-two percent of the housing stock was built prior to 1970, compared to 59% of housing in Fond du Lac County and 56% in Wisconsin.
- ❑ Twenty-five percent of the city’s housing stock was built in the 1980s and 1990s. This is comparable to Fond du Lac County and Wisconsin.

Median Housing Values (Table 118)

- ❑ The median value of housing in Fond du Lac in 2000 was \$91,200. This is significantly lower than throughout the county (\$101,000) and state (\$112,200). Fond du Lac’s median housing value was higher than in Oshkosh or Sheboygan.
- ❑ The median value of housing in the City of Fond du Lac in 2000 was 80% higher than it was in 1990. Median housing values in the county and state also rose over 80% from 1990 to 2000. Values in Oshkosh and Sheboygan rose only 61% and 68% respectively.

Housing Values (Table 119)

- ❑ Housing values in Fond du Lac in 2000 reflected the income levels of most of the population. More than 62% of homes in 2000 were valued at less than \$100,000, compared to 49% in Fond du Lac County and 44% in Wisconsin.
- ❑ Eighty-seven percent of homes were valued at less than \$150,000, compared to 78% in the county and only 73% in the state.
- ❑ Only 13% of Fond du Lac homes were valued at more than \$150,000, compared to 21% in the county and 28% in the state.
- ❑ Home values did, of course, rise from 1990 to 2000. The above-mentioned 13% of homes valued at more than \$150,000 compares to only 1.5% in 1990. Ninety-four percent of housing in 1990 was valued at less than \$100,000. Inflation alone, however, would have raised housing values 38% in those ten years. Remember from above, though, that the median housing value rose by 80% from 1990 to 2000.

Types of Housing Units (Table 120)

- ❑ Fond du Lac has a higher than average percentage of housing units in buildings with five or more units. Twenty percent of housing units in Fond du Lac in 2000 were in this type of building, compared to 12% in Fond du Lac County and 14% in Wisconsin. Even Oshkosh, which is home to the University of Wisconsin-Oshkosh, has only nineteen percent. Fourteen percent of Appleton’s housing units are in buildings with five or more units.
- ❑ Another 15% of Fond du Lac housing units in 2000 were in building with two to four units. This figure, too, is higher than in the county and state, but lower than in Oshkosh.
- ❑ This leaves about 64% of housing units being single-family, compared to 73% in the county and 69% in the state.
- ❑ While the number of single-family homes and housing units in two to four-unit buildings actually increased between 1990 and 2000, their proportion of all units decreased slightly.
- ❑ There were 768 more units in buildings with five or more units in 2000 than there were in 1990. This is a 28% increase in their proportion of all housing units.

Housing Occupancy and Tenure (Table 121)

- ❑ Consistent with the types of housing units, 38% of housing units in 2000 were occupied by renters. This is eleven percentage points higher than throughout Fond du Lac County, and six above Wisconsin.
- ❑ The number of renter-occupied units in Fond du Lac increased 16% from 1990 to 2000. Owner-occupied units increased twelve percent.

Vacancy Status (Table 122)

- ❑ The vacancy rate for all units in Fond du Lac in 2000 was five percent; 8.1% of rental units, 1.4% of homes. These figures are similar to the entire county.

Household Types (Table 123)

- ❑ Between 1990 and 2000, the number of households in Fond du Lac increased by about 2,000 households, a 14% increase.
- ❑ Only 62% of Fond du Lac households in 2000 were families (all persons related), compared to 69% in Fond du Lac County and 67% in Wisconsin. The 62% figure was down from 66% in 1990. The percentages also declined in the county and state.
- ❑ Only 48% of Fond du Lac households contained a married couple. This compares to 58% in the county and 53% in the state.
- ❑ Thirty-one percent of households in Fond du Lac had a lone occupant. This compares to 25% in the county and 27% in the state.
- ❑ Thirty-one percent of Fond du Lac households were headed by a female, compared to 24% in the county and 27% in the state.
- ❑ Twenty-five percent of Fond du Lac households have at least one occupant who is older than 65. This is was similar to the county and state.

Persons Per Household (Table 124)

- ❑ The average number of persons per household in Fond du Lac in 2000 was 2.54. This is lower than in the county (2.63), and slightly lower than across the state (2.57).
- ❑ The number of persons per household is declining in Fond du Lac (it was 2.58 in 1990) as it is throughout the state and nation.

Household Size (Table 125)

- ❑ The proportion of all households in Fond du Lac in 2000 that had a single occupant (31%) is comparatively high. Single-occupant housing units accounted for 25% of households in the county, and 27% across Wisconsin.
- ❑ No other single size category reflected the disparity in single-occupant households. The difference was made up by each size category being a slightly lower percentage than in the county and state.

Housing Affordability

Owner Affordability (Table 126)

- ❑ According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs.
- ❑ The median household income in the City of Fond du Lac in 1999 was approximately \$3,425 per month (based on data in Table 103). That means a household at the median income level could spend up to \$1,025 per month on housing before the cost would be considered unaffordable.
- ❑ About 15% of owner-occupied households in Fond du Lac in 2000 were spending more than

30% of their income on housing. This is the same as in Fond du Lac County, and slightly lower than in Wisconsin.

- ❑ The percentage of households where the owner-occupant's income was below the affordability threshold increased from 1990 to 2000 in all three jurisdictions.

Renter Affordability (Table 127)

- ❑ Based on the same HUD guideline, 33% of renting households in 2000 in the city were above the 30% of income threshold. Nearly 30% of county households, and 32% of state households, were over the threshold.
- ❑ The 33% figure in 2000 for renting households in the city compares to 36% in 1990. Similar declines from 1990 to 2000 were seen in the county and state.

Housing Plans and Programs

City of Fond du Lac

Community Development Block Grant Consolidated Annual Performance Report

- ❑ As a recipient of Community Development Block Grant (CDBG) funds, the City of Fond du Lac is required to submit an annual report on what was accomplished through the use of CDBG funds. The report can be found at:

http://www.ci.fond-du-lac.wi.us/index.iml?mdl=important_documents.mdl&doc_id=1246

Housing Authority

- ❑ The City of Fond du Lac created the Housing Authority of the City of Fond du Lac in 1966.
- ❑ The City Housing Authority owns and operates four residential facilities:
 - Westnor Apartments for elderly/disabled. There are 100 one-bedroom units
 - Grand Court Apartment for elderly/disabled. There are 31 one-bedroom units
 - Rosalind Apartments for the elderly (age 62 and over), disabled and near-elderly (age 50-61), and other singles. There are 142 one-bedroom units and 76 two- to five-bedroom units for families with children. Families pay 30% of adjusted gross income or a flat rent.
- ❑ The Housing Authority has a Public Housing Agency Plan that it updates annually.

Community Development Department

- ❑ The City of Fond du Lac Community Development Department administers housing rehabilitation loans to homeowners and landlords.
- ❑ Qualifying homeowners can apply for interest-free loans that are repaid when they sell the house. There are, therefore, no monthly payments. There is no penalty for prepaying the loan. Homeowner qualification is based on income relative to family size. Loans cover items such as roofing and siding, plumbing and electrical, and HVAC appliances.
- ❑ Qualifying landlords can apply for loans that are either no interest or low interest, depending on the financial conditions of the tenants. As with homeowner loans, qualification is based on tenant income relative to family size, and the loans cover the same items.
- ❑ Between 1975 and 2007, the rehabilitation program assisted 828 housing units, an average of 36 per year.

Fond du Lac County Housing Authority

- ❑ The Fond du Lac County Housing Authority was created by the Fond du Lac County Board in 1974.
- ❑ The operations and programs of the County Housing Authority are administered by the City of Fond du Lac Housing Authority.
- ❑ The County Housing Authority owns and operates two residential facilities:

- Heather Meadows for elderly/disabled.
- There are 31 one-bedroom units and twelve two-bedroom units for families with children.
- Families pay 30% of adjusted gross income or a flat rent.
- Section 8 Housing Choice Voucher Program
 - Families pay at least 30% of their adjusted gross income towards housing.
 - This program serves 430 families.
 - This program is available both in the city and the county.

Habitat for Humanity

- With the assistance of volunteer labor and donations of money and materials, Habitat for Humanity of Fond du Lac County builds houses for families in need of decent, affordable housing. The houses are sold to the families at no profit and are financed with affordable loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses. In addition, the homeowners invest hundreds of hours of their own labor into building their house and the houses of others
- The organization has built sixteen homes since it began operations in 1996.

ADVOCAP

- ADVOCAP is a community action agency that serves the people and communities in Fond du Lac, Green Lake, and Winnebago counties.
- The agency manages and/or owns rental properties for income and/or age eligible individuals and families.
- The agency also offers a first-time homebuyer program and a housing rehabilitation program.

Solutions Center

- Solutions Center is a local not-for-profit housing provider focused on the prevention of homelessness.
- The agency operates two shelters at which housing is provided for the victims of domestic violence and homeless individuals.

State of Wisconsin

Department of Administration

- The Department of Administration has released a document entitled, "Directory of Resources for Comprehensive Planning." In the housing section is a list of housing programs that may benefit the City of Fond du Lac in addressing housing issues. The directory is at: http://www.doa.state.wi.us/dir/documents/Resources_directory101703.pdf

Department of Commerce

- The Department of Commerce 2005-2009 Consolidated Plan addresses the need for housing and community development activities. The Consolidated Plan may be found at: <http://commerce.wi.gov/CD/CD-Consolidated-Plan.html>

Wisconsin Historical Society (WHS)

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

Wisconsin Housing and Economic Development Authority

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

Utilities and Community Facilities

Major Findings

Utilities

1. Recent upgrades to the City of Fond du Lac's water and wastewater systems have created the capacity to accommodate managed growth.
2. The 2001 Fond du Lac Sewer Service Area Plan (SSA) is scheduled for a review and update in 2010 by the East Central Wisconsin Regional Planning Commission.
3. The service and capacity of the other utilities that serve the City of Fond du Lac appears to be adequate to meet planned growth.
4. The recent construction of wind turbines near the City of Fond du Lac may be just the first of alternative energy sources.

Community Facilities

1. The availability of community facilities to accommodate growth appears to be adequate.

Recommendations

1. Consider encouraging higher density development as a means to manage the cost of expanding the City's utility and community facilities to meet the planned growth.
2. Use the City's Capital Improvements Plan to identify and prioritize utility and community facility projects needed to meet the demands of future growth.
3. Work with East Central in updating the Fond du Lac SSA Plan.
4. The City should review its existing ordinances and determine the need for new ordinances to address alternative energy sources such as wind, solar, and geothermal.
5. The City and the Fond du Lac School District should consider combining park and school sites in the future.

Goals, Objectives, Policies, and Programs

Goal

1. To provide as cost efficiently as possible the utilities and community facilities needed by residents to maintain the quality of life they have come to expect and by businesses to operate profitably.

Objectives

1. Work collaboratively with the East Central Wisconsin Regional Planning Commission in updating the Fond du Lac Sewer Service Area Plan.
2. Utilize the City's Capital Improvements Plan to provide new services for new growth and the reconstruction and rehabilitation of existing services for developed areas.
3. Research the need for ordinances to regulate alternative energy sources.
4. Communicate on a regular basis with representatives from the business and education sectors to discuss City services and plans for changes in facilities and services.
5. Meet with the Fond du Lac School District to discuss the co-location of park sites and school sites.

6. Enhance the quality of life in Fond du Lac through improvements to the park and recreation system.
7. Link the various municipal, county, and private outdoor recreation sites with paths for pedestrians and bicycles.
8. Preserve and improve water-related recreational opportunities and facilities.

Policy

1. The City of Fond du Lac shall identify land for future parks as part of the review process for residential subdivisions.

Programs

1. The City of Fond du Lac has a five-year Capital Improvements Plan.

Background Information

Utilities

See Map 10 City of Fond du Lac Utilities

Table 8
City of Fond du Lac Utilities

Utility	Provider	Analysis
Water	City of Fond du Lac	The water system is supplied by 16 deep groundwater wells. The City recently completed an update of the entire system. Four treatment facilities (Trowbridge site, McDermott Park site, Well 21 on Rolling Meadows, and the downtown Merrill site) were renovated to allow for treatment of radium. The capacity of the upgraded system is 10.7 MGD, while current usage is 5.1 MGD.
Wastewater		
Collection System	City of Fond du Lac	Ongoing maintenance as needed
Treatment Plant	City of Fond du Lac	Located at 700 Doty Street, north of the city garage. Current capacity of 34 MGD and current usage of 7 MGD. The City recently completed a new treatment plant.
Storm Water	City of Fond du Lac	Ongoing maintenance as needed. The City has an Erosion Control and Storm Water Management Ordinance. The City is required to follow Wisconsin's NR 216 storm water management regulations and obtained their Municipal Storm Sewer System Permit in 2006. A number of storm water management ponds have been constructed to meet the 2008 requirement of removing 20% of the total suspended solids (TSS) from City storm water discharges. Current projects are located in Adelaide Park, Hamilton Park, near Sullivan Drive, and near Hass Circle. Several more ponds will be needed to meet the 2013 requirement of 40% TSS removal.
Waste Disposal	City of Fond du Lac	Automated trash collection trucks were implemented in 2005. Trash is hauled to Waste Management's Transfer Station on S. Hickory Street.
Recycling	Waste Management	Collection of recyclables was converted to co-mingled single stream in 2007. Collection is bi-weekly.
Telecommunications		
Land Line	AT&T, Charter, TDS Metrocom	See above.
Wireless	AT&T, Alltel, CellCom, Einstein, ProCellular, Sprint, US Cellular, Verizon	See above.

Internet	AT&T, Charter, Core-Comm, DotNet, TDS Metrocom, Excel.net, Fast Bytes, LocalNet, PeoplePC, PowerCom	See above.
Cable	Charter	See above.
Fiber Optics	AT&T, Charter	See above.
Electricity		
Generation	Alliant Energy	Alliant Energy is currently working from a 2007-2015 Generation Plan. They are constantly upgrading existing facilities and building new facilities as needed to meet new demands. More details can be found at www.alliantenergy.com/docs/groups/public/documents/pub/p014819.hcsp
Transmission	American Transmission Company	Per ATC, no projects in the City of Fond du Lac. A new substation is being constructed in Fond du Lac County for the WE Energies Wind Farm project.
Distribution	Alliant Energy	See above
Natural Gas	Alliant Energy	Per Alliant, constant upgrades are done as needed.

Source: City of Fond du Lac and Martenson & Eisele, Inc.

Community Facilities

See Maps 11, 12, and 13

Table 9
City of Fond du Lac Community Facilities

Community Facility	Provider	Analysis
Police	Fond du Lac Police Department - Full Service department with 72 sworn officers, 6 additional support staff, two K-9 Units, a S.W.A.T., a Drug Enforcement Unit, and Police Bike Patrols. Many community programs are offered through the police department. More information can be found at www.fdlpolice.com	The Department conducts training on an on-going basis and actively recruits for new officers.
Fire Department	Fond du Lac Fire Department - Service is provided by 67 dedicated members out of three stations. The Fire Department services the City of Fond du Lac, along with the Townships of Byron, Empire, Fond du Lac, Lomira, and Taycheedah, and the Village of Brownsville. The Department also interacts with 28 volunteer and EMS Agencies and provides fire protection, advanced life support, haz-mat, and special rescue throughout the County.	Fire/Rescue Department plans capital improvements according to a 5-year long-range plan that is reviewed and adjusted each year.
First Responder	Fond du Lac Fire Department – see description above	See fire department analysis
Judicial	Lakeside Municipal Court and the County judicial system will provide services into the future.	Services are adequate.
Jail	Fond du Lac County Sheriff's Department - Fond du Lac County Jail located in Fond du Lac. Information at www.fdlsheriff.com	Services are adequate.
Education		
Public Schools	Fond du Lac School District - The school system is a K-12 system housed in thirteen facilities; Nine (9) elementary schools for grades K-5, Three (3) middle schools for grades 6-8, and one (1) high school for grades 9-12. An Early Learning Program is also available at some of the elementary schools for 4 year olds.	The school district is currently working on capital improvements passed during a referendum in April 2006.
Private Schools	There are currently eleven (11) private schools, ranging from K-12 grade, within the Fond du Lac school district.	Services are adequate.
Technical Colleges	Moraine Park Technical College - More information available at www.morainepark.edu	Services are adequate.
Colleges/Universities	Closest private college is Marian University. More information is available at www.mariancollege.edu Closest state college is the University of Wisconsin – Fond du Lac. More information is available at www.fdl.uwc.edu	Services are adequate.

<p>Public Library</p>	<p>Fond du Lac Public Library - The public library is located on Sheboygan Street in downtown Fond du Lac. The library provides full service media loaning to the surrounding area year round, has numerous programs for every age, and is part of the larger Winnefox System. More information can be found at www.fdlpl.org</p>	<p>Services are adequate.</p>
<p>Parks</p>	<p>Lakeside East: located off N. Main Street on the south shore of Lake Winnebago. Park offers a harbor, lighthouse, full service marina, boat ramps, fishing piers, playgrounds, softball diamonds, soccer fields, volleyball courts, concessions, restrooms, pavilion and bandstand, amusement rides, and canoe rentals.</p> <p>Lakeside West and Dog Park: located on Howard Litscher Drive. The park contains boat ramps and picnic tables.</p> <p>Adelaide: located on the northeast corner of W Arndt Street and N Seymour Street. Park contains a baseball diamond, tennis courts, a fitness trail, sledding hill, disc golf, a skate park, and a BMX track.</p> <p>Taylor: located on the southwest corner of Emma Street and Mary's Avenue. Park contains an outdoor swimming pool, splash pad, playground, tennis courts, a basketball court, picnic facilities, a shelter, and restrooms.</p> <p>McDermott: located on Merrill Avenue near Elm Tree Lane. Park contains softball diamonds, a playground, a volleyball court, restrooms, picnic facilities, a shelter, and tennis courts.</p> <p>Buttermilk Creek: located on S Park Avenue near Guindon Boulevard. Park contains a picnic shelter, restrooms, an outdoor performance facility, playgrounds, lighted tennis courts, basketball courts, a sledding hill, and a volleyball court.</p> <p>Veterans: This is a County park and is located on Western Avenue between Macy Street and S. Main Street. The park contains benches and a veterans memorial statue.</p> <p>Baseball Complex: located on Morningside Drive.</p> <p>Soccer Complex: located on N National Avenue near UW Fond du Lac campus.</p> <p>Ledgeview Center: Park contains a pond, walking trail, and a gazebo.</p> <p>In addition to the large urban parks, the City of Fond du Lac contains 16 smaller neighborhood parks ranging in size from one to 23 acres.</p> <p>Fond du Lac County Fairgrounds: located on Fond du Lac Avenue. The Family Aquatic Center is located at the Fairgrounds.</p>	<p>The City is currently upgrading and adding parks and trails based on the 2005-2009 Recreation Plan.</p>

Trails	See Table 8 in the Transportation Plan (page 35).	The City is currently upgrading parks and trails based on the 2005-2009 Recreation Plan.
City Hall	Located at 160 South Macy Street, the City-County Government Center houses most City departments.	Facilities are adequate.
Cemeteries	Ledgeview Memorial Park - Located on County Road K northeast of downtown Rienzi Cemetery & Chapel - Located on Country Road K northeast of downtown Calvary Cemetery & Chapel - Located on Fond du Lac Avenue Estabrooks Cemetery – Located on Esterbrook Road Pier Cemetery – Located on	Services are adequate.
Child Care	There are 14 child care facilities located throughout the Fond du Lac area.	Services are adequate.
Post Office	Located at 99 W 2 nd Street	Services are adequate.
Health Care	St. Agnes Hospital - Full service, non-profit medical health center located on East Division Street. More information is available at http://www.agnesian.com/stagnes.html Aurora Health Center – Expanded primary and specialty care services provider located on Hwy 23. More information available at http://www.aurorahealthcare.org Agnesian Clinic – Health clinic affiliated with the St. Agnes Hospital and located on East Division Street. Fond du Lac County Health Care – located on 1 st Street. Agnesian Surgery Center – Affiliated with St. Agnes Hospital and located on Camelot Street.	Services are adequate.

Source: Martenson & Eisele, Inc. and City of Fond du Lac

Economic Development

Major Findings

1. The City of Fond du Lac has been fortunate to maintain over the years a strong manufacturing sector with the related well-paying jobs. Trends within the past eight years, however, suggest that manufacturing will not be as strong as it has been.
2. Overall, the City has a strong economic base with a good mix of firms in different sectors.
3. The Fond du Lac County Economic Development Corporation has targeted seven industry sectors based on their current presence and/or on their ability to develop a strong presence.
4. The City's geographic location of being within an hour of Milwaukee, Madison and the Fox Cities/Green Bay area is a strength for future economic development.
5. An important and necessary step with respect to the future of the workforce in the Fond du Lac area was taken with the release of the "Retirement & Departure Intentions Report."
6. The City's Community Development Department and Redevelopment Authority, the Downtown Fond du Lac Partnership, and the Fond du Lac Area Association of Commerce provide the community with the organizational capacity to address economic development concerns.
7. The City of Fond du Lac supports the private sector in the development of commercial areas for retail and office use. The City proactively acquires and develops land for industrial and business parks.
8. The City has been actively involved in the redevelopment of "brownfield" sites in the city.
9. The Fond du Lac County Economic Development Corporation is an important partner to the City of Fond du Lac in working on economic development projects.
10. Further support is provided by New North, East Central Wisconsin Regional Planning Commission, Moraine Park Technical College, Wisconsin Department of Commerce and Wisconsin Small Business Development Center.

Recommendations

1. The City should have four roles in economic development:
 - a. The first is to provide a business-friendly regulatory environment that gives the private sector the confidence to make investments in the community that result in jobs and tax base.
 - b. The second is to reduce the cost of development by building and managing industrial and business parks and by offering financial assistance through revolving loan funds and other financial tools.
 - c. The third is to work cooperatively with the Downtown Fond du Lac Partnership, the Fond du Lac Area Association of Commerce, the Fond du Lac County Economic Development Corporation, and other economic development agencies and organizations in promoting economic development.
 - d. The fourth is to create an attractive, desirable community in which people will want to live, work, and play.

Goals, Objectives, Policies, and Programs

Goals

1. Diversify and expand the local economy.
2. Improve the competitive position of the City of Fond du Lac for new jobs and investments.
3. Realize the full potential of the City's human, education, and capital resources in support of economic, business, and social development.
4. Improve the economic development infrastructure necessary to support long-term growth and development.

Objectives

1. Use the City's ordinances, regulations and policies to ensure a balance between the interest of the community as a whole and the interests of the investors in a specific development project.
2. Continue to develop and manage the City's industrial and business parks for the long term.
3. Work to locate new business development in proximity to the city's transportation infrastructure.
4. Work to eliminate obstacles to economic development in the downtown, meet frequently with business owners to identify problems at an early stage, and eliminate blighting influences.
5. Continue to work cooperatively with the Downtown Fond du Lac Partnership, the Fond du Area Association of Commerce, and the Fond du Lac County Economic Development Corporation in addressing the needs of businesses planning to start, expand or relocate to the City of Fond du Lac.

Policies

1. The City of Fond du Lac, in reviewing development projects, will seek to maintain a balance between the needs of the community and the needs of the developer.
2. The City of Fond du Lac will encourage developers to consider redevelopment projects before considering the development of agricultural or open space land.
3. The City of Fond du Lac will develop and maintain the public infrastructure needed to support growth.
4. The City of Fond du Lac will promote economic development by managing the City's industrial and business parks and by ensuring an adequate supply of land through the development of new industrial and business parks.
5. The City of Fond du Lac, in making a decision on providing financial assistance to a development project, will consider wage rates and the tax base generated by the project.
6. The City will encourage the redevelopment of existing properties in the downtown.
7. The City will allow and encourage high-density housing in the downtown either in stand-alone projects or as part of an office and/or retail project.

Background Information

Analysis of Economic Base

- ❑ The City of Fond du Lac historically has had a strong manufacturing base.
- ❑ While manufacturing employment grew between 1990 and 2000, it has decreased significantly since 2000.
- ❑ Health care, education, services and government contribute significantly to the community's economic base (see Table 10).
- ❑ The Fond du Lac County Economic Development Corporation (FCEDC) has identified seven targeted industries based on their current and/or projected strength in the Fond du Lac County economy. The industries are:
 - Advanced Manufacturing: Machinery & Metals
 - Advanced Materials
 - Agribusiness, Food Processing, & Technology
 - Biomedical & Biotechnical
 - Energy: Fossil & Renewable
 - Printing and Publishing
 - Transportation and Logistics

Table 10
City of Fond du Lac Major Employers

Employer	Employees	Product/Service
Brunswick Corp (Mercury Marine)	1000+	Marine Propulsion Mfg.
Agnesian Health Care Inc.	1000+	General Medical/Surgical
FDL School District	1000+	Primary/Secondary Education
FDL County	500-999	Executive/Legislative
J.F. Ahern	500-999	Non-Residential Plumbing/HVAC
Moraine Park Technical College	500-999	Junior College
Saputo Cheese USA Inc.	500-999	Cheese Manufacturing
Charter Communications	500-999	Cable/Other Program Distributor
Taycheedah Correctional Institution	250-499	Correctional Institution
Wal-Mart	250-499	Discount Department Store
City of FDL	250-499	Executive/Legislative
Brenner Tank LLC	250-499	Metal Tank Manufacturing
Pick 'N Save	250-499	Supermarket/Other Grocery
Marian University	250-499	College/University
C.D. Smith Construction Inc.	250-499	Commercial Building Construction
Giddings & Lewis Machine Tools	250-499	Machine Tool Manufacturing
Festival Foods	100-249	Supermarket/Other Grocery
Society Insurance	100-249	Direct Property/Casualty Insurance
Mid-States Aluminum Corp.	100-249	Aluminum Production Mfg.
Badger Liquor Co. Inc.	100-249	Wine & Spirit Wholesalers
FDL Lutheran Home	100-249	Nursing Care Facilities
Aurora Medical	100-249	Physical Offices Except Mental
Wells Manufacturing Corp.	100-249	Motor Vehicle Electric Equipment

Source: City of Fond du Lac

Types of New Businesses Desired

City of Fond du Lac Preferences

- ❑ The City of Fond du Lac supports the Fond du Lac County Economic Development Corporation in their efforts to increase employment opportunities in the seven targeted industries mentioned above.

Ability to Retain and Attract Business

Location

- ❑ The City of Fond du Lac is located within an hour of Wisconsin's major markets – Milwaukee, Madison, and the Fox Cities/Green Bay.
- ❑ The central location is also important for access to vendors, suppliers, and labor force.

Infrastructure

- ❑ USH 41, a north-south route, is currently being upgraded to freeway status. Interstate designation will be requested for USH 41 in the future.
- ❑ East-west connections are available through highways 151 and 23.
- ❑ Utilities are adequate to meet the needs of most businesses.

Workforce

- ❑ Wisconsin's workforce in general and the Fond du Lac area's workforce specifically are strengths. In addition, educational institutions like Moraine Park Technical College provide the training needed by businesses.
- ❑ The Fond du Lac Area Association of Commerce and the Fond du Lac Area Human Resource Association, in conjunction with Moraine Park Technical College, released a study in June 2008 entitled, "Retirement & Departure Intentions Report."
- ❑ The purpose of the study was to gain a quantifiable understanding (versus anecdotal) of the future of the Fond du Lac area's labor force. Some of the major findings are:
 - Historically, about 1/3 of the workforce in an urban area retires every fifteen years. In the Fond du Lac area that number will be closer to fifty percent between 2005 and 2020.
 - The number of new entrants to the labor force will not be large enough to replace the workers who are retiring.
 - Based on the responses of the companies and the employees, companies are not expecting employees to retire as soon as is indicated by the employees.
 - Companies need to become better prepared to adjust to the looming shortage or workers. Changes to recruitment techniques and methods, to work schedules, and to benefit plans will be necessary.
- ❑ The study can be found at:

www.fdlac.com/PDF/2008_AC_Retirement_Departure_Intentions_Report.pdf

Regulatory Issues

- ❑ The City of Fond du Lac seeks to strike a balance between the needs of business expanding in the community, and the needs of the rest of the community.
- ❑ Zoning and building codes help to ensure the health, safety, and welfare of the community is protected and maintained.
- ❑ Currently, the City is not aware of any local regulatory issues negatively affecting businesses.

Organizations

City of Fond du Lac

- ❑ The Community Development Department provides support to the City Council and Plan Commission in undertaking economic development efforts within the City of Fond du Lac.
- ❑ The Redevelopment Authority has the power to buy and sell real estate in support of redevelopment plans in the city. The members of the Redevelopment Authority are appointed by the City Council and are selected for their ability to provide guidance on the real estate, financial, and marketing aspects of redevelopment projects.

Downtown Fond du Lac Partnership

- ❑ The promotion of the downtown in the 1990's was led by the Central Business Council, which worked in partnership with the Fond du Lac Area Association of Commerce.
- ❑ In 1999, the City of Fond du Lac, with the support of the Central Business Council and the Association of Commerce, created a Business Improvement District or BID. A nine-member Board of Directors was formed to manage the BID.
- ❑ For promotional purposes the Board took on the name of the Downtown Fond du Lac Partnership. For management purposes, the Board entered into a contract with the Association of Commerce. The Downtown Fond du Lac Partnership created an organizational chart based on the Four Point Approach of the Main Street Program.
- ❑ Fond du Lac is one of over 35 communities in Wisconsin benefiting from technical assistance and training programs initiated by the National Trust's Main Street Program and the Wisconsin Department of Commerce.
- ❑ The City of Fond du Lac is working on a plan for the Downtown at the same time as it is working on this comprehensive plan.
- ❑ More information can be found at www.downtownfondulac.com

Fond du Lac Area Association of Commerce

- ❑ The Association of Commerce represents over 900 businesses in and around the City of Fond du Lac.
- ❑ More information can be found at www.fdlac.com

Fond du Lac Area School District

- ❑ The Fond du Lac Area School District is revising its curriculum based on the needs of the workforce for the 21st century.

Sites for New or Expanding Businesses

Retail and Office

- ❑ Commercial development is located primarily along USH 41 and in downtown Fond du Lac.
- ❑ The interchanges along USH 41 and the USH 151 bypass are where future commercial development is most likely to be located.
- ❑ Sites for retail and office space are generally developed by the private sector.
 - An exception to this is downtown Fond du Lac, where the City has been and will continue to be involved in development and redevelopment projects.
- ❑ An area that offers opportunities and challenges is the area adjacent to Lakeside Park. It will be critical to maintain a balance between improving the City's tax base through development and redevelopment projects and maintaining the public space along Lake Winnebago.

Industrial

- ❑ The City of Fond du Lac has been proactive in acquiring and developing land for industrial and business parks.
- ❑ The most recent project is the Fox Ridge Business Park, which is located on the west side of USH 41 and south of the USH 151 bypass.
- ❑ See Table 11 for a complete list of industrial and business parks and sites.

Table 11
Industrial and Business Parks and Sites

Name	Owner	Total Size in Acres	Acres Remaining for Development
Fox Ridge Business Park	City of FDL	276	266
Southwest Industrial Park	City of FDL	202	20
West Industrial Park	City of FDL	70	10
Sullivan Industrial Park	City of FDL	40	0
Ledgeview Corporate Center	BKS/Agnesian (privately owned)	156	20
Rolling Meadows Industrial Park	Fond du Lac County	213	0
Morris Street Industrial Park	City of FDL	150	0

Source: City of Fond du Lac

Use of Brownfield Sites

Brownfields and Contaminated Sites (See Map 14)

- ❑ Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination.
- ❑ Redevelopment of brownfields makes economic sense by returning these properties to a productive use, thereby creating jobs. Brownfield redevelopment also optimizes existing infrastructure.
- ❑ Identification of potential brownfield sites can be accomplished by examining state and federal databases that list potentially contaminated properties. Two of these sites are the WDNR's Remediation and Redevelopment site, a web based mapping system that provides information about contaminated properties and the EPA's EnviroMapper site, a web based mapping system which indicates contaminated areas that have been or are in the process of being cleaned up.

<http://dnr.wi.gov/org/aw/rr/gis/index.htm>

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

- ❑ Map 14 shows sites that are classified as either being an Environmental Repair (ERP) site or a Leaking Underground Storage Tank (LUST) site.
 - A LUST site has contaminated soil and/or groundwater with petroleum, which includes toxic and cancer causing substances.
 - ERP sites are sites other than LUSTs that have contaminated soil and/or groundwater. Examples include industrial spills that need long term investigation, buried containers of hazardous substances, and closed landfills that have caused contamination.
- ❑ Once identified, potentially contaminated sites can be cross-referenced with tax records to determine whether a site is tax delinquent or otherwise available for redevelopment as a brownfield site.
- ❑ More information on brownfields, including information on financial support, can be found at:

<http://dnr.wi.gov/org/aw/rr/index.htm>

<http://www.commerce.state.wi.us/cd/CD-bfi-grants.html>

County, Regional, and State Programs

Fond du Lac County

Fond du Lac County Economic Development Corporation

- ❑ The Fond du Lac County Economic Development Corporation is a county-wide private/public partnership whose mission is to improve the economic well being of the businesses, communities, and residents of the county. The Fond du Lac County Economic Development Corporation provides customized services to communities and business for growing existing businesses, attracting new economic opportunity, assisting entrepreneurs and emerging business, international business development, talent attraction, and community readiness.
- ❑ The FCEDC's activities are guided by a five-year strategic plan.
- ❑ For more information go to www.fcedc.com

Region

ADVOCAP

- ❑ ADVOCAP is a community action agency that serves the people and communities in Fond du Lac, Green Lake, and Winnebago counties.
- ❑ The agency offers several programs to assist low-income individuals in becoming self-employed. The programs include technical assistance, financing, and office/manufacturing space.
- ❑ More information is available at http://www.advocap.org/business_development.html

Fox Valley Workforce Development Board

- ❑ The Fox Valley Workforce Development Board, Inc. is a non-profit, 501(c)(3) organization that serves as one of the Workforce Investment Boards established by the 1998 federal Workforce Investment Act (WIA).
- ❑ FVWDB administers Workforce Investment Act programs, operates six One-Stop Job and Career Centers, and provides business services to employers.
- ❑ The Fox Valley Workforce Development Area covers Calumet, Fond du Lac, Green Lake, Outagamie, Waupaca, Waushara, and Winnebago Counties.
- ❑ More information is available at <http://www.foxvalleywork.org/>

New North

- ❑ New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life.
- ❑ In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:
 - Fostering regional collaboration
 - Focusing on targeted growth opportunities
 - Supporting an entrepreneurial climate
 - Encouraging educational attainment
 - Encouraging and embracing diverse talents
 - Promoting the regional brand
- ❑ More information on the New North, Inc. is available at www.thenewnorth.com.

Northwest Wisconsin Regional Economic Partnership (NEWREP)

- ❑ NEWREP is a network of economic development professionals that works cooperatively with New North in promoting economic development in northeastern Wisconsin.
- ❑ NEWREP also administers a Wisconsin Technology Zone Tax Credit Program.
- ❑ For more information go to www.thenewnorth.com/thenewnorth/newrep/default.asp

Northwest Wisconsin Chamber Coalition (NEWCC)

- ❑ The Northwest Wisconsin Chamber Coalition (NEWCC), which includes the Fond du Lac Area Association of Commerce positions Northeastern Wisconsin as a regional marketplace, provides a unified voice for area businesses, and seeks to strengthen the business climate through coordinated efforts.

East Central Wisconsin Regional Planning Commission

- ❑ The East Central Wisconsin Regional Planning Commission prepares on an annual basis a Comprehensive Economic Development Strategy (CEDS) covering a ten county region.
- ❑ The document contains a review of the Commission's economic development efforts, an overview of the region's economy, and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic development investment projects submitted by communities in the region.
- ❑ The City of Fond du Lac has two projects listed in the 2008 Update of the CEDS:
 - The development of the Fox Ridge Business Park.
 - The Education, Arts and Entertainment District Redevelopment (area around former Retail Theater Building)
- ❑ The CEDS can be found at <http://www.eastcentralrpc.org/planning/economic.htm>

Moraine Park Technical College

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

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

State**Wisconsin Department of Commerce**

- ❑ The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business; others fund the business through the local community, while other programs provide direct assistance to a community. Information on these programs is available at www.commerce.state.wi.us
- ❑ The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources.

Wisconsin Small Business Development Center

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

Intergovernmental Cooperation

Major Findings

1. The Intergovernmental Agreement between the City of Fond du Lac and the Towns of Empire, Fond du Lac, Friendship and Taycheedah has proven to be effective in managing growth in the Fond du Lac Area.
2. The Wastewater Agreement has provided the framework for the allocation of capacity of the Regional Wastewater Treatment Plant to serve the City of Fond du Lac, the Village of North Fond du Lac, and the Towns of Calumet, Empire, Fond du Lac, Friendship and Taycheedah and their respective sanitary districts.
3. The City of Fond du Lac has been included in the Fond du Lac School District's long-range planning efforts.

Recommendations

1. Continue to use the Intergovernmental Agreement between the City of Fond du Lac and the Towns of Empire, Fond du Lac, Friendship and Taycheedah to address growth issues in the Fond du Lac Area.
2. Continue to use the Wastewater Agreement.
3. Begin work on a new Intergovernmental Agreement in advance of the expiration date of 2016.
4. Continue discussions with the surrounding towns on the location and protection of existing and future City wells located in the towns.
5. Pursue opportunities for the consolidation of police and fire protection services with surrounding communities.

Goals, Objectives, Policies, and Programs

Goal

1. To continue to work collaboratively with other units of government in providing the services needed to provide a high quality of life for the residents of the City of Fond du Lac.

Objectives

1. Review the Intergovernmental Agreement and the Wastewater Agreement on a periodic basis to determine if amendments are needed.
2. Work with the Fond du Lac and the North Fond du Lac school districts in planning for building improvements and construction.
3. Work with Fond du County, the East Central Wisconsin Regional Planning Commission, and the Wisconsin Department of Transportation in coordinating the implementation of the City's plans with their plans.

Policies

1. The City of Fond du Lac will abide by the provisions of the Intergovernmental Agreement.
2. The City of Fond du Lac will abide by the provisions of the Wastewater Agreement.

Background Information

Guidelines for Intergovernmental Cooperation

- ❑ Wisconsin State Statutes provide guidelines for intergovernmental cooperation and boundary agreements between municipalities. This statute enables adjoining communities to enter into agreements that will benefit all.
- ❑ Mutual aid agreements are a type of intergovernmental cooperation. For example, fire departments use this method to extend fire protection from one municipality to another. The biggest advantage is that each fire department can share equipment and manpower in times of major fires that would otherwise limit resources or response times.
- ❑ Boundary agreements are typically found in urbanizing areas where there is a desire on the part of adjacent municipalities to agree on where each municipality will provide services. These agreements contribute to better planning and the efficient and economical provision of municipal services.

Governmental Jurisdictions

Intergovernmental Agreement (see Map 15)

- ❑ The City of Fond du Lac has an Intergovernmental Agreement with the Towns of Empire, Fond du Lac, Friendship and Taycheedah.
- ❑ The Agreement states the procedures, terms and conditions by which the goals of the agreement can be achieved.
- ❑ The agreement was first adopted in 1996. Two amendments with the Town of Fond du Lac were made in 2001 and 2004. The agreement expires in 2016.
- ❑ The Towns of Fond du Lac and Empire have adopted comprehensive plans that recognize the City Growth Areas and Town Growth Areas and what types of development can and cannot occur in the growth areas.
- ❑ The Towns of Taycheedah and Friendship are currently working on their comprehensive plans. It is expected both plans will reflect the provisions of the Intergovernmental Agreement.

Wastewater Agreement

- ❑ The City of Fond du Lac has a wastewater agreement with the Village of North Fond du Lac, the Towns of Calumet, Empire, Fond du Lac, Friendship and Taycheedah and their respective sanitary districts.
- ❑ The agreement was first established in 1977 and was most recently updated in 2000.
- ❑ The purpose of the agreement is to establish the terms and conditions for cooperation on the operation of the regional system.

School Districts

- ❑ Almost the entire city is part of the Fond du Lac School District, which is currently operating under its 2004-2009 Long-Range Plan.
- ❑ A small portion of the city is in the North Fond du Lac School District.

Fond du Lac County

- ❑ The City and the County actively cooperate in the area of county highway maintenance and improvement projects for roadways in the city limits.
- ❑ The Health and Human Services Department performs various activities and social service programs for eligible city residents.

Emergency Response

- ❑ The City's Police and Fire Departments provide emergency response services in the City of Fond du Lac.

East Central Wisconsin Regional Planning Commission (ECWRPC)

- ❑ The City of Fond du Lac is a member of the East Central Wisconsin Regional Planning Commission. East Central staffs the Fond du Lac Urbanized Area Metropolitan Planning Organization. East Central is also responsible for the Fond du Lac Sewer Service Area Plan.

State of Wisconsin***Wisconsin Department of Transportation (WDOT)***

- ❑ The City of Fond du Lac is within the Wisconsin Department of Transportation's Northeast Region. The City actively engages in discussion and planning activities for projects with the WDOT.

Department of Natural Resources

- ❑ The City maintains communications with the Wisconsin Department of Natural Resources with respect to the impact DNR rules and regulations have on existing and proposed development in the city.

Conflicts and Opportunities

- ❑ If any significant conflicts occur between the City of Fond du Lac and the surrounding towns, the resolution for which is not addressed in the Intergovernmental Agreements, initial attempts to address it will involve written and face-to-face communication. If initial attempts are not successful, the City will consider other methods including mediation, arbitration and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.

Maps

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Map 1 City of Fond du Lac Existing Land Use



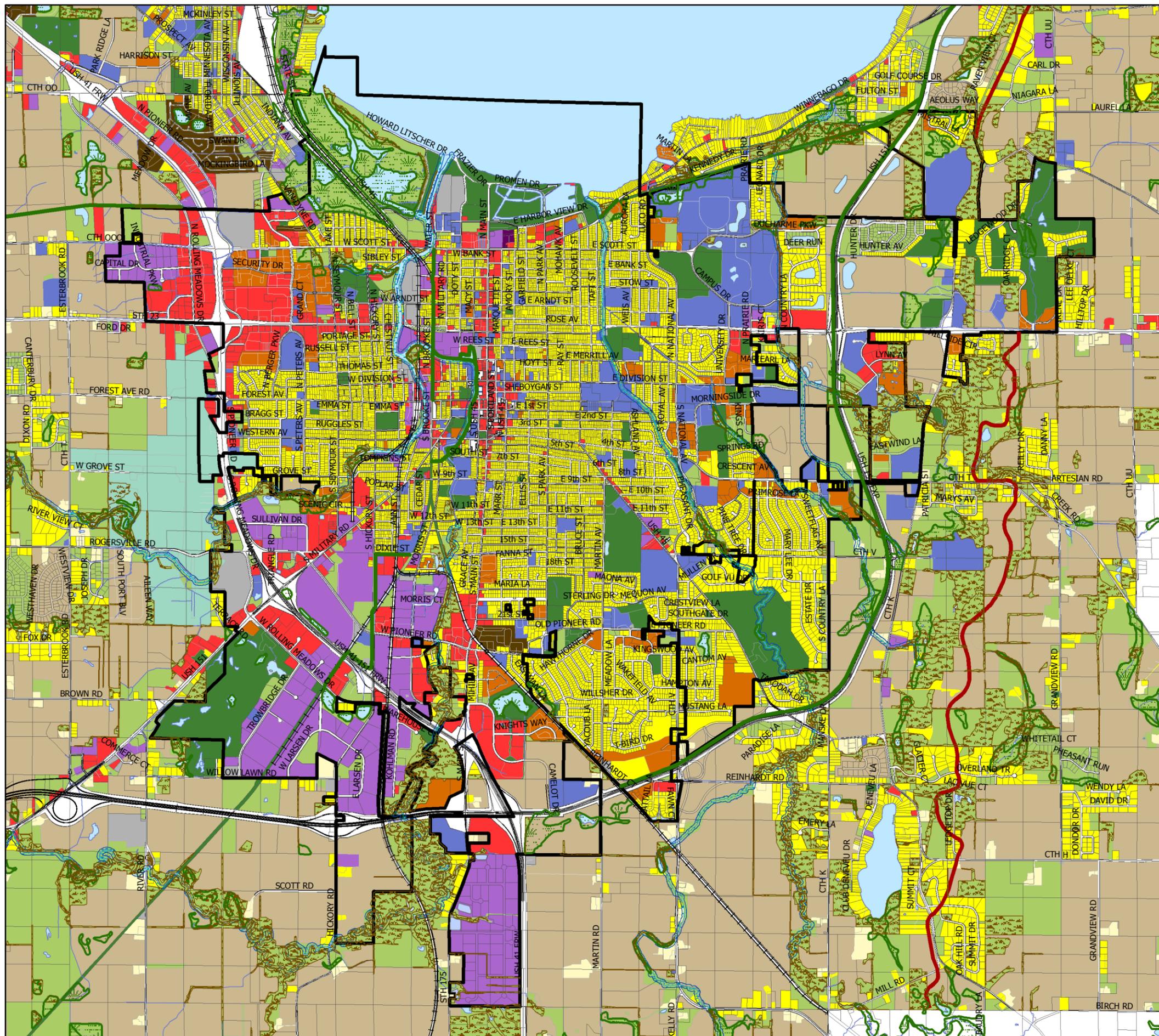
Legend

Land Use Categories

- Farmsteads
- Single Family Residential
- Multi-Family
- Mobile Home Parks
- Commercial
- Industrial
- Quarries
- Utilities/Communications
- Institutional Facilities
- Airport
- Recreational Facilities
- Agriculture
- Open Land
- Water Features

Coverages

- Wetlands <2 acres
- Wetlands
- Woodlands
- Public & Private Trails
- Niagara Escarpment
- Railroad Tracks
- Corporate Limits



The wetlands digital data was created from the Wisconsin Wetland Inventory Maps by the DNR Bureau of Watershed Management who is the custodian and sole distributor for this data. The DNR will not be liable in anyway for the accuracy of the data and the fitness of use rests entirely upon the purchaser.

The base map data was created by Fond du Lac County and the 2000 Existing Land Use data was created by East Central Wisconsin Regional Planning Commission, neither entity assumes any liability for the accuracy of this data or any use or misuse of its content. Changes were made by Martenson and Eisele, Inc. under the direction of the City of Fond du Lac.

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Map 2 City of Fond du Lac Zoning



Legend

Zoning Districts

- A-T Agricultural Transition
- B-2 Neighborhood Shopping
- B-3 Central Shopping
- B-4 Service commercial
- B-5 Special Commercial
- B-6 Planned Commercial
- C-R Commercial-Recreation
- M-1 Manufacturing
- M-2
- M-3
- M-4
- O Offices
- R-1 Residential
- R-2
- R-3
- R-3.5
- R-3.75
- R-4
- R-5
- East Branch Overlay

The 2006 Zoning data was provided by the Fond du Lac County Planning Department who assumes no liability for the accuracy of this data or any use or misuse of its content and is not intended or suitable for site-specific decisions.

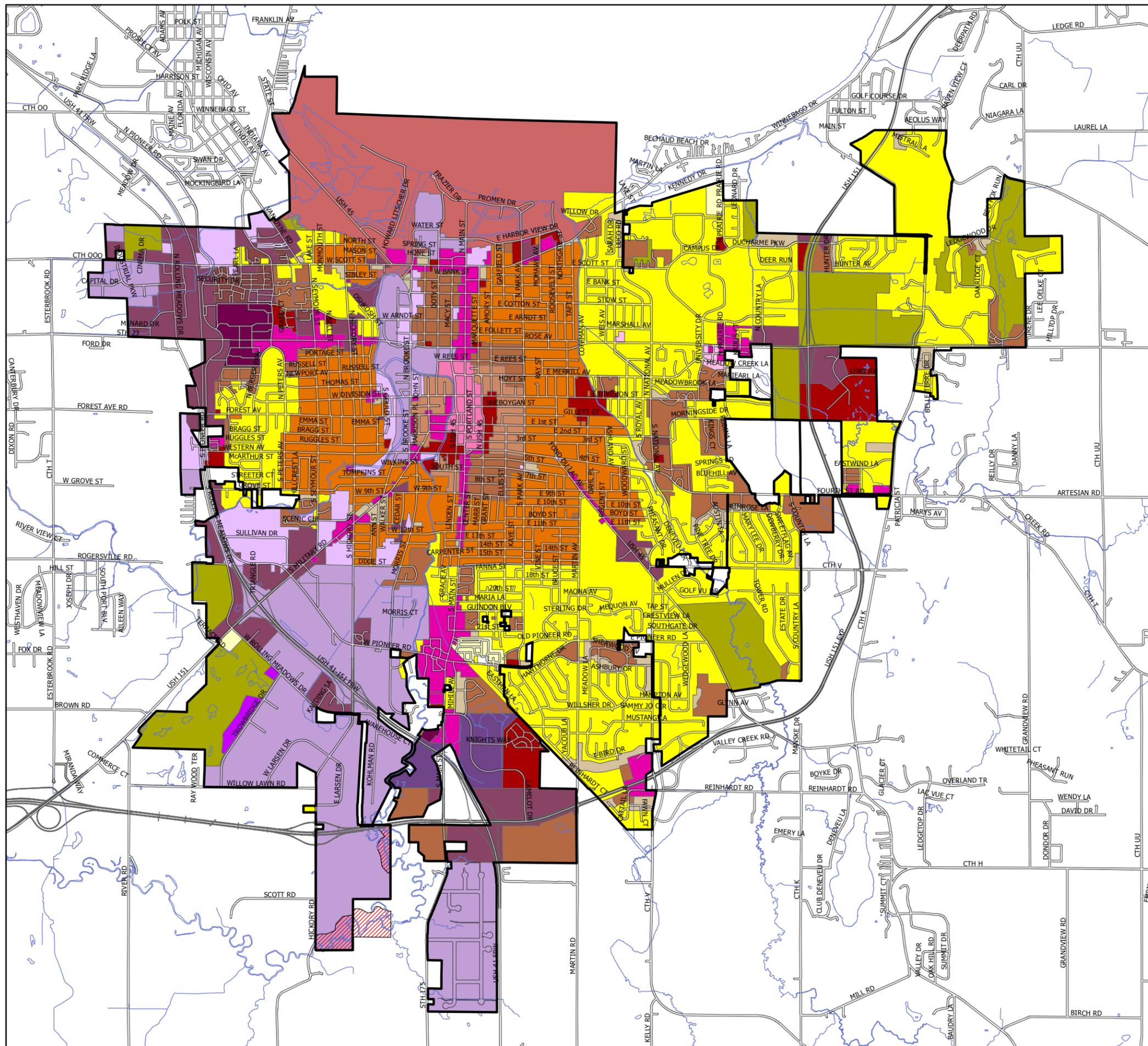
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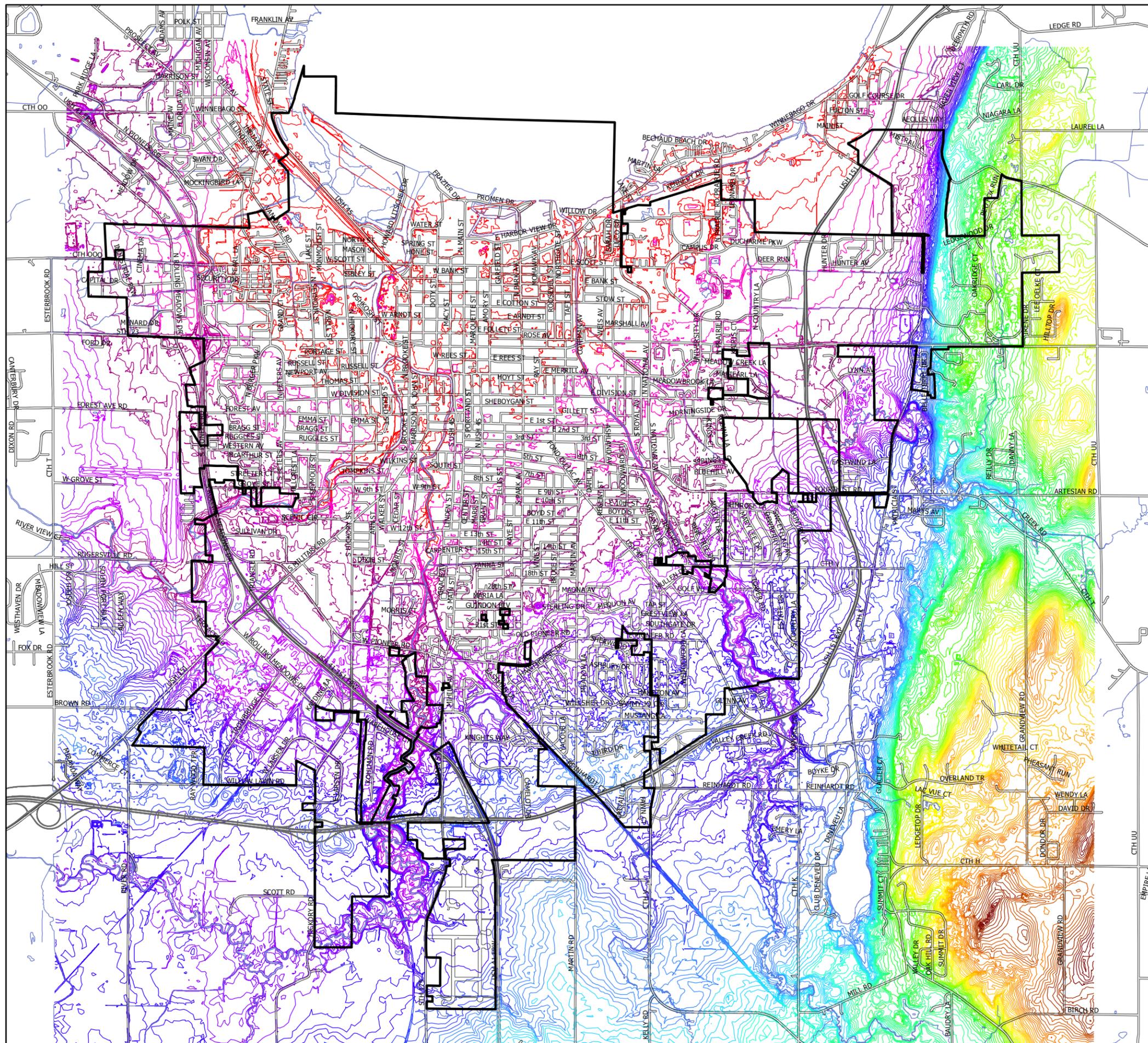
Map 3 City of Fond du Lac Topography



Legend

Elevations (in feet above sea level)

- 712.000 - 736.000
- 736.001 - 756.000
- 756.001 - 768.000
- 768.001 - 784.000
- 784.001 - 804.000
- 804.001 - 824.000
- 824.001 - 840.000
- 840.001 - 856.000
- 856.001 - 880.000
- 880.001 - 904.000
- 904.001 - 924.000
- 924.001 - 948.000
- 948.001 - 968.000
- 968.001 - 984.000
- 984.001 - 1004.000
- 1004.001 - 1024.000
- 1024.001 - 1044.000
- 1044.001 - 1064.000
- 1064.001 - 1084.000
- 1084.001 - 1104.000
- 1104.001 - 1124.000
- 1124.001 - 1144.000
- 1144.001 - 1164.000



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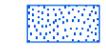
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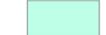
Map 4 City of Fond du Lac Environmental Characteristics



Legend

-  Waterways
-  Open Water
-  DNR Wetlands
-  Open Space (Flood Control)
-  Niagara Escarpment

Flooding Frequency

-  Frequent
-  Occasional
-  Rare

Frequent means that flooding is likely to occur often under normal weather conditions. The chance of flooding is more than 50 percent in any year but is less than 50 percent in all months in any year.

Occasional means that flooding occurs infrequently under normal weather conditions. The chance of flooding is 5 to 50 percent in any year.

Rare means that flooding is unlikely but possible under unusual weather conditions. The chance of flooding is 1 to 5 percent in any year.

The Flooding Frequency data was extracted from the Standard Soil Survey Database as provided by the USDA Natural Resources Conservation Service and is the best available information and is not field verified.

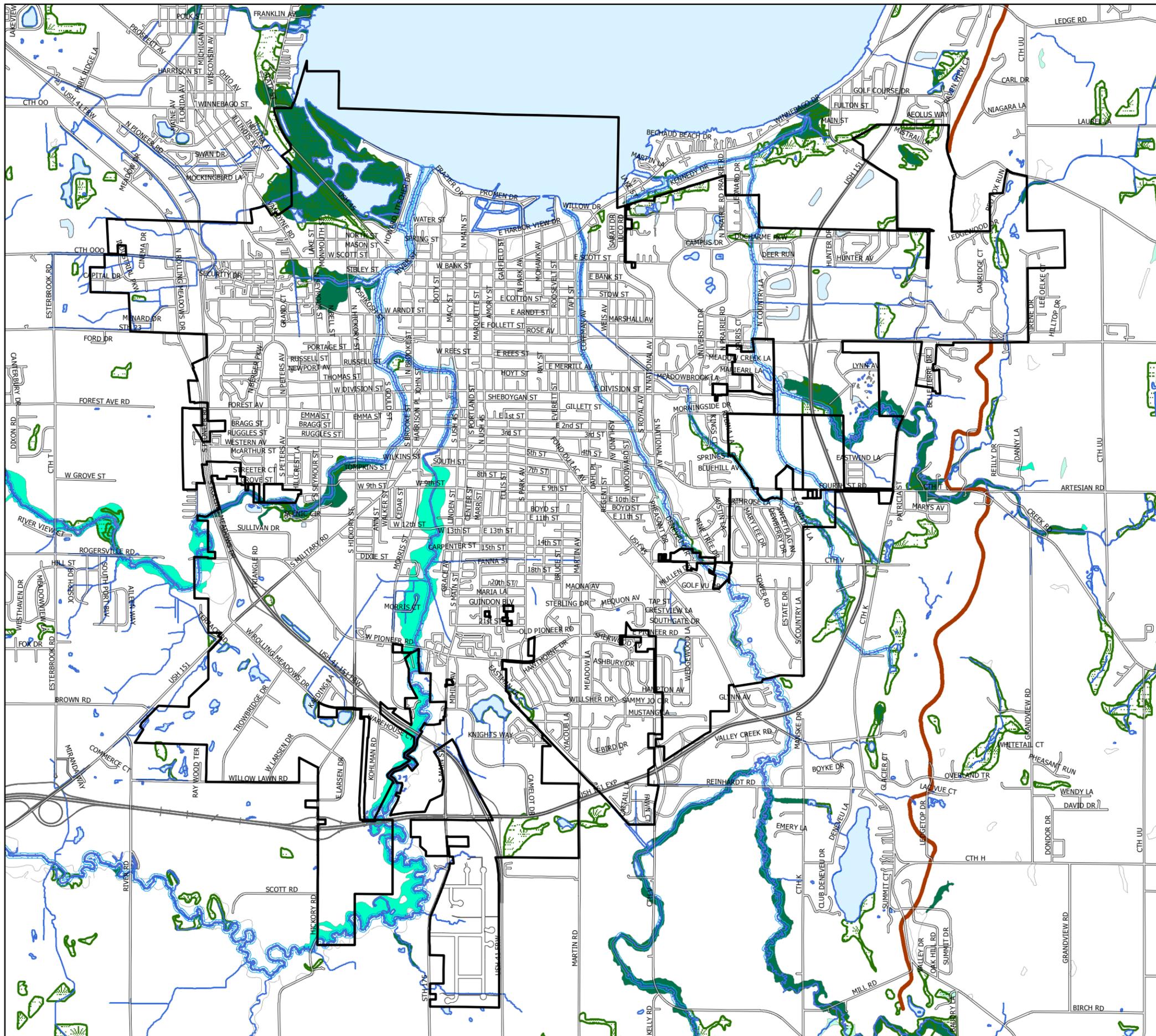
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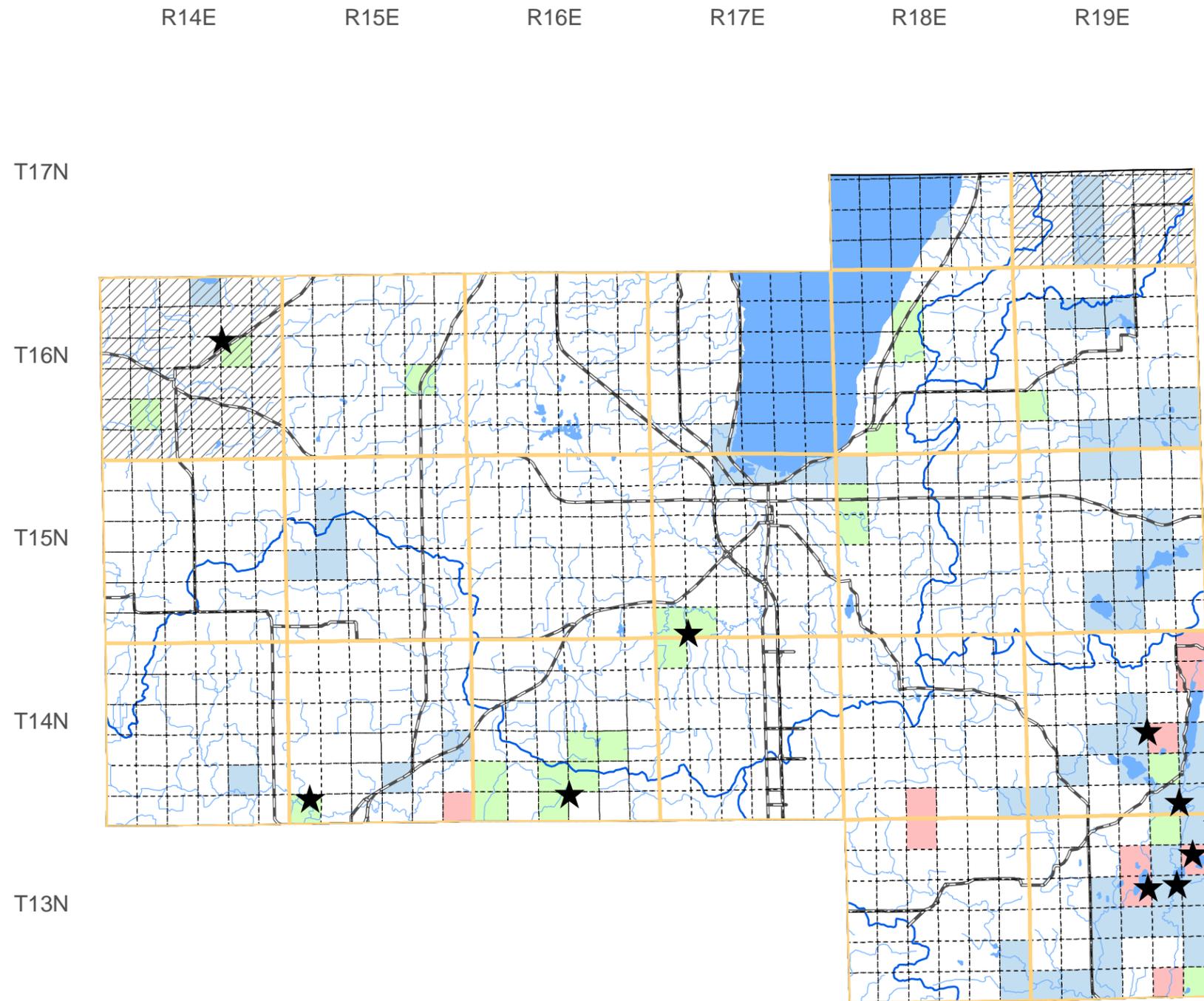


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Fond du Lac County



AQUATIC OCCURRENCES

Animal

- Osprey, *Pandion haliaetus*, 2003
- Ellipse, *Venustaconcha ellipsiformis*, 1977
- Bullfrog, *Rana catesbeiana*, 2007
- Black Tern, *Chlidonias niger*, 1989
- Common Tern, *Sterna hirundo*, 2000
- Queen Snake, *Regina septemvittata*, 1985
- Weed Shiner, *Notropis texanus*, 1973
- Least Darter, *Etheostoma microperca*, 1977
- Lake Sturgeon, *Acipenser fulvescens*
- Mulberry Wing, *Poanes massasoit*, 1992
- Redfin Shiner, *Lythrurus umbratilis*, 1972
- Slender Bluet, *Enallagma traviatum*, 1990
- Western Grebe, *Aechmophorus occidentalis*, 1990
- Pugnose Shiner, *Notropis anogenus*, 1979
- Lake Chubsucker, *Erimyzon succetta*, 1979
- Longear Sunfish, *Lepomis megalotis*, 1978
- Swamp Metalmark, *Calephelis muticum*, 2002
- Banded Killifish, *Fundulus diaphanus*, 1979
- Greater Redhorse, *Moxostoma valenciennesi*, 1996
- Red-necked Grebe, *Podiceps grisegena*, 1986
- Blanding's Turtle, *Emydoidea blandingii*, 2005
- Little Glassy Wing, *Pompeius verna*, 1993
- Red-shouldered Hawk, *Buteo lineatus*, 2007
- Butler's Gartersnake, *Thamnophis butleri*, 2004
- Cantrall's Bog Beetle, *Liodesmus cantralli*, 1985
- Wisconsin Well Amphipod, *Stygobromus putealis*, 1994
- Blanchard's Cricket Frog, *Acris crepitans blanchardi*, 1969
- Black-crowned Night-heron, *Nycticorax nycticorax*, 1986

Plants

- Cuckooflower, *Cardamine pratensis*, 2005
- Showy Lady's-slipper, *Cypripedium reginae*, 2005
- Slim-stem Small-reedgrass, *Calamagrostis stricta*, 1938
- Small White Lady's-slipper, *Cypripedium candidum*, 1873
- Northern Yellow Lady's-slipper, *Cypripedium parviflorum var. makasin*, 1970

Natural Communities

- Open Bog, Open bog, 1979
- Shrub-carr, Shrub-carr, 2000
- Spring Pond, Spring pond, 1998
- Wet Prairie, Wet prairie, 1988
- Calcareous Fen, Calcareous fen, 1976
- Emergent Marsh, Emergent marsh, 2006
- Lake-Soft Bog, Lake-soft bog, 1976
- Floodplain Forest, Floodplain forest, 1978
- Northern Wet Forest, Northern wet forest, 1979
- Southern Sedge Meadow, Southern sedge meadow, 1979
- Southern Hardwood Swamp, Southern hardwood swamp, 1979
- Stream-Fast, Hard, Cold, Stream-fast, hard, cold, 1979
- Stream-Fast, Soft, Cold, Stream-fast, soft, cold, 1978
- Northern Wet-mesic Forest, Northern wet-mesic forest, 2000
- Lake-Shallow, Hard, Seepage, Lake-shallow, hard, seepage, 1979
- Lake-Shallow, Soft, Seepage, Lake-shallow, soft, seepage, 1978
- Lake-Shallow, Hard, Drainage, Lake-shallow, hard, drainage, 1978

TERRESTRIAL OCCURRENCES

Animal

- A Land Snail, *Catinella gelida*, 1997
- Honey Vertigo, *Vertigo tridentata*, 1997
- Thin-lip Vallonia, *Vallonia perspectiva*, 1997
- Yellow-bellied Racer, *Coluber constrictor*, 1972
- Northern Ringneck Snake, *Diadophis punctatus edwardsii*, 1993
- Iowa Pleistocene Vertigo, *Vertigo sp. 2*, 1997
- Midwest Pleistocene Vertigo, *Vertigo hubrichti*, 1997
- Red-tailed Prairie Leafhopper, *Aflexia rubranura*, 1998

Plants

- Forked Aster, *Aster furcatus*, 2001
- Yellow Gentian, *Gentiana alba*, 1994
- Woolly Milkweed, *Asclepias lanuginosa*, 1938
- Prairie Milkweed, *Asclepias sullivantii*, 1987
- American Gromwell, *Lithospermum latifolium*, 1965
- Large-leaved Avens, *Geum macrophyllum var. macrophyllum*, 2004
- Rock Whitlow-grass, *Draba arabisans*, 2000
- Harbinger-of-spring, *Eriogonum bulbosum*

Natural Communities

- Dry Prairie, Dry prairie, 1988
- Moist Cliff, Moist cliff, 2000
- Mesic Prairie, Mesic prairie, 1988
- Southern Dry Forest, Southern dry forest, 1978
- Southern Mesic Forest, Southern mesic forest, 1985
- Southern Dry-mesic Forest, Southern dry-mesic forest, 1992

SPECIES and/or
NATURAL COMMUNITY



Aquatic



Terrestrial



Both



Township Occurrences



Watershed Boundaries



State Natural Area

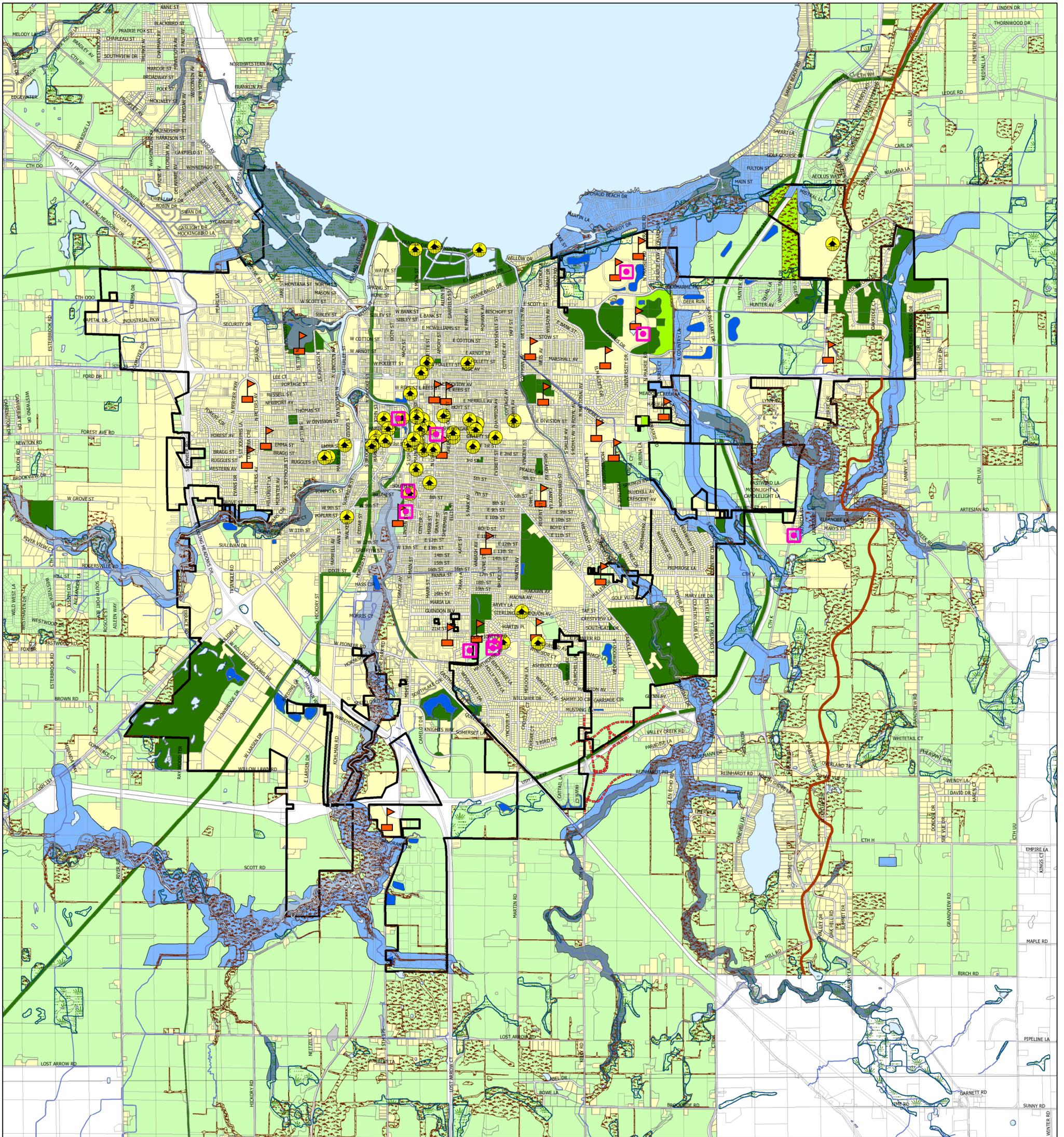


This map represents the known occurrences of rare species and natural communities that have been recorded in the Wisconsin Natural Heritage Inventory (NHI). Colored sections indicate the presence of one or more occurrences within that section. Hatched townships indicate one or more occurrences reported only at the township level. The date following the names above notes the most recent year the occurrence was recorded in the county.



ENDANGERED
RESOURCES

Map generated using NHI data from: 04/18/2008
Copyright 2003, WDNR-Bureau of Endangered Resources
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Natural Environment

- Woodlands
- Conservancy Areas
- Open Space (includes farmland)
- Open Water
- Waterways
- Niagra Escarpment
- Shoreland Zoning Areas

- Wetlands (> 2 acres)
- Wetlands (< 2 acres)
- Floodprone Areas**
- Frequent
- Occasional
- Rare

Built Environment

- Developed Areas
- Stormwater Management Ponds
- Parks and Recreation
- Schools and Playgrounds
- Public and Private Trails
- Historic Buildings

- Public theaters, auditoriums, art centers, museums, and galleries
- Corporate Limits



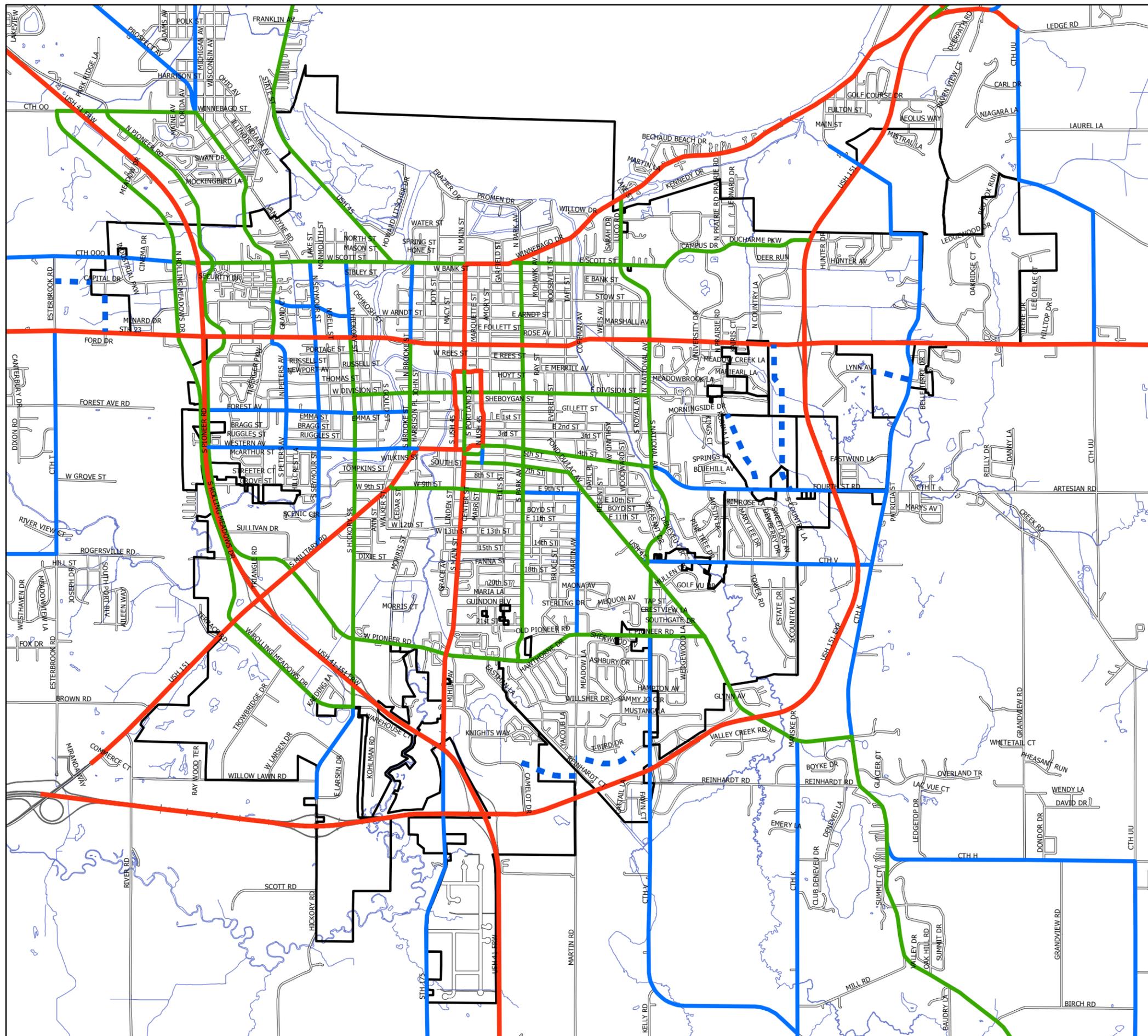
Map 7 City of Fond du Lac Street Classifications



Legend

Classifications

- Principal Arterial
- Minor Arterial
- Collector
- - - Future Collector



The data for the Street Classifications was generated using information from East Central Wisconsin Regional Planning Commission - August 2007, whose original data was gathered from the Wisconsin Department of Transportation. Additional changes have been made by the City of Fond du Lac.

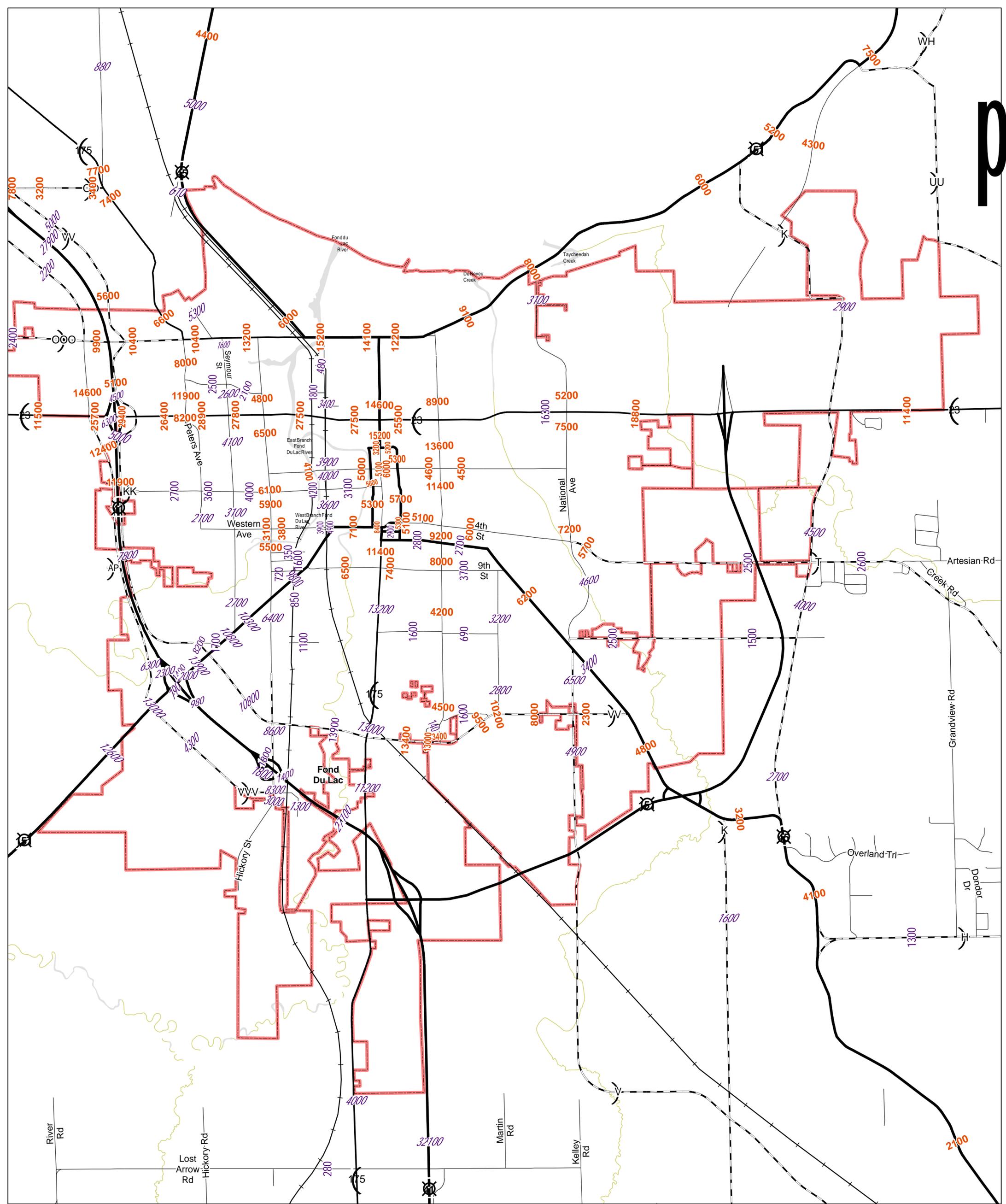
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2005
 City of FOND DU LAC
 FOND DU LAC County
 Annual Average Daily Traffic

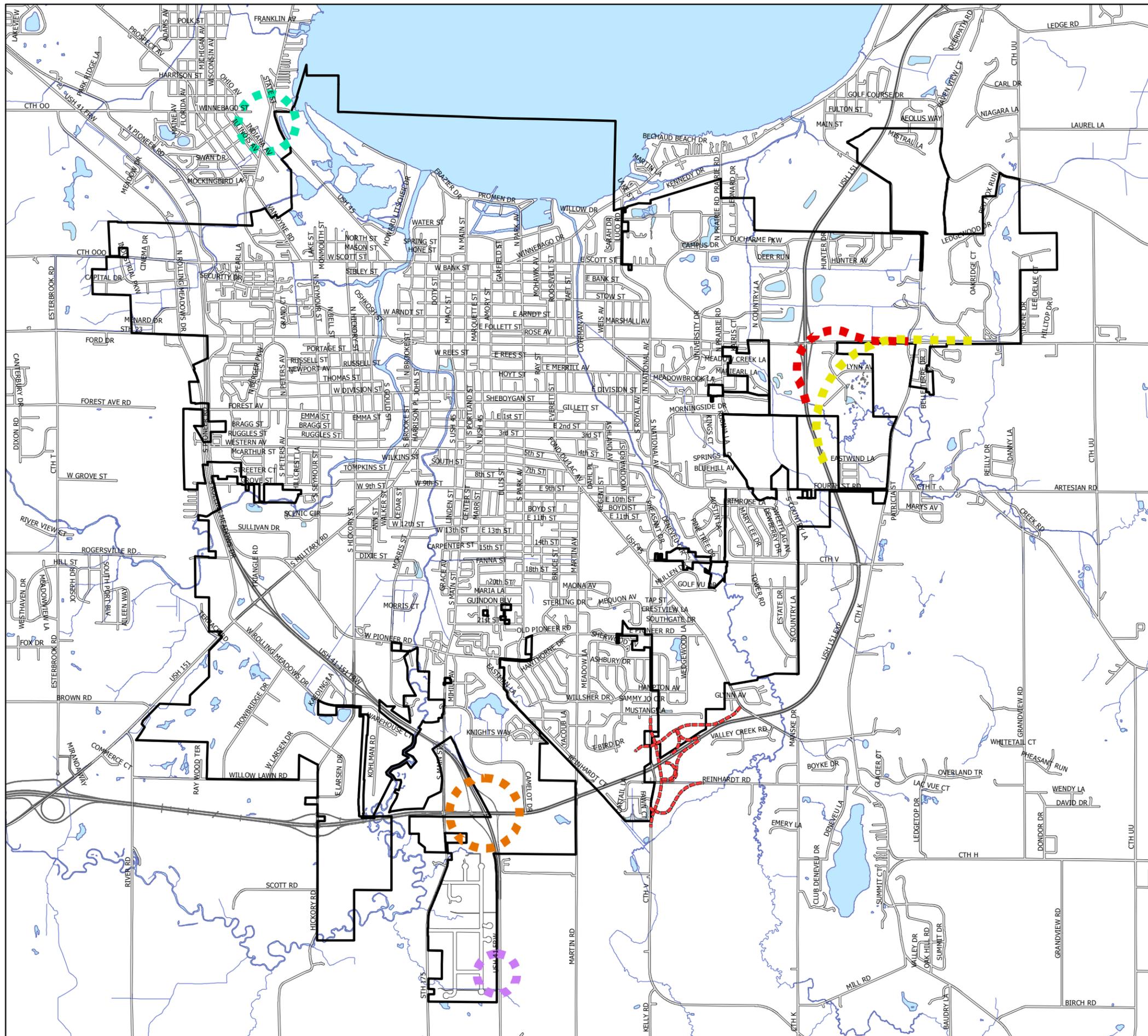
9999 - 2005 AADT
 9999 - AADT prior to 2005

Map 9 City of Fond du Lac Transportation Projects



Legend

-  Alternative 23-1
-  Alternative 23-2
-  USH 41/151 Full System Interchange
-  Railroad Overpass
-  Service Interchange
-  Alternative A3 - SubOption 4



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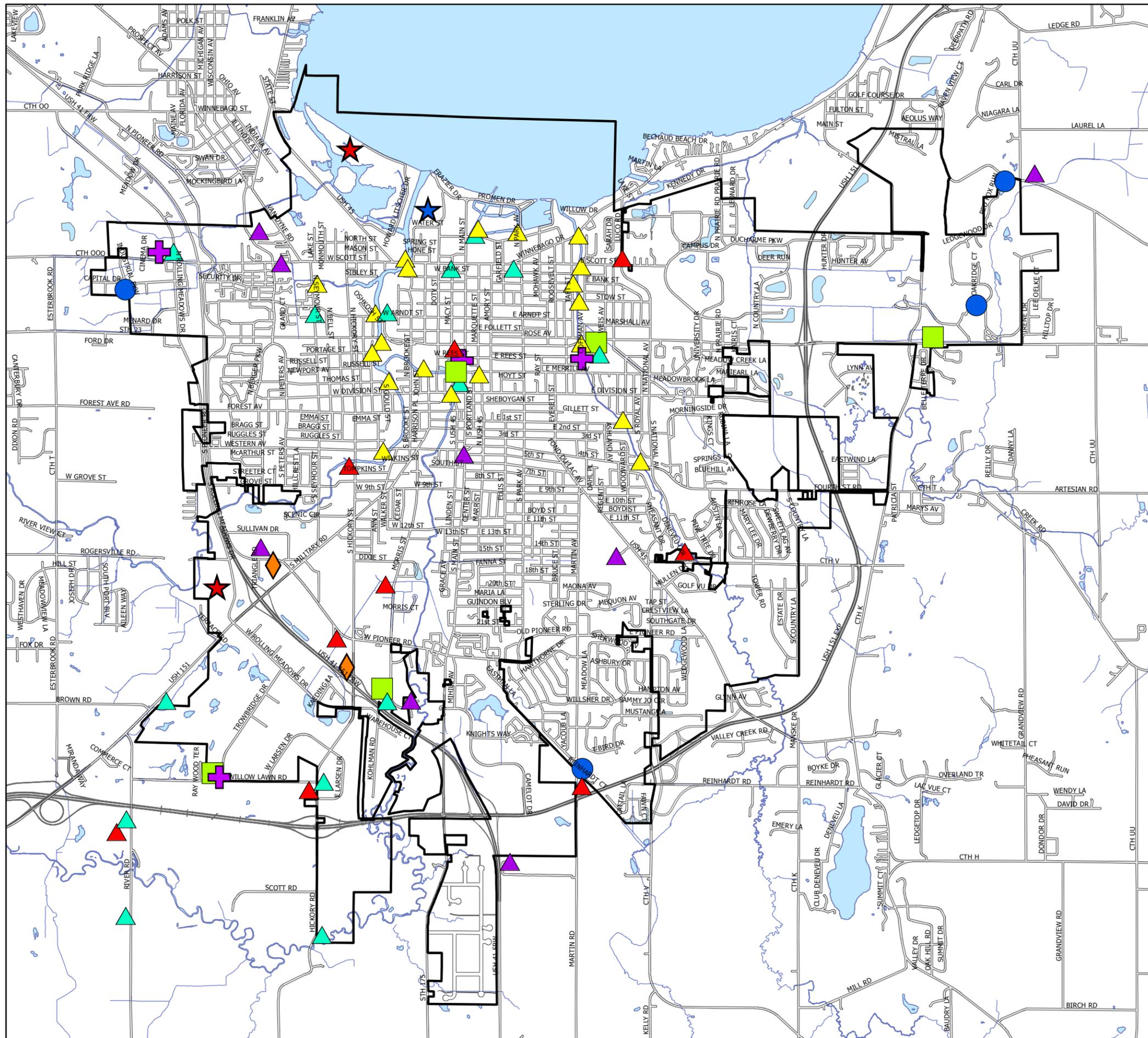
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Map 10 City of Fond du Lac Utilities



Legend

-  Cell Tower
-  Electric Substation
-  Natural Gas Substation
-  Water Plants
-  Water Tower
-  Well
-  Reservoir
-  Waste Water Treatment Plant
-  Storm Pump Station
-  Abandoned Landfill



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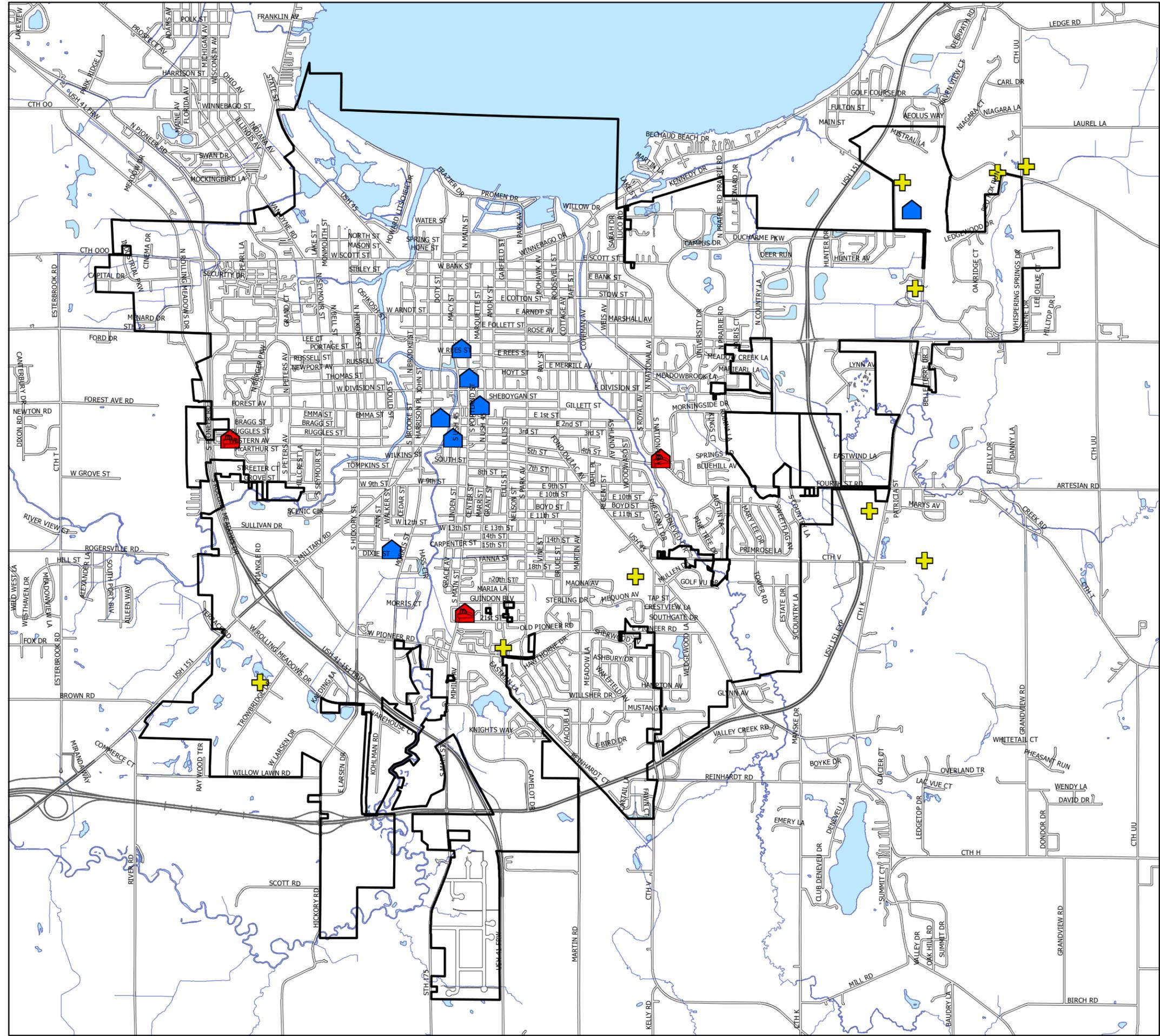
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Map 11 City of Fond du Lac Community Facilities



Legend

-  Cemeteries
-  Fire Stations
-  Government Facilities



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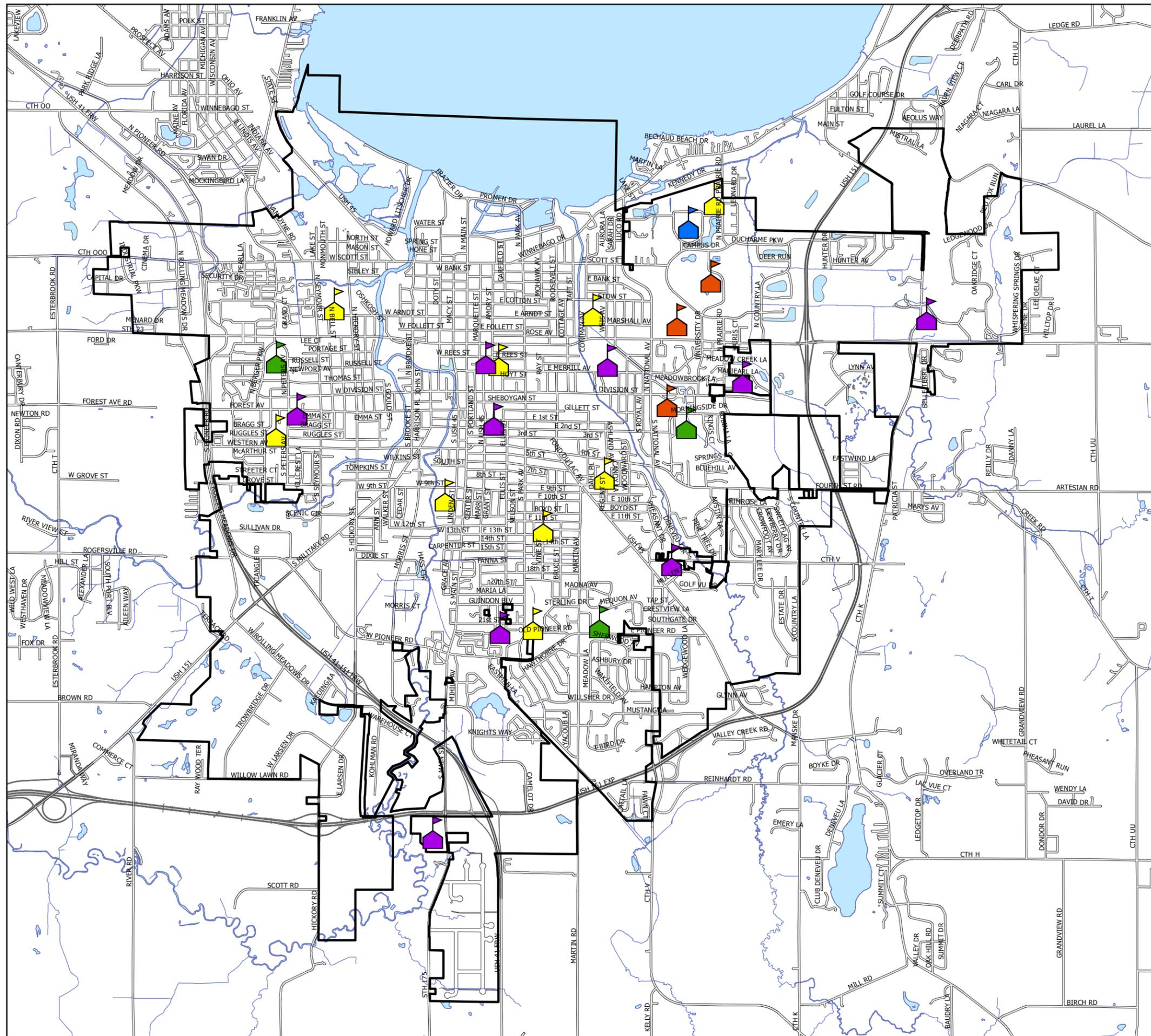
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Map 12 City of Fond du Lac Educational Institutions



Legend

-  Elementary Schools
-  Middle Schools
-  High Schools
-  Colleges and Universities
-  Private Schools



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Map 13 City of Fond du Lac Parks and Recreation



Legend



Large Urban Park



District or Neighborhood Park



Future Park



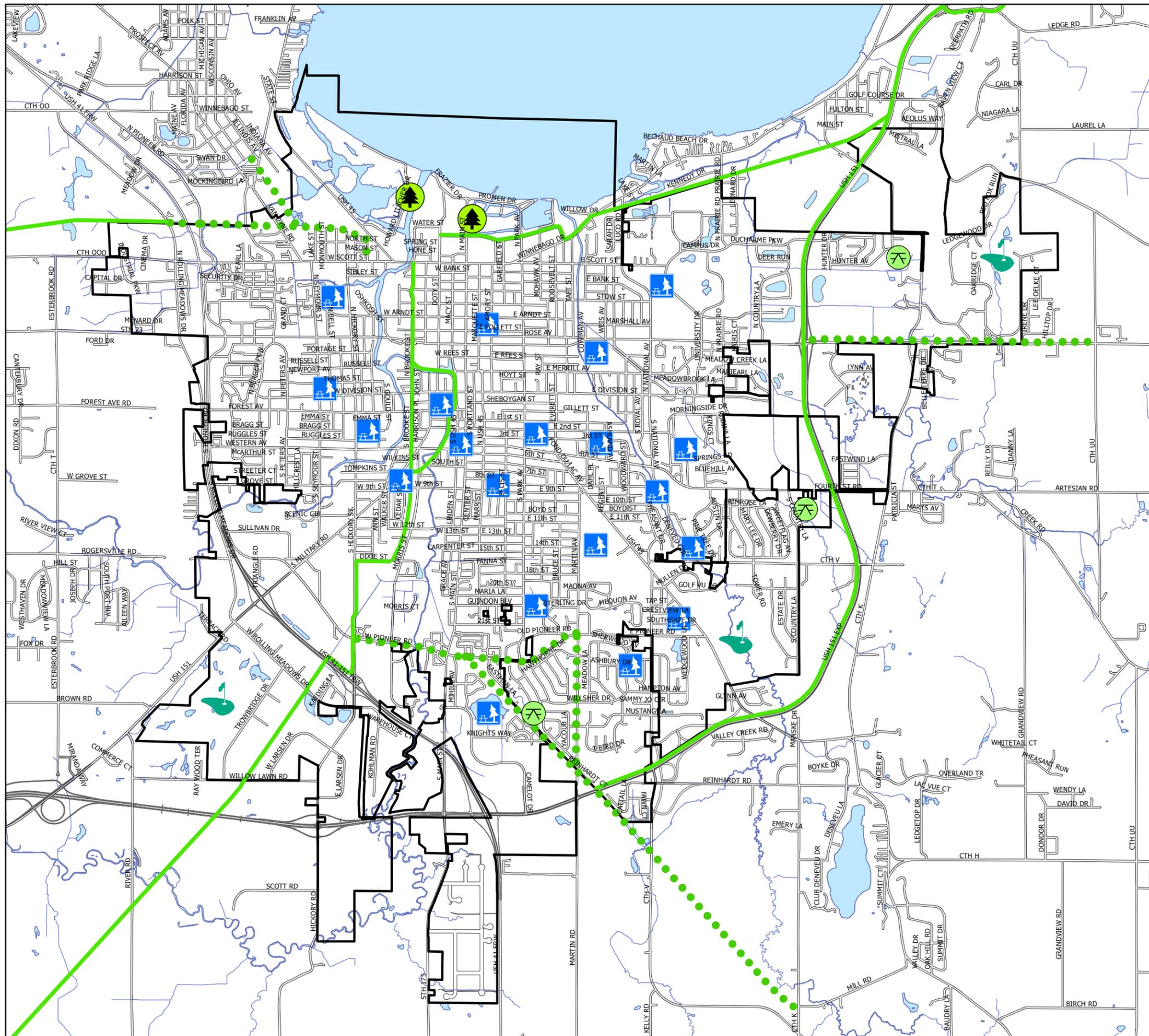
Golf Course



Trail



Future Trail



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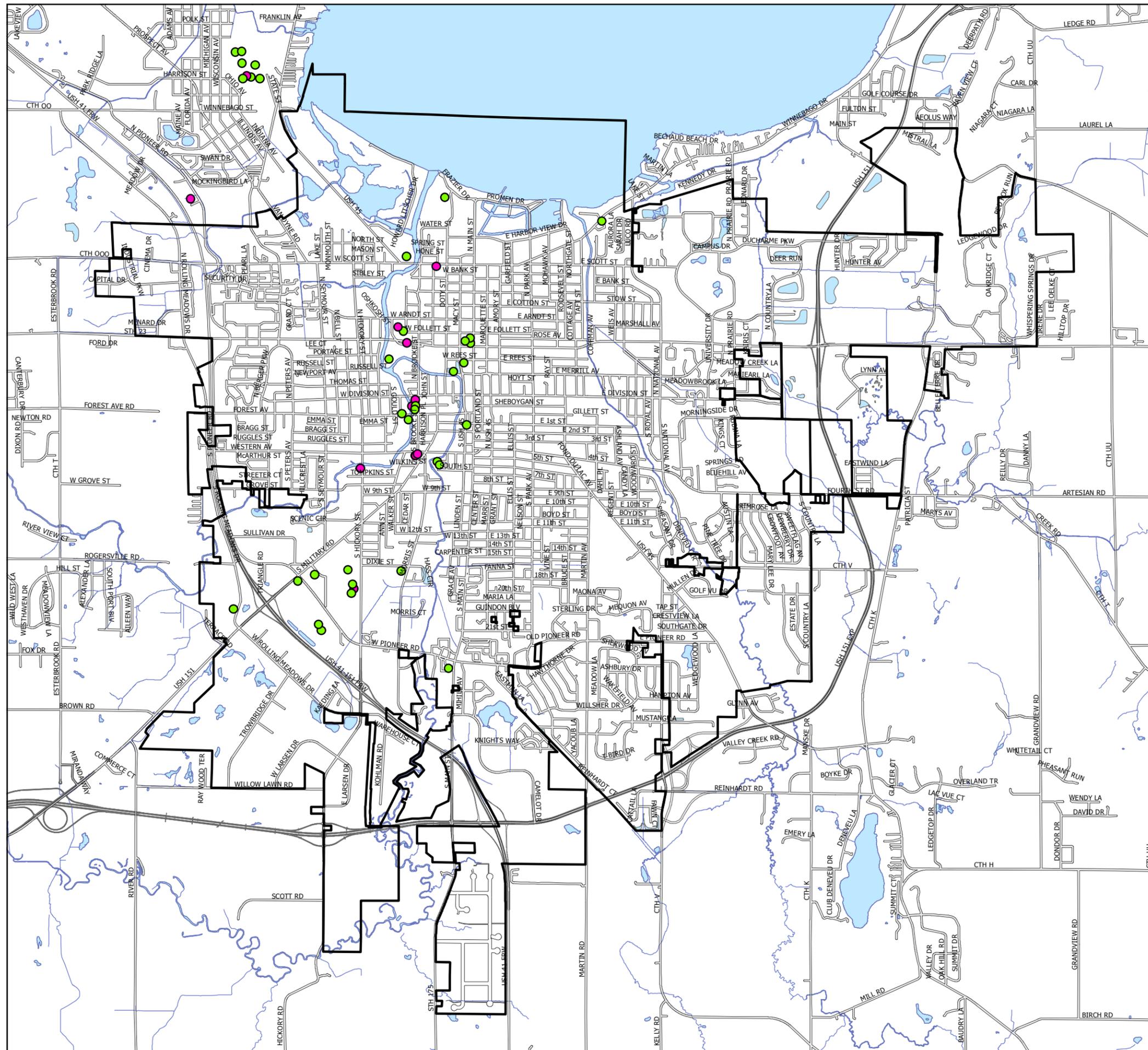
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Map 14
 City of Fond du Lac
 Contaminated Sites



Legend

- Environmental Repair Site
- Leaking Underground Storage Tank Site



Information on Contaminated Sites can be found at the following WI Department of Natural Resources website:
<http://dnr.wi.gov/org/aw/tr/clean.htm>

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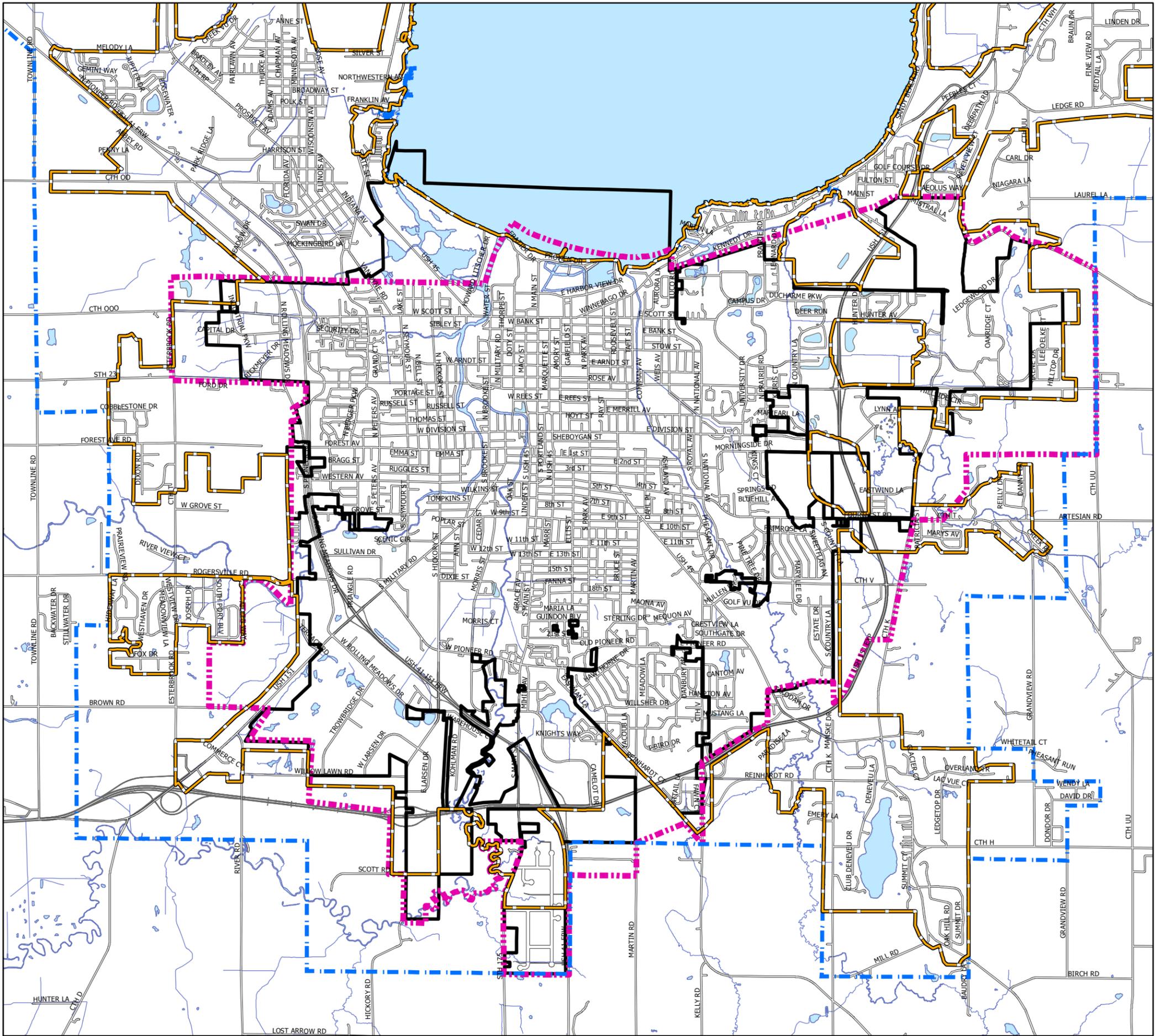
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Map 15
 City of Fond du Lac
 Boundaries



Legend

-  Corporate Limits
-  City Growth Area
-  Sewer Service Area
-  Sewer Service Planning Area



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Tables

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Table 100 Population Change

	C. Oshkosh	C. Sheboygan	C. Fond du Lac	Fond du Lac County	Wisconsin
1970	53,082	48,484	35,515	84,567	4,417,821
1980	49,620	48,085	35,863	88,964	4,705,642
1990	55,006	49,587	37,755	90,083	4,891,769
2000	62,916	50,792	42,203	97,296	5,363,675
2007 (est.)	65,810	50,600	43,270	101,174	5,648,124
% Change					
1970 to 1980	-6.5%	-0.8%	1.0%	5.2%	6.5%
1980 to 1990	10.9%	3.1%	5.3%	1.3%	4.0%
1990 to 2000	14.4%	2.4%	11.8%	8.0%	9.6%
2000 to 2007	4.6%	-0.4%	2.5%	4.0%	5.3%

Source: Wisconsin Department of Administration

Table 101 Population Race and Ethnicity

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Persons	37,757		42,296		90,083		97,296		4,891,769		5,363,675	
White (not incl. Hispanic)	36,590	96.9%	38,972	92.1%	88,157	97.9%	92,527	95.1%	4,464,677	91.3%	4,681,630	87.3%
Hispanics of All Origin	575	1.5%	1,370	3.2%	937	1.0%	2,003	2.1%	93,194	1.9%	192,921	3.6%
Black or African American	109	0.3%	841	2.0%	251	0.3%	931	1.0%	241,697	4.9%	300,245	5.6%
American Indian & Alaska Native	183	0.5%	291	0.7%	283	0.3%	534	0.5%	37,769	0.8%	43,980	0.8%
Asian and Pacific Islander	291	0.8%	405	1.0%	435	0.5%	605	0.6%	52,284	1.1%	89,341	1.7%
Some Other Race	9	0.0%	19	0.0%	20	0.0%	23	0.0%	2,148	0.0%	3,637	0.1%
Two or More Races			398	0.9%			673	0.7%			51921	1.0%

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

Table 102 Population Age and Median Age

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	5,618	14.9%	5,538	13.1%	13,592	15.1%	12,489	12.8%	737,033	15.1%	721,824	13.5%
10 - 19	5,272	14.0%	5,996	14.2%	13,667	15.2%	15,110	15.5%	700,876	14.3%	810,269	15.1%
20 - 29	5,629	14.9%	6,123	14.5%	12,779	14.2%	11,647	12.0%	764,744	15.6%	691,205	12.9%
30 - 39	6,157	16.3%	6,244	14.8%	14,556	16.2%	14,297	14.7%	810,378	16.6%	807,510	15.1%
40 - 49	4,358	11.5%	6,214	14.7%	11,085	12.3%	15,396	15.8%	595,613	12.2%	837,960	15.6%
50 - 59	2,889	7.7%	4,292	10.2%	7,740	8.6%	10,820	11.1%	423,025	8.6%	587,355	11.0%
60 - 69	3,326	8.8%	2,633	6.2%	7,688	8.5%	7,012	7.2%	404,188	8.3%	387,118	7.2%
70 - 79	2,648	7.0%	2,849	6.8%	5,537	6.1%	6,275	6.4%	294,406	6.0%	319,863	6.0%
80 - 84	936	2.5%	1,111	2.6%	1,800	2.0%	2,131	2.2%	87,213	1.8%	104,946	2.0%
> 85 years old	924	2.4%	1,203	2.9%	1,639	1.8%	2,119	2.2%	74,293	1.5%	95,625	1.8%
Total Population	37,757		42,203		90,083		97,296		4,891,769		5,363,675	
Median Age	0		36		0		37		0		36	

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

Table 103 Population Projections

	C. Oshkosh	C. Sheboygan	C. Fond du Lac	Fond du Lac County	Wisconsin
2000 Actual	62,916	50,792	42,203	97,296	5,363,715
2005	65,348	51,171	43,577	100,163	5,563,896
2010	67,403	51,473	44,928	103,031	5,751,470
2015	69,458	51,836	46,222	105,777	5,931,386
2020	71,750	52,243	47,503	108,494	6,110,878
2025	74,405	52,576	48,581	110,748	6,274,867
% Change					
2000 to 2005	3.9%	0.7%	3.3%	2.9%	3.7%
2005 to 2010	3.1%	0.6%	3.1%	2.9%	3.4%
2010 to 2015	3.0%	0.7%	2.9%	2.7%	3.1%
2015 to 2020	3.3%	0.8%	2.8%	2.6%	3.0%
2020 to 2025	3.7%	0.6%	2.3%	2.1%	2.7%

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 104 Household Projections

	C. Oshkosh	C. Sheboygan	C. Fond du Lac	Fond du Lac County	Wisconsin
No. of Households					
2000 Actual	24,082	20,779	16,638	36,931	2,084,556
2005	25,240	21,078	17,514	38,787	2,190,210
2010	26,391	21,459	18,454	40,776	2,303,238
2015	27,517	21,821	19,252	42,444	2,406,798
2020	28,665	22,161	20,010	44,019	2,506,932
2025	29,733	22,480	20,616	45,285	2,592,462
Persons per Household					
2000 Actual	2.61	2.44	2.54	2.63	2.57
2005	2.59	2.43	2.49	2.58	2.54
2010	2.55	2.40	2.43	2.53	2.50
2015	2.52	2.38	2.40	2.49	2.46
2020	2.50	2.36	2.37	2.46	2.44
2025	2.50	2.34	2.36	2.45	2.42

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 105 Median Income

	C. Fond du Lac		Fond du Lac County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Median Household Income	\$ 26,826	\$ 41,113	\$ 29,441	\$ 45,578	\$ 29,442	\$ 43,791
% Change		53.3%		54.8%		48.7%
Median Family Income	\$ 32,182	\$ 50,341	\$ 34,257	\$ 53,325	\$ 35,082	\$ 52,911
% Change		56.4%		55.7%		50.8%

Source: US Census Bureau, American FactFinder

Table 106 Household Income

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	2,298	15.6%	1,228	7.4%	4,170	12.7%	2,175	5.9%	255,413	14.0%	148,964	7.1%
\$10,000 to \$14,999	1,453	9.8%	1,109	6.7%	2,873	8.8%	2,210	6.0%	170,828	9.4%	121,366	5.8%
\$15,000 to \$24,999	2,989	20.2%	2,427	14.6%	6,312	19.3%	4,495	12.2%	341,433	18.7%	264,897	12.7%
\$25,000 to \$34,999	3,036	20.5%	2,175	13.0%	6,534	20.0%	4,479	12.1%	317,699	17.4%	276,033	13.2%
\$35,000 to \$49,999	2,902	19.6%	3,444	20.7%	7,206	22.0%	7,344	19.9%	368,148	20.2%	377,749	18.1%
\$50,000 to \$74,999	1,544	10.4%	3,941	23.6%	4,091	12.5%	9,757	26.4%	257,090	14.1%	474,299	22.7%
\$75,000 to \$99,999	332	2.2%	1,425	8.5%	900	2.7%	3,882	10.5%	65,362	3.6%	226,374	10.9%
\$100,000 to \$149,999	113	0.8%	656	3.9%	395	1.2%	1,784	4.8%	30,544	1.7%	133,719	6.4%
\$150,000 or more	110	0.7%	271	1.6%	263	0.8%	768	2.1%	17,735	1.0%	62,903	3.0%

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

Table 107 Per Capita Income

	Per Capita Income		
	1989	1999	% Change
C. Fond du Lac	\$ 12,472	\$ 18,996	52.3%
Fond du Lac County	\$ 12,574	\$ 20,022	59.2%
Wisconsin	\$ 13,276	\$ 21,271	60.2%

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

Table 108 Poverty Status

	C. Fond du Lac		Fond du Lac County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Total Persons	36,466	39,854	87,203	93,630	4,754,103	5,211,603
Total Persons Below Poverty	3,489	2,992	6,666	5,471	508,545	451,538
% Below Poverty	9.6%	7.5%	7.6%	5.8%	10.7%	8.7%
Total Families	9,956	10,470	23,929	25,661	1,284,297	1,395,037
Total Families Below Poverty	708	485	1,348	900	97,466	78,188
% Below Poverty	7.1%	4.6%	5.6%	3.5%	7.6%	5.6%

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

Table 109 Labor Force

	1990	2000	2006	% Change 1990 to 2000	% Change 2000 to 2006
Fond du Lac County					
Labor Force	48,845	55,970	56,629	14.6%	1.2%
Employed	46,350	54,293	53,960	17.1%	-0.6%
Unemployed	2,495	1,677	2,669	-32.8%	59.2%
Unemployment Rate	5.1%	3.0%	4.7%		
Wisconsin					
Labor Force	2,598,898	2,996,091	3,062,932	15.3%	2.2%
Employed	2,486,129	2,894,884	2,918,155	16.4%	0.8%
Unemployed	112,769	101,207	144,777	-10.3%	43.1%
Unemployment Rate	4.3%	3.4%	4.7%		

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

Table 110 Employment of Residents by Type of Industry

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
C. Fond du Lac						
Agriculture, Forestry, Fishing, and Mining	170	0.9%	239	1.1%	69	40.59%
Construction	647	3.6%	1,112	5.2%	465	71.87%
Manufacturing	4,787	26.7%	5,718	26.7%	931	19.45%
Transportation and Utilities	894	5.0%	1,042	4.9%	148	16.55%
Wholesale trade	831	4.6%	579	2.7%	-252	-30.32%
Retail trade	3,586	20.0%	2,576	12.0%	-1,010	-28.17%
Finance, insurance, and real estate	771	4.3%	946	4.4%	175	22.70%
Services	5,470	30.5%	8,184	38.2%	2,714	49.62%
Government	772	4.3%	1,018	4.8%	246	31.87%
All Industries	17,928		21,414		3,486	19.44%
Fond du Lac County						
Agriculture, Forestry, Fishing, and Mining	2,697	6.0%	2,148	4.2%	-549	-20.36%
Construction	2,025	4.5%	3,325	6.5%	1,300	64.20%
Manufacturing	13,062	29.1%	13,935	27.1%	873	6.68%
Transportation and Utilities	2,398	5.3%	2,539	4.9%	141	5.88%
Wholesale Trade	1,679	3.7%	1,365	2.7%	-314	-18.70%
Retail Trade	7,873	17.5%	5,863	11.4%	-2,010	-25.53%
Finance, Insurance, and Real Estate	1,733	3.9%	2,120	4.1%	387	22.33%
Services	11,892	26.5%	17,755	34.6%	5,863	49.30%
Government	1,543	3.4%	2,324	4.5%	781	50.62%
All Industries	44,902		51,374		6,472	14.41%
Wisconsin						
Agriculture, Forestry, Fishing, and Mining	112,035	4.7%	75,418	2.8%	-36,617	-32.68%
Construction	117,732	4.9%	161,625	5.9%	43,893	37.28%
Manufacturing	584,143	24.5%	606,845	22.2%	22,702	3.89%
Transportation and Utilities	137,248	5.8%	123,657	4.5%	-13,591	-9.90%
Wholesale Trade	96,532	4.0%	87,979	3.2%	-8,553	-8.86%
Retail Trade	408,937	17.1%	317,881	11.6%	-91,056	-22.27%
Finance, Insurance, and Real Estate	139,550	5.8%	168,060	6.1%	28,510	20.43%
Services	713,295	29.9%	1,097,312	40.1%	384,017	53.84%
Government	76,967	3.2%	96,148	3.5%	19,181	24.92%
All Industries	2,386,439		2,734,925		348,486	14.60%

Source: US Census Bureau, American FactFinder

Table 111 Employment of Residents by Type of Occupation

	C. Fond du Lac		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
1990						
Executive, administrative, and managerial	1,620	9.0%	3,825	8.5%	244,487	10.2%
Professional specialty	2,069	11.5%	4,424	9.9%	304,121	12.7%
Technicians and related support occupations	677	3.8%	1,453	3.2%	80,728	3.4%
Sales	2,039	11.4%	4,243	9.4%	253,086	10.6%
Administrative support, including clerical	2,720	15.2%	6,230	13.9%	365,310	15.3%
Private household	62	0.3%	126	0.3%	5,713	0.2%
Protective service	358	2.0%	764	1.7%	29,589	1.2%
Service, except protective and household	2,602	14.5%	5,904	13.1%	290,406	12.2%
Farming, forestry, and fishing	121	0.7%	2,402	5.3%	102,320	4.3%
Precision production, craft, and repair	2,061	11.5%	5,916	13.2%	274,598	11.5%
Machine operators, assemblers, and inspectors	1,890	10.5%	5,188	11.6%	232,068	9.7%
Transportation and material moving	918	5.1%	2,289	5.1%	100,517	4.2%
Handlers, equipment cleaners, helpers, and laborers	791	4.4%	2,138	4.8%	103,496	4.3%
2000						
Management, professional, and related	5,476	25.6%	13,526	26.3%	857,205	31.3%
Service	3,624	16.9%	7,750	15.1%	383,619	14.0%
Sales and office	5,264	24.6%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry	121	0.6%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance	1,595	7.4%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving	5,334	24.9%	12,998	25.3%	540,930	19.8%

Source: US Census Bureau, American FactFinder

Table 112 Industry of Employed Persons

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
Fond du Lac County						
Natural Resources & Mining	232	0.6%	499	1.1%	267	115.09%
Construction	1,767	4.4%	2,731	5.9%	964	54.56%
Manufacturing	13,374	33.6%	14,130	30.3%	756	5.65%
Trade, Transportation, Utilities	7,892	19.8%	9,077	19.5%	1,185	15.02%
Information	845	2.1%	0	0.0%	-845	-100.00%
Financial Activities	1,336	3.4%	1,466	3.1%	130	9.73%
Professional & Business Services	1,473	3.7%	2,227	4.8%	754	51.19%
Education & Health Services	5,848	14.7%	8,300	17.8%	2,452	41.93%
Leisure & Hospitality	3,738	9.4%	4,144	8.9%	406	10.86%
Other Services	1,449	3.6%	1,508	3.2%	59	4.07%
Public Administration	1,802	4.5%	2,484	5.3%	682	37.85%
Unclassified	13	0.0%	0	0.0%	-13	-100.00%
All Industries	39,769	100.0%	46,566	100.0%	0	17.09%
Wisconsin						
Natural Resources & Mining	16,636	0.8%	19,326	0.7%	2,690	16.17%
Construction	88,992	4.0%	127,846	4.7%	38,854	43.66%
Manufacturing	532,274	24.0%	594,389	21.7%	62,115	11.67%
Trade, Transportation, Utilities	475,781	21.5%	570,186	20.8%	94,405	19.84%
Information	48,444	2.2%	55,196	2.0%	6,752	13.94%
Financial Activities	122,868	5.5%	146,844	5.4%	23,976	19.51%
Professional & Business Services	148,495	6.7%	247,504	9.0%	99,009	66.67%
Education & Health Services	388,104	17.5%	502,749	18.4%	114,645	29.54%
Leisure & Hospitality	199,906	9.0%	246,327	9.0%	46,421	23.22%
Other Services	71,638	3.2%	81,794	3.0%	10,156	14.18%
Public Administration	122,303	5.5%	144,024	5.3%	21,721	17.76%
Unclassified	2,065	0.1%	1,197	0.0%	-868	-42.03%
All Industries	2,217,506	100.0%	2,737,382	100.0%	519,876	23.44%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Table 113 Fox Valley Wisconsin Workforce Development Area Industry Employment Projections, 2006-2016
(Calumet, Fond du Lac, Green Lake, Outagamie, Waupaca, Waushara, and Winnebago counties)

NAICS	Industry Title	Estimated Employment ⁽¹⁾			
		2006	2016	Change	% Change
	Total, All Nonfarm Industries	281,240	299,800	18,560	6.6%
1133, 21, 23	Construction/Mining/Natural Resources	16,530	18,140	1,610	9.7%
31-33	Manufacturing	59,490	57,270	-2,220	-3.7%
322	Paper Manufacturing	11,830	11,070	-760	-6.4%
332	Fabricated Metal Product Manufacturing	4,790	4,850	60	1.3%
336	Transportation Equipment Manufacturing	5,530	5,490	-40	-0.7%
42, 44-45	Trade	38,560	39,420	860	2.2%
452	General Merchandise Stores	6,300	6,530	230	3.7%
48-49, 22	Transportation and Utilities (Including US Postal)	9,890	10,950	1,060	10.7%
52-53	Financial Activities	13,520	15,080	1,560	11.5%
61-62	Education and Health Services (Including State and Local Government)	42,860	49,280	6,420	15.0%
611	Educational Services (Including State and Local Government)	16,230	16,920	690	4.3%
621	Ambulatory Health Care Services	8,280	10,530	2,250	27.2%
71-72	Leisure and Hospitality	22,610	25,190	2,580	11.4%
51, 54-56, 81	Information/Prof. Services/Other Services ⁽²⁾	42,930	48,560	5,630	13.1%
	Government (Excluding US Postal, State and Local Education and Hospitals) ⁽³⁾	34,860	35,910	1,050	3.0%

Source: Office of Economic Advisors, Wisconsin Department of Workforce Development, November 2008

Notes:

(1) Employment is a count of jobs rather than people, and includes all part- and full-time nonfarm jobs. Employment does not include jobs among self-employed, unpaid family, or railroad workers. Employment is rounded to the nearest ten, with employment less than five rounded to zero. Totals may not add due to rounding.

(2) An estimate of non-covered employment is included in NAICS 8131 (Religious Organizations), but not in any other industries.

(3) Government employment includes tribal owned operations, which are part of Local Government employment.

Information is derived using 2006 CES and 2006 QCEW data. Unpublished data from the US Bureau of Labor Statistics and the US Census Bureau is also used.

To the extent possible, the projections take into account anticipated changes in Wisconsin's economy from 2006 to 2016. It is important to note that unanticipated events may affect the accuracy of the projections.

Table 114 Average Weekly Wages

	1990	CPI 2000	Actual 2000	Difference	% Change 1990-2000
Fond du Lac County					
Natural Resources & Mining	\$341	\$449	\$376	\$73	10.26%
Construction	\$531	\$700	\$727	\$27	36.91%
Manufacturing	\$528	\$696	\$766	\$70	45.08%
Trade, Transportation, Utilities	\$301	\$397	\$436	\$39	44.85%
Information	\$322	\$424	\$0	\$424	-100.00%
Financial Activities	\$349	\$460	\$579	\$119	65.90%
Professional & Business Services	\$341	\$449	\$506	\$57	48.39%
Education & Health Services	\$410	\$540	\$534	\$6	30.24%
Leisure & Hospitality	\$118	\$156	\$171	\$15	44.92%
Other Services	\$187	\$246	\$308	\$62	64.71%
Public Administration	\$347	\$457	\$533	\$76	53.60%
Unclassified	\$270	\$356	\$0	\$356	-100.00%
Wisconsin					
Natural Resources & Mining	\$361	\$476	\$466	-\$10	29.09%
Construction	\$511	\$673	\$729	\$56	42.66%
Manufacturing	\$522	\$688	\$743	\$55	42.34%
Trade, Transportation, Utilities	\$357	\$471	\$525	\$54	47.06%
Information	\$448	\$590	\$705	\$115	57.37%
Financial Activities	\$443	\$584	\$727	\$143	64.11%
Professional & Business Services	\$417	\$550	\$616	\$66	47.72%
Education & Health Services	\$426	\$561	\$606	\$45	42.25%
Leisure & Hospitality	\$140	\$185	\$214	\$29	52.86%
Other Services	\$245	\$323	\$356	\$33	45.31%
Public Administration	\$421	\$555	\$607	\$52	44.18%
Unclassified	\$398	\$525	\$682	\$157	71.36%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, First Qtr., 1990, 2000, 2001.

Table 115 Travel Time to Work

Minutes	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 5	974	5.6%	1,132	5.4%	3,054	7.3%	3,341	6.8%	130,968	5.9%	135,194	5.2%
5 to 9	4,873	28.1%	5,361	25.7%	9,052	21.6%	9,532	19.5%	386,108	17.3%	398,697	15.4%
10 to 14	5,272	30.4%	6,155	29.5%	9,565	22.8%	10,670	21.8%	439,464	19.7%	476,569	18.4%
15 to 19	2,221	12.8%	2,615	12.5%	6,645	15.9%	7,455	15.2%	398,660	17.8%	440,637	17.0%
20 to 29	1,512	8.7%	2,146	10.3%	6,573	15.7%	8,288	16.9%	443,436	19.8%	531,628	20.6%
30 to 39	1,231	7.1%	1,529	7.3%	3,613	8.6%	4,700	9.6%	240,456	10.8%	307,835	11.9%
40 to 59	786	4.5%	1,209	5.8%	2,045	4.9%	3,082	6.3%	125,253	5.6%	181,568	7.0%
60 or more	481	2.8%	730	3.5%	1,360	3.2%	1,902	3.9%	71,179	3.2%	113,181	4.4%
Worked at home:	311	1.8%	281	1.3%	2,291	5.2%	1,762	3.5%	114,167	4.9%	105,395	3.9%
Total:	17,661		21,158		44,198		50,732		2,349,691		2,690,704	
Did not work at home:	17,350	98.2%	20,877	98.7%	41,907	94.8%	48,970	96.5%	2,235,524	95.1%	2,585,309	96.1%

Source: US Census Bureau, American FactFinder

Table 116 Educational Attainment

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 9th Grade	2,534	10.4%	1,403	5.1%	6,416	11.3%	3,635	5.7%	294,862	9.5%	186,125	5.4%
9th - 12th Grade	2,747	11.3%	3,027	11.0%	6,352	11.2%	6,391	10.1%	367,210	11.9%	332,292	9.6%
High School Graduate	9,803	40.4%	10,155	37.0%	24,259	42.7%	25,479	40.1%	1,147,697	37.1%	1,201,813	34.6%
1 - 3 Years of College	5,753	23.7%	7,669	27.9%	12,174	21.4%	17,328	27.3%	735,487	23.8%	976,375	28.1%
4 Years or More	3,414	14.1%	5,225	19.0%	7,563	13.3%	10,715	16.9%	548,970	17.7%	779,273	22.4%
Total Age 25 or Older	24,251		27,479		56,764		63,548		3,094,226		3,475,878	

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

Table 117 Age of Housing

	C. Fond du Lac		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	2,852	16.2%	6,385	16.3%	389,792	16.8%
11 to 20 years	1,638	9.3%	3,534	9.0%	249,789	10.8%
21 to 30 years	2,215	12.6%	6,116	15.6%	391,349	16.9%
31 to 40 years	1,779	10.1%	4,032	10.3%	276,188	11.9%
> 40 years	9,086	51.7%	19,204	48.9%	1,014,026	43.7%
Total	17,570		39,271		2,321,144	

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

Table 118 Median Housing Values

	C. Oshkosh	C. Sheboygan	C. Fond du Lac	County	Wisconsin
1990 Actual	\$53,500	\$53,100	\$50,600	\$55,700	\$62,100
2000 CPI Adjusted	\$70,513	\$69,986	\$66,691	\$73,413	\$81,848
2000 Actual	\$86,300	\$89,400	\$91,200	\$101,000	\$112,200
Percent Change					
1990-2000 CPI	31.8%	31.8%	31.8%	31.8%	31.8%
1990-2000 Actual	61.3%	68.4%	80.2%	81.3%	80.7%

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

Table 119 Housing Values

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	4,055	49.0%	732	7.1%	7,516	40.8%	2,148	8.0%	294,441	31.7%	142,047	10.0%
\$50,000 to \$99,999	3,694	44.7%	5,727	55.4%	9,438	51.3%	11,124	41.3%	496,895	53.5%	482,614	33.8%
\$100,000 to \$149,999	393	4.8%	2,542	24.6%	1,098	6.0%	8,001	29.7%	95,891	10.3%	410,673	28.8%
\$150,000 to \$199,999	86	1.0%	851	8.2%	218	1.2%	3,439	12.8%	24,030	2.6%	210,917	14.8%
\$200,000 to \$299,999	32	0.4%	383	3.7%	116	0.6%	1,622	6.0%	12,310	1.3%	123,606	8.7%
\$300,000 or More	12	0.1%	110	1.1%	20	0.1%	620	2.3%	4,927	0.5%	56,803	4.0%
Total Units	8,272		10,345		18,406		26,954		928,494		1,426,660	

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

Table 120 Types of Housing Units

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	9,727	64.1%	11,184	63.7%	25,135	72.8%	28,543	72.7%	1,391,046	67.7%	1,609,407	69.3%
2 to 4 Units	2,400	15.8%	2,571	14.6%	3,822	11.1%	4,050	10.3%	278,441	13.5%	281,936	12.1%
5 or more Units	2,757	18.2%	3,525	20.1%	3,506	10.1%	4,674	11.9%	258,847	12.6%	325,633	14.0%
Mobile Home or Other	292	1.9%	290	1.7%	2,085	6.0%	2,004	5.1%	127,440	6.2%	104,168	4.5%
Total Units	15,176		17,570		34,548		39,271		2,055,774		2,321,144	

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

Table 121 Housing Occupancy and Tenure

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	9,142	62%	10,270	62%	23,427	72%	26,940	73%	1,215,350	67%	1,426,361	68%
Renter Occupied	5,495	38%	6,368	38%	9,217	28%	9,991	27%	606,768	33%	658,183	32%
Total Occupied Units	14,637		16,638		32,644		36,931		1,822,118		2,084,544	
Vacant Units	539		881		1,904		2,340		233,656		236,600	
Seasonal Units	22		32		859		573		150,601		142,313	
Total Units	15,198		17,551		35,407		39,844		2,206,375		2,463,457	

Source: US Census Bureau, American FactFinder

Table 122 Vacancy Status

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	60	11.1%	143	16.2%	199	10.5%	348	14.9%	14,692	6.3%	17,172	7.3%
For Rent	301	55.8%	513	58.2%	446	23.4%	830	35.5%	29,795	12.8%	38,714	16.4%
Seasonal Units	22	4.1%	32	3.6%	859	45.1%	573	24.5%	150,601	64.5%	142,313	60.1%
Other Units	156	28.9%	193	21.9%	400	21.0%	589	25.2%	38,568	16.5%	38,401	16.2%
Total Vacant Units	539		881		1,904		2,340		233,656		236,600	
Owner Vacancy Rate	0.7%		1.4%		0.9%		1.3%		1.2%		1.2%	
Renter Vacancy Rate	5.5%		8.1%		4.8%		8.3%		4.9%		5.9%	

Source: US Census Bureau, American FactFinder

Table 123 Household Types

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Households	14,637		16,638		32,644		36,931		1,822,118		2,084,544	
Total Family	9,710	66.3%	10285	142.2%	23,665	72.5%	25,467	69.0%	1,275,172	70.0%	1,386,815	66.5%
Total Nonfamily	4,927	33.7%	6353	54.0%	8,979	27.5%	11,464	31.0%	546,946	30.0%	697,729	33.5%
With Children	5,068	34.6%	5374	74.2%	12,338	37.8%	12,725	34.5%	658,047	36.1%	706,399	33.9%
Without Children	9,569	65.4%	11264	122.0%	20,306	62.2%	24,206	65.5%	1,164,071	63.9%	1,378,145	66.1%
With Married Couple	7,869	53.8%	8046	121.6%	20,239	62.0%	21,321	57.7%	1,048,010	57.5%	1,108,597	53.2%
Living Alone	4,156	28.4%	16638	45.7%	7,609	23.3%	36,931	100.0%	443,673	24.3%	2,084,544	100.0%
Female Headed	4,487	30.7%	5155	46.7%	7,765	23.8%	8,933	24.2%	481,409	26.4%	569,317	27.3%
With Occupant(s) 65+	4,018	27.5%	8030	50.3%	8,362	25.6%	18,900	51.2%	446,890	24.5%	1,015,786	48.7%

Source: US Census Bureau, American FactFinder

Table 124 Persons Per Household

	C. Fond du Lac		Fond du Lac County		Wisconsin	
	No.	Persons per HH	No.	Persons per HH	No.	Persons per HH
1990	37755	2.58	90083	2.76	4891769	2.68
2000	42203	2.54	97296	2.63	5363675	2.57

Source: Wisconsin Department of Administration and US Census Bureau, American FactFinder

Table 125 Household Size

	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	4,156	28.4%	5,149	30.9%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
2 Person	4,731	32.3%	5,608	33.7%	10,487	32.1%	12,999	35.2%	596,883	32.8%	721,452	34.6%
3 Person	2,266	15.5%	2,474	14.9%	5,342	16.4%	5,756	15.6%	302,563	16.6%	320,561	15.4%
4 Person	2,103	14.4%	2,053	12.3%	5,363	16.4%	5,329	14.4%	284,151	15.6%	290,716	13.9%
5 Person	921	6.3%	911	5.5%	2,532	7.8%	2,377	6.4%	129,821	7.1%	127,921	6.1%
6 or More Person	460	3.1%	443	2.7%	1,311	4.0%	1,093	3.0%	65,027	3.6%	66,019	3.2%
Total Households	14,637		16,638		32,644		36,931		1,822,118		2,084,544	

Source: US Census Bureau, American FactFinder

Table 126 Owner Affordability

% of Income	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	5,141	62.1%	5,673	59.9%	11,571	62.9%	13,124	59.6%	547,349	59.0%	634,277	56.5%
20% to 24%	1,357	16.4%	1,408	14.9%	2,915	15.8%	3,334	15.1%	147,944	15.9%	173,620	15.5%
25% to 29%	738	8.9%	915	9.7%	1,576	8.6%	2,094	9.5%	89,914	9.7%	109,833	9.8%
30% to 34%	327	4.0%	489	5.2%	713	3.9%	1,062	4.8%	48,581	5.2%	64,892	5.8%
> 34%	689	8.3%	971	10.3%	1,554	8.4%	2,309	10.5%	91,445	9.8%	135,075	12.0%
Not Computed	20	0.2%	15	0.2%	77	0.4%	90	0.4%	3,261	0.4%	4,770	0.4%
Total Households	8,272		9,471		18,406		22,013		928,494		1,122,467	
% Not Affordable	12.3%		15.4%		12.3%		15.3%		15.1%		17.8%	

Source: US Census Bureau, American FactFinder

Table 127 Renter Affordability

% of Income	C. Fond du Lac				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	1,832	33.5%	2,522	39.9%	3,144	36.1%	4,148	42.5%	195,669	33.6%	242,345	37.8%
20% to 24%	829	15.1%	831	13.1%	1,347	15.5%	1,260	12.9%	84,800	14.6%	90,934	14.2%
25% to 29%	691	12.6%	709	11.2%	1,046	12.0%	1,026	10.5%	68,905	11.8%	67,926	10.6%
30% to 34%	460	8.4%	481	7.6%	707	8.1%	695	7.1%	43,812	7.5%	44,573	6.9%
> 34%	1,510	27.6%	1,576	24.9%	2,056	23.6%	2,207	22.6%	165,626	28.4%	162,669	25.4%
Not Computed	152	2.8%	202	3.2%	399	4.6%	419	4.3%	23,559	4.0%	33,225	5.2%
Total Households	5,474		6,321		8,699		9,755		582,371		641,672	
% Not Affordable	36.0%		32.5%		31.8%		29.7%		36.0%		32.3%	

Source: US Census Bureau, American FactFinder

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Appendix

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Estimated Households by MCD, Fond du Lac County, 2000 to 2030

Minor Civil Division	2000		2005		2010		2015		2020		2025		2030	
	No. HH	Persons per HH												
C. Fond du Lac	16,638	2.38	17,383	2.33	18,225	2.29	18,919	2.27	20,021	2.26	20,075	2.25	20,477	2.25
C. Ripon*	2,922	2.26	3,085	2.21	3,227	2.15	3,343	2.12	3,494	2.09	3,531	2.07	3,593	2.05
C. Waupun (pt.)	1,340	2.44	1,404	2.39	1,494	2.33	1,574	2.29	1,701	2.25	1,720	2.23	1,780	2.21
V. Brandon	342	2.67	350	2.62	360	2.59	366	2.57	372	2.56	371	2.57	370	2.57
V. Campbellsport	710	2.53	741	2.48	783	2.40	819	2.35	868	2.31	882	2.28	906	2.24
V. Eden	264	2.60	294	2.55	329	2.50	363	2.46	428	2.43	431	2.41	464	2.40
V. Fairwater	139	2.52	146	2.47	154	2.42	161	2.39	173	2.36	174	2.35	179	2.33
V. Kewaskum (pt.)	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
V. Mt. Calvary	199	2.50	199	2.50	186	2.73	168	3.06	149	3.51	125	4.17	101	5.21
V. N. Fond du Lac	1,789	2.53	1,918	2.48	2,037	2.42	2,142	2.39	2,310	2.36	2,330	2.34	2,407	2.32
V. Oakfield	370	2.74	382	2.69	393	2.65	400	2.62	406	2.60	408	2.60	407	2.59
V. Rosendale	325	2.84	352	2.80	378	2.75	402	2.73	446	2.71	447	2.70	467	2.69
V. St. Cloud	184	2.70	190	2.65	193	2.61	195	2.58	193	2.56	194	2.55	192	2.55
T. Alto	344	3.21	351	3.17	355	3.13	356	3.11	350	3.10	350	3.10	342	3.11
T. Ashford	641	2.77	684	2.72	731	2.64	775	2.58	841	2.53	854	2.49	888	2.46
T. Auburn	732	2.83	798	2.78	866	2.69	930	2.63	1,036	2.58	1,053	2.53	1,108	2.50
T. Byron	538	2.88	568	2.83	595	2.74	618	2.67	643	2.62	655	2.57	667	2.52
T. Calumet	562	2.61	581	2.55	607	2.47	628	2.40	646	2.34	660	2.29	671	2.25
T. Eden	337	2.91	345	2.86	354	2.76	359	2.68	355	2.61	363	2.55	362	2.48
T. Eldorado	490	2.95	516	2.90	536	2.84	552	2.81	572	2.78	576	2.76	582	2.75
T. Empire	910	2.88	978	2.83	1,045	2.74	1,105	2.69	1,199	2.64	1,217	2.59	1,264	2.56
T. Fond du Lac	789	2.57	928	2.52	1,001	2.46	1,068	2.41	1,182	2.38	1,195	2.35	1,250	2.33
T. Forest	397	2.79	419	2.74	441	2.65	460	2.58	483	2.52	492	2.48	504	2.43
T. Friendship	971	2.48	1,032	2.43	1,089	2.37	1,138	2.34	1,211	2.31	1,223	2.29	1,255	2.27
T. Lamartine	581	2.78	615	2.73	643	2.65	666	2.59	691	2.55	702	2.51	714	2.47
T. Marshfield	373	2.82	384	2.76	398	2.67	409	2.59	414	2.52	424	2.46	428	2.41
T. Metomen	239	2.97	248	2.93	254	2.89	257	2.88	259	2.88	258	2.89	256	2.91
T. Oakfield	252	3.04	258	3.00	261	2.94	261	2.92	256	2.90	256	2.89	251	2.89
T. Osceola	701	2.57	743	2.52	795	2.44	843	2.38	915	2.33	931	2.29	968	2.26
T. Ripon*	507	2.72	530	2.67	548	2.61	561	2.57	572	2.53	578	2.51	581	2.49
T. Rosendale	284	2.76	293	2.71	304	2.65	311	2.61	319	2.58	322	2.56	324	2.54
T. Springvale	270	2.69	279	2.64	287	2.56	292	2.50	292	2.45	298	2.40	297	2.36
T. Taycheedah	1,319	2.78	1,410	2.73	1,506	2.64	1,593	2.58	1,725	2.53	1,754	2.49	1,822	2.45
T. Waupun	472	2.93	494	2.89	506	2.85	513	2.84	520	2.84	518	2.85	515	2.87
Fond du Lac County	36,931	2.52	38,898	2.46	40,882	2.41	42,544	2.38	45,043	2.30	45,369	2.34	46,393	2.32

*2000 Numbers adjusted per CQR program.

Source: U. S. Census, 2000; ECWRPC 2004.

Fond du Lac County Population Estimates by MCD, 1970 to 2030

Minor Civil Division	Census 1970	Census 1980	Census 1990	Census 2000	ECWRPC 2005	ECWRPC 2010	ECWRPC 2015	ECWRPC 2020	ECWRPC 2025	ECWRPC 2030
C. Fond du Lac	35,515	35,863	37,755	42,203	43,273	44,619	45,918	47,210	48,306	49,204
C. Ripon*	7,053	7,111	7,241	7,450	7,676	7,837	7,986	8,129	8,235	8,304
C. Waupun (pt.)	2,465	2,693	2,758	3,282	3,359	3,485	3,608	3,732	3,841	3,936
V. Brandon	872	862	872	912	919	931	941	949	953	953
V. Campbellsport	1,681	1,740	1,732	1,913	1,954	2,005	2,052	2,099	2,136	2,164
V. Eden	376	534	610	687	749	820	893	968	1,041	1,112
V. Fairwater	373	310	302	350	361	373	386	398	409	418
V. Kewaskum (pt.)	n.a.	n.a.	0	0	0	0	0	0	0	0
V. Mt. Calvary ⁺	942	585	558	956	959	974	987	999	1,007	1,009
V. N. Fond du Lac	3,286	3,844	4,302	4,557	4,780	4,961	5,138	5,316	5,473	5,609
V. Oakfield	918	990	1,003	1,012	1,028	1,039	1,048	1,056	1,058	1,056
V. Rosendale	464	725	777	923	983	1,039	1,095	1,153	1,207	1,256
V. St. Cloud	550	560	494	497	503	503	502	500	495	488
T. Alto	1,139	1,176	1,145	1,103	1,112	1,111	1,106	1,099	1,085	1,066
T. Ashford	1,470	1,596	1,598	1,773	1,858	1,929	1,999	2,069	2,131	2,185
T. Auburn	1,256	1,816	1,791	2,075	2,217	2,331	2,445	2,561	2,669	2,768
T. Byron	1,300	1,681	1,634	1,550	1,606	1,630	1,651	1,670	1,680	1,683
T. Calumet	1,475	1,609	1,444	1,514	1,534	1,547	1,557	1,565	1,565	1,557
T. Eden	1,041	1,130	1,037	979	984	975	961	946	925	898
T. Eldorado	1,302	1,502	1,409	1,447	1,497	1,525	1,550	1,573	1,589	1,598
T. Empire	1,730	2,359	2,485	2,620	2,765	2,868	2,968	3,069	3,158	3,235
T. Fond du Lac	3,896	3,001	2,310	2,027	2,337	2,457	2,578	2,700	2,813	2,917
T. Forest	1,106	1,098	1,094	1,108	1,145	1,167	1,187	1,205	1,219	1,226
T. Friendship	2,350	2,321	2,210	2,406	2,507	2,584	2,658	2,732	2,794	2,845
T. Lamartine	1,416	1,749	1,607	1,616	1,678	1,704	1,727	1,748	1,761	1,765
T. Marshfield	1,159	1,214	1,130	1,118	1,129	1,129	1,127	1,122	1,112	1,095
T. Metomen	798	792	685	709	727	734	740	745	747	744
T. Oakfield	765	833	822	767	774	769	762	754	741	724
T. Osceola	1,116	1,569	1,588	1,802	1,870	1,939	2,007	2,076	2,136	2,188
T. Ripon*	1,186	1,411	1,419	1,379	1,415	1,428	1,439	1,448	1,449	1,444
T. Rosendale	710	763	770	783	796	805	813	821	823	823
T. Springvale	744	808	750	727	735	734	730	725	715	702
T. Taycheedah	2,692	3,227	3,383	3,666	3,850	3,988	4,122	4,257	4,375	4,476
T. Waupun	1,421	1,492	1,368	1,385	1,426	1,444	1,459	1,473	1,479	1,478
Fond du Lac County	84,567	88,964	90,083	97,296	100,507	103,385	106,140	108,867	111,128	112,925

Source: U.S. Census, 1970, 1980, 1990, 2000; DOA, 2003, 2004; ECWRPC 2004.

13-Oct-04

Population shifted from C. FDL to T. FDL to account for boundary agreement.

Population shifted from T. Taycheedah to T. FDL to balance growth trends.

The 1970 and 2000 population for V. Mt. Calvary includes seminary students. 1980 and 1990 figures do not. As a result, the formula has overestimated growth for the Village. A portion of that growth has been transferred to V. Eden, T. Byron & FDL to balance growth trends.



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