

Town of Lamartine

Fond du Lac County, WI
Comprehensive Plan 2040

FINAL ADOPTED PLAN

September 11, 2023



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Town of Lamartine
Fond du Lac County
Comprehensive Plan 2040

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Adopted September 11, 2023

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Preface

The Impacts of COVID-19 and the Importance of “Planning”

“The best laid plans of mice and men often go awry” - This interpreted line from the original 1785 Robert Burns poem, “To a Mouse”, is a proverbial expression which is now often used to acknowledge ***the futility of making specific plans when the ability to fully or even partially execute them is uncertain***. This has become particularly true and relevant since 2020 with the advent of the global COVID-19 pandemic. As many can remember, other previous events such as the Farm Crisis of 1980’s, the terrible tragedies of September 11, 2001, and the Great Recession of 2008 all changed the physical and social landscapes as well as citizen’s attitudes toward our state and nation. Change is constant, but without a doubt, certain events can escalate the rate of that change.

The immediate impacts of the COVID pandemic were seen across our state’s landscape – think changes in traffic, increased use of parks, on-line shopping, and work from home orders, just to name a few. What have we learned, or can we learn, from our individual and collective experiences in dealing with COVID-19 and its impacts? What should your community consider when making land use decisions (and their associated investments) that may last for years, decades, or millennia? While there is a strong perception that “the world stopped – or was put on pause” in 2020, it is the furthest thing from the truth. “Change” is not going to stop because of a pandemic; and, if anything, the rate/amount of change will increase based on factors that are both known and unknown. Face it, some things were going to happen anyway, and COVID-19 simply accelerated them.

A few things come to mind for consideration by communities in the post-pandemic world include:

- Today’s jobs are not tomorrow’s jobs
 - Adaptation is a key ‘survival’ skill – for individuals AND communities
 - Resilience needs to be considered in everything we do
 - Technology is (or should be) your friend (e.g., socialization, on-line shopping, cost savings)
 - “Urban-ness” is still important but the “outdoors” is becoming increasingly important to mental health
 - The home’s function has become increasingly important
 - Neighborhoods supply a level of comfort to the known
 - The supply chain can be fragile (see resilience)
-

- Housing choice and the housing market will continue to evolve based on need and cost
- People still want and need to move around. We are social creatures by nature.
- Education programs and school infrastructure may look very different moving forward

Certainly, the above list is not inclusive. Our intent is to simply get leaders in the Town of Lamartine to understand that the act of “planning” is still worthwhile, regardless of the underlying or overlying conditions under which it is done. If anything, COVID-19 has taught us that many plans’ aspirational goals are still true and relevant, but the path which is taken to reach them (implementation) has changed drastically. In addition, major “disruptors” (both past and present) have taught us that “monitoring” a plan is very important. And, in many cases, this reinforces the need to update plans based on evolving trends. Look no further than recent changes in housing choice by Millennials and “age in place” preferences by Baby Boomers which were well underway prior to COVID but now may be accelerated.

Which begs the question; “What game changers” could evolve out of the pandemic that could impact community planning? Many theories have already surfaced. Could rural communities see a renewed interest as a choice place to live, thereby reversing locational trends for housing? Will this nation see a surge in birth rates due to staying at home and/or working from home orders? Will building infrastructure that housed large gatherings be able to economically survive; and, if not, what will become of it? Will school districts see an increase in home schooling rates? These are just a sample of discussion items that are ongoing by various professionals and only time will reveal the true answers. We hope that Town of Lamartine leaders take stock in these thoughts, as the simple act of planning, whether it be for transportation, housing, or economic development, has now become more important than ever.

The Concept of Sustainability

A concept of sustainability has emerged, especially in planning, to better balance the use of local and global resources while protecting natural areas and ecosystems. It’s a basic “call to arms” in sustaining life on this planet. However, actions to support sustainability can be local, global, and anywhere in-between.

Given the rise of sustainability as a concept over the last several decades, there are many different versions or definitions of sustainability. Most definitions reference the need to respect environmental, economic, and social conditions. Another common element is managing resources for both current and future generations.

Although sustainability maybe touted as a new planning concept, it is deeply rooted in plain common sense that has been around for centuries. Many grandparents preached phrases like “Don’t waste your food”, “Use what you take”, “Share with others” and “Leave the campground

better than you found it". Generations who were US immigrants or children of immigrants, remember the sacrifices well, especially during the time of the Great Depression. Resources were scarce, costly, and valued. With that respect, they were used wisely. Today waste and over indulgence seem to be common place and virtually accepted in society. Sustainability as a concept is not new (maybe except for the fancy name), but how it could be successfully embraced and implemented in today's culture, is. The implementation of sustainable concepts will require adjustment to behavior patterns and social priorities.

Planning for Sustainability in Lamartine

The concept of sustainability is a common goal for many communities across the globe, but the specific actions to achieving sustainability is not a one size fits all solution. It can't be because all areas are different in terms of their resource value and the opportunities they present. The objectives of sustainability may be the same but how to support those objectives will vary substantially among small towns, large cities, rural and suburban environments. For example, a county or region may identify the development of supporting and enhancing local foods systems as a sustainable goal. This could be achieved by the protection of farmland closer to urbanizing areas (the users). However, in a more suburban or urban community with no farmland to protect, this goal could be accomplished by the creation of farmer's markets, urban gardens, or agriculture specialty shops.

The initial step in the sustainability planning process is the assessment of area resources. In Lamartine, this is undoubtedly its agricultural land and designated wildlife areas. The concept of sustainability will lie within how well Lamartine moves to utilize these resources economically yet protects the environment for future generations. The push for the use of more renewable energy by the state, country and the world will challenge rural areas in the role they will play in its generation.

The development, certification, and adoption of the Town of Lamartine Zoning Ordinance, which includes several farmland preservation zoning districts based on the development of a farmland preservation plan, was a significant step in moving the Town towards a level of sustainability. The farmland preservation plan and ordinance does so by creating opportunities for farmers to make an economic living, hence, sustaining the farming culture. It also opens the door for ag-related businesses and agri-tourism which have grown in popularity. The farmland preservation efforts also make clear the responsibility by agricultural producers to use best management practices in preserving these resources for today, tomorrow, and beyond.

The magnitude of this comprehensive planning effort with respect to addressing sustainability cannot be ignored. In numerical terms, a total of 16,071 acres have been designated to be maintained as "Agriculture" in the town. Another 2,406 acres are managed as habitat wildlife areas by the state and federal government. Together these future land use designations ac-

count for 18,477 acres or nearly 79% of the town's total land area. Most of this acreage consists of prime agricultural soils as its base.

It must be noted that in the context of sustainability for a region, for that matter, the planet, decision makers all possess some level of responsibility to the greater good. Lamartine, for example, will export most of its agricultural products produced from its farmland preservation efforts. Those exports will provide the economic influx from which the activity will be to "sustain". Simply put, the world's growing populations, especially those in urban environments, will need the Lamartine's of the world to produce the needed food and nutrition that will be required to "sustain" the population. However, this so-called obligation will need to be tempered with the responsibility of protecting area soils, groundwater, surface water and air quality.

Does Lamartine's land use approach support the concept of sustainability? Yes, it certainly does. But truly, it sounds more like just good old common sense. Thanks Grandpa. And yes, we will leave the Town of Lamartine better than we found it.



1.0 ISSUES AND OPPORTUNITIES

1.1 Plan Workshop

On June 6, 2022, the Lamartine Plan Commission and Town Board participated in a “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) workshop to guide the Town’s plan update process. This was the exact same process used during the plan’s development in 2009. Appendix A includes all statements and complete voting. The top three statements by vote include the following:

Strengths

- Productive Farmland.
- Town has performed good zoning/planning.
- Transportation network (good roads).

Weaknesses

- Need more internet connection (broadband, towers, fiber optics).
- Overreach by state and federal government. Not enough local control.
- Lack of Water Management (Drainage Districts).

Opportunities

- Preserve productive farmland with planning and zoning.
- Have areas identified to attract single family subdivision development.
- Rural lifestyle, but within 15 minutes of city services.

Threats

- More money needed for local road and bridge projects.
- Training required for volunteers pushes them away from involvement.
- State and federal mandates without money. Less local control.

1.2 Goals, Objectives, Policies, and Programs

Goal

- ❑ Strive to raise the quality of life for Town residents by addressing the goals, objectives, policies, and recommendations identified in this comprehensive plan.

Objectives

1. Continue to utilize comprehensive planning with zoning to implement compatible land uses in the Town. Specifically, the following:
 - a. **Preservation of Rural Areas.** Utilize Town ordinances to preserve the rural atmosphere and maintain maximum efficiency in agricultural practices.
 - b. **Commercial Development.** Encourage commercial development consistent with the Future Land Use Plan Map.
 - c. **Recreational and Open Space.** The Town should consider ways to promote awareness of the existence of recreational and open space areas open to the public in Lamartine.
2. Maintain or increase the level of local control when opportunities present themselves.
3. Actively participate in and support the Wisconsin Towns Association (WTA) especially through the Fond du Lac County Unit Meetings.
4. Update the comprehensive plan at least once every 10 years to maintain compliance with the WI Stats. 66.1001 and Chapter 91.

1.3 Programs for Plan Implementation

Implementing the elements of a comprehensive plan will require the use of many resources available to the Town. Staying current with these resources is another challenge as opportunities, whether agency grants, administrative requirements, or just general assistance seem to change continuously based on the passage of legislative bills at both the state and federal levels.

To assist rural communities in the navigation of new funding and administrative assistance, the Office of Rural Prosperity (ORP) was formed in January 2020, with guidance from Governor Tony Evers' Blue-Ribbon Commission on Rural Prosperity. The Commission was charged with gathering public input on the long-term, recent, and future challenges facing Wisconsin's rural communities. **The agency aims to be a one-stop shop to help rural stakeholders navigate the programs and resources serving rural communities and businesses.** An additional benefit of the ORP website is that it will be continuously monitored and updated as opportunities (Programs) emerge or are removed.

As part of the Wisconsin Economic Development Corporation (WEDC), the Office of Rural Prosperity (ORP) seeks to foster vibrant, prosperous, and resilient rural communities across

Wisconsin. The role of the ORP is to increase economic activity and improve the quality of life for future generations living in rural Wisconsin.

The WEDC, its economic development partners, and other organizations around the state offer a range of resources on all aspects of economic well-being, from childcare, education, infrastructure, housing to business development. The support organizations listed here have all contributed to programs at <https://ruralwi.com/resources/>. **This resource page is designed with the ability to query programs by need or topic. The query results will take the community to the appropriate agency and supporting program with links for additional information.**

Be advised that the ORP Resource Page references mainly state or federal agencies and programs. It does not reference local or regional assistance from partners such as county departments, Regional Planning Commissions or Economic Development Corporations. In addition, specialized agencies such as the Wisconsin Towns Association advocate for many of the programs to be available to town units of government. These agencies should also be consulted for assistance as it relates to a specific need such as planning, zoning, economic development, transportation, environmental and other needs as noted on the ORP Resource Page.

1.4 Background Information

NOTE: *The following analysis is based on Tables 100 through 115, which can be found in the back of this Plan behind the “Tables” tab. It must be further noted that the statistics upon which the analysis is based are from the 2020 United States Census, when available, and American Community Survey 5-Year Estimates. Being three years hence the Census, and being after and within a volatile economic climate, some characteristics may have changed dramatically. This, of course, can render the information and subsequent analysis of some areas of information (which ones are unknown) inaccurate relative to the present day. The regional location of the Town of Lamartine is shown on Map 1.*

Population Change (Table 100)

- ❑ The population of the Town of Lamartine in 2020 was 1,958. This is 542 more than it was in 1970, or an increase of about 38.3%.
- ❑ Much of this increase occurred in the 1970s, when the population increased by over 23%. Lamartine’s population declined by approximately 8% in the 1980s.
- ❑ The Town’s increase of 38.3% between 1970 and 2020 is greater than the increases of all the towns adjacent to Lamartine (Eldorado, Fond du Lac, Oakfield, Springvale). The populations of Fond du Lac County and Wisconsin increased by 21.4% and 31.4%, respectively, during this period.

Population Race (Table 101)

- ❑ In 2020, the Town of Lamartine was 89.6% white, not including Hispanics. This compares to Fond du Lac County at about 88.6% white, and Wisconsin at 80.6%.
- ❑ The next largest population race category in the Town of Lamartine in 2020 was Hispanics of All Origin at 6.2%.

Population Age and Median Age (Table 102)

- ❑ In general, the residents of the Town of Lamartine in 2020 were above average in age compared to the County and State. The median age in the Town of Lamartine was 43.1, compared to 41.7 in Fond du Lac County and 39.6 throughout Wisconsin.
- ❑ The population of the Town in 2020 was decidedly middle age. Approximately 43% of the Town's residents in 2020 were between the ages of forty and sixty-nine. This compares to 39.7% in Fond du Lac County and 38.2% in Wisconsin.
- ❑ Interestingly, however, the Town has a slightly lower than average percentage of elderly residents. In 2020, 10.6% of Town residents were older than seventy, compared to 12.2% in Fond du Lac County and 11.3% in Wisconsin.
- ❑ Only 5.4% of Town residents in 2020 were in their twenties. In a statistically perfect world, the number of persons in each age category in 2010 would be the same in the next higher age group in 2020, plus or minus the percentage of population growth of the entire community. In other words, if there were 100 people in their **teens** in 2010, and the Town's population grew by 10% from 2010 to 2020, there would be 110 people in their **twenties** in 2020. In actual fact, however, in the Town of Lamartine the change between these two age groups was a *decline* of 146 persons, or a 58% decrease. This means the town is not retaining their children as they become adults, and may, along with other factors, suggest the capacity of business in the Town is insufficient for persons entering the work force.
- ❑ Conversely, the number of people in their thirties in 2020 who were in their twenties in 2010 *increased* by 51 people, or 23%.

Population Projections (Table 103)

- ❑ The Wisconsin Department of Administration projects that the number of residents in the Town of Lamartine will decrease by 38 between 2020 and 2040, a 1.9% decrease.
- ❑ Similar to the Town of Lamartine's projection of a 1.9% population decrease between the years 2020 and 2040, the population of the Town of Eldorado is expected to decrease by 5.9%, the Town of Oakfield by 16.2%, and the Town of Springvale by 4.2%. Only the Town of

Fond du Lac is projected to grow, increasing by 11%. This compares to projected increases of 3.6% in Fond du Lac County and 11.8% across Wisconsin.

Household Projections (Table 104)

- ❑ The number of households in Lamartine (households include unrelated persons) is projected by the State to grow by 75 between 2020 and 2040, representing an almost 11% increase. In comparison, the Town of Oakfield is expected to have a 6.8% decline in households, while the Towns of Eldorado, Fond du Lac, and Springvale are projected to see increases of 4.9%, 25.6%, and 0.7% respectively.
- ❑ While the number of households will increase by approximately 11% between 2020 and 2040, the average number of persons per household will decrease by 11.4%, from 2.78 to 2.46.
- ❑ In Lamartine and most other governmental units, including the State and Nation, the projected percentage increase of households is higher than the increase in population because the average size of households is projected to decrease. This is due to, among other factors, a high divorce rate, people residing longer in their homes, and couples waiting longer to have their first child.
- ❑ A declining number of persons per household means more housing units will be needed for the population than if the number of persons per household had remained stable.

Medium Income (Table 105)

- ❑ The median income for households in the Town of Lamartine was \$80,435 in 2020. This is considerably higher than the \$64,147 in Fond du Lac County, and \$63,293 in Wisconsin.
- ❑ The median income for families in the Town of Lamartine in 2020 was \$86,393. This, too, is higher than in the County (\$81,968) and State (\$80,844).
- ❑ Inflation alone would have required a median family income of \$86,177 in 2020 to equal the \$72,386 figure of 2010. So, at \$86,393, the rise in the median income of Town of Lamartine families slightly exceeded the rate of inflation.

Household Income (Table 106)

- ❑ The comparatively high average household income in the Town of Lamartine is further detailed in Table 106. In 2020, 40% of Town of Lamartine households had incomes between \$50,000 and \$100,000. This compares to 35.6% in Fond du Lac County and 33% across the State of Wisconsin.
- ❑ Another 33% of Town households in 2020 had incomes of more than \$100,000, compared to

about 27.3% in the County and 27.6% in the State.

Per Capita Income (Table 107)

- ❑ Per capita income in the Town of Lamartine in 2020 (\$33,696) was higher than in Fond du Lac County (\$32,508) and lower than in Wisconsin (\$34,450).
- ❑ Per capita income in the Town of Lamartine rose about 19% between 2010 and 2020, compared to 28% in the County and 29% in the State.

Poverty Status (Table 108)

- ❑ In 2020, in the Town of Lamartine, 10% of individuals lived below the poverty line, a significant increase from 2.3% in 2010.
- ❑ Poverty levels declined from 2010 to 2020 for both Fond du Lac County and Wisconsin but increased significantly in Lamartine.

Labor Force (Table 109)

- ❑ The unemployment rates in Fond du Lac County and Wisconsin decreased significantly from 2010 to 2020, as seen in Table 109. Unemployment in Lamartine has been below the County and State in both 2010 and 2020.
- ❑ The unemployment rate in both the County and State was around 6.7% in 2010, with both jurisdictions decreasing to 3.6% in 2020.
- ❑ At the County and State levels, the number of unemployed persons increased by over 100% from 2000 to 2010. This can be attributed to the financial crisis of 2008. The declines in the 2020 unemployment rate and unemployed persons category suggest a strong economic recovery.

Employment of Residents by Type of Industry (Table 110)

- ❑ The number of employed Lamartine residents (irrespective of their place of employment) decreased from 1,148 in 2010 to 1,000 in 2020, by almost 13%. Employment in Fond du Lac County and Wisconsin increased by less than 1% and 4%, respectively, in the same time period.
- ❑ The *number* of Town of Lamartine residents employed in the Manufacturing industry decreased between 2010 and 2020. The *percentage* of manufacturing jobs also decreased by 2.6 percentage points, to 25.9%. Despite this decline, manufacturing remains the largest industry of employment for Lamartine residents.

- ❑ The second largest industry in 2020, which also grew the most between 2010 and 2020, is Education, Health, and Social Services. It grew about 26.5% from 2010 to 2020 and accounts for 21.5% of employed residents.
- ❑ These two industries, then, were by far the dominant employers. No other industry represented more than ten percent of employed residents in 2020.
- ❑ Education, Health, and Social Services and Manufacturing are also the two highest percentage employment areas for residents of Fond du Lac County and Wisconsin.

Employment of Residents by Type of Occupation (Table 111)

- ❑ In 2020, about 35% of employed residents of the Town had jobs in Management, Professional, and Related occupations.
- ❑ Employment in “Production, Transportation, and Material Moving” employed the second greatest percentage of Town residents, at 22%
- ❑ Management, Professional, and Related occupations are the dominant occupations in Fond du Lac County and, particularly, Wisconsin.

Industry of Employed Persons (Table 112)

- ❑ 23.4% of employees in Fond du Lac County in 2020 (regardless of their place of residence) worked in the Manufacturing industry. Education and Health Services accounted for the second largest industry at 20.5% of employed residents, followed closely by Trade, Transportation, and Utilities with 19.1%.
- ❑ These same three categories held the greatest percentages of employees in Wisconsin in 2020, but only 16.8% were in Manufacturing, whereas “Education and Health Services” and “Trade, Transportation, and Utilities” account for 23% and 19.6% respectively.

Average Weekly Wages (Table 113)

- ❑ The highest-paying jobs in Fond du Lac County in 2020 were in the Construction and Financial Activities industries, followed by those in Manufacturing, Professional and Business Services, and Education and Health Services.
- ❑ The Financial Activities and Information industries were the highest paying in Wisconsin. Professional and Business Services and Construction followed, but by almost \$300 less per week.

Travel Time to Work (Table 114)

- ❑ In 2020, 68.3% of employed Town of Lamartine residents drove between ten and twenty-nine minutes to get to work. This compared to 53.8% of County residents and 54.6% of State residents.
- ❑ Jobs in the City of Fond du Lac were the likely destination of Town of Lamartine residents.
- ❑ Only 8% of employed residents drove less than ten minutes to get to their place of employment, compared to 23.5% in the county and 17.8% in the State.

Education Attainment (Table 115)

- ❑ Table 115 calculates the educational attainment of residents of the Town of Lamartine in 2020 that were age 25 and older. Overall, these residents were generally less educated than those in Fond du Lac County and Wisconsin, but significantly better educated than they were in 2010.
- ❑ Almost 20% of Lamartine residents in 2020 had attended college but had not received a degree. This is slightly below both the County (20.7%) and State (20.5%) levels.
- ❑ The percentage of Lamartine residents who have a high school diploma (35.6%) is almost exact to that in the County (35.7%), both of which are higher than Wisconsin residents with a high school diploma, at 30.3%. While all geographies saw reductions from 2010 to 2020, this can be attributed to the increased amount of residents who attended college, whether or not they received a degree.
- ❑ Approximately 36% of Lamartine residents held some form of college degree in 2020, which is similar to the County level (35.9%), but lower than in the state (41.8%). All geographies had increases in college participation, whether or not they received a degree.

1.5 Major Findings

- ❑ The population of the Town of Lamartine in 2020 was 1,958, 542 more than it was in 1970. This is an increase of 38.3% or 7.7% per decade. In numerical terms, the town added just over 100 new residents per decade since 1970.
- ❑ The number of Lamartine residents who were collectively in their teens in 2010 declined by 58% when they advanced in age to their twenties by 2020. This means the community is not retaining their children as they become adults, and may, along with other factors, suggest the capacity of business in the town is insufficient for persons entering the work force.
- ❑ The Wisconsin Department of Administration projects that the number of residents of the Town of Lamartine will decrease by 1.9% between 2020 to 2040.
- ❑ The number of households in Lamartine is projected to increase by 10.7% between 2020 and 2040.
- ❑ While the number of households will increase by 10.7% from 2020 to 2040, the average number of persons per household will decrease by 11.4%. A declining number of persons per household means more housing units will be needed for the population than if the average number of persons per household had remained stable.
- ❑ The median income for households and families in the Town of Lamartine in 2020 was higher than that in Fond du Lac County and Wisconsin.
- ❑ The Manufacturing (25.9%) and Education, Health, and Social Service (21.5%) industries were by far the dominant employers of Town residents in 2020. No other industry represented more than 10% of employed residents.
- ❑ In 2020, employed residents of the Town were most likely to have jobs in “Management, Professional, and Related” occupations, followed by “Production, Transportation and Material Moving” and “Sales and Office” occupations.
- ❑ In 2020, 68.3% of employed Town of Lamartine residents drove between ten and twenty-nine minutes to get to work, most likely in the City of Fond du Lac.
- ❑ Overall, the residents of the Town of Lamartine in 2020 were generally less educated than those in Fond du Lac County and Wisconsin, but significantly better educated than they were in 2010.

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2.0 Housing

2.1 Overview of the Housing Crisis

The lack of affordable housing is a nationwide problem. Nearly all communities are experiencing shortages of housing that meet the physical and economic needs of residents. These shortages have resulted in higher rents and homes that are selling higher than assessed values, but even more so, housing is the single biggest factor impacting economic mobility for most Americans. When residents have stable living conditions, the benefits are apparent — students do better in school, health outcomes improve, and personal wealth grows. Communities benefit as a whole from this stability. While there is no single reason for the decline of affordable housing, several factors and trends have emerged that have affected housing costs since the 2020 COVID-19 pandemic:

- ❑ Housing supply has not kept up with demand due to lack of construction and lot creation over the last decade or more, since the Great Recession.
- ❑ Housing market shortages have enabled sellers to price homes higher. The Wisconsin median sales price in April 2012 was \$112,800 and for April 2023 it was \$285,500, an increase of 153.1 percent. For the homeowner, this represents a remarkable increase in wealth but for potential buyers, this increase creates financial stress.
- ❑ Interest rates have increased, making the costs of borrowing more prohibitive, which further contributes to slowing the turnover rate. From 2012-2019, the average 30-year mortgage rate was 3.97%, then declined to a low of 2.65% in January 2020 (which contributed to the record demand for housing) to an average of 6.42% from January to June 2023.
- ❑ Incomes have not kept up with rents and home values. Average monthly costs for 1- and 3-bedroom rentals in Wisconsin have jumped by as much as 25% since 2021.
- ❑ People are staying in their homes longer, slowing the turnover rate. Many current homeowners with relatively low mortgage interest rates are hesitant to place their homes on the market and face higher interest rates.
- ❑ Due to technology and ‘work from home’ policies, people are moving to locations based on quality of life, not based on where their job is located.
- ❑ There is a labor shortage in the new home construction sector.
- ❑ The cost of construction materials has risen greatly due to the COVID-19 pandemic and associated supply chain issues.

- ❑ There is less profit made on entry-level or starter homes as demand for market rate homes continues. Moreover, the profit margins in higher-end homes are simply too attractive to contractors.
- ❑ There is a higher demand for rental housing due to both the increase in one and two-family households, as well as the shortage of entry-level owner-occupied housing. Additionally, a majority of state and federal gap financing caters to rental housing production.
- ❑ Multi-family housing and denser development continues to have a negative perception.
- ❑ Elected officials at every level of government are hearing from constituents that housing is a major problem where they live. In response, municipalities and states are pursuing a wide range of different, and sometimes contentious, solutions. Local leaders are pushing the boundaries of what's possible for local governments to meet demands for housing. Communities are experimenting with zoning and code reforms, and lacking other alternatives, some are building housing on their own.

2.1 Major Findings

- ❑ Overall, the housing stock in the Town of Lamartine is relatively old. In 2020, almost 67% of housing units were built before 1979, with 24% of this total being constructed in 1939 or earlier. Only 33.3% of units were built between 1980 and 2020, compared to 37.8% in Fond du Lac County and 40.7% in Wisconsin.
- ❑ The median value of housing in the Town of Lamartine in 2020 was \$195,800. This is lower than in all the adjacent towns except the Town of Springvale, which has a median housing value of \$173,700. The Town of Fond du Lac leads the area with a median value of \$261,000.
- ❑ The largest proportion (31.2%) of housing in the Town of Lamartine was valued between \$200,000 and \$299,999 in 2020. Only 21.7% and 24.6% of houses in Fond du Lac County and Wisconsin respectively were in this value category.
- ❑ Almost 99% of housing in the Town in 2020 was single-family, compared to 73.2% in Fond du Lac County and 70.8% throughout Wisconsin.
- ❑ In 2020, the percentage of renter-occupied housing units in the Town was only 9.1%, compared to 29.4% in Fond du Lac County and 32.9% across the State.
- ❑ The average number of persons per household has remained relatively steady in the Town of Lamartine; it was 2.87 in 2010 and 2.86 in 2020. The number of persons per household is

generally declining throughout the state and nation. This figure is expected to drop to 2.46 in the Town by 2040.

2.2 Recommendations

- ❑ Strive to control residential growth patterns by encouraging any rural platting in those areas designated as agricultural transition and discouraging residential platting in other areas of the town.
- ❑ Future residential housing shall be located in accordance with the Future Land Use Map (Map 9).
- ❑ The Town should consider “Work Force Housing” as a component of all future housing development reviews.

2.3 Goal and Objectives

Goals

1. To encourage the development of carefully sited single-family, owner-occupied housing in locations that are compatible with the desire of the Town to preserve agricultural land.
2. Consider opportunities for rental housing to accommodate downsizing and work force housing.

Objectives

1. **Minimize Farming Impact** Encourage future residential development in areas that have minimal impact on agricultural operations.
2. **Directed Residential Growth** The Town of Lamartine should use the Comprehensive Plan and the Town’s Ordinances to direct residential growth to areas within the Agricultural Transitional zoning district or around the Town’s hamlets.
3. **Limitation on Platting** Require developers to submit a concept plan before platting is reviewed by the Town and County. The Town should require all platted lots to have a stormwater plan, reviewable by the Town Engineer and/or qualified technician.

2.4 Policy

The Town of Lamartine shall continue to use building and housing codes to maintain and ensure the quality and safety of existing and new housing units.

2.5 Housing Characteristics

NOTE: *The following analysis is based on Tables 116 through 126, which can be found in the back of this Plan behind the “Tables” tab. It must be further noted that the statistics upon which the analysis is based are from the 2020 United States Census, when available, and American Community Survey 5-Year Estimates. Being three years hence the Census, and being after and within a volatile economic climate, some characteristics may have changed dramatically. This, of course, can render the information and subsequent analysis of some areas of information (which ones are unknown) inaccurate relative to the present day.*

Age of Housing (Table 116)

Overall, the housing stock in the Town of Lamartine is relatively old. In 2020, almost 67% of housing units were built before 1979, with 24% of units being constructed in 1939 or earlier.

The percentage of the Town’s housing built prior to 1979 is greater than both the County and State, at 63.2% and 59.3% respectively.

Only 33.3% of housing units in the Town were built between 1980 and 2020, compared to 37.8% in Fond du Lac County and 40.7% in Wisconsin.

The years between 1960 and 1979 represent a period of major growth in the Town. Approximately 33% of the Town’s housing stock in 2020 had been built in this decade. For comparison, housing units constructed during this time period represent only 23.2% and 24.2% of the 2020 housing stock in Fond du Lac County and Wisconsin respectively.

Median Housing Values (Table 117)

A median value is the middle point in a string of values. Half the values are higher than the median and half are lower. The median is not the average of all the values.

In 2020, the median housing value in the Town of Lamartine was \$195,800. This is an increase of 10.8% from the 2010 value of \$176,700.

As of 2020, the Town’s median housing value was lower than that of all adjacent towns (Eldorado, Fond du Lac, and Oakfield), except the Town of Springvale, where the median housing value is \$173,700.

Lamartine’s median housing value is \$6,600 higher than the State of Wisconsin’s, and more than \$33,000 higher than Fond du Lac County’s.

Housing Values (Table 118)

The median housing value in Lamartine is better demonstrated by categorizing housing in value ranges.

The largest proportion (31.2%) of housing in the Town of Lamartine was valued between \$200,000 and \$299,999 in 2020. Only 21.7% and 24.6% of houses in Fond du Lac County and Wisconsin respectively were in this value category.

The largest proportion (25%) of housing in Fond du Lac County was in the \$100,000 to \$149,999 range. Similarly, 23.2% of Lamartine homes were in this category.

Almost 52% of housing units in the Town in 2020 were valued between \$150,000 and \$299,999. This compares to 43.8% in the State and 41.3% in the County.

Only 17% of the Town's housing stock in 2020 was valued at \$300,000 or more. This outpaces Fond du Lac County at 14.2% but falls short of the State at 21.9%.

Types of Housing Units (Table 119)

The Town of Lamartine has an extremely high percentage of single-family housing units. Almost 99% of housing in 2020 were single-family units, compared to approximately 73.2% in Fond du Lac County and 70.8% throughout Wisconsin.

In 2020, there were no housing units in buildings with five or more units (i.e., not a single apartment).

Housing Occupancy (Table 120)

In 2010, 92.7% of occupied housing units were owner-occupied, and 7.3% were renter-occupied. By 2020, the percentage of owner-occupied housing units had decreased slightly to 90.9%, leaving 9.1% as rental units.

In 2020, Fond du Lac County had a much higher percentage (29.4%) of housing units being renter-occupied. It was even higher throughout Wisconsin at 32.9%.

Vacancy Status (Table 121)

In 2020, the Town of Lamartine had an owner vacancy rate of 0%. The renter vacancy rate was slightly higher at 4.6%.

In 2020, only 25 of the Town's 724 total housing units were vacant, equivalent to 3.45%.

Household Types (Table 122)

Table 122 displays a variety of household types, such as family and non-family, female-headed, sole occupants, and elderly occupants.

Given all the single-family homes, it is not surprising that a comparatively high percentage (77.3%) of households in the Town of Lamartine in 2020 were families (all persons related).

Predictably then, the percentage of married couples (67.5%) was also much higher than the County (54.6%) and State (48.3%).

Consequently, the percentages of persons living alone, and households headed by females were less than throughout the County and State.

Interestingly, though, the percentage of households in the Town without children, 70.2%, was similar to that in the County and State. This suggests that a comparatively high percentage of those family households were married couples, in other words, empty nesters.

From 2010 to 2020, the percentage of households with at least one occupant aged 65 or above saw a large increase, from 23% to 33.3%.

Persons per Household (Table 123)

The average number of persons per household in the Town (2.86) was higher than the 2.37 in Fond du Lac County and 2.38 in Wisconsin.

Table 124 shows that 17.3% of households in the Town had only one person, while the percentages in the County and State are 28.4 and 30.1, respectively. This would explain the higher-than-average number of persons per household.

The average number of persons per household has remained relatively stable in the Town of Lamartine (it was 2.87 in 2010). This is significant, as the number of persons per household is decreasing across the County, State, and Nation.

Household Size (Table 124)

Approximately 45% of households in the Town of Lamartine in 2020 had only two persons, compared to approximately 38% in Fond du Lac County and 37% in Wisconsin. This supports the empty nester conclusion.

There were 24.7% of households in the Town in 2020 that had four or more persons, compared to approximately 19% in both the County and State.

Only 17.3% of households in Lamartine in 2020 had one person, compared to 28.4% and 30.1%, respectively, in the County and State.

These last two points explain the higher-than-average number of persons per household.

Homeowner Affordability (Table 125)

According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if no more than 30% of a household's income is needed for housing costs. The median household income in the Town of Lamartine in 2020 was approximately \$80,435 or \$6,703 per month (see Table 105). That means a household at the median income level could spend up to \$2,011 per month on housing before the cost would be considered unaffordable.

Approximately 16.8% of owner-occupied households in the Town of Lamartine in 2020 were spending more than 30% of their income on housing. This is higher than the percentage in Fond du Lac County (14.7%), but lower than that throughout Wisconsin (18.8%).

Renter Affordability (Table 126)

Based on the same HUD guideline, only 7% of renting households in the Town of Lamartine in 2020 were above the 30% of income threshold, compared to 46.4% of County households and 51.5% of State households. With only a few rental units in the Town, however, this comparatively low percentage in the Town is statistically irrelevant.

2.5 Housing Plans and Programs

See Section 1.3. Also, see those programs noted below:

Town of Lamartine

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

Fond du Lac Housing Authority

- ❑ The Fond du Lac Housing Authority is divided into two sub-programs consisting of the City of Fond du Lac Housing Authority and the Fond du Lac County Housing Authority. The Fond du Lac County Housing Authority promotes and provides adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination for low-income households. Additional information on the Fond du Lac Housing Authority and their services may be found at: <https://www.fdlpha.org/>

ADVOCAP

- ❑ ADVOCAP is a non-profit community action agency founded in 1966 to fight poverty within local communities in Fond du Lac, Green Lake, and Winnebago Counties. ADVOCAP's anti-poverty programs help low-income persons secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, become actively involved in their children's learning, remain independent in their homes, and reduce the amount of home energy costs. Additional information on ADVOCAP and their services may be found at: <http://advocap.org/>.

East Central Wisconsin Regional Planning Commission

- ❑ Fond du Lac County is a member of the East Central Wisconsin Regional Planning Commission. The 2030 Regional Comprehensive Plan serves Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara along with Winnebago Counties. The East Central Wisconsin Regional Planning Commission is the official comprehensive, areawide planning agency for the ten county East Central Region of Wisconsin. The Commission provides the basic information and planning services necessary to solve problems which transcend the corporate boundaries and fiscal capabilities of individual governmental jurisdictions. The Commission has a statutory duty to prepare and adopt comprehensive plans for the physical development of the region. Such plans include housing elements. The Commission also provides technical assistance to participating governments with issues of concern to that jurisdiction. Additional information on the East Central Wisconsin Regional Planning Commission may be found at: <https://www.ecwrpc.org/>.

Northeastern Wisconsin Housing Community Development Block Grant (CDBG) Loan Program

- ❑ Fond du Lac County is part of the Northeastern Wisconsin Housing CDBG Loan Program, which is administered by Brown County. This program provides down payment assistance and low-interest housing rehabilitation loans for low/moderate-income individuals and families. Additional information on the Northeastern Wisconsin Housing CDBG Loan Program may be found at: <https://www.browncountywi.gov/departments/planning-and-land-services/housing/northeastern-wisconsin-housing-cdbg-loan-program/>.

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: <https://www.wheda.com/>.

Wisconsin Department of Administration

- ❑ The Wisconsin Department of Administration maintains an element guide for the “housing” comprehensive plan element titled “Housing Wisconsin: A Guide to Preparing the Housing Element of a Local Comprehensive Plan”. Within this guide is a list of additional resources relating to housing. This housing comprehensive plan element guide may be found at: <https://doa.wi.gov/Pages/LocalGovtsGrants/Comprehensive-Planning-Resources.aspx>.

Wisconsin Historical Society

- ❑ 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. Additional information on the Wisconsin Historical Society may be found at: <https://www.wisconsinhistory.org/>.

Wisconsin Rural Partners

Wisconsin Rural Partners (WRP) serves as Wisconsin's state rural development council through a cooperative agreement with the U.S. Department of Agriculture. WRP is a nonprofit organization that brings together residents, organizations, and leaders to advance initiatives

important to rural communities throughout the state. WRP is focused on addressing issues and building collaboration between community, state, federal, nonprofit, and private sector leaders. WRP encourages private/public partnerships for sustainable rural community development and fosters local initiatives and projects that promote stewardship and expansion of community and natural resources including:

- Broadband Access and Adoption
- Community Infrastructure and Systems
- Child and Health Care Access
- Housing Financing and Construction
- Transportation Maintenance, Access, and Use
- Agriculture and Natural Resource Use and Conservation

- ❑ Additional information on WRP and the programs it offers may be found at:
<https://www.wiruralpartners.org/>.

United States Department of Agriculture Rural Housing Service

- ❑ The United States Department of Agriculture (USDA) Rural Housing Service offers a variety of programs to build or improve housing and essential community facilities in rural areas by offering loans, grants, and loan guarantees for single- and multi-family housing, childcare centers, fire and police stations, hospitals, libraries, nursing homes, schools, first responder vehicles and equipment, housing for farm laborers and much more. The USDA Rural Housing Service also provides technical assistance loans and grants in partnership with non-profit organizations, Indian tribes, state and federal government agencies, and local communities. A complete list of programs can be found on the USDA Rural Development website: <https://www.rd.usda.gov/about-rd/agencies/rural-housing-service>.

3.0 Transportation

3.1 Major Findings

- ❑ Traffic counts throughout the town have stabilized since about 2011. In some locations there has been a decrease. Only County Roads “TC” and “I” saw modest increases (See Map 2).
- ❑ Recently, State and Federal budget transportation improvement shortfalls have had significant effects on communities in Fond du lac County and throughout the state. With less financial aid coming in from State and Federal government for transportation improvements, communities have had to supplement shortfalls through their general budgets and taxes which results in increased tax burden on families and businesses in Fond du Lac County. This has also resulted in the deterioration of some roadways within the County due to projects needing to be postponed temporarily or indefinitely. However, recently legislation at both the State and federal levels have increased road infrastructure funding. Competition for these fund will be intensive so the Town of Lamartine will need to document their transportation needs in order to compete for funding.
- ❑ The growing size of agricultural equipment utilizing local roads is expected to continue as equipment advances promote large equipment to be used by farmers and as smaller farms are consumed by larger agricultural operations. This growing size in agricultural equipment results in an increasing physical toll on aging local roads, requiring more frequent maintenance and costly upgrades to accommodate the larger equipment.
- ❑ There is growing demand for recreation trail linkages and improvements to accommodate additional uses, such as ATV/UTV use. Accommodating these amenities on current and future trails should be considered when evaluating new trails and updating existing trails. Compatibility of uses on and adjacent to trails should be a major consideration in order to reduce conflict and accommodate the needs of all residents within the town.
- ❑ Technological advancements, such as autonomous vehicles, electric vehicle, the need for UV charging stations and high-speed commuter rail, may also impact transportation in the town and Fond du Lac County in the future. Technological advancements will require new infrastructure to be added to the current transportation system and the current system to be upgraded. An example might be the need for UV charging stations for all vehicles. The speed of technological advancements is exponential and Fond du Lac County will need to continually monitor these advancements to better plan for the future of transportation in the town and county.

3.2 Recommendations

- ❑ Utilize the results of the PASER program to schedule and fund the most critical Town-owned Road and bridge reconstruction projects through a capital improvement planning process. Also see Appendix D for road maintenance guidance.
- ❑ The Town shall utilize Map 3 and/or a Capital Improvement Plan for implementing proposed transportation improvement projects. Amend periodically to demonstrate the need for funding assistance.
- ❑ Coordinate transportation projects with the Fond du Lac County and WisDOT for potential financial assistance. Utilize increased state and federal funding opportunities to transition into increased electric vehicle use.

3.3 Goal and Objectives

Goal

- ❑ Provide a safe, efficient, and well-maintained transportation system for motor vehicles (including UTV/ATV's), pedestrian, and bicycle traffic within the Town of Lamartine.

Objectives

- ❑ Maintain good roads throughout the town.
- ❑ Actively participate with Fond du Lac County Highway Department and the State of Wisconsin Department of Transportation on road projects that may affect the Town of Lamartine.
- ❑ Place an emphasis on budgeting monies and seeking state and federal monies to replace town bridges.
- ❑ Minimize the impact of any new transportation improvements on existing development and the community's natural resources.
- ❑ If any future subdivision develops adjacent to the Mascoutin Valley Recreational Trail, urge the development of an internal trail system within the development and connection to the regional trail.
- ❑ Monitor and support state and federal initiatives for increased local road and bridge funding and apply for funds as appropriate. Pursue grant monies to develop pedestrian and bicycle trails.

- ❑ Future transportation system designs should consider the impacts of increased storm intensity events on those improvements.
- ❑ Monitor the need to locate future charging stations in the town as the use of electric vehicles increases.
- ❑ The Town will accommodate large farm operations, especially if processing plants co-locate on a farm, to utilize frontage on state or county highways or enter into an agreement to assist the Town with road upgrades and maintenance.

3.4 Background Information

Table 3-1
Transportation Modes

Mode	Location/Provider	Analysis
Trucking Firms	None	
Railroads	None	Freight rail service is available in Fond du Lac and Ripon. The nearest Amtrak station is in Columbus.
Transit	None	
Air	General Mitchell International Airport - Milwaukee	Located an hour south of Fond du Lac, General Mitchell provides non-stop service to approximately cities. Mitchell International is the largest airport in Wisconsin.
	Appleton International Airport	Located 45 minutes north of Fond du Lac, the Appleton International Airport has regularly scheduled commercial passenger air service.
	Fond du Lac County Airport, Fond du Lac	The 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.
Water	None in Lamartine • Port of Sheboygan	Located 35 miles to the east.
Recreation Trails	Mascoutin Valley State Trail	The Mascoutin Valley Trail is a 32-mile State trail, twenty-two miles of which are located in Fond du Lac County. The trail is used for hiking, cycling, running, and snowmobiling. The Rosendale to Fond du Lac section of the trail passes through the Eldorado Marsh.
ATV/UTV	All Town Roads	Open to ATV/UTV use.

	Location/Provider	Analysis
Bridges	Town of Lamartine Roads Town Line Rd. n. of CTH "T" Brown Rd. e. of Wonser Rd. Forest Ave. e. of Nelson Rd. Fond du Lac Co. Highways CTH "Y" at Brown Rd. CTH "Y" at Lincoln Ave. CTH "T" west of Michels Dr. CTH "T" east of Nelson Rd. State and U.S. Highways STH 23 west of CTH "I" USH 151 at CTH "Y" USH 151 west of CTH "Y"	Town Monitors County Monitors WisDOT Monitors

Source: Cedar Corporation

Street and Highway Classifications (See Map 2)

- ❑ The street and highway system in the Town of Lamartine consists of minor arterials, major and minor collectors, and local roads. These classifications are from the Wisconsin Department of Transportation (WDOT) and are based on which primary function the street or highway serves – the movement of vehicles through an area or to provide access to adjacent land. Arterials accommodate the movement of vehicles while local streets provide direct access to individual parcels of land. Collectors serve both local and through traffic by providing a connection between arterials and local streets.
- ❑ Arterials in the town include USH 151 and STH 23. Collector roadways CTH "C", CTH "I", CTH "T", CTH "Y", CTH "TC". These collector roads funnel traffic to and from local streets in the town.
- ❑ The remaining streets within the town are local and provide access to existing residential, commercial, industrial, and agricultural uses.

Traffic Counts (See Map 2)

- ❑ Map 2 shows the average annual daily traffic counts for the major roads in the town dating back to as early as 2005 .
- ❑ Traffic counts throughout the town have stabilized since about 2011. In some locations, there has been a decrease. Only County Roads "TC" and "I" saw modest increases. Some national

projections show continued declines due to more people working from home and a general pattern of youth drivers driving less than previous generations.

3.5 Transportation Plans & Programs

See Section 1.3. Also, see those programs noted below:

Town of Lamartine

- ❑ Town officials review and budget for transportation projects as part of the Town's annual budget process. The WISLR PASER ratings provide bi-yearly road condition data to the state on local road conditions which generally dictates the need for local road improvements.

Fond du Lac County

Fond du Lac County Highway, Airport, & Facilities Committee

The Highway, Airport, & Facilities Committee is a standing committee of the County Board consisting of five members. Duties of the committee are:

1. Perform the duties required by Wis. Stat. § 83.015.
2. Make recommendations to the County Board on all matters concerning the administration and operation of the Fond du Lac County Airport and represent the county in all matters pertaining to improvement or enlargement of the Airport.
3. Make recommendations to the County Board on all matters dealing with railroads.
4. Have referred to it all matters related to maintenance and construction of all county buildings and be consulted by all departments and committees in planning for new buildings or for proposed structural changes in existing buildings owned or occupied by the county.
5. Serve as the committee of jurisdiction over the Contingency - Major Projects Account within the Countywide Capital Outlay Fund and the Contingency - Equipment/Building Account.
6. Meet at least quarterly to review traffic accident data from the county.

7. Where appropriate, make written recommendations for any corrective action to the County Board; Highway, Airport and Facilities Committee; State Highway Commission; and any other branch of local government.

Fond du Lac County Traffic Safety Commission

The Traffic Safety Commission consists of the state highway engineer or designated representative, county highway commissioner, chief of the state patrol or designated representative, sheriff or designated representative, state highway safety coordinator or designated representative, and representatives appointed by the county executive from the field of education, law, and medicine. Currently there are 12 regular members and 5 alternate members serving on the commission. Duties of the commission are to:

1. Meet at least quarterly to review traffic accident data from the county.
2. Where appropriate, make written recommendations for any corrective action to the County Board; Highway, Airport and Facilities Committee; State Highway Commission; and any other branch of local government.

Programs in the Region

East Wisconsin Counties Railroad Consortium

The East Wisconsin Counties Railroad Consortium was created by Fond du Lac, Columbia, Dodge, Green Lake, Washington, and Winnebago counties with a board of directors comprised of two members from each county. Fond du Lac members are appointed by the county executive and confirmed by the County Board. The primary duty of the consortium is to facilitate the continuance of rail service on the Northern Division of the Milwaukee Road and the preservation of the facilities for the continuing of such service.

East Central Wisconsin Regional Planning Commission

Fond du Lac County is a member of the East Central Wisconsin Regional Planning Commission. The 2030 Regional Comprehensive Plan serves Calumet, Fond du Lac, Green Lake, Marquette, Menominee, Outagamie, Shawano, Waupaca, Waushara along with Winnebago Counties. The East Central Wisconsin Regional Planning Commission is the official comprehensive, areawide planning agency for the ten county East Central Region of Wisconsin. The Commission provides the basic information and planning services necessary to solve problems which transcend the corporate boundaries and fiscal capabilities of individual governmental jurisdictions. Plans include transportation management elements. The Commission also provides technical

assistance to participating governments with issues of concern to that jurisdiction. The transportation element to this plan encourages intergovernmental cooperation to address the increase in traffic volumes and the need for capacity expansions on the region's roadways.

Programs in the State

A number of statewide transportation planning efforts will affect the transportation facilities and services in the region. The following sections provide a brief overview of the plans that have been completed or that are in a draft phase. Please note that most of the plans referenced in this section are available through the WisDOT website (wisconsindot.gov) under the "Projects and Studies" tab. Also, for future reference, Fond du Lac County is in the WisDOT's Northeast (NE) Region.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WisDOT) was officially established in 1967 by combining formerly independent agencies and the Department of Motor Vehicles (which included the State Highway Commission, State Aeronautics Commission and State Patrol).

WisDOT supports all forms of transportation. The department is responsible for planning, building, and maintaining Wisconsin's network of state highways and Interstate highway system. The department shares the costs of building and operating county and local transportation systems - from highways to public transit and other modes. WisDOT plans, promotes, and financially supports statewide air, rail, and water transportation.

The department works closely with other state, federal and local agencies to meet changing and growing travel needs. Transportation impacts everyone and WisDOT is committed to providing the safest, most efficient, and highest quality transportation services to best serve the needs of the state, its citizens, and many visitors. The following plans are statewide transportation plans developed and administered by the WisDOT:

State Six-Year Highway Improvement Plan

As previously discussed, the Six Year Highway Improvement Plan covers Wisconsin and has 115,543 miles of public roads, from Interstate freeways to city and village streets. This highway improvement program covers only the 11,745-mile state highway system which is administered and maintained by the Wisconsin Department of Transportation (WisDOT). The other 103,798 miles are improved and maintained by the cities, towns, counties, and villages in which they are located.

Each wisely invested dollar returns benefits in terms of time savings, fewer accidents, and decreased vehicle operating costs. Poor roads mean more accidents and deaths, higher insurance costs, more wear and tear on vehicles, more time on the road and less efficient and competitive commerce. Please visit our [master contract schedule page](#), which identifies projects for the future and represents WisDOT's best estimate of when projects will be ready for letting.

Wisconsin's transportation budget is divided into two subprograms for implementing improvements to state highway facilities:

- Major Highway Development
- State Highway Rehabilitation (SHR)

The six-year program details projects that are scheduled for improvement over the next years.

Wisconsin Rail Plan 2030

Wisconsin Rail Plan 2030 is the statewide long-range rail transportation plan. It provides a vision for freight rail, intercity passenger rail and commuter rail, and identifies priorities and strategies that will serve as a basis for Wisconsin rail investments over the next 20 years. It serves as a guide for decision makers through 2030.

Wisconsin Rail Plan 2030 brings the State of Wisconsin in compliance with the Passenger Rail Investment and Improvement Act of 2008 (PRIIA). In order to be eligible for federal funding, PRIIA legislation requires the state to develop a long-range plan for freight, intercity passenger, and commuter rail, and update the plan at least every five years. Wisconsin Rail Plan 2030 also brings the State of Wisconsin in compliance with Title 49 United States Code Section 22102 requirements, making the state eligible to receive financial assistance based on compliance with regulations through the U.S. Secretary of Transportation. The Wisconsin Department of Transportation (WisDOT) officially adopted Wisconsin Rail Plan 2030 on March 19, 2014.

Wisconsin State Freight Plan

Enhancing freight mobility is a top priority for the Wisconsin Department of Transportation (WisDOT). The State Freight Plan (SFP) provides a vision for multimodal freight transportation and positions the state to remain competitive in the global marketplace. The SFP was approved by the U.S. Department of Transportation on March 19, 2018. For Fond du Lac County, the plan recognizes the need for reconstructing STH 23 as a major freight route.

Wisconsin State Airport System Plan 2030

Wisconsin State Airport System Plan 2030 and its accompanying System-Plan Environmental Evaluation (SEE) is the statewide long-range airport transportation plan. The 20-year plan builds off the policies and issues identified in Connections 2030; Wisconsin's statewide long-range transportation plan adopted in October 2009.

Wisconsin's State Airport System Plan identifies a system of 98 public-use airports adequate to meet different aviation needs in all parts of the state and is a guide for federal and state investment decisions. The identification of potential projects in this plan is not a commitment for federal or state project funding, nor does it provide project justification. Prior to project implementation all projects must be justified through the local master planning and environmental process and approved by the Wisconsin Department of Transportation and Federal Aviation Administration, when appropriate. The plan includes a statewide vision for aviation, an overview and analysis of the state's system of airports, a SEE, and an environmental justice analysis.

The Wisconsin Department of Transportation (WisDOT) officially adopted Wisconsin State Airport System Plan 2030 on February 19, 2015. It includes nine chapters with supporting materials included as appendices. For more information, contact:

Judy Harding, Bureau of Aeronautics
judy.harding@dot.wi.gov,
(608) 267-1223

Wisconsin Bicycle Transportation Plan – 2020

The Wisconsin Bicycle Transportation Plan – 2020 presents a blueprint for developing and integrating bicycling into the overall transportation system. In an effort to promote bicycling between communities, the plan analyzed the condition of all county trunk and state trunk highways in the state and included maps showing the suitability of these roads for bicycle traffic. Suitability criteria were based primarily on road width and traffic volumes with secondary consideration given to pavement condition, passing opportunities, and percent and volume of truck traffic.

This plan identifies the Mascoutin Valley State Trail as a major bicycling tour trail. It also identifies County Road V as being a “best conditions for bicycling” route. County Road V connects to HWY 49 in Green Lake County. County Road E, on the other hand, has been labeled as having too high of a traffic volume and has other undesirable conditions for bicycling.

Connections 2030

Connections 2030 is Wisconsin's statewide long-range, multimodal transportation plan that was adopted in 2009 and is still utilized today. This plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit. The plan identifies a series of multimodal corridors for each part of the state. The multimodal corridor plans prioritize investments and assist Wisconsin Department of Transportation (WisDOT) in identifying future segments for more detailed corridor plans.

Connect 2050

Wisconsin's Long-Range Statewide Transportation Plan, Connect 2050, focuses on addressing the state's multimodal transportation needs through the year 2050. The plan is currently in draft form but is scheduled for adoption in late 2020. Connect 2050 is a new plan for a new time; a streamlined, user-friendly document that utilizes innovative planning and data visualization techniques to guide Wisconsin's transportation future. Associated technical reports, analysis, and modal-specific plans will exist alongside this plan, allowing Connect 2050 to stand alone as a visionary document that will guide overall transportation decision-making for Wisconsin. When officially adopted, the plan should be reviewed for recommendations that may impact Fond du Lac County.

Wisconsin Department of Natural Resources (WisDNR)

The WisDNR is probably the main source of funds for outdoor recreation transportation facilities. As a prerequisite to the following WisDNR funding programs, applicants must first submit a comprehensive outdoor recreation plan or a master plan that has been approved by resolution by a local governing unit, or a plan of a higher unit of government. Applicants submitting qualifying comprehensive outdoor recreation plans (CORPs) or master plans may receive eligibility to apply for funding for up to five years. Outdoor recreation plans and grant programs currently administered by the WisDNR which are associated with forms of transportation include:

Wisconsin State Trails Network Plan

The Wisconsin State Trails Network Plan identifies a statewide network of trails and provides guidance to the DNR for land acquisition and development. The plan maps detail the potential trail network for different regions in the state. The Network Plan was last updated in 2003 and identifies both state-owned trails and trails owned by other government entities. This plan identifies a network of potential trail corridors throughout the state that would link existing trails, public lands, natural features, and communities. These potential trails corridors are categorized into five types: rail corridors, utility

corridors, street/road/highway routes or easements, natural features trail corridors, and trails within the water (i.e., lakeshores or rivers/streams) highway corridors, , and linear natural features (e.g., rivers and other topographic features).

All-Terrain Vehicle (ATV)/Utility-Terrain Vehicle (UTV) Trail Aids

The ATV/UTV Trail Aids program provides funds to accommodate all-terrain and utility-terrain vehicles through the acquisition, insurance, development, and maintenance of ATV/UTV trails, areas, and routes.

ATV Enforcement Patrol

This grant is available to Wisconsin sheriff departments that participate in ATV enforcement efforts. The DNR can provide up to 100% of county net costs for the enforcement of ATV regulations.

Land and Water Conservation Fund

This federal grant program, administered by the DNR, encourages the creation and interpretation of high-quality outdoor recreational opportunities. These grants may be used for land acquisition and development projects that will provide opportunities for public outdoor recreation and for nature-based outdoor recreation trails.

Motorized Stewardship Grants

This program provides ATV/UTV grants for funds to acquire, insure, develop, and maintain ATV/UTV trails, areas, and routes. This program also provides snowmobile trail grants for funding to provide a statewide system of well-signed and well-groomed snowmobile trails for public use and enjoyment.

Off-Highway Motorcycle (OHM) Trail Grants

This program uses revenue collected from OHM registrations for development, rehabilitation, and maintenance of OHM trails in Wisconsin.

Recreational Boating Facilities Program

This program provides funds to local units of government, sanitary districts, public inland lake protection and rehabilitation districts, and qualified lake associations for recreational boating facility projects. Eligible projects include, but are not limited to channel dredging,

construction projects, improvement/repair of locks, navigational aids, rehabilitation of capital improvements, trash skimming equipment, and weed harvesting equipment.

Recreational Trails Program

This federal grant program, administered by the DNR, provides funds for the development and maintenance of recreational trails and trail-related facilities for both motorized and non-motorized recreational trail uses.

Snowmobile Trail Aids

Snowmobile Trail Aids provide funds for development and maintenance of trail systems that provide passage through a county and connections with adjacent counties.

Snowmobile Enforcement Patrol Grant

This grant is available to Wisconsin sheriff departments that participate in snowmobile enforcement efforts. The DNR can provide up to 100% of county net cost for the enforcement of snowmobile regulations.



4.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

4.1 Major Findings

1. As identified in the *Fond du lac County Farmland Preservation Plan* approved in 2021, 94 % (22,000 acres) of the town is classified as Prime Agricultural Soils. Some of this total includes areas that are currently wetlands (such as the Eldorado Marsh) which if drained, would meet the requirements of prime agricultural soil. However, it is not the intention of this plan to encourage that activity.
2. According to the *Fond du lac County Farmland Preservation Plan*, approximately 75% (17,556 acres) of the town is listed as a designated farmland preservation area (See Map 7).
3. It should be noted that soils in much of the town offer serious obstacles to development due to their extreme wetness and low bearing capacity.
4. In the majority of the town is nearly level (0-2% slopes) or gently sloping (2-6% slopes). These slopes, of course, present no limitation on development.
5. There are approximately 6,000 acres of mapped wetlands in Lamartine. Development in wetlands can destroy important environmental benefits, including the filtering of storm water runoff and the provision of wildlife habitat.
6. A portion of the Eldorado Wildlife Area is located within the Town of Lamartine. This site contains 6,371 acres of state-owned hunting land that includes brush, grass, marsh, and woodlands.
7. The WDNR owns and manages four properties in the southern half of the town that are part of Wisconsin's Glacial Habitat Restoration Program.

4.2 Recommendations

- ☐ Continue to utilize agricultural siting regulations as an important element in the oversight and location of large farm operations.
- ☐ Continue to participate in the Wisconsin Farmland Preservation Program including zoning certification by DATCP to preserve the farmland preservation areas identified in the *Fond du lac County Farmland Preservation Plan*.
- ☐ Monitor agreements with the WDNR for management of state-owned properties and supplemental funding in lieu of taxes.

4.3 Goals, Objectives & Policies

Goal #1

- ❑ Continue to maintain the Town’s rural character and productive farmland through active planning and zoning.

Objective

- ❑ Continue to utilize comprehensive planning with zoning to implement compatible land use in the town. Specifically, the following:
 - a. **Preservation of Rural Areas.** Utilize town ordinances to preserve the rural atmosphere and maintain maximum efficiency in agricultural practices.
 - b. **Commercial Development.** Encourage commercial development consistent with the Future Land Use Plan Map.

Goal #2

- ❑ Reduce or eliminate the potential for land use conflicts between farm and non-farm uses and with the natural environment.

Objectives

- ❑ **Document Notification.** Requires a residential Certified Survey Map or Subdivision that abuts active farmland to include language on the recorded CSM or plat warning potential buyers of the implications of living next to such operations.
- ❑ **Preserving Large Agricultural Parcels.** Larger agricultural parcels are to be maintained, if possible, when siting any new development in an agricultural area.
- ❑ **Preserving Woodlands as Resource Areas.** Preservation of woodlands as groundwater recharge and erosion control areas should be encouraged whenever feasible.
- ❑ **Habitat Conservation for Wildlife.** The town should support private landowners in utilizing conservation programs for habitat and wildlife protection.

4.4 Agricultural Programs and Plans

Agricultural Impact Statement Program (AIS)

- ❑ An AIS is required when a public construction project will affect farm operations through the power of condemnation authority (eminent domain). An AIS is required for land purchases or property right purchases by a project initiator.
- ❑ An AIS analyzes 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, parks, or the building of wastewater treatment plants, etc.
- ❑ More information about this program can be found at: https://datcp.wi.gov/Pages/Programs_Services/AgriculturalImpactStatements.aspx

Drainage District Program

- ❑ Drainage districts are formed for the purpose of draining land with shared drains that cross individual property boundaries. The districts are administered by a Drainage District Board.
- ❑ Drainage district designations do not change with land transactions. Removing lands from a drainage district requires approval from a county's Drainage Board and a court order.
- ❑ Access must be granted to those managing drainage districts for annual inspections and for maintenance purposes.
- ❑ Three drainage districts are present in Fond du Lac County.
- ❑ There are two 40-acre parcels in Section 36 of the town within a drainage district. This district extends beyond the limits of the town.
- ❑ The Department of Agriculture, Trade, and Consumer Protection (DATCP) regulates the drainage district program. The department has regulated the program since 1989.
- ❑ More information on this program can be found at the following web site: https://datcp.wi.gov/Pages/Programs_Services/DrainageDistricts.aspx

Farmland Preservation Plan

- ❑ The Town of Lamartine continues to participate in the States Farmland Preservation Program administered by DATCP. Map 7 shows the areas the town has identified for inclusion into the *Fond du Lac County Farmland Preservation Plan* which has been certified

by DATCP and approved by the County. Landowners can receive tax credits if their land is certified through its farmland preservation zoning ordinance.

- ❑ Under this program, town landowner property within a certified farmland preservation zoning district can apply for farmland preservation tax credits.
- ❑ Further information about Fond du Lac County's Farmland Preservation Plan can be gained from these two web sites: <https://www.fdlco.wi.gov/departments/departments-f-m/land-information/planning-development/farmland-preservation-plan>
https://datcp.wi.gov/Pages/Programs_Services/FarmlandPreservation.aspx

Livestock Facility Siting Program

- ❑ The State of Wisconsin DATCP administers rules (ATCP 51) that give local government the ability to regulate livestock facilities with large numbers of animals. The rules establish procedures a town can incorporate into its existing or proposed regulations. The Town of Lamartine adopted a Livestock Facilities Ordinance to promote the public health, safety, and welfare of the town. For more information on ATCP 51, go to this web site: https://datcp.wi.gov/Pages/Programs_Services/LivestockSiting.aspx
- ❑ The Town of Lamartine Zoning Ordinance created agricultural zones with varying degrees of agricultural intensity. These agricultural zones are meant to encourage varying intensity of farm operations in the western half of Lamartine, while allowing more limited farming operations in the eastern half that is transitioning to non-farm uses.
- ❑ The Zoning Ordinance created the following zone categories: Intensive Farmland Preservation District (FP-I), Concentrated Farmland Preservation District (FP-C), Moderate Farmland Preservation District (FP-M), and General Agriculture (AG) that are consistent with the Town's Future Land Use Plan Map and the goals and objectives stated in the Comprehensive Plan itself.

4.5 Natural Resources and Environmental Features

Please note that both the *Fond du Lac County Comprehensive Plan* and *Fond du Lac County Farmland Preservation Plan* contain maps that indicate the location of most of these natural features in the town. Maps that have been developed specifically at the town level will be noted.

Prime Farmland

- ❑ As identified in the *Fond du lac County Farmland Preservation Plan* approved in 2021, 94 % (22,000 acres) of the town is classified as Prime Agricultural Soils. Some of this total includes areas that are currently wetlands (such as the Eldorado Marsh) which if drained, would meet the requirements of prime agricultural soil. However, it is not the intention of this plan to encourage that activity.
- ❑ According to the *Fond du lac County Farmland Preservation Plan*, approximately 75% (17,556 acres) of the town is listed as a designated farmland preservation area (See Map 7).
- ❑ Most of the eastern half of the Town contains prime agricultural soils if drained.
- ❑ Soils throughout Fond du Lac County are considered “Nationally Significant” according to the *American Farmland Trust*.

Topography

- ❑ Land elevations within the town range from approximately 935 feet above sea level in the extreme west and southwest portions of the town to approximately 815 feet in the extreme eastern portion. There are very small areas of high points that reach 950 to 960 feet in Sections 29, 31, and 32.
- ❑ A ridge with an average elevation of approximately 900’ runs south-southeast from Section 4 to the hamlet of Lamartine.
- ❑ The elevation in the Eldorado Marsh in northern Lamartine is approximately 840 feet. Other wetland areas are approximately 870 feet.
- ❑ In the majority of the town the land is nearly level (0-2% slopes) or gently sloping (2-6% slopes) These slopes, of course, present no limitation on development.

Geology

- ❑ The town’s landscape has been greatly influenced by glaciation, and is comprised of ground moraines, outwash plains, and depressions.
- ❑ The town is located in the Galena dolomite and Platteville formation. Groundwater within the unit is found in enlarged openings along fractures and bedding planes.
- ❑ Bedrock formations have different characteristics, including their potential for supplying groundwater. Although the rock formations differ from one another, they are thought to be hydraulically connected.

Soils

- ❑ There are five soil associations within the Town of Lamartine. Many are constantly or seasonally wet, so development opportunities may be limited in some areas.
 - Most of the town falls in the Lomira-Virgil association. Future development may be limited in areas where a seasonal high groundwater table comes within three feet of the soil surface.
 - The next largest land area is comprised of the Kewaunee-Manawa-Poygan association. Future development will be most limited in areas where high groundwater comes within one foot of the soil surface during some seasons.
 - The third largest association found within the town is the Houghton-Palms association. These tend to be organic soils that form in depressions and wetlands and offer serious obstacles to development because of their extreme wetness and low bearing capacity.
 - In the southeast corner of the town an area is comprised of the Beecher-Elliott association. These soils tend to have seasonal high-water tables that are between 1 and 3 feet below the surface during wet periods.
 - The final and smallest soil association found within the town is the Plano-Mendota soil association. Generally speaking, soils in the Plano-Mendota association offer little impediment to development.
- ❑ In rural areas like Lamartine, where septic tanks are used to treat effluent from structures, the quality of the soil is a major factor in the effectiveness and design of septic fields. Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Soil permeability, a high-water table, depth to bedrock, and flooding affect absorption of the effluent. Unsatisfactory performance of septic tank absorption fields can affect public health and pollute groundwater.

Surface Waters (See Map 5)

- ❑ According to the WDNR's Surface Water Data Viewer, there may be as many as 230 navigable waterways in the town. These include Seven Mile Creek, the East and West Branches of the Fond du Lac River, Mosher Creek, and tributaries of each of these waterways.

- ❑ The link below is to WDNR's Surface Water Data Viewer, an interactive GIS site that allows users to identify the locations of water features such as navigable streams and wetlands. <http://dnrmapping.wisconsin.gov/imf/imf.jsp?site=SurfaceWaterViewer.deswaters>.

Wetlands (See Map 5)

- ❑ There are approximately 5,400 acres of mapped wetlands in Lamartine. However, this is only an approximate number as specific delineations will be required for areas if development is proposed.
- ❑ Development in wetlands can destroy important environmental benefits, including the filtering of stormwater runoff and the provision of wildlife habitat.
- ❑ The WDNR and U.S. Army 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.
- ❑ This link (<https://dnr.wisconsin.gov/topic/Wetlands>) 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.

Flood Hazard Zones (See Map 5)

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

Watersheds (See Map 5)

- ❑ Waterways in the town are part of the Fond du Lac River Watershed. The Fond du Lac River Watershed has been selected as a priority watershed due to the high sediment and nutrient

loads it discharges into Lake Winnebago. Streams and rivers that are part of this watershed include Seven Mile Creek, the East and West Branch of the Fond du Lac River, and the tributaries of each.

- ❑ The water shed encompasses nearly 245 square miles with wetlands and agriculture being the most dominant features within the landscape.

Woodlands (See Map 6)

- ❑ Development in woodlands can destroy important environmental benefits that these areas provide to the community including the provision of habitat for wildlife.
- ❑ Only a few scattered woodlands are found within the town. These areas provide both aesthetic and practical benefits and should be preserved whenever possible.
- ❑ Woodlands have no specific regulatory protection unless enrolled in the WDNR Managed Forest Law Program.

Environmentally Sensitive Areas

- ❑ Environmentally Sensitive Areas (ESAs) are areas within a landscape that encompass especially valuable natural resource features that should be protected from development.
- ❑ The following areas within the town should be considered environmentally sensitive:
 - ❑ Navigable waters with a 75-foot buffer
 - ❑ WDNR wetlands with a 75-foot buffer
 - ❑ FEMA floodplains
 - ❑ Moderately steep to steep areas (greater than 12% slopes)
 - ❑ Areas that provide habitat for threatened and endangered species.
 - ❑ Historical or archeological sites

State Natural Areas

- ❑ State Natural Areas (SNAs) protect significant landscape features, geological formations, and archeological sites throughout Wisconsin. These areas are valued primarily for research and educational purposes, while providing rare safe havens for scarce plants and animals.

Site protection is provided by land acquisition, donations, conservation easements, and cooperative agreements.

- ❑ Fond du Lac County has ten SNAs. The closest to the Town of Lamartine is Oakfield Railroad Prairie, a 10-acre remnant of the large, deep-soil mesic and wet-mesic prairies once found in this region and has been described as the best remaining prairie in Fond du Lac and Dodge counties. Oakfield Railroad Prairie, designated a SNA in 1998, is owned by WDNR and is under the management of Fond du Lac County. For more information on SNAs go to <https://dnr.wi.gov/topic/Lands/naturalareas/index.asp>

Groundwater

- ❑ According to the state's Groundwater Susceptibility Map (see the link below), the western three-quarters of the town is located in an area deemed to be moderately to highly susceptible to groundwater contamination. The reasons for this designation are the relatively shallow depths to bedrock (<50 feet), shallow depths to groundwater (<20 feet), high permeability and the sandy soils found in western part of the area. The eastern portion of the town is located in an area deemed to be moderately to less susceptible to groundwater contamination.
<http://wi.water.usgs.gov/gwcomp/find/fonddulac/susceptibility.html>
- ❑ The protection of groundwater is especially important to the residents of the town as they rely on private wells for their primary source of water. It is critical that the quality of the potable water be monitored to identify any contamination.
- ❑ The primary potential pollution sources to the town's groundwater are contamination from agricultural practices, leaking underground storage tanks, failing septic systems, and old unused wells.
- ❑ Tests of private wells located in agricultural lands within the town indicate that most wells meet the health-based drinking water limit for nitrate-nitrogen. Nitrate is the most widespread groundwater contaminant in the state and is caused chiefly by agricultural practices such as manure spreading and fertilizer applications. Although the nitrate concentrations are not above the safe drinking water standard of 10 parts per million, nitrate contamination can be used as a proxy for other contaminants, such as pesticides.
- ❑ Tests of private wells in the Town of Lamartine's indicate that most wells met the health standard for arsenic of 10 parts per billion. The arsenic levels observed in the drinking water of some of the private wells are likely caused by declining groundwater levels. This drop in groundwater exposes the bedrock within the town's aquifer to oxygen, causing a chemical reaction that releases arsenic into the drinking water supply.

- ❑ More information about arsenic, including treatment options, can be found at the following web site: <https://dnr.wisconsin.gov/topic/Groundwater/Arsenic>.
- ❑ More information regarding groundwater that is specific to Fond du Lac County can be found at the following web site: <http://wi.water.usgs.gov/gwcomp/integrate/develop.html>
- ❑ The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council's responsibilities, actions, activities, and coordination efforts with local officials can be viewed at this web site: <https://dnr.wisconsin.gov/topic/Groundwater/GCC>.

Metallic and Non-Metallic Mineral Resources

- ❑ There are no active non-metallic operations in the Town of Lamartine.
- ❑ 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 <https://dnr.wisconsin.gov/topic/Mines/Metallic.html>.
- ❑ Further information about non-metallic mines in Fond du Lac County can be found at the following web site: <https://www.fdlco.wi.gov/departments/departments-f-m/land-information/code-enforcement/nonmetallic-mining>.
- ❑ 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

- ❑ 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: <https://dnr.wisconsin.gov/topic/EndangeredResources/ETList>
- ❑ Individual sites can be reviewed for the possible presence of threatened and endangered species through the Wisconsin Natural Heritage Inventory (NHI) Working List. This list is dynamic and updated often, especially when new information regarding status is received. The NHI Working List can be referenced at: <https://dnr.wisconsin.gov/topic/NHI/Data>.

Glacial Habitat Restoration Program

- ❑ The Glacial Habitat Restoration Area (GHRA) is a WDNR program which takes a regional approach to wildlife management by restoring, creating, and maintaining habitat for waterfowl, wild pheasants, and non-game songbirds. The WDNR owns and manages properties within the Town.

Public Wildlife Recreation Land (see Map 6)

- ❑ The WDNR has divided the state into five regions for public land management purposes. Fond du Lac County is part of the northeast region and has three wildlife areas. The southern portion of the Eldorado Wildlife Area is located within the Town of Lamartine (approximately 1600 acres). The entire Wildlife Area contains 6,371 acres of state-owned hunting land that includes brush, grass, marsh, and woodlands. In addition to hunting, 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 that require strict adherence to. Persons utilizing these areas can find specific information by consulting the following web page: <https://dnr.wisconsin.gov/topic/Lands/WildlifeAreas/alpha.html>
- ❑ There are several locations of public wildlife recreation lands in the Town of Lamartine. Some of these lands are federally owned and managed by the U.S. Fish and Wildlife Service.

Air Quality

- ❑ The air quality monitoring station nearest to the Town of Lamartine is located in the Town of Byron in south central Fond du Lac County. The County currently meets all air quality attainment requirements.
- ❑ More information on air quality is available at: <https://dnr.wisconsin.gov/topic/AirQuality>.

Contaminated Sites

- ❑ Near the intersection of CTH “Y” and Lincoln Avenue is an open Environmental Repair Program (ERP) case for a site that has groundwater and soil contamination. Contaminants found at the site include volatile organic compounds (VOCs), metals, and mercury. The site is currently under the ownership of the town. Currently, there are no financial resources for further investigation. There are no other open cases at the time of completion of this plan.

- ❑ Additional information on contaminated and remediated properties within the town can be found on the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS): <https://dnr.wi.gov/botw/SetUpBasicSearchForm.do>

4.6 Cultural and Historical Resources

State and National Register of Historic Places

- ❑ A primary responsibility of the Wisconsin Historical Society's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. This program protects archaeological sites, burial places, and historic buildings in the state.
- ❑ According to the State Register of Historic Places, there are no registered historic properties in the Town of Lamartine.
- ❑ Information regarding the State and National Register of Historic Places can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/hp/register/

Architecture & History Inventory (AHI)

- ❑ The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history, such as round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses.
- ❑ A search of the DHP's on-line Architecture & History Inventory (AHI) revealed 46 registered sites in the Town of Lamartine.
- ❑ For information contact the DHP at (608) 264-6500 or at: <https://www.wisconsinhistory.org/Records/Article/CS2834>.

Community Design

- ❑ There are two basic categories of community design standards - built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs, and other man-made structures. The latter would include the protection of riverfronts, viewsheds created by changes in elevation or stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.
- ❑ It is clear that future residential development in the Town of Lamartine will have an impact on the built environment. In a town, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on

agricultural lands and the natural environment. Encouraging development to occur in areas where there is existing development can help the town meet the objectives of providing guidance to the built environment and protecting agricultural lands and the natural environment.

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



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5.0 Utilities and Community Facilities

5.1 Major Findings

- ❑ Broadband speed and increased fiber optics continue to be needed for some town residents. Spotty service continues.

5.2 Recommendations

- ❑ Support the development of more off-street parking to access the Mascoutin Recreational trail and wayfinding signage to DNR lands.
- ❑ The Town shall utilize Map 3 and/or a Capital Improvement Plan for implementing proposed community facility improvement projects.
- ❑ To help reduce the cost of services, the Town of Lamartine should always be looking for ways to share services and equipment with surrounding governmental units. On June 20, 2023, ACT 12 was signed into Wisconsin law. The act created a 3-year \$300 million “Innovation Fund” to incentivize the consolidation of local services. The fund will provide grants to local governments that consolidate most public services. Rules for the new program will be developed by the Wisconsin Department of Revenue (WDOR).



5.3 Goal and Objectives

Goal

- ❑ To provide community facilities and services that are well maintained and sufficient for the needs of the residents of the Town of Lamartine, working with the private sector and surrounding communities when it is beneficial.

Objectives

1. **Road Maintenance.** Provide adequate public safety and road maintenance to all residents and businesses in the Town.
2. **Facilities and Service Sharing.** Consider ways in which Lamartine can share equipment and develop long-term service agreements with the County or surrounding Towns in order to decrease costs.
3. **Emergency Response Resources.** Continue to invest in providing top quality emergency response services. Provide training assistance for volunteers to perform local emergency services.
4. **Increase internet access.** Increase service to residents (i.e., broadband, towers, fiber optic cable, etc.)
5. **Drainage District.** Promote the establishment of drainage districts to manage water flow between properties.

5.4 Policy

The Town of Lamartine should meet as needed with surrounding communities to determine how services and equipment can be shared, mutually funded, or jointly purchased.

5.5 Background Information

Utilities

Table 5-1
Town of Lamartine Utilities

Utility	Provider(s)	Capacity Improvements
Stormwater Management	None	NA
Water Supply	Property owner's well	NA
Wastewater Treatment	Property owner's septic field	NA
Waste Disposal	Private Contractor	Improvements made by Provider as needed
Recycling	Private Contractor	Improvements made by Provider as needed
Telecommunications		
Land Line	AT&T	Improvements made by Provider as needed
Wireless	Various Private Service Providers	Improvements made by Provider as needed
Internet	Various Private Service Providers	Improvements made by Provider as needed
Cable	Various Private Service Providers	Improvements made by Provider as needed
Fiber Optics	Various Private Service Providers	Improvements made by Provider as needed
Electricity		
Generation	Alliant	Improvements made by Provider as needed
Transmission	Alliant	Improvements made by Provider as needed
Distribution	Alliant	Improvements made by Provider as needed
Natural Gas	Alliant	Improvements made by Provider as needed

Source: Town of Lamartine and Cedar Corp.

5.6 Community Facilities & Services (See Map 3)

Table 5-2
Town of Lamartine Community Services and Facilities

Community Facility	Provider(s)	Comments and Conditions
Police	Fond du Lac County Sheriff	Monitor level of service.
Fire Department	Lamartine Volunteer Fire Dept.	Fire department (located jointly with Town Hall). The ISO rating is 6.
First Responder	Lamartine Volunteer Fire Dept.	Monitor level of service.
Ambulance	Shared Ambulance Service	Ambulance service is provided through an agreement with the Village of North Fond du Lac and the Towns of Eldorado, Fond du Lac, Lamartine, and Friendship. Monitor level of service.
Judicial	Fond du Lac County	Monitor level of service.
Jail	Fond du Lac County	Monitor level of service.

Community Facility	Provider(s)	Comments and Conditions
Education: Public Schools	School Districts (see Map 4) <ul style="list-style-type: none"> • North Fond du Lac • Oakfield • Rosendale/Brandon 	There are no schools in the Town of Lamartine. Resident children attend K-12 schools in these public school districts or private schools outside of Lamartine. There are no private schools in the town.
Colleges/Universities	Closest State Colleges: UW FDL UW-Oshkosh	http://www.fdl.uwc.edu/ce/ 400 University Dr., Fond Du Lac, WI 54935 (920) 929-3170 www.uwosh.edu University of Wisconsin-Oshkosh http://www.mariancollege.edu Moraine Park Technical College 235 N. Fond Du Lac Ave., Fond Du Lac, WI 53495
Parks	<ul style="list-style-type: none"> • Seven Mile Creek Park • Fireman's Park 	Monitor needs
Trails	Mascoutin Valley State Trail, maintained by Fond du Lac County	The Mascoutin Valley State Park Trail is a 32-mile State park trail that passes through the northern portions of Lamartine. The trail is used for hiking, cycling, running, and snowmobiling.
Town Hall	Lamartine Town Hall	The Town Hall has a large meeting room, kitchen, and office for the Town Clerk. The Town Hall is relatively new and should meet the town's needs during the planning period. The parking lot requires repaving.
Public Library	Oakfield Public Library, a member of the Winnefox Library System	http://www.villageofoakfield.com/Library.htm 130 N. Main Street Oakfield, WI 53065 http://www.winnefox.org/members.html
Harbors	Port of Green Bay	This facility is not applicable to any business in the Town. www.co.brown.wi.us/port
Churches (3)	<ul style="list-style-type: none"> • Church of Our Risen Savior Catholic • St. Stephens Evangelical Lutheran 	No comments.
Cemeteries (6)	<ul style="list-style-type: none"> • Lamartine • Ladoga • St John the Baptist • Rogersville • North Lamartine • Anderson 	No comments.
Child Care	Various Private Providers	May need more of this service in the future

Community Facility	Provider(s)	Comments and Conditions
Post Offices	Fond du Lac, Oakfield, Eldorado, Rosendale, and Waupun	None in the Town of Lamartine
Health Care	<p>SMM</p> <p>Aurora Health</p> <p>Ripon Medical Center</p>	<p>SMM HealthCare includes a number of facilities in the Fond du Lac and Waupun area, including:</p> <ul style="list-style-type: none"> • St. Agnes Hospital at 430 E. Division Street, Fond du Lac • Fond du Lac Surgery Center, at 421 Camelot Drive, Fond du Lac • Fond du Lac Regional Clinic, 420 E. Division Street, Fond du Lac St Francis Home, has skilled nursing, assisted and independent living 33 Everett Street, Fond du Lac http://www.agnesian.com/ • Aurora Health Center, 210 Wisconsin American Dr., Hwy. 23 East, Fond du Lac, WI 54935 • Aurora Health Center Clinic, 700 Park Ridge Lane North Fond du Lac, WI 54937 http://www.aurorahealthcare.org/facilities/display.asp?ID=0029 <p>845 Parkside Street Ripon, WI</p>

Source: Town of Lamartine & Cedar Corporation



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6.0 Economic Development

6.1 Major Findings

- ❑ Agricultural operations, both dairy and crop farming, are the primary economic resource of the Town of Lamartine.
- ❑ The town has a small number of businesses with a minimal number of employees.
- ❑ Because the Town of Lamartine wants to maintain a rural, agricultural economic base, it does not plan on aggressively seeking out businesses to locate in the town.

6.2 Recommendations

- ❑ Agricultural, both dairy and crop farming, are still viable businesses in the town and should continue to be supported. In addition, diversification, and expansion of agriculture related use and agritourism operations should be reviewed as economic opportunities.
- ❑ The Town has not marketed itself for more businesses but could be receptive to those who would like to establish a business, provided proper buffering from other land uses can be accomplished and the Future Land Use Plan and zoning changes can be justified and documented.
- ❑ The Town should encourage the growth and development of existing businesses or new home-based businesses provided proper buffering from other land uses can be accomplished. Use the Future Land Use Plan Map (Map 9) to guide these situations and zoning to regulate them.
- ❑ Future commercial, business, energy and industrial type uses should be reviewed in accordance with the Future Land Use Map (Map 9).
- ❑ Stay current on the opportunities identified by the WEDC Office of Rural Prosperity to improve the economic health of the town.

6.3 Goal and Objectives

Goals

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

- ❑ Encourage the expansion of commercial and industrial development in adjacent communities to provide local job opportunities.

Objectives

1. Become educated and educate others regarding the different programs available from the local, state, and federal sources.
2. Encourage expansion of existing businesses.
3. Support farming operations in areas identified for such facilities on the Future Land Use Plan Map.
4. The Town will accommodate large farm operations, especially if processing plants co-locate on a farm, to utilize frontage on state or county highways or enter into an agreement to assist the Town with road upgrades and maintenance.
5. The Town will amend their Zoning Ordinance to require any farming operation that wants to establish the processing of farm animal products, animal waste, or animal slaughter to amend the Future Land Use Plan Map and Zoning Map from Agricultural to industrial.

6.4 Employment Characteristics

- ❑ See the Issues & Opportunities Chapter of this Plan. Specifically, the Employment Characteristics Section, Tables 109-115.

6.5 Types of New Businesses Desired

Town of Lamartine Preferences

- ❑ Because the Town of Lamartine wants to maintain a rural, agricultural economic base, it does not plan on aggressively seeking out businesses to locate in the town other than along Highway 151.
- ❑ Business growth in the Town will be related to agricultural operations, agriculture-related business, tourism and other miscellaneous product and service providers.
- ❑ The Town will support large-scale farming operations, provided they are located in areas of the town designated area for such land uses.

6.6 Ability to Retain and Attract Business

Location and Infrastructure

- ❑ The Town of Lamartine is well located for agricultural businesses. Markets and suppliers are readily available.
- ❑ The Town of Lamartine does not have public sewer and water, which will restrict the development of certain businesses. The Town of Lamartine has not promoted business development. Whatever commercial or industrial development has occurred is due to supply and demand.
- ❑ USH 151, which has limited access, and STH 23 are located in the town. Typically, new business development is associated with highway access.

Infrastructure

- ❑ Generally speaking, the Town of Lamartine's existing road network is in good condition.
- ❑ The Town of Lamartine lacks a public sewer and water system. This is likely a hindrance to facilitating commercial or industrial prospects.

Regulatory Issues

- ❑ Zoning and building codes help to ensure the health, safety, and welfare of the community are protected and maintained. The Town is not aware of any regulatory issues negatively affecting businesses.

6.7 Sites for New or Expanding Businesses

- ❑ The Town of Lamartine Future Land Use Map (Map 9) has identified parcels for commercial development at the intersection of US Highway 151 and County Highway TC.
- ❑ The Town of Lamartine cannot accommodate most commercial and industrial land uses because the Town cannot provide public sewer and water service. However, there are business opportunities, especially those associated with agriculture, that require larger land areas with no high-water use. An example could be equipment sales and service, storage, distribution and alike. In addition, rural economic resurgence is a priority of the state. For this reason, the Town of Lamartine should be open to economic opportunities and review development priorities to the overall best interest of the town consistent with their comprehensive plan and zoning ordinance.

- ❑ The Town will strive to do whatever possible to support existing commercial and industrial uses that have not had adverse impacts on neighboring uses and have generated jobs for local residents.
- ❑ Future business locations should be sited in locations with adequate road capacities and access.

6.8 Use of Brownfield Sites

- ❑ The federal definition (EPA) of a Brownfield site is: “Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”. Brownfield-related grants for cleanup would require the applicant to meet this definition.
- ❑ The federal definition includes residential properties. So, even an abandoned home with lead paint or asbestos can fit into that definition.
- ❑ The best way to identify a Brownfield is to follow the process below:
 1. Is the property abandoned, vacant, idle? (if yes go to number 2)
 2. Is there a potential for contamination, pollutants, and/or hazardous substances to have impacted the property? (If yes, then it is a Brownfield)
- ❑ The best tools to use to track potential sites are listed below:

[Brownfields | Wisconsin DNR](#)

[RR Sites Map | Wisconsin DNR](#)

[EnviroMapper \(epa.gov\)](#)

6.9 County and Regional Economic Development Programs

Fond du Lac County

Envision Greater Fond du Lac

Envision Greater Fond du Lac was formed in 2017 as the unified organization of the former Fond du Lac Area Association of Commerce (AC) and former Fond du Lac County Economic Development (FCEDC) organizations. The organization has been busy striving to enhance and grow existing programs and service offerings through attraction of new businesses, growth of

existing businesses, strengthening of workforce and community development, and development of new areas of opportunity throughout the county. Envision continues to offer traditional and innovative chamber services including networking professional programming in areas such as human resources, agricultural education, leadership development, and young professional engagement. Envision also desires to be a go-to partner as they work to create a strong, vibrant business community through support of business retention, expansion, and attraction. More information is available at <https://www.envisiongreaterfdl.com/>.

Region

New North

New North, Inc. is a consortium of business, economic development, chambers of commerce, workforce development, civic, non-profit, and education leaders in eighteen counties of Northeast Wisconsin who are working to be recognized as competitive for job growth while maintaining our superior quality of life. In addition to working together to promote and help expand existing economic development efforts, New North, Inc. will concentrate on:

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

More information on the New North, Inc. is available at www.thenewnorth.com.

East Central Wisconsin Regional Planning Commission

The East Central Wisconsin Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent 5-year CEDS update was completed in 2018. The document contains a review of the Commission's economic development efforts, an overview of the region's economy, and the development strategy for the region. The development strategy includes goals, objectives and strategies and a ranking of economic development investment projects submitted by communities in the region.

The CEDS can be found at <https://www.ecwrpc.org/programs/economic-development-housing/ceds/>

Moraine Park Technical College

Located on the east side of Fond du Lac, the 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 and industry services, go to

6.10 State Programs

The WEDC's Office of Rural Prosperity (ORP), its economic development partners and other organizations around the state offer a range of resources on all aspects of economic well-being, from childcare, education, infrastructure, housing to business development. The support organizations listed here have all contributed programs at <https://ruralwi.com/resources/>. **This resource page is designed with the ability to query programs by need or topic. The query results will take the community to the appropriate agency and supporting program with links for additional information.**

7.0 Intergovernmental Cooperation

7.1 Major Findings

- ❑ The town has a substantial amount of land that is owned and managed by the Wisconsin Department of Natural Resources and the U.S. Fish and Wildlife Service.
- ❑ Adequate service agreements with surrounding fire departments and Fond du Lac County provides an adequate level of services for Lamartine residents. However, more opportunities could be developed for increased joint service opportunities (See recommendation below).
- ❑ Coordination with Fond du Lac County Departments is determined essential for the town especially for emergency services and road improvement projects.

7.2 Recommendation

- ❑ To help reduce the cost of services, the Town of Lamartine should always be looking for ways to share services and equipment with surrounding governmental units. On June 20, 2023, ACT 12 was signed into Wisconsin law. The act created a 3-year \$300 million “Innovation Fund” to incentivize the consolidation of local services. The fund will provide grants to local governments that consolidate most public services. Rules for the new program will be developed by the Wisconsin Department of Revenue (WDOR).

7.3 Goal and Objectives

Goal

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

Objectives

1. Continue the coordination of emergency response services with other surrounding Fire Departments (through mutual aid) the Fond du Lac County Sheriff’s Department and the North Fond du Lac Ambulance Service.
2. As part of the Town’s annual budgeting process, review opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.

3. The Town of Lamartine will work with the Fond du Lac County Planning Department to revise the *Fond du Lac County Farmland Preservation Plan* in conjunction with the Town's revision to their Zoning Ordinance and Zoning Map to achieve consistency and certification by DATCP.
4. Encourage the expansion of commercial and industrial development in adjacent communities to provide local job opportunities.

7.4 Policy

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

7.5 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.
- ❑ The Town of Lamartine has neither boundary agreements nor mutual aid agreements with any adjoining municipalities.

7.6 Governmental Jurisdictions

Adjoining Towns

- ❑ The Town of Lamartine shares common boundaries with the Towns of Eldorado, Fond du Lac, Oakfield, and Springvale.

School Districts (See Map 4)

- ❑ Lamartine residents are served by three school districts: the Rosendale-Brandon School District, the Oakfield School District, and North Fond du Lac School District.
- ❑ The potential impact of planned and future growth and development in the Town of Lamartine could affect school district enrollments. If proposals for land development could

generate numbers of children, the Town of Lamartine should inform the appropriate School District.

Fond du Lac County

- ❑ Fond du Lac County engages in many activities within the Town of Lamartine.
 - Police and other protection services are provided by the Sheriff's Department to all residents and businesses.
 - The Town and County actively cooperate in the area of county highway maintenance and improvement projects.
 - The County Planning Department administers and enforces shoreland-floodplain and sanitary ordinances.
 - The Health and Human Services Department provides social service programs to eligible town residents.

Emergency Response

- ❑ The Town of Lamartine is served by County Emergency response dispatch; County Sheriff's Department, the Lamartine Area Fire Department, surrounding fire departments having mutual agreements, and a shared ambulance service. Fond du Lac County utilizes the MABAS (Mutual Aid Box Alarm System) 120 Program.

East Central Wisconsin Regional Planning Commission (ECWRPC)

- ❑ Lamartine is within the ECWRPC region, and can access services through Fond du Lac Counties Membership.

7.7 State of Wisconsin

Department of Transportation (DOT)

- ❑ The Town of Lamartine is within the Wisconsin Department of Transportation's Northeast Region, administered from the Green Bay DOT office. USH 151 angles through the southern portion of the town, carrying traffic mainly between Fond du Lac and Madison. STH 23 runs east/west through the northern part of the town.

Department of Natural Resources (WDNR)

- ❑ The Town of Lamartine is aware of WDNR rules and regulations regarding water resources and wetlands. The WDNR and the Town should communicate with each other regarding the Eldorado State Wildlife Area or development projects that may be within environmentally sensitive areas.

7.8 Conflicts and Opportunities

- ❑ When any significant conflicts occur with other communities or governmental agencies, initial attempts to address the conflict will involve written and face-to-face communication. If initial attempts are not successful, the Town will consider other methods, including mediation, arbitration and other dispute resolution techniques as described in Wisconsin State Statutes 802.12.
- ❑ Lamartine officials have demonstrated, through past and current planning efforts, that they are willing to proactively engage in discussions with other government officials to promote and enhance opportunities. Town leaders are encouraged to continue this practice in order to best maximize local efforts and minimize potential conflicts.



8.0 Land Use

Land use is one of the most important factors in determining the character and livability of a town. The Town of Lamartine is defined by its rural landscape, agricultural land, and natural areas. Maintaining the rural quality of life that residents' value is dependent on a prosperous rural economy, limiting sprawling patterns of development and incompatible mixes of land use.

Even though some development will occur, it is the goal of this plan to maintain the rural character, and agricultural use of the town. Determining the type, location, quality, and character of new development will help ensure a high quality of life for Lamartine residents.

This chapter discusses the planning approach, patterns of land use, land use projections and land use trends. It also addresses goals, objectives, and policies for future land use.

8.1 Planning from the Outside-In

Planners have long taken the approach to land use planning that future development would grow out of the established core of developed incorporated communities (cities and villages). Land within the path of development would be consumed for more intensive-type land uses (residential, commercial, industrial). This approach is certainly valid for growing communities as they plan their infrastructure and service systems, but it does little to preserve the value of natural resource type land uses which Lamartine residents' value. The traditional approach also assumes that land used for undeveloped purposes doesn't hold the same economic value as developed land. In addition, many future land use plan maps for cities and villages grossly overestimate the actual land required to accommodate future growth. Often, the intent is to hold back the encroachment of incompatible agricultural use and make it ready for accommodating development.

Land use planning for rural counties and towns is much different. Towns like Lamartine lack the public infrastructure (public water and sewer systems) to accommodate more intensive type land uses. Non-agricultural related residential developments are often located on larger lots that can accommodate individual wells and on-site wastewater treatment systems. In addition, scattered non-agricultural related development can create barriers to agricultural expansion and profitability.

A better approach to land use planning for rural counties and towns is to "Plan from the Outside-In". Basically, this approach gives all land equal value and establishes future use based on the strengths of the features of the land. Current or existing land use plays a big part in determining future use. The reason for this is current land use has weathered economic challenges (such as the 2008 recession) and stands a greater chance of carrying that use forward into the future.

Changes from the existing land use pattern are considered in certain locations but are driven by how the local town interprets pressure (or market) for that change and what services it may require. Should unique land use opportunities arise, they will most likely be addressed on a case-by-case basis and be weighed against compatibility with existing uses around them. A recent example is the influx of renewable energy systems in rural areas which will be discussed later in this chapter.

The Town of Lamartine embraces the “Planning from the Outside-In” approach. Since most of the town is rural by nature and heavily influenced by farming and natural resources, it was determined that the farmland preservation planning efforts should be used as the baseline to identify areas to be preserved for agricultural use and those where development could be accommodated. Map 7 shows the location of farmland preservation areas in the Town.

By conducting the farmland preservation plan effort first, integration is seamless as the areas designated for farmland preservation were used to create the active agricultural area designations found on the Future Land Use Plan Map (Map 9) ensuring “consistency” between the two maps. Implementation of future agricultural use has taken on far more importance and will be directed by the Town’s Farmland Preservation Zoning Ordinance.

The result of this planning approach has created a Future Land Use Plan Map that:

- a. Represents a better reality for attaining the projected future land uses for the town
- b. Uses an established criterion for farmland preservation planning
- c. Elevates agriculture and natural resource features as a future land use type (not just a holding area for future development)
- d. Accommodates agricultural related business as an economic opportunity

8.2 Major Findings

The Town of Lamartine is indeed an agricultural town with over 17,400 acres in the Town (74.5%) used for various agricultural purposes. Only 1812 acres (8 %) of the town’s land area can be classified as “Intensive” (see Table 8-1). As shown by Map 6, the general land use pattern of the town shows increased density within the eastern portion of the town. This pattern is a result of the closer proximity to the City of Fond du Lac which is located less than two miles to the east of the town.

The Town issued 53 residential building permits between 2013 and 2022, all for single-family dwellings. That’s roughly five building permits per year which will require some transition of

agricultural land to residential use. Based on building permit activity, it is projected that an additional 200 acres will be needed for development out to the year 2040, primarily for residential use.

It is expected that the number of acres used for agricultural production will slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial. This transition will likely occur on the east side of the town nearest to the City of Fond du Lac. However, it should be noted, that the rate of agricultural land conversion to other uses has slowed since the Recession of 2008. There are several reasons for the slower rate of conversion but one of the biggest is the increase in overall agricultural land values for continued agricultural use.

8.3 General Recommendations

- ❑ Agricultural lands are an important land use that should be protected, promoted, and encouraged thorough land use decision making and the utilization of supporting programs, primarily through farmland preservation zoning.
- ❑ The town should utilize the authority granted to local governments under WI Stats 66.1001 to direct preferred locations that could accommodate the generation of large-scale solar energy systems while protecting the investments which have been made to existing development patterns in the town. The town should amend their zoning ordinance to implement and accommodate the identified SES locations where they are granted authority. The town should require that a portion of any renewable energy system contain elements of Agricultural (Agri-voltaic) within the system.

8.4 Goals and Objectives

(Please note that the following objectives and policies are not the only ones that relate to land use in the Town of Lamartine. There are objectives and policies in the other elements of the Comprehensive Plan that also relate to land use).

Goal

- ❑ The Town of Lamartine will address the concerns of the majority of its constituents to preserve the rural character of Lamartine by directing future residential growth toward the Town's more densely populated areas in the eastern half of the Town.

Objectives

1. **Compact Development.** Future residential land development should occur contiguous to and compact with existing residential development.

2. **Consistency with Plan.** Require all decisions and actions concerning land use development and redevelopment to be consistent with the Comprehensive Plan. Identify areas through planning and zoning for specific uses such as residential and commercial.
3. **Implementation Tool.** The Town of Lamartine will update their Zoning or Subdivision Ordinance as needed and use these ordinances as the primary “tool” to control development and implement the Town’s Comprehensive Plan.
4. **Impacts to Natural Resources.** When evaluating any potential development projects, the Town will consider the potential impact on natural resources, environmental corridors, and habitat areas.

Goal #2

- ❑ Promote a sustainable land use pattern that maximizes compatibility between neighboring uses and allows the continuation of agriculture, forestry, and open lands.

Objectives

1. **Buffers and Setbacks for Non-Agricultural Uses.** Any new non-agricultural development is responsible for providing an adequate buffer on their property between themselves and existing farm operations. Farming operations are not responsible for providing a buffer on their property unless they come under the Livestock Facility Siting regulations.
2. **Preservation of Farmland.** Continue to utilize farmland preservation zoning to minimize the consumption of agricultural land in intensive agricultural areas of the town by not allowing non-farm land uses that significantly impair or limit farming operations and support the preservation of these areas in large, contiguous blocks.

8.5 Existing Land Use

Map 6 shows the existing land use pattern in Lamartine. Table 8-1 shows existing land use acreage, and percentage of acreage by land use. From these two sources of information, the following characteristics can be noted:

- ❑ As shown by Map 6, the general land use pattern of the town shows increased density within the eastern portion of the town. This pattern is a result of the closer proximity to the City of Fond du Lac which is located less than two miles to the east of the town.
- ❑ Most intensive development within the town is residential, which is typical of a bedroom community located near an urban center like the City of Fond du Lac.

- ❑ Most residential development is clustered through rural subdivisions. However, subdivision activity has ceased in the town since the Recession of 2008.
- ❑ The largest concentration of intensive development occurs within the town center of Lamartine itself. Here a mix of residential, commercial and government type uses (town/fire hall) can be found. The area is not served by public water or sewer.
- ❑ The western half of the town is more rural in nature and predominantly in agricultural use.
- ❑ Approximately 17,442.1 acres (75%) are classified as “Agriculture and Other Open Land”. The open lands are either officially designated as wetlands, which are undevelopable by law, or land that is too wet to consistently farm, although some may be used for pasture. A very small percentage of “open land” in Lamartine is vacant lots within residential subdivisions.
- ❑ An additional 2,463.1 acres (10%) are classified “Recreation” and are public lands managed by the WDNR or the U.S. Fish and Wildlife Service. The largest complex is a portion of the Eldorado Marsh located in the NE portion of the Town. Private woodlands and water features add another 1,686 acres to the undeveloped area total. Together, there are 21, 591 acres of undeveloped acres in the town comprising 92% of the landscape. Intensive type development account for only eight (8) percent. Land in public ownership accounts for just over 10% of all land in the Town of Lamartine.

Table 8-1
Existing Land Use

Category	Acres	%		Acres	%
Residential	1,286.0	5.5%	Intensive		
Commercial	56.7	0.24%			
Communications/Utilities	5.5	0.02%			
Industrial & Quarries	19.4	0.08%			
Institutional/Government	18.5	0.08%			
Transportation	426.5	1.8%		1,812.6	8%
Agriculture & Other Open Land	17,442.1	74.5%	Passive		
Recreation	2,463.1	10.5%			
Water Features	271.1	1.2%			
Woodlands	1,415.4	6.1%		21,591.7	92%
Total Acres	23,404.3	100%		23,404.3	100%

Source: East Central Wisconsin Regional Planning Commission, Town of Lamartine, Cedar Corporation.

8.6 Trends in the Supply, Demand, and Use of Land

Agricultural

- ❑ Agricultural land prices have doubled since the Recession and can now range in price from \$8,000 to \$16,000 per acre according to USDA National Agricultural Statistics Service.
- ❑ It should be noted that the disparity between land prices for agricultural use versus intensive uses such as residential, has lessened. This means landowners now have more economic opportunity to sell land as “working farmland” instead of having to sell it off for development.
- ❑ Despite the town’s location just west of the City of Fond du Lac, agricultural land is still the predominant land use. Nonetheless, it must be acknowledged that some of the current agricultural land will eventually transition to more intense land uses, primarily residential or perhaps, renewable energy production.

Residential

- ❑ Table 8-1 identifies 1286 acres as being in residential use. This total was 887 acres when the last comprehensive plan was developed in 2009. That said, approximately 400 acres were converted to residential development since 2009 averaging about 30 acres per year. The conversion number appears high and may be attributed to a change in the land use inventory methodology.
- ❑ Table 8-2 shows that 53 building permits for new housing were issued in the town between 2013 and 2022. All of the new dwellings were single-family. That is an average of 5.3 permits per year. If an average of two (2) acres of land is needed for each new unit, the town could expect a conversion of about 11 acres per year out of the undeveloped land total. Over the course of the next ten years, approximately 111 acres of land could be converted out of agricultural production.
- ❑ Table 117 in the back of this Plan, shows that owner occupied median housing values in the Town of Lamartine in 2000 was \$124,300. In 2020, that total increased to 195,800 . That’s a significant increase of 57.5% since 2000.
- ❑ The high-end housing market (homes > \$300,000) in the town showed a significant increase during this 20-year period as well increasing from 3.2 % in 2000 to 17% in 2020. By contrast, Fond du Lac County has 14.2% of the homes valued at over \$300,000 in 2020. However, the state showed an overall increase of over 20% during the same period.

Table 8-2
Residential Building Permits

Residential Building Permits Town of Lamartine												
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	Year Avg.
Issued	2	3	3	4	10	2	4	12	7	6	53	5.3

Commercial & Industrial (Including Quarries)

- ❑ Commercial and industrial lands are scattered throughout the town and cover only two-tenths of one percent of the total land area. Due to the low number of acres present in the town, no significant increases are projected over the next ten years. However, it must be noted that in rural areas, commercial or industrial uses (often associated with agriculture) that require larger tracts of land but don't require public water or sewer service, can occur on short notice. Since rural economic resurgence is a priority of the state, the Town of Lamartine must be open to these opportunities and review their impacts to the community fairly and to the overall best interest of the town consistent with their comprehensive plan and zoning ordinance.

8.7 Conflict Between Adjacent Land Uses

Within the Town of Lamartine

- ❑ Rural residential development can create a conflict between farmers and new residents over agricultural practices that create noise and odor. Avoidance of these conflicts start with proper planning of land uses and a better understanding of rural activities associated with agriculture.
- ❑ Renewable energy developments such as large-scale solar arrays and wind turbines can create a sense conflict with town residents. Often associated with agriculture, renewable energy production can be an economic boost to rural communities. Similar to all potential conflicts, the best approach by the town will be to identify locations where conflicts can possibly be avoided. The town will work with renewable energy companies to seek a compromise on future locations. See Map 8 for guidance on the location of any large-scale solar energy system.

Between the Town of Lamartine and Adjacent Towns

- ❑ The Town of Lamartine is not aware of any conflicts with adjacent towns.

8.8 Limitations on Development

In addition to compatibility with adjacent land uses, the impact to natural features should be considered when development is approved. Especially during the site plan review process. Important features include the following:

- ❑ Productive Farmland: These are areas depicted on the town's farmland preservation map (Map 7). These are areas anticipated to continue in agricultural production for the planning period.
- ❑ Topography: The great majority of the town is nearly level (0-2% slopes) or gently sloping (2-6% slopes). These slopes present few limitations on development.
- ❑ Geology: Geologic characteristics within Lamartine present few limitations on development.
- ❑ Soils: Exclusive of the wetland areas, seasonal high-water tables from one to three feet below the surface produce minor limitations to development.
- ❑ Soil permeability: A high-water table, depth to bedrock, and flooding affect absorption of the effluent within a septic tank absorption field. In areas where soil properties and groundwater levels make traditional septic drain fields infeasible, alternative methods will be required in most cases.
- ❑ Environmental Characteristics (Map 5): 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 because mapped wetlands cover about a third of the town. In addition, not all wetlands have been accurately delineated. Developments proposed adjacent to WDNR map wetlands or on hydric soils should be confirmed by a WDNR Certified Wetland Delineator before any land use permits are issued.

8.9 Land Use Projections

Agricultural

- ❑ It is likely that the number of acres used for agricultural production will slowly decrease as land is converted to more intense uses, such as residential, commercial, and industrial. This

transition will most likely occur on the east side of the town nearest to Fond du Lac consistent with the Future Land Use Map (Map 9).

- ❑ Agriculture will continue to be the primary land use in the town, specifically, crop farming. The towns historic and continued commitment to the farmland preservation program will ensure conversion of crop land is minimized.
- ❑ Table 8-3 shows the residential land projections for the Town of Lamartine. The estimated households are then multiplied by the recommended acreage per lot to determine an estimated number of acres that would be absorbed over the next twenty years.

Table 8-3
Residential Land Use Projections by Households

	Households (Hshlds)	Required Acres	Running Total Acres Needed
2020 Actual	709		
2025	734	50	50
2030	759	50	100
2035	784	50	150
2040	809	50	200

Source: Cedar Corporation based on Building Permit Data. Each future household is projected to use 2 acres.

Based on the projections and calculations in Table 8-3, an additional 200 acres will be developed for residential use by 2040 in the Town of Lamartine. Please note that there has not been an approved residential subdivision development in the town since the Recession of 2008. Also, some of future residential housing will occur on vacant residential lots already platted.

Commercial & Industrial (Including Quarries)

- ❑ No significant increases are projected over the next ten years. However, it must be noted that in rural areas, commercial or industrial uses (often associated with agriculture) require larger tracts of land but don't require public water or sewer service. Since rural economic resurgence is a priority of the state, the Town of Lamartine must be open to these opportunities and review their impacts to the overall best interest of the town consistent with their comprehensive plan and zoning ordinance.

8.10 Development and Redevelopment Opportunities

Agricultural

- ❑ The Town Future Land Use Map identifies specific geographic areas where intensive farming operations will be encouraged. This means that land uses other than agricultural uses will be highly discouraged but not prohibited. The Town should continue to require non-agricultural land uses to have the absolute minimum impact on farming practices.

Residential

- ❑ The area of the Town where residential development will be encouraged is in the eastern portion of Lamartine designated in the transition area, subject to quality of soils and county planning input. Residential platting will be discouraged in the Concentrated and Intensive Agricultural areas of the Town as shown on the Future Land Use Plan Map.

Commercial and Industrial

- ❑ The Town of Lamartine cannot accommodate most commercial and industrial land uses because the Town cannot provide public sewer and water service. However, there are business opportunities, especially those associated with agriculture that require larger land areas with no high-water use. An example could be equipment sales and service, storage, distribution and alike. In addition, rural economic resurgence is a priority of the state. For this reason, the Town of Lamartine should be open to economic opportunities and review development priorities to the overall best interest of the town consistent with their comprehensive plan and zoning ordinance.
- ❑ The Town will strive to do whatever possible to support existing commercial and industrial uses that have not had adverse impacts on neighboring uses and have generated jobs for local residents.

8.11 Future Land Use Plan (Map 9)

Existing and Future Land Uses

- ❑ The Future Land Use Plan Map (Map 9) for the Town of Lamartine shows mainly existing land uses as they are today, with some residential expansion around clustered development. Minimal industrial expansion (or reflection of grandfathered non-metallic mining operations) are shown on the map as well.

- ❑ The Future Land Use Plan Map does allow for individual single-family lots that are not mapped specifically as residential areas. This is because of the uncertainty of knowing exactly where they may be proposed. However, the creation of these residential lots must adhere to the requirements of the zoning district. Proposed residential subdivisions which are not shown as residential areas, will require a comprehensive plan amendment. Specifically, the Future Land Use Map.
- ❑ Land uses shown on the Future Land Use Plan Map are generally described as follows:
 - **Farmsteads:** Single-family home, possibly including a barn and outbuildings
 - **Residential:** Typically refers to a single-family residence but can include duplexes and mobile homes.
 - **Commercial:** Retail, food/beverage service, office uses, storage and distribution.
 - **Industrial:** Manufacturing or processing facilities, such as a cheese factory, contractor storage, and office facilities and storage buildings related to industrial operations. Includes non-metallic mining.
 - **Utilities:** Substations and other facilities associated with public or private utilities
 - **Public/Institutional:** Town Hall, garage, and fire station; churches and cemeteries
 - **Parks and Recreation:** Public trails, and private parks.
 - **Agricultural Transition:** Land in this category is presently a mixture of farming operations having no more than 250 animal units and/or unlimited crop farming, with a scattering of residential subdivisions and residential housing sites. This designation also includes fallow, unused, or undevelopable land, including vacant residential lots. The Town should be receptive to residential development provided density standards are met, a parcel is rezoned out of agricultural, and land divisions or platting occurs.
 - **Moderate Agriculture:** Land that will allow farm operations provided they do not exceed 500 animal units. Minimal residential development provided density standards are met, a parcel is rezoned out of agricultural, and land divisions or platting occurs.
 - **Concentrated Agriculture:** Land in this category will allow more intense agricultural siting farm operations up to 1,000 Animal units with a special use permit. Minimal residential development provided density standards are met, a parcel is rezoned out of agricultural, and land divisions or platting occurs. Large scales solar energy systems (SES) could be accommodated in areas within the SES Overlay.

- **Intensive Agriculture:** Land in this category may see the most intense agricultural farming operations, with more than 1,000 animal units with a special use. Minimal residential development provided density standards are met, a parcel is rezoned out of agricultural, and land divisions or platting occurs. Large scales solar energy systems (SES) could be accommodated in areas within the SES Overlay.
- **Water:** Ponds and streams
- **WDNR/USFWS:** Lands in this category include public hunting and fishing grounds and other properties managed by state or federal agencies for environmental purposes.

Table 8-4
Agriculture Land Use Divisions

Category	Acres *	%
Agricultural Transition	3664.8	16%
Moderate Agriculture	5680.4	24%
Concentrated Agriculture	5572.9	24%
Intensive Agriculture	8486.1	36%
Total Acres	23404.20	100%

* Acres include all land uses within the borders of these divisions.

Table 8-5
Future Land Use

Category	Acres
Agricultural Transition	2561.7
Commercial	64.2
Concentrated Agriculture	4549.9
Farmsteads	251.5
Industrial	29.8
Intensive Agriculture	7912.2
Low Density Residential	1511.4
Moderate Agriculture	3334.8
Parks and Recreation	31.1
Public/Institutional	18.5
Utilities	10.0
Water	265.9
WDNR/USFWS	2432.6
ROWs (blank)	430.5
Grand Total	23404.19

8.12 Consistency Between the Land Use Plan and Zoning

- ❑ Of particular importance is the consistency between the Future Land Use Map and the Zoning Map. Because zoning reflects the current situation and the Future Land Use Plan Map reflects the preferred land use, the two maps are initially not going to be consistent. The objective of the Plan is that these two maps would become consistent over a period of time. However, it should be noted that the Future Land Use Map shall guide rezoning decisions. This means rezones shall be consistent with the Future Land Use Map. If not, a comprehensive plan amendment should be initiated and approved before the rezone occurs.

8.13 Extraterritorial Platting and Zoning

- ❑ The City of Fond du Lac could exercise its right to review land divisions in the eastern portion of the Town of Lamartine. The City of Fond du Lac's extraterritorial review area encompasses an area three (3) miles outside of its incorporated boundary so that includes portions of the Town of Lamartine. For reference purposes, the area covered is shown on the Future Land Use Map (Map 9). In basic terms, land divisions within this area must be submitted to the City for comment.
- ❑ There is no extraterritorial zoning in place between the Town and City. The town's zoning ordinance is the only zoning applicable to land within the town.

8.14 Large Scale Solar Energy System (SES) Overlay (Map 8)

The Town of Lamartine desires to guide the location of large-scale solar energy systems (SES) and therefore acknowledges Wisconsin Statute §66.0401(1m) as follows:

Local governments may not place any restriction on the installation or use of solar energy systems unless the restriction:

- *Serves to preserve or protect public health or safety*
- *Does not significantly increase the system cost or decrease the efficiency*
- *Allows for an alternative system of comparable cost and efficiency*

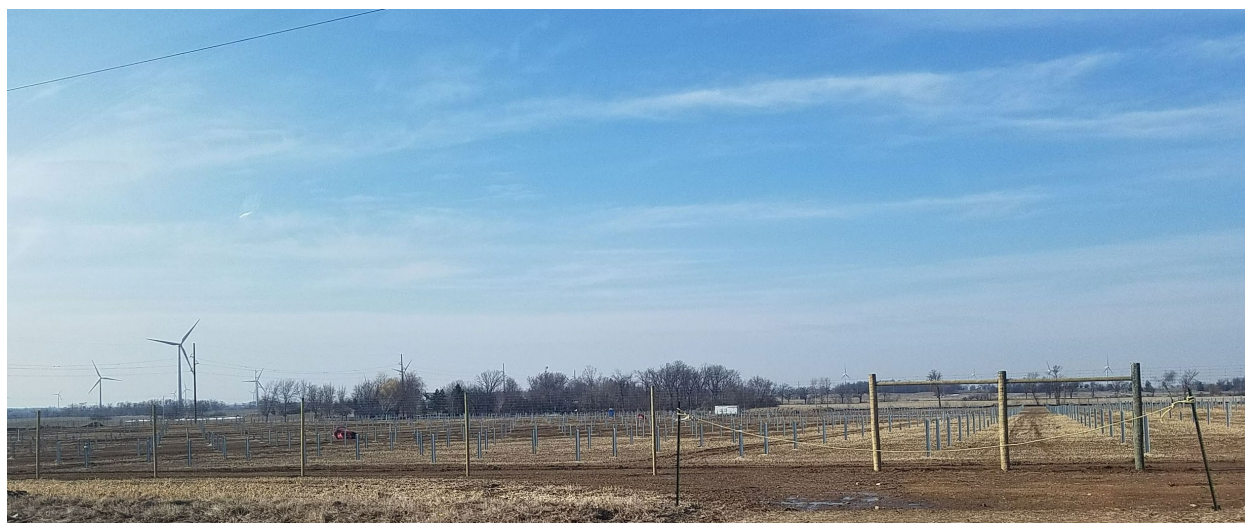
Lamartine further acknowledges the State of Wisconsin's Preemption as defined by 196.491(3) which states:

- ***"If installation or utilization of a facility for which a certificate of convenience and necessity has been granted is precluded or inhibited by a local ordinance, the installation and utilization of the facility may nevertheless proceed."***

- A Certificate of Public Convenience and Necessity (CPCN) is required by the Public Service Commission (PSC) for systems generating 100MW or greater. The process includes an application, public notice, environmental review, community impact review and public hearings before a decision is rendered by the PSC.

The Town of Lamartine desires to take a more pro-active approach in the siting of future large-scale SES's to assist in the application process. In order to determine level of restrictions within the town, Lamartine has elected to use its planning authority granted under WI Stats 66.1001 to direct preferred locations that could accommodate the generation of large-scale solar energy systems while protecting the investments which have been made to existing development patterns in the Town.

Map 8 was developed to show accommodating locations based on current land use, residential development density, zoning classifications, and adequate buffering requirements to reduce the potential negative impacts of siting a large-scale SES. Map 8 also shows the locations of existing transmission corridors vital to accommodating any future energy generation. As can be seen by the map, the Town has identified over 12,000 acres which could accommodate SES's which is considered substantial. This area was transferred onto the Future Land Use Map as an overlay. Through the use of this planning approach, Lamartine believes the town has captured the intent of Wisconsin Statute §66.0401(1m).



9.0 Implementation

9.1 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.
- ❑ Coordination and consistency between the Future Land Use Map and the town's Zoning Map cannot be understated. Rezones and land division are required by WI Stats 66.1001 to be consistent with the comprehensive plan. If the Future Land Use Map within the comprehensive plan is contrary to the proposed rezone, the application should be denied or the comprehensive plan amended to support the rezone.
- ❑ The Town of Lamartine Plan Commission 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 Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the Town Board.

9.2 Goal and Objectives

Goal

- ❑ Strive to raise the quality of life for town residents by addressing the goals, objectives, policies, and recommendations identified in this comprehensive plan.

Objectives

1. Maintain or increase the level of local control when opportunities present themselves.
2. Update the comprehensive plan at least once every 10 years to maintain compliance with the WI Stats. 66.1001 and Chapter 91.

9.3 Programs for Plan Implementation

Implementing the elements of a comprehensive plan will require the use of many resources available to the town. Staying current with these resources is another challenge as opportunities, whether agency grants, administrative requirements and just general assistance seem to change continuously based on the passage of legislative bills at both the state and federal levels.

To assist rural communities in the navigation of new funding and administrative assistance, the Office of Rural Prosperity (ORP) was formed in January 2020, with guidance from Governor Tony Evers' Blue-Ribbon Commission on Rural Prosperity. The Commission was charged with gathering public input on the long-term, recent, and future challenges facing Wisconsin's rural communities. **The agency aims to be a one-stop shop to help rural stakeholders navigate programs and resources serving rural communities and businesses.** An additional benefit of the ORP web site is that it will be continuously monitored and updated as opportunities (Programs) emerge or are removed.

As part of the Wisconsin Economic Development Corporation (WEDC), the Office of Rural Prosperity (ORP) seeks to foster vibrant, prosperous, and resilient rural communities across Wisconsin. The role of the ORP is to increase economic activity and improve the quality of life for future generations living in rural Wisconsin.

The WEDC, its economic development partners and other organizations around the state offer a range of resources on all aspects of economic well-being, from childcare, education, infrastructure, housing to business development. The support organizations listed here have all contributed programs at <https://ruralwi.com/resources/>. **This resource page is designed with the ability to query programs by need or topic. The query results will take the community to the appropriate agency and supporting program with links for additional information.**

Be advised that the ORP Resource Page references mainly state or federal agencies and programs. It does not reference local or regional assistance from partners such as county departments, Regional Planning Commissions or Economic Development Corporations. In addition, specializes agencies such as the Wisconsin Towns Association advocate for many of the programs to be available to town units of government. These agencies should also be consulted for assistance as it relates to a specific need such as planning, zoning, economic development, transportation, environmental and other needs as noted on the ORP Resource Page.

9.4 Ordinances and Regulations

The following ordinances apply to land use decisions within the Town.

Zoning Ordinance (Zoning districts are identified by the Town of Lamartine Zoning Map)

- ❑ Zoning in the Town of Lamartine is regulated by the Town of Lamartine Zoning Ordinance. The Farmland Preservation components of the Towns zoning ordinance must be certified by DATCP periodically to maintain landowner tax credits.

Livestock Siting Ordinance

- ❑ Livestock siting regulations are incorporated into the revised Zoning Ordinance.

Subdivision Ordinance

- ❑ Platting in the Town of Lamartine is regulated by the Town of Lamartine Subdivision Ordinance.

Official Map

- ❑ The Town of Lamartine does not have an Official Map Ordinance.

Extraterritorial Platting

- ❑ Extraterritorial review powers only apply to cities and villages. The City of Fond du Lac does have plat review authority over eastern portions of the Town (see Map 9).

Shoreland-Wetland Ordinance

- ❑ Fond du Lac County has a Shoreland Zoning Ordinance (Chapter 44), that regulates development within shoreland and wetland areas in the Town of Lamartine. Information on this ordinance can be viewed at: https://library.municode.com/wi/fond_du_lac_county/codes/code_of_ordinances

Floodplain Ordinance

- ❑ Fond du Lac County has a Floodplain Zoning Ordinance (Chapter 28, Article 2), that regulates development within floodplains in the Town of Lamartine. Information on this ordinance can be viewed at: https://library.municode.com/wi/fond_du_lac_county/codes/code_of_ordinances

Erosion Control and Stormwater Management Ordinance

- ❑ Fond du Lac County has an Erosion Control and Stormwater Ordinance (Chapter 27) that applies to land development in the Town of Lamartine. This ordinance can be viewed at: https://library.municode.com/wi/fond_du_lac_county/codes/code_of_ordinances

Wellhead Protection Ordinance

- ❑ The Town of Lamartine does not have a municipal well.

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

Airport Zoning Overlay

- ❑ The Fond du Lac Zoning Ordinance includes an Airport Zoning Overlay. A large portion of eastern Lamartine is covered by the overlay district. Within the district no structure can be higher than 931 feet above sea level. The eastern portion of Lamartine is where elevations are lowest, but the height limitation could affect potential structures on the western fringe of the Airport Zoning District where elevations begin to rise.

Sign Ordinance

- ❑ The Town of Lamartine has a sign ordinance. The ordinance should be updated due to recent court case interpretations.

9.5 Measurement of Progress

- ❑ The Town of Lamartine Plan Commission will provide a written report to the Town Board on a periodic basis on the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

9.6 Plan Update and Amendment Process

- ❑ The Town of Lamartine will review the goals, objectives, and policies of the Comprehensive Plan on a periodic basis. The entire Comprehensive Plan should be updated every ten years.
- ❑ 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 Town of Lamartine that is inconsistent with the land use shown on the Future Land Use Map. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- ❑ The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Town Board on the amendment. The Town Board will need to hold a public hearing on the recommended amendment and adopt the amendment to the ordinance established with the adoption of the original plan.

9.7 Five-Year Implementation Plan

- ❑ The projections in the Comprehensive Plan for the Town of Lamartine are based on a twenty-year timeframe.
- ❑ To assist in making the implementation of the Comprehensive Plan more manageable, the Town of Lamartine has developed a Five-Year Implementation Plan. The Plan lists the programs or actions the Town will undertake, who will have responsibility for the programs or actions, and in what year the program or action will be undertaken.
- ❑ The programs and actions were selected by the Town based on the goals, objectives, policies, and programs contained in the Comprehensive Plan.
- ❑ The Five-Year Implementation Plan (Table 9-1) will be reviewed on an annual basis to determine which programs and actions have been completed and should be removed from the Five-Year Implementation Plan, which programs and actions should remain in the plan for the next five years, and which programs and actions should be included for the first time.



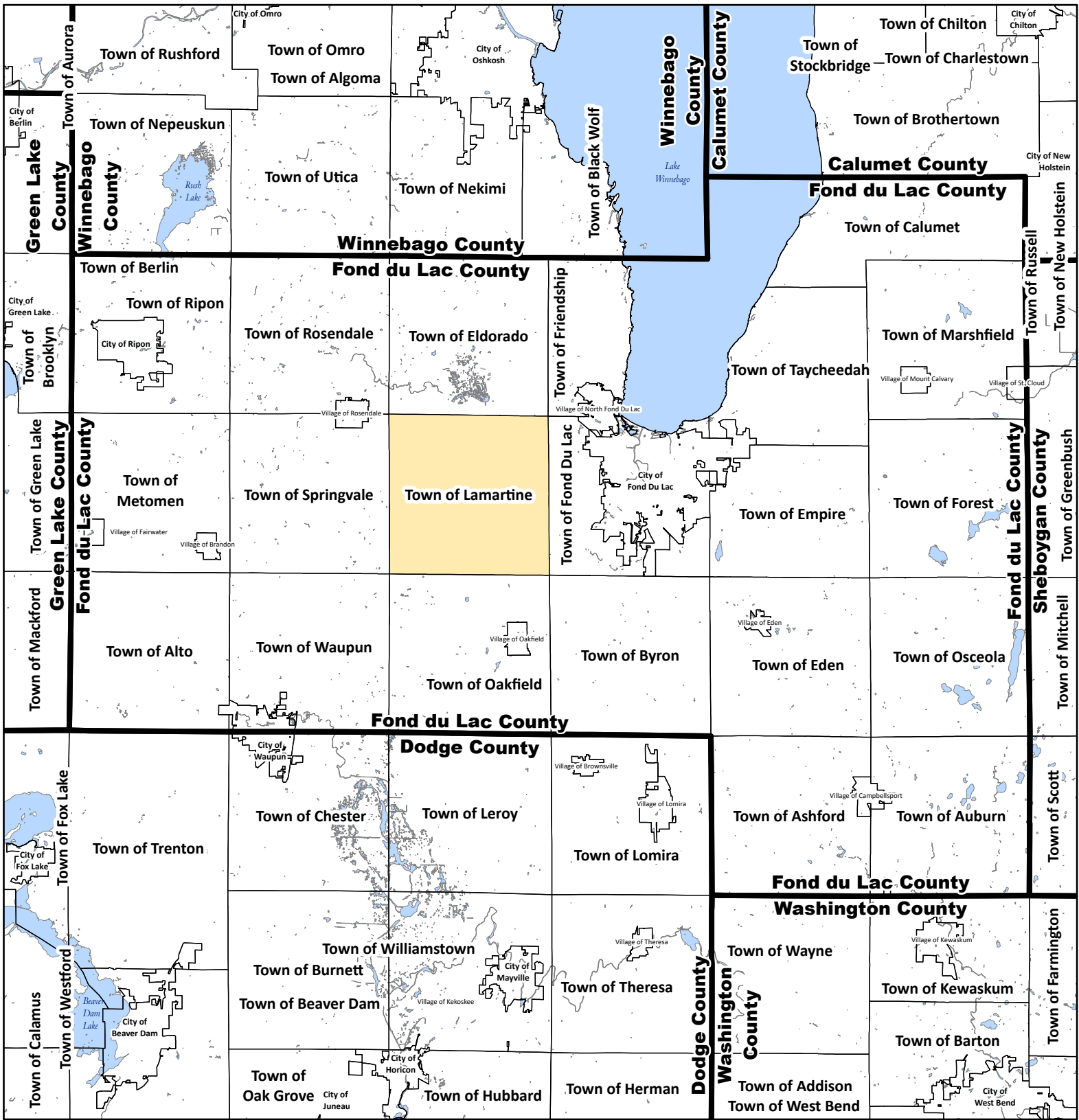
Table 9-1
Five-Year Implementation Plan

Program or Action	Responsibility	Year
<i>From the Land Use Element</i>		
The town should amend their zoning ordinance to guide, implement and accommodate the identified large-scale solar (SES) locations (those generating greater than 100 MW). The town should also amend their zoning ordinance to specify the need for a conditional use permit and associated review criteria for solar systems under 100 MW by which the town has the authority to regulate.	Plan Commission and Town Board	2023
The Town should recertify its zoning ordinance farmland preservation zoning districts with DATCP to ensure continuous tax credits for qualifying landowners.	Plan Commission and Town Board	Ongoing
Direct new development, especially subdivisions, to appropriate locations near the Town's hamlets in order to minimize negative impacts on natural resources and farming operations, minimize lot access onto existing town, county, and state roads, and develop as contiguous as possible to like development. Utilize the Future Land Use Map to guide these decisions.	Plan Commission and Town Board	Ongoing
The Town of Lamartine's Plan Commission and Town Board will strive to be good stewards of productive farmland when deciding on a rezoning from agricultural to residential. Promote the use of "Agrivoltaics" in any future renewable energy projects that may utilize agricultural land.	Plan Commission and Town Board	Ongoing
<i>From the Transportation Element</i>		
Utilize PASER ratings, Map 7 and/or a Capital Improvement Plan for implementing proposed transportation improvement projects.	Plan Commission and Town Board	Ongoing
Monitor and pursue state and/or federal funding for local road projects.	Plan Commission and Town Board	Ongoing
<i>From the Housing Element</i>		
Amend the land division ordinance to require a developer to submit a concept plan before platting is reviewed by the Town and County. The Town should require all platted lots to have a stormwater plan, reviewable by the Town Engineer.	Plan Commission and Town Board	2023
The Town of Lamartine should use the Comprehensive Plan, specifically the Future Land Use Plan, and the town's ordinances to direct residential growth to areas within the Agricultural Transitional zoning district or around the Town's hamlets.	Plan Commission and Town Board	Ongoing
<i>From the Utilities and Community Facilities Element</i>		
Consider ways in which Lamartine can share equipment and develop long term service agreements with the County or surrounding Towns in order to decrease costs.	Town Board	Ongoing
Pursue grant monies to develop pedestrian and bicycle trails, especially in the eastern half of the Town.	Town Board	Annually
<i>From the Economic Development Element</i>		
The Town will encourage large farm operations, especially if processing plants co-locate on a farm, to utilize frontage on state or county highways or enter into an agreement to assist the Town with Road Maintenance.	Plan Commission and Town Board	Ongoing
Require any farming operation that wants to establish the processing of their own farm animal products, animal waste, or animal slaughter to meet the requirements of the Agricultural zoning districts.	Plan Commission and Town Board	Ongoing
Review and recertify the town's farmland preservation zoning ordinance to accommodate Agri-tourism businesses as a conditional use.		

List of Maps

Map 1	Regional Setting
Map 2	Functional Road Classifications & Traffic Counts
Map 3	Community Facilities and Services
Map 4	School Districts
Map 5	Environmental Features
Map 6	Existing Land Use
Map 7	Farmland Preservation Plan
Map 8	Large Scale Solar Energy Systems Plan
Map 9	Future Land Use

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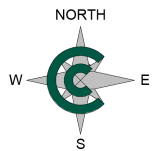


1 inch equals 5 miles

Map 1 Regional Setting Map

TOWN OF LAMARTINE

Fond du Lac County, Wisconsin



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Town of Lamartine

Fond du Lac County

Functional Road Classifications & Traffic Counts

● Traffic Count Locations

Road Classifications

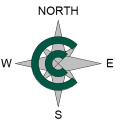
- Principal Arterial
- Major Collector
- Minor Collector
- Local Roads

Other Features

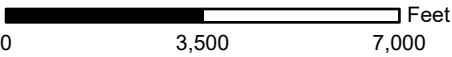
- Cities, Towns, & Villages
- Sections
- Roads
- Parcels

Road Symbology

- Interstate Highways
- US Highways
- State Highways
- County Highways

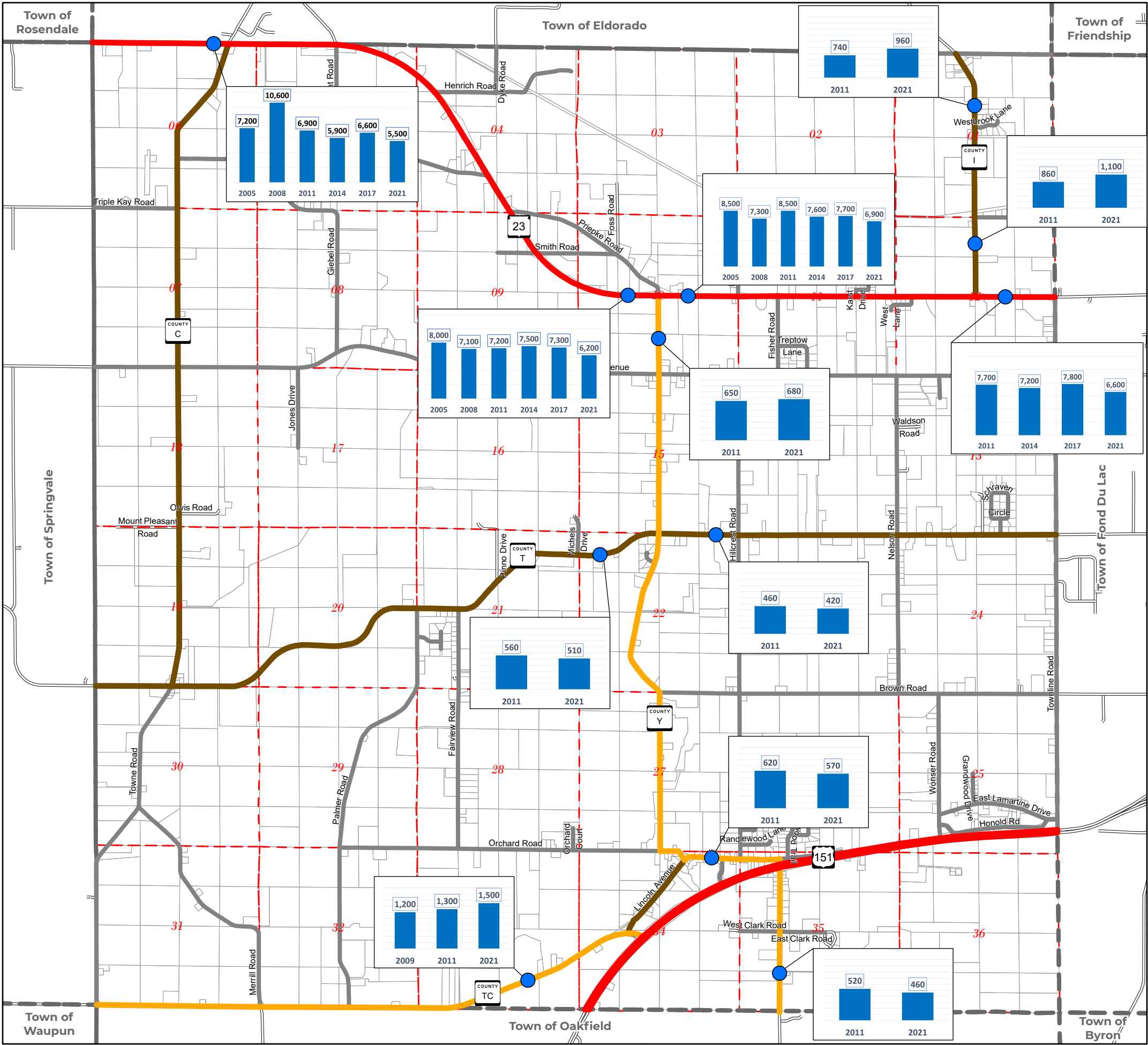


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Map Created: October 27, 2022



Town of Lamartine

Fond du Lac County

Community Facilities and Services

Existing Features

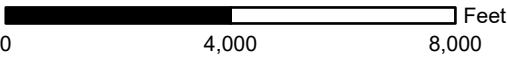
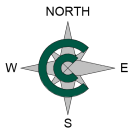
- Cell/ Broadband Towers
- Town Facilities
- Churches
- Cemeteries
- Parks and Recreation

Proposed Projects

- Town Road Improvement Area
- Bridge Replacement
- Culvert Improvement
- Parking Lot Renovations

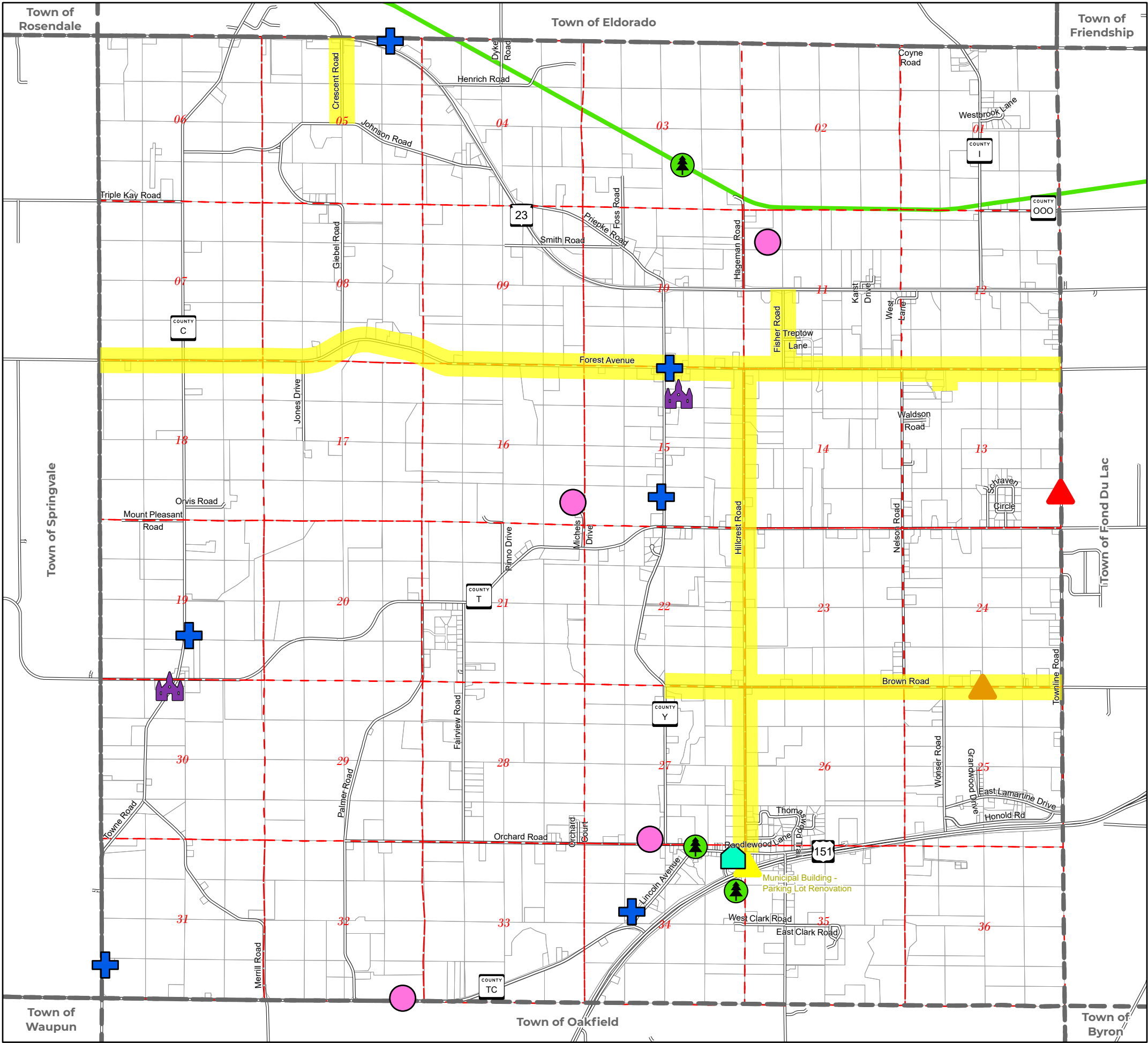
Other Features

- Cities, Towns, & Villages
- Sections
- Parcels
- Roads
- Bike Trail



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Map Created: October 19, 2022 Map Updated: August 2, 2023



Town of Lamartine

Fond du Lac County

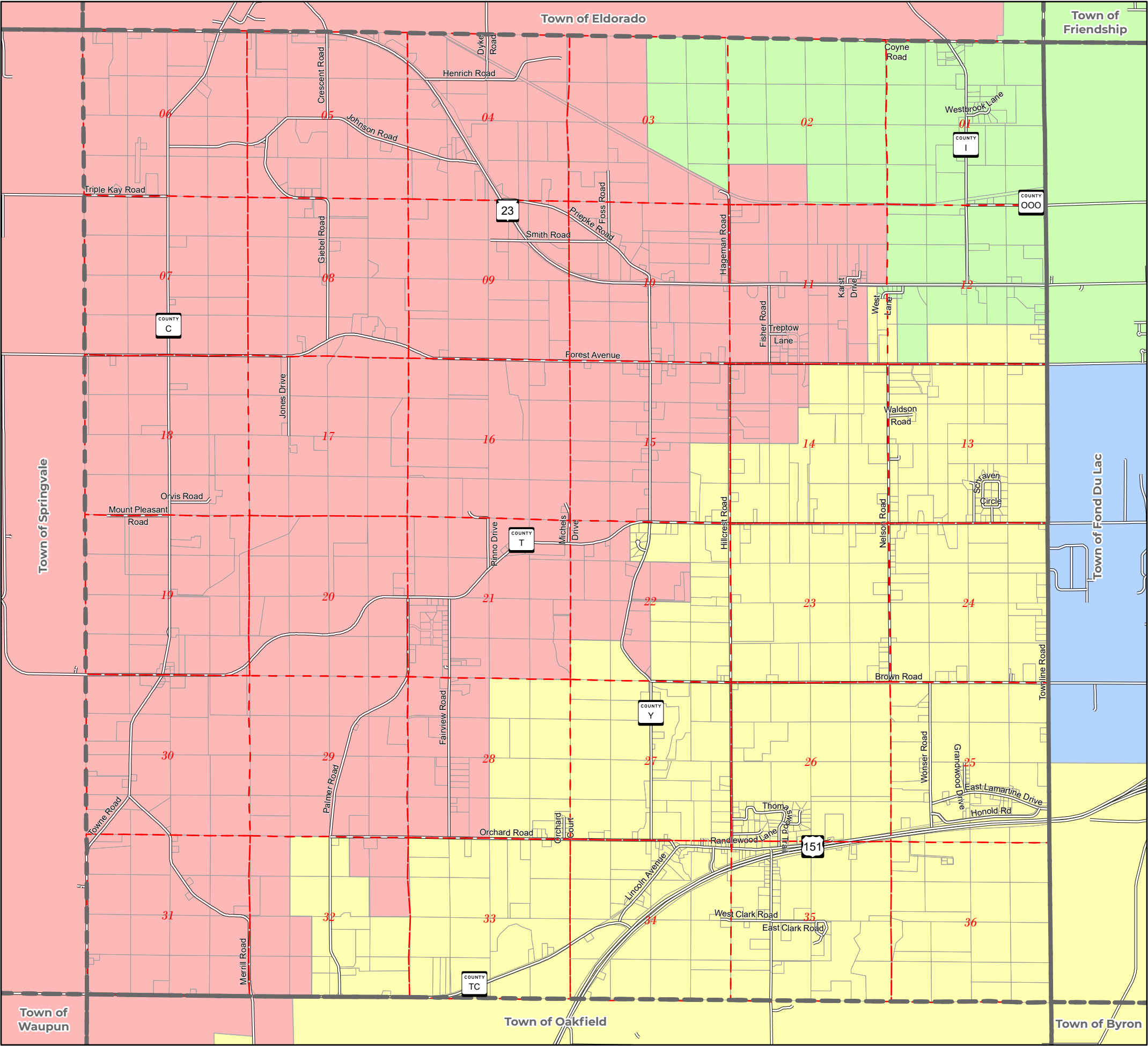
School Districts

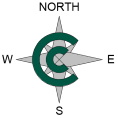
Districts

- Fond du Lac
- North Fond du Lac
- Oakfield
- Rosendale/Brandon


Other Features

- Cities, Towns, & Villages
- Sections
- Roads
- Parcels





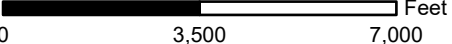
NORTH
W E
S



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Map Created: November 3, 2022




Town of Lamartine

Fond du Lac County





Environmental Features

-  Watersheds - DNR
-  Wetland Class Areas - DNR
-  DNR/ US Fish & Wildlife Service Owned Land

Wetland Class Points - DNR

-  Dammed pond
-  Excavated pond
-  Wetland too small to delineate

Flood Hazard Zones - FEMA

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard

Other Features

-  Cities, Towns, & Villages
-  Sections
-  Roads
-  Parcels
-  Water

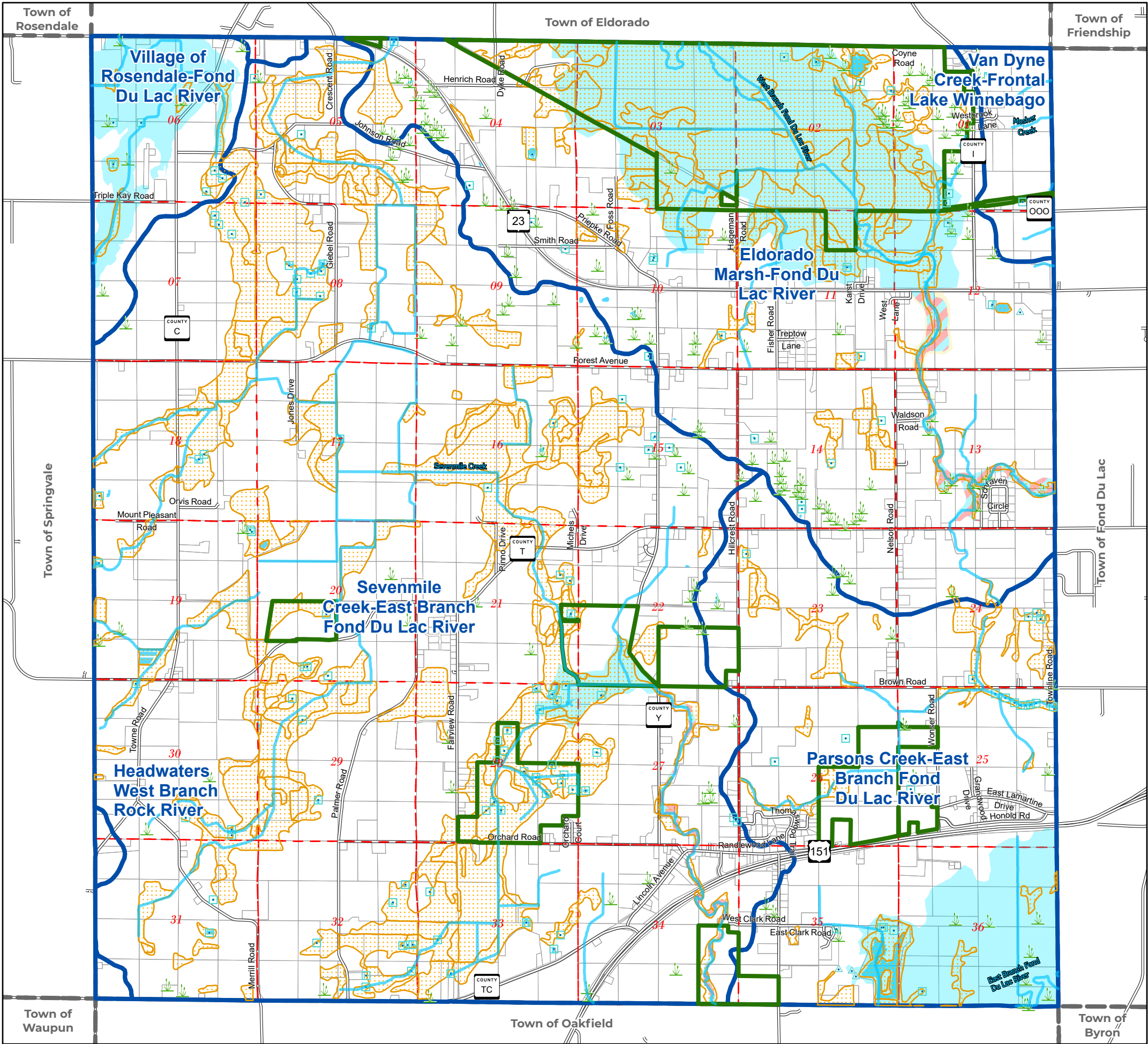


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Map Created: October 27, 2022 Map Updated: August 2, 2023



Town of Lamartine

Fond du Lac County

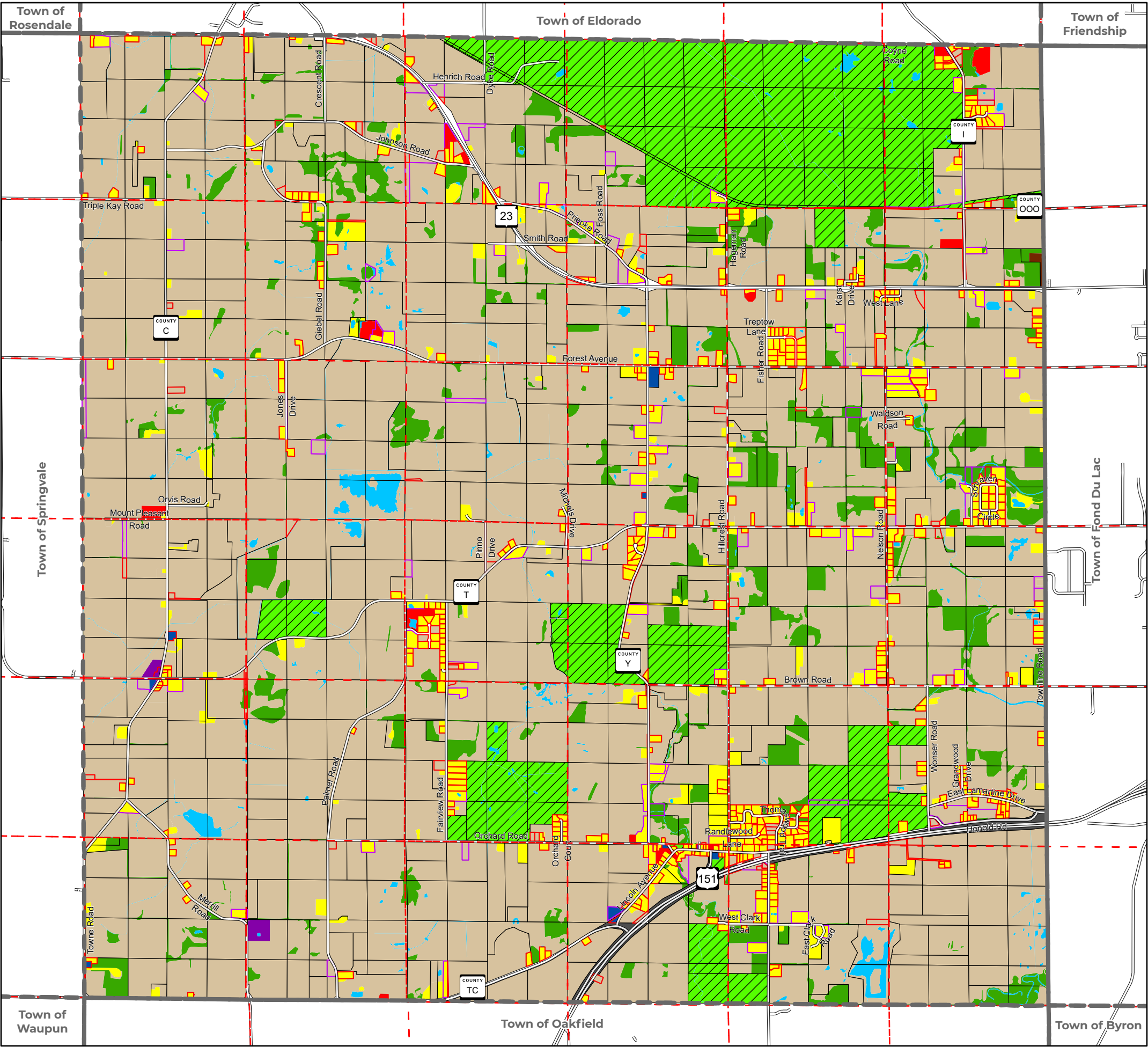
Existing Land Use

Land Use

- Residential
- Commercial
- Industrial & Quarries
- Communications/Utilities
- Institutional/Government
- Transportation
- Agriculture & Other Open Land
- Recreation
- Woodlands
- Water Features

Other Features

- Parcels ≤ 3 Ac
- Parcels ≥ 3 Ac ≤ 5Ac
- Other Parcels
- Cities, Towns, & Villages
- Sections
- Roads



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Map Created: April 5, 2023 Map Updated: August 2, 2023

Town of Lamartine

Fond du Lac County

Farmland Preservation Plan

Agricultural Area


 Areas of Agricultural Use and Agriculture Related Use


Nonagricultural Development

 Areas of Nonagricultural Development

Other Features

 Cities, Towns, & Villages

 Sections

 Roads

 Parcels

Source: Fond du Lac County Farmland Preservation Plan, 2021

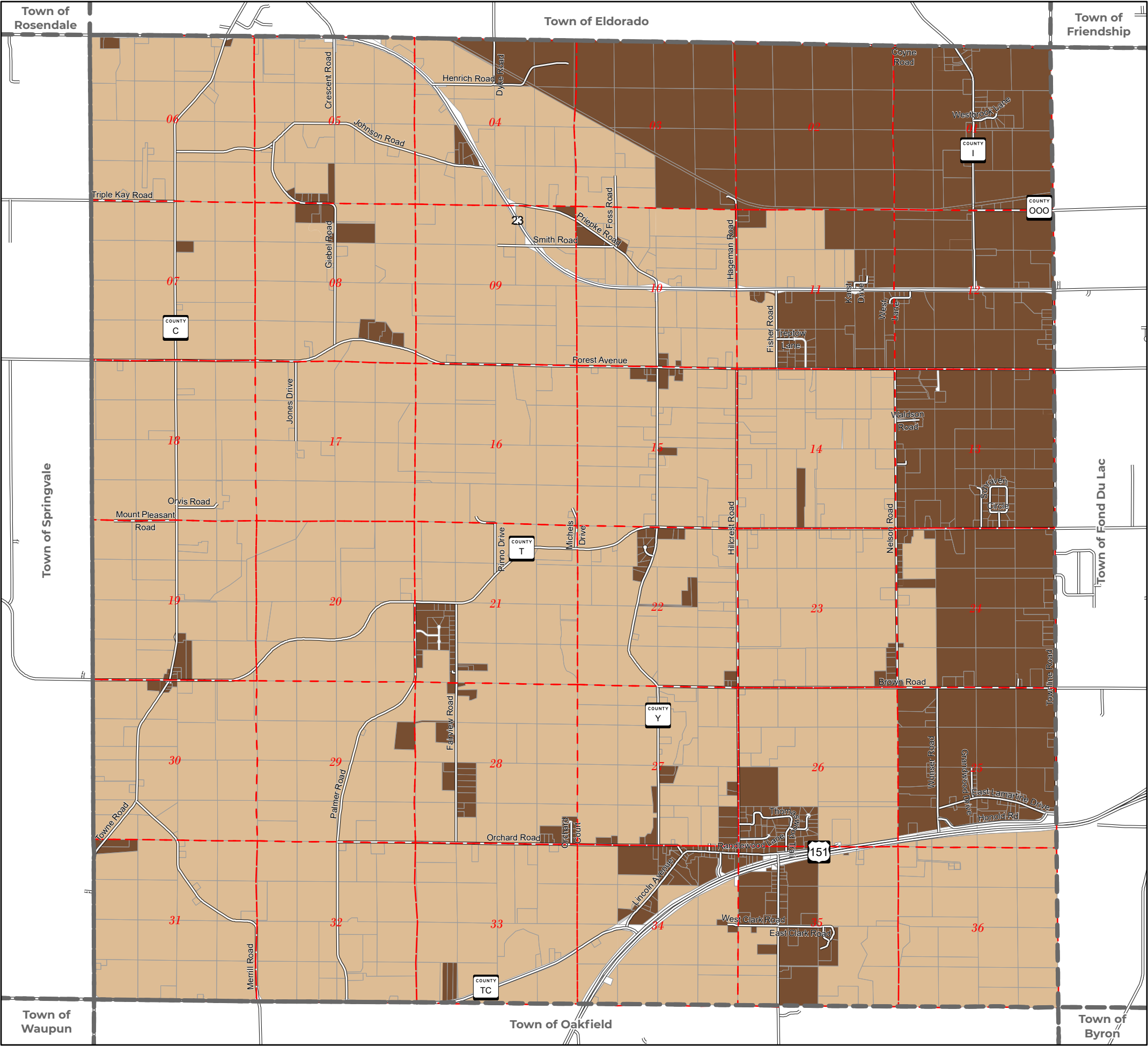


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Map Created: October 26, 2022



Town of Lamartine

Fond du Lac County

Large Scale Solar Energy Systems (SES) Plan

 Large Scale Solar
Energy System Overlay

Other Features

 Cities, Towns, &
Villages

 Parcels

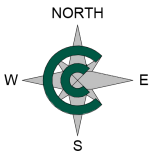
 Electric Transmission
Lines

 Substation

 Tap*

* Tap: A location of interconnecting power lines
but not treated as a facility

*Note: Electric Transmission Line data from Homeland Infrastructure
Foundation-Level Database including American Transmission
Company & Public Service Commission of Wisconsin.*

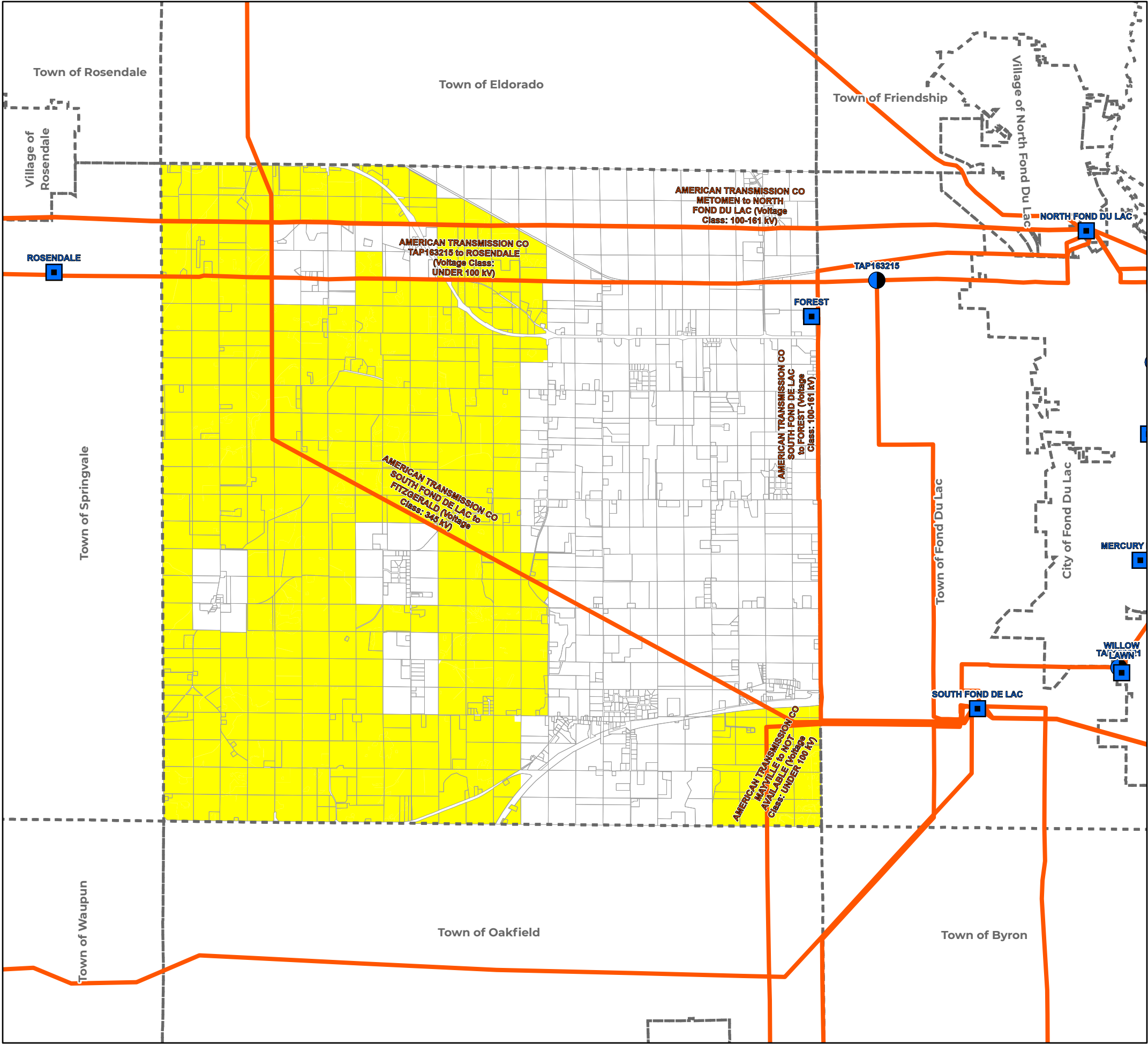


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Map Created: April 5, 2023





Town of Lamartine

Fond du Lac County

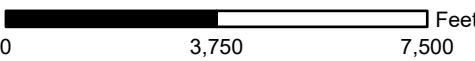
Future Land Use

- Land Use**
- Farmsteads
 - Residential
 - Commercial
 - Industrial
 - Utilities
 - Public/Institutional
 - Parks and Recreation
 - Agricultural Transition
 - Moderate Agriculture
 - Concentrated Agriculture
 - Intensive Agriculture
 - Water
 - WDNR/USFWS
 - Agriculture Land Use Division Boundary

- Other Features**
- Wetlands
 - Cities, Towns, & Villages
 - Sections
 - Roads
 - Parcels
 - Large Scale Solar Energy System Overlay
 - City of FDL Extraterritorial Land Division Review Jurisdiction



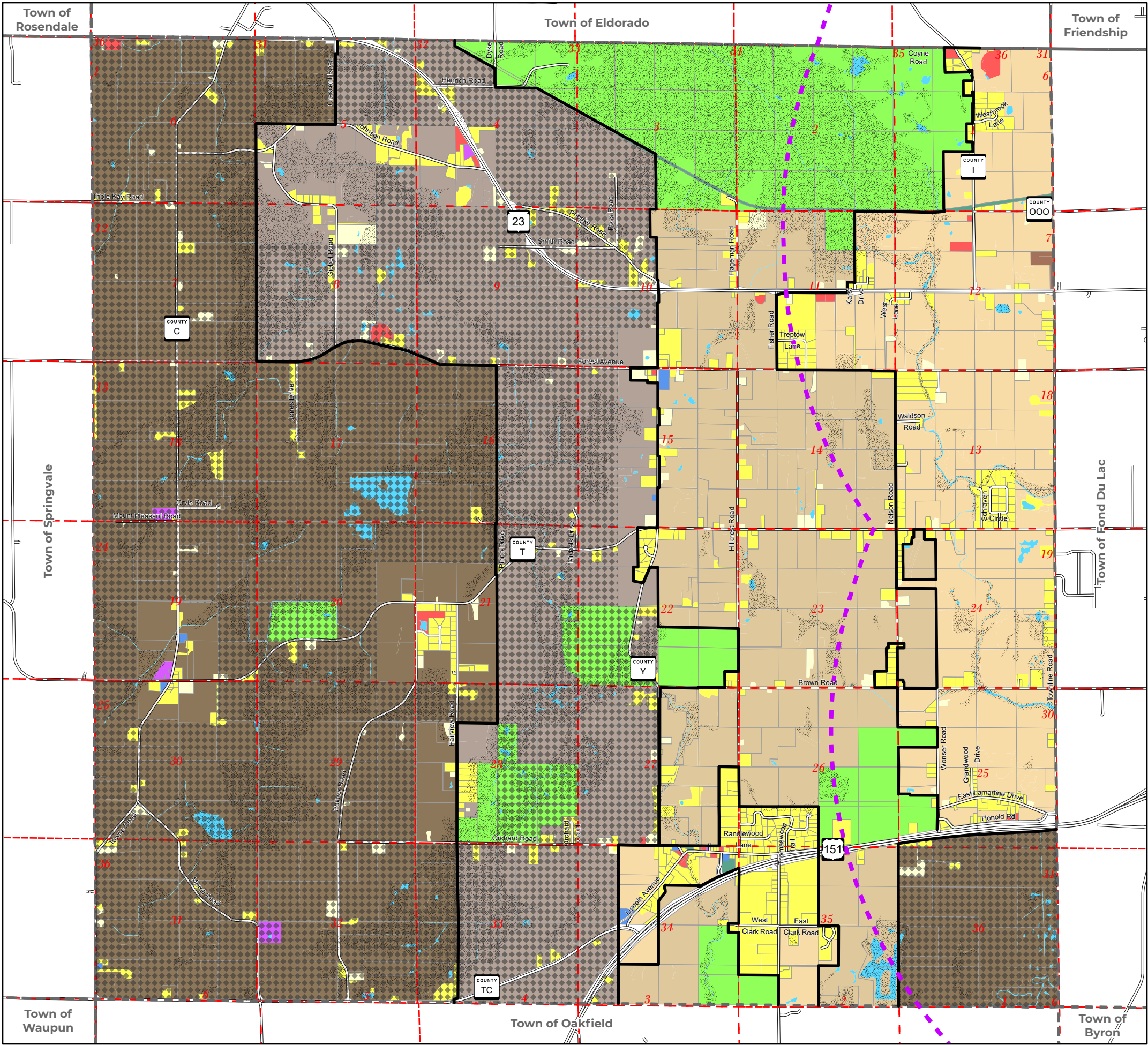
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Map Created: April 5, 2023 Map Updated: August 2, 2023



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Table 100 Population Change

	T. Lamartine	T. Eldorado	T. Fond du Lac	T. Oakfield	T. Springvale	Fond du Lac County	Wisconsin
1970	1,416	1,302	3,896	765	744	84,567	4,417,821
1980	1,749	1,502	3,001	833	808	88,964	4,705,642
1990	1,607	1,409	2,310	822	750	90,083	4,891,769
2000	1,616	1,447	2,027	767	727	97,296	5,363,715
2010	1,737	1,462	3,015	703	707	101,633	5,686,986
2020	1,958	1,589	4,012	734	736	102,654	5,806,975
% Change							
1970 to 2020	38.3%	22.0%	3.0%	-4.1%	-1.1%	21.4%	31.4%
1970 to 1980	23.5%	15.4%	-23.0%	8.9%	8.6%	5.2%	6.5%
1980 to 1990	-8.1%	-6.2%	-23.0%	-1.3%	-7.2%	1.3%	4.0%
1990 to 2000	0.6%	2.7%	-12.3%	-6.7%	-3.1%	8.0%	9.6%
2000 to 2010	7.5%	1.0%	48.7%	-8.3%	-2.8%	4.5%	6.0%
2010 to 2020	12.7%	8.7%	33.1%	4.4%	4.1%	1.0%	2.1%

Source: Wisconsin Department of Administration

Table 101 Population Race

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Persons	1,617		1,924		1,958		97,296		100,919		102,654		5,363,675		5,637,947		5,806,975	
White (not incl. Hispanic)	1,568	97.0%	1,851	96.2%	1,755	89.6%	92,527	95.1%	93,279	92.4%	90,984	88.6%	4,681,630	87.3%	4,735,425	84.0%	4,681,072	80.6%
Hispanics of All Origin	23	1.4%	35	1.8%	121	6.2%	2,003	2.1%	4,038	4.0%	5,537	5.4%	192,921	3.6%	310,549	5.5%	408,267	7.0%
Black or African American	9	0.6%	9	0.5%	9	0.5%	931	1.0%	1,055	1.0%	1,429	1.4%	300,245	5.6%	343,420	6.1%	360,526	6.2%
American Indian & Alaska Native	2	0.1%	3	0.2%	4	0.2%	534	0.5%	420	0.4%	422	0.4%	43,980	0.8%	45,340	0.8%	43,830	0.8%
Asian and Pacific Islander	0	0.0%	10	0.5%	24	1.2%	605	0.6%	797	0.8%	1,243	1.2%	89,341	1.7%	123,026	2.2%	164,184	2.8%
Some Other Race	2	0.1%	0	0.0%	1	0.1%	23	0.0%	45	0.0%	727	0.7%	3,637	0.1%	5,446	0.1%	14,407	0.2%
Two or More Races	13	0.8%	16	0.8%	44	2.2%	673	0.7%	1,285	1.3%	2,312	2.3%	51,921	1.0%	74,741	1.3%	134,689	2.3%

Source: US Census Bureau, 2010 & 2020 Decennial Census

Changes: Updated 2010 & 2020 Data , all geographies: DP05 ACS

Table 102 Population Age and Median Age

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	168	10.4%	231	12.0%	244	12.5%	12,489	12.8%	12,009	11.9%	11,708	11.4%	721,824	13.5%	721,657	12.8%	681,793	11.7%
10 - 19	301	18.6%	252	13.1%	299	15.3%	15,110	15.5%	14,129	14.0%	12,705	12.4%	810,269	15.1%	789,313	14.0%	746,516	12.9%
20 - 29	144	8.9%	221	11.5%	106	5.4%	11,647	12.0%	12,312	12.2%	12,258	11.9%	691,205	12.9%	749,847	13.3%	767,959	13.2%
30 - 39	234	14.5%	160	8.3%	272	13.9%	14,297	14.7%	12,211	12.1%	12,719	12.4%	807,510	15.1%	704,743	12.5%	735,938	12.7%
40 - 49	315	19.5%	373	19.4%	234	12.0%	15,396	15.8%	15,340	15.2%	12,061	11.7%	837,960	15.6%	845,692	15.0%	685,320	11.8%
50 - 59	226	14.0%	333	17.3%	329	16.8%	10,820	11.1%	14,532	14.4%	15,171	14.8%	587,355	11.0%	789,313	14.0%	817,241	14.1%
60 - 69	117	7.2%	202	10.5%	267	13.7%	7,012	7.2%	9,486	9.4%	13,519	13.2%	387,118	7.2%	496,139	8.8%	716,792	12.3%
70 - 79	74	4.6%	102	5.3%	110	5.6%	6,275	6.4%	5,954	5.9%	7,972	7.8%	319,863	6.0%	315,725	5.6%	406,691	7.0%
80 - 84	28	1.7%	21	1.1%	19	1.0%	2,131	2.2%	2,321	2.3%	2,030	2.0%	104,946	2.0%	118,397	2.1%	115,496	2.0%
> 85 years old	9	0.6%	29	1.5%	78	4.0%	2,119	2.2%	2,422	2.4%	2,511	2.4%	95,625	1.8%	112,759	2.0%	133,229	2.3%
Total Population	1,616		1,924		1,958		97,296		100,919		102,654		5,363,675		5,637,947		5,806,975	
Median Age	38.7		43.4		43.1		36.9		39.8		41.7		36.0		38.1		39.6	

Source: US Census Bureau, American Community Survey

Table 103 Population Projections

	T. Lamartine	T. Eldorado	T. Fond du Lac	T. Oakfield	T. Springvale	Fond du Lac County	Wisconsin
2020 Actual	1,958	1,589	4,012	734	736	102,654	5,806,975
2025	1,870	1,515	3,965	680	736	104,695	6,203,850
2030	1,915	1,530	4,185	665	736	106,695	6,375,910
2035	1,930	1,520	4,345	645	726	107,100	6,476,270
2040	1,920	1,495	4,455	615	705	106,305	6,491,635
% Change							
2020 to 2040	-1.9%	-5.9%	11.0%	-16.2%	-4.2%	3.6%	11.8%
2020 to 2025	-4.5%	-4.7%	-1.2%	-7.4%	0.0%	2.0%	6.8%
2025 to 2030	2.4%	1.0%	5.5%	-2.2%	0.0%	1.9%	2.8%
2030 to 2035	0.8%	-0.7%	3.8%	-3.0%	-1.4%	0.4%	1.6%
2035 to 2040	-0.5%	-1.6%	2.5%	-4.7%	-2.8%	-0.7%	0.2%

Source: Wisconsin Department of Administration Demographic Services Center Data

Changes: 2020 Actual: From Census Data; Projections from 2013 Vintage WISDOA

Table 104 Household Projections

	T. Lamartine	T. Eldorado	T. Fond du Lac	T. Oakfield	T. Springvale	Fond du Lac County	Wisconsin
Pop. Projection							
2020 (actual)	1,958	1,589	4,012	734	736	102,654	5,806,975
2025	1,870	1,515	3,965	680	736	104,695	6,203,850
2030	1,915	1,530	4,185	665	736	106,695	6,375,910
2035	1,930	1,520	4,345	645	726	107,100	6,476,270
2040	1,920	1,495	4,455	615	705	106,305	6,491,635
Hshld. Projection							
2020	704	576	1,505	266	286	44,308	2,491,982
2025	733	591	1,625	265	290	46,020	2,600,538
2030	760	605	1,737	263	294	47,419	2,697,884
2035	775	608	1,825	258	293	48,079	2,764,498
2040	779	604	1,890	248	288	48,076	2,790,322
% Change 2020-2040	10.7%	4.9%	25.6%	-6.8%	0.7%	8.5%	12.0%
Persons per Hshld							
2020	2.78	2.76	2.67	2.76	2.57	2.32	2.33
2025	2.55	2.56	2.44	2.57	2.47	2.28	2.32
2030	2.52	2.53	2.41	2.53	2.43	2.25	2.30
2035	2.49	2.50	2.38	2.50	2.41	2.22	2.28
2040	2.46	2.48	2.35	2.48	2.38	2.20	2.26
% Change 2020-2040	-11.4%	-10.3%	-11.7%	-10.1%	-7.6%	-5.0%	-3.1%

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 105 Median Income

	T. Lamartine		Fond du Lac County		Wisconsin	
	2010	2020	2010	2020	2010	2020
Median Household Income	\$ 72,386	\$ 80,435	\$ 51,549	\$ 64,147	\$ 51,598	\$ 63,293
% Change		11.1%		24.4%		22.7%
Median Family Income	\$ 79,118	\$ 86,393	\$ 64,173	\$ 81,968	\$ 64,869	\$ 80,844
% Change		9.2%		27.7%		24.6%

Source: US Census Bureau, American Community Survey

Table 106 Household Income

	T. Lamartine				Fond du Lac County				Wisconsin			
	2010		2020		2010		2020		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	7	1.0%	38	5.6%	2,186	5.4%	1,382	3.3%	136,477	6.0%	109,386	4.6%
\$10,000 to \$14,999	8	1.2%	17	2.5%	2,470	6.1%	1,592	3.8%	122,829	5.4%	97,496	4.1%
\$15,000 to \$24,999	24	3.6%	36	5.3%	4,170	10.3%	3,435	8.2%	250,207	11.0%	204,503	8.6%
\$25,000 to \$34,999	37	5.5%	25	3.7%	4,332	10.7%	3,519	8.4%	250,207	11.0%	214,015	9.0%
\$35,000 to \$49,999	81	12.1%	69	10.1%	6,356	15.7%	5,697	13.6%	341,192	15.0%	309,132	13.0%
\$50,000 to \$74,999	184	27.5%	118	17.3%	9,190	22.7%	8,671	20.7%	468,570	20.6%	449,430	18.9%
\$75,000 to \$99,999	167	24.9%	155	22.7%	6,073	15.0%	6,242	14.9%	311,622	13.7%	335,289	14.1%
\$100,000 to \$149,999	127	19.0%	137	20.0%	4,048	10.0%	7,875	18.8%	263,855	11.6%	387,604	16.3%
\$150,000 to \$199,999	19	2.8%	65	9.5%	931	2.3%	2,178	5.2%	70,513	3.1%	145,055	6.1%
\$200,000 or more	16	2.4%	24	3.5%	729	1.8%	1,382	3.3%	59,140	2.6%	123,653	5.2%

Source: US Census Bureau, American Community Survey

Table 107 Per Capita Income

	Per Capita Income		
	2010	2020	% Change
T. Lamartine	\$ 28,385	\$ 33,696	18.7%
Fond du Lac County	\$ 25,360	\$ 32,508	28.2%
Wisconsin	\$ 26,624	\$ 34,450	29.4%

3.7%

2.2%

Source: US Census Bureau, American Community Survey

Table 108 Poverty Status

	T. Lamartine		Fond du Lac County		Wisconsin	
	2010	2020	2010	2020	2010	2020
Total Persons	1,896	1,958	98,273	99,202	5,535,525	5,659,485
Total Persons Below Poverty	44	196	9,469	8,178	690,832	620,947
% Below Poverty	2.3%	10.0%	9.6%	8.2%	12.5%	11.0%
Total Families	627	529	27,665	27,483	1,476,851	1,479,364
Total Families Below Poverty	8	34	1,809	1,509	123,431	100,642
% Below Poverty	1.3%	6.4%	6.5%	5.5%	8.4%	6.8%

Source: US Census Bureau, American Community Survey

Table 109 Labor Force

	2000	2010	2020	% Change 2000 to 2010	% Change 2010 to 2020
T. Lamartine					
Labor Force	(x)	1,210	1,016	(x)	-2.5%
Employed	(x)	1,148	1,000	(x)	0.6%
Unemployed	(x)	62	16	(x)	-47.3%
Unemployment Rate	(x)	5.1%	1.6%	(x)	
Fond du Lac County					
Labor Force	55,970	56,857	55,428	1.6%	-2.5%
Employed	54,293	53,122	53,458	-2.2%	0.6%
Unemployed	1,677	3,735	1,970	122.7%	-47.3%
Unemployment Rate	3.0%	6.6%	3.6%		
Wisconsin					
Labor Force	2,996,091	3,073,910	3,093,131	2.6%	0.6%
Employed	2,894,884	2,869,310	2,983,277	-0.9%	4.0%
Unemployed	101,207	204,600	109,854	102.2%	-46.3%
Unemployment Rate	3.4%	6.7%	3.6%		

Source: US Census Bureau, American Community Survey

Table 110 Employment of Residents by Type of Industry

	2010		2020		Change 2010-2020	
	No.	%	No.	%	No.	%
T. Lamartine						
Agriculture, Forestry, Fishing, and Mining	91	7.9%	17	1.7%	-74	-81.3%
Construction	78	6.8%	73	7.3%	-5	-6.4%
Manufacturing	327	28.5%	259	25.9%	-68	-20.8%
Wholesale trade	23	2.0%	26	2.6%	3	13.0%
Retail trade	93	8.1%	98	9.8%	5	5.4%
Transportation and Utilities	51	4.4%	34	3.4%	-17	-33.3%
Information	18	1.6%	20	2.0%	2	11.1%
Finance, insurance, and real estate	64	5.6%	66	6.6%	2	3.1%
Professional Services	94	8.2%	67	6.7%	-27	-28.7%
Educational, Health, and Social Services	170	14.8%	215	21.5%	45	26.5%
Arts and Entertainment	43	3.7%	38	3.8%	-5	-11.6%
Other Services	44	3.8%	37	3.7%	-7	-15.9%
Public Administration	52	4.5%	50	5.0%	-2	-3.8%
All Industries	1,148	100.0%	1,000	100.0%	-148	-12.9%
Fond du Lac County						
Agriculture, Forestry, Fishing, and Mining	1,919	3.6%	1,543	2.9%	-376	-19.6%
Construction	3,519	6.6%	4,141	7.7%	622	17.7%
Manufacturing	12,307	23.2%	11,879	22.2%	-428	-3.5%
Wholesale trade	1,377	2.6%	1,091	2.0%	-286	-20.8%
Retail trade	6,083	11.5%	5,508	10.3%	-575	-9.5%
Transportation and Utilities	2,607	4.9%	2,664	5.0%	57	2.2%
Information	1,110	2.1%	1,235	2.3%	125	11.3%
Finance, insurance, and real estate	2,608	4.9%	3,255	6.1%	647	24.8%
Professional Services	2,760	5.2%	2,761	5.2%	1	0.0%
Educational, Health, and Social Services	10,369	19.5%	10,903	20.4%	534	5.1%
Arts and Entertainment	3,938	7.4%	3,508	6.6%	-430	-10.9%
Other Services	2,363	4.4%	2,755	5.2%	392	16.6%
Public Administration	2,162	4.1%	2,215	4.1%	53	2.5%
All Industries	53,122	100.0%	53,458	100.0%	336	0.6%
Wisconsin						
Agriculture, Forestry, Fishing, and Mining	71,684	2.5%	64,295	2.2%	-7,389	-10.3%
Construction	171,616	6.0%	175,919	5.9%	4,303	2.5%
Manufacturing	536,934	18.7%	537,489	18.0%	555	0.1%
Wholesale trade	86,908	3.0%	79,736	2.7%	-7,172	-8.3%
Retail trade	329,863	11.5%	327,578	11.0%	-2,285	-0.7%
Transportation and Utilities	130,387	4.5%	138,676	4.6%	8,289	6.4%
Information	56,076	2.0%	47,567	1.6%	-8,509	-15.2%
Finance, insurance, and real estate	182,526	6.4%	182,437	6.1%	-89	0.0%
Professional Services	218,788	7.6%	256,866	8.6%	38,078	17.4%
Educational, Health, and Social Services	631,818	22.0%	697,836	23.4%	66,018	10.4%
Arts and Entertainment	238,223	8.3%	245,606	8.2%	7,383	3.1%
Other Services	115,426	4.0%	125,507	4.2%	10,081	8.7%
Public Administration	99,061	3.5%	103,765	3.5%	4,704	4.7%
All Industries	2,869,310	100.0%	2,983,277	100.0%	113,967	4.0%

Source: US Census Bureau, American Community Survey

Table 111 Employment of Residents by Type of Occupation

	T. Lamartine		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
2000						
Management, professional, and related	208	22.3%	13,526	26.3%	857,205	31.3%
Service	133	14.3%	7,750	15.1%	383,619	14.0%
Sales and office	208	22.3%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry	10	1.1%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance	129	13.8%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving	245	26.3%	12,998	25.3%	540,930	19.8%
<i>Employment in All Occupations</i>	933		51,374		2,734,925	
2010						
Management, professional, and related	317	27.6%	13,778	25.9%	947,672	33.0%
Service	147	12.8%	9,323	17.6%	462,097	16.1%
Sales and office	266	23.2%	12,201	23.0%	702,658	24.5%
Farming, fishing, and forestry	34	3.0%	749	1.4%	29,210	1.0%
Construction, extraction, and maintenance	92	8.0%	4,942	9.3%	233,539	8.1%
Production, transportation, and material moving	292	25.4%	12,129	22.8%	494,134	17.2%
<i>Employment in All Occupations</i>	1148		53,122		2,869,310	
2020						
Management, professional, and related	346	34.6%	16,168	30.2%	1,110,652	37.2%
Service	132	13.2%	8,543	16.0%	482,609	16.2%
Sales and office	186	18.6%	10,713	20.0%	604,533	20.3%
Farming, fishing, and forestry	6	0.6%	577	1.1%	26,065	0.9%
Construction, extraction, and maintenance	110	11.0%	5,516	10.3%	228,363	7.7%
Production, transportation, and material moving	220	22.0%	11,941	22.3%	531,055	17.8%
<i>Employment in All Occupations</i>	1000		53,458		2,983,277	

Source: US Census Bureau, American Community Survey

Table 112 Industry of Employed Persons

	2010		2020		Change 2010-2020	
	No.	%	No.	%	No.	%
Fond du Lac County						
Natural Resources & Mining	934	2.2%	1,182	2.7%	248	26.6%
Construction	2,491	5.8%	2,948	6.6%	457	18.3%
Manufacturing	8,859	20.6%	10,380	23.4%	1,521	17.2%
Trade, Transportation, Utilities	8,413	19.6%	8,477	19.1%	64	0.8%
Information	891	2.1%	789	1.8%	-102	-11.4%
Financial Activities	1,803	4.2%	1,902	4.3%	99	5.5%
Professional & Business Services	2,326	5.4%	2,394	5.4%	68	2.9%
Education & Health Services	9,408	21.9%	9,122	20.5%	-286	-3.0%
Leisure & Hospitality	3,950	9.2%	3,670	8.3%	-280	-7.1%
Other Services	1,325	3.1%	1,201	2.7%	-124	-9.4%
Public Administration	2,512	5.9%	2,348	5.3%	-164	-6.5%
Unclassified	5	0.0%	0	0.0%	-5	-100.0%
All Industries	42,917	100.0%	44,412	100.0%	1,495	3.5%
Wisconsin						
Natural Resources & Mining	24,450	0.9%	30,772	1.1%	6,322	25.9%
Construction	96,649	3.7%	126,146	4.6%	29,497	30.5%
Manufacturing	429,454	16.3%	458,378	16.8%	28,924	6.7%
Trade, Transportation, Utilities	517,412	19.7%	533,826	19.6%	16,414	3.2%
Information	48,229	1.8%	46,758	1.7%	-1,471	-3.1%
Financial Activities	151,290	5.8%	149,743	5.5%	-1,547	-1.0%
Professional & Business Services	271,014	10.3%	311,008	11.4%	39,994	14.8%
Education & Health Services	595,546	22.6%	627,665	23.0%	32,119	5.4%
Leisure & Hospitality	261,057	9.9%	236,721	8.7%	-24,336	-9.3%
Other Services	86,359	3.3%	74,390	2.7%	-11,969	-13.9%
Public Administration	142,534	5.4%	132,060	4.8%	-10,474	-7.3%
Unclassified	6,250	0.2%	1,508	0.1%	-4,742	-75.9%
All Industries	2,630,246	100.0%	2,728,972	100.0%	98,726	3.8%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, Annual, 2010 & 2020

Table 113 Average Weekly Wages

	2010	CPI 2020	Actual 2020	Difference	% Change 2010-2020
Fond du Lac County					
Natural Resources & Mining	\$576	\$686	\$769	\$83	33.51%
Construction	\$986	\$1,174	\$1,310	\$136	32.86%
Manufacturing	\$904	\$1,076	\$1,186	\$110	31.19%
Trade, Transportation, Utilities	\$580	\$690	\$799	\$109	37.76%
Information	\$669	\$796	\$929	\$133	38.86%
Financial Activities	\$785	\$935	\$1,205	\$270	53.50%
Professional & Business Services	\$649	\$773	\$1,060	\$287	63.33%
Education & Health Services	\$791	\$942	\$1,043	\$101	31.86%
Leisure & Hospitality	\$215	\$256	\$298	\$42	38.60%
Other Services	\$411	\$489	\$544	\$55	32.36%
Public Administration	\$755	\$899	\$964	\$65	27.68%
Unclassified	\$488	\$581	\$0	\$581	-100.00%
Wisconsin					
Natural Resources & Mining	\$589	\$701	\$807	\$106	37.01%
Construction	\$945	\$1,125	\$1,275	\$150	34.92%
Manufacturing	\$965	\$1,149	\$1,174	\$25	21.66%
Trade, Transportation, Utilities	\$656	\$781	\$876	\$95	33.54%
Information	\$995	\$1,185	\$1,662	\$477	67.04%
Financial Activities	\$1,026	\$1,221	\$1,545	\$324	50.58%
Professional & Business Services	\$895	\$1,066	\$1,292	\$226	44.36%
Education & Health Services	\$817	\$973	\$1,025	\$52	25.46%
Leisure & Hospitality	\$281	\$335	\$387	\$52	37.72%
Other Services	\$436	\$519	\$694	\$175	59.17%
Public Administration	\$801	\$954	\$1,016	\$62	26.84%
Unclassified	\$901	\$1,073	\$1,171	\$98	29.97%

Source: Wisconsin Department of Workforce Development; Employment and Wages Covered by Wisconsin's U.I. Law, Table 202, Annual, 2010 & 2020

Table 114 Travel Time to Work

Minutes	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 10	91	10.4%	121	11.3%	76	8.0%	12,873	26.3%	12,367	24.6%	11,786	23.5%	533,891	20.6%	522,604	19.3%	488,206	17.8%
10 to 14	187	21.3%	216	20.1%	228	23.9%	10,670	21.8%	10,602	21.1%	10,163	20.3%	476,569	18.4%	470,581	17.4%	445,325	16.2%
15 to 19	238	27.1%	265	24.7%	184	19.3%	7,455	15.2%	7,959	15.9%	7,880	15.7%	440,637	17.0%	445,068	16.5%	460,154	16.7%
20 to 29	182	20.8%	256	23.8%	240	25.1%	8,288	16.9%	8,220	16.4%	8,927	17.8%	531,628	20.6%	571,494	21.2%	595,353	21.7%
30 to 39	89	10.1%	103	9.6%	109	12.9%	4,700	9.6%	5,364	10.7%	5,266	13.8%	307,835	11.9%	352,484	13.1%	386,235	17.3%
40 to 59	42	4.8%	42	3.9%	63	5.1%	3,082	6.3%	3,322	6.6%	3,942	4.5%	181,568	7.0%	218,175	8.1%	240,422	5.6%
60 or more	48	5.5%	72	6.7%	53	5.6%	1,902	3.9%	2,348	4.5%	2,216	4.4%	113,181	4.4%	120,491	4.5%	132,131	4.8%
Worked at home:	46	5.0%	80	6.9%	38	3.8%	1,762	3.5%	1,957	3.8%	2,435	4.6%	105,395	3.9%	111,915	4.0%	190,187	6.5%
Total:	923		1,155		991		50,732		52,139		52,615		2,690,704		2,812,812		2,938,013	
Did not work at home:	877	95.0%	1,075	93.1%	953	96.2%	48,970	96.5%	50,182	96.2%	50,180	95.4%	2,585,309	96.1%	2,700,897	96.0%	2,747,826	93.5%

Source: US Census Bureau, American Community Survey

Changes: Updated data for 2010,2020 all geographies, FDL County 2010 had WI numbers

Note: WFH Number from DP03, 2010 & 2020 Vintage

Table 115 Educational Attainment

	T. Lamartine				Fond du Lac County				Wisconsin			
	2010		2020		2010		2020		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 9th Grade	77	5.8%	69	5.0%	2,670	3.9%	1,534	2.1%	138,352	3.7%	100,347	2.5%
9th - 12th Grade, No Diploma	66	5.0%	47	3.4%	5,204	7.6%	3,981	5.5%	258,008	6.9%	194,860	4.9%
High School Graduate	625	47.1%	490	35.6%	27,458	40.1%	25,629	35.7%	1,271,343	34.0%	1,205,321	30.3%
Some College, No Degree	236	17.8%	273	19.8%	14,243	20.8%	14,883	20.7%	770,284	20.6%	817,098	20.5%
Associate's Degree	108	8.1%	157	11.4%	6,505	9.5%	8,613	12.0%	336,532	9.0%	437,945	11.0%
Bachelor's Degree	157	11.8%	244	17.7%	8,354	12.2%	11,257	15.7%	639,411	17.1%	806,518	20.3%
Graduate or Professional Degree	58	4.4%	97	7.0%	3,971	5.8%	5,883	8.2%	321,575	8.6%	420,029	10.5%
Population 25 Years and Over	1,328		1,377		68,474		71,780		3,739,243		3,982,118	

Source: US Census Bureau, American Community Survey

Table 116 Age of Housing

	T. Lamartine		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
2014 or later	12	1.8%	840	2.0%	60,670	2.6%
2010 to 2013	6	0.9%	1,332	3.2%	48,201	2.0%
2000 to 2009	134	19.6%	4,560	10.9%	293,260	12.3%
1980 to 1999	75	11.0%	9,080	21.7%	566,410	23.8%
1960 to 1979	226	33.0%	9,726	23.2%	575,207	24.2%
1940 to 1959	67	9.8%	5,707	13.6%	386,759	16.3%
1939 or earlier	164	24.0%	10,645	25.4%	447,428	18.8%

Source: US Census Bureau, American Community Survey

Table 117 Owner Occupied Median Housing Values

	T. Lamartine	T. Eldorado	T. Fond du Lac	T. Oakfield	T. Springvale	Fond du Lac County	Wisconsin
2000	\$124,300	\$116,200	\$142,100	\$121,000	\$114,400	\$101,000	\$112,200
2010	\$176,700	\$178,400	\$218,200	\$185,400	\$165,700	\$143,000	\$169,000
2020	\$195,800	\$206,600	\$261,000	\$230,800	\$173,700	\$162,600	\$189,200
2000-2010 Change	42.2%	53.5%	53.6%	53.2%	44.8%	41.6%	50.6%
2010-2020 Change	10.8%	15.8%	19.6%	24.5%	4.8%	13.7%	12.0%

Source: US Census Bureau, American Community Survey

Table 118 Owner Occupied Housing Values

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	10	2.0%	15	2.4%	7	1.1%	2,148	8.0%	1,575	5.4%	1,408	4.8%	142,047	10.0%	74,890	4.7%	70,287	4.4%
\$50,000 to \$99,999	131	26.1%	32	5.2%	42	6.8%	11,124	41.3%	5,421	18.5%	4,349	14.7%	482,614	33.8%	210,950	13.3%	181,990	11.4%
\$100,000 to \$149,999	234	46.6%	107	17.2%	144	23.2%	8,001	29.7%	8,821	30.0%	7,398	25.0%	410,673	28.8%	352,973	22.3%	295,237	18.5%
\$150,000 to \$199,999	79	15.7%	258	41.5%	129	20.7%	3,439	12.8%	5,740	19.5%	5,804	19.6%	210,917	14.8%	345,355	21.8%	306,684	19.2%
\$200,000 to \$299,999	32	6.4%	146	23.5%	194	31.2%	1,622	6.0%	4,901	16.7%	6,417	21.7%	123,606	8.7%	354,131	22.4%	392,130	24.6%
\$300,000 or More	16	3.2%	63	10.1%	106	17.0%	620	2.3%	2,905	9.9%	4,212	14.2%	56,803	4.0%	242,309	15.3%	350,172	21.9%
Total Units	502		621		622		26,954		29,363		29,588		1,426,660		1,580,608		1,596,500	

Source: US Census Bureau, American Community Survey

Table 119 Types of Housing Units

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	545	91.3%	670	95.6%	699	98.6%	28,543	72.7%	31,735	73.0%	33,189	73.2%	1,609,407	69.3%	1,832,294	70.7%	1,918,556	70.8%
2 to 4 Units	29	4.9%	18	2.6%	2	0.3%	4,050	10.3%	3,720	8.6%	3,454	7.6%	281,936	12.1%	280,330	10.8%	269,606	10.0%
5 or more Units	0	0.0%	0	0.0%	0	0.0%	4,674	11.9%	6,186	14.2%	7,001	15.4%	325,633	14.0%	379,973	14.7%	429,523	15.9%
Mobile Home or Other	23	3.9%	13	1.9%	8	1.1%	2,004	5.1%	1,810	4.2%	1,694	3.7%	104,168	4.5%	100,476	3.9%	91,759	3.4%
Total Units	597		701		709		39,271		43,451		45,338		2,321,144		2,593,073		2,709,444	

Source: US Census Bureau, American Community Survey

Table 120 Housing Occupancy

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	512	88.1%	621	92.7%	622	90.9%	26,940	72.9%	29,363	72.5%	29,588	70.6%	1,426,361	68.4%	1,580,608	69.5%	1,596,500	67.1%
Renter Occupied	69	11.9%	49	7.3%	62	9.1%	9,991	27.1%	11,121	27.5%	12,302	29.4%	658,183	31.6%	694,003	30.5%	781,435	32.9%
Total Occupied Units	581		670		684		36,931		40,484		41,890		2,084,544		2,274,611		2,377,935	
Vacant Units	18		31		25		2,340		2,642		3,244		236,600		298,157		317,849	
Seasonal Units	2		0		15		573		712		854		142,313		162,070		191,920	
Total Units	601		701		724		39,844		43,838		45,988		2,463,457		2,734,838		2,887,704	

Source: US Census Bureau, American Community Survey

Table 121 Vacancy Status

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	6	33.3%	3	9.7%	0	0.0%	348	14.9%	338	12.8%	230	7.1%	17,172	7.3%	29,000	9.7%	16,515	5.2%
For Rent	3	16.7%	0	0.0%	3	12.0%	830	35.5%	720	27.3%	947	29.2%	38,714	16.4%	47,188	15.8%	40,488	12.7%
Seasonal Units	2	11.1%	0	0.0%	15	60.0%	573	24.5%	712	26.9%	854	26.3%	142,313	60.1%	162,070	54.4%	191,920	60.4%
Other Units	7	38.9%	28	90.3%	7	28.0%	589	25.2%	872	33.0%	1,213	37.4%	38,401	16.2%	59,899	20.1%	68,926	21.7%
Total Vacant Units	18		31		25		2,340		2,642		3,244		236,600		298,157		317,849	
Owner Vacancy Rate	1.2%		0.5%		0.0%		1.3%		1.1%		0.8%		2.7%		1.8%		1.0%	
Renter Vacancy Rate	4.3%		0.0%		4.6%		8.3%		6.0%		7.1%		5.9%		6.3%		4.9%	

Source: US Census Bureau, American Community Survey

Table 122 Household Types

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Households	581		670		684		36,931		40,484		41,890		2,084,544		2,274,611		2,377,935	
Total Family	461	79.3%	588	87.8%	529	77.3%	25,467	69.0%	27,408	67.7%	27,483	65.6%	1,386,815	66.5%	1,478,497	65.0%	1,479,364	62.2%
Total Nonfamily	120	20.7%	82	12.2%	155	22.7%	11,464	31.0%	13,076	32.3%	14,407	34.4%	697,729	33.5%	796,114	35.0%	898,571	37.8%
With Children	208	35.8%	200	29.9%	204	29.8%	12,725	34.5%	12,307	30.4%	10,922	26.1%	706,399	33.9%	707,404	31.1%	651,509	27.4%
Without Children	373	64.2%	470	70.1%	480	70.2%	24,206	65.5%	28,177	69.6%	30,968	73.9%	1,378,145	66.1%	1,567,207	68.9%	1,726,426	72.6%
With Married Couple	413	71.1%	529	79.0%	462	67.5%	21,321	57.7%	22,266	55.0%	22,878	54.6%	1,108,597	53.2%	1,160,052	51.0%	1,148,599	48.3%
Living Alone	92	15.8%	64	9.6%	118	17.3%	9,377	25.4%	11,093	27.4%	11,913	28.4%	557,875	26.8%	641,440	28.2%	715,748	30.1%
Female Headed	69	11.9%	9	1.3%	76	11.1%	8,933	24.2%	3,428	8.5%	8,683	20.7%	569,317	27.3%	225,561	9.9%	598,465	25.2%
With Occupant(s) 65+	116	20.0%	154	23.0%	228	33.3%	9,017	24.4%	9,982	24.7%	12,904	30.8%	479,787	23.0%	525,840	23.1%	693,463	29.2%

Source: US Census Bureau, American Community Survey

Changes: Updated to fit 2010 & 2020 ACS: 65+ from DP02

Table 123 Persons Per Household

	T. Lamartine		County		Wisconsin	
	No.	per HH	No.	per HH	No.	per HH
2000	1,616	2.78	97,296	2.63	5,363,675	2.57
2010	1,924	2.87	98,427	2.43	5,486,726	2.41
2020	1,958	2.86	99,207	2.37	5,662,467	2.38

Source: US Census Bureau, American Community Survey

Table 124 Household Size

	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	92	15.8%	64	9.6%	118	17.3%	9,377	25.4%	11,093	27.4%	11,913	28.4%	557,875	26.8%	641,440	28.2%	715,748	30.1%
2 Person	224	38.6%	341	50.9%	310	45.3%	12,999	35.2%	14,979	37.0%	16,006	38.2%	721,452	34.6%	818,860	36.0%	880,124	37.0%
3 Person	88	15.1%	115	17.2%	87	12.7%	5,756	15.6%	5,546	13.7%	6,024	14.4%	320,561	15.4%	334,368	14.7%	319,903	13.5%
4 or More Person	177	30.5%	150	22.4%	169	24.7%	8,799	14.4%	8,826	21.8%	7,947	19.0%	484,656	23.2%	479,943	21.1%	462,160	19.4%
Total Households	581		670		684		36,931		40,484		41,890		2,084,544		2,274,611		2,377,935	

Source: US Census Bureau, American Community Survey

Table 125 Homeowner Affordability

% of Income	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	206	56.0%	317	51.0%	393	64.1%	13,124	59.6%	13,482	46.0%	18,642	63.2%	634,277	56.5%	701,610	44.6%	951,939	59.9%
20% to 24%	66	17.9%	76	12.2%	69	11.3%	3,334	15.1%	4,747	16.2%	3,798	12.9%	173,620	15.5%	242,430	15.4%	206,775	13.0%
25% to 29%	36	9.8%	94	15.1%	48	7.8%	2,094	9.5%	3,463	11.8%	2,685	9.1%	109,833	9.8%	182,179	11.6%	129,985	8.2%
30% to 34%	17	4.6%	31	5.0%	14	2.3%	1,062	4.8%	2,057	7.0%	1,243	4.2%	64,892	5.8%	121,296	7.7%	77,944	4.9%
> 34%	39	10.6%	103	16.6%	89	14.5%	2,309	10.5%	5,545	18.9%	3,109	10.5%	135,075	12.0%	327,133	20.8%	221,317	13.9%
Not Computed	4	1.1%	0	0.0%	9	1.5%	90	0.4%	69	0.2%	111	0.4%	4,770	0.4%	5,960	0.4%	8,540	0.5%
Total Households	368		621		613		22,013		29,294		29,477		1,122,467		1,574,648		1,587,960	
% Not Affordable	15.2%		21.6%		16.8%		15.3%		26.0%		14.8%		17.8%		28.5%		18.8%	

Source: US Census Bureau, American Community Survey

Table 126 Renter Affordability

% of Income	T. Lamartine						Fond du Lac County						Wisconsin					
	2000		2010		2020		2000		2010		2020		2000		2010		2020	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	35	54.7%	6	14.4%	36	58.1%	4,148	42.5%	3,100	15.5%	4,318	32.7%	242,345	37.8%	179,632	13.4%	235,311	27.9%
20% to 24%	6	9.4%	4	14.3%	17	29.8%	1,260	12.9%	1,271	12.0%	1,763	15.2%	90,934	14.2%	88,656	13.6%	99,112	13.5%
25% to 29%	3	4.7%	18	64.3%	0	0.0%	1,026	10.5%	1,509	14.2%	1,016	8.8%	67,926	10.6%	77,853	11.9%	83,634	11.4%
30% to 34%	4	6.3%	0	0.0%	0	0.0%	695	7.1%	915	8.6%	905	7.8%	44,573	6.9%	56,857	8.7%	61,061	8.3%
> 34%	9	14.1%	0	0.0%	4	7.0%	2,207	22.6%	4,712	39.1%	4,474	38.6%	162,669	25.4%	306,936	47.0%	318,363	43.2%
Not Computed	7	10.9%	21	0.0%	5	7.0%	419	4.3%	529	35.8%	731	30.8%	33,225	5.2%	40,926	38.3%	45,015	34.9%
Total Households	64		49		62		9,755		12,036		13,207		641,672		750,860		842,496	
% Not Affordable	20.3%		0.0%		7.0%		29.7%		53.0%		46.4%		32.3%		55.7%		51.5%	

List of Appendices

- A. Strengths, Weaknesses, Opportunities and Threats Workshop Results
 - B. Plan Commission Resolution
 - C. Comprehensive Plan Adoption Ordinance
 - D. Town Road Repair/Replacement Information
-

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Town of Lamartine

Comprehensive Plan Update

SWOT Analysis Workshop

June 6, 2022, 6:00 PM

Process

To evaluate the progress from the prior comprehensive planning effort (2009), the Planning Commission and Town Board members were asked to participate in SWOT analysis of their town. The process involved the assembly of statements from all participants, followed by voting to rank the importance of the statements. Each participant was given three (3) weighted votes for each topic heading. The results are listed below.

Strengths

Weighted Points	# Votes	Statement
15	5	Productive Farmland
11	5	Town has done good Zoning/Planning
11	4	Transporation Network (Good Roads)
5	4	Good Emergency Services
5	3	Three (3) Good School Systems
2	2	Close to City Amenities (shopping, services, etc.)
2	1	Work ethic-strong/important
1	1	Internet Access Good
1	1	Good Volunteers
1	1	No Big City Influence - All Rural
0	0	Community Pride
0	0	Eldorado Marsh for Recreation
0	0	Lots of Family Longevity
0	0	Housing seems affordable
0	0	Cooperative/courteous farmers
0	0	County Hwy Dept Assist
54	27	Totals

Weaknesses

Weighted Points	# Votes	Statement
16	7	Need more Internet connection. i.e. broadband, towers, fiber optic cable. Still residents withouth access. Been slow going.
14	5	Government over reach WI, Feds. Not enough local control.
9	6	Responsibility lacking in managing water flow from parcel to parcel. Lack of established drainage districts.
6	3	Lack of single or 2 person rental properties
5	3	An aging population to fill roles
2	1	Not enough business (local) to keep population up. Work force.
1	1	Respect of Ag equipment travel
0	0	Respect of private lands by adjacent public land users.
53	26	Totals

Opportunities

Weighted Points	# Votes	Statement
12	6	Preserve productive farmland with Planning & Zoning
12	5	Have areas identified by Planning & Zoning to attract single family subdivision development
12	4	Can live rural yet still within 15 minutes of city services
7	3	Leverage good school systems
6	6	Use connection to Natural Gas/Elec Power as an attraction
3	2	Work with County Hwy on future road projects
2	1	Work from home balance minimize travel. Stay in area.
1	1	Renewable Energy. Have the land.
55	28	Totals

Threats

Weighted Points	# Votes	Statement
18	6	More \$ needed for local road projects/bridges
11	5	Training required for volunteers pushes them away from involvement
6	3	State & Fed mandates without \$. Less local control. Over reach.
4	2	School challenges: Budgets, teachers, improvements.
3	3	Climate change leading to more intensive rain events
3	1	Always a NIMBY influence
2	2	Aging infrastructure. Bridges, culverts, roads.
2	2	Economy - Higher taxes
2	1	Labor shortages
2	1	Respect of private land
1	1	Over development will lead to negative issues in future
0	0	Agriculture transition. Old to young farmers. \$\$ involved.
54	27	Totals

Resolution No. 1001

**A RESOLUTION RECOMMENDING APPROVAL FROM
THE TOWN OF LAMARTINE PLAN COMMISSION TO THE TOWN BOARD TO
ADOPT THE TOWN OF LAMARTINE COMPREHENSIVE PLAN 2040**

WHEREAS, Pursuant to sections 62.23(2) and (3) for cities, villages, and towns exercising village powers under 60.22(3) of the Wisconsin Statutes, the Town of Lamartine is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Lamartine Town Board has committed funding to develop a comprehensive plan for the Town of Lamartine and contracted with Cedar Corporation to develop said plan; and

WHEREAS, a Plan Commission was established by the Town Board and participated in the production of the Town of Lamartine Year Comprehensive Plan 2040 to guide and coordinate land use decisions and development in the town; and

WHEREAS, the Town adopted a Public Participation Plan to guide the development of the comprehensive plan.

WHEREAS, the Town hosted documents on the town's web site for public inspection and comment.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lamartine Plan Commission, hereby recommends that the "Recommended Plan" of the *Town of Lamartine 2040 Comprehensive Plan* and plan adoption ordinance are filed with the governmental units specified under section 66.1001(4)(b) and (c), and will be discussed at a public hearing required under section 66.1001(4)(d); and

BE IT FURTHER RESOLVED, that the Town of Lamartine Plan Commission hereby recommends that, subject to the public hearing on the "Recommended Plan" and incorporation of plan revisions deemed necessary as a result of the public hearing or comments received from governmental units with which the plan was filed, the Town Board adopt the *Town of Lamartine 2040 Comprehensive Plan* by ordinance in accordance with section 66,1001, Wisconsin Statutes.

ADOPTED this 17 day of July, 2023.

Motion for adoption moved by: Frank Bartzen

Motion for adoption seconded by: Dan Wepner

Voting Aye: 5 Voting Nay: 0

to recommend approval with the changes made included along with the resolution number to be assigned.

ATTEST:

Mandale
Plan Commission Secretary

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TOWN OF LAMARTINE

ORDINANCE NO. 2023-009

ADOPTION OF THE
TOWN OF LAMARTINE
COMPREHENSIVE PLAN 2040

The Town Board of the Town of Lamartine, Fond du Lac County, Wisconsin, does ordain as follows:

SECTION 1. Pursuant to Sections 60.22(3) and 62.23(2) and (3), Wisconsin Statutes, the Town of Lamartine is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2), Wisconsin Statutes.

SECTION 2. The Town of Lamartine has provided opportunities for public involvement in accordance with the Public Participation Plan adopted by the Town Board. A public hearing was held on Sept 11 2023, in compliance with the requirements of Section 66.1001 (4), Wisconsin Statutes.

SECTION 3. The Town of Lamartine Plan Commission, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "*Town of Lamartine Comprehensive Plan 2040*" containing all the elements specified in Section 66.1001(2), Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Lamartine does, by the enactment of this ordinance, formally adopt the "*Town of Lamartine Comprehensive Plan 2040*" pursuant to Section 66.1001(4)(c), Wisconsin Statutes.

SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and posting as required by law.

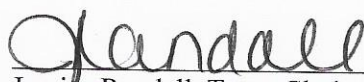
ADOPTED this 11 day of September, 2023.

AYE 3

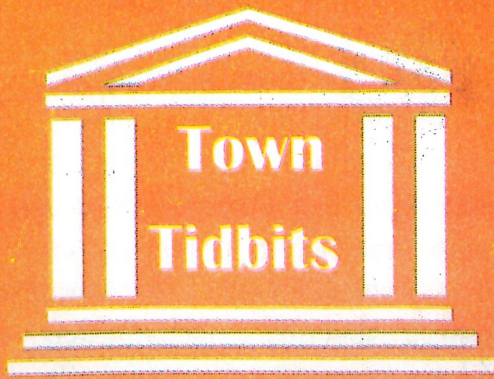
NAY 0


Randy Kuik, Chairman

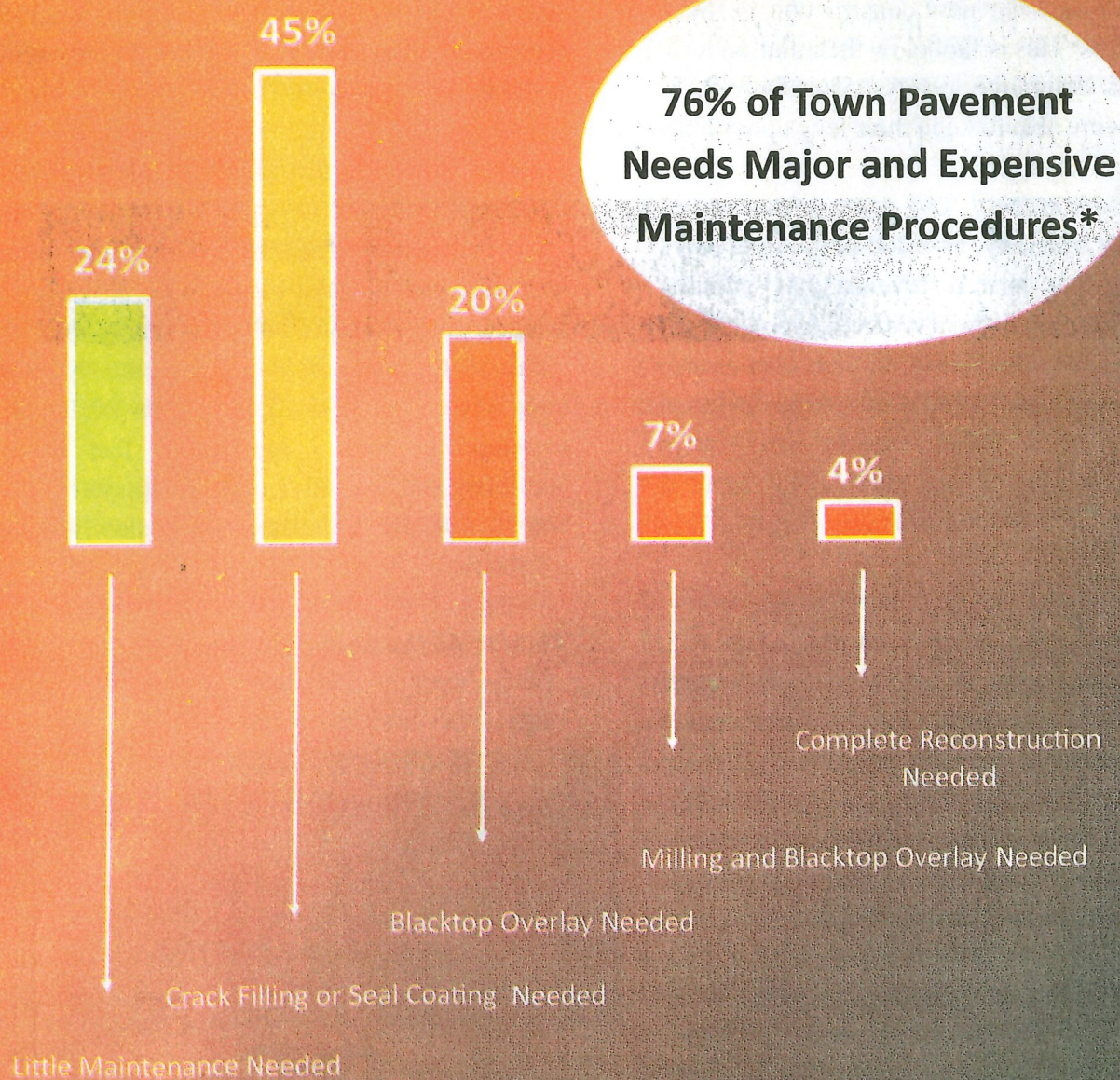
ATTEST:


Jessica Randall, Town Clerk

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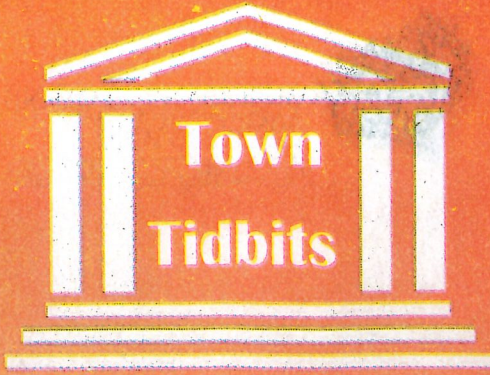


Town Road Repair Requirements



*Analysis based on 2022 WisDOT WISLR Report

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Town Road Replacement Cycle

To most effectively and efficiently maintain town road infrastructure and respect the initial taxpayer construction investment, certain maintenance procedures are required. With inadequate resources, towns continue to fail to achieve required maintenance intervals.

	Required Interval	2022
Crack Filling	3 Years	9.2 Years
Sealing	5 – 7 Years	16.8 Years
Mill – Overlay (mid-life treatment)	20 – 35 Years	46.6 Years
Reconstruction	40 – 70 Years	137.1 Years

A town
road is reconstructed every
137 years on average

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