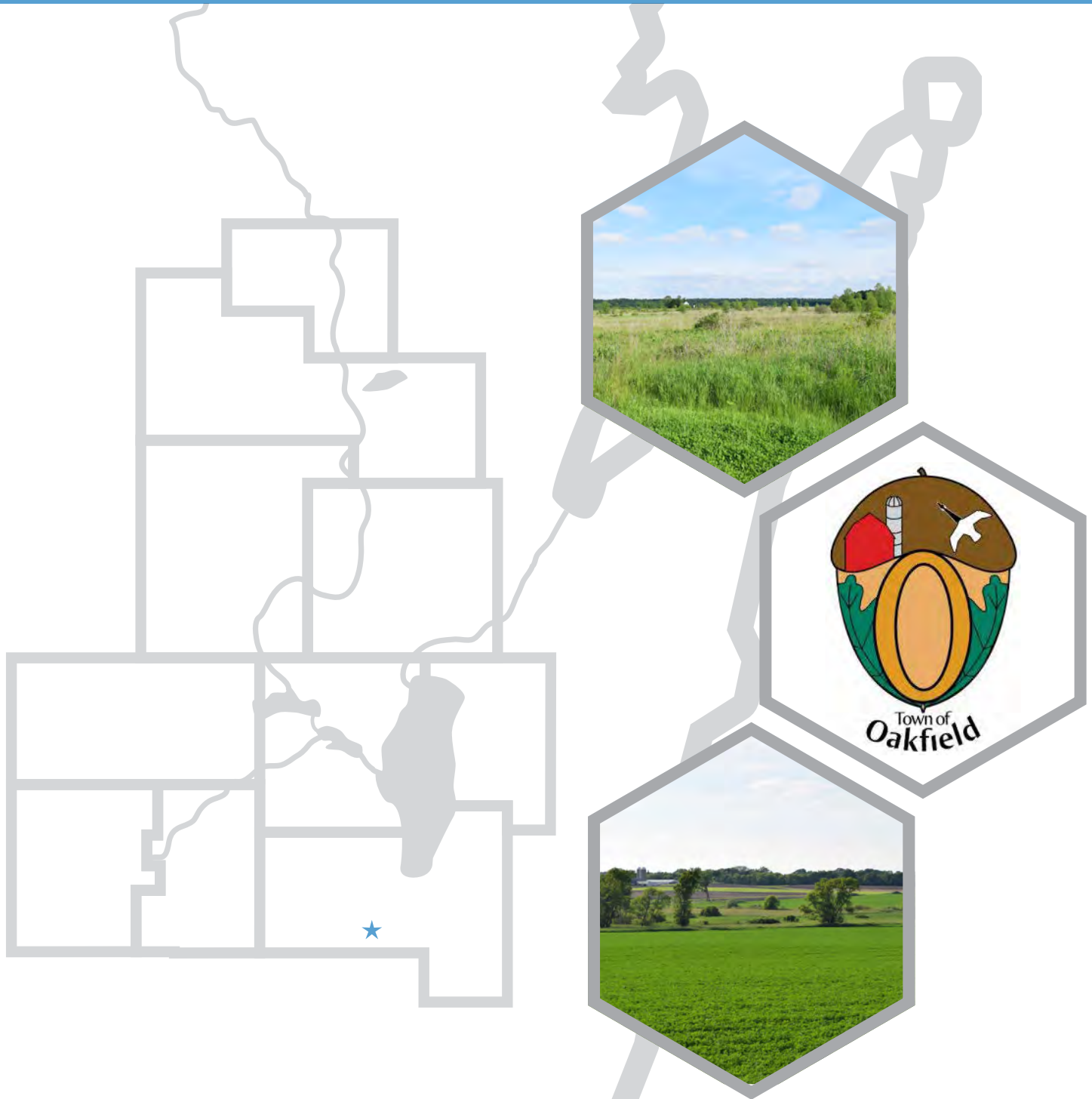


Town of Oakfield Comprehensive Plan Update 2040



**Adopted
February 24, 2020**

Comprehensive Plan Update 2040

Town of Oakfield Fond du Lac County

Adopted February 24, 2020

Prepared by the
East Central Wisconsin Regional Planning Commission

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ABSTRACT

TITLE: Town of Oakfield Comprehensive Plan Update 2040

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This report describes existing conditions, projects future growth and offers recommendations to guide future development in the Town of Oakfield.

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

INTRODUCTION

The Town of Oakfield is located in south central Fond du Lac County along the southern tier. USH 151, a major transportation corridor, runs diagonally through the northwest corner of the Town. Surrounded by the Town, the Village of Oakfield is located in the western tier. Other municipalities sharing a common border with the Town include the towns of Lamartine, Fond du Lac, Byron, Springvale and Waupun in Fond du Lac County and the towns of Lomira, Leroy and Chester in Dodge County. The Town is home to many state and federal lands including the Horicon National Wildlife Refuge, the Oakfield Waterfowl production area, and the Fond du Lac County Waterfowl Production Area. Approximately 716¹ people live in the Town that encompasses about 35.45 square miles.²

PLANNING HISTORY

This plan updates an earlier comprehensive plan that was adopted by the Town of Oakfield on July 21, 2008. Similar to the earlier plan, this plan complies with the “Smart Growth” legislation (Wisconsin Statutes 66.1001).

PURPOSE AND SCOPE OF THE PLAN

The purpose of the Town of Oakfield’s comprehensive plan is to aid local officials in making land use decisions that are harmonious with the overall vision of the community’s future and will ensure the future sustainability of the local natural resource base. Developing a comprehensive plan is a proactive attempt to delineate the ground rules and guidelines for future development. Comprehensive planning decisions evaluate existing facilities and future needs; promote public health, safety, community aesthetics, orderly development and preferred land use patterns; and foster economic prosperity and general welfare in the process of development. The plan evaluates what development will best benefit the community’s interests, while at the same time providing flexibility for land owners and protection of property rights.

Plan Components

The Town of Oakfield’s comprehensive plan identified a 20-year planning horizon and contains four major components:

1. A profile of the demographic, economic, and housing characteristics.

¹ Wisconsin Department of Administration, 2018 estimate.

² U.S. Census, 2010, Table GCT-PH1, Land area.

2. An inventory and assessment of the environment, community facilities; and agricultural, natural and cultural resources.
3. Goals, objectives, policies, programs and recommendations.
4. A series of land use maps that depict existing and optimum land use patterns.

The comprehensive plan also contains the nine elements required by the Wisconsin Statutes 66.1001:

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

Each element (chapters 1 – 9) discusses specific information pertinent to the overall land use plan. The Issues and Opportunities element summarizes demographic information. The Economic Development element inventories the labor force, analyzes the community's economic base, and provides a development strategy regarding existing and future economic conditions within the community. The Housing element presents an inventory of the existing housing stock as well as an analysis of future housing needs based on population and household projections. The Transportation element provides an inventory of the existing transportation system and an overview of transportation needs. The Utilities and Community Facilities element inventories existing utilities and community facilities including schools, recreational facilities, cemeteries, communications, gas, electric, public safety and emergency response services. It also addresses how population projections will affect the efficiency and adequacy of these services. The Agricultural, Natural, and Cultural Resources element describes the physical setting and cultural resources of the planning area and evaluates how they will affect or will be affected by future growth. Specific natural areas and cultural/historical landmarks are identified for protection and preservation. The Land Use element inventories and describes existing land use patterns and includes a projection of future land use demands. The Intergovernmental Cooperation element addresses programs and policies for joint planning and decision-making efforts with other jurisdictions including school districts, adjacent local governmental units, and state and federal agencies. The Implementation element contains a recommendation and action plan to assist implementation efforts of the comprehensive plan.

Interrelationships Between Plan Elements

Although all required elements are presented as separate chapters, it is important to recognize that they are interrelated. For instance, transportation infrastructure allows for the movement of goods, services, and employees; likewise, land use and zoning affects the types of housing that can be built within the Town, thus affecting the affordability of housing.

State of Wisconsin “Smart Growth” Comprehensive Planning Goals

In addition to the goals, objectives and recommendations outlined in this plan, the plan also addresses the 14 goals for comprehensive planning established by the State of Wisconsin Act 9 in 1999. The 14 goals include:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive farmlands and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and state governmental utility costs.
6. Preservation of cultural, historic, and archeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balancing individual property rights with community interest and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety that meets the needs of all citizens, including transit dependent and disabled citizens.

PLANNING PROCESS

The Town of Oakfield’s comprehensive plan was completed in six phases, all of which provided opportunities for public involvement, as specified in the public participation plan. The phases include: Organization, Plan Kickoff and Visioning, Inventory/Analysis and Issue Identification/Vision and Goal Development, Plan Alternative, Strategies and Recommendations, Plan Implementation, and Plan Review, Public Hearing and Adoption. The Town’s Plan Commission worked with East Central staff on the development of the plan.

The first phase (Organization) involved the creation and development of the public participation plan. Establishment of a comprehensive plan update webpage and the preparation of preliminary demographic information.

During the second phase (Plan Kickoff Meeting and Visioning) general information about comprehensive planning and the process were discussed at an initial meeting with the plan commission. A Strengths, Weaknesses, Opportunities and Threats (SWOT) exercise was done

with the Plan Commission. This phase also included the development of a community-wide survey that was used to identify key issues and opportunities that should be considered during the planning effort. A report was developed and presented to the Plan Commission.

Data from the previous comprehensive plan was used as a starting point for the third phase (Inventory/Analysis and Issue Identification) of the planning effort. Background information was revised to reflect new U.S. Census data and updated to reflect changes to the physical, social and economic resources of the Town. This data was analyzed to identify existing and potential issues. Using results from the Community Visioning Session, feedback from the Town of Oakfield Plan Commission, Town Board, and others, as well as background data compiled during the inventory stage, key issues and opportunities were identified.

Utilizing the goals, objectives, policies, programs and recommendations from the existing comprehensive plan as a starting point, the Plan Commission reviewed and updated the existing information to reflect the Town's vision for each of the comprehensive planning elements as part of the fourth phase (Plan Alternative, Strategies and Recommendations). Utilizing the draft goals, objectives, policies, programs and recommendations, input from the Plan Commission, the community survey, Town staff, data from the draft elements and the existing future land use map, a draft future land use map was created.

The fifth phase (Plan Implementation) established the tools necessary for implementation of the plan. Recommendations for regulatory techniques including zoning and an action plan with an accompanying timeline were developed to ensure that the intent of the plan is achieved.

The final phase (Plan Review, Public Hearing and Adoption) of the planning process culminates in the adoption of the comprehensive plan update by the Town Board. Draft plans were provided at the Town Hall, and the Oakfield Public Library, as well as on the Town's website. Following the publication of a 30 day notice in the local newspaper and a public hearing, the Plan Commission recommended that the Town Board adopt the plan by ordinance.

Public Participation

Public participation is a major component of the comprehensive planning process. In accordance with s. 66.1001 (4), which defines "Procedures for Adopting Comprehensive Plans", the Town of Oakfield actively sought public participation from its citizens. To gain citizen understanding and support throughout the planning process, the public was provided with a variety of meaningful opportunities to become involved in the process. The first step in the planning process was the development and adoption of a public participation plan for comprehensive planning. This plan laid out the goals of the public participation plan; public participation strategy, methods and plan adoption procedures.

Public input was encouraged through meetings and activities. ECWRPC staff conducted approximately six (6) public meetings with the Town of Oakfield Plan Commission, as well as a community-wide survey that was sent to all property owners. All meetings were open to the general public; notices were posted at predetermined public areas. An article was included in the local paper to let residents know that the Town was embarking on this planning effort. A public hearing was held to present the final draft version of the plan to the general public and neighboring municipalities and to solicit further input. Draft plans were available for review at the Oakfield Public Library, the Town Hall, and the Town's website. A website specific to the planning effort was developed for the planning effort. To facilitate public knowledge and

involvement in the comprehensive planning process, the plan identified four major goals, provided a timeline, outlined notification methods and identified how to submit written comments.

Community-Wide Survey

A community-wide survey was mailed to all property owners in the Town. In addition, an on-line survey was developed and available as an alternative to the mailed copy. A total of 335 surveys were mailed and 145 surveys were completed.

Over half of the respondents lived in or owned land in the Town for 20 years or more. About three-quarters of the respondents walk for recreation/enjoyment within the Town. Other top activities for recreation and enjoyment included biking, hunting and birdwatching. Top issues and concerns included the condition/maintenance of roads and high taxes. About half felt that the Town should continue to protect agricultural lands; that the Town should regulate land uses that impact ground and drinking water and surface water quality. About half felt that there was the right amount of non-agricultural development in the Town.



CHAPTER 1

LAND USE

CHAPTER 1: LAND USE

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CHAPTER 1: LAND USE

FINDINGS AND RECOMMENDATIONS

- The Town of Oakfield encompasses approximately 22,861 acres, approximately 6.4% are considered developed.
- Approximately 669 acres or 2.9% of land is in residential uses. Residential represents about 46% of the developed land uses.
- Approximately 13,369 acres or 58.5% of the Town is in agricultural land uses.
- According to the Wisconsin Department of Administration (WDOA), there were 15 building permits issued for single-family construction between 2010 and 2017. At the same time there were 5 single-family units removed during the same time period for a net gain of 10 units.
- Since WDOA estimates and building permit information indicate that the Town has already exceeded population and housing projections, no land use projections will be made for the Town of Oakfield.
- It is assumed that any residential development that may happen during the life of the plan will be minimal and will not have any major impact on land use in the Town.
- Commercial and industrial development opportunities are limited. Potential development of new industries or commercial business is not anticipated.

INVENTORY AND ANALYSIS

Existing Land Use

Map 1-1 and Table 1-1 shows the updated 2019¹ existing land use. The Town of Oakfield encompasses approximately 22,861 acres, approximately 6.4% are considered developed.

¹ In 2019, the Town of Oakfield reviewed and updated the 2018 existing land use map to reflect existing land use conditions.

Table 1-1: Existing Land Use, 2019

Land Use	Total Acres	Percent of Developed Area	Percent of Total
Single Family Residential	285.1	19.6%	1.2%
Farmsteads	381.9	26.2%	1.7%
Multi Family	2.2	0.2%	0.0%
Mobile Home Parks	0.0	0.0%	0.0%
Commercial	11.8	0.8%	0.1%
Industrial	5.2	0.4%	0.0%
Recreational Facilities	90.9	6.2%	0.4%
Institutional Facilities	20.5	1.4%	0.1%
Utilities/Communications	22.8	1.6%	0.1%
Transportation	634.5	43.6%	2.8%
Total Developed	1,454.7	100.0%	6.4%
Non Irrigated Cropland	13,369.1		58.5%
Planted Woodlands	271.7		1.2%
General Woodlands	1,946.5		8.5%
Quarries	268.2		1.2%
Open Other Land	5,165.9		22.6%
Water	384.9		1.7%
Total Acres	22,861.0		100.0%

Source: ECWRPC, 2018, Town of Oakfield, 2019

Land Use Categories

Agricultural Land

- Agricultural land is broadly classified as land that is used for crop production. Agricultural uses include farming, dairying, pastures, apiculture (bees), aquaculture (fish, mussels), cropland, horticulture, floriculture, viticulture (grapes), silviculture (trees) and animal and poultry husbandry.
- Agricultural land is divided into two sub-categories: irrigated and non-irrigated cropland. Irrigated cropland is watered by artificial means, while non-irrigated cropland is watered by natural means (precipitation).
- Approximately 13,369 acres or 58.5% of the Town is in agricultural land uses.

Residential

- Residential land is classified as land that is used primarily for human inhabitation.
- Residential land uses are divided into single and two-family residential, farmstead, multi-family and mobile home parks.
- Single and two-family residential includes single family dwellings, duplexes, and garages for residential use. Within platted subdivisions, residential land use encompasses the

entire lot. In rural areas and where lots are typically larger, single family includes the primary residence, outbuildings, and the mowed area surrounding the structures. Single family also includes isolated garages and similar structures on otherwise undeveloped rural lots.

- Farmsteads include the farm residence, the mowed area between the buildings and the associated outbuildings (barn, sheds, manure storage, abandoned buildings).
- Multi-family includes apartments of three or more units, condos, room and boarding houses, residence halls, group quarters, retirement homes, nursing care facilities, religious quarters, and the associated parking and yard areas.
- Mobile home parks are classified as land that is part of a mobile home park. Single standing mobile homes are classified under single family and two-family residential.
- Approximately 669 acres or 2.9% of land is in residential uses. Residential represents about 46% of the developed land uses.
- Residential land uses are scattered throughout the Town.

Commercial

- Commercial land uses represent the sale of goods and services and other general business practices.
- There are 11.8 acres of commercial use in the Town.
- Commercial uses are limited to few areas.

Industrial

- Industrial land uses represent a broad category of activities that involve the production of goods. Mining and quarry sites are separated from other industrial uses.
- There are approximately 5.2 acres of industrial land uses in the Town.
- Industrial uses are limited to a few areas.

Quarries

- There are approximately 268 acres of quarries in the Town.
- The main area for quarries is located in the south-central portion of the Town in the Breakneck Road, Kinwood Road, Highland Road and Centerline Road areas.

Transportation

- Transportation includes land uses that directly focus on moving people, goods, and services from one location to another.
- There are approximately 634.5 acres or 2.8% of transportation land uses. Transportation represents about 44% of the developed land uses.

Utilities/Communications

- Utilities and communications are classified as any land use that aids in the generation, distribution, and storage of electric power (substations and transformers); natural gas (substations, distribution brokers); and telecommunications (radio, telephone, television stations and cell towers). It also includes facilities associated with water distribution

(water towers and tanks), water treatment plants, wastewater processing (plants and lift stations), landfills (active and abandoned), and recycling facilities.

- There are approximately 22.8 acres of utilities/communications land uses.

Institutional Facilities

- Institutional uses are defined as land for public and private facilities dedicated to public services. Public utilities and areas of outdoor recreation are not considered institutional facilities.
- There are about 20.5 acres of institutional facilities.

Recreational Facilities

- Recreational facilities are defined as land uses that provide leisure activity opportunities for citizens.
- There are approximately 91.9 acres of recreational land uses. This is generally land associated with the Wild Goose State Trail.

Water Features

- Water features consist of all surface water including lakes, streams, rivers, ponds, and other similar features. Intermittent waterways are also incorporated into this category.
- There are approximately 384.9 acres or 1.7% of water features within the Town.

Woodlands

- Woodlands are forested areas that are characterized by a predominance of tree cover. Woodlands are divided into two subcategories: general woodlands and planted woodlands. General woodlands are naturally occurring; this category includes forests, woods, and distinguishable hedgerows. Planted woodlands include forestry and timber track operations where trees are typically planted in rows.
- There are approximately 2,218 acres or 9.7% of woodlands land use.
- Woodlands are scattered throughout the Town but also follow the Niagara Escarpment.

Open Other Land

- This category includes land that is currently vacant and not developed in a manner similar to the other land use categories described within this section. Open land includes areas that are wet, rocky, or outcrop; open lots in a subdivision; or rural parcels and side or back lots on a residential property that are not developed.
- There are approximately 5,166 acres or 22.6% of open other land.
- These areas are associated with the Horicon Marsh, Oakfield Wildlife Production Area, Breakneck Waterfowl Production Area, etc.

Development Trends

Table 1-2 provides information on the number of building permits by category that were added and demolished during any given year. According to the Wisconsin Department of

Administration (WDOA), there were 15 building permits issued for single-family construction between 2010 and 2017. At the same time there were 5 single-family units removed during the same time period for a net gain of 10 units. New residential construction was scattered throughout the Town.

Table 1-2: Building Permits (New Residential Construction), 2010 – 2017

Year	Additions			Deletions			Net (Additions - Deletions)		
	Single-Family Units	Two-Family Units	Multi-Family Units	Single-Family Units	Two-Family Units	Multi-Family Units	Single-Family Units	Two-Family Units	Multi-Family Units
2010	2	0	0	3	0	0	-1	0	0
2011	3	0	0	2	0	0	1	0	0
2012	2	0	0	0	0	0	2	0	0
2013	2	0	0	0	0	0	2	0	0
2014	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0
2016	4	0	0	0	0	0	4	0	0
2017	2	0	0	0	0	0	2	0	0

Source: Wisconsin Department of Administration, 2018

The quarries have also expanded and changed since the last comprehensive plan update.

Annexation and Boundary Agreements

- According to the WDOA, there have not been any boundary agreements or annexations between the Town of Oakfield and the Village of Oakfield since 2010.²

Land Use Density and Intensity

Density

- Density is broadly defined as a “number of units in a given area”. For the purposes of this report, residential densities are defined as the number of housing units per square mile of total land area (units/square mile), excluding water.
- Between 2000 and 2010, residential densities increased in the Town of Oakfield by 0.3 units per square mile (Table 1-3).

² Note: The last 2 annexations listed for the Town of Oakfield were one in 2003 and one in 2004 for a total annexation of 12.69 acres.

Table 1-3: Residential Density, 2000 and 2010

MCD	2000			2010		
	Land Area in Sq. Miles	Total Units	Units/Sq. Mile	Land Area in Sq. Miles	Total Units	Units/Sq. Mile
T. Oakfield	35.75	267	7.5	35.45	278	7.8
Fond du Lac County	722.91	39,271	54.3	719.55	43,910	61.0

Source: U.S. Census, 2000 and 2010 SF1, Table GCT-PH1

Intensity

- Intensity is the degree of activity associated with a particular land use. Therefore intensity is defined as the measure of the units per acre of residential development.
- According to the 2013-2017 ACS 5-Year Estimates, the residential single family land use intensity was 0.4 units per acre in the Town of Oakfield.

Table 1-4: Residential Intensity, 2019

	Units	Acres	Units/Acre
Single-Family	287	666.9	0.4
Multi-Family	8	2.21	3.6

Source: U.S. Census, 2013-2017 ACS 5-Year Estimates, DP04, ECWRPC, 2019

Note: Number of units of multi-family from Town.

FUTURE LAND USE

Vision Statement

“The residents of the Town and Village of Oakfield wish to work in a coordinated manner to preserve each other’s overall character and identity while promoting a moderate level of planned growth, including: a variety of logically placed urban and rural residential uses; the encouragement of small commercial businesses and industries, and; the provision of ample recreational activities, all of which can be cost-effectively served by existing and planned public and community facilities while minimally impacting existing natural resource features and lands of high agricultural productivity.”

Future Land Use Map

Map 1-2 Town of Oakfield Future Land Use Illustrates the preferred land use, as developed by the Town of Oakfield. This map is an update of the future land use map adopted on July 21, 2008. The future land use map shows mainly existing land uses as they are today. Existing

land uses include: residential, commercial, industrial, transportation, utilities/communications, recreational facilities, water, open other land, quarries, non-irrigated farmland and water. Wisconsin Department of Natural Resources and U.S. Fish and Wildlife Services properties, wetlands (> 5 acres and < 5 acres) and woodlands are also shown. It is the intent of the Town to protect wooded areas from development, as per section 17.4: Woodlands of the Town of Oakfield Zoning Ordinance. Future land uses shown on the Future Land Use Map include:

Farmland Preservation Area. This area encompasses most of the Town. The purpose of this area is to protect the agricultural, natural and cultural resources of the Town. Limited development should occur in this area and should be directed to locations that will have minimal impact on agricultural operations and the Town's natural resources. Little additional residential development is anticipated over the life of the plan. All plats will be based on the Town's Conservation Subdivision Ordinance. Furthermore, commercial uses should be limited to existing businesses and small home-based businesses that support the local economy.

Permitted Uses:

Agricultural, conservancy, residential, business and industrial.

Escarpment Management Zone. The purpose of the zone is to protect the Niagara Escarpment, per section 17.0 Natural Features Protection Requirements of the Town of Oakfield Zoning Ordinance. Generally this zone is defined as extending outward one mile from both the top and bottom of the escarpment face.

Permitted Uses:

Agricultural, open space, residential (limited and clustered). Additional requirements for environmental impacts of new development.

Shallow Quarry Zone (not greater than five feet). The purpose of this zone is to protect the base and crest of the escarpment. This zone extends from 150 feet to 300 feet from the crest of the escarpment. No new development is allowed. Section 17.3: Additional Escarpment Conditions, Town of Oakfield Zoning Ordinance.

Permitted Uses:

Shallow quarrying (not greater than five feet) and agricultural uses.

Deep Quarry Zone (greater than five feet). The purpose of this district is to provide an area for deep quarrying that exceeds five feet in depth. This district is between 300 feet from the crest of the escarpment and Highland Road. Section 17.3: Additional Escarpment Conditions, Town of Oakfield Zoning Ordinance.

Permitted Uses:

Agricultural (not greater than 500 animal units), shallow and deep quarrying, existing uses with limited additional accessory uses.

Niagara Escarpment Buffer . The purpose of this buffer is to protect the crest of the Niagara Escarpment. This buffer is located within 300 feet of the top and bottom of the Niagara Escarpment. Development should be prohibited in this area. Section 17.3: Additional Escarpment Conditions, Town of Oakfield Zoning Ordinance.

Permitted Uses:

No new development, quarrying or agricultural uses allowed (150 feet from the base and crest of the escarpment).

Agricultural and open space uses (150 feet to 300 feet from the base of the escarpment).

Escarpment/Horicon Marsh Viewshed Zone. The purpose of this zone is to protect the visual resources of the Niagara Escarpment and the Horicon Marsh. New development in this area is not allowed. Within the Escarpment portion of the viewshed, existing uses are allowed with limited additional accessory uses. Section 17.3: Additional Escarpment Conditions, Town of Oakfield Zoning Ordinance.

Permitted Uses:

Existing uses with limited additional accessory uses (Escarpment Viewshed).

Low Density Residential. The purpose of this district is to provide an area for single-family residential homes near the Village of Oakfield.

Permitted Uses:

Single-family residential, parks, playgrounds, community living arrangements.

Medium Density Residential. The purpose of this district is to provide an area for residential duplexes and low density attached or detached condominium units near the Village of Oakfield.

Permitted Uses:

Single-Family and duplexes, condominiums, parks, playgrounds.

Future Land Use Projections

Wisconsin Statutes require comprehensive plans to include five year projections for residential, commercial, industrial, and agricultural uses over the length of the plan. Per the Wisconsin Department of Administration (WDOA) population projections (vintage 2013), the Town's population is expected to decrease between 2010 and 2040. At the same time, WDOA household projections indicate that the number of households in the Town will increase until the year 2020, gaining an additional 7 households. Secondly, the WDOA annually provides population estimates for Wisconsin communities and counties. Per the WDOA, the 2018 population estimate for the Town of Oakfield was 716 people, a net gain of 13 people since 2010. Furthermore, building permit information obtained from the WDOA indicates that since 2010, there has been a net increase of 10 households (all single-family) in the Town. Since WDOA estimates and building permit information indicate that the Town has already exceeded

population and housing projections, no land use projections will be made for the Town of Oakfield.

However, it must be acknowledged that while projections can provide extremely valuable information for community planning, by nature, projections have limitations that must be recognized. First and foremost, projections are not predictions. Projections are typically based on historical growth patterns and the composition of the current land use base. Their reliability depends, to a large extent, on the continuation of those past growth trends. Second, projections for small communities are especially difficult and subject to more error, as even minor changes can significantly impact growth rates.

The actual rate and amount of future growth communities experience can be influenced by local policies that can slow or increase the rate of growth. Regardless of whether communities prefer a no growth, low growth, or high growth option, it is recommended they adequately prepare for future growth and changes to provide the most cost-effective services possible. Furthermore, individual communities can maximize the net benefits of their public infrastructure by encouraging denser growth patterns that maximize the use of land resources while minimizing the impact on the natural resource base.

CONFLICTS BETWEEN ADJACENT LAND USES

The Town of Oakfield is predominately a farming community. However, scattered residential land uses are evident and have been occurring in the Town. Issues sometime arise between single-family development and farmers over agricultural practices such as hours of operation, noise, odor and tracking of mud on roadways. In addition, conflicts could also arise between residential uses and non-metallic mining operations. Usually problems come up over hours of operation, dust, noise and heavy truck traffic on roadways.

The Town surrounds the Village of Oakfield. Currently residential properties abut agricultural lands in the Town. As the Village continues to grow over the life of the plan, additional residential properties may be developed adjacent to agricultural lands in the Town. This development could spur conflicts between incompatible uses. Currently the Town has a good working relationship with the Village and the Town should continue to this relationship. The Town should establish a relationship with the three school districts; Oakfield, Rosendale-Brandon and Waupun since any larger residential development proposals may affect these entities.

The Town has a rich natural resource base that includes stream corridors, wetlands, floodplains, woodlands, the Niagara Escarpment, the Horicon Natural Wildlife Refuge, Fond du Lac County Waterfowl Production Area, the Oakfield Waterfowl Production Area and Oakfield Ledge State Natural Areas. Increased development near these resources could lead to displacement of wildlife, degradation of surface and groundwater, open lands and other resources. In addition,

concentrated agricultural operations can also have a negative impact on surface and groundwater resources.

LIMITATIONS ON DEVELOPMENT

Environmental Corridors. Major environmental corridors are scattered throughout the Town, but generally include stream corridors, the Niagara Escarpment (including the Oakfield Ledge State Natural Areas) and the Wild Goose State Trail. In addition, a number of WNDR managed properties and U.S. Fish and Wildlife Service lands are present within the Town and include the Horicon National Wildlife Refuge, the Fond du Lac County Waterfowl Production Area and the Oakfield Waterfowl Production Area. The Town zoning ordinance places restrictions on construction and non-metallic mining that can occur near the Niagara Escarpment.

Bedrock. Due to the geology, significant areas of high bedrock are present along the escarpment. Because of this condition, certain areas have specific limitations (map 4-3).

Soils. Soils support the physical base for development and agriculture within the Town. Some soils within the Town are poorly suited for development (Agricultural, Natural and Cultural Resource Chapter). Of the soil associations in the Town, only the Lomira soils portion of the Lomira-Virgil Association are developable. This soil association is located in two distinct areas; in the northwest on the northern side of USH 151, and the southeast generally south of CTH B.

Public Utilities. Generally the Town does not provide public sanitary sewer or water, nor does it provide area stormwater detention. Property owners' area required to provide their own private on-site systems and wells. In Oak Center, a limited area within the Oak Center Sanitary District has available capacity to serve existing houses and businesses.

DEVELOPMENT AND REDEVELOPMENT OPPORTUNITIES

Agricultural. Approximately 89 percent of the land within the Town is considered prime farmland; about half are considered prime farmland without draining. Many areas not already developed or within the Conservancy District are included in the Farmland Preservation Zoning District.

Residential. The population is expected to decline during the entire planning period. In addition, household increases are also not expected. Therefore it is assumed that any development that may happen will be minimal and will not have any major impact on land use in the Town.

Commercial and Industrial. Commercial and industrial development opportunities are limited. Potential development of new industries or commercial business is not anticipated.

GOALS, OBJECTIVES, AND POLICIES

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal #1

Establish a planned and coordinated approach to the method by which land uses in the Town of Oakfield maximize compatibility between neighboring uses and preserves rural character and the Niagara Escarpment.

Please note that the following objectives and policies are not the only ones that relate to land use in the Town of Oakfield. There are objectives and policies in the other elements of the comprehensive plan that also relate to land use.

Objectives

- 1. Support Existing Businesses.** The Town of Oakfield will support existing commercial businesses, encouraging them to expand at their present locations as opposed to moving to another location that may be outside the Town.
- 2. Consistency with Plan.** The Town of Oakfield shall require all decisions and actions concerning land use development and redevelopment to be consistent with the comprehensive plan or, if convincing arguments are presented, the Town Board may amend the comprehensive plan.
- 3. Implementation Tool.** The Town of Oakfield will update their Zoning Ordinance, and use it as the primary “tool” to control development and implement the Town’s comprehensive plan.
- 4. Impacts to Natural Resources.** The Town must consider the potential impact on natural resources, environmental corridors, the Niagara Escarpment, or habitat areas, when evaluating any potential development projects.

Policies

Conservation Subdivision. Any subdivision platting in the Town of Oakfield must adhere to the Town’s Conservation Subdivision regulations.

Plan Coordination. The Town of Oakfield will have an ongoing policy to work with adjoining towns and the Village of Oakfield to coordinate future land uses.

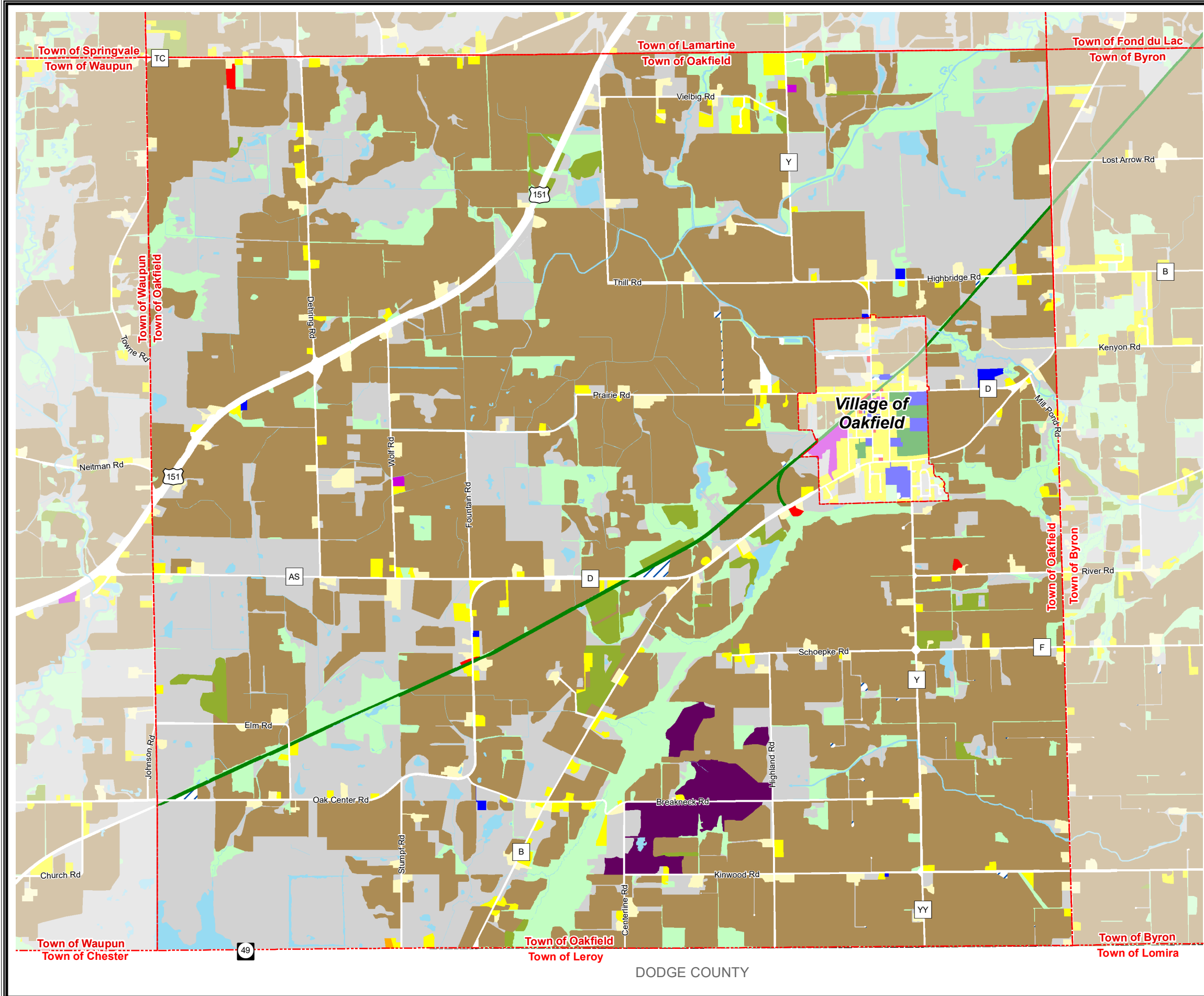
IMPLEMENTATION

The program or action recommendations for land use are provided in Chapter 2: Implementation.

Map 1-1

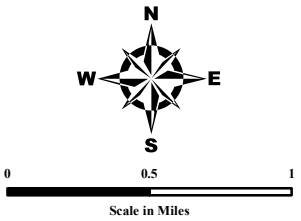
Town of Oakfield

Existing Land Use



- Single Family Residential
- Farmsteads
- Multi-Family
- Commercial
- Industrial
- Quarries
- Institutional Facilities
- Transportation
- Utilities/Communications
- Non-Irrigated Cropland
- Recreational Facilities
- Planted Woodlands
- General Woodlands
- Open Other Land
- Water

Source:
Base data Fond du Lac County 2020.
Land Use data ECWRPC 2018.
Town of Oakfield, 2019.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

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Map 1-2 Town of Oakfield Future Land Use

Natural Resources & Recreation

- Wetlands (< 5 Acres)
- Niagara Escarpment
- Proposed Trails (On & Off Road)
- Escarpment Management Zone 1 Mile Buffer
- Niagara Escarpment Buffer (300 ft)
- Escarpment/Horicon Marsh Viewshed
- Wetlands (> 5 Acres)
- Shallow Quarry Zone (<5ft)
150 + ft from Escarpment
- Deep Quarry Zone (<5ft)
300+ from Escarpment
- U.S. Fish and Wildlife Service Lands
- DNR Managed Lands

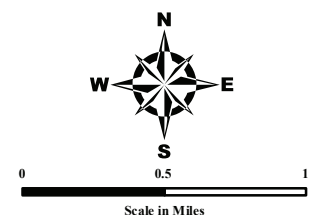
Village Future Land Use

- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Redevelopment
- Parks and Recreation

Existing Land Use

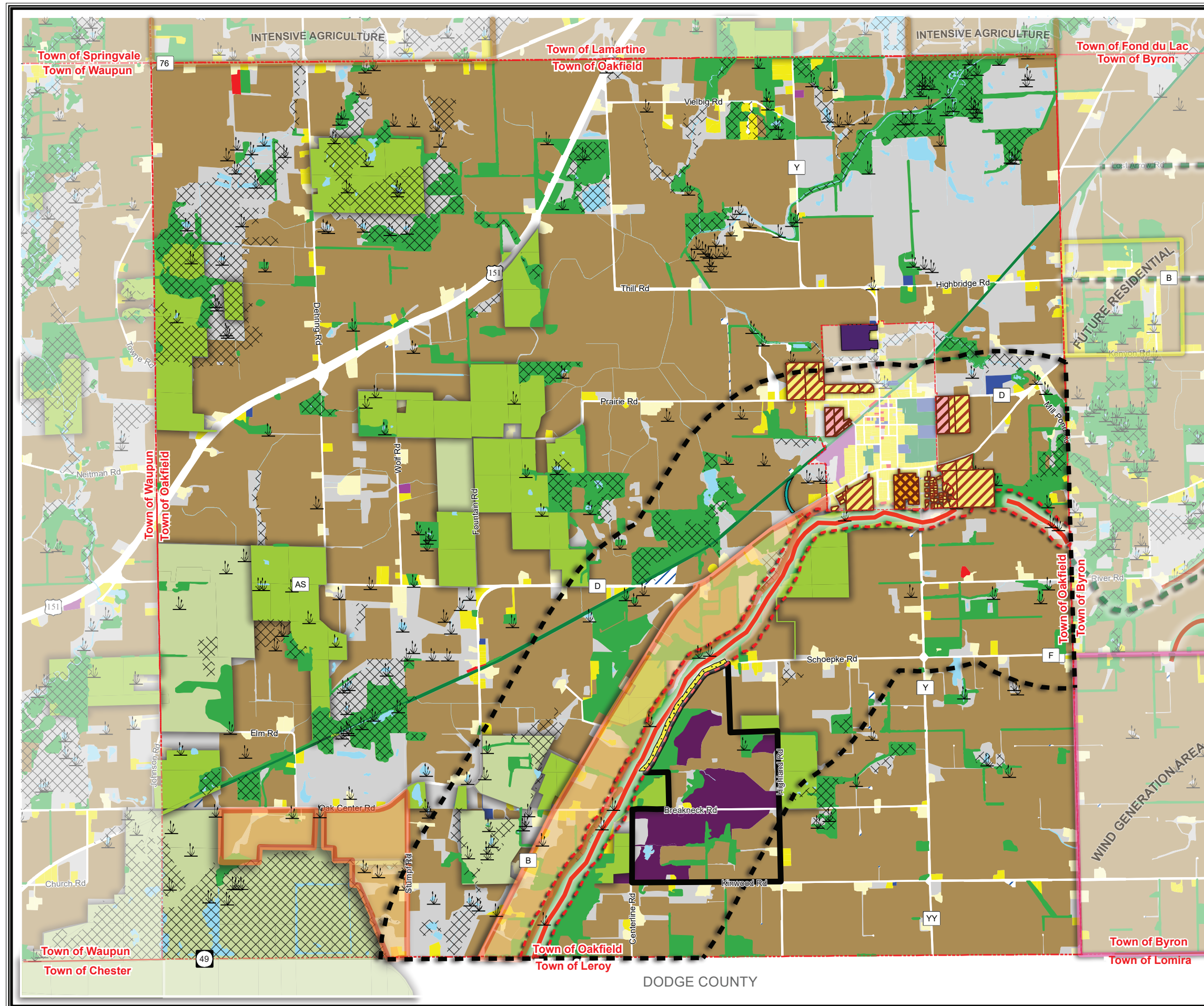
- | | |
|---------------------------|--------------------------|
| Single Family Residential | Transportation |
| Farmsteads | Utilities/Communications |
| Multi-Family | Farmland Preservation |
| Commercial | Recreational Facilities |
| Industrial | Woodlands |
| Quarries | Open Other Land |
| Institutional Facilities | Water |

Source:
Base data Fond du Lac County 2020.
Land Use data ECWRPC 2018,
Town of Oakfield, 2019.



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PREPARED FEBRUARY 2020 BY:





CHAPTER 2

IMPLEMENTATION

CHAPTER 2: IMPLEMENTATION

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CHAPTER 2: IMPLEMENTATION

INTRODUCTION

- A smart growth comprehensive plan serves a community by establishing priorities for the future, evaluating available resources, and providing a means for dealing with change.
- The purpose of the planning effort is to develop a plan that will guide both public and private decisions.

ROLE OF THE PLAN

- All land controls governing the Town of Oakfield must be consistent with the adopted comprehensive plan.
- The Town's Plan Commission is responsible for ensuring that this plan is used as a guide to update and/or replace ordinances to reflect the goals of the plan.
- When the Plan Commission reviews any petitions for development, the plan should be reviewed; any recommendations for future development must be based on the identified goals, objectives, recommendations and proposed land use patterns within this plan.
- If the Plan Commission must ultimately make a decision that is inconsistent with the plan, the plan must be amended to reflect the change in policy.

RESPONSIBILITY

Elected Officials

- The comprehensive plan provides much of the factual information an elected official will need for decision making.
- Elected officials should familiarize themselves with the contents of the plan and overall goals to ensure that the plan remains viable.
- Elected officials must make decisions on criteria regarding how development will affect the entire community, as well influence a specific site.

Plan Commission

- The Plan Commission is the primary entity responsible for implementing and updating this comprehensive plan.
- Plan Commission members should be knowledgeable about the contents, vision, goals, objectives, policies and recommendations of the comprehensive plan.
- The Plan Commission must promote active citizen participation in future planning efforts, and should strive to keep citizens and elected officials informed of any technical issues and proceedings regarding current planning issues.
- The Plan Commission is responsible for periodic amendments to the comprehensive plan so that regulations and ordinances are in compliance with the plan.

- The Plan Commission must review all new ordinances to verify that they are compliant with the goals, objectives and recommendations of the comprehensive plan.

CONSISTENCY

- “Consistent with” means furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan.¹

Internal Consistencies

- Beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance should be consistent with that local governmental unit’s comprehensive plan²:
 - Official mapping ordinances;
 - Local subdivision ordinances;
 - County, city, village and town zoning ordinances; and
 - Shorelands or wetlands in shoreland zoning ordinances.
- A conditional use permit does not need to be consistent with the comprehensive plan.
- To maintain internal consistency, any amendment to the plan should be accompanied with an overall review of all nine elements³ and their associated goals, objectives, policies and recommendations.

External Consistencies

- An attempt should be made to maintain consistency with other planning documents. These documents include:

State Plans

- Wisconsin State Airport System Plan 2030
- Wisconsin State Bicycle Transportation Plan 2020
- Wisconsin State Freight Plan
- Wisconsin Pedestrian Policy Plan 2020
- Midwest Regional System Report
- Connections 2030 Long Range Transportation Plan
- Wisconsin State Highway Plan 2020
- Six Year Highway Improvement Program, 2017 – 2022
- WisDOT Strategic Highway Safety Plan 2017-2022

Regional Plans

- East Central Wisconsin Regional Planning Commission Comprehensive Plan, 2030 (adopted May 2008)

¹ Wisconsin State Statutes 66.1001 (1).

² Wisconsin State Statutes 66.1001 (3).

³ The 9 elements are: Issues and Opportunities, Land Use, Implementation, Housing, Agricultural, Natural and Cultural Resources, Transportation, Utilities and Community Facilities, Economic Development and Intergovernmental Cooperation.

County Plans

- 2011 – 2015 Outdoor Recreation and Open Space Plan for Fond du Lac County adopted in July 2013
- Fond du Lac County Farmland Preservation Plan, adopted in 2012
- 2018-2028 Fond du Lac County Land and Water Resource Management (LWRM) Plan
- Fond du Lac County Emergency Operations Plan

Local Plans

- Village of Oakfield Comprehensive Plan 2008-2028, adopted July 9, 2008 (Fond du Lac County)
- Town of Waupun Comprehensive Plan, adopted December 11, 2006⁴ (Fond du Lac County)
- Town of Springvale Comprehensive Plan, adopted December 7, 2009 (Fond du Lac County)
- Town of Lamartine Comprehensive Plan, adopted July 21, 2009 (Fond du Lac County)
- Town of Fond du Lac Comprehensive Plan Update 2040, adopted March 27, 2017 (Fond du Lac County)
- Town of Byron Comprehensive Plan Update 2040, adopted June 13, 2017
- Town of Lomira Comprehensive Plan, (adopted November 9, 2009) (Dodge County)
- Town of Leroy Year 2030 Comprehensive Plan, adopted September 12, 2005 and amended (Dodge County)
- Town of Chester Comprehensive Plan, adopted July 11, 2006 (Dodge County)
- Dodge County Comprehensive Plan, adopted November 13, 2018

MONITORING PROGRESS

- The Plan Commission is responsible for monitoring the progress of the implementation of the plan utilizing the table at the end of this chapter.
- The Plan Commission should periodically report the progress of the implementation of the plan to the Town Board.
- The Plan Commission should annually review the goals, objectives, policies and recommendations of the plan and address any conflicts which may arise between the elements of the plan.

UPDATING THE PLAN

- The comprehensive plan must be updated at least once every 10 years.⁵

⁴ Plan is currently being updated.

⁵ Wisconsin State Statutes 66.1001 (2)(i).

- It is strongly recommended that the Plan Commission annually review both the implementation schedule and current planning decisions to ensure compliance with the overall goals of the plan and continued consistency with the overall vision of the community. This annual review should also be used to determine if a “major” plan amendment is needed.
- The comprehensive plan is a dynamic document and as such it should be updated as community values change or some goals, objectives, policies and recommendations may no longer be relevant.

ADOPTING THE PLAN OR UPDATE

- Any plan commission or other body of a local governmental unit authorized to prepare or amend a comprehensive plan shall adopt written public participation procedures that foster public participation, adopt a resolution by majority vote or the entire commission or governmental unit.
- The vote shall be recorded in the official minutes of the plan commission; the resolution shall refer to the maps and other descriptive materials that relate to one or more elements of the comprehensive plan.
- The Town Board shall adopt the plan by ordinance and publish a class 1 public notice 30 days prior to the hearing on the proposed ordinance to adopt the final recommended plan.
- The Town Board must provide written opportunity for written comments to be submitted by the public and there must be a response to those comments.
- A public hearing must be held on the ordinance.
- One copy of the adopted comprehensive plan, or amendment to the plan, shall be sent to the following:
 - Every governmental body that is located in whole or part within the boundaries of the local governmental unit.
 - The clerk of every local governmental unit that is adjacent to the local governmental unit.
 - Notice of the adoption should be given to the Wisconsin Department of Administration.
 - East Central Wisconsin Regional Planning Commission
 - The public library that serves the area in which the local governmental unit is located.

What is the difference between comprehensive plans and zoning ordinances?

A comprehensive plan is a “guide to the physical, social and economic development of a local governmental unit”. Enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation. Comprehensive plans provide a 20 year vision.

Zoning ordinances are a regulatory tool. Zoning ordinances have an immediate impact on land use decisions.

LAND USE PLANNING CONTROLS

Zoning

- The Town of Oakfield has had zoning regulations since August 16, 1982. This ordinance was last amended in May, 2018.
- The Town Board and Plan Commission must continually ensure that any future zoning changes are consistent with the comprehensive plan.
- Several actions can be made to ensure that zoning decisions are made that accommodate the preferred land uses as indicated on the future land use map.
 - Compare intended future land uses with existing zoning. Amend the current zoning as necessary.
 - Encourage local citizens and elected officials to actively participate in ongoing Town meetings regarding all zoning and planning issues.
 - Amend existing ordinances and develop new ordinances which are reflective of the goals, objectives, policies and recommendations of all elements of the Town's comprehensive plan.

Official Maps

- Cities, villages, and towns which have adopted village powers have the authority to develop an official map.⁶
- An official map is a diagram which delineates the current and future roadways such as local streets, highways, historic districts, parkways and parks. Additionally, an official map may delineate railroad right-of-ways, waterways (only if included on a comprehensive surface water drainage plan).
- The map may establish exterior lines of future streets, highways, historic districts, parks, parkways, public transit facilities, waterways and playgrounds.

Sign Regulations

- Many communities are interested in regulating signage for local businesses in order to preserve a rural atmosphere and "community character".
- Restrictions are especially important in major transportation corridors, historic downtowns or neighborhoods, or other culturally or environmentally significant areas.
- Signs are regulated under the Town's zoning ordinance, section 13.0 Signs and Billboards.

Erosion and Stormwater Control Ordinances

- Local communities may adopt construction site erosion control and stormwater management ordinances.
- The purpose of these ordinances is to protect stormwater runoff from construction sites to lakes, streams and wetlands.

⁶ Wisconsin State Statutes 62.23(6).

Historic Preservation Ordinance

- The use of an historic preservation ordinance can help a community protect and enhance key cultural and historical features.
- A historic preservation ordinance can designate local landmarks and protect these properties by regulating new construction, alteration or demolitions that affect them.

Design Review Ordinance

- Design review ordinances assist communities in achieving an identified look and character expressed within individual vision statements.
- These ordinance need to be based on well-defined sets of criteria: signage, lighting, exterior building material types, structural guidelines, colors, and other aspects.

Building/Housing Codes

- The Uniform Dwelling Code promotes health, safety, and general welfare; protects property values; and provides for orderly, appropriate development and growth in communities.
- Enforcement of the Uniform Dwelling Code along with the enforcement of other local ordinances can help ensure properties are adequately maintained and that property values are protected.

Floodplain Ordinance

- Fond du Lac County regulates all areas that would be covered by the regional flood or base flood.

Shoreland Ordinance

- Fond du Lac County regulates all lands which are:
 - Within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds or flowages.
 - Within 300 feet of the ordinary high-water mark of navigable rivers or streams or to the landward side of the floodplain, whichever distance is greater.

Subdivision Ordinances

- Wisconsin State Statutes regulate the division of raw land into lots for the purpose of sale for building development.
- A subdivision ordinance is related to the zoning ordinance in that it regulates the platting, or mapping, or newly created lots, streets, easements, and open areas.
- The Town of Oakfield has adopted a Conservation Subdivision Ordinance.

Lighting Controls/Ordinance

- As development pressures occur, communities discover that not only are the natural features being altered, but also the scenic views of the night sky are being diminished.
- Direct lighting or glare can, and in some cases should, be regulated in order to maintain community character.

Non-Metallic Mineral Resources

- Chapter NR135 of the Wisconsin Administrative Code establishes reclamation standards for Wisconsin communities to adhere to when dealing with non-metallic mining sites.
- Chapter 36 of the Fond du Lac Code of Ordinances regulates non-metallic mining reclamation.

GOALS, OBJECTIVES, AND POLICIES

Goal

Implement, to the extent possible, recommendations contained within the comprehensive plan update.

Objectives

1. Closely monitor the implementation of the plan recommendations to ensure that they are followed.
2. Update the plan as necessary.
3. Emphasize the need for intergovernmental cooperation throughout the implementation process.

IMPLEMENTATION SCHEDULE

- The implementation schedule represents priorities for the Town of Oakfield. This schedule was updated from the Town's previous comprehensive plan.
- To ensure that the plan is implemented in a timely fashion, landmark dates have been set for each recommendation.
- The programs and actions were selected by the Town based on a review of the goals, objectives, policies and programs contained in the comprehensive plan.
- During periodic reviews, the Plan Commission should verify that these deadlines have been met and consider additional recommendations to better achieve the stated goal, if necessary.

Table 2-1: Implementation Schedule

Program or Action	Responsibility	Year
<i>Implementation Element</i>		
Periodically review the implementation schedule and update the Town Board as to the progress that is being made.	Plan Commission and Town Board	Ongoing
Annually review the goals, objectives, policies and recommendations and address any conflicts.	Plan Commission	Ongoing
Periodically include an agenda item for plan implementation progress.	Town Board	Ongoing
Recommend modifications to the plan as necessary.	Plan Commission	As Needed
Update the comprehensive plan within a maximum of 10 years.	Plan Commission and Town Board	2030
When available, and if necessary, update the information to supplement the plan information.	Plan Commission and Town Board	As Needed
Solicit input from neighboring communities, Fond du Lac County, governmental agencies and others regarding how their activities relate to the recommendations in the Town's comprehensive plan.	Plan Commission and Town Board	As Needed
Work with others, as necessary, to implement the recommendations contained in the Town's plan.	Plan Commission and Town Board	As Needed
<i>Land Use Element</i>		
Amend the Town's Zoning Ordinance to reflect the goals and objectives of the comprehensive plan.	Plan Commission and Town Board	2020 - 2021
When land use changes are made in the Town, and especially along the Niagara Escarpment, the Town will need to consider whether the changes are consistent with and do not obstruct the attainment of the Comprehensive Plan's goals and objectives and Land Use Plan designations, the Farmland Preservation Plan, the Zoning Ordinance, the Conservation Subdivision Ordinance, and the County Shoreland Ordinance.	Plan Commission and Town Board	Ongoing

Table 2-1: Implementation Schedule (Continued)

<i>Issues and Opportunities Element</i>		
Continue to support the Niagara Escarpment buffer that limits the kind of land uses that can occur below and above this geological feature.	Plan Commission and Town Board	Ongoing
Maintain the strong cooperative relationship with the Village of Oakfield and Fond du Lac County.	Town Board	Ongoing
<i>Agricultural, Natural and Cultural Resources Element</i>		
Work with Fond du Lac County to identify and properly cap unused wells.	Town Board and Fond du Lac County	Ongoing
Continue to offer voluntary bi-annual well water testing.	Town Board	Ongoing
<i>Transportation Element</i>		
Continue to use the PASER program to help prioritize needed street improvements.	Road Supervisor and Town Board	Bi-annually
Work with Fond du Lac County to address roadside ditch maintenance issues affecting safety.	Road Supervisor and Fond du Lac County Highway Department	Ongoing
<i>Housing Element</i>		
Encourage future residential development in areas that have minimal impact on agricultural operations and are platted based on the Town's Conservation Subdivision Ordinance.	Plan Commission and Town Board	Ongoing
<i>Utilities and Community Facilities Element</i>		
Financially support the Village of Oakfield public library and park system.	Town Board	Yearly
<i>Economic Development Element</i>		
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.	Town Board	Ongoing
<i>Intergovernmental Cooperation Element</i>		
To continue fostering a mutually beneficial, friendly, working relationship with the surrounding units of government and the Village of Oakfield.	Plan Commission and Town Board	Ongoing



CHAPTER 3

ISSUES AND OPPORTUNITIES

CHAPTER 3: ISSUES AND OPPORTUNITIES

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CHAPTER 3: ISSUES AND OPPORTUNITIES

FINDINGS AND RECOMMENDATIONS

- The Town of Oakfield lost population between 1980 and 2010, decreasing by 130 people over this time frame.
- It is projected that the Town will continue to decrease in population between 2010 and 2040, losing about 88 people or declining in population by 12.5 percent.
- The Town of Oakfield is aging faster and is older than Fond du Lac County and Wisconsin. Between 2000 and 2010, the median age in the Town increased by 7.1 years from 35.6 years in 2000 to 42.7 years in 2010. In comparison, in 2010, the median age in the county increased by 3.3 years from 36.9 years in 2000 to 40.2 years in 2010, while the median age in the state increased by 2.5 years from 36.0 in 2000 to 38.5 years in 2010.
- About a third of Town of Oakfield residents are employed in the manufacturing sector according to the 2013-2017 ACS 5-Year Estimates.
- Residents in the Town of Oakfield traveled on average 26.5 minutes to work; this was further than county (20.3 minutes) and state (22.0 minutes) residents according to the 2013-2017 ACS 5-Year Estimates. This is a reflection of the employment opportunities in the Town.

SWOT RESULTS

- A Strengths, Weaknesses, Opportunities and Threat (SWOT) Exercise was conducted with the Plan Commission on February 25, 2019.
- Strengths include: protecting farmland (3 responses), the Niagara Escarpment and other natural resources; regulating growth; location; strong ordinances; and good relationship with Fond du Lac County.
- Weaknesses include: regulation of liquid manure (3 responses); protection of ground and surface water; population decline; low public participation; ordinance enforcement; difficulty in making a living farming; and too much WDNR land.
- Opportunities include: population; replacement of older homes; protection of farmland and natural resources (4 responses); control of large dairies; more homes; and input from residents.
- Threats include: water and groundwater quality (3 responses); use of salt for roads; population decline; agricultural use of chemicals; manure spreading (2 responses); farmland losses due to housing; too much WDNR land; limited finances; and environmental factors.

UNITED STATES CENSUS DATA

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates, some areas and subjects must be compared with caution or not compared at all.

The following Inventory and Analysis are based on an analysis of the data contained in Tables A-1 through A-19. These tables are found in Appendix A.

INVENTORY AND ANALYSIS

Population Characteristics

Population Change (Table A-1)

- The Town of Oakfield's population declined by 130 people (15.6%) between 1980 and 2010.
- According to 2018 WDOA population estimates, all jurisdictions, including the Town of Oakfield gained population between 2010 and 2018.

Population Race (Table A-2)

- While the Town of Oakfield became more diverse between 2000 and 2010, whites still comprised 98 percent of the population in 2010.
- In comparison, in 2010, whites comprised 94.1 percent of the population in Fond du Lac County and 86.2 percent of the population in the state.
- The share and number of Hispanics or Latino's increased in the Town of Oakfield from 1 to 8 persons (0.1% to 1.1%) between 2000 and 2010. In comparison, the share of Hispanic population in Fond du Lac County and the state in 2010 was 4.3 percent and 5.9 percent respectively.

Population Age and Median Age (Table A-3)

- The Town of Oakfield is aging faster and is older than Fond du Lac County and Wisconsin. Between 2000 and 2010, the median age in the Town increased by 7.1 years from 35.6 years in 2000 to 42.7 years in 2010. In comparison, in 2010, the median age in the county increased by 3.3 years from 36.9 years in 2000 to 40.2 years in 2010, while the median age in the state increased by 2.5 years from 36.0 in 2000 to 38.5 years in 2010.
- Generally, the share pre-school and school age populations decreased in all jurisdictions, while the share of those 45 years and older increased between the 2000 and 2010.
- In 2000, the 25 to 44 age cohort garnered the largest share of the population (in all jurisdictions), by 2010; the 45 to 64 age cohort had the largest share of the population (in all jurisdictions).

Income Characteristics

Comparative Income Characteristics (Table A-4)

- The median household income was significantly higher in the Town of Oakfield (\$51,917 and \$73,417) than in the county (\$45,578 and \$57,798) and state (\$43,791 and \$56,759) in both 1999 and 2017.
- The median family income was higher in the Town of Oakfield (\$53,558 and \$76,250) than in the county (\$53,325 and \$71,680) and the state (\$52,911 and \$72,542) in both 1999 and 2017.
- The per capita income was significantly higher in the Town of Oakfield (\$18,615 and \$32,653) than in the county (\$20,022 and \$29,431) and the state (\$21,272 and \$30,557) in both 1999 and 2017.
- The median household, median family and per capita income increased between 1999 and 2017 for all jurisdictions, but the increase was higher in the Town than at the county and state level.

Household Income (Table A-5)

- The household income category with the highest share, for all three jurisdictions in both 1999 and 2017, was the \$50,000 to \$74,999. Approximately a quarter (26.8%) of all households fell within this category for the Town of Oakfield in 2017, compared with 21.6 percent of county households and 19.3 percent of state households. Another quarter of the households in the Town fell within the \$100,000 to \$149,999 category.
- About 50 percent of households in the Town had incomes under \$75,000 compared with over 60 percent of the households in the county (64%) and state (63.4%).

Poverty Status (Table A-6 and A-7)

- The share of persons living below the poverty level increased in all jurisdictions between 1999 and 2013-2017. According to the 2013-2017 ACS 5-Year Estimates, 4.1 percent of

all persons lived below the poverty level in the Town of Oakfield, compared with 8.5 percent of residents in the county and 12.3 percent of residents in the state.

- Between 1999 and 2013-2017, the share of families living below the poverty level increased in all jurisdictions. In 2013-2017, 1.2 percent of families in the Town of Oakfield, 6.0 percent of families in the county and 8.1 percent of families in the state were living below the poverty level.

Employment Characteristics

Labor Force (Table A-8, A-9 and A-10)

- In 2000, approximately 98 percent (97.6%) of the civilian labor force was employed in the Town of Oakfield compared with 95.7 percent in the county and 95.3% in the state.
- According to the 2013-2017 ACS 5-Year Estimates, the share of employed persons fell slightly in the Town to 96.4 percent, rose in the county to 96.0 percent, and remained constant in the state at 95.3 percent.
- According to the WI Department of Workforce Development, average annual unemployment rates hit a high in 2009 and 2010 as a result of the great recession.
- Since 2009/2010, average annual unemployment rates have continued to fall. In 2017, the average annual unemployment rate in the Fond du Lac County was 2.8 percent compared with 3.3 percent in the state.
- Since 2010, the average annual unemployment rates have been lower in Fond du Lac County than at the state level.

Employment of Residents by Type of Industry (Table A-11)

- The top industry sector for Town and county residents in both 2000 and 2013-2017 was manufacturing.
- Manufacturing employed about 31 percent of workers in the Town in both time periods.
- In comparison, while the manufacturing sector continued to employ the largest share of workers in both time frames at the county level, its share is falling. In 2000, about 27 percent of workers were employed in the manufacturing sector, by 2013-2017; this share had fallen to about 22 percent.
- In 2000, the top industry sector in the state was manufacturing (22.2%) followed by educational, health and social services (20%). By 2017-2018, the largest industrial sector at the state level was educational, health and social services (23.2%).

Employment of Residents by Type of Occupation (Table A-12 and A-13)

- In 2000, the top employment occupation for Town residents was production, transportation, and material moving occupations (26.6%), while the top employment occupation at the county (26.3%) and state (31.3%) level was management, professional, and related occupations.
- By 2013-2017, the top employment occupation in all three jurisdictions was management, professional, and related occupations.

- Other top employment occupations in Oakfield in 2013-2017 were production, transportation, and material moving occupations (25.7%) and sales and office occupations (22.0%).

Travel Time to Work (Table A-14)

- Town of Oakfield residents traveled further to work in both 2000 and 2013-2017 when compared with Fond du Lac County and Wisconsin residents. In 2000, the mean travel time for Oakfield residents was 23 minutes compared with 18.7 minutes for county residents and 20.8 minutes for state residents.
- Between 2000 and 2013-2017, the mean travel increased in all jurisdictions. In 2013-2017 mean travel times increased to 26.5 minutes in the Town of Oakfield, 20.3 minutes in Fond du Lac and 22.0 minutes in Wisconsin.

Average Weekly Wages (Table A-15)

- Generally, Fond du Lac County employees received lower average weekly wages than state employees for most industry super-sectors for the 1st quarter of 2010 and 2018.
- Industry super-sectors in Fond du Lac County with the highest average weekly wage in 2018 were manufacturing (\$1,184/week), construction (\$1,130/week) and financial activities (\$1,111).
- In comparison, the industry super-sectors with the highest average weekly wage in 2018 for Wisconsin was financial activities (\$1,687), information (\$1,492) and unclassified (\$1,403).

Education Characteristics

Educational Attainment (Table A-16 and A-17)

- In 2000 and 2013-2017, a larger share of Oakfield residents have a high school diploma or higher when compared to the county and the state. In 2000, 93.4 percent of Town residents earned a high school diploma compared with 84.2 percent in the county and 85.1 percent in the state.
- Between 2000 and 2013-2017, the share of high school graduates or higher increased in all three jurisdictions. By 2013-2017, 95.3 percent of Town residents, 91.8 percent of county and 91.7 percent of state residents had a high school diploma or higher.
- Town residents were less likely to have earned higher post-secondary degrees when compared with county and state residents in both time periods. Though the share of resident with bachelor's degrees or higher increased for all jurisdictions between both time periods.
- In 2000, 11.7 percent of Town residents had a bachelor's degree or higher compared with 16.9 percent in the county and 22.4 percent in the state. By 2013-2017, the share of residents with a bachelor degree or higher had increased to 17.4 percent in Oakfield, 22.9 percent in Fond du Lac County and 29.0 percent in Wisconsin.

Population Projections (Table A-18)

- The Town of Oakfield is the only jurisdiction that is projected to lose population in every decade between 2010 and 2040. During this timeframe the Town is expected to lose 88 people or 12.5 percent of its population.
- The population in the county, Village of Oakfield and the towns of Byron, Eden, Lamartine and Waupun are expected to peak around 2030 to 2035 before decreasing to the year 2040.
- The Village of Eden is expected to have the largest increase in population between 2010 and 2040; 31.4 percent or 275 people.

Household Projections (Table A-19)

- Persons per household is expected to decrease in all jurisdictions (towns of Oakfield, Byron, Eden, Lamartine and Waupun and in the villages of Eden and Oakfield) between 2010 and 2040. All jurisdictions are expected to see a decrease of about 0.23 or 0.24 persons per household over this time period.
- Even though the population is expected to decrease in every decade in the Town of Oakfield between 2010 and 2040, the number of households is still expected to increase between 2010 and 2020. During this time period, the number of households is expected to increase from 259 in 2010 to 266 in 2020.
- The Village of Eden is expected to see the largest increase in households; 43.9 percent.

GOALS, OBJECTIVES, AND POLICIES

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal

Preserve the farming, natural areas, and unique geographic features for existing and future generations that live in the Town of Oakfield.

Please note that the following objectives are not the only ones that relate to land use in the Town of Oakfield. There are objectives and policies in the other elements of the comprehensive plan that also relate to land use.

Objectives

1. Maintain and build upon the strong recreational land base in the Town.
2. Continue to support the Niagara Escarpment buffer that limits the kind of land uses that can occur below and above this geological feature.
3. Maintain the strong cooperative relationship with the Village of Oakfield and Fond du Lac County.

4. Discourage land development that may impact environmentally sensitive areas of the Town.

IMPLEMENTATION

The program or action recommendations for issues and opportunities are provided in Chapter 2: Implementation.



CHAPTER 4

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

CHAPTER 4: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

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CHAPTER 4: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

FINDINGS AND RECOMMENDATIONS

- Approximately 89 percent of the land within the Town is considered prime farmland.
- There are stark elevation differences between the southeast area of the Town above the escarpment and the remainder of the Town that has a much lower topography.
- The Niagara escarpment (or as known locally as the “ledge”) is the most prominent geologic feature within the Town of Oakfield Area and is part of a larger formation referred to as the Niagara cuesta.
- Approximately 1,136 acres (5%) of high bedrock (less than 5 feet) are present in the Town.
- According to Fond du Lac County, five non-metallic mining operations exist in the Town.
- The Town of Oakfield area is located within two distinct drainage basins; the Fox-Wolf River Watershed, which eventually flows into Lake Winnebago and Green Bay, and; the Rock River Basin, which eventually flows to the Mississippi River.
- A draft total maximum daily load (TMDL) study for the entire Fox-Wolf Basin is in development; while a Rock River TMDL was approved by U.S. EPA in 2011.
- Overall about 10 percent (2,286 Acres) of the Town is in floodplains.
- The Town of Oakfield has several large tracts of wetlands, most of which are associated with river or stream features. Not including small tracts of wetlands less than five acres, approximately 1,631 acres (7.1%) of the Town are considered wetlands.
- In some areas, floodplains and wetlands overlap. There are an additional 783 acres of floodplain/wetland areas.
- According to the Town residents, water quality is a concern.
- Groundwater depth can impact building foundations, septic systems and other factors. Approximately two-thirds (67.6%) of the Town has depths of 26 inches or less to the water table.
- There are 1,820 acres of state owned land in the Town of Oakfield. Many of these areas are through the Glacial Habitat Restoration Area (GHRA).
- There are 1,472 acres of federally owned land in the Town. This includes the Horicon National Wildlife Refuge (managed by the USFWS), the Oakfield National Waterfowl Production Area and the Fond du Lac County Waterfowl Production Areas.

INVENTORY AND ANALYSIS

Agricultural Resources

- Farming and the processing of farm products is an important source of income and employment in Fond du Lac County.

Prime Farmland

- Prime farmland are generally defined as “land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses.”¹
- Prime farmland has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods”.
- Prime farmland includes the following classifications (1) All areas are prime farmland; (2) Prime farmland, if drained; (3) Prime farmland if protected from flooding or not frequently flooded during the growing season, and (4) Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season.
- Farmland of Statewide Importance includes land that does not meet the criteria for prime or unique farmland² for the production of food, feed, fiber, forage and oilseed crops. Generally this land includes areas of soils that nearly meet the requirements for prime farmland and economically produce high yields of crops when treated and managed according to acceptable farming methods.
- Approximately 89 percent of the land within the Town is considered prime farmland (Map 4-1).

Table 4-1: Prime Farmland Classifications

Soil Classification	Acres	Percent
All areas are prime farmland	10,636	46.5%
Farmland of statewide importance	1,482	6.5%
Prime farmland if drained	9,748	42.6%
Prime farmland if protected from flooding or not frequently flooded during the growing season	17	0.1%
Not prime farmland	979	4.3%
Total	22,862	100.0%

Source: NRCS-USDA Websoil Survey (WSS), accessed 2017

Agricultural Programs

Working Land Initiative. The Wisconsin Working Lands Initiative was signed into law in 2009 and is comprised of the following three programs Farmland Preservation Program, Agricultural Enterprise Program, Purchase of Agricultural Conservation Easement (PACE) Program. More information is available: http://datcp.wi.gov/Environment/Working_Lands_Initiative/.

- **Farmland Preservation Program.** Counties are required to revise their farmland preservation plans to meet the new requirements which are designed to better protect

¹ United States Department of Agriculture, Natural Resource Conservation Service.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcseprd1338623.html#reportref.

² Note: There are no areas classified as unique farmland in Fond du Lac County.

farmland. A grant that covers up to 50 percent of the cost of preparing a farmland preservation plan is available to all counties.

Local governments may choose to adopt and have certified a farmland preservation zoning ordinance to ensure that landowners covered by the ordinance are eligible to claim farmland preservation tax credits.

- **Agricultural Enterprise Area (AEA) Program.** AEA's are part of Wisconsin's Working Lands Initiative. An AEA is an area where the local community has prioritized preservation of farmland and agricultural development. Once an area is officially designated as an AEA, eligible farmers owning land within the area may enter into a farmland preservation agreement with the state. This enables the landowners to receive tax credits in exchange for agreeing to keep their farm in agricultural use for at least 15 years.
- **Purchase of Agricultural Conservation Easement (PACE) Program.** The PACE Program provides up to 50% of the cost of purchasing agricultural conservation easements, including transaction costs. Cooperating local governments or non-profit organizations can obtain money from the state to purchase easements from willing landowners. Land with an agricultural conservation easement cannot be developed for any purpose that would prevent its use for agriculture.

Federal NPDES CAFO Permit Program. The U.S. EPA delegates implementation of the Clean Water Act and Federal NPDES CAFO permit program to the WDNR. Wisconsin implements the water quality protection program by requiring that CAFOs have a DNR approved Wisconsin Pollutant Discharge Elimination System (WPDES) permit in place when they operate. These permits apply only to water quality protection. WPDES permits are regulated under NR243, Animal Feeding Operations. For more information, please visit: <https://dnr.wi.gov/topic/AgBusiness/CAFO/WPDESNR243.html>.

Livestock Facility Siting Program. Chapter ATCP 51, Livestock Facility Siting³. While local governments do not have to require permits for new or expanding livestock operations, if they choose to require conditional use or other permits for such operations, the livestock siting law sets standards and procedures that they must use. The Town of Oakfield updated its Livestock Siting Ordinance in 2017.

Agricultural Impact Statements (AIS). The Wisconsin Department of Agriculture, Trade and Consumer Protection prepares agricultural impact statements (AIS) for public projects that will involve acquiring farmland, through either outright purchase or easements. Public projects include roads, airports, electric transmission lines, pipelines, parks and wastewater treatment plants. Project initiators include local governments, state agencies, and private companies building utilities. The AIS analyzes the economic impact on individual farms, identifies the

³ https://docs.legis.wisconsin.gov/code/admin_code/atcp/020/51 .

acreage potentially lost or affected, and conveys land owner concerns. It may recommend ways to reduce the impact on farms, and may be useful in negotiations between the land owner and project initiator. For more information, please visit:

https://datcp.wi.gov/Pages/Programs_Services/AgriculturalImpactStatements.aspx.

Natural Resources⁴

- Natural resources act as the foundation upon which communities are formed.

Soils

- Soils support the physical base for development and agriculture within the Town. Knowledge of their limitations and potential difficulties is helpful in evaluating crop production capabilities and other land use alternatives such as residential development, utility installation and other various projects.
- Four general soil associations, or groupings of individual soil types based on geographic proximity and other characteristics are present within the Town of Oakfield⁵:
 - **Lomira-Virgil Association:** This soil association is located in two distinct areas of the Town; in the northwest on the northern side of U.S.H. 151, and in the southeast generally south of C.T.H. B. The Lomira soils are deep and well drained, while the Virgil soils are somewhat poorly drained and contained in areas adjacent to wide depressions which are subject to occasional flooding. This association is used mainly for crops with slight to moderate limitations.
 - **Beecher-Elliott Association:** This soil association comprises approximately 50 percent of the Town's area and is located primarily in a wide southwest to northeast band in the central portion. A second area juts southward into the southeast region of the Town. This soil type is in nearly level to moderately steep uplands, nearly level depressions, waterways, and broad lowlands. These soils are somewhat poorly drained, silty and clayey, and moderately to slowly permeable. Most areas are used for crops, permanent pasture and woodlots.
 - **Kewaunee-Manawa-Poygan Association:** This soil association is located in the extreme northeast portion of the Town and occupies approximately 5 percent of the total area. This association occupies glacial ground marines, terminal moraines, and areas underlain by lacustrine deposits. The well drained, nearly level to steep Kewaunee soils formed under forest and are subject to erosion if they are used for row crops. The Manawa and Poygan soils are somewhat poorly drained and nearly level to gently sloping. Their use is limited mainly by wetness. Most of this association is used for crops with a few steep areas used for permanent pasture or woodlots.
 - **Houghton-Palms Association:** This soil association is located in two distinct areas of the Town and comprises approximately five percent of the total area.

⁴ Information in this element came from the "1998 Oakfield Area Joint Land Use Plan," authored by East Central Wisconsin Regional Planning Commission and "Comprehensive Plan 2008-2028, Town of Oakfield" authored by Martenson & Eisele, Inc.

⁵ Soil Survey of Fond du Lac County, Wisconsin, 1973: United States Department of Agriculture Soil Conservation Service.

One area is located in the north-central portion of the Town between CTH “TC” and the Fond du Lac River, while the second area is contained in the extreme southwest which is associated with the Horicon Marsh. This association occupies large, nearly level depressions and wetland areas and is formed from fibrous plant remains. They are poorly drained and are subject to ponding. If drainage is improved, this association can be used for crops with wetness being the main limitation. Undrained areas are in permanent pasture or swamp forest.

Residential development is not suitable in these areas.

- Due to on-site system failures, a sanitary district was established in the Oak Center area, and a limited sewer system was built to service existing homes and businesses.

Geology, Topography and Scenic Resources

- Land relief within the Town of Oakfield area is approximately 335 total feet, ranging in elevation from approximately 835 feet above sea level in the northeast portion of the Town near the Fond du Lac River, to 1,170 feet above sea level in the southeast portion of the community along Kinwood Road (Map 4-2).
- There are stark elevation differences between the southeast area of the Town above the escarpment (where windmills have been located) and the remainder of the Town that has a much lower topography, including a substantial amount of wetland and Wisconsin Department of Natural Resources/U.S. Fish and Wild Life Service lands.

Bedrock

- The bedrock and glacial geology of Fond du Lac County, including the Town of Oakfield area, are somewhat unique and will be key components in determining the suitability for development within the area.
- The Town is underlain by several layered bedrock units which range in age from Precambrian to Quaternary, and are of sedimentary, metamorphic, and igneous in origin.
- The areas above the Niagara Escarpment contain 8 layers of bedrock while immediately below the escarpment only 7 layers are present. Further to the northwest only 6 layers are present.
- Due to the geology, significant areas of bedrock close to the surface are present above the escarpment.
- Map 4-3 (Depth to Bedrock) shows areas along the Niagara Escarpment where bedrock is less than five feet from the surface. There are approximately 1,136 acres (5%) of high bedrock⁶.
- The Niagara escarpment (or as known locally as the “ledge”) is the most prominent geologic feature within the Town of Oakfield Area and is part of a larger formation referred to as the Niagara cuesta.
- A cuesta is a persistent ridge with a gentle slope on one side and a steep slope (the escarpment) on the other, and, in general, reflects erosional resistance.

⁶ Source: NRCS-USDA Web Soil Survey (WSS), 2017.

- The steep slope of the Niagara escarpment is at the outer edge of the Niagara Cuesta. It can be seen protruding through glacial drift at various points throughout the Town and village.
- There is a considerable amount of evidence to suggest that the Niagara escarpment in Wisconsin took on its current form much as a result of the last glaciation. As the ice pushed forward it helped carve out the cliffs and ledges that we see throughout the northeast and east central portions of the state.
- The escarpment is unique in this area because of the parallel movement of the glacier against rock. Where the escarpment runs visibly; across portions of Door, Kewaunee, Brown, Calumet, Fond Du Lac, and Dodge counties; its appearance is much more uniform than in other areas of the cuesta.
- The composition of the escarpment consists principally of highly fractured dolomitic limestone referred to as Silurian Dolomite or Niagara Limestone.
- The Niagara Escarpment offers scenic vistas, significant archeological sites, and unique and potentially endangered plant and animal species.
- One significant area of glacial “end moraine” is present in the southwestern portion of the Town to the northeast of the Horicon Marsh. End moraines are accumulations of glacial materials (sand, gravel and clay) which were deposited by direct action of glacial ice and piled into uneven ridges at the front of the glacier.

Non-Metallic Mining Resources

- Non-metallic mineral resources include all minerals other than those mined as a source of metal. Economically important non-metallic minerals include stone, sand, gravel and clay.
- Non-metallic quarry sites within the Town of Oakfield were obtained from Fond du Lac County and are based on permit data. According to Fond du Lac County, five non-metallic mining operations exist in the Town (Map 1-1).

Watersheds and Drainage

- The Town of Oakfield area is located within two distinct drainage basins; the 6,400 square mile Fox-Wolf River Watershed, which eventually flows into Lake Winnebago and Green Bay, and; the Rock River Basin, which eventually flows to the Mississippi River.
- The Town of Oakfield covers three individual watersheds that are delineated within these basins; the Fond du Lac River, East Branch-Rock River, and the West Branch of the Rock River. All surface water drainage within the Town flows directly or indirectly into Lake Winnebago or the Mississippi River via existing ditches, wetland areas, and stream corridors (Map 4-4).
- The Fond du Lac River watershed includes the Parsons Creek – East Branch of the Fond du Lac River and the Sevenmile Creek – East Branch of the Fond du Lac River sub-watersheds.
- The West Branch of the Rock River watershed includes the Headwaters West Branch Rock River and the West Branch Rock River – Frontal Horicon Marsh sub-watersheds.

- The East Branch of the Rock River watershed includes the Kummel Creek sub-watershed.
- The Fond du Lac River Watershed was designated as a “Priority Watershed Project” by the Wisconsin Department of Natural Resources in hopes of improving water quality within the watershed.
- One of the underlying goals of the Clean Water Act (CWA) is to restore all impaired waters so they meet applicable water quality standards. One of the key tools to meet this goal is the development of a total maximum daily load (TMDL).
- A draft TMDL study for the entire Fox-Wolf Basin is in development; a comment period on the draft TMDL was recently closed in January.
- A Rock River TMDL was approved by U.S. EPA in 2011.

Lakes and Ponds

- Raspberry Lake, approximately 11 acres in size, is owned by Seneca Foods and managed by a local sportsmen’s club. Two additional lakes/ponds include: Schley’s Pond, near CTH D (private ownership) and Lake Allen near Thill Road (owned by the Conservation Club).

Rivers and Streams

- Major surface water features within the Town of Oakfield include the East Branch of the Fond du Lac River, Campground Creek (which originates from several springs at the base of the Niagara Escarpment), Seven Mile Creek and numerous unnamed intermittent streams and ponds. The East Branch of the Fond du Lac River, Campground Creek and Seven Mile Creek are all considered impaired in the Town of Oakfield.⁷

Floodplains

- Areas susceptible to flooding are considered unsuitable for development due to potential health risks and property damage. Floodplain information for Fond du Lac County was certified by the Federal Emergency Management Agency (FEMA) in 2017.
- Overall about 6.6 percent (1,506 Acres) of the Town is in floodplains⁸ (Table 4-2 and Map 4-4).
- An additional 783 acres of 3.4 percent of the Town is in a combination of floodplains and wetlands combined.
- Floodplains are found near the Horicon Marsh, the East Branch Fond du Lac River, Campground Creek and its unnamed tributaries.
- The Town of Oakfield falls under the jurisdiction of the Fond du Lac County Floodplain Zoning Ordinance, Chapter 28. This ordinance describes three districts: Floodway District, Floodfringe District and General Floodplain District. Only open space, recreational, agricultural, mining, non-structural commercial or industrial, or structural recreational accessory uses are allowed within the Floodway District. These uses as well

⁷ WDNR, water condition viewer, accessed 6/19/19.

⁸ Source: FEMA, 2017.

as residential, commercial, manufacturing and industrial uses, storage of materials, and public utilities, streets and bridges are permitted in the Floodfringe District as long as flood proofing construction criteria are met. The General Floodplain District is comprised of both of the previous districts and allows for those uses previously stated.

Table 4-2: Floodplains and Wetlands

	Acres	Percent
Floodplains	1,506	6.6%
Wetlands	1,631	7.1%
Floodplains/Wetlands Combined	783	3.4%
Not Floodplain or Wetlands	18,941	82.9%
Total Floodplain/Wetlands	3,920	17.1%
Total Town	22,861	100.0%

Source: Wetlands, WDNR, 2015; Floodplains, FEMA, 2017

Wetlands

- Wetlands act as a natural filtering system for nutrients such as phosphorus and nitrates and serve as a natural buffer protecting shorelines and stream banks. Consequently, local, state and federal regulations have been enacted that place limitations on the development and use of wetlands and shorelands.
- Fond du Lac County Shoreland Zoning Ordinance, Chapter 44, regulates wetlands within 1,000 feet of the ordinary high water mark of navigable lakes, ponds or flowages and within 300 feet of the ordinary high water mark of navigable rivers and streams or to the landward side of the floodplain, whichever distance is greater.
- Wetlands shown on Map 4-4 are based on the Wisconsin Inventory Map Wisconsin Wetland Inventory maps show graphic representations of the type, size and location of wetlands in Wisconsin. These maps have been prepared from the analysis of high altitude imagery in conjunction with soil surveys, topographic maps, previous wetland inventories and field work. Therefore it should be noted that using remotely sensed information as the primary data source places limitations on the information. As a result, this information should be used as a guide for planning purposes only. Wetland information depicted in this report was obtained from the WDNR in 2015.
- Not including small tracts of wetlands less than five acres, approximately 1,631 acres (7.1%) of the Town are considered wetlands⁹ (Table 4-2).¹⁰
- The Town of Oakfield has several large tracts of wetlands, most of which are associated with river or stream features. These wetlands are mainly “emergent wet meadows” and “forested broad-leaved deciduous” types while several other varieties exist. The most significant wetland complexes are contained in the northwest and central portions of the

⁹ Source: WDNR, 2015.

¹⁰ Note in some areas of the Town wetlands and floodplains are combined. There are a total of 783 acres of wetlands and floodplains combined in the Town.

Town and within the federally-owned (U.S. Fish & Wildlife Service) Horicon National Wildlife Refuge, located in the southwest portion.

- The Horicon National Wildlife Refuge is partially contained within the Town of Oakfield and covers approximately 31,000 acres in its entirety. It was established in 1941 and is a well-known nature study area containing up to 350 varieties of birds as well as being a major stopover area for migrating Canadian geese.

Groundwater

- The groundwater resources of the area are generally plentiful and of good quality. The Niagara Escarpment splits the Town, and therefore the southeast portion has four aquifers present, while the northwest portion has only three aquifers.
- The **Water Table Aquifer** is present in all areas of the Town and consists of glacial sediments deposited by several glacial advances that covered portions of all of Fond du Lac County. Sand and gravel seams, present throughout the aquifer, transmit adequate amounts of water for private well systems.
- The **Niagara Aquifer** is specific to the area underlying the Niagara Cuesta in the southeast portion of the Town and forms an important regional aquifer along the western side of Lake Michigan. The Niagara Aquifer consists of water stored in cracks and fractures located randomly throughout the rock. Fractured rock aquifers are particularly susceptible to pollution. In such areas, human activities and land uses take place in close proximity to features that provide relatively direct point source input routes for aquifer recharge. Examples of affected water supply wells, springs, and surface water bodies are common in such geologic settings. The potential for groundwater contamination is classified as high throughout most of the Niagara escarpment. As the demand on groundwater aquifers increase due to development, the level of groundwater may become difficult to find, requiring wells to be drilled deeper and deeper. This is not a local issue, but a regional issue that will require many units of government to come together to address.
- The **Platteville-Galena Aquifer** is located below the Water Table Aquifer in the northwest portion of the Town and below the layer of Mequoketa Shale in the southeast portion. This aquifer is comprised primarily of dolomite and acts as a leaky confining layer over the sandstone aquifer. While it doesn't transmit water as readily as the underlying sandstone, it is capable of supplying adequate amounts of water to private water systems due to secondary fractures.
- The **Cambrian (St. Peter's) Sandstone Aquifer** is the areas thickest and is the most important in the western portion of Fond du Lac County. This aquifer is most widely used for sustained high capacity wells for municipal and industrial uses.
- The vertical flow of groundwater is present in all areas of the Town of Oakfield except those areas where Mequoketa Shale is present. Groundwater recharge areas consist of local wetland areas, while the main recharge area exists to the southwest portion of the Town of Oakfield. Land use impacts, therefore, that are outside the Town's jurisdiction are a concern.

- The fact that most of the soils within the Oakfield Area have either relatively rapid permeability or general wetness (central portion), or thin layers of soil over fractured bedrock (southeastern portion) draws a concern over the potential for groundwater contamination. Failing on-site waste disposal systems, abandoned and active landfills, agricultural practices, quarries, and other land uses have the potential to be a direct source of contamination of groundwater if not managed properly. Since all Town residents rely on individual wells and groundwater for potable uses (drinking water, cooking, etc.) the threat of contamination of the groundwater may be of serious concern.
- Old and unused wells are a significant threat to groundwater quality. Old wells can develop cracks in their casing that can allow contaminants to seep down directly to groundwater resources. Chapter 58: Utilities of the Fond du Lac County Code of Ordinances regulates abandonment of wells (Division 2, Section 58-151). The Fond du Lac County Land Conservation Department may provide cost sharing to property owners for well abandonment.
- According to Town residents, water quality is a concern.

Depth to Groundwater

- Groundwater depth can impact building foundations, septic systems and other factors. Map 4-5 and Table 4-3 illustrates the depth to the water table.
- Approximately two-thirds (67.6%) of the Town has depths of 26 inches or less to the water table.

Table 4-3: Depth to Water Table

Inches	Acres	Percent
0-6	8,775	38.4%
6 to 11	2,393	10.5%
11 to 26	4,284	18.7%
26 to 40	563	2.5%
40 to 70	2,732	12.0%
70 to 74	793	3.5%
> 74	3,323	14.5%
Total	22,862	100.0%

Source: NRCS-USDA Web Soil Survey,
accessed 2019

Wildlife Habitat

Wildlife Resources

- Ecological landscapes are areas that differ from each other in ecological attributes and management opportunities. The Town of Oakfield falls entirely within the Southeast Glacial Plains Ecological Landscape.¹¹

¹¹ WDNR <https://dnr.wi.gov/topic/landscapes/index.asp?mode=Choose>. Accessed 3/19/19.

- This landscape is characterized by gently rolling to flat topography with clay or silt loam textured soils on glacial till plains and moraines.
- The landscape is home to a diverse aquatic and animal population. Wetlands, marshes, open wet meadows, streams, rivers and lakes provide habitat for muskrat, mink, beaver, otter, sandhill crane and sedge wren.
- The tension zone is a wide corridor running from northwestern to southeastern Wisconsin that marks the pre-settlement dividing line between northern and southern native plant species. The tension zone has characteristics of both northern and southern Wisconsin climates, and therefore, species from both areas. The Town of Oakfield lies within this tension zone.

Woodlands

- Originally deciduous forests, including sugar maple, basswood and oak (red, white, black and burr), along with marsh, sedge meadow, prairie and shrubs covered this area of Fond du Lac County.¹²
- Today woodlands are scattered throughout the Town, but are mainly associated with waterways.
- Woodlands should be considered as prime wildlife habitat areas.
- Forests and woodlands can be classified into one of two categories: general (unplanted) woodlands and planted woodlands. General woodlands are naturally occurring forests and hedgerows. Planted woodlands are tree plantations in which trees are found in rows. These areas include orchards, timber tracts, Christmas tree plantations and other general uses.
- There are approximately 272 acres of planted woodlands and 1,948 acres of general woodlands (Table 4-4, Map 4-6). In total this makes up approximately 10 percent of the Town.

Table 4-4: Woodlands

Land Use	Acres	Percent
General Woodlands	1,948	8.5%
Planted Woodlands	272	1.2%
Total Woodlands	2,220	9.7%
Total Acres	22,861	

*Source: East Central Wisconsin Regional Planning
Commission, 2018*

Rare, Threatened and Endangered Species

- The Fish and Wildlife Service (FWS) in the Department of Interior and the National Oceanic and Atmospheric Administration (NOAA) – Fisheries in the Department of Commerce (National Marine Fisheries Service – NMFS) share responsibility for the

¹² https://dnr.wi.gov/topic/landscapes/documents/ELMaps/SEGP1_Finley.pdf .

administration of the Endangered Species Act.¹³ The purpose of the ESA is to protect and recover imperiled species and the ecosystems upon which they depend. The FWS has primary responsibility for terrestrial and freshwater organisms, while the NMFS area mainly responsible for marine wildlife.

- Under the ESA, species may be listed as either endangered or threatened.
- Candidate species are plants and animals for which the FWS has sufficient information on their biological status along with the threats they face, to propose them as endangered or threatened under the ESA. However, development of a proposed listing regulation is precluded by other, higher priority listing activities. Candidate species receive no legal protection.
- The U.S. Fish and Wildlife Service (USFWS) identifies three (3) federally listed species for Fond du Lac County¹⁴ (Table 4-5).
- The Wisconsin Natural Heritage Inventory (NHI) is part of an international network of inventory programs. The program is responsible for maintaining data on the locations and status of rare species, natural communities and natural features throughout the state.
- The NHI identifies 10 species in the Town of Oakfield. This includes four (4) bird, one (1) other, one (1) plant, three (3) community and one (1) snail (Table 4-6).

Table 4-5: Federally Listed Endangered, Threatened, Proposed and Candidate Species, Fond du Lac County

Scientific Name	Common Name	Status	Habitat
Myotis septentrionalis	Northern long-eared bat	Threatened	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. During summer, roosts and forages in upland forests.
Bombus affinis	Rusty patched bumble bee	Endangered	Grasslands with flowering plants from April through October, underground and abandoned rodent cavities or clumps of grasses above ground as nesting sites, and undisturbed soil for hibernating queens to overwinter.
(Grus americanus)	Whooping crane	**Non-essential experimental population	Open wetlands and lakeshores

Source: U.S. Fish and Wildlife Service: <https://www.fws.gov/midwest/endangered/lists/wisc-cty.html>. Accessed 3/19/19

¹³ <https://www.fws.gov/endangered/laws-policies/index.html>. Accessed 3/19/19.

¹⁴ <https://www.fws.gov/midwest/endangered/lists/wisc-cty.html>. Accessed 3/19/19.

Table 4-6: WI Natural Heritage Inventory, Town of Oakfield

Scientific Name	Common Name	WI Status	Federal Status	Group
<i>Ardea alba</i>	Great Egret	THR		Bird~
Bird Rookery	Bird Rookery	SC		Other~
<i>Chlidonias niger</i>	Black Tern	END	SOC	Bird~
<i>Draba arabisans</i>	Rock Whitlow-grass	SC		Plant
<i>Himantopus mexicanus</i>	Black-necked Stilt	SC/M		Bird~
Mesic prairie	Mesic Prairie	NA		Community
Moist cliff	Moist Cliff	NA		Community
<i>Podiceps grisegena</i>	Red-necked Grebe	END		Bird~
Southern mesic forest	Southern Mesic Forest	NA		Community
<i>Vertigo hubrichti</i>	Hubricht's Vertigo	END		Snail

Source: WDNR Natural Heritage Inventory, <https://dnr.wi.gov/topic/NHI/Data.asp?tool=township&mode=detail>.
Last updated August 9, 2018.

Exotic and Invasive Species

- Non-native aquatic and terrestrial plants and animals, commonly referred to as exotic species, have been recognized in recent years as a major threat to the integrity of native habitats and the species that utilize those habitats.
- Exotic and invasive species displace native species, disrupt ecosystems, and affect citizens' livelihoods and quality of life.
- Common exotic species include purple loosestrife, buckthorn, garlic mustard, multi-colored Asian lady beetles, Eurasian water milfoil and gypsy moths.

Parks, Open Space and Recreational Resources

- Public open space such as parks and parkways are important to the quality of life within a community. These lands serve many purposes including outdoor recreation and education, buffers between different land uses, flood and stormwater management, habitat preservation, air and surface water quality improvements, protection of groundwater recharge areas, aesthetics, and promotion of healthy lifestyles.

WDNR and Public Lands

- Since 1876, the State of Wisconsin has been acquiring land to meet conservation and recreational needs. Public lands managed by the Wisconsin Department of Natural Resources provide many opportunities and public places to hunt, fish, hike, canoe, or watch or photograph wildlife.
- There are 1,820 acres¹⁵ of state owned land in the Town of Oakfield. Many of these areas are through the Glacial Habitat Restoration Area (GHRA).¹⁶ The GHRA program takes a regional approach to wildlife management by restoring, creating and maintaining habitat for waterfowl, wild pheasants and non-game song birds. This program's focus is the creation of a patchwork of restored grasslands and wetlands.

¹⁵ Town of Oakfield, <https://www.townofoakfield.org/town-information/dnr-usfw/>. Accessed 3/19/19.

¹⁶ <https://dnr.wi.gov/topic/lands/other/ghra.html> .

- State Fishery Areas (SFAs) protect important waterways in Wisconsin by providing a natural buffer from agricultural practices and urban runoff. There are no SFAs in the Town of Oakfield.
- State Natural Areas (SNAs) protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. The Oakfield Ledge SNA is located in the Town of Oakfield (Map 4-6).¹⁷ Oakfield Ledge is one of the most significant exposures of the Niagara Escarpment in Wisconsin, a 650-mile long ridge that runs north from Waukesha County. Located along Horicon Marsh, the hard, erosion resistant Niagara dolomite walls form a series of prominent rock cliffs 40' high - what locals call "the ledge". This 211 acre SNA is owned by the WDNR and was designated a SNA in 1983. The Oakfield Railroad Prairie State Natural Area is a 10-acre remnant of the large, deep-soil mesic and wet-mesic prairies once found in this region. It has been described as the best remaining prairie in Fond du Lac and Dodge counties. The long, linear strip of grassland lies within a former railroad right-of-way (Wild Goose State Trail).
- The Town Board exercises no control between a property owner and the state.

U.S. Fish & Wildlife Service Lands (USFWS)

- There are 1,472 acres of federally owned land in the Town (Map 4-6).¹⁸ This includes the Horicon Natural Wildlife Refuge (managed by the USFWS)¹⁹, the Oakfield National Waterfowl Production Area (458 acres), and the Fond du Lac County Waterfowl Production Areas (302 acres).
- The Horicon Marsh is one of the largest freshwater marshes in the United States and is a critical rest stop for thousands of migrating ducks and Canada geese. It is recognized as a Wetland of International Importance, as both Globally and State Important Bird Areas, and is also a unit of the Ice Age Scientific Reserve.²⁰
- The waterfowl production areas are managed by the Leopold Wetland Management District. They are managed as part of the National Wildlife Refuge System, which is administered by the USFWS. Waterfowl production areas are open to hunting, trapping, and fishing (except where posted); wildlife observation, hiking, cross-country skiing, nature study and photography.²¹

Environmental Corridors

- Environmental corridors are continuous systems of open space created by the natural linkages of environmentally sensitive lands such as woodlands, wetlands and habitat areas. They provide important routes of travel for a variety of wildlife and bird species.
- Important environmental corridors within the Town are associated with river and creek corridors and the Wild Goose State Trail.

¹⁷ <https://dnr.wi.gov/topic/Lands/naturalareas/index.asp?SNA=190>. Accessed 3/19/19.

¹⁸ East Central Wisconsin Regional Planning Commission land use, 2018.

¹⁹ The Horicon Natural Wildlife Refuge is 22,000 acres, of which 712 acres are included in the Town.

²⁰ <https://www.fws.gov/refuge/Horicon/about.html>. Accessed 3/19/19.

²¹ https://www.fws.gov/uploadedfiles/leopold_general_pamphlet_2011.pdf.

Waste and Pollution

Solid and Hazardous Waste Sites

- The Solid and Hazardous Waste Information Management System (SHWIMS) provides access to information on sites, and facilities operating at sites, that are regulated by the WDNR Waste Management Program. Activities that occur at facilities include landfill operations, waste transportation, hazardous waste generation, wood burning, waste processing, sharps collection and many more.
- A search of the SHWIMS data base indicates that there are 2 solid waste landfill/disposal facilities in the Town of Oakfield (Map 7-1). Both sites are inactive. Sites include:
 - W8896 CTH D, NE 1/4 of the NW 1/4 of Section 23 (Town of Oakfield, Gordon Kottke Property, Activity Type: Unclassified Landfill and Waste Registry Site, Activity Status: Inactive)
 - W8377 CTH D, SW ¼ of the NW ¼ of Section 22 (Town of Oakfield, Village of Oakfield, Activity Type: Landfill, Waste Registry Site, Activity Status: Inactive)

Air Quality

- Air quality, especially good air quality, is often taken for granted. Development patterns can impact automobile use, which in turn impacts air quality. Emissions from certain industries can also impact air quality. As more rural residential development occurs, there are increased conflicts between non-farm residents and certain agricultural operations that emit dust and odors. Noise can also be a factor impacting environmental quality.
- There is an ozone air quality monitoring site located at N3996 Kelly Road in the Town of Byron.
- According to the Wisconsin Air Quality Trends by County, 2001-2017, the National Ambient Air Quality Standards (NAAQS) for 8-Hour Ozone Design Values was not exceeded in Fond du Lac County between 2001 and 2017.²²

Cultural Resources

- Cultural resources, like natural resources are valuable assets which should be preserved. These resources define a community's unique character and heritage.

State and National Register of Historic Places

- The Wisconsin Historical Society's Division of Historical Preservation (DHP) is a clearing house for information related to the state's cultural resources including buildings and archaeological sites.
- A primary responsibility of the DHP is to administer the State and National Register of Historic Places programs.

²² <https://dnr.wi.gov/files/PDF/pubs/am/AM566.pdf> .

- The National Register is not a static inventory. Properties are constantly being added, and, less frequently, removed. It is, therefore, important to access the most updated version of the National Register properties.
- There are no properties within the Town of Oakfield listed on the National Register.²³

Architecture and History Inventory (AHI)

- In order to determine those sites that are eligible for inclusion on the National Register, the DHP frequently funds historical, architectural, and archaeological surveys of municipalities and counties within the state. Surveys are also conducted in conjunction with other activities such as highway construction projects.
- A search of the DHP's online Architecture and History Inventory (AHI) reveals a total of 39 sites listed for the Town of Oakfield.²⁴
- Like the National Register, this is not a static inventory. Properties are constantly being updated.

Oakfield Historical Society

- The Oakfield Area Historical Society is an affiliate of the Wisconsin Historical Society. It was formed in 2017, by an independent group of individuals.²⁵
- Its mission is "the collection, preservation, and dissemination of materials and information relating to the history of the Oakfield area."
- The society does not have a building of its own, but utilizes a corner of the Oakfield Public Library to display historical items. Meetings are held every other month on the second Tuesday. A celebrate Oakfield event is held annually.

GOALS, OBJECTIVES, AND POLICIES

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal #1

Conserve and protect the agricultural, natural, and cultural resources of the Town.

Objectives

1. Land use decisions will need to take into consideration the protection of, or impact upon the environment and woodland areas.
2. The Town will encourage farmers and agricultural landowners to become involved in, or continue participation in state and federal programs that financially support farm production.

²³ <https://www.wisconsinhistory.org>. Accessed 3/19/19.

²⁴ <https://www.wisconsinhistory.org>. Accessed 3/19/19.

²⁵ <https://www.wisconsinhistory.org> and <https://www.oakfieldlibrary.org/Alias%3Aaboutus/history>. Accessed 3/19/19.

Policies

1. The Town of Oakfield will work with Fond du Lac County to enforce shoreland-wetland ordinances designed to protect environmental corridors from development.

Goal #2

To protect the Niagara Escarpment Viewshed and buffer zone from development.

Objectives

1. The Land Use Plan designations will be closely coordinated with Section 17: Natural Features Protection Requirements of the Town of Oakfield Zoning Ordinance.
2. When land use changes are made in the Town, and especially along the Niagara Escarpment, the Town Plan Commission and Town Board will consider whether the changes are consistent with and do not obstruct the attainment of the Comprehensive Plan's goals and objectives and Land Use Plan designations, the Farmland Preservation Plan, the Zoning Ordinance, the Conservation Subdivision Ordinance, and the County Shoreland Ordinance.

Goal #3

Protect the top edge of the Niagara Escarpment by enforcing a Shallow Quarry Zone as shown on the Land Use Plan.

Objective

1. Coordinate the Shallow Quarry Zone designation on the Land Use Plan with Section 17: Natural Features Protection Requirements of the Town of Oakfield Zoning Ordinance.

Goal #4

To preserve a Viewshed Zone on land west of Stumpf Road and south of Oak Center Road for the possible inclusion into lands owned and managed by the U.S. Fish and Wildlife Services.

Objectives

1. Inform petitioners who are requesting a rezoning, platting or building permit for new construction that the Town is preserving properties within said geographic area and shown on the Town of Oakfield's plan for long term open space.
2. Encourage property owners who want to sell their land in the described geographic area, to approach the U.S. Fish and Wildlife Services.

Goal #5

Become educated and educate Town residents on the merits of protecting the Town's groundwater resources.

Objectives

1. Educate Town residents on how they can take practical steps to preserve the quality of their groundwater.

2. Conduct a well survey to determine if any wells have not been properly closed.

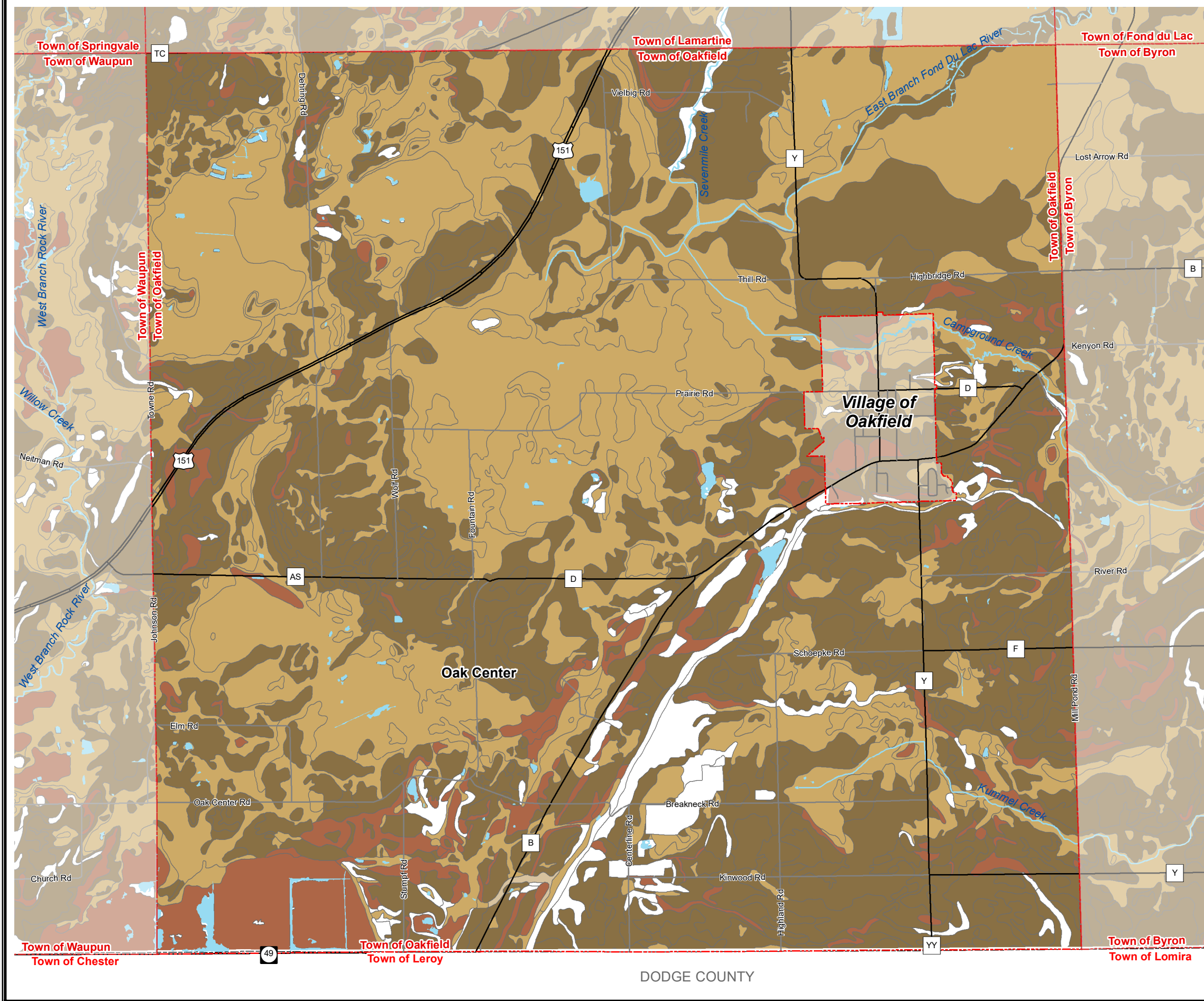
Policy

1. Work with Fond du Lac County to identify and properly cap unused wells.

IMPLEMENTATION

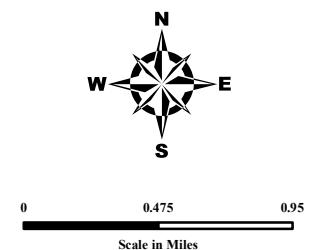
The program or action recommendations for agricultural, natural and cultural resources are provided in Chapter 2: Implementation.

Map 4-1 Town of Oakfield Prime Farmland



- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not prime farmland

Source:
Base data from Fond du Lac County 2020.
Soil data NRCS-USDA Web Soil
Survey (WSS), accessed 2017.

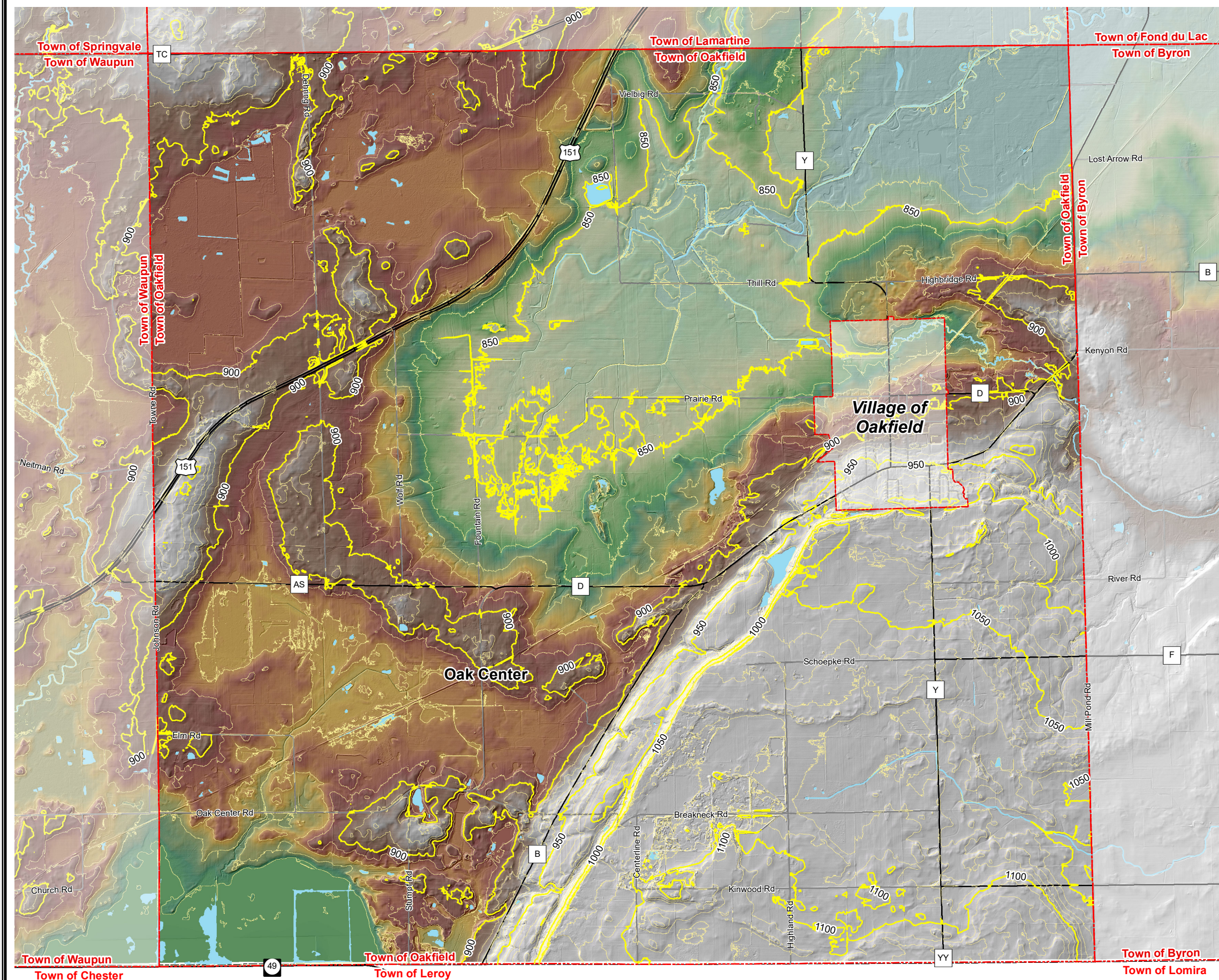


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PREPARED FEBRUARY 2020 BY:

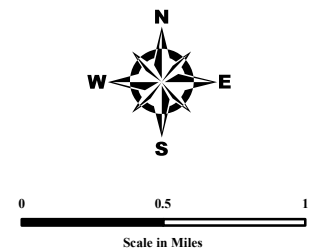


Map 4-2 Town of Oakfield Topography



Contour interval, 10 ft
Index Contour, 50 ft

Source:
Base data Fond du Lac County 2020.
Topography data Fond du Lac County 2011



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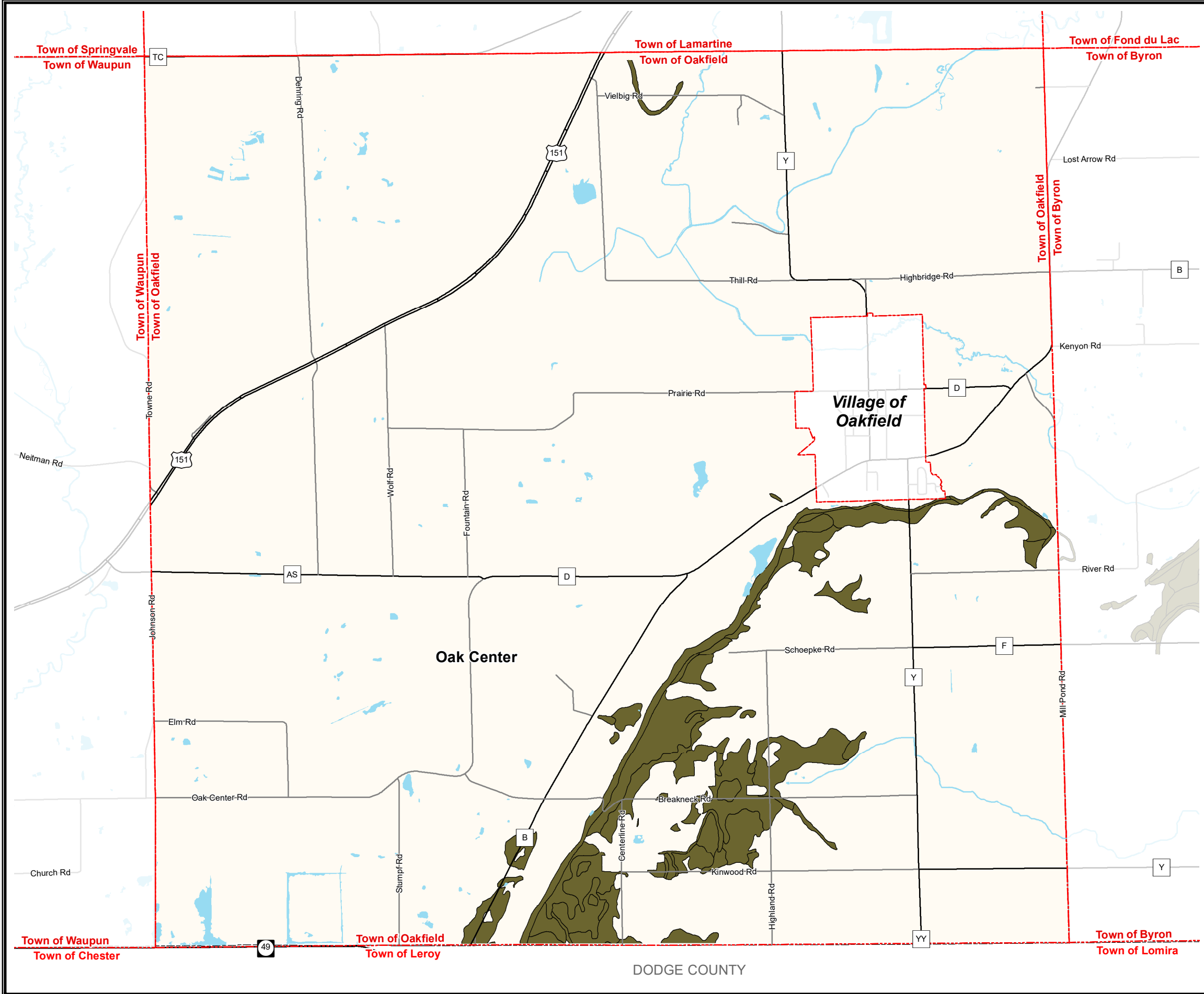
PREPARED FEBRUARY 2020 BY:



Map 4-3

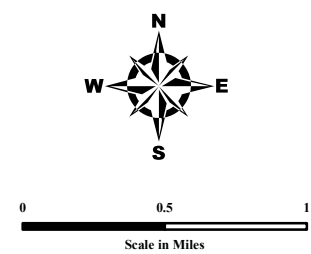
Town of Oakfield

Depth to Bedrock



 High Bedrock (< 5 feet)

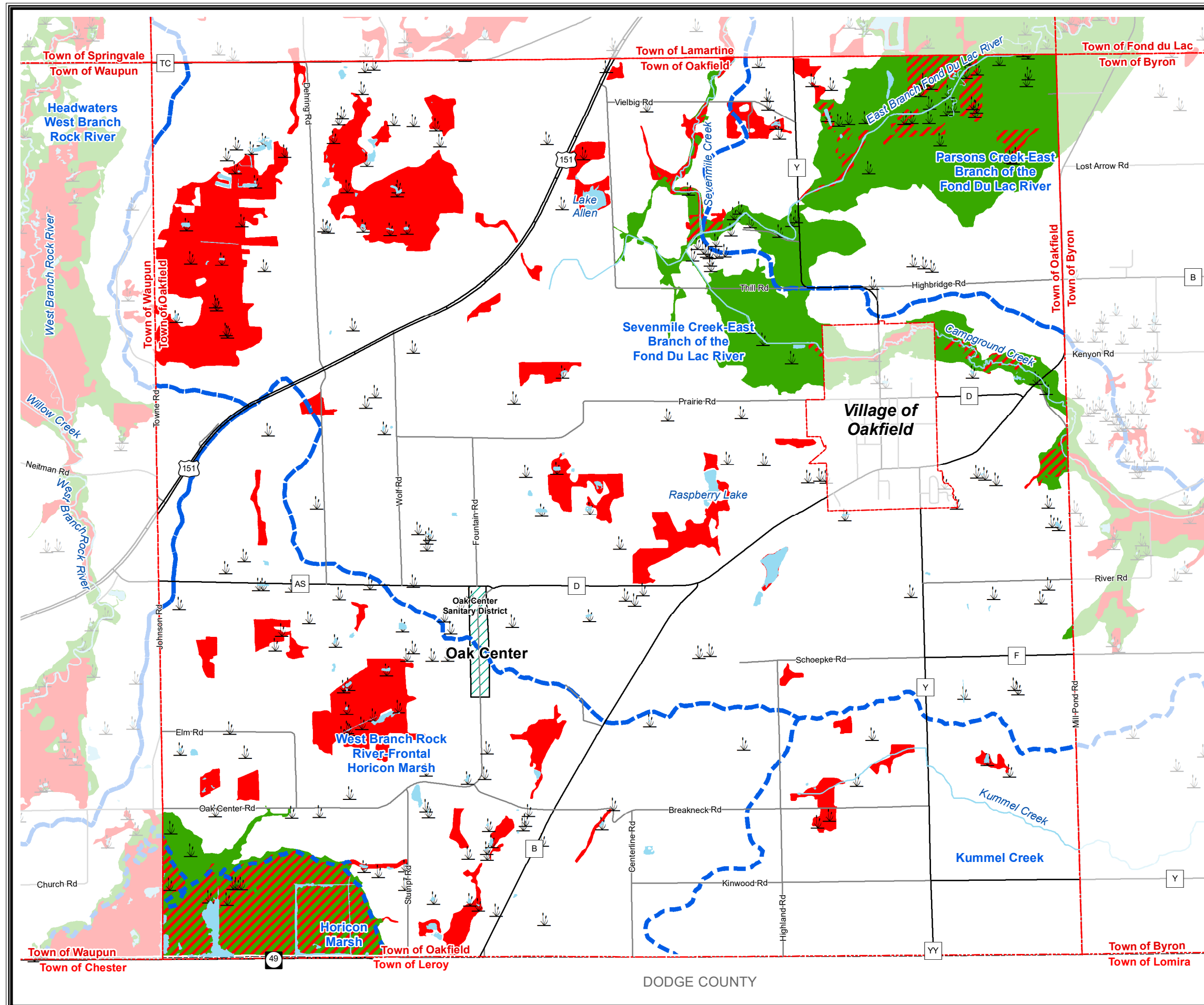
Source:
Base data Fond du Lac County 2020.
Soil data NRCS-USA Web Soil
Survey (WSS), 2017.



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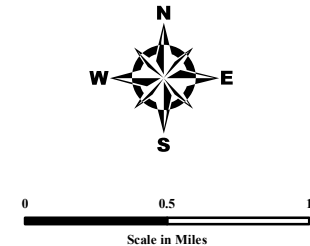
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Regional Planning Commission

Map 4-4 Town of Oakfield Environmental - Water



- Wetlands (< 5 Acres)
- Subwatershed Boundary
- Wetlands & Floodplains
- Wetlands (> 5 Acres)
- 100 Year Floodplain
- Oak Center Sanitary District

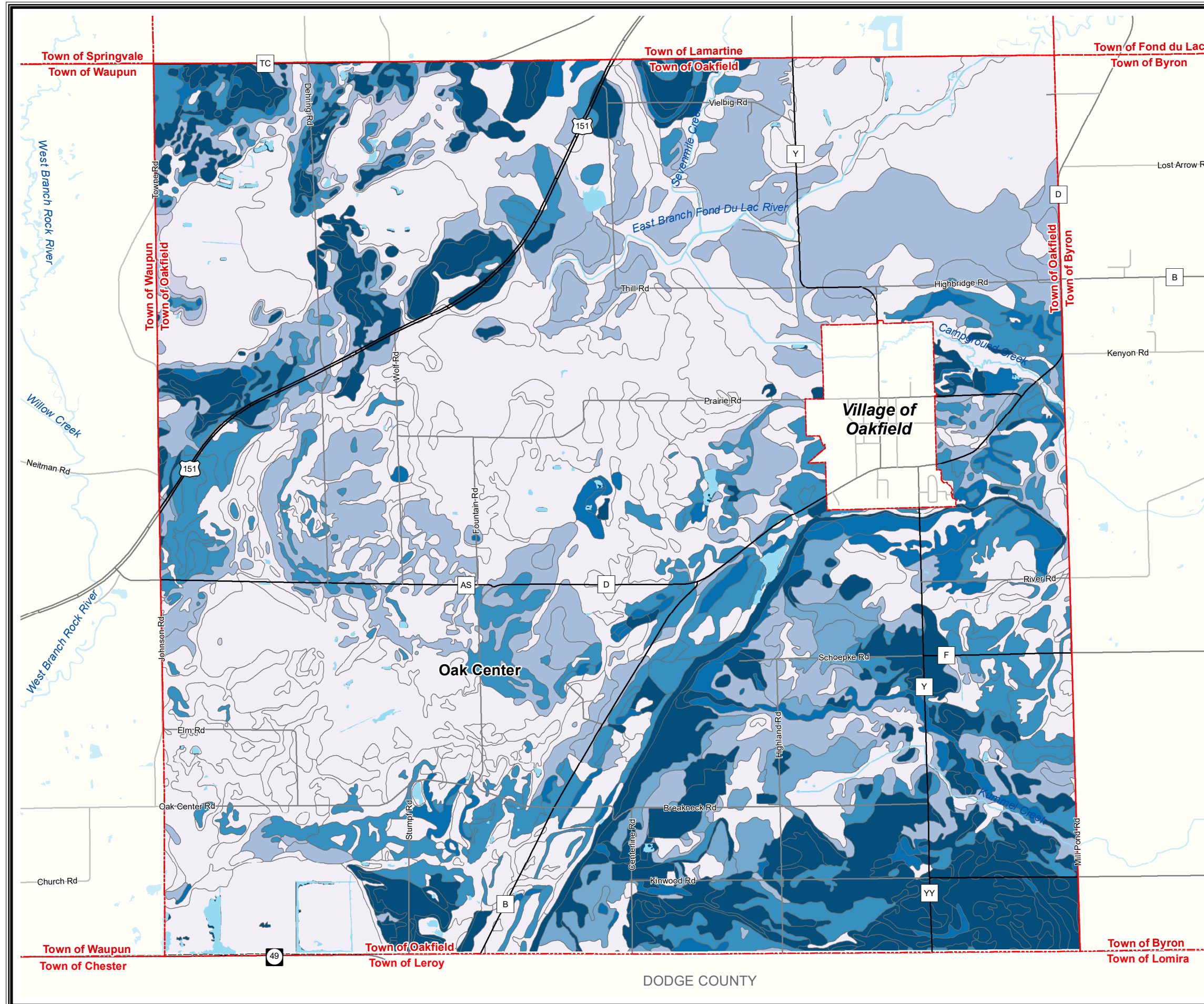
Source:
Base Data Fond du Lac County 2020.
Wetland Data WDNR 2015.
Floodplain Data FEMA 2017.
Watershed Data USDA - NRCS 2017.



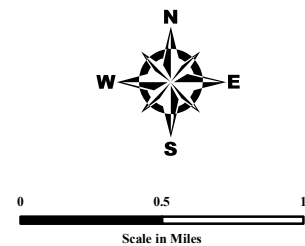
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 East Central Wisconsin Regional Planning Commission

Map 4-5
Town of Oakfield
Depth to Water Table



Source:
Base Data Fond Du Lac County 2020.
Soil data NRCS-USDA Web Soil
Survey (WSS), accessed 2019.

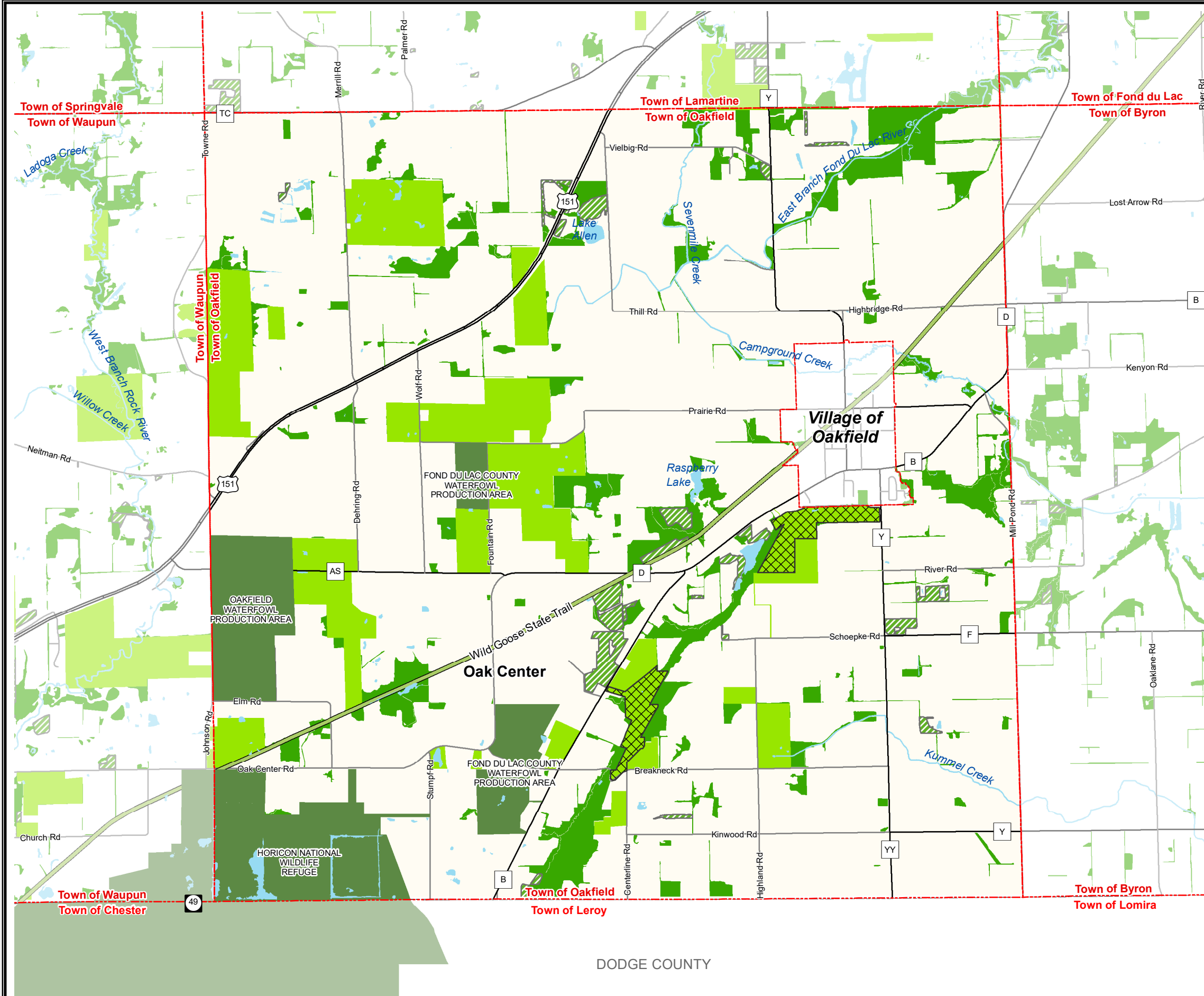


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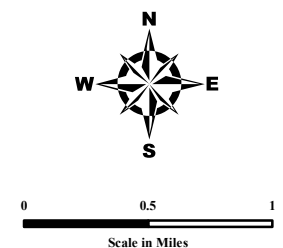


Map 4-6 Town of Oakfield Conservation



-  Oakfield Ledge State Natural Areas
-  U.S. Fish and Wildlife Service Lands
-  WDNR Managed Lands
-  Woodlands - General
-  Woodlands - Planted

Source:
Base data Fond du Lac County 2020.
Woodland Data ECWRPC, 2017
DNR Managed Lands data WDNR, 2016
Endangered Species data WDNR, 2017
U.S. Fish and Wildlife Service Lands data USFWS, 2018



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CHAPTER 5

TRANSPORTATION

CHAPTER 5: TRANSPORTATION

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CHAPTER 5: TRANSPORTATION

FINDINGS AND RECOMMENDATIONS

- Town maintained roads are generally in good to fair condition.
- Bridges within the Town are rated sufficient.
- Disabled and senior citizens (60 years and older) can utilize services provided by Fond du Lac County's Senior Services Department. Transportation is provided through two service categories: Handi-van and Medical Appointment Car.
- The Wild Goose State Trail runs diagonally through the Town, generally from the northeastern corner to the southwestern corner.

INVENTORY AND ANALYSIS

Street and Highway Classification

- Map 5-1 displays the Town of Oakfield's transportation network along with WisDOT functional classifications and traffic counts for 2011, 2014 and 2017.
- The hierarchy of the road network calls for each roadway to be classified according to its primary function, ranging from its ability to move vehicles (i.e. freeway) to its ability to provide direct access to individual properties (i.e. local roads).
- Within rural areas, roads are classified under the rural functional classification system.

Rural Principal Arterials

- Rural principal arterials serve corridor movements that have trip length and travel density characteristics of an interstate or are interregional in nature. These routes generally serve urban areas with a population of greater than 5,000.¹
- The Town's only rural principal arterial is USH. 151, which runs in a northeast-southwest direction in the northern portion of the Town. This arterial contains the highest volumes of traffic within the Town with an average annual daily traffic (AADT) count of 10,900 in 2014 and 2017, and 10,600 in 2011. This arterial serves as a major transportation route mainly between Madison, Fond du Lac, and Manitowoc.

Rural Minor Arterials

- Rural minor arterials, in conjunction with principal arterials, serve moderate to large-size places (cities, villages, towns and cluster of communities), and other traffic generators providing intraregional and inter-area traffic movements. These routes generally serve places with populations of 1,000+.² They supplement the principal arterials in linking communities to the principal arterials so that all developed areas of the state are within reasonable distances of arterial highways.

¹ <http://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>.

² <http://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>.

- STH 49 is the only designated rural minor arterial within the Town of Oakfield. Running in an east-west direction along the southwest boundary of the Town, STH. 49 collects traffic from lower classified roads throughout the Town and its environs and funnels it to USH. 151 and the City of Waupun. The Wisconsin Department of Transportation calculates 2014 average annual daily (AADT) traffic volumes of 4,000 cars per day, and a 2011 AADT of 3,900 within the stretch of road bisecting the Horicon Marsh.

Rural Major Collectors

- Rural major collectors provide service to smaller-to-moderate sized places and other intra-area traffic generators, and link those generators to nearby larger population centers (cities, villages, and towns) or higher function routes. These routes generally serve places with populations of 100+.³ They link traffic generators, such as schools and businesses, to nearby cities and towns, or to higher functioning routes.
- Designated major collectors within the Town of Oakfield include: CTH D, CTH Y, CTH YY, CTH AS, CTH TC and CTH B.

Rural Minor Collectors

- Rural minor collectors provide service to all remaining smaller places, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road. These routes generally serve places with populations of 50+.⁴
- CTH F is the only designated rural minor collector within the Town of Oakfield. This collector connects traffic from CTH Y to I41 in the Town of Byron and had an AADT of 330 cars per day at its junction with CTH Y in 2011.

Rural Local Roads

- Local roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All rural roads not classified as arterials or collectors will be local function roads.⁵ They serve local travel from general residential, commercial, industrial and agricultural areas over very short distances.

Annual Average Daily Traffic (AADT)

- The Wisconsin Department of Transportation (WisDOT) conducts traffic counts at key locations on a regular rotating basis. The traffic counts provide an indication of the roadway's appropriate classification. Displayed as Annual Average Daily Traffic (AADT), these counts are statistically adjusted to reflect daily and seasonal fluctuations that occur on each roadway. The most recent counts in the Town were completed in 2017; counts for the year 2014, 2011 and 2008 are also provided to view traffic trends (Table 5-1, Map 5-1).

³ <http://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>.

⁴ <http://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>.

⁵ <http://wisconsindot.gov/Documents/projects/data-plan/plan-res/fc-criteria.pdf>.

Table 5-1: Town of Oakfield Annual Average Daily Traffic (2008, 2011, 2014 and 2017)

Description	2008	2011	2014	2017	Difference	Percent Change	Note:
USH 151 betw. Towne Rd. & Hazel Lane		10,600	11,900	11,900	0	0.0%	Difference given betw. 2014 and 2017
STH 49 betw Banner & Wild Goose Rd.		3,900	4,000		100	2.6%	
CTH AS west of CTH D	800	510			-290	-36.3%	
CTH D north of CTH B	3,100	3,300			200	6.5%	
CTH B south of CTH B east		3,400					No other dates given
CTH Y north of CTH F		1,500					No other dates given
CTH D&B west of CTH Y Main St. V. Oakfield		1,300					No other dates given
CTH B Waupun Rd. east of CTH Y Main St. V. Oakfield		1,600					No other dates given
CTH B east of CTH Y V. Oakfield		1,900					No other dates given
CTH D Main St. south of Church St. V. Oakfield		1,200					No other dates given
CTH D east of CTH Y V. Oakfield		1,200					No other dates given
CTH F east of CTH Y		530					No other dates given

Source: <https://wisdot.maps.arcgis.com/apps/webappviewer/index.html?id=2e12a4f051de4ea9bc865ec6393731f8>

Bridges⁶

- Town bridges are located in the Town: Highbridge Road and Vielbig Road. Both bridges are rated sufficient (Map 5-2).
- County bridges are located on CTH D north of CTH B, and on CTH Y north of Highbridge Road. Both bridges are rated sufficient.

Transportation Modes

Public Transportation – Fixed Route Transit Services

- There is currently no fixed route transit service in or to the Town of Oakfield and the surrounding area.

Public Transportation – ADA and Senior Transportation⁷

- Disabled and senior citizens (60 years and older) can utilize services provided by Fond du Lac County's Senior Services Department. Transportation is provided through two service categories: Handi-van and Medical Appointment Car.
- Handi-van Service: Provides curb to curb wheelchair lift-equipped transportation to individuals of any age with mobility challenges. Within the Town of Oakfield, this service is available for medical reasons only and requires a doctor's authorization. Operational hours are limited and reservations must be made ahead of time.
- Medical Appointment Car: Provide car transportation to people of any age for medical only. A doctor's authorization is required.

⁶ Source: Bridge sufficiency ratings from WisDOT, 2017.

⁷ Personal communication, Fond du Lac County Department of Senior Services, 3/4/19.

Pedestrian and Bicycle Facilities

- Current safe pedestrian friendly opportunities are limited to those areas in the Town with close access to multi-use bicycle/pedestrian trails.
- The Wild Goose State Trail runs diagonally through the Town, generally from the northeastern corner to the southwestern corner (Map 5-1).
- Wild Goose Trail extends from the City of Fond du Lac south to Clyman Junction in Dodge County; trail length is approximately 34 miles of crushed gravel. This trail was Wisconsin's first "cooperative" state trail and is maintained and operated by Dodge and Fond du Lac counties. There are not any parking lots in the Town, though public parking is available in the Village of Oakfield at the city park on Lincoln Street and on the north side of STH 49 at the trail crossing.

Trucking

- USH 151, STH 49 and CTH TC are designated long truck routes (meaning no trailer length restrictions⁸) (Map 5-2).

Air Transportation

- There are no airports in the Town of Oakfield.
- Fond Du Lac Skyport is located about 11 miles from the Town of Oakfield at N6308 Rolling Meadows Drive in the Town of Fond du Lac. This general aviation airport offers aircraft maintenance and repair, flight instruction, charter flights and aircraft rentals.⁹
- Appleton International Airport is located about 52 miles from the Town of Oakfield at W6390 Challenger Drive, Appleton, WI. This Commercial Service airport provides air cargo/freight operations, scheduled passenger services and charter services.

Railroads

- There are no railroads in the Town of Oakfield.
- Amtrak utilizes Canadian Pacific lines to provide passenger service to Wisconsin. Passenger stations are located in Milwaukee, Columbus, Portage, Wisconsin Dells and Tomah.

Water Transportation

- There are no commercial ports in the Town of Oakfield.
- The closest ports are located in Green Bay, approximately 80 miles to the northeast and Milwaukee, approximately 70 miles to the southeast. Both ports provide shipping services to the Great Lakes and beyond.
- Passenger ferries are located in Manitowoc and Milwaukee. Both services offer passage across Lake Michigan to Lower Michigan.

⁸ Source: Wisconsin Long Truck Operators Map, WisDOT NE Region, August 2017. Designated Long Truck Routes identified in Trans 276.07.

⁹ <http://www.fdlco.wi.gov/departments/departments-a-e/airport> .

TRANSPORTATION PLANS AND STUDIES

Local

Town of Oakfield

- Oakfield officials review and budget for transportation projects as part of the Town's annual budget process. As part of that review the Town needs to communicate with the Fond du Lac County Highway Department to identify projects being planned in the Town.

County

Fond du Lac County

- A review of Fond du Lac County's 2019 Capital Improvement Program does not include any projects in the Town of Oakfield. However it is county policy to address roads with a PASER rating of 4 or less in the next 6 or so years. Therefore, since CTH Y, from CTH YY east to the Town boundary has a PASER rating of 4, this road segment should be addressed within the next 6 years.

State

Wisconsin Department of Transportation (WisDOT)

- WisDOT has developed a number of plans including:
 - Wisconsin State Highway Plan 2010
 - Connections 2030 Long Range Multimodal Transportation Plan
 - Wisconsin Bicycle Transportation Plan 2020
 - Wisconsin Pedestrian Policy Plan 2020
 - Wisconsin Guide to Pedestrian Best Practices
 - Wisconsin Freight Plan
- For more information, please visit: <https://wisconsindot.gov/Pages/home.aspx>.

TRANSPORTATION PROGRAMS

State

Wisconsin Department of Transportation (WisDOT)

- The Wisconsin Department of Transportation offers numerous federal and state programs to local units of government in need of financial aid for desired projects. The form of financial aid provided typically comes as a grant or reduced rate loan to the applicant. Each program's general goal is to enhance the state's overall transportation network. The following DOT web page has information on these programs:
<https://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>.

Wisconsin Department of Transportation – Northeast Region

- The Town of Oakfield, and the rest of Fond du Lac County, is part of the Department of Transportation's Northeast Region. The DOT's six-year plan has no state roadway projects scheduled in the Town of Oakfield.¹⁰

Wisconsin Department of Natural Resources (WDNR)

- The Wisconsin Department of Natural Resources provides funding for the development of recreational trails and trail related facilities and parks. More information is available at: <https://dnr.wi.gov/topic/Stewardship/Grants/> and <https://dnr.wi.gov/Aid/RTP.html>.

GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal

Provide a safe, efficient and well-maintained system for motor vehicle, pedestrian, and bicycle traffic within the Town of Oakfield.

Objectives

1. To actively participate with Fond du Lac County Highway Department and the State of Wisconsin Department of Transportation on transportation projects that may affect the Town of Oakfield.
2. Continue to use the PASER program to help prioritize needed street improvements.
3. Monitor the need to provide transportation for the elderly and disabled residents of the Town of Oakfield.
4. Minimize the impact of new transportation improvements on existing development and the community's natural resources.

Policies

1. The Town shall communicate as needed with the Fond du Lac County Highway Department and the Wisconsin Department of Transportation on transportation issues.

Programs

1. A tool the Town of Oakfield uses to determine budget priorities for road construction and repair is PASER (pronounced pacer). PASER is a simplified pavement management program that communities use to evaluate pavement surface condition. The PASER rating reflects the

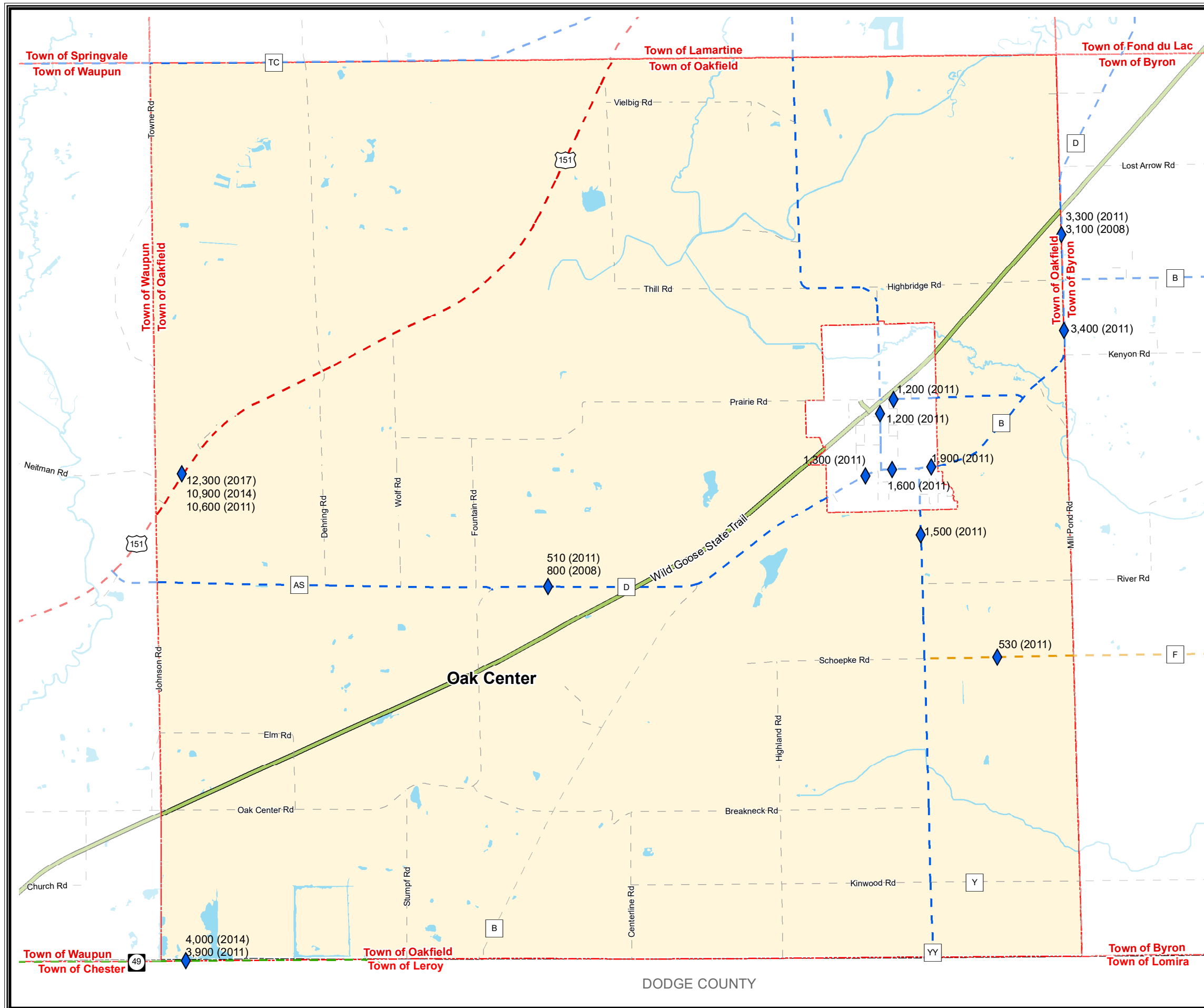
¹⁰ Source: Wisconsin Six Year Highway Improvement Program, 2018-2023.
<https://wisconsindot.gov/Pages/projects/6yr-hwy-impr/proj-info/default.aspx>

physical condition of the street. The highest possible rating is 10. The roads with a low rating should be the focus of budget decisions made by the Town of Oakfield regarding road repair and maintenance.

IMPLEMENTATION

The program or action recommendations for transportation are provided in Chapter 2: Implementation.




Map 5-1 Town of Oakfield Transportation Facilities and Street Classifications



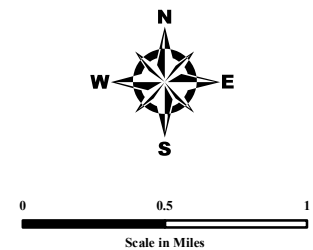
This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

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Map 5-2 Town of Oakfield Trucking & Freight

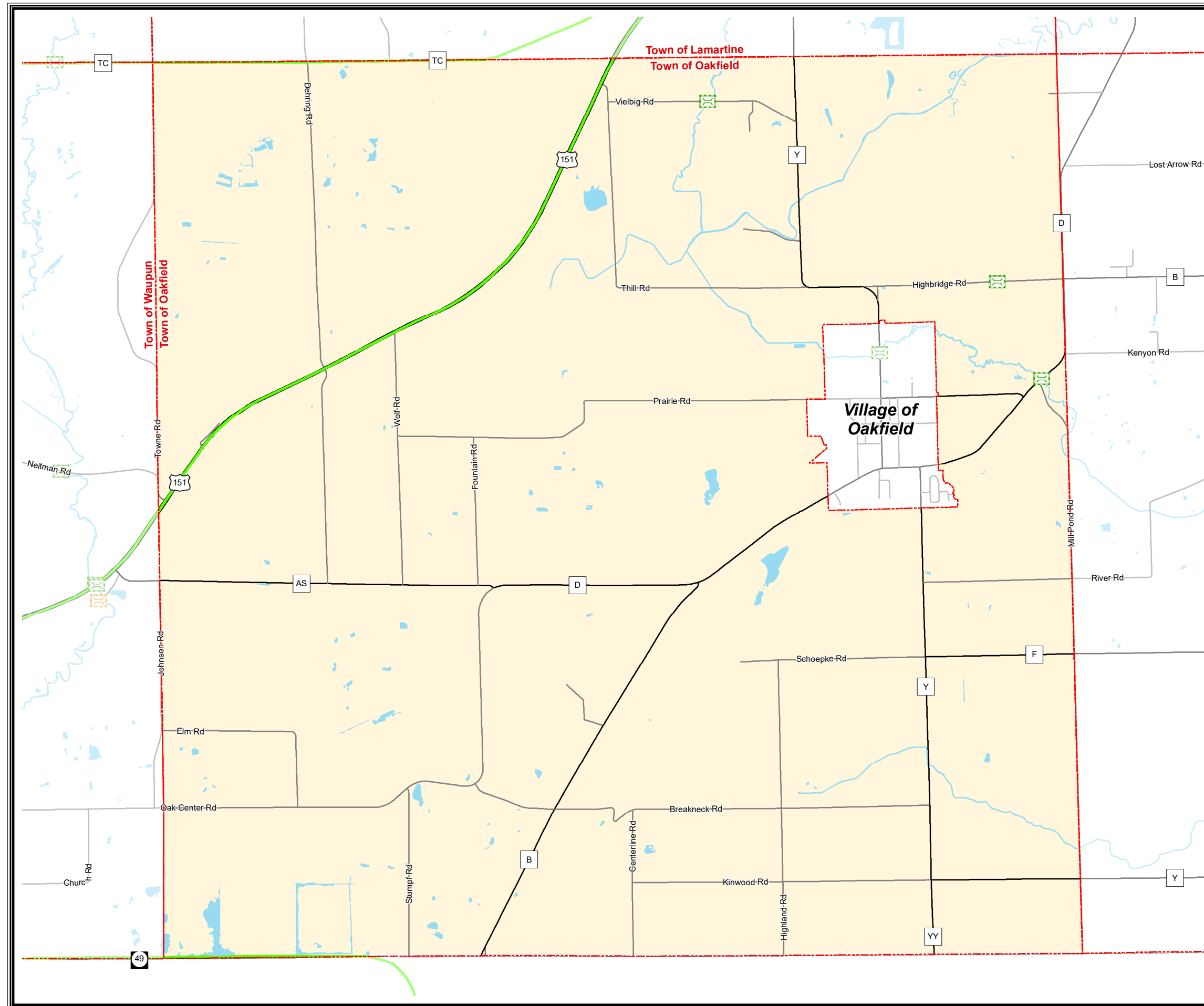
-  Bridge Rehabilitation Funding Eligible
-  Sufficient Bridge Rating
-  Designated Long Truck Route

Source:
Bridge Sufficiency data provided by Wisconsin DOT 2017.
Base data provided by Fond du Lac County 2020.



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PREPARED FEBRUARY 2020 BY:





CHAPTER 6

HOUSING

CHAPTER 6: HOUSING

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CHAPTER 6: HOUSING

FINDINGS AND RECOMMENDATIONS

- The housing stock in the Town is older than in the county and state.
- The Town has little housing diversity; 94 percent of the residential structures in the Town were comprised of single-family units according to the 2013-2017 ACS 5-Year.
- The share of family households and married couple families was significantly greater in the Town than in the county or the state.
- The average number of persons per household was higher in the Town in both 2000 and 2010, when compared to the county and the state.
- Over half (51.3%) of renters were spending more than 30 percent of their income on housing in the Town in 2013-2017. In comparison, 43.1 percent of county renters and 45.7 percent of state renters found housing unaffordable.

UNITED STATES CENSUS DATA

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates, some areas and subjects must be compared with caution or not compared at all.

The following Findings and Recommendations are based on an analysis of the data contained in Tables A-20 through A-29. These tables are found in Appendix A.

INVENTORY AND ANALYSIS

Housing Characteristics

Age of Housing (Table A-20)

- The housing stock in the Town is older than in the county and state. About half (54.2%) of the housing stock in the Town was built before 1970, and about one-third was built before 1940. In comparison, 49.3 percent (pre-1970) and 25.2 percent (pre-1940) of county and 46.2 percent (pre-1970) and 19.6 percent (pre-1940) of the stock housing stock was built before 1970 and 1940, respectively.
- The top two decades for housing construction was the 1970's and 1990's for all jurisdictions.

Types of Housing Units (Table A-21)

- The Town has little housing diversity; 94 percent of the residential structures in the Town were comprised of single-family units according to the 2013-2017 ACS 5-Year Estimates. In comparison, single-family units made up 74.5 percent of county and 70.9 percent of state residential units.

Housing Occupancy and Tenure (Table A-22)

- The share of occupied and owner occupied units fell in every jurisdiction between 2000 and 2010. By 2010, 93.2 percent of the housing units were occupied in the Town, compared to 92.7 percent in the county and 86.9 percent in the state.
- In 2010, 86.5 percent of occupied units were owner occupied compared to 72.3 percent in the county and 68.1 percent in the state.

Vacancy Status (Table A-22, A-23 and A-24)

- The share and number of vacant units increased in all jurisdictions between 2000 and 2010. In addition, the Town had a lower percentage of vacant housing units than either the county or the state in both time periods.
- In 2010, 6.8 percent of Town housing units were vacant compared to 7.3 percent of county and 13.1 percent of state.
- The top vacant category in the Town in 2010 was *all other vacants* (42.1%). In comparison the top vacant category in the county was *for rent* (31.0%), while the top vacant category for the state was for *seasonal, recreational, or occasional use* (56.0%). These were also the top vacant categories in 2000.

Housing Values (Table A-25)

- The value of owner occupied home increased in all jurisdictions between 2000 and 2013-2017 ACS 5-Year Estimates. In 2000, about a three-quarters (72.4%) of the owner occupied housing stock in the Town (72.4%) and state (72.5%) were valued at less than \$150,000. Slightly more than 80 percent (80.6%) of owner occupied housing in the county was similarly valued.

- By 2013-2017, about two-thirds (68.7%) of the owner occupied housing stock the Town was valued at over \$150,000. Over half fell into the \$150,000 to \$299,999 range.
- In comparison according to the 2013-2017 ACS 5-Year Estimates, about half of the owner occupied housing stock in the county was valued at less than \$150,000, most falling within the \$100,000 to \$199,999 range.

Median Housing Values (Table A-26)

- The median value of owner occupied homes in the Town was generally slightly less than the other nearby towns in 2000 and 2013-2017, but more than the county, nearby villages and the state. In 2000, the median value of owner occupied homes in the Town was \$121,000 compared with \$101,000 in the county and \$112,200 in the state.
- By 2013-2017, the median owner occupied home had increased by 58 percent in the Town to \$191,200, 47.9 percent in the county to \$149,400 and 50.9 percent in the state to \$169,300.

Household Characteristics

Household Types (Table A-27)

- The share of family households and married couple families was significantly greater in the Town than in the county or the state. In 2010, 82.6 percent of all households were family households compared to 66.3 percent in the county and 64.4 percent in the state.
- In addition, 71.8 percent of family households were husband-wife family households in the Town. A significantly smaller share, 53.5 percent in the county and 49.6 percent in the state were husband-wife family households.
- In about 80 percent of non-family households, the householder lived alone in 2010.

Persons per Household (Table A-27)

- The average number of persons per household was higher in the Town in both 2000 and 2010, when compared to the county and the state. In 2000, the average number of persons per household in the Town was 3.04 compared to 2.52 in the county and 2.50 in the state.
- By 2010, the average number of persons per household declined in all jurisdictions. In the Town, the average persons per household was 2.71 compared to 2.41 in the county and 2.43 in the state.

Household Size (Table A-28)

- The Town has a higher percentage of three and four person households when compared with the county and the state. In 2010, about a third (34.7%) of the households contained three or four persons compared to 27.3 percent in the county and 27.4 percent in the state.
- The majority of households in all jurisdictions in both years was one and two person households. One and two person household made up about half (54.3%) of the

households in the Town in 2010, compared with about two-thirds of the households in the county (64.6%) and the state (64%).

Housing Affordability

- According to the U.S. Department of Housing and Urban Development (HUD), housing is considered affordable if less than 30% of a household's income is needed for housing costs.
- The median household income in the Town of Oakfield in 2017 was \$73,417+/- \$5,472 or about \$6,118 per month. That means a household at the median income level could spend up to \$1,835 per month on housing before the cost would be considered unaffordable.

Owner Affordability (Table A-29 and A-30)

- About a third (31.8%) of homeowners with a mortgage and a quarter (23.4%) of homeowners without a mortgage in the Town were spending more than 30 percent of their income on housing in 2013-2017. In comparison, a quarter (23.5% in the county and 25.6% in the state) of homeowners with a mortgage and slightly more than a tenth (12.3% in the county and 14.3% in the state) of homeowners without a mortgage were spending a disproportionate amount of their income on housing.

Renter Affordability (Table A-29 and A-30)

- A larger share of renters in all jurisdictions were spending a disproportionate amount of their income on housing when compared to homeowners in 2013-2017. Over half (51.3%) of renters were spending more than 30 percent of their income on housing in the Town in 2013-2017. In comparison, 43.1 percent of county renters and 45.7 percent of state renters found housing unaffordable.

HOUSING PROGRAMS

Local

Town of Oakfield

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

County

Fond du Lac Housing Authority

- The Fond du Lac Housing Authority and the City of Fond du Lac Housing Authority operate as the Fond du Lac Housing Authority to cover Fond du Lac County. The

authority provides safe and sanitary housing for low and moderate income people in Fond du Lac County. All of the housing projects are either located in the City of Fond du Lac or Village of North Fond du Lac. No projects are located in the Town of Oakfield.

- The Fond du Lac Housing Authority website is: <http://www.fdlpha.org/>.

State

Division of Extension - University of Wisconsin – Madison

- The Division of Extension has a number of programs and resources available for homeowners, renters and landlords. Family living programs include financial, rent smart and parent education. Homeowner resources cover a wide variety of topics and include home care, maintenance and repair; life skills, financial information, gardening, landscaping, etc. For information is available at: <https://fonddulac.extension.wisc.edu/>.

Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP)

- DATCP publishes a guide for renters and landlords. This guide is available at: <https://datcp.wi.gov/Pages/Publications/LandlordTenantGuide.aspx>.

Wisconsin Department of Administration – Division of Energy, Housing and Community Resources

- The Department of Administration – Division of Energy, Housing and Community Resources offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. More information is available at: <https://doa.wi.gov/Pages/AboutDOA/DEHCRMainPage.aspx>.

Wisconsin Department of Health Services – Lead Safe Wisconsin

- Funds are available for individuals and organizations working toward reducing lead-based paint hazards through home renovation and repair. More information is available at: <https://www.dhs.wisconsin.gov/lead/index.htm>.

Wisconsin's Focus on Energy

- Focus on Energy is Wisconsin utilities' statewide energy efficiency and renewable resource program. It offers a variety of services and energy information to energy utility customers throughout Wisconsin. To learn about the programs and services they offer, visit their website at: <http://www.focusonenergy.com>.

Wisconsin Historical Society (WHS)

- The Wisconsin Historical Society offers technical assistance and two tax credit programs for repair and rehabilitation of historic homes in Wisconsin. The Wisconsin Historic Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For additional information, visit: <http://www.wisconsinhistory.org/hp/>.

Wisconsin Housing and Economic Development Authority (WHEDA)

- WHEDA offers a number of multi-family and single-family home products. In addition the WHEDA Foundation awards grants to local municipalities and nonprofit organizations to support the development and improvement of housing facilities in Wisconsin for low-income persons. For more information, visit: <https://www.wheda.com/>.

Wisconsin Affordable Assisted Living

- The WI Department of Health and Family Services and the WI Housing and Economic Development Authority in partnership with NCB Development Corporation's Coming Home Program, a national program of the Robert Wood Johnson Foundation created Wisconsin Affordable Assisted Living. This website is a resource guide for providers, developers and consumers. For more information, visit: <http://www.wiaffordableassistedliving.org/index.html>.

Federal

United States Department of Agriculture (USDA) - Rural Development

- USDA Rural Development offers a variety of housing products including single-family, multi-family and farm labor housing products. For more information, visit: <https://www.rd.usda.gov/wi>.

United States Department of Housing and Urban Development (HUD)

- HUD offers a number of multi-family, single-family, public housing, and special needs programs. In addition, the Brownfield Economic Development Initiative Grant can be used for brownfield sites (converting old industrial to residential). For more information, visit: <https://www.hud.gov/>.

Federal Financial Institutions Examination Council

- The Community Reinvestment Act helps banks/financial institutions meet the credit/investment needs of their markets with the primary purpose of community development. For more information, please visit: <https://www.ffiec.gov/cra/default.htm>.

United States Department of Veterans Affairs

- The Veterans Administration provides a variety of benefits for eligible veterans and their dependents. Housing products include low cost loans for purchase, construction or repair of owner-occupied housing. For more information, please visit: <https://www.benefits.va.gov/homeloans/>.

GOALS, OBJECTIVES, AND POLICIES

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal

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 and areas around the Niagara Escarpment and Horicon Marsh area.

Objectives

1. Encourage future residential development in areas that have minimal impact on agricultural operations and are platted based on the Town's Conservation Subdivision Ordinance.
2. Encourage the provision of decent, safe, and sanitary housing for elderly, handicapped, and low to moderate-income residents of the Town.
3. Promote the rehabilitation of substandard housing in the Town in order to provide a decent and safe living environment for all residents.

Policies

1. The Town of Oakfield shall use the comprehensive plan and the Town's zoning ordinance to maintain the agricultural character of the Town.
2. The Town of Oakfield shall continue to use building and housing codes to maintain and ensure the quality and safety of existing and new housing units.

IMPLEMENTATION

The program or action recommendations for housing are provided in Chapter 2: Implementation.



CHAPTER 7

UTILITIES AND COMMUNITY FACILITIES

CHAPTER 7: UTILITIES AND COMMUNITY FACILITIES

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CHAPTER 7: UTILITIES AND COMMUNITY FACILITIES

FINDINGS AND RECOMMENDATIONS

- Residents obtain drinking water from individual private wells.
- The Town of Oakfield Sanitary District #1 was formed in 1987 to address failing or problematic on-site wastewater systems. One undeveloped lot exists within the sanitary district.
- Residents utilize private Onsite Wastewater Treatment Systems.
- There is one active drainage district located in the northeast corner of the Town. Drainage districts aid in draining lands for agriculture.
- Residents can either utilize a drop off site at the Town Hall or contract with private haulers for garbage and recycling collection.
- Residents have access to a number of phone companies for land-based and cellular services.
- American Transmission owns and operates 1 substation, 2 – 69 Kv and 1 – 345 Kv transmission lines in the Town. There are no planned upgrades in the future.
- Alliant Energy distributes electricity to residential and businesses in the Town.
- 17 wind turbines are present in the Town.
- A hazardous liquid pipeline diagonally intersects the Town.
- Fond du Lac Sheriff's Department provides police protection.
- Fire protection and emergency services are provided by the Oakfield Volunteer Fire Department and First Responders.
- Ambulance service is provided through Lifestar.
- Most students in the Town attend one of the schools in the Oakfield School District.
- A number of opportunities for higher education exist for residents in Fond du Lac and Oshkosh.
- Residents are able to access the Wild Goose Trail in Oak Center. The trail provides safe bicycling and pedestrian recreational opportunities.
- Town owned and maintained buildings include the Town Hall/garage and recycling center.
- Four cemeteries are located in the Town; only the Mt. Pleasant Cemetery is closed for burials.
- Residents have an opportunity to join a number of civic organizations in either the Town or the Village of Oakfield.
- Health care and hospitals are available in Fond du Lac and Waupun.

INVENTORY AND ANALYSIS

Map 7-1: Sewer Service Area and Map 7-2: Utilities and Community Facilities illustrate utilities and community facilities within the Town. Table 7-1 summarizes utilities while Table 7-2 summaries community facilities provided for residents and businesses. The reader is encouraged to contact the provider for more detailed information.

GOALS, OBJECTIVES, POLICIES AND PROGRAMS

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal

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

Objectives

1. Provide adequate public safety and road maintenance to all residents and businesses in the Town.
2. Review existing Town ordinances and standards as needed to implement the recommendations of this plan.

Policy

1. The Town of Oakfield should meet as needed with surrounding communities to determine how services and equipment can be shared and in some instances, mutually funded.

Program

1. Town officials have been trained in Emergency Incident Management systems so that the Town could be eligible for grant monies.

IMPLEMENTATION

The program or action recommendations for utilities and community facilities are provided in Chapter 2: Implementation.

Table 7-1: Town of Oakfield Utilities

Item	Provider	Description/Status	Impact for the Community
Water - Private	All Private Wells	A survey completed about 2 years ago found nitrates in some private wells. The majority of these wells most likely were located east of the ledge.	Private wells are usually a cheaper alternative, however unlike public drinking water, there are no regulations to monitor drinking water quality.
Wastewater - Public	Town of Oakfield Sanitary District No. 1	People within the district are connected to 1 of 3 public mound systems. One undeveloped lot remains in the district and expansion of the system/district is not possible.	The district was formed in 1987 to address failing or problematic on-site wastewater treatment systems. See Map 7-1
Collection System	Town of Oakfield Sanitary District No. 1	One undeveloped lot remains in the district. Expansion of the system/district is not possible.	
Wastewater Treatment Facility	Town of Oakfield Sanitary District No. 1	3 public mound systems are available. 19 properties are connected.	
Wastewater - Private	Private Onsite Wastewater Treatment Systems (POWTS)	POWTS found within the Town are either mound or conventional at-grade systems.	Per Section 58-70, all POWTS are inspected, maintained or serviced at regular intervals of three years or less.
Storm Water Management	None	Series of open ditches and natural waterways	
Drainage District	District 1	Northeast corner of the Town - Status: Active. See Map 7-2	Drainage districts aid in draining lands for agriculture. A district establishes a legal mechanism for managing drains and related facilities to ensure reliable drainage.
Waste Disposal	Town of Oakfield Drop Off Site	Town provides weekly drop off site every Saturday from 9:00 am to 2:00 pm. for garbage and recycling disposal. Bulky waste can be dropped off 3 times per year (April, August and November). Some residents contract with local companies for curbside pickup.	Provides an option for residents to either drop off materials or contract for curbside pickup. Advance Disposal provides collection from the Town Hall to a landfill in Mayville. The Town is satisfied with this arrangement. See Map 7-2

Table 7-1: Town of Oakfield Utilities Continued

Item	Provider	Description/Status	Impact for the Community
Telecommunications			
Telephone	Multiple phone companies provide land-based and cellular services	Land-based and cellular services	Reliable phone service is critical for businesses and residents of the community.
Internet	Several national and local internet service providers (ISPs)	25+Mbps Download Speed/3+Mbps Upload Speed.	Reliable internet service is critical for businesses and residents of the community
Cable/Satellite	Multiple Satellite Companies		Provides options for services.
Fiber Optics		Per the Town, fiber optics exists on CTH Y, south of the Village of Oakfield, along the Wild Goose Trail and along Oak Center Rd.	Some benefits for access to fiber optic service includes increased band width, faster speeds and better reliability.
FCC Towers		5 FCC Towers located in the Town	See Map 7-2
Electricity			
Generation	Forward Energy Center owned by MGE, Alliant Energy and Wisconsin Public Service Corp.	17 Wind Turbines, power generated is provided to MGE, Alliant Energy and Wisconsin Public Service Corp.	The utility payment to the Town is about \$2,500 per turbine for a total of \$42,500/year. In addition Fond du Lac County received \$3,500 per year for each turbine and each landowner receives about \$4,500 per year for any turbine located on their property. See Map 7-2
Transmission	American Transmission Co.	Provides and maintains electric transmission lines. Infrastructure includes: 1 substation, 2 - 69 Kv & 1 - 345 Kv transmission lines. No improvements planned. A second substation is under construction near the intersection of Oak Center Road and Johnson Road.	Reliable electric service is important. See Map 7-2
Distribution	Alliant Energy	Purchases power from the grid and sells to the consumer.	Reliable electric service is important.
Natural Gas			
Transmission		None	
Distribution		None, though a gas line runs south from the Village of Oakfield along CTH Y to serve a business.	
Hazardous Liquid Pipeline	Flint Hills Resources, LC.	Runs diagonally northwest through the Town from west of CTH YY & the southern border of the Town towards USH 151.	Hazardous pipelines, also known as a transmission lines, transports crude oil, refined petroleum products, chemical and natural gas liquids.

Source: Oakfield 2035 Sewer Service Area Plan, Certified 3/11/2016; WI DATCP - <https://datcpGIS.wi.gov/maps/?viewer=dd>; Town of Oakfield; Broadband - https://psc.wi.gov/Documents/broadband/CoverageAtlas/County/CountyCoverage_Fond%20du%20Lac.pdf; Electric Transmission - ATC 10-Year Assessment, 2018; Wind Turbines - <https://www.mge.com/environment/green-power/wind/wind-farms.htm?redirect=wind-farms.htm>; Flint Hills Resources, PSC.

Table 7-2: Community Facilities

Item	Provider	Description/Status	Impact for the Community
Public Safety and Emergency Services			
Police	Fond du Lac County Sheriff's Department	The Sheriff's Department who employs 76 patrol certified/sworn officers.	The Sheriff's Office patrols and responds to calls for assistance in the Town. It also provides services in crime scene and accident investigation. The Town is satisfied with this level of service.
Correctional Facilities	Fond du Lac County Jail	The Fond du Lac County Jail has over 300 beds and employs 56 jail certified/sworn officers.	Serves the Town.
Fire Services	Oakfield Volunteer Fire Department	The fire department serves the Town of Oakfield, Village of Oakfield and half the Town of Byron. The department has 25 active members.	The Town is satisfied with this level of service.
First Responders	Oakfield Volunteer Fire Department	There are 17 active members. They make 70 to 100 calls per year.	The Town is satisfied with this level of service.
Ambulance	Lifestar	The Oakfield First Responders provide support for the ambulance.	The Town is satisfied with this level of service.
Library	Oakfield Public Library, a member of the Winnefox Library System	Library is located at 130 N. Main Street, Oakfield, WI 53065	The Town is satisfied with this level of service. Residents also utilize other libraries based on proximity. These libraries include the Waupun and Brownsville public libraries,
Schools - Public			
Oakfield School District	Oakfield School District	The district operates the Oakfield Childcare Center and Oakfield Elementary School (200 White Street), Oakfield Middle School and Oakfield High School (250 Church Street, Oakfield). See Map 7-2	Majority of students in the Town attend one of the schools in the Oakfield School District. In April 2019, voters approved a referendum to exceed state revenue caps for operating expenses.
Rosendale-Brandon School District	Rosendale-Brandon School District	The district covers a small portion of the Northwest corner of the Town. Students from the Town attend the Brandon Elementary School and Brandon Middle School (200 W. Bowen Street, Brandon), and the Liconia High School (301 W. Division Street, Rosendale).	See Map 7-2

Table 7-2: Community Facilities Continued

Item	Provider	Description/Status	Impact for the Community
Waupun School District	Waupun School District	The district covers a small strip along the western border of the Town. Students attend the Meadowview Elementary School (601 Grandview Avenue, Waupun), the Rock River Intermediate School (451 E. Spring Street, Waupun), or the Waupun Area Junior/Senior High School (801 E. Lincoln Street, Waupun).	See Map 7-2
Schools - Private	St. Luke's Evangelical Church	St. Luke's School (P4k - grade 8)	Private schools offer additional educational choices
Secondary Education			
Moraine Park Technical College	Moraine Park Technical College	Moraine Park Technical College has campuses in Beaver Dam, Fond du Lac and West Bend and regional centers in Jackson and Ripon.	Curricula in the technical schools are usually geared toward an area's particular needs.
UW-Fond du Lac	UW System - Public College	This freshman/sophomore campus offers courses that are the foundation for more than 250 majors as well as several bachelors degrees from five UW four year schools.	Offers opportunity to obtain future education as well as potential collaboration potential.
UW-Oshkosh	UW System - Public College	UW-Oshkosh offers nearly 200 majors, minors and emphases, 15 graduate programs and 2 doctoral programs.	Offers opportunity to obtain future education as well as potential collaboration potential.
Marian University	Marian University - Private College	Co-educational, Catholic University offering bachelor degrees in a variety of disciplines.	Offers opportunity to obtain future education as well as potential collaboration potential.
Parks and Open Space			
Town of Oakfield	None		Based on 10 acres per person, the Town should have 7.2 acres of Town owned recreational facilities. ¹
Trails	Wild Goose State Trail	34-mile rail trail skirts the western edge of the Horicon Marsh from Fond du Lac to Clyman Junction. See Map 7-2	Residents are able to access the trail at Oak Center. Provides safe bicycle and pedestrian recreational opportunities. As well as snowmobiling in the winter.

¹ A land demand standard of 10 acres of publicly owned open space for every 1,000 residents is a traditional barometer for determining whether adequate parkland exists in a community.

Table 7-2: Community Facilities Continued

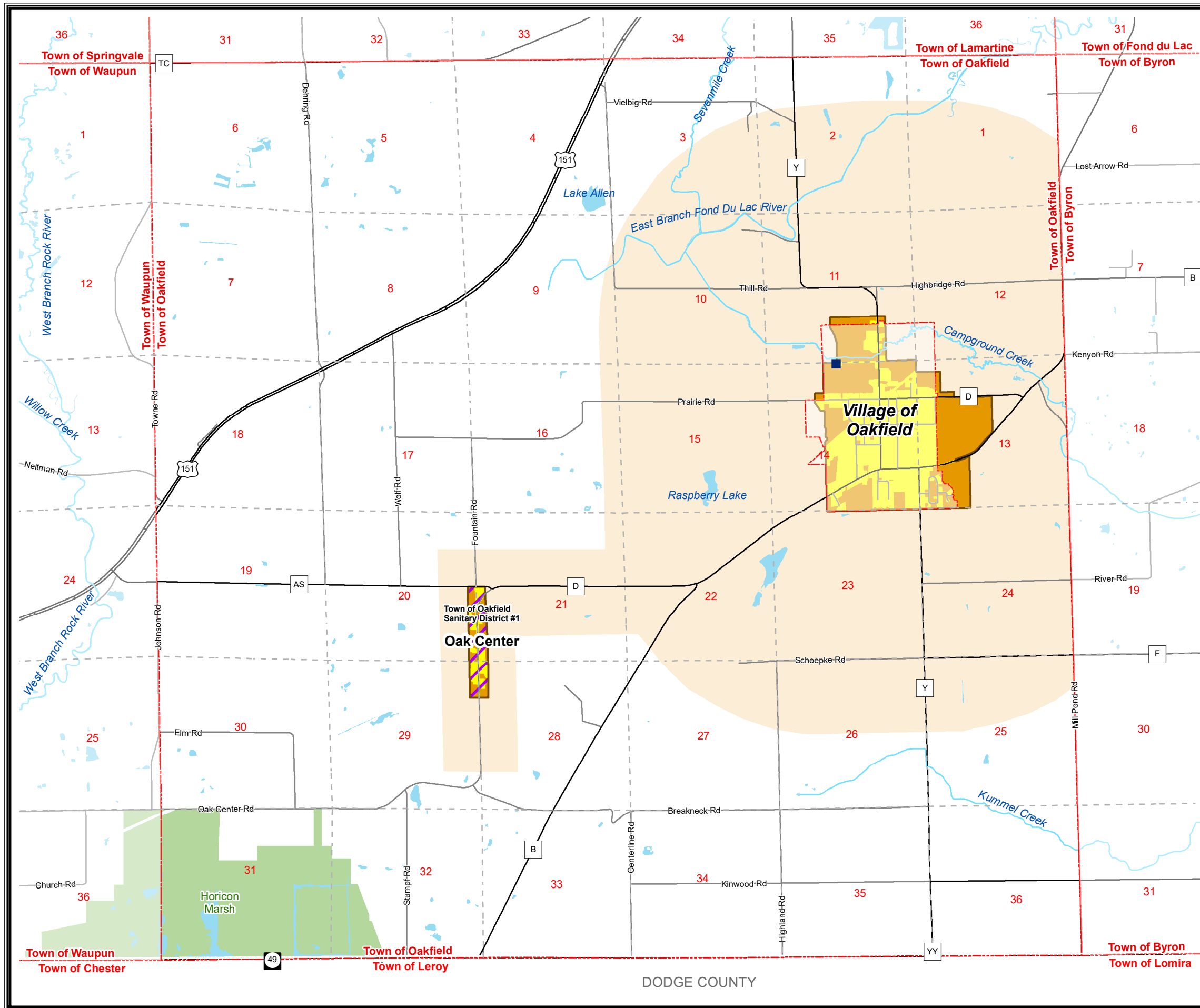
Item	Provider	Description/Status	Impact for the Community
Other Municipal Buildings			
Town Hall	Town of Oakfield	1949-Town Hall building located in Oak Center (ADA accessible). See Map 7-2	Town hall contains one meeting room, a small kitchen, one ADA accessible restroom & town record storage.
Garage	Town of Oakfield	2 stall garage attached to the town hall area. See Map 7-2	Town owned equipment (truck with snow plow, Oshkosh snow plow, pickup truck, and a loader tractor with a mower) for minor road repairs, maintenance and snow plowing.
Recycling Center	Town of Oakfield	Adjacent to the Town Hall/Garage. See Map 7-2	Used for salt and sand storage and recycling. Dumpsters are available for garbage and recyclables (cardboard, paper, plastic, aluminum and steel cans).
Cemeteries			
Oak Center Cemetery	Town of Oakfield	Cemetery is owned and maintained by the Town. It is located on Breakneck Road near the junction of Oak Center Road. See Map 7-2	Cemetery plots can be purchased at a cost of \$500 for a double.
Avoca Cemetery	Cemetery Association	Located on CTH D east of the Village of Oakfield. See Map 7-2	Cemetery plots are available.
Mt. Pleasant Cemetery	Cemetery Association	Located on Kinwood Road. See Map 7-2	The cemetery is full. Within the next year or two, the Town may take over ownership and maintenance of this cemetery.
Rock River Cemetery	Cemetery Association	Located on USH 151. See Map 7-2	Cemetery lots are available for purchase.
Civic Clubs			
	Lions Club	Community Center (130 Main St., Oakfield) See Map 7-2	Provides an opportunity for volunteers to serve their community and meet humanitarian needs.
	Oakfield Conservation Club	W7717 Highbridge Road	Established to promote the conservation of wild plants, animal life and natural resources.
	Oakfield VFW Post 8092	N4204 CTH Y See Map 7-2	
Churches	None in Town		Churches are available in the Village of Oakfield
Post Office	Oakfield Post Office	Booth Street, Village of Oakfield	See Map 7-2
Child Care	Oakfield Community Child Care provided by the Oakfield School District	200 White Street, Oakfield. See Map 7-2	Capacity: 60
Nursing Homes	None in Town	There are 6 nursing homes in Fond du Lac representing a total of 526 beds.	Numerous options are available for residents and range from for profit, nonprofit and government facilities.

Table 7-2: Community Facilities Continued

Item	Provider	Description/Status	Impact for the Community
Health Care	Agnesian Health	Agnesian has a number of facilities in Fond du Lac and Waupun areas, below is a listing of the hospitals and general clinics: <ul style="list-style-type: none"> • St. Agnes Hospital at 430 E. Division Street, Fond du Lac • Agnesian Health Plaza Building A at 421 Camelot Drive, Fond du Lac • Agnesian Health Plaza Building B at 305 Camelot Drive, Fond du Lac • Waupun Memorial Hospital, 620 W. Brown Street, Waupun • Fond du Lac Regional Clinic, 608 W. Brown Street • Fond du Lac Regional Clinic, 420 E. Division Street • Agnesian at Marr, 21 S. Marr Street, Fond du Lac • Agnesian Clinic - 145 N. Main Street, Fond du Lac 	
	Aurora	<ul style="list-style-type: none"> • Aurora Health Center, 210 American Drive, Fond du Lac • Aurora Health Center, 700 Parkridge Lane, North Fond du Lac 	

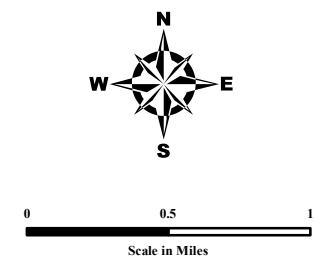
<https://www.townof oakfield.org/town-information/fire-department/>; Library - <https://www.oakfieldlibrary.org>; Schools - <http://www.rbsd.us>, <https://oakfield.k12.wi.us>, <https://www.waupun.k12.wi.us>; <https://www.morainepark.edu>; <https://www.agnesian.com/locations>; <https://aurorahealthcare.org>; and <https://www.dhs.wisconsin.gov/guide/nhdir.pdf>

Map 7-1 Town of Oakfield Sewer Service Area



- Wastewater Treatment Facility
- Municipal Boundary
- 2035 Sewer Service Area Boundary
- Town of Oakfield Sanitary District #1
- Developed Within Existing SSA
- Undeveloped Within Existing SSA
- Horicon Marsh
- 2050 Oakfield Planning Area

Source:
Base Data Fond du Lac County 2020.
Sewer Service Area data, ECWRPC 2014.



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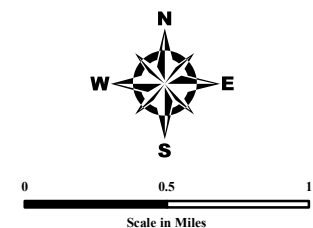


Map 7-2 Town of Oakfield Community Facilities and Utilities

- Community Facilities**
1. Rock River Cemetery
 2. Town Hall / Garage & Recycling Center
 3. Oak Center Cemetery
 4. Post Office
 5. Community Center
Oakfield Volunteer Fire Department
Library
 6. VFW Post #8092
 7. St. Luke's Evangelical Church and School
 8. Oakfield Elementary School and
Oakfield Childcare Center
 9. Oakfield Middle / High School
 10. Oakfield Conservation Club
 11. Avoca Cemetery
 12. Mt. Pleasant Cemetery

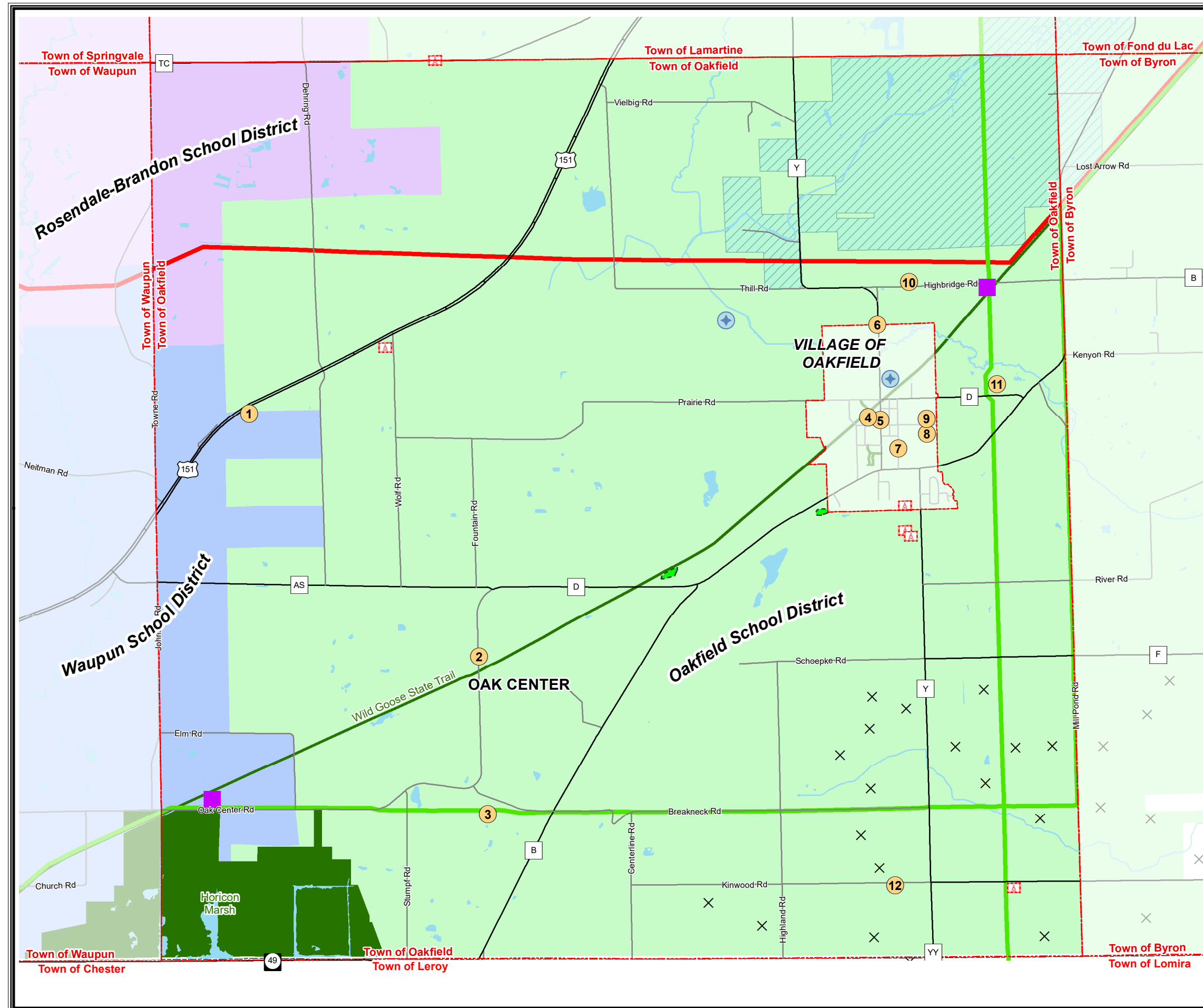
- | | | | |
|--|-----------------------------------|--|----------------------------|
| | Wells | | Off Road Trail |
| | FCC Towers | | Abandoned Landfill |
| | Substations | | Horicon Marsh |
| | Wind Turbines | | Drainage District - Active |
| | 345 Kilovolt
Transmission Line | | Municipal Boundary |
| | 69 Kilovolt
Transmission Line | | |

Source:
Base data Fond du Lac County 2020.
Community data ECWRPC 2017.
Substation & Transmission data PSC 2016 & Town of Oakfield 2019.
FCC data FCC 2017.
Drainage District data DATCP 2016.



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CHAPTER 8

ECONOMIC DEVELOPMENT

CHAPTER 8: ECONOMIC DEVELOPMENT

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CHAPTER 8: ECONOMIC DEVELOPMENT

FINDINGS AND RECOMMENDATIONS

- Envision Greater Fond du Lac has identified target cluster for Fond du Lac. These target clusters include: heavy machinery, equipment, and engine manufacturing; metalworking; printing services; business and insurance services, education and knowledge creation; transportation and distribution; and agricultural production.
- Agricultural operations, dairy, beef, and crop farming, are still viable businesses and should be protected.
- The Town of Oakfield is just outside the “Fond du Lac” sphere of influence, and is in the middle of a prime farming area of Fond du Lac County.
- With the exception of properties in Oak Center currently on a public sewer system, the Town of Oakfield lacks a public sewer and water system, which may be a hindrance to encouraging commercial or industrial prospects.
- Commercial and industrial development is limited in the Town.

ANALYSIS OF ECONOMIC BASE

Table 8-1 lists businesses in Oakfield, their address, industry and number of employees. Some of these businesses may be home-occupations, which would not require a commercial or industrial zoning category.

Table 8-1: Local Businesses in Oakfield

Employer Name	Address	Industry
Bechel Stone Corp.	Breakneck Rd., Oakfield	Wholesale Brick/Stone Material
Central Restoration	CTH D, Oakfield	Masonry Contractors
Eden Stone Co.	Centerline Rd., Oakfield	Dimension Stone Mining and Quarrying
Fast Eddies Automotive	CTH D, Oakfield	General Automotive Repair
Heimerl Woodworking & Carpentry	CTH Y, Oakfield	Finish Carpentry Contractors
Huth Appraisals LLC	CTH AS, Oakfield	All Other Professional, Scientific, and Technical Services
Leon Hesebeck LLC	USH 151, Oakfield	Specialized Freight (except Used Goods) Trucking, Long-Distance
Loduha Tools LLC	Dehring Rd., Oakfield	Cutting Tool and Machine Tool Accessory Manufacturing
Niagara Stone	Centerline Rd., Oakfield	Dimension Stone Mining and Quarrying
Oakfield Stone Company	Breakneck Rd., Oakfield	Wholesale Brick/Stone Material
Paul Kollman Trucking	CTH Y, Oakfield	Trucking Operator
Paul Schaefer Construction	Church St., Oakfield	Home Construction
Red Rock Acres	Breakneck Rd., Oakfield	Wholesale Brick/Stone Material
Salon Niagara	Breakneck Rd, Oakfield	Hair Salon
SC Cabinets	CTH AS, Oakfield	Wood Kitchen Cabinet and Countertop Manufacturing
Stan's Service Center Inc.	River Rd., Oakfield	General Automotive Repair
Wildlife Re Creations	N3008 Elm Rd., Waupun	Support Activities for Animal Production
Wisconsin Building Supply	Oak Center Rd, Oakfield	Home Centers

Source: Business Analyst 10.6.1 – January 2017 point data, Infogroup. Reviewed and revised by the Oakfield Plan Commission, 4/22/19

TYPES OF NEW BUSINESSES DESIRED

Envision Greater Fond du Lac has identified target cluster for Fond du Lac. These target clusters include: heavy machinery, equipment, and engine manufacturing; metalworking; printing services; business and insurance services, education and knowledge creation; transportation and distribution; and agricultural production.

- Production Technology & Heavy Machinery
 - Agricultural Equipment
 - Commercial Service Machinery
 - Industrial Machinery
- Metalworking Technology
 - Machine Tools & Accessories
 - Fasteners
 - Metal Processing
 - Metalworking Machinery
 - Printing Services
 - Food Processing
 - Education & Knowledge Creation
 - Engine Manufacturing
 - Motor Vehicle Electronics
 - Transportation & Distribution
 - Business & Insurance Services
 - Health Services
 - Agricultural Production

In addition, agricultural operations, both dairy, beef and crop farming, are still viable businesses and should be protected.

ABILITY TO RETAIN AND ATTRACT BUSINESS

Location

- The geographic location of a community is one of the most important factors in determining the ability of a local government to attract or retain business. The Town of Oakfield is just outside the “Fond du Lac” sphere of influence, and is in the middle of a prime farming area of Fond du Lac County.
- Subdivision development over the past twenty years has been minimal. No new commercial development has occurred, mainly because there are no major state highways that flow through the Town and the population is about 716 people.
- USH 151 angles through the northwest corner of the Town, multiple at-grade interchanges are within the town limits.

- State Highway 49 runs along the very southwest edge of the Town in the Horicon Marsh area, but, because of the environmental issues, no businesses exist along this stretch of road.

Infrastructure

- Generally speaking, the Town of Oakfield's existing road network is in good to fair condition.
- With the exception of properties in Oak Center currently on a public sewer system, the Town of Oakfield lacks a public sewer and water system, which may be a hindrance to encouraging 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.

Sites for New or Expanding Businesses

- The Town of Oakfield has not promoted business development. Whatever commercial or industrial development has occurred is due to supply and demand.
- The Town of Oakfield is not going to promote any particular parcels for commercial land uses on their land use plan.

Brownfield Redevelopment

Brownfields are sites where development or redevelopment is complicated by real or perceived hazardous substances, pollutants, or contamination. Knowing the location of brownfields and the extent of pollution greatly improves the likelihood that these sites will be redeveloped. The Wisconsin Department of Natural Resources Remediation and Redevelopment (RR) Program oversees the investigation and cleanup of environmental contamination and the redevelopment of contaminated properties. The RR Sites Map includes, but is not limited to the following environmental data:

- completed and ongoing investigations and cleanups of contaminated soil and/or groundwater;
- public registry of sites with residual soil or groundwater contamination, or where continuing obligations have been put in place;
- cleanup of sites under the federal Superfund (CERCLA) statute;
- liability exemptions and clarifications at contaminated properties (i.e. brownfields); and
- DNR funding assistance.

The status of cleanup actions for sites in the RR Sites Map is tracked via the Bureau of Remediation and Redevelopment Tracking System (BRRTS). Map 8-1 indicates LUST (Leaking Underground Storage Tanks) and ERP (Environmental Repair Response) sites with a

history of contamination that are closed and open. For more information on potential Brownfield sites, please visit the BRRS database at: <https://dnr.wi.gov/topic/Brownfields/wrrd.html>.

FINANCIAL PROGRAMS

County

Envision Greater Fond du Lac

- Envision Greater Fond du Lac was formed on July 1, 2017 as the unified organization of the former Fond du Lac Area Association of Commerce (AC) and the former Fond du Lac County Economic Development (FCEDC) organizations. The organization provides resources to businesses and entrepreneurs. More information is available at: <https://www.envisiongreaterfdl.com/>.

Regional

East Central Wisconsin Regional Planning Commission

- The East Central Wisconsin Regional Planning Commission annually creates a Comprehensive Economic Development Strategy (CEDS) report, which evaluates local and regional population and economic activity. More information is available at: <http://www.ecwrpc.org/programs/economic-development-housing/>.

New North

- New North, Inc. is a nonprofit, regional marketing and economic development organization fostering collaboration among private and public sector leaders throughout the 18 counties of Northeast Wisconsin. New North is a regional partner to the Wisconsin Economic Development Corporation (WEDC) and the State of Wisconsin, as well as local economic development partners and represents more than 100 private investors. More information is available at: <http://www.thenewnorth.com/>.

State

Wisconsin Department of Administration

- The Department of Administration – Division of Energy, Housing and Community Resources offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. More information is available at: <https://doa.wi.gov/Pages/AboutDOA/DEHCRMainPage.aspx>.

Department of Safety and Professional Services

- The Wisconsin Fund provides grants to help small commercial businesses rehabilitate or replace their privately owned sewage systems. More information is available at: <https://dsps.wi.gov/Pages/Programs/WisconsinFund/Default.aspx>.

Wisconsin Department of Transportation

- The Wisconsin Department of Transportation has a couple of programs that provide grants or loans to assist governing bodies, private businesses and other with providing transportation infrastructure and/or projects that help attract employers to Wisconsin and/or promote transportation efficiency, safety and mobility. These programs are the Transportation Economic Assistance Program and the State Infrastructure Bank Program. More information is available at: <https://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>.

Wisconsin Department of Natural Resources

- The WDNR Remediation and Redevelopment program oversees the investigation and cleanup of environmentally contaminated sites (e.g. “brownfields.” The program is comprehensive, streamlined, and aims to consolidate state and federal cleanups into one program. More information can be found at <http://dnr.wi.gov/topic/Brownfields/>.

GOALS AND OBJECTIVES

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal

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

Objectives

1. Become educated and educate others regarding the different programs available from the local, state and federal sources.
2. Support expansion of existing businesses and meet with local businesses to acknowledge their importance to the community.
3. Review existing Town ordinances and standards to determine if changes are needed to support the economic development goals and objectives in this plan.

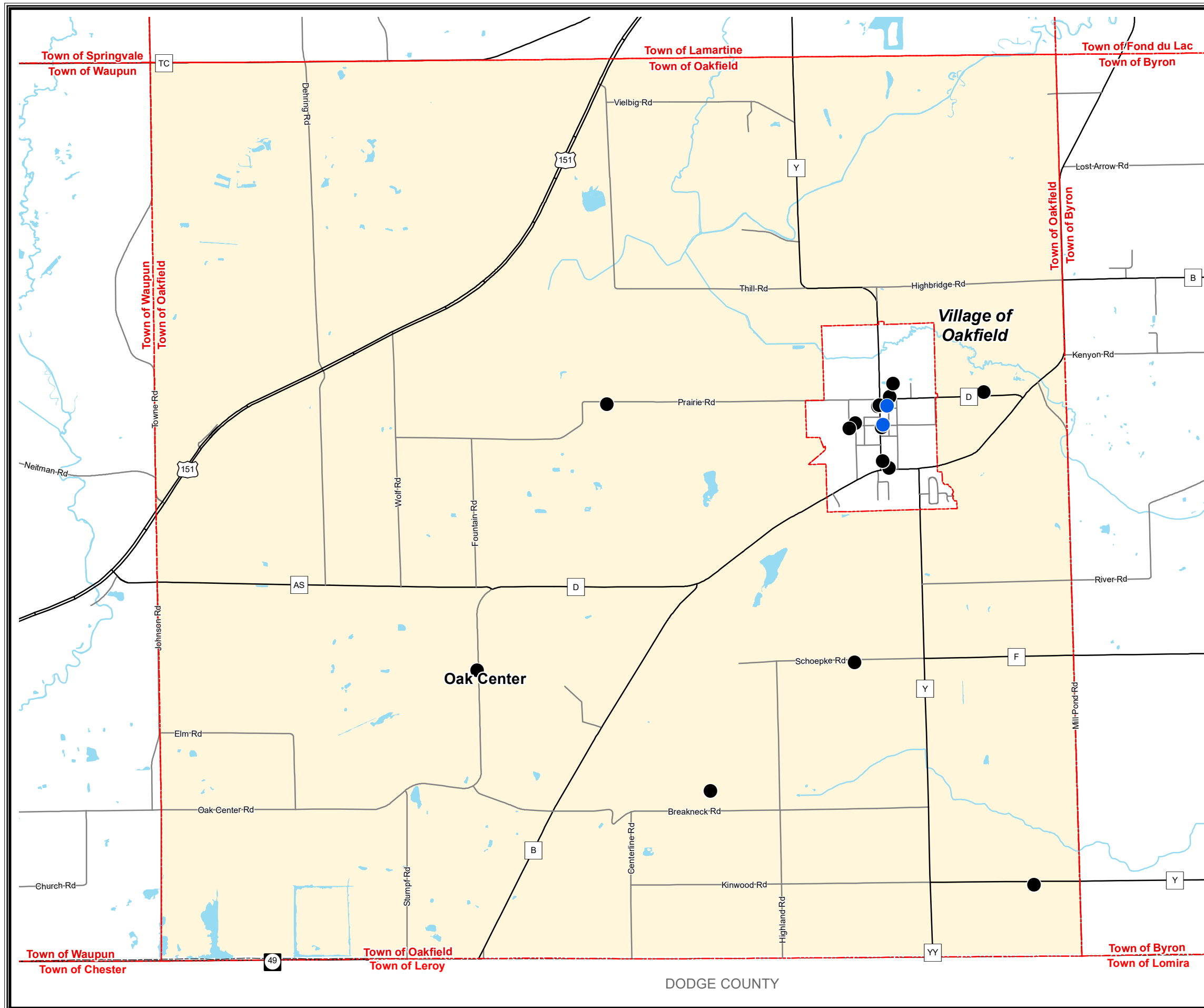
IMPLEMENTATION

The program or action recommendations for economic development are provided in Chapter 2: Implementation.

Map 8-1

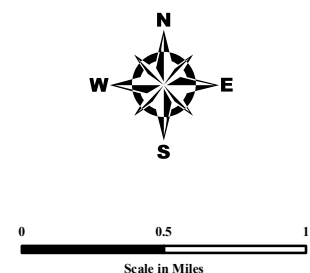
Town of Oakfield

Historic Contaminated Sites



- Site with a history of contamination - open
- Sites with a history of contamination - closed

Source:
Base Data Fond du Lac County 2020.



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CHAPTER 9

INTERGOVERNMENTAL COOPERATION

CHAPTER 9: INTERGOVERNMENTAL COOPERATION

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CHAPTER 9: INTERGOVERNMENTAL COOPERATION

FINDINGS AND RECOMMENDATIONS

- The Town of Oakfield shares its borders with the towns of Byron, Fond du Lac, Lamartine, Springvale and Waupun in Fond du Lac County, and the towns of Lomira, Leroy and Chester in Dodge County.
- The Town of Oakfield surrounds the Village of Oakfield.
- There may be opportunities to partner with local school districts on community service type projects that not only benefit the Town and individuals within the community, but also strengthens young people's sense of civic engagement and can have lifelong implications.
- Police protection is provided by the Fond du Lac County Sheriff's Department who dispatches officers from its facilities in the City of Fond du Lac.
- Fire protection and First Responders are provided by the Oakfield Volunteer Fire Department located in the Village of Oakfield.
- Communication and coordination between the Town of Oakfield and providers of utility infrastructure (electric, natural gas, telecommunications, etc.), WisDOT and Fond du Lac County ensures that road construction and utility upgrades will run smoothly and that all work is done before restoration is complete.
- The Town works with county departments to coordinate road construction and maintenance on Town roads; police, fire and emergency dispatch; police protection; emergency management; and election and planning assistance.
- WDNR managed lands within the Town of Oakfield include the Oakfield Ledge State Natural Areas, the Wild Goose State Trail and a number of areas through the Glacial Habitat Restoration Area (GHRA). Public lands managed by the WDNR provide opportunities to hunt, fish, hike, canoe or watch or photograph wildlife.
- The Department of Fish and Wildlife has acquired a substantial amount of land area to preserve hunting and fishing grounds for general public use. This includes the Horicon Natural Wildlife Refuge, the Oakfield National Waterfowl Production Area and the Fond du Lac County Waterfowl Production Area.

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 both communities.
- Mutual aid agreements are a type of intergovernmental cooperation. For example, municipal fire departments use this vehicle 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 the resources of a particular department in responding to a disaster.

- Boundary agreements are typically found in urban and urbanizing areas where there is a desire on the part of adjacent municipalities to agree on where each municipality will provide services. These agreements contribute to better planning and the efficient and economical provision of municipal services.

GOVERNMENTAL UNITS AND RELATIONSHIPS TO THE TOWN OF OAKFIELD

Adjacent Communities

- The Town of Oakfield shares its borders with the towns of Byron, Fond du Lac, Lamartine, Springvale and Waupun in Fond du Lac County, and the towns of Lomira, Leroy and Chester in Dodge County.
- The Town of Oakfield surrounds the Village of Oakfield.
- Land use planning; road system planning and maintenance; trail planning, construction, and maintenance; and other planning issues should be coordinated between adjacent municipalities.
- The Village of Oakfield has certain statutory powers and authorities including the power to annex lands and exercise extraterritorial plat review and zoning in neighboring towns. The Village of Oakfield does not exercise extraterritorial plat review or zoning.
- The Town of Oakfield and the Village of Oakfield do not have any boundary agreements in place.
- Currently the Town has a good working relationship with its neighbors.

School Districts

- The Town of Oakfield is served by three school districts: the Oakfield, Rosendale-Brandon and the Waupun school districts.
- There are no schools located within the Town of Oakfield.
- A majority of the school age children in the Town attend the Oakfield School District.
- Presently, no formal written intergovernmental agreement exists between any of the three school districts and the Town of Oakfield.
- There may be opportunities to partner with local school districts on community service type projects that not only benefit the Town and individuals within the community, but also strengthens young people's sense of civic engagement and can have lifelong implications.

Community Facilities

- Police protection is provided by the Fond du Lac County Sheriff's Department who dispatches officers from its facilities in the City of Fond du Lac.
- Fire protection and First Responders are provided by the Oakfield Volunteer Fire Department located in the Village of Oakfield. The fire department also serves part of the Town of Byron.
- Fire, ambulance and emergency medical First Responders are dispatched through the Fond du Lac County 911 call center.

- Library service to Town residents is provided through the Oakfield Public Library in the Village of Oakfield. The library is part of the Winnefox Library System. Residents of the system may use any of public libraries in Fond du Lac, Waushara, Winnebago, Marquette and Green Lake counties. The Town of Oakfield provides financial support to the Oakfield Public Library.
- Communication and coordination between the Town of Oakfield and providers of utility infrastructure (electric, natural gas, telecommunications, etc.), WisDOT and Fond du Lac County ensures that road construction and utility upgrades will run smoothly and that all work is done before restoration is complete. Likewise, local governments, school districts and businesses working together on technological upgrades, ensure that these upgrades are made in concert without duplication of efforts so that a common goal can be achieved.
- Two public drinking water wells for the Village of Oakfield are located in proximity to the Town. The Town has adopted a wellhead protection plan in order to protect municipal wellheads.
- The Town of Oakfield does not own any park and recreational land within the Town. However, the Town financially supports the park in the Village of Oakfield and residents have an abundance of opportunities to access federal and state recreation lands.
- The Town of Oakfield does not have any churches, but residents of the Town frequent churches in the Village of Oakfield and places of worship in surrounding communities.
- Oakfield Historical Society was formed in 2017 to preserve local history in Oak Center, Oakfield, Lamartine and surrounding areas.

Fond du Lac County

- The Town of Oakfield is located in Fond du Lac County.
- The Town works with county departments to coordinate road construction and maintenance on Town roads; police, fire and emergency dispatch; police protection; emergency management; and election and planning assistance.
- The County Planning Department has several areas of jurisdiction in terms of administering and enforcing shoreland-floodplain and sanitary permits, and enforcement of sanitary ordinances throughout the Town.
- Town residents have access to county departments and services including senior citizen and other social services, recreational resources, property information, birth and death certificates, etc.
- The Town and county continue to maintain open communications with one another that work to foster good working relationships and mutual respect.

Regional

- Fond du Lac County, and thus the Town of Oakfield is a member of the East Central Wisconsin Regional Planning Commission (ECWRPC).
- ECWRPC provides planning and technical assistance to counties, communities, businesses, interest groups and individuals within its region. Services include

environmental management, housing, demographics, economic development, transportation, community facilities, land use, contract planning, etc.

- ECWRPC has worked with the Town on several projects over the years, including the current comprehensive plan update.
- The ECWRPC prepares the Sewer Service Area Plan for the Town of Oakfield Sanitary District No. 1.

State

- The Wisconsin Department of Natural Resources (WDNR) is responsible for the regulation, protection, and sustained management of natural resources within the state.
- WDNR managed lands within the Town of Oakfield include the Oakfield Ledge State Natural Areas, the Wild Goose State Trail and a number of areas through the Glacial Habitat Restoration Area (GHRA). Public lands managed by the WDNR provide opportunities to hunt, fish, hike, canoe or watch or photograph wildlife.
- The Department of Agriculture, Trade, and Consumer Protection (DATCP) oversees programs which ensure the safety and quality of food, fair business practices for buyers and sellers, consumer protection, efficient use of agricultural resources in a quality environment, healthy animal and plant populations, and the vitality of Wisconsin's agricultural commerce. Since agriculture is an important economic industry with the Town and surrounding area, many of the programs DATCP offers will benefit and help local citizens and businesses.
- The Wisconsin Department of Transportation (WisDOT) deals with issues related to transportation. WisDOT works with Fond du Lac County and local municipalities to evaluate existing transportation infrastructure including bicycle and pedestrian trails.

Federal

- The Department of Fish and Wildlife has acquired a substantial amount of land area to preserve hunting and fishing grounds for general public use. This includes the Horicon National Wildlife Refuge, the Oakfield National Waterfowl Production Area and the Fond du Lac County Waterfowl Production Area.

GOALS, OBJECTIVES, AND POLICIES

The following goals and objectives were identified in the *Town of Oakfield Comprehensive Plan, 2008 – 2028* and were reviewed and updated during the comprehensive plan process.

Goal #1

To continue fostering a mutually beneficial, friendly, working relationship with the surrounding units of government and the Village of Oakfield.

Objectives

1. Coordinate emergency response services with local Fire Departments and the Fond du Lac County Sheriff's Department.
2. Meet as needed with the Village of Oakfield to discuss mutual issues and opportunities.
3. Review, as part of the Town's annual budgeting process, the opportunities to provide efficient and economical public facilities and services through cooperation with other units of government.
4. Continue to coordinate a joint planning process and the implementation of the Town's comprehensive plan with the Village of Oakfield's comprehensive plan.
5. Work with WDNR and USFWS to support the protection and restoration of lands in the Town.

Policy

1. The Town of Oakfield shall continue to cooperate with the surrounding Towns, Village of Oakfield, and Fond du Lac County to minimize land use and policy conflicts, and to achieve economies of scale.

IMPLEMENTATION

The program or action recommendations for intergovernmental cooperation are provided in Chapter 2: Implementation.



APPENDICES



APPENDIX A

TABLES

APPENDIX A: TABLES

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Table A-1: Historic Population Growth, 1980 to 2018

	1980	1990	2000	2010	2018
T. Oakfield	833	822	767	703	716
T. Byron	1,681	1,634	1,550	1,634	1,658
T. Eden	1,130	1,037	979	1,028	1,036
T. Lamartine	1,749	1,607	1,616	1,737	1,789
T. Waupun	1,492	1,368	1,385	1,375	1,405
V. Eden	534	610	687	875	903
V. Oakfield	990	1,003	1,012	1,075	1,094
Fond du Lac County	88,964	90,083	97,296	101,633	104,035
Wisconsin	4,705,642	4,891,769	5,363,715	5,686,986	5,816,231
		Percent Change 1980-1990	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2018
T. Oakfield	-	-1.3%	-6.7%	-8.3%	1.8%
T. Byron	-	-2.8%	-5.1%	5.4%	1.5%
T. Eden	-	-8.2%	-5.6%	5.0%	0.8%
T. Lamartine	-	-8.1%	0.6%	7.5%	3.0%
T. Waupun	-	-8.3%	1.2%	-0.7%	2.2%
V. Eden	-	14.2%	12.6%	27.4%	3.2%
V. Oakfield		1.3%	0.9%	6.2%	1.8%
Fond du Lac County	-	1.3%	8.0%	4.5%	2.4%
Wisconsin	-	4.0%	9.6%	6.0%	2.3%

Source: U.S. Census, 1980-2010, WDOA 2018 Estimate

Table A-2: Population by Race and Ethnicity, 2000 and 2010

	Town of Oakfield				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
White	764	99.6%	689	98.0%	93,562	96.2%	95,674	94.1%	4,773,553	89.0%	4,902,067	86.2%
African American	0	0.0%	2	0.3%	876	0.9%	1,305	1.3%	300,355	5.6%	359,148	6.3%
American Indian - Alaskan Native	1	0.1%	1	0.1%	371	0.4%	471	0.5%	49,661	0.9%	54,526	1.0%
Asian or Pacific Islander	2	0.3%	2	0.3%	873	0.9%	1,169	1.2%	84,654	1.6%	131,061	2.3%
Other Race	0	0.0%	2	0.3%	814	0.8%	1,700	1.7%	84,281	1.6%	135,867	2.4%
Two or More Races	0	0.0%	7	1.0%	800	0.8%	1,314	1.3%	71,171	1.3%	104,317	1.8%
Total Persons	767	100%	703	100%	97,296	100%	101,633	100%	5,363,675	100%	5,686,986	100%
Hispanic or Latino	1	0.1%	8	1.1%	1,987	2.0%	4,368	4.3%	192,921	3.6%	336,056	5.9%

Source: U.S. Census 2000, 2010, DP01

Table A-3: Population by Age Cohort, 2000 and 2010

	Town of Oakfield				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Under 5	39	5.1%	40	5.7%	5,851	6.0%	6,003	5.9%	342,340	6.4%	358,443	6.3%
5 to 19	221	28.8%	141	20.1%	21,748	22.4%	19,975	19.7%	1,189,753	22.2%	1,143,753	20.1%
20 to 24	32	4.2%	42	6.0%	6,022	6.2%	6,298	6.2%	357,292	6.7%	386,552	6.8%
25 to 44	212	27.6%	153	21.8%	27,937	28.7%	25,166	24.8%	1,581,690	29.5%	1,447,360	25.5%
45 to 64	191	24.9%	244	34.7%	21,796	22.4%	28,966	28.5%	1,190,047	22.2%	1,573,564	27.7%
65 and older	72	9.4%	83	11.8%	13,942	14.3%	15,225	15.0%	702,553	13.1%	777,314	13.7%
Total Population	767	100.0%	703	100.0%	97,296	100.0%	101,633	100.0%	5,363,675	100.0%	5,686,986	100.0%
Median Age	35.6		42.7		36.9		40.2		36.0		38.5	

Source: U.S. Census 2000, 2010, DP-1

Table A-4: Comparative Income Characteristics, 1999 and 2017

	Median HH Income				Median Family Income				Per Capita Income			
	1999	2017		% change 1999 to 2017	1999	2017		% change 1999 to 2017	1999	2017		% change 1999 to 2017
		Estimate	MOE +/-			Estimate	MOE +/-			Estimate	MOE +/-	
T. Oakfield	\$51,917	\$73,417	\$5,472	41.4%	\$53,558	\$76,250	\$9,773	42.4%	\$18,615	\$32,653	\$3,729	75.4%
Fond du Lac County	\$45,578	\$57,798	\$1,461	26.8%	\$53,325	\$71,680	\$1,750	34.4%	\$20,022	\$29,431	\$705	47.0%
Wisconsin	\$43,791	\$56,759	\$213	29.6%	\$52,911	\$72,542	\$292	37.1%	\$21,271	\$30,557	\$131	43.7%

Source: U.S. Census 2000, SF3, DP-3, 2013-2017 American Community Survey 5-Yr Estimate, DP03

Note: In 2017 Inflation adjusted dollars

Table A-5: Household Income, 1999 and 2017

	Town of Oakfield					Fond du Lac County					Wisconsin				
	1999		2017			2000		2017			2000		2017		
	No.	Percent	Est.	MOE +/-	Percent	No.	Percent	Est.	MOE +/-	Percent	No.	Percent	Est.	MOE +/-	Percent
Less than \$10,000	7	2.7%	12	10	4.2%	2,175	5.9%	1,690	230	4.1%	148,964	7.1%	122,199	2,533	5.2%
\$10,000 to \$14,999	9	3.5%	2	3	0.7%	2,210	6.0%	2,012	245	4.9%	121,366	5.8%	112,710	2,272	4.8%
\$15,000 to \$24,999	16	6.2%	23	16	8.0%	4,495	12.2%	3,722	315	9.0%	264,897	12.7%	232,942	2,525	10.0%
\$25,000 to \$34,999	23	8.9%	16	8	5.6%	4,479	12.1%	4,262	417	10.3%	276,033	13.2%	233,636	2,571	10.0%
\$35,000 to \$49,999	63	24.3%	23	11	8.0%	7,344	19.9%	5,889	398	14.2%	377,749	18.1%	323,549	3,671	13.9%
\$50,000 to \$74,999	81	31.3%	77	24	26.8%	9,757	26.4%	8,921	496	21.6%	474,299	22.7%	450,445	3,276	19.3%
\$75,000 to \$99,999	35	13.5%	37	14	12.9%	3,882	10.5%	6,083	355	14.7%	226,374	10.9%	320,056	2,900	13.7%
\$100,000 to \$149,999	23	8.9%	72	23	25.1%	1,784	4.8%	6,280	392	15.2%	133,719	6.4%	332,081	3,036	14.3%
\$150,000 to \$199,999	2	0.8%	11	8	3.8%	371	1.0%	1,556	217	3.8%	30,598	1.5%	109,254	1,892	4.7%
\$200,000 or more	0	0.0%	14	8	4.9%	397	1.1%	972	150	2.3%	32,305	1.5%	91,882	1,525	3.9%
Total	259	100.0%	287	33	100.0%	36,894	100.0%	41,387	479	100.0%	2,086,304	100.0%	2,328,754	6,459	100.0%

Source: U.S. Census 2000, SF3, DP-3, 2013-2017 American Community Survey 5-Yr Estimate, DP03

Note: In 2017 Inflation adjusted dollars

Table A-6: Poverty Status, Total Persons - 1999 and 2013-2017 ACS 5-Year Estimates

	Total Persons			Total Persons Below Poverty Level					
	1999	2013-2017 5-Yr Est.		1999		2013-2017 5-Yr Est.			
	No.	Estimate	MOE +/-	No.	Percent	Estimate	MOE +/-	Percent	MOE +/-
T. Oakfield	796	797	103	17	2.1%	33	23	4.1%	2.9%
Fond du Lac County	93,630	98,781	370	5,471	5.8%	8,387	859	8.5%	0.9%
Wisconsin	5,211,603	5,612,611	1,118	451,538	8.7%	692,719	8,537	12.3%	0.2%

Source: U.S. Census 2000 QT-P34, SF 3, 2013-2017 American Community Survey 5-Yr Estimate, S1701

Table A-7: Poverty Status, Total Families - 1999 and 2013-2017 ACS 5-Year Estimates

	Total Families			Total Families Below Poverty Level			
	1999	2013-2017 5-Yr Est.		1999		2013-2017 5-Yr Est.	
	No.	Estimate	MOE +/-	No.	Percent	Percent	MOE +/-
T. Oakfield	217	248	32	2	0.9%	1.2%	1.5%
Fond du Lac County	25,661	27,505	509	900	3.5%	6.0%	0.9%
Wisconsin	1,395,037	1,481,526	5,698	78,188	5.6%	8.1%	0.1%

Source: U.S. Census 2000 QT-P35, SF 3, 2013-2017 American Community Survey 5-Yr Estimate, S1702

Table A-8: Employment Status, 16 Years and Older, 2000

	Total Civilian Labor Force	Employed Persons		Unemployed Persons	
	Number	Number	Percent	Number	Percent
T. Oakfield	454	443	97.6%	11	2.4%
Fond du Lac County	53,683	51,374	95.7%	2,309	4.3%
Wisconsin	2,869,236	2,734,925	95.3%	134,311	4.7%

Source: U.S. Census 2000, SF3, DP-3

Table A-9: Employment Status, 16 Years and Older, 2013-2017 ACS 5-Year Estimates

	Total Civilian Labor Force		Employed Persons			Unemployed Persons		
	Est.	MOE+/-	Est.	MOE+/-	Percent	Number	MOE+/-	Percent
T. Oakfield	444	70	428	66	96.4%	16	14	3.6%
Fond du Lac County	55,399	645	53,195	648	96.0%	2,204	328	4.0%
Wisconsin	3,085,151	5,462	2,939,880	6,150	95.3%	145,271	2,447	4.7%

Source: U.S. Census 2013-2017, ACS 5-Year Estimates, DP-3

Table A-10: Average Annual Unemployment Rates, 2008-2017

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Fond du Lac County	4.8	9	8.5	7.3	6.5	6.1	4.9	4.1	3.5	2.8
Wisconsin	4.9	8.6	8.7	7.8	7	6.7	5.4	4.5	4	3.3
Benchmark	2014	2014	2015	2015	2016	2017	2017	2017	2017	2017

Source: WI Dept. of Workforce Development, Office of Economic Advisors, LAUS 2008-2017, Not seasonally adjusted

Table A-11: Employment by Industry, 2000 and 2013-2017 ACS 5-Year Estimates

Industry	Town of Oakfield					Fond du Lac County					Wisconsin				
	2000		2013-2017 5-Yr Est.			2000		2013-2017 5-Yr Est.			2000		2013-2017 5-Yr Est.		
	No.	Percent	Est.	MOE+/-	Percent	No.	Percent	Est.	MOE+/-	Percent	No.	Percent	Est.	MOE+/-	Percent
Agriculture, forestry, fishing and hunting, and mining	52	11.7%	37	26	8.6%	2,148	4.2%	2,120	264	4.0%	75,418	2.8%	70,575	1,426	2.4%
Construction	47	10.6%	60	25	14.0%	3,325	6.5%	3,722	315	7.0%	161,625	5.9%	160,587	2,202	5.5%
Manufacturing	138	31.2%	134	32	31.3%	13,935	27.1%	12,552	606	23.6%	606,845	22.2%	540,274	4,404	18.4%
Wholesale trade	13	2.9%	10	9	2.3%	1,365	2.7%	1,132	178	2.1%	87,979	3.2%	79,418	1,519	2.7%
Retail trade	32	7.2%	46	20	10.7%	5,863	11.4%	5,586	443	10.5%	317,881	11.6%	331,399	3,460	11.3%
Transportation and warehousing, and utilities	11	2.5%	27	15	6.3%	2,539	4.9%	2,315	279	4.4%	123,657	4.5%	127,961	2,253	4.4%
Information	8	1.8%	4	4	0.9%	773	1.5%	934	155	1.8%	60,142	2.2%	48,221	1,335	1.6%
Finance, insurance, real estate, and rental and leasing	23	5.20%	4	5	0.9%	2,120	4.1%	2,810	316	5.3%	168,060	6.1%	177,957	2,203	6.1%
Professional, scientific, management, administrative, and waste management services	24	5.40%	11	11	2.6%	2,495	4.9%	2,773	308	5.2%	179,503	6.6%	243,554	3,113	8.3%
Educational, health and social services	47	10.60%	53	15	12.4%	8,930	17.4%	10,866	493	20.4%	548,111	20.0%	682,285	5,062	23.2%
Arts, entertainment, recreation, accommodation and food services	15	3.40%	9	9	2.1%	3,250	6.3%	3,837	350	7.2%	198,528	7.3%	254,526	3,801	8.7%
Other services (except public administration)	21	4.70%	10	7	2.3%	2,307	4.5%	2,426	294	4.6%	111,028	4.1%	121,136	1,981	4.1%
Public administration	12	2.70%	23	17	5.4%	2,324	4.5%	2,122	260	4.0%	96,148	3.5%	101,987	1,565	3.5%
Civilian employed population 16 years and older	443	100%	428	66	100%	51,374	100%	53,195	648	100%	2,734,925	100%	2,939,880	6,150	100%

Source: U.S. Census 2000, SF3, DP-3; 2013-2017, ACS 5-Year Estimates, DP-3

Table A-12: Employment by Occupation, 2000

Industry	Town of Oakfield		Fond du Lac County		Wisconsin	
	No.	Percent	No.	Percent	No.	Percent
Management, professional, and related occupations	88	19.9%	13,526	26.3%	857,205	31.3%
Service occupations	62	14.0%	7,750	15.1%	383,619	14.0%
Sales and office occupations	87	19.6%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry occupations	15	3.4%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance occupations	73	16.5%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving occupations	118	26.6%	12,998	25.3%	540,930	19.8%
Civilian employed population 16 years and older	443	100%	51,374	100%	2,734,925	100%

Source: U.S. Census 2000, SF3, DP-3

Table A-13: Employment by Occupation, 2013-2017 ACS 5-Year Estimates

Industry	Town of Oakfield			Fond du Lac County			Wisconsin		
	2013-2017 5-Yr Est.			2013-2017 5-Yr Est.			2013-2017 5-Yr Est.		
	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent	Est.	MOE+/-	Percent
Management, business, science, and arts occupations	123	38	28.7%	16,088	613	30.2%	1,043,515	7,745	35.5%
Service occupations	43	23	10.0%	8,821	534	16.6%	495,207	4,680	16.8%
Sales and office occupations	94	23	22.0%	11,208	599	21.1%	662,890	4,063	22.5%
Natural resources, construction, and maintenance occupations	58	24	13.6%	5,877	425	11.0%	249,436	2,703	8.5%
Production, transportation, and material moving occupations	110	25	25.7%	11,201	630	21.1%	488,832	4,486	16.6%
Civilian employed population 16 years and older	428	66	100%	53,195	648	100%	2,939,880	6,150	100%

Source: U.S. Census 2013-2017, ACS 5-Year Estimates, DP-3

Table A-14: Travel Time to Work, 2000 and 2013-2017 ACS 5-Year Estimates

Travel Time (Minutes)	Town of Oakfield					Fond du Lac County					Wisconsin				
	2000		2013-2017 5-Yr Est.			2000		2013-2017 5-Yr Est.			2000		2013-2017 5-Yr Est.		
	No.	Percent	Est.	MOE+/-	Percent	No.	Percent	Est.	MOE+/-	Percent	No.	Percent	Est.	MOE+/-	Percent
Total	431	100%	434	69	100%	50,732	100%	52,411	725	100%	2,690,704	100%	2,893,314	6,270	100%
Less than 5			35	32	8.1%			3,136	309	6.0%			121,910	2,045	4.2%
5 to 9	35	8.1%	31	20	7.1%	12,873	25.4%	8,685	589	16.6%	533,891	19.8%	380,739	3,094	13.2%
10 to 14	56	13.0%	51	16	11.8%	10,670	21.0%	11,009	657	21.0%	476,569	17.7%	459,490	3,499	15.9%
15 to 19	76	17.6%	73	15	16.8%	7,455	14.7%	7,429	507	14.2%	440,637	16.4%	458,605	3,929	15.9%
20 to 24	99	23.0%	66	19	15.2%	5,754	11.3%	5,635	484	10.8%	372,180	13.8%	408,150	3,915	14.1%
25 to 29	33	7.7%	39	20	9.0%	2,534	5.0%	2,923	295	5.6%	159,448	5.9%	187,153	2,468	6.5%
30 to 34	33	7.7%	34	14	7.8%	3,757	7.4%	4,135	328	7.9%	248,714	9.2%	297,752	3,255	10.3%
35 to 39			13	11	3.0%			1,328	178	2.5%			78,264	1,509	2.7%
40 to 44	22	5.1%	2	4	0.5%	2,082	4.1%	1,230	213	2.3%	120,661	4.5%	87,476	1,516	3.0%
45 to 59	14	3.2%	18	10	4.1%	1,943	3.8%	2,391	258	4.6%	120,028	4.5%	156,753	2,162	5.4%
60 to 89	8	1.9%	38	22	8.8%	1,299	2.6%	1,449	158	2.8%	68,071	2.5%	85,476	1,628	3.0%
90 or more	9	2.1%	15	12	3.5%	603	1.2%	970	196	1.9%	45,110	1.7%	45,463	1,202	1.6%
Worked at Home	46	10.7%	19	12	4.4%	1,762	3.5%	2,091	254	4.0%	105,395	3.9%	126,083	1,925	4.4%
Mean Travel Time	23.0		26.5	4.5		18.7		20.3	0.6		20.8		22.0	0.1	

Source: U.S. Census, 2000, QT-P23; 2013-2017 ACS 5-Year Estimates, DP03, SF-3 and B08303

Table A-15: Average Weekly Wages by Industry, 2010 and 2018

Industry	Fond du Lac County				Wisconsin			
	2010	2018	Difference	% Change	2010	2018	Difference	% Change
Natural Resource & Mining	\$553	\$694	\$141	25.5%	\$565	\$751	\$186	32.9%
Construction	\$875	\$1,130	\$255	29.1%	\$891	\$1,130	\$239	26.8%
Manufacturing	\$923	\$1,184	\$261	28.3%	\$920	\$1,144	\$224	24.3%
Trade, Transportation & Utilities	\$533	\$708	\$175	32.8%	\$629	\$802	\$173	27.5%
Information	\$623	\$837	\$214	34.3%	\$962	\$1,492	\$530	55.1%
Financial Activities	\$823	\$1,111	\$288	35.0%	\$1,113	\$1,687	\$574	51.6%
Professional & Business Services	\$595	\$856	\$261	43.9%	\$888	\$1,240	\$352	39.6%
Education & Health Services	\$720	\$933	\$213	29.6%	\$749	\$940	\$191	25.5%
Leisure & Hospitality	\$201	\$256	\$55	27.4%	\$269	\$348	\$79	29.4%
Other Services	\$397	\$477	\$80	20.2%	\$414	\$575	\$161	38.9%
Public Administration	\$711	\$912	\$201	28.3%	\$765	\$947	\$182	23.8%
Unclassified	\$553	\$0	-\$553	-100.0%	\$771	\$1,403	\$632	82.0%

Source: Wisconsin Department of Workforce Development, Payroll wages by Industry, 1st Quarter - super sector, Ownership - Aggregate, all types, 2010 and 2018

Table A-16: Educational Attainment, 2000

	Town of Oakfield		Fond du Lac County		Wisconsin	
	Population	Percent	Population	Percent	Population	Percent
Population 25 years and over	486	100%	63,548	100%	3,475,878	100%
Less than 9th grade	12	2.5%	3,635	5.7%	186,125	5.4%
9th to 12th grade, no diploma	20	4.1%	6,391	10.1%	332,292	9.6%
High school graduate	274	56.4%	25,479	40.1%	1,201,813	34.6%
Some college, no degree	86	17.7%	12,097	19.0%	715,664	20.6%
Associate's degree	37	7.6%	5,231	8.2%	260,711	7.5%
Bachelor's degree	43	8.8%	7,617	12.0%	530,268	15.3%
Graduate or professional degree	14	2.9%	3,098	4.9%	249,005	7.2%
Percent high school graduate or higher	-	93.4%	-	84.2%	-	85.1%
Percent bachelor's degree or higher	-	11.7%	-	16.9%	-	22.4%

Source: U.S. Census, 2000, SF3, DP02

Table A-17: Educational Attainment, 2013-2017 ACS 5-Year Estimates

	Town of Oakfield			Fond du Lac County			Wisconsin		
	Population	MOE+/-	Percent	Population	MOE	Percent	Population	MOE	Percent
Population 25 years and over	557	60	100%	70,774	153	100%	3,907,816	714	100%
Less than 9th grade	7	5	1.3%	2,043	307	2.9%	110,095	2,094	2.8%
9th to 12th grade, no diploma	19	15	3.4%	3,736	353	5.3%	213,704	2,552	5.5%
High school graduate	247	38	44.3%	26,308	698	37.2%	1,222,791	6,598	31.3%
Some college, no degree	117	34	21.0%	14,500	560	20.5%	814,870	4,583	20.9%
Associate's degree	70	24	12.6%	7,965	411	11.3%	411,875	3,209	10.5%
Bachelor's degree	78	27	14.0%	11,234	576	15.9%	748,413	5,554	19.2%
Graduate or professional degree	19	9	3.4%	4,988	379	7.0%	386,068	3,960	9.9%
Percent high school graduate or higher	-	-	95.3%	-	-	91.8%	-	-	91.7%
Percent bachelor's degree or higher	-	-	17.4%	-	-	22.9%	-	-	29.0%

Source: U.S. Census, 2013-2017 American Community Survey 5-Year Estimates, DP02

Table A-18: Population Estimates, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
T. Oakfield	703	700	690	680	665	645	615
T. Byron	1,634	1,650	1,685	1,720	1,740	1,740	1,715
T. Eden	1,028	1,035	1,060	1,080	1,090	1,090	1,075
T. Lamartine	1,737	1,765	1,820	1,870	1,915	1,930	1,920
T. Waupun	1,375	1,380	1,405	1,425	1,435	1,425	1,400
V. Eden	875	905	965	1,030	1,085	1,125	1,150
V. Oakfield	1,075	1,100	1,140	1,175	1,205	1,220	1,215
Fond du Lac County	101,633	102,885	105,755	108,485	110,590	111,040	110,250
Wisconsin	5,686,986	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635
		Percent Change 2010-2015	Percent Change 2015-2020	Percent Change 2020-2025	Percent Change 2025-2030	Percent Change 2030-2035	Percent Change 2035-2040
T. Oakfield	-	-0.4%	-1.4%	-1.4%	-2.2%	-3.0%	-4.7%
T. Byron	-	1.0%	2.1%	2.1%	1.2%	0.0%	-1.4%
T. Eden	-	0.7%	2.4%	1.9%	0.9%	0.0%	-1.4%
T. Lamartine	-	1.6%	3.1%	2.7%	2.4%	0.8%	-0.5%
T. Waupun	-	0.4%	1.8%	1.4%	0.7%	-0.7%	-1.8%
V. Eden	-	3.4%	6.6%	6.7%	5.3%	3.7%	2.2%
V. Oakfield		2.3%	3.6%	3.1%	2.6%	1.2%	-0.4%
Fond du Lac County	-	1.2%	2.8%	2.6%	1.9%	0.4%	-0.7%
Wisconsin	-	1.7%	3.8%	3.3%	2.8%	1.6%	0.2%

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

Table A-19: Household Projections, 2010 - 2040

		2010	2015	2020	2025	2030	2035	2040
T. Oakfield	No. HH	259	265	266	265	263	258	248
	Persons/HH	2.71	2.64	2.59	2.57	2.53	2.50	2.48
T. Byron	No. HH	621	645	669	692	709	718	714
	Persons/HH	2.63	2.56	2.52	2.49	2.45	2.42	2.40
T. Eden	No. HH	384	398	414	427	436	442	440
	Persons/HH	2.67	2.59	2.55	2.52	2.49	2.45	2.43
T. Lamartine	No. HH	643	672	704	733	760	775	779
	Persons/HH	2.70	2.63	2.59	2.55	2.52	2.49	2.46
T. Waupun	No. HH	506	522	540	555	566	569	565
	Persons/HH	2.72	2.64	2.60	2.57	2.54	2.50	2.48
V. Eden	No. HH	337	359	388	420	448	470	485
	Persons/HH	2.60	2.52	2.49	2.45	2.42	2.39	2.37
V. Oakfield	No. HH	392	413	434	454	471	483	486
	Persons/HH	2.74	2.66	2.63	2.59	2.56	2.53	2.50

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Household Projections

Table A-20: Occupied Dwelling Units by Year Built, 2013-2017 ACS 5-Year Estimates

Year Structure Built	Town of Oakfield			Fond du Lac County			Wisconsin		
	Estimate	MOE+/-	Percent	Estimate	MOE+/-	Percent	Estimate	MOE+/-	Percent
Built 2014 or later	0	9	0.0%	218	154	0.5%	16,160	2,383	0.6%
Built 2010 to 2013	18	15	6.0%	1,111	65	2.5%	44,377	716	1.7%
Built 2000 to 2009	21	11	7.0%	5,458	221	12.2%	344,660	1,185	12.9%
Built 1990 to 1999	39	17	13.0%	6,262	426	14.0%	371,125	2,809	13.9%
Built 1980 to 1989	18	13	6.0%	3,466	423	7.7%	265,382	3,600	9.9%
Built 1970 to 1979	42	17	14.0%	6,204	406	13.8%	393,850	3,257	14.8%
Built 1960 to 1969	23	16	7.6%	4,029	429	9.0%	261,254	2,939	9.8%
Built 1950 to 1959	10	7	3.3%	4,518	388	10.1%	297,380	2,934	11.1%
Built 1940 to 1949	22	13	7.3%	2,274	374	5.1%	151,579	2,850	5.7%
Built 1939 or earlier	108	25	35.9%	11,280	229	25.2%	522,925	2,036	19.6%
Total Housing Units	301	34	100%	44,820	364	100%	2,668,692	3,508	100%

Source: U.S. Census, 2013-2017 American Community Survey 5-Year Estimates, DP04

Table A-21: Housing Units by Structure, 2000 and 2013-2017 ACS 5-Yr Estimates

	Town of Oakfield					Fond du Lac County					Wisconsin				
	2000		2013-2017 5-Yr Est.			2000		2013-2017 5-Yr Est.			2000		2013-2017 5-Yr Est.		
	No.	%	Est.	MOE+/-	%	No.	%	Est.	MOE+/-	%	No.	%	Est.	MOE+/-	%
Total Units	277	100%	301	34	100%	36,931	100%	44,820	154	100%	2,321,144	100%	2,668,692	2,383	100%
1-unit, detached	258	93.1%	283	33	94.0%	26,613	72.1%	32,058	555	71.5%	1,531,612	66.0%	1,776,970	5,570	66.6%
1-unit attached	0	0.0%	0	9	0.0%	660	1.8%	1,343	248	3.0%	77,795	3.4%	114,444	1,603	4.3%
2 units	3	1.1%	0	9	0.0%	2,565	6.9%	2,162	315	4.8%	190,889	8.2%	173,245	2,406	6.5%
3 or 4 units	7	2.5%	13	11	4.3%	1,092	3.0%	1,347	257	3.0%	91,047	3.9%	99,396	1,649	3.7%
5 to 9 units	0	0.0%	1	2	0.3%	1,695	4.6%	2,360	358	5.3%	106,680	4.6%	130,296	1,841	4.9%
10 to 19 units	0	0.0%	0	9	0.0%	1,106	3.0%	1,744	301	3.9%	75,456	3.3%	91,393	1,747	3.4%
20 or more units	0	0.0%	0	9	0.0%	1,396	3.8%	2,203	319	4.9%	143,497	6.2%	188,319	1,991	7.1%
Mobile home	9	3.2%	4	4	1.3%	1,796	4.9%	1,603	162	3.6%	101,465	4.4%	94,013	1,358	3.5%
Boat, RV, van, etc.	0	0.0%	0	9	0.0%	8	0.0%	0	20	0.0%	2,703	0.1%	616	125	0.0%

Source: U.S. Census 2000 DP-4, 2013-2017 ACS 5-Yr Estimates, DP04

Table A-22: Occupancy Characteristics and Tenure, 2000 and 2010

	Town of Oakfield				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Total Housing Units	267	100%	278	100%	39,271	100%	43,910	100%	2,321,144	100%	2,624,358	100%
Occupied Units	252	94.4%	259	93.2%	36,931	94.0%	40,697	92.7%	2,084,544	89.8%	2,279,768	86.9%
Owner Occupied	220	87.3%	224	86.5%	26,940	72.9%	29,407	72.3%	1,426,361	68.4%	1,551,558	68.1%
Renter Occupied	32	12.7%	35	13.5%	9,991	27.1%	11,290	27.7%	658,183	31.6%	728,210	31.9%
Vacant Units	15	5.6%	19	6.8%	2,340	6.0%	3,213	7.3%	236,600	10.2%	344,590	13.1%

Source: U.S. Census 2000 and 2010, SF-1, DP-1

Table A-23: Vacancy Status, 2000

	Town of Oakfield		Fond du Lac County		Wisconsin	
	2000		2000		2000	
	No.	Percent	No.	Percent	No.	Percent
Vacant housing units	15	100%	2,340	100%	236,600	100%
For rent	1	6.7%	830	35.5%	38,714	16.4%
For sale only	3	20.0%	348	14.9%	17,172	7.3%
Rented or sold, not occupied	5	33.3%	193	8.2%	9,386	4.0%
For seasonal, recreational, or occasional use	2	13.3%	573	24.5%	142,313	60.1%
For migrant workers	0	0.0%	5	0.2%	205	0.1%
Other vacant	4	26.7%	391	16.7%	28,810	12.2%
Homeowner vacancy rate	-	1.3%	-	1.3%	-	1.2%
Rental vacancy rate	-	3.0%	-	7.7%	-	5.6%

Source: U.S. Census 2000, SF-1, DP-1 and H005; 2010

Table A-24: Vacancy Status 2010

	Town of Oakfield		Fond du Lac County		Wisconsin	
	2010		2010		2010	
	No.	Percent	No.	Percent	No.	Percent
Vacant housing units	19	100%	3,213	100%	344,590	100%
For rent	1	5.3%	997	31.0%	63,268	18.4%
Rented, not occupied	0	0.0%	65	2.0%	3,695	1.1%
For sale only	6	31.6%	592	18.4%	34,219	9.9%
Sold, not occupied	0	0.0%	94	2.9%	5,741	1.7%
For seasonal, recreational, or occasional use	4	21.1%	934	29.1%	193,046	56.0%
All other vacants	8	42.1%	531	16.5%	44,621	12.9%
Homeowner vacancy rate	-	2.6%	-	2.0%	-	2.2%
Rental vacancy rate	-	2.8%	-	8.1%	-	8.0%

Source: U.S. Census 2010, SF-1, DP-1

Table A-25: Owner Occupied Housing Value, 2000 and 2013-2017 ACS 5-Yr Estimate

	Town of Oakfield					Fond du Lac County					Wisconsin				
	2000		2013-2017 ACS 5-Yr Est			2000		2013-2017 ACS 5-Yr Est			2000		2013-2017 ACS 5-Yr Est		
	No.	%	Est.	MOE+/-	%	No.	%	Est.	MOE+/-	%	No.	%	Est.	MOE+/-	%
Less than \$50,000	12	9.0%	17	32	6.8%	781	3.5%	1,804	170	6.1%	73,450	6.5%	85,201	1,497	5.5%
\$50,000 to \$99,999	34	25.4%	15	10	6.0%	10,068	45.7%	5,201	360	17.7%	396,893	35.4%	219,653	2,691	14.1%
\$100,000 to \$149,999	51	38.1%	46	8	18.5%	6,904	31.4%	7,827	490	26.6%	343,993	30.6%	331,800	3,240	21.3%
\$150,000 to \$199,999	31	23.1%	56	22	22.5%	2,742	12.5%	5,983	316	20.3%	173,519	15.5%	315,939	3,233	20.3%
\$200,000 to \$299,999	6	4.5%	72	18	28.9%	1,137	5.2%	5,541	306	18.8%	95,163	8.5%	350,432	3,212	22.5%
\$300,000 to \$499,999	0	0.0%	40	20	16.1%	320	1.5%	2,363	194	8.0%	30,507	2.7%	192,366	1,903	12.3%
\$500,000 to \$999,999	0	0.0%	3	17	1.2%	46	0.2%	574	111	1.9%	7,353	0.7%	53,495	1,045	3.4%
\$1,000,000 or more	0	0.0%	0	4	0.0%	15	0.1%	173	82	0.6%	1,589	0.1%	10,422	452	0.7%
Total	134	100%	249	7	100%	22,013	100%	29,466	578	100%	1,122,467	100%	1,559,308	8,215	100%

Source: U.S. Census 2000, 2013-2017 ACS 5-Year Estimate, DP04

**Table A-26: Median Value of Owner Occupied Homes,
2000 and 2013-2017 ACS 5-Yr Estimate**

Jurisdiction	2000	2013-2017 ACS 5-Yr Est		Change 2000 to 2013-2017
	Number	Estimate	MOE+/-	
T. Oakfield	\$121,000	\$191,200	\$21,956	58.0%
T. Byron	\$126,000	\$214,500	\$11,482	70.2%
T. Eden	\$129,200	\$210,300	\$26,871	62.8%
T. Lamartine	\$124,300	\$190,800	\$11,249	53.5%
T. Waupun	\$128,700	\$210,700	\$18,568	63.7%
V. Eden	\$98,600	\$126,500	\$9,682	28.3%
V. Oakfield	\$115,100	\$161,500	\$19,270	40.3%
Fond du Lac County	\$101,000	\$149,400	\$2,500	47.9%
Wisconsin	\$112,200	\$169,300	\$427	50.9%

Source: U.S. Census 2000, SF-1, DP-4; 2013-2017 ACS 5-Year
Estimate, DP04

Table A-27: Household Type Characteristics, 2000 & 2010

		Total Households	Family Households				Non-Family Households			Households with Individuals 65+	Average Household Size
			Total Family Households	Married-couple Family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily Households	Householder Living Alone	Households Age 65+ Living Alone		
2000											
Town of Oakfield	#	252	203	189	7	7	49	42	20	51	3.04
	%	100.0%	80.6%	75.0%	2.8%	2.8%	19.4%	16.7%	7.9%	20.2%	(X)
Fond du Lac County	#	36,931	25,467	21,321	1,283	2,863	11,464	9,377	3,998	9,017	2.52
	%	100.0%	69.0%	57.7%	3.5%	7.8%	31.0%	25.4%	10.8%	24.4%	(X)
Wisconsin	#	2,084,544	1,386,815	1,108,597	77,918	200,300	697,729	557,875	207,206	479,787	2.50
	%	100.0%	66.5%	53.2%	3.7%	9.6%	33.5%	26.8%	9.9%	23.0%	(X)
		Total Households	Total Family Households	Husband-Wife Family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily Households	Householder Living Alone	Households Age 65+ Living Alone	Households with Individuals 65+	Average Household Size
2010											
Town of Oakfield	#	259	214	186	10	18	45	36	16	57	2.71
	%	100.0%	82.6%	71.8%	3.9%	6.9%	17.4%	13.9%	6.2%	22.0%	(X)
Fond du Lac County	#	40,697	26,994	21,770	1,766	3,458	13,703	11,231	4,590	10,483	2.41
	%	100.0%	66.3%	53.5%	4.3%	8.5%	33.7%	27.6%	11.3%	25.8%	(X)
Wisconsin	#	2,279,768	1,468,917	1,131,344	103,625	233,948	810,851	642,507	232,251	547,650	2.43
	%	100.0%	64.4%	49.6%	4.5%	10.3%	35.6%	28.2%	10.2%	24.0%	(X)

Source: U.S. Census 2000 & 2010, DP-1

Table A-28: Tenure by Size, 2000 and 2010

	Town of Oakfield				Fond du Lac County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1-person household	74	20.0%	75	19.1%	9,377	25.4%	11,231	27.6%	557,875	26.8%	642,507	28.2%
2-person household	118	31.9%	138	35.2%	12,999	35.2%	15,049	37.0%	721,452	34.6%	817,250	35.8%
3-person household	66	17.8%	63	16.1%	5,756	15.6%	6,005	14.8%	320,561	15.4%	339,536	14.9%
4-person household	78	21.1%	73	18.6%	5,329	14.4%	5,096	12.5%	290,716	13.9%	284,532	12.5%
5-person household	18	4.9%	22	5.6%	2,377	6.4%	2,209	5.4%	127,921	6.1%	124,387	5.5%
6-person household	12	3.2%	15	3.8%	763	2.1%	741	1.8%	42,270	2.0%	44,504	2.0%
7-or-more-person household	4	1.1%	6	1.5%	330	0.9%	366	0.9%	23,749	1.1%	27,052	1.2%
Total Households	370	100.0%	392	100.0%	36,931	100.0%	40,697	100.0%	2,084,544	100.0%	2,279,768	100.0%

Source: U.S. Census, 2000 and 2010, SF-1, H013

Table A-29: Households Paying a Disproportionate Amount of Their Income for Housing, 1999

	Town of Oakfield		Fond du Lac County		Wisconsin	
	Percent of HH Income		Percent of HH Income		Percent of HH Income	
	Number	Percent	Number	Percent	Number	Percent
Selected Monthly Owner Costs						
30% to 34%	5	3.7%	1,062	4.8%	64,892	5.8%
35% or more	16	11.9%	2,309	10.5%	135,075	12.0%
Gross Rent						
30% to 34%	0	0.0%	695	7.1%	44,573	6.9%
35% or more	2	7.4%	2,207	22.6%	162,669	25.4%

Source: U.S. Census, 2000, SF-3, DP04

Note: Households spending more than 30% of gross household income on home ownership costs or rent is considered not affordable.

Table A-30: Households Paying a Disproportionate Amount of Their Income for Housing, 2013-2017 ACS 5-Year Estimates

	Town of Oakfield				Fond du Lac County				Wisconsin			
	Percent of HH Income				Percent of HH Income				Percent of HH Income			
	Est.	MOE+/-	Percent	MOE+/-	Est.	MOE+/-	Percent	MOE+/-	Est.	MOE+/-	Percent	MOE+/-
Selected Monthly Owner Costs												
With a Mortgage												
30% to 34.9%	20	9	12.7%	6.0%	1,345	188	7.3%	1.0%	69,328	1,482	6.9%	0.1%
35% or more	30	15	19.1%	8.2%	2,974	244	16.2%	1.2%	188,102	2,292	18.7%	0.2%
Without a Mortgage												
30% to 34.9%	5	5	5.6%	5.2%	265	85	2.4%	0.8%	18,280	695	3.4%	0.1%
35% or more	16	10	17.8%	10.3%	1,085	195	9.9%	1.7%	59,545	1,202	10.9%	0.2%
Gross Rent												
30% to 34.9%	10	12	27.0%	30.0%	1,104	242	9.8%	2.0%	62,838	1,924	8.7%	0.3%
35% or more	9	8	24.3%	16.5%	3,737	340	33.3%	2.6%	267,298	2,951	37.0%	0.4%

Source: U.S. Census, 2013-2017 ACS 5-Year Estimates, DP04

Note: Households spending more than 30% of gross household income on home ownership costs or rent is considered not affordable.



APPENDIX B

PUBLIC PARTICIPATION PLAN

APPENDIX B: PUBLIC PARTICIPATION PLAN

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Resolution No. 291

**ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
FOR COMPREHENSIVE PLANNING FOR THE TOWN OF OAKFIELD**

WHEREAS, pursuant to Section 66.1001 of the Wisconsin Statutes, any program or action of a local governmental unit that affects land use, including but not limited to zoning, subdivision regulation and official mapping, shall be consistent with that local governmental unit's adopted comprehensive plan beginning January 1, 2010, and such plan must address the nine elements as required by Wisconsin Statutes Section 66.1001(2); and

WHEREAS, the Town of Oakfield has prepared the *Town of Oakfield Comprehensive Plan*, originally adopted in July, 2008, that will be amended to comply with the authority and procedures established by Section 66.1001 and Section 62.23 of the Wisconsin Statutes; and

WHEREAS, Section 66.1001(4)(a) of the Wisconsin Statutes requires that the Town Board adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation including open discussion, communication programs, information services and public meetings for which advance notice has been provided, and that such written procedures shall also provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the Town Board of the Town of Oakfield believes that regular, meaningful public involvement in the comprehensive planning process is important to assure that the resulting comprehensive plan reflects the desires and expectations of the public; and

WHEREAS, the Plan Commission has reviewed the *Public Participation Plan for Comprehensive Planning* and has recommended approval; and

WHEREAS, the attached Public Participation Plan developed for the *Town of Oakfield Year 2040 Comprehensive Plan Update* includes written procedures designed to foster public participation, ensure wide distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Oakfield hereby adopts the *Public Participation Plan for Comprehensive Planning* as its public participation procedures to fulfill the requirements of Wis. Stats. Section 66.1001 (4)(a).

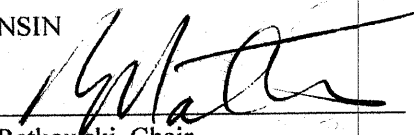
This resolution was adopted by the Town of Oakfield Board on the 11 th day of March, 2019:

TOWN BOARD OF THE TOWN OF OAKFIELD,
WISCONSIN

ATTEST:


Nicole Schauer, Clerk

By:


Russell Ratkowski, Chair

PUBLIC PARTICIPATION PLAN FOR COMPREHENSIVE PLANNING TOWN OF OAKFIELD, FOND DU LAC COUNTY, WI

INTRODUCTION

The Town of Oakfield recognizing the need for comprehensive planning in accordance with the Wisconsin “Comprehensive Planning” legislation has created a Comprehensive Plan consistent with Section 66.1001 of Wisconsin Statutes. Per the Wisconsin Statutes, the Town will provide updates to its comprehensive plan at a minimum of every ten (10) years. The Town Board or its appointed designee administers the Public Participation Plan.

In order to facilitate public knowledge and involvement in the Comprehensive Planning process the Town of Oakfield has prepared the following public participation plan. The plan was prepared in conformance with Section 66.1001(4)(a) of Wisconsin Statutes which states: “The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

GOALS OF PUBLIC PARTICIPATION PLAN

The major goals of the public participation plan are as follows:

- Provide a range of opportunities and venues for the residents of the Town of Oakfield to participate in the Comprehensive Planning Process.
- Meet the standards set forth in Section 66.1001(4)(a), Wisconsin Statutes.
- Establish a formalized and recorded framework for public participation.
- Work with the Town of Oakfield Board of Supervisors or its appointed designee and the Town Plan Commission to create a thorough plan that can implement the goals and vision of the Town.

PUBLIC PARTICIPATION STRATEGY AND METHODS

An update of all factual information contained within the existing Town of Oakfield Comprehensive Plan will be completed and shared with community leaders and the general public to ensure that the updated comprehensive plan is current and well-connected to short and long term trends and challenges. Public participation and engagement will be generally sought in three basic forms:

- 1) Traditional, yet well publicized, public comment opportunities will be provided at regular Plan Commission meetings during the process, and;

- 2) The use of a short on-line (web-based) and hard copy survey that will be prepared and promoted so that the Town's citizens and businesses can share their insights on issues of interest as they pertain to comprehensive planning topics. The survey will be available and promoted for several months and will be summarized for use by the Plan Commission during the development of the Comprehensive Plan.
- 3) At the end of the comprehensive planning process, a single public informational meeting will be held to provide the community an opportunity to ask questions and comment on the draft comprehensive plan amendment. The public participation strategy provides a timeline, outlines notification methods and identifies how to submit written comments.

Timeline

The project timeline is project specific. It provides an approximate timeframe and a description of the key events and opportunities for public participation. The project will initiate on January 1, 2019 and be completed over a 15 month period ending with delivery of the final documents by May, 2020 as shown in Figure 1.

Figure 1 – Tasks & Timeframes for Town of Oakfield Comprehensive Plan Update

Phase	Timeframe (Approximate)	Description/Key Events
Organization	Jan.-Feb., 2019	<ul style="list-style-type: none"> • Creation & Adoption of Public Participation Plan • Establishment of Comprehensive Plan Update Webpage • Appoint Ad Hoc Members to Plan Commission • Prepare Prelim. Demographic Info
Plan Kickoff Meeting & Visioning	Jan.-May, 2019	<ul style="list-style-type: none"> • Kickoff Meeting with the Town Plan Commission <ul style="list-style-type: none"> ▪ Present Prelim. Demographic Info ▪ SWOT Analysis with Plan Commission ▪ Development/implementation of on-line survey
Inventory/Analysis & Issue Identification/Vision & Goal Development	Jan. – Aug., 2019	<ul style="list-style-type: none"> • Update inventory of the physical, social, and economic resources of the Town • Development of background maps • Meet with Town Plan Commission (3 meetings) <ul style="list-style-type: none"> ▪ Identify and prioritize issues (needs) and opportunities ▪ Develop Vision Statements & Plan Goals
Plan Alternative, Strategies & Recommendations	Sept.-Oct., 2019	<ul style="list-style-type: none"> • Develop Plan draft strategies and recommendations • Develop draft land use plan map • Meet with Town Plan Commission to review draft strategies, recommendations and land use plan map

Plan Implementation	Nov., 2019 – Jan., 2020	<ul style="list-style-type: none"> • Develop final plan, strategies and recommendations • Develop final future land use map • Meet with Town Plan Commission to Approve draft plan for Public Review
Plan Review, Public Hearing & Adoption	Feb. - April, 2020	<ul style="list-style-type: none"> • Develop press release • Publish 30 day public notice • Hold Public Hearing / Town Plan Commission recommendation of comprehensive plan amendment • Town Board adoption of plan update (amendment) by ordinance
Plan Printing & Distribution Activities	May, 2020	<ul style="list-style-type: none"> • Plan printing and delivery

Program Oversight

The Town Board or its appointed designee shall work with the Plan Commission to develop a comprehensive plan and/or update to the existing comprehensive plan. Local residents and interested parties are encouraged to attend and provide input at Plan Commission meetings throughout the comprehensive planning process. Once the draft plan is complete, the Plan Commission shall recommend adoption of the plan to the Town Board.

Notification Methods

All meetings on the comprehensive plan and/or amendment shall be open to the public and the Town of Oakfield shall post a notice of all meetings in accordance with Chapter 985.02(2) of the Wisconsin Statutes. A meeting agenda shall, at a minimum, be posted at the Town Hall, N3349 Oak Center Rd Oakfield WI 56065, and on the Town of Oakfield website at <http://townofoakfield.org>. Press releases will be provided at key points in the planning process to the Fond du Lac Reporter. Notice of the comprehensive planning process will be sent to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract non-metallic mineral resources in or on a property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan and/or amendment (Chapter 66.1001 (4)(a) of the Wisconsin State Statutes). Notification to these individuals will be sent at the beginning of the process and during public comment and review prior to the plan adoption.

Written Comments

Written comments will be collected both electronically and on paper throughout the comprehensive planning process. Electronic comments should be emailed to the Town of Oakfield Clerk at townoakfield.wi.clerk@gmail.com. Written comments should be directed to the Town Clerk at W8965 Oak Center Rd Oakfield WI 56065. Copies of the comments will be routed to the Town of Oakfield Plan Commission, Town of Oakfield Chairman and project consultant. The Town Clerk will respond to the written comments by acknowledging receipt of the document and

that the comments have been shared with those noted above for consideration in the final plan and/or amendment.

Website and Technology

The planning process will utilize a website page created by the ECWRPC and linked to the existing Town of Oakfield website www.townofoakfield.org. The Town of Oakfield Comprehensive Plan Update website page will contain all documents and maps produced as part of the comprehensive planning process. The website will contain all documents and maps produced as part of the Comprehensive Planning process and will be updated periodically to reflect new draft plan materials. The website will also contain meeting notices a calendar of comprehensive plan events as deemed appropriate.

PLAN ADOPTION PROCEDURES

A draft plan and/or amendments, when complete, shall be available at the Oakfield Public Library¹, the Town Hall and on the Town of Oakfield's website. At least 30 days before the public hearing, written notice of when and where the comprehensive plan and/or amendment can be inspected and how a copy of the plan and/ or amendment can be obtained shall be sent to all of the following as specified in Chapter 66.1001(4) of the Wisconsin Statutes:

- An operator who has registered, obtained, made application for or received a permit for a non-metallic mining deposit;
- Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing; and,
- A political subdivision shall maintain a list of persons who submit a written request to receive notice of any proposed ordinance, for the adoption of a comprehensive plan or amendment that affects the allowable use of the property owned by the person. Written notice and the proposed ordinance shall be provided, either by mail or in any reasonable form that is agreed to by the person and the political subdivision. The political subdivision may charge each person on the list who receives a notice a fee that does not exceed the approximate cost of providing the notice to the person.
- Additionally, written notice shall be sent to every governmental body that is located in whole or part within the boundaries of the Town of Oakfield and the clerk of every local governmental unit that is adjacent to the Town of Oakfield.

The Town will publish a class one notice at least 30 days prior to the public hearing. The notice shall include the date, time, and place of the public hearing; a summary, which may include a map, of the comprehensive plan or amendment to such a plan; the name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance; information relating to where and when the comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

¹ Minor amendments shall be available at the Town Hall and on the Town of Oakfield's website only.

The Town of Oakfield Plan Commission will adopt a resolution to recommend the draft plan and/or amendment to the Town Board, after the public hearing. A public hearing will be held in accordance with Wisconsin Statutes 66.1001(4)(d) prior to Town Board approval of the comprehensive plan and/or amendment. Subsequent to the public hearing and on the recommendation from the Plan Commission, the Town Board shall enact an ordinance adopting the Town of Oakfield Comprehensive Plan and/or amendment. The Town of Oakfield shall send one copy of the adopted comprehensive plan, or an amendment of the plan to all of the following: every governmental body that is located in whole or part within the boundaries of the Town of Oakfield, the clerk of every local governmental unit that is adjacent to the Town of Oakfield, the Wisconsin Department of Administration, East Central Wisconsin Regional Planning Commission and the local public libraries serving the Town of Oakfield.



APPENDIX C

VISIONING

APPENDIX C: VISIONING

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TOWN OF OAKFIELD COMPREHENSIVE PLAN UPDATE CITIZEN'S OPINION SURVEY

INTRODUCTION

A questionnaire was developed for the Town of Oakfield to gather opinions from residents and landowners on various issues. This information will provide some direction to the Plan Commission regarding land use and development issues. Questionnaires were sent out to all landowners in the community. To encourage participation, a self-addressed stamped envelope was provided. Surveys were also available on-line. 335 questionnaires were mailed, and three were returned unopened. A total of 145 surveys were completed for a response rate of 43.7 percent.

The questionnaire contained 16 questions; three were open ended in which written input was solicited. Some respondents did not answer all questions, while others added comments in the margin.

At the end of this summary is a listing of the responses received.

SUMMARY OF FINDINGS

General Information

- Fifty-seven percent (56.6%) of the respondents indicated that they have lived in, or owned land in the Town for 20 years or more.
- Thirty-eight percent (38.0%) of the respondents were between the ages of 55 and 66. There were no respondents under the age of 24.
- Twenty percent (20.3%) of the respondents work in the Town of Oakfield, and another twenty percent (20.3%) are retired. Thirty-five percent (35.2%) worked elsewhere.
- Seventy-seven (76.6%) of respondents walk for recreation/enjoyment within the Town.

Why People Live Here

The top reasons that respondents choose to live or own property in the Town are:

- Quiet or peaceful (30 respondents)
- Country/country living (20 respondents)
- Schools (17 respondents)

- Nice people or neighbors (12 respondents)
- Friendly (11 respondents)
- Rural Area / Atmosphere / Living (11 respondents)

Problems and Concerns

The top problems or concerns that respondents feel needs immediate attention are:

- Roads (condition / maintenance) (26 respondents)
- High taxes (15 respondents)
- None / NA (13 respondents)
- Internet access / lack of high speed / expensive (8 responses)
- No garbage pickup / program / no recycling pickup (7 responses)
- Ditches / drainage issues / culverts (7 responses)
- Town Board / Diversity / Local Government (7 responses)

Protection of the Town's Agricultural and Natural Resources

- Half (49.7%) of respondents strongly agree that the Town should continue to protect agricultural lands.
- Fifty-Five percent (54.6%) of participants feel that the Town should regulate land uses that adversely impact groundwater and drinking water quality.
- Forty (40.4%) percent of respondents feel that the Town should provide information and education only in terms of groundwater quality and drinking water quality.
- Fifty (50.4%) percent of participants feel that the Town should regulate land uses that adversely impact surface water quality.
- Forty-three (43.3%) percent feel that the Town should provide information and education only in terms of protecting surface water quality.
- Fifty-eight percent (57.5%) feel that current regulatory protections are adequate to protect the Niagara Escarpment and its associated viewshed.

Future Development

- Forty-nine percent (49.3%) of respondents feel that there is about the right amount of non-agricultural residential development in the Town.
- Forty-one percent (40.7%) feel that more home-based businesses should be allowed, with minimal regulation / restrictions.

- Twenty-nine percent (28.6%) had not opinion regarding home-based businesses.

Transportation Accessibility

- Ninety-four percent (93.6%) of respondents have no issues accessing transportation for work, school, medical services or other daily life.

Recreation / Enjoyment

Top activities that respondents participate in for recreation / enjoyment in the Town include:

- Walking (76.6%)
- Biking (47.5%)
- Hunting (46.1%)
- Birdwatching (46.1%)
- ATV (30.5%)
- Fishing (17.7%)
- Snowmobiling (17.0%)

Bicycle and Pedestrian Facilities

- Seventy-one percent (71.6%) feel that there is a sufficient amount of safe bicycle and pedestrian trails, paths or designated routes within the Town to meet their needs.

Legacy Areas

Top legacy areas that the Town should focus on includes:

- Clean, safe drinking water (66.4%)
- Protecting rural lands (56.4%)
- Nurturing a healthy environment (41.4%)
- Safe and prepared community (29.3%)
- Quality, responsive Town services (25.0%)
- Vibrant sustainable economy (24.3%)

Comments

Fifty-four respondents provided comments on the open ended question at the end of the questionnaire. While people's comments varied, certain topics did emerge as concerns by more than one person. Some of these topics include:

No comments (6 responses)
Road ditch maintenance (5 responses)
ATV's/UTV's (5 responses)
Road maintenance (3 responses)

1. How long have you resided in, or owned land within, the Town of Oakfield?

Answer Choices	Percent	Number
0-5 years	8.4%	12
6-10 years	8.4%	12
11-19 years	14.0%	20
20+ years	56.6%	81
Own land, but do not live in the Town	12.6%	18
Work in the Town but do not live or own property in the Town	0.0%	0
Answered		143
Skipped		2

Comments:

Own land, but do not live in the Town.
50+ years

Number
5
1

2. What is your age range?

Answer Choices	Percent	Number
less than 18	0.0%	0
18 to 23	0.0%	0
24 to 42	14.8%	21
43 to 54	14.8%	21
55 to 66	38.0%	54
67 to 73	18.3%	26
74 or more	14.1%	20
Answered		142
Skipped		3

Comments:

74 or more

3. What community do you work in?

Answer Choices	Percent	Number
Town of Oakfield	20.3%	28
Village of Oakfield	1.5%	2
City of Waupun	3.6%	5
Town of Fond du Lac	1.5%	2
City of Fond du Lac	19.6%	27
Other (please specify)	53.6%	74
Answered		138
Skipped		7

3. What community do you work in? (Continued)

Other (please specify)	Percent	Number
Retired	35.9%	28
City of Fond du Lac	5.1%	4
City of Mayville	3.8%	3
City of Muskego	2.6%	2
Dodge County	2.6%	2
All over the state	2.6%	2
City of Oshkosh	2.6%	2
Lomira	2.6%	2
Town of Waupun	2.6%	2
Don't work	1.3%	1
Alto	1.3%	1
Burnett	1.3%	1
Byron	1.3%	1
City of Sheboygan	1.3%	1
Dane County	1.3%	1
Milwaukee County	1.3%	1
Milwaukee	1.3%	1
Drive Truck	1.3%	1
Dude County	1.3%	1
Town of Leroy	1.3%	1
Hartford	1.3%	1
Lamartine	1.3%	1
Town/Village of Oakfield	1.3%	1
Neighboring 5 counties	1.3%	1
Out of state	1.3%	1
Plymouth	1.3%	1
Ripon	1.3%	1
Self Employed	1.3%	1
Sheboygan Falls	1.3%	1
Taycheedah	1.3%	1
Town of Fond du Lac	1.3%	1
Town of Addison	1.3%	1
Town of Leroy	1.3%	1
Town of Oakfield	1.3%	1
Town of Rosendale	1.3%	1
Town of Springwater	1.3%	1
Variety	1.3%	1
Village of Oakfield	1.3%	1
Washington County	1.3%	1

3. What community do you work in? (Continued)

Other (please specify)	Percent	Number
Kiel	1.3%	1
Answered		78

Note: Some responses had multiple answers.

Comments:

Town of Fond du Lac

4. Please provide two or three words which describe the primary reason(s) that you choose to live or own property in the Town of Oakfield (i.e., “what’s good about living here?”).

Response	Number
Quiet / Peaceful	30
Country / Country Living	20
Schools	17
Nice People / Neighbors	12
Friendly	11
Rural Area / Atmosphere / Living	11
Agriculture/land/production/farming	10
Birds / Nature / Wildlife	10
Born / raised here	10
Location	10
Hunting	9
Small Town Living	9
Family	8
Low crime rate / Safety	8
Affordable/low/reasonable Taxes	7
Family Farm	6
Privacy	6
Limited/no neighbors/ low density	6
Niagara Escarpment	5
Highway Access	5
Community	5
Beautiful landscape / Natural Beauty	5
Proximity to Fond du Lac	4
Investment	4
Church/proximity to churches	3
Recreation	3
Clean / Clean Living	3
Nice Area / Country	2
Horicon Marsh	2
Affordable Land	1

4. Please provide two or three words which describe the primary reason(s) that you choose to live or own property in the Town of Oakfield (i.e., “what’s good about living here?”). (Continued)

Response	Number
Proximity to medical, restaurant, church	1
Fondy	1
Business	1
Proximity to larger area	1
Inclusive community	1
Land with trees	1
Parks	1
Moved here 1939	1
My great-great grandparents homesteaded here.	1
Natural Beauty	1
Opportunity of shop	1
Outstanding property	1
Place to live	1
Reasonable living years ago	1
Simple Living	1
Space	1
ATV	1
Family Property	1
Quality of Life	1
Great Town	1
Land Preservation (Farmland)	1
Large Lot	1
Library	1
Friends	1
Mellow area	1
Remote	1
Semi Rural Close to Nature/Trails	1
Acreage	1
Adequate services	1
No city noise	1
Not over regulated with rules	1
Oakfield Alumni Class '88	1
Simple	1
Town has worked with me on property tax issues	1
View	1
Water & air quality	1
Workplace is here	1
Free from government ,laws, codes, zones	1
Fresh air	1

- 4. Please provide two or three words which describe the primary reason(s) that you choose to live or own property in the Town of Oakfield (i.e., “what’s good about living here?”). (Continued)**

Response	Number
Wild Goose Trail	1
No Subdivisions	1
Raising kids	1
Semi Rural Close to Nature/Trails	1
Stewardship	1
Teach kids the work ethic	1
Town is willing to allow me to develop my land near the Village of Oakfield	1
Trees	1
Walks on own property	1
It ain't	1
Plan to build on my trees	1
Corp town board	1
Here	1

- 5. Please provide two or three words that describe problems or concerns within the Town of Oakfield that you feel should be given immediate attention (i.e., “what’s not so good about living here?”).**

Response	Number
Roads/Condition/maintenance	26
High taxes	15
None / NA	13
Internet access / lack of high speed/expensive	8
No Garbage Pickup / Program / No Recycling pickup	7
Ditches / drainage issues / culverts	7
Town Board / Diversity / Local Government	7
Liquid Manure / Factory Farm Pollution	5
Snowplowing (1 response regarding Oak Center)	4
Poor cable / cable tv / lack of	3
Property maintenance	3
Surface & groundwater quality	3
Right-of-way upkeep / mowing	2
DNR control of land	2
Road signs poor	2
No grocery store	2
Junkyards / TC Junkyard	2

5. Please provide two or three words that describe problems or concerns within the Town of Oakfield that you feel should be given immediate attention (i.e., “what’s not so good about living here?”). (Continued)

Response	Number
Wind Turbines	2
Quarries	2
Anti Ag Citizens	1
Weather	1
Small Community	1
Can't build a house on family farm @preferred location due to "township rules"	1
Drugs at school	1
Enforcement of invasive weeds	1
Environmental issues/water quality	1
Trash burning, not brush or leaves	1
Future safety - Opioid problem	1
High taxes - school	1
Home Based Businesses	1
Large Farms	1
More democracy	1
Need to focus on wild parsnip removal (too much parsnip)	1
Needs to work with Village on development planning	1
No stores	1
No tornado siren	1
Expensive TV service	1
Rules about building	1
Rural property owners living/co-existing (farm vs. non-	1
Drinking water quality / polluted wells	1
School/Town Village Boards	1
Semi truck traffic on Breakneck Hill	1
Sink holes & run off	1
Spending	1
Too much deer	1
Too much urban development	1
Traffic	1
Trespassing	1
Water Dispersal	1
Worried about new building getting too close	1
Canning Co. spraying	1
Drivers speeding on town roads	1

5. Please provide two or three words that describe problems or concerns within the Town of Oakfield that you feel should be given immediate attention (i.e., “what’s not so good about living here?”). (Continued)

Response	Number
Loss of small farms	1
Hard to get to know new neighbors	1
Lack of diversity	1
Like this survey which cause more problems and concerns	1
Trash, cigarette butts, too much use of the DNR area on north side of Breakneck Rd	1
Need Fixing	1
New Homes	1
No alternate entertainment	1
Not much local businesses	1
Protect Farmers Rights	1
Threats to ecosystem (wetlands)	1
Town should embrace potential annexation to Village	1
Urban encroachment	1
vandalism	1
Too conservative	1
Too much building increases this problem	1
Bike trail needs maintenance	1
Dug Out Reworked	1
Focus more on farming community than a residential community	1
Industrialized farm practices	1
School Dollars Stolen	1
School System	1
Unleashed Dogs	1

6. Should the Town continue to protect agricultural lands?

Answer Choices	Percent	Number
Strongly Agree	49.7%	70
Agree	29.1%	41
Neither Agree or Disagree (no opinion)	16.3%	23
Disagree	3.6%	5
Strongly Disagree	1.4%	2
Answered		141
Skipped		4

Comments:

No subdivisions

7. What involvement should the Town of Oakfield have in the quality of groundwater quality and drinking water?

Answer Choices	Percent	Number
No Involvement	1.4%	2
Provide information and education only	40.4%	57
Regulate land uses that adversely impact water quality	54.6%	77
No opinion	3.6%	5
Answered		141
Skipped		4

Comments:

Someone needs to monitor due to the ledge
Only if fair to the land owner

8. What should the Town of Oakfield do to protect surface water quality?

Answer Choices	Percent	Number
No Involvement	2.8%	4
Provide information and education only	43.3%	61
Regulate land uses that adversely impact water quality	50.4%	71
No opinion	3.6%	5
Answered		141
Skipped		4

Comments:

Minimal regulation
No liquid manure

9. Should the Town continue to protect the Niagara Escarpment (the Ledge) and its associated view shed from development?

Answer Choices	Percent	Number
Yes, current regulatory protections are adequate	57.5%	81
Yes, more permanent protection needed	27.0%	38
No	7.8%	11
No opinion	7.8%	11
Answered		141
Skipped		4

Comments

Yes, more permanent protection needed. Not 100% sure of current protection.
Yes, more permanent protection needed.

10. What do you think about single-family, residential development (non-agricultural related) in the Town of Oakfield?

Answer Choices	Percent	Number
The Town already has too much non-agricultural residential development.	17.6%	25
The amount of non-agricultural residential development is about right.	49.3%	70
More non-agricultural residential development should be allowed in the future.	23.9%	34
No opinion.	9.2%	13
Answered		142
Skipped		3

Comments:

If they want to live here, let them. They pay taxes.

No subdivisions, single family dwellings

11. What is your opinion on “home-based businesses” within the Town of Oakfield?

Answer Choices	Percent	Number
The Town already has too many home-based businesses.	2.9%	4
The amount of home-based business development is about right.	25.0%	35
More home-based businesses should be allowed, with minimal regulation/ restrictions.	40.7%	57
More home-based businesses should be allowed, with stricter regulations/restrictions.	2.9%	4
No opinion.	28.6%	40
Answered		140
Skipped		5

12. Do you have issues accessing transportation in order to go to work, school, access medical services, or for other daily life needs?

Answer Choices	Percent	Number
No	93.6%	132
Yes	2.8%	4
Sometimes	3.6%	5
Answered		141
Skipped		4

13. What activities do you partake in for recreation/enjoyment within the Town?

Answer Choices	Percent	Number
Walk	76.6%	108
Bike	47.5%	67
Hunt	46.1%	65
Snowmobile	17.0%	24
Bird Watching	46.1%	65
ATV	30.5%	43
Fish	17.7%	25
Other (please specify)	19.2%	27
Answered		141
Skipped		4

Other (please specify)	Number
None	11
ATV (Outside of Town)	2
Cross Country Ski	2
Watch wildlife/migratory birds	2
Horseback Riding	2
Sunset Watching	1
All	1
School Activities	1
Kayaking	1
Attend Rock River baseball games	1
Car shows	1
Old car & truck	1
Gardening	1
Viewing the ledge	1
Motorcycle	1

14. Are there sufficient safe bicycle and pedestrian trails, paths, and/or designated routes within the Town to meet your needs for recreation, exercise or daily transportation?

Answer Choices	Percent	Number
Yes	70.6%	101
No	11.2%	16
No opinion	18.2%	26
Answered		143
Skipped		2

Comments:

More biking

15. Please select no more than three of the below listed “legacy areas” that you would like the Town to focus on in the future:

Answer Choices	Percent	Number
Clean, Safe Drinking Water	66.4%	93
Protecting Rural Lands	56.4%	79
Nurturing a Healthy Environment	41.4%	58
Vibrant Sustainable Economy	24.3%	34
Mobility & Connectivity Options	14.3%	20
Access to Quality of Life Amenities	10.0%	14
Quality, Responsive Town Services	25.0%	35
Equity & Social Justice	7.1%	10
Safe & Prepared Community	29.3%	41
Answered		140
Skipped		5

Comments:

Don't give it to the DNR - they don't pay taxes

Next to Mobility & Connectivity Response: Charter

16. Is there anything else you would like to tell us?

Responses
The property at N4354 County Rd D has a home based business (auto repair) and it looks like a salvage yard.
Explore ways to deal with and control invasive plants. Control deer population - reduce population of deer.
Encourage involvement in Town gov't by Town residents/more community involvement. The Town Board should listen to the concerns of all residents, including farmers (the original backbone of the Town of Oakfield.)
Post roads for ATV use. Clip the road sides more often.
Town of Oakfield: "We are living the dream"
From the minute I viewed my future property I was excited! Still am after 35 years.
No
Leave things as they are. Put somebody that knows how to take care of equipment fix & take care of it in charge. Plow snow & salt & sand roads more often. Cut road sides more often. Get rid of current town officials, spend too much money. Keep to current laws & ordinances as they are; spend no more money on it. People should be given a written response to this survey because a lot of us don't have a computer or cell phone.
Allow ATV and UTV on town roads, and let the property owner be free from Government...
No
No
The soil depth in the Niagara Escarpment area doesn't retain dairy slurry adequately and promotes run off. The quality of the Horicon Marsh and ground water (well contamination) is of concern!
I am not a resident of Town of Oakfield
Do a better job of cut ditch & brush
No
If Byron can afford garbage pick up, why can't the town of Oakfield?
DNR owns too much land in the township.
Garbage pickup would be nice. Better internet options would be nice. i.e.: charter or cable
Gov't agencies should help in enforcing and paying for invasive weed control.
This is America - do not stifle small business, we need it. Keep regulation to a minimum. Keep this a free country and not bound up by government.
The roads need to be better maintained. Need to maintain roadsides & better snow plowing on a timely basis. The Town Board is trying to micro-manage farms & businesses.
This is a farming community lets keep it that way!!!
I feel the town should have ATV trails in the township. It's a good place to live.
Remember where your food comes from. It isn't Walmart!!
No
Road signs need to be updated. Cannot read them due to fading - should have stuck with the old embossed ones - at least they could be painted to touch them up. Also if you own land whether it is one acre or 1000 acres you should be able to do with the land what you want to - build a house - shop, etc.
I think manure application is ok when done right. Right time of year and worked in to minimize run off. Highly productive farm land should not be used for DNR or public land highly erodible would be better choice or wet land.

16. Is there anything else you would like to tell us? (Continued)

Responses
Need better enforcement of nuisance ordinance
Keep roads in best shape possible.
The DNR area on the north side of Breakneck Road has problems with trash, parties, fire hazard, and over parking on the road at times. I suggest "No Parking on the road" signs be put up. Also ask the DNR to install signs "No Smoking Materials Beyond this Point" in the parking lot.
The town no longer patches pot holes. The town no longer trims trees in right of way. The town doesn't spray weeds anymore.
PS - some road signs can't be read anymore. Need replacing.
More home based business is needed and more homes for people to work elsewhere.
It would be nice to have town board with so comin sense.
For the most part, the Town of Oakfield does things the right way.
I think our township is fine. We have been in the township for forty yrs and were satisfied, we choose to live in the country, we have to live with it.
Land owners should be able to build what they want, on their land.
We need 4-wheeling trails in this area. We pay registration fees and do not have access to trails, even if just winter months would be nice. Lake Winnebago is only area and that is not always safe. The Wild Goose Trail in certain months would be a nice start.
Continue on focusing on the ledge. Protect the importance of its position of focusing area used thousands of years ago and so much more.
Would like to see this area remain as rural as possible with access to outdoor recreation - trails, nature areas
I appreciate the opportunity to participate in the survey
Small cedar trees in ditches should be cut down before they become too large and block view, limit snow removal, etc. Run off from farms is concerning.
The center of area development, both residential and commercial, is the Village of Oakfield. Future planning should limit this development in areas distant from the Village and encourage this development near the Village limits in anticipation of and cooperation with Village expansion and development in anticipation of what is likely to occur in the next TWENTY years.
Explore options for high speed internet for community. More social functions(town potluck social, etc).
No
Please work with the county to open the Wild Goose State Trail to ATVs in the winter time (like it has been in Dodge County for many years.) This would provide residents an opportunity to use the trail from Fond du Lac to south of Juneau, much like the Eisenbahn State Trail connects Eden to south of West Bend and is open to ATVs in the winter. This way the trail can be used in the winter time whether there is snow on the ground or not.
Property tax too high!
Keep hearing how are going to get the house's that have yards looking like junk yards clean up nothing ever happens except neighbors property values go down

Town of Oakfield

Fond du Lac County, WI

Dear Citizens and Landowners of the Town of Oakfield:

In 2019, the Town Board chose to prepare an update to its advisory Comprehensive Plan as is statutorily required in order to proactively manage land use and land use change within the Town. This plan, once completed, will provide the Town with a general idea of if, and how, the Town should look, feel and function with respect to development and land use over the next twenty years.

The Comprehensive Plan will contain a future land use map, vision statements, goals, and measurable objectives for the Town to achieve over the next twenty years. The plan will also identify various strategies, implementation tools, tasks, and activities for use by the Town Board, Committees, local organizations, and citizens to achieve the 20-year vision. Ideally, once the land use plan is complete, the Town will examine existing and potential regulations which affect land use in order to ensure that the plan's vision is realized.

The Comprehensive Plan is being prepared under contract with the East Central Wisconsin Regional Planning Commission with the assistance of the Town's Plan Commission. **One of the first tasks is to gauge the opinions and values of all Town residents and landowners on various land use issues.**

The survey is intended to measure the general feelings of the community on various issues and provide the Plan Commission with some direction with regards to implementation details. Please understand that this survey is looking at **land use** issues, not **zoning** issues. Any changes to local or county ordinances, such as zoning, will occur only after the land use plan is completed. Any changes to ordinances will also require a separate public review process.

The Plan Commission therefore requests that you complete the anonymous survey in one of two ways. Either in paper form using the pre-addressed stamped envelope, or preferably, using the on-line version which can be found here:
<https://www.surveymonkey.com/r/TOakfieldSurvey>



Scan Me

Regardless of method, please complete the survey and return it no later than May 31, 2019.

If you have any questions regarding the survey or the Comprehensive Plan Update project, please feel free to contact the Town's consultant, Kathy Thunes from East Central Planning at (920) 751-4770 / e-mail: kthunes@ecwrpc.org. You can also contact the Town Chair or any of the Plan Commission members. Additional information about the project and contact information for Town officials can also be found on the Town's website, www.townofoakfield.org.

Thank you for your participation and cooperation,

- Town of Oakfield Town Board

**Town of Oakfield Comprehensive Plan Update
Citizen's Opinion Survey**

1) How long have you resided in, or owned land within, the Town of Oakfield? (Choose one response)

- a) ____ 0-5 years
- b) ____ 6-10 years
- c) ____ 11-19 years
- d) ____ 20+ years
- e) ____ Own land, but do not live in the Town
- f) ____ Work in the Town but do not live or own property in the Town

2) What is your age range? (Choose one response)

- a) ____ less than 18
- b) ____ 18 to 23
- c) ____ 24 to 42
- d) ____ 43 to 54
- e) ____ 55 to 66
- f) ____ 67 to 73
- g) ____ 74 or more

3) What community do you work in? (Choose one response)

- a) ____ Town of Oakfield
- b) ____ Village of Oakfield
- c) ____ City of Waupun
- d) ____ Town of Fond du Lac
- e) ____ City of Fond du Lac
- f) Other (please list): _____

4) Please provide two or three words which describe the primary reason(s) that you choose to live or own property in the Town of Oakfield (i.e., "what's good about living here?").

- a) _____
- b) _____
- c) _____

5) Please provide two or three words that describe problems or concerns within the Town of Oakfield that you feel should be given immediate attention (i.e., "what's not so good about living here?").

- a) _____
- b) _____
- c) _____

- 6) Should the Town continue to protect agricultural lands?** (Choose one response)
- a) ☐ Strongly Agree
 - b) ☐ Agree
 - c) ☐ Neither Agree or Disagree (no opinion)
 - d) ☐ Disagree
 - e) ☐ Strongly Disagree
- 7) What involvement should the Town of Oakfield have in the quality of groundwater quality and drinking water?** (Choose one response)
- a) ☐ No Involvement
 - b) ☐ Provide information and education only
 - c) ☐ Regulate land uses that adversely impact water quality
 - d) ☐ No opinion
- 8) What should the Town of Oakfield do to protect surface water quality?** (Choose one response)
- a) ☐ No Involvement
 - b) ☐ Provide information and education only
 - c) ☐ Regulate land uses that adversely impact water quality
 - d) ☐ No opinion
- 9) Should the Town continue to protect the Niagara Escarpment (the Ledge) and its associated view shed from development?** (Choose one response)
- a) ☐ Yes, current regulatory protections are adequate
 - b) ☐ Yes, more permanent protection needed
 - c) ☐ No
 - d) ☐ No opinion
- 10) What do you think about single-family, residential development (non-agricultural related) in the Town of Oakfield?** (Choose one response)
- a) ☐ The Town already has too much non-agricultural residential development.
 - b) ☐ The amount of non-agricultural residential development is about right.
 - c) ☐ More non-agricultural residential development should be allowed in the future.
 - d) ☐ No opinion.
- 11) What is your opinion on “home-based businesses” within the Town of Oakfield?** (Choose one response)
- a) ☐ The Town already has too many home-based businesses.
 - b) ☐ The amount of home-based business development is about right.
 - c) ☐ More home-based businesses should be allowed, with minimal regulation/ restrictions.
 - d) ☐ More home-based businesses should be allowed, with stricter regulations/restrictions.
 - e) ☐ No opinion.
- 12) Do you have issues accessing transportation in order to go to work, school, access medical services, or for other daily life needs?** (Choose one response)
- a) ☐ No
 - b) ☐ Yes
 - c) ☐ Sometimes

13) What activities do you partake in for recreation/enjoyment within the Town? (Check all that apply)

- a) ☐ Walk
- b) ☐ Bike
- c) ☐ Hunt
- d) ☐ Snowmobile
- e) ☐ Bird Watching
- f) ☐ ATV
- g) ☐ Fish
- h) ☐ Other _____

14) Are there sufficient safe bicycle and pedestrian trails, paths, and/or designated routes within the Town to meet your needs for recreation, exercise or daily transportation? (Choose one response)

- a) ☐ Yes
- b) ☐ No
- c) ☐ No opinion

15) Please select no more than three of the below listed “legacy areas” that you would like the Town to focus on in the future:

- a) ☐ Clean, Safe Drinking Water
- b) ☐ Protecting Rural Lands
- c) ☐ Nurturing a Healthy Environment
- d) ☐ Vibrant Sustainable Economy
- e) ☐ Mobility & Connectivity Options
- f) ☐ Access to Quality of Life Amenities
- g) ☐ Quality, Responsive Town Services
- h) ☐ Equity & Social Justice
- i) ☐ Safe & Prepared Community

16) Is there anything else you would like to tell us?

THANK YOU FOR YOUR COMMENTS AND OPINIONS! PLEASE CHECK THE TOWN'S WEBSITE LATE THIS SUMMER FOR A SUMMARY OF THE SURVEY RESULTS.



APPENDIX D

MEETINGS

APPENDIX D: MEETINGS

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Town of Oakfield, Fond du Lac County, Wisconsin

Agenda for the Plan Commission Meeting

Monday, February 25, 2019, 6:30 p.m. Town Hall, Oak Center

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve meeting minutes from August 20, 2018 and October 1, 2018**
- 4. Year 2040 Comprehensive Plan Update**
 - a. Summary of the Comprehensive Planning Requirements & Process
 - b. Responsibilities and Expectations of the Plan Commission
 - c. Review and Approval of Public Participation Plan
 - d. Demographic Highlights
 - e. SWOT Visioning Session
 - f. Next Steps
- 5. Adjournment**

Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Plan Commission Meeting

Monday, February 25, 2019, Town Hall, Oak Center

1. Call to order joint meeting

The meeting of the Plan Commission was called to order at 6:32 p.m. by Plan Commission Chair Terra Backhaus at the Town Hall in Oak Center.

Present were: Town Board (TB) members Russ Ratkowski, Albert Messner and Joseph Schauer, Plan Commission (PC) members Judi Messner, Terra Backhaus, Dean Luger, Brad Sabel, Brian Willett and Lance Kintzler, and Town Clerk Nicole Schauer. Also present was ECWRPC representative Kathy Thunes.

2. Approve agenda

Motion made by Judi Messner, seconded by Brad Sabel, to approve the agenda as presented. Motion carried.

3. Approve past minutes

Motion made by Brad Sabel, seconded by Lance Kintzler, to approve the meeting minutes from August 20, 2018 and October 1, 2018. Motion carried.

4. Year 2040 Comprehensive Plan Update

Kathy Thunes of ECWRPC introduced herself to the group and presented a handout with information about the ECWRPC organization.

a. Summary of the Comprehensive Planning Requirements & Process

Ms. Thunes handed out material on the requirements and process that the Plan Commission and Town Board will take to ultimately adopt the new Comprehensive Plan.

Town Chair Russ Ratkowski mentioned the survey, and the misunderstanding regarding ECWRPC not realizing that the Town and PC want a paper survey to be mailed out to Town residents and land owners. After further discussion, the PC concluded that they want only a paper survey and no online option. This is due to the fact that participation by as many residents as possible is very important to both the PC and TB. It was stated that many older Town residents do not have

access to the internet and thus would not easily be able to complete the online survey. The paper option gives an opportunity to every town resident and land owner.

Ms. Thunes thought that an online survey was all that was going to be done and will speak about the issue with Eric Fowles of ECWRPC. She stated that there may be additional costs associated with the mailed paper survey.

b. Responsibilities and Expectations of the Plan Commission

Ms. Thunes gave the group copies of a handout regarding the responsibilities and expectations of the PC.

c. Review and Approval of Public Participation Plan

Copies of the Public Participation Plan were distributed. Ms. Thunes then handed out copies of letters that will be mailed to surrounding government officials and parties with an interest in non-metallic mining properties in the township.

Additionally, examples of the Citizen Opinion Survey compiled by ECWRPC and Ms. Thunes was distributed to the group for review. The group discussed the existing questions, adjusted a few of them and added four additional questions. Those four new questions were in regards to ledge protection, agricultural land protection, ground water/drinking water quality, and surface water quality.

Albert Messner read a few example questions and answers from a 1998 public survey completed for the Comprehensive Plan of that time.

After more discussion the group agreed they would like a space on the survey for additional comments. They would also like question #8 removed if space is needed. Question #8 reads, "Do you have issues accessing transportation in order to go to work, school, access medical services, or for other daily life needs?"

Motion made by Dean Luger, seconded by Judi Messner, to recommend that the Town Board approve the Public Participation Plan with changes. Motion carried.

d. Demographic Highlights

The group had a discussion on historic population trends, future population projections, and the effects a lower population would have on Town revenue. Ms. Thunes provided the group with a handout on demographics.

e. SWOT Visioning Session

The group participated in a visioning exercise. This SWOT Visioning Session involved getting the group to answer questions related to the Town's Strengths and Weaknesses, the Opportunities available and any Threats to the current quality of life. Each person on the PC and TB completed a four-page handout answering SWOT questions and returned them to Ms. Thunes for her review.

In addition to the written SWOT answers, Ms. Thunes also asked the group some verbal questions. These included: What are you hoping to achieve from this update and/or why are you doing it? Both Russell Ratkowski and Joseph Schauer answered: Because it is required by the state. Mr. Schauer added that community involvement is important and we need to hear from as much of the community as possible. Thus, the reason for wanting to mail the survey.

Albert Messner mentioned needing to keep the ledge protected. He said that the reason for completing the initial Comprehensive Plan in 1998 was to protect the ledge. According to Mr. Messner, the Town of Oakfield is the only town municipality that has a system in place to protect the ledge/Niagara Escarpment. He said we have a good ordinance in place that holds up.

Russell Ratkowski brought up our agricultural location and the need to maintain it. Though in order to keep up with inflation we need a few houses to be built each year for the tax revenue they create. These few houses haven't impinged on our ag status. He expressed that our agricultural land both protects and limits us.

Brian Willett conveyed the idea that the reason we as a township are not developed is because we are not near a city and there is no growth moving our way. Thus, our ag status stands as what defines us still.

There was group discussion, before Kathy asked the next question: Is there anything you want to change from the existing plan to the new plan? Russell Ratkowski would like the word "shall" removed and changed to "may" or something similar. The group agreed. Additionally, it was mentioned that being aware of word usage throughout the Comprehensive Plan is important, and being in line with the Town's Zoning Ordinance is necessary.

f. Next Steps

The next Comprehensive Plan meeting will be April 22nd at 6:30pm at the Town Hall in Oak Center.

5. Adjournment

There being no further business, motion made by Lance Kintzler, seconded by Judi Messner, to adjourn the meeting. Motion carried and meeting adjourned at 8:09 p.m.

Respectfully Submitted,

Nicole Schauer, Clerk
Town of Oakfield

Town of Oakfield, Fond du Lac County, Wisconsin

Agenda for the Plan Commission Meeting

Monday, April 22, 2019, 6:30 p.m. Town Hall, Oak Center

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve meeting minutes from February 25, 2019**
- 4. Year 2040 Comprehensive Plan Update**
 - a. Approve Survey
 - b. Identify and prioritize issues and opportunities
 - c. Chapter 3: Issues and Opportunities
 - d. Chapter 6: Housing
 - e. Chapter 8: Economic Development
- 5. Adjournment**

Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Plan Commission Meeting

Monday, April 22, 2019, Town Hall, Oak Center

1. Call to order joint meeting

The meeting of the Plan Commission was called to order at 6:44 p.m. by Plan Commission Chair Terra Backhaus at the Town Hall in Oak Center.

Present were: Town Board members Russ Ratkowski, Albert Messner and Joseph Schauer, Plan Commission members Judi Messner, Terra Backhaus, Dean Luger, Brad Sabel, Brian Willett and Lance Kintzler, and Town Clerk Nicole Schauer. Also present was ECWRPC representative Kathy Thunes.

2. Approve agenda

Motion made by Judi Messner, seconded by Brad Sabel, to approve the agenda as presented. Motion carried.

3. Approve past minutes

Motion made by Judi Messner, seconded by Dean Luger, to approve the meeting minutes from the February 25, 2019 meeting. Motion carried.

4. Year 2040 Comprehensive Plan Update

Approximately a month prior to the meeting Clerk Nicole Schauer received the information for discussion at this meeting by Kathy Thunes. Ms. Schauer then sent or delivered the information to the Plan Commission and Town Board.

a. Approve Survey

Kathy Thunes began by asking the group if there was anything they wanted added to the survey. No changes or additions were mentioned. The group had a discussion about getting the Town newsletter and survey to renters. Ms. Thunes asked the group to set a completion date which was agreed as May 31, 2019.

Motion made Judi Messner, seconded by Lance Kintzler, to approve the survey as is with a completion date of May 31, 2019. Motion carried.

Town of Oakfield, Fond du Lac County, Wisconsin

b. Identify and prioritize Issues and Opportunities

Ms. Thunes asked what the top three issues are that the Plan Commission wants addressed on the plan. No comments at the moment, so she explained the Issues and Opportunities handout and discussed a few facts: over 51% of renters in the Town of Oakfield are paying over 30% on rent. She also described the American Community Survey which is where she gathers some of her statistics.

Ms. Thunes again asked the group their top three issues. They mentioned Farmland preservation and water quality. There was a discussion on enforcement. Albert Messner would like to address, and be able to enforce, the issue of excessive junk on properties. Ms. Thunes mentioned that the county has an ordinance to address this. Russ Ratkowski stated that Town of Oakfield does too but the County will only enforce their own ordinance. Ms. Thunes said that this issue is already in the Comprehensive Plan.

c. Chapter 3: Issues and Opportunities

The group looked at the Chapter 3 handout next. Albert Messner asked what was the difference between family and household income. Ms. Thunes explained that household is not necessarily family members only. Mr. Messner noticed an increase in bachelor's degrees for Town of Oakfield residents noted in the paperwork. Brad Sabel mentioned the aging population which brought about discussion.

Ms. Thunes asked the group how the goals, objectives and implementation look in Chapter 3 and if there is anything they want added. Mr. Messner wants to leave Village of Oakfield as an entity the township relies on and wants to add Fond du Lac County to the statement. Brad Sabel asked about adding a water quality question here. Ms. Thunes said there are other chapters coming up that would be more appropriate for water.

d. Chapter 6: Housing

Ms. Thunes asked the group if there was anything they want added or changed in Chapter 6. A few comments were made regarding the low number of multi-family properties in the Town and that the group would like to keep it that way. A discussion on rentals and single family residences followed. No changes to the Chapter 6 policies and action statement.

e. Chapter 8: Economic Development

Ms. Thunes mentioned a change she will make in Chapter 8 regarding wording that states, in two places, that there is no sewer in the township. She will fix this since there is public sewer in Oak Center.

The group reviewed the listing of businesses and updated it. They then went through Chapter 8 a section at a time with discussion. Ms. Thunes moved the group to look at the goals and objectives next. In the goals section, Joseph

Schauer suggested removing the statement “and any other types of businesses”. The group agreed. This statement is also in the ‘Program or Action’ section and Ms. Thunes will remove it.

5. Adjournment

There being no further business, motion made by Judi Messner, seconded by Brian Willett, to adjourn the meeting. Motion carried and meeting adjourned at 7:39 p.m.

Respectfully Submitted,

Nicole Schauer, Clerk

Town of Oakfield

Town of Oakfield, Fond du Lac County, Wisconsin

Agenda for the Plan Commission Meeting

Monday, June 17, 2019, 6:30 p.m. Town Hall, Oak Center

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve meeting minutes from April 22, 2019**
- 4. Year 2040 Comprehensive Plan Update**
 - a. Survey Results
 - b. Chapter 4: Agricultural, Natural and Cultural Resources
 - c. Chapter 5: Transportation
 - d. Chapter 7: Utilities and Community Facilities
 - e. Land Use
 - f. Next Steps
- 5. Adjournment**

Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Plan Commission Meeting

Monday, June 17, 2019, Town Hall, Oak Center

1. Call to order joint meeting

The meeting of the Plan Commission was called to order at 6:30 p.m. by Plan Commission Chair Brad Sabel at the Town Hall in Oak Center.

Present were: Town Board members Russ Ratkowski, Albert Messner and Joseph Schauer, Plan Commission members Judi Messner, Terra Backhaus, Dean Luger, Brad Sabel, Brian Willett and Lance Kintzler, and Town Clerk Nicole Schauer. Also present was ECWRPC representative Kathy Thunes.

2. Approve agenda

Motion made by Dean Luger, seconded by Brian Willett, to approve the agenda as presented. Motion carried.

3. Approve past minutes

Motion made by Judi Messner, seconded by Terra Backhaus, to approve the meeting minutes from the April 22, 2019 meeting. Motion carried.

4. Year 2040 Comprehensive Plan Update

Approximately a month prior to the meeting Clerk Nicole Schauer received the information for discussion at this meeting by Kathy Thunes. Ms. Schauer then sent or delivered the information to the Plan Commission and Town Board.

a. Survey Results

Kathy Thunes handed out copies of the survey results. She stated that 335 copies were mailed, 3 returned unopened and 145 were completed mostly on paper and mailed back. Only a few were completed online. The group was pleased with the 43.7% response rate.

b. Chapter 4: Agricultural, Natural and Cultural Resources

Ms. Thunes asked the group for any comments on Chapter 4.

The following pages and sections in Chapter 4 were discussed and commented on by members of the group:

Page 4-1:

Town of Oakfield, Fond du Lac County, Wisconsin

Mr. Ratkowski noticed the following discrepancy: the chapter states that there are seven no-metallic mining operations in the township. There are only five.

The group would like the word “becoming” removed from the following statement: “According to the Town, water quality is becoming an issue”.

Albert Messner stated concern about Prime Farmland classifications. A discussion ensued regarding the data and where it was accessed from. Joseph Schauer commented that definitions would be helpful regarding prime farmland and its variations.

Page 4-6:

Correct the number of mining operations from 7 to 5.

Page 4-7:

Change line 1 in floodplains from 2012 to 2017.

Page 4-13:

Add statement to WDNR and Public Lands that Town has no control over DNR and Federal land purchased from private land owners.

Add statement if Campground Creek/Fishery area is an impaired waterway.

Add statement/mission statement regarding the Oakfield Historical Society.

Page 4-16:

Remove Objective #2.

Remove Objective #4.

Page 4-17:

Objective #1 states “Town of Eldorado”. Needs to be “Town of Oakfield”.

Goal 4: Change “eventual” to “possible”.

Page 4-18:

Under Program or Action, remove all three.

c. Chapter 5: Transportation

Ms. Thunes asked the group for any comments on Chapter 5.

The following pages and sections in Chapter 5 were discussed and commented on by members of the group:

Page 5-4:

Minor typing error was noticed.

Page 5-6:

Brad Sabel asked if the Objective #3 statement was necessary. Ms. Thunes suggested leaving it in for the future.

Under Policies Ms. Thunes will change “annually” to “as needed”, and remove “Engineer”.

Discussion on Road Maintenance. This issue was high on the survey. Ms. Thunes and the group agree that funding is low and roads around entire state are deteriorating due to funding issues.

Page 5-7:

Under Program or Action: add statement that Town will work with the County to deal with road ditch issues that affect safety.

Under Program or Action: Remove statement about Tripp fund for Breakneck Road.

d. Chapter 7: Utilities and Community Facilities

Ms. Thunes asked the group for any comments on Chapter 7.

The following pages and sections in Chapter 7 were discussed and commented on by members of the group:

Page 7-1:

Judi Messner pointed out that ambulance service is not provided through Fond du lac Fire Department, but through a private service.

The group discussed goals, cemeteries in the Town, and civic clubs. There is no Senior Center.

e. Land Use

The group reviewed the Land Use map that Ms. Thunes provided. There was some discussion.

f. Next Steps

The group decided to meet for the next Comprehensive Plan Update meeting on April 19, 2019 at 6:30pm at the Town Hall in Oak Center.

5. Adjournment

There being no further business, motion made by Judi Messner, seconded by Lance Kintzler, to adjourn the meeting. Motion carried and meeting adjourned at 8:13 p.m.

Respectfully Submitted,

Nicole Schauer, Clerk

Town of Oakfield

Town of Oakfield, Fond du Lac County, Wisconsin

Town of Oakfield, Fond du Lac County, Wisconsin

Agenda for the Plan Commission Meeting

Monday, August 19, 2019, 6:30 p.m. Town Hall, Oak Center

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve meeting minutes from June 17, 2019**
- 4. Year 2040 Comprehensive Plan Update**
 - a. Vision Statement
 - b. Agricultural, Natural, Cultural Resources
 - c. Land Use
 - d. Intergovernmental Cooperation
 - e. Implementation
- 5. Adjournment**

Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Plan Commission Meeting

Monday, August 19, 2019, Town Hall, Oak Center

1. Call to order joint meeting

The meeting of the Plan Commission was called to order at 6:30 p.m. by Plan Commission Chair Brad Sabel at the Town Hall in Oak Center.

Present were: Town Board members Russ Ratkowski, Albert Messner and Joseph Schauer, Plan Commission members Brad Sabel, Judi Messner, Terra Backhaus, Dean Luger, Brian Willett and Lance Kintzler, and Town Clerk Nicole Schauer. Also present was ECWRPC representative Kathy Thunes.

2. Approve agenda

Motion made by Judi Messner, seconded by Brian Willett, to approve the agenda as presented. Motion carried.

3. Approve past minutes

Motion made by Judi Messner, seconded by Terra Backhaus, to approve the meeting minutes from the June 17, 2019 meeting. Motion carried.

4. Year 2040 Comprehensive Plan Update

Prior to the meeting Clerk Nicole Schauer received the information for discussion from Kathy Thunes. Ms. Schauer then sent or delivered the information to the Plan Commission and Town Board.

a. Vision Statement

A revised Vision Statement was viewed by the group. They decided to strike the following statement from the Vision Statement, “the establishment of new commercial service centers, and the rehabilitation of existing ones” and replace it with “the encouragement of small commercial and industrial businesses.”

b. Chapter 4: Agricultural, Natural and Cultural Resources

The group reviewed the changes in Chapter 4 that were made at the June 17, 2019 meeting. The following additional corrections and revisions were decided upon:

Oakfield Historical Society:

The word “America’s” should be “materials”.

Town of Oakfield, Fond du Lac County, Wisconsin

Goals, Objectives, and Policies:

Goal #2, Objective 1: Change “Section 12 and 14” to “Section 17: Natural Features Protection Requirements”.

Goal #3, Objective 1: Change “Section 12 and 14” to “Section 17: Natural Features Protection Requirements”.

A discussion was had on reclaimed quarries and native vegetation, not crops.

Russ Ratkowski suggested that anywhere the Niagara Escarpment is mentioned in the Comprehensive Plan, insert “Section 17: Natural Features Protection Requirements”.

Goal #4, Objective 2: It was suggested that the wording be changed to “Encourage property owners who want to sell....”

Implementation: Program or Action:

Remove “through UW-Extension (Fond du Lac County)” and replace with wording related to Town Board.

c. Chapter 1: Land Use

The group reviewed the draft of the Town of Oakfield Existing Land Use Map. Ms. Thunes will mail a large map to the clerk, Nicole Schauer, in order for a group to meet and make changes on.

The following pages and sections in Chapter 1 were discussed and commented on by members of the group:

Page 1-2:

Land Use Categories, Residential: Wording regarding “garages for residential use” seems confusing.

Page 1-3:

Land Use Categories, Industrial:

First Bullet point: Minor typo was noticed.

Third bullet point: Change wording to “Industrial uses are limited to a few areas.”

Land Use Categories, Commercial:

Third bullet point: Change wording to “Commercial uses are limited to a few areas.” Strike the names of the two businesses listed.

Page 1-5:

Minor grammatical error under Note. Change “There” to “The”.

Page 1-7:

Minor grammatical error under Conflicts between Adjacent Land Uses.
First sentence remove the first “a”.

Page 1-8:

Limitations on Development:

Bedrock: change “building” to “specific”.

Development and Redevelopment Opportunities:

Agricultural: change “develop” to “developed”.

Page 1-9:

Objectives:

Remove Objectives #1 and #5, and change “will” to must” in #6.

Page 1-10:

Program or Action:

Remove second point, “Amend the Zoning Ordinance to require any new non-agricultural use to have buffers between themselves and existing farm operations.”

In third point, change “will need to” to must.

It was suggested by Russ Ratkowski, and agreed to by the group, that a spring 2020 date be planned to review the Town’s Zoning Ordinance to make sure it is in line with the Comprehensive Plan.

d. Chapter 9: Intergovernmental Cooperation

The following pages and sections in Chapter 9 were discussed and commented on by members of the group:

Page 9-3:

Community facilities, last bullet point: add “Oakfield” and change “communities” to “areas”.

Fond du Lac County, second bullet point: change “county and state” to “town”. Also, add “emergency management”.

Page 9-4:

State, second bullet point: change “with” to “within”.

e. Chapter 2: Implementation

The following pages and sections in Chapter 2 were discussed and commented on by members of the group:

Page 2-2:

Internal Consistencies: nine elements mentioned will be defined in a note at the bottom of the page.

Page 2-5:

Official Maps: Remove fourth bullet point, "The Town does not have an official map."

Erosion and Stormwater Control Ordinances: Remove third bullet point, "Stormwater issues are regulated through the Oakfield Storm Water Management Ordinance."

Page 2-6:

Design Review Ordinance: Remove third bullet point, "The Town does not have a design review ordinance."

Building/Housing Codes, second bullet point: change "codes" to "ordinances".

Lighting Controls Ordinance: Remove third bullet point, "The Town does not have a lighting ordinance."

Page 2-8:

Program or Action, Land Use Element: Remove second point, "Amend the Zoning Ordinance to require any new non-agricultural use to have buffers between themselves and existing farm operations."

Program or Action, Agricultural Natural and Cultural Resources Element, second point: Remove wording from "through UW-Extension (Fond du Lac County)" and replace with wording related to Town Board.

5. Adjournment

The group decided to meet for the next Comprehensive Plan Update meeting on September 30, 2019 at 6:30pm at the Town Hall in Oak Center.

There being no further business, motion made by Judi Messner, seconded by Dean Luger, to adjourn the meeting. Motion carried and meeting adjourned at 8:03 p.m.

Respectfully Submitted,

Nicole Schauer, Clerk

Town of Oakfield

Town of Oakfield, Fond du Lac County, Wisconsin

Agenda for the Plan Commission Meeting

Monday, September 30, 2019, 6:30 p.m. Town Hall, Oak Center

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve meeting minutes from August 19, 2019**
- 4. Year 2040 Comprehensive Plan Update**
 - a. Existing Land Use
 - b. Future Land Use
 - c. Next Steps
- 5. Adjournment**

Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Plan Commission Meeting Monday, September 30, 2019, Town Hall, Oak Center

1. Call to order

The meeting of the Plan Commission was called to order at 6:30 p.m. by Plan Commission Chair Brad Sabel at the Town Hall in Oak Center.

Present were: Town Board members Russ Ratkowski, Albert Messner and Joseph Schauer, Plan Commission members Brad Sabel, Judi Messner, Terra Backhaus, Dean Luger, Brian Willett and Lance Kintzler, and Town Clerk Nicole Schauer. Also present were ECWRPC representatives Kathy Thunes and Anna Hogan, and town resident Doug Lloyd.

2. Approve agenda

Motion made by Judi Messner, seconded by Lance Kintzler, to approve the agenda as presented. Motion carried.

3. Approve past minutes

Motion made by Terra Backhaus, seconded by Brian Willett, to approve the meeting minutes from the August 19, 2019 meeting. Motion carried.

4. Year 2040 Comprehensive Plan Update

Prior to the meeting Clerk Nicole Schauer received the information for discussion from Kathy Thunes. Ms. Schauer then sent or delivered the information to the Plan Commission and Town Board.

a. Existing Land Use

Plan Commission Chair Brad Sabel told the group that he met with the Town Board on September 25, 2019 to go through the existing land use map. An explanation of the changes made to the map followed.

b. Future Land Use

Ms. Thunes explained the Future Land Use map and the categories listed. She stated she would like to make a clearer distinction on the map between proposed and existing land uses, and asked the group if they would like DNR/Federal Lands more distinctive from other land. The group agreed that they would prefer that. Woodlands and marsh designations will be kept as they are.

Ms. Thunes handed out a Town of Oakfield Mining Areas map. After the group viewed the map, there was discussion, and they decided to omit "Future mining".

Ms. Thunes distributed Chapter 1: Land Use: 1-6, 1-7 and 1-8, and also asked for confirmation if the Vision Statement is still accurate. The group agreed that it is and looks good.

After review the following changes and observations were made:

Page 1-7:

Change Agricultural Preservation Area to Farmland Preservation Area

Under Escarpment Management Zone change wording: “two-mile buffer, centered on the escarpment.” to “one-mile buffer on each side of escarpment.”

Russ Ratkowski mentioned that the Escarpment Management Zone does not seem to be mentioned in our Zoning Ordinance. It is important that after the Comprehensive Plan is complete, that we meet to bring the Zoning Ordinance in line with the Comp. Plan.

Under Niagara Escarpment Buffer add wording that states to refer to Zoning Ordinance Section 17.

Page 1-8:

Remove the word Future from the title “Future Land Use Projections”

Additional comments and observations:

The Niagara Escarpment and Horicon Viewsheds need to be added to the Town’s Zoning Ordinance.

Ms. Thunes will make changes on the pages and send to the group for review.

c. Next Steps

Ms. Hogan will update the maps and Ms. Thunes will update Chapter 1. By the next meeting Ms. Thunes hopes to post a Comprehensive Plan draft for review.

Mr. Ratkowski reiterated the importance of specifying the viewshed areas for the Niagara Escarpment and Horicon Marsh.

5. Adjournment

The group decided to meet for the next Comprehensive Plan Update meeting on January 6, 2020 at 6:30pm at the Town Hall in Oak Center.

There being no further business, motion made by Judi Messner, seconded by Brian Willett, to adjourn the meeting. Motion carried and meeting adjourned at 7:44 p.m.

Respectfully Submitted,

Nicole Schauer, Clerk

Town of Oakfield

Town of Oakfield, Fond du Lac County, Wisconsin

Agenda for the Plan Commission Meeting

Monday, January 6, 2020, 6:30 p.m. Town Hall, Oak Center

- 1. Call to order**
- 2. Approve agenda**
- 3. Approve meeting minutes from September 30, 2019**
- 4. Comprehensive Plan Update**
 - a. Future Land Use
 - b. Executive Summary
 - c. Approval of Draft Comprehensive Plan for Public Review
 - d. Next Steps
- 5. Adjournment**

Town of Oakfield, Fond du Lac County, Wisconsin

Minutes of the Plan Commission Meeting Monday, January 6, 2020, Town Hall, Oak Center

1. Call to order

The meeting of the Plan Commission was called to order at 6:36 p.m. by Plan Commission Chair Dean Luger at the Town Hall in Oak Center.

Present were: Town Board members Russ Ratkowski, Albert Messner and Brad Sabel, Plan Commission members Dean Luger, Judi Messner, Terra Backhaus, Joe Schauer, Brian Willett and Lance Kintzler, and Town Clerk Nicole Schauer. Also present was ECWRPC representative Kathy Thunes.

2. Approve agenda

Motion made by Judi Messner, seconded by Brian Willett, to approve the agenda as presented. Motion carried.

3. Approve meeting minutes from September 30, 2019

Motion made by Judi Messner, seconded by Lance Kintzler, to approve the meeting minutes from the September 30, 2019 meeting. Motion carried.

4. Year 2040 Comprehensive Plan Update

a. Future Land Use

Kathy Thunes of ECWRPC presented the updated Future Land Use Map and explained a few changes as well as the future land uses of adjacent towns on the map. There was a change suggested by Mr. Ratkowski on page 2 of the Future Land Use Map chapter: Under the title Escarpment/Horicon Marsh Viewshed Zone “should be limited” is to be changed to “is not allowed”. Additionally, everything beyond line 5 under that title is to be removed.

b. Executive Summary

Minor changes were made in the Executive Summary chapter on page 4: changing “Town of Byron” to “Town of Oakfield” and adding “Town of” before “Oakfield Plan Commission”.

c. Approval of Draft Comprehensive Plan for Public Review

Corrections to chapter 4-7 under Lakes and Ponds add Schley’s Pond and Lake Allen.

Corrections to Chapter 7-1 under Findings and Recommendations should read that Mt. Pleasant Cemetery is closed for burials.

Motion made by Joseph Schauer, seconded by Judi Messner, to approve the draft Comprehensive Plan for public review with changes. Motion carried.

d. Next Steps

Town of Oakfield, Fond du Lac County, Wisconsin

Mr. Thunes will send a notice about the hearing to the clerk who will post and publish it as a Class 1 notice. An article will be sent to a local paper about the Comprehensive Plan and the hearing, as well as letters sent out to surrounding municipalities, businesses and other local officials. Once the draft copies are complete, Ms. Schauer will take a copy to the Oakfield Public Library and have another available at the Town Hall for residents to view.

The Plan Commission hearing will be scheduled for February 24, 2020. A special Town Board meeting will follow.

5. Discussion on residential setback

Russ Ratkowski explained that a few years ago the Plan Commission had discussed increasing the residential setback from 250 feet to 400 feet (Town of Oakfield Zoning Ordinance, Section 2.0 General Provisions, 2.4(A)). At final approval they decided against the move.

Mr. Ratkowski mentioned that on the Comprehensive Plan public survey that was completed in 2019, there were several comments about residential setbacks. He stated that every time someone comes before the board to build a new house, they ask about how they can increase the setback. Mr. Ratkowski would like a discussion to increase the setback to 400 feet. He does not want to make it difficult for people to build in the Town of Oakfield. Mr. Messner opposes the change due to two points: that the increase in distance takes up agricultural land and there could be additional difficulty with the longer driveway for the fire department when responding to a fire emergency. Mr. Sabel thinks that regarding the fire department issue, it should be the homeowner's choice.

Mr. Schauer asked what the real questions to address are: Is it protecting agricultural land, fire protection or more? He thinks the agricultural land argument is less of a concern. He also asked if the group was looking for a recommendation at this meeting.

The Plan Commission agreed that they should discuss the issue. However, they would like to do more research prior to discussion.

Motion made by Judi Messner, seconded by Brian Willett, to table the setback distance issue to a later date. Motion carried.

The Plan Commission then decided to discuss the residential setback issue after the hearing on February 24, 2020.

6. Adjournment

There being no further business, motion made by Judi Messner, seconded by Lance Kintzler, to adjourn the meeting. Motion carried and meeting adjourned at 7:55 p.m.

Respectfully Submitted,
Nicole Schauer, Clerk
Town of Oakfield

Town of Oakfield, Fond du Lac County, Wisconsin

AGENDAS for the Plan Commission Hearing, Plan Commission Meeting and Town Board Special Meeting

Monday, February 24, 2020, 6:30 p.m. Town Hall, Oak Center

PLAN COMMISSION PUBLIC HEARING

1. Call to order
2. Pledge of Allegiance
3. Roll Call & Confirm Public Notice
4. Approve agenda of the Plan Commission Public Hearing
5. Approve meeting minutes from the January 6, 2020 Meeting
6. Public Hearing of the Town of Oakfield Comprehensive Plan Update
7. Discussion of Public Comments
8. Resolution Approving the Update to the Comprehensive Plan of the Town of Oakfield, Wisconsin
9. Adjournment of Plan Commission Public Hearing

PLAN COMMISSION MEETING

1. Call to order
2. Approve agenda of the Plan Commission Meeting
3. Discussion and possible recommendation to Town Board regarding the Town's Zoning Ordinance and residential setbacks
4. Adjournment of Plan Commission Meeting

SPECIAL TOWN BOARD MEETING

1. Call to order
2. Roll Call
3. Approve agenda of the Special Town Board Meeting
4. Ordinance to adopt the Comprehensive Plan Update of the Town of Oakfield, Wisconsin
5. Discussion and possible action regarding the Town's Zoning Ordinance and residential setbacks
6. Adjournment of Special Town Board Meeting



APPENDIX E

PLAN ADOPTION

APPENDIX E: PLAN ADOPTION

TABLE OF CONTENTS

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NOTICE TOWN OF OAKFIELD

NOTICE OF PUBLIC HEARING & SPECIAL MEETINGS February 24, 2020, 6:30 p.m., Town Hall in Oak Center

PLEASE TAKE NOTICE THAT the Town of Oakfield Plan Commission will hold a public hearing on the proposed adoption of the *Town of Oakfield Comprehensive Plan Update 2040*. The public hearing will be held on Monday, February 24, 2020 at 6:30 P.M. at the Town of Oakfield Town Hall, N3349 Oak Center Road, Oakfield, WI 53065.

FURTHER NOTICE IS GIVEN THAT The Town of Oakfield Plan Commission will hold a meeting regarding the Town's Zoning Ordinance and residential setbacks immediately following the Plan Commission hearing on February 24, 2020.

PLEASE TAKE FURTHER NOTICE THAT The Town of Oakfield Town Board will take action on the proposed adoption of the *Town of Oakfield Comprehensive Plan Update 2040* as well as any necessary action regarding the Town's Zoning Ordinance and residential setbacks at their special board meeting immediately following the Town of Oakfield Plan Commission meeting on February 24, 2020.

The Comprehensive Plan Update is a statement of public policy concerning the conservation and development of the Town. The plan provides a guide to where future growth and development should occur over the next 20 years. When the Town makes future decisions concerning land use development, the plan will be consulted. The plan inventories and analyzes the Town's physical setting, natural features, land use, population figures, economics, housing stock, transportation, and community facilities. Using these inventories and the plan's goals and strategies, a future land use plan for the Town of Oakfield was developed.

For additional information, please contact the Town Clerk at 920-517-6727 or by email at townoakfield.wi.clerk@gmail.com. Written comments can be submitted to the Town Clerk at W8965 Oak Center Road, Oakfield, WI 53065 before or at the public hearing.

Copies of the proposed *Town of Oakfield Comprehensive Plan Update 2040* are available for review at the following locations:

- Oakfield Public Library, 130 N. Main Street, Oakfield, WI 53065
- Town of Oakfield Town Hall, N3349 Oak Center Road, Oakfield, WI 53065
- Town's Website at <https://townof oakfield.org/>

Please note that, any person wishing to attend this hearing, who, because of a disability, requires special accommodations should contact the Town Clerk at 920-517-6727 at least three business days prior to the hearing so that arrangements, within reason, can be made.

Published: January 23, 2020
Posted: January 23, 2020

Nicole Schauer, Town Clerk

Received 1-25-2020

THE REPORTER

www.fdlreporter.com

STATE OF WISCONSIN
BROWN COUNTY

OAKFIELD, TOWN OF

W8965 OAK CENTER RD

OAKFIELD

WI 560659767

I, being duly sworn, doth depose and say I am an authorized representative of The Reporter, a daily newspaper published in the city of Fond du Lac, Wisconsin, in said county, and that a notice of which the annexed is a printed copy, taken from said paper, which published therein on:

Account Number: GWM-50727

Order Number: 0004015900

No. of Affidavits: 1

Total Ad Cost: \$52.37

Published Dates: 01/23/20

Legal Clerk

State of Wisconsin

County of Brown

Subscribed and sworn to before on January 23, 2020

Nancy Heyrman

Notary Public, State of Wisconsin, County of Brown

5.15.23

My Commission Expires

of Affidavits: 1

This is not an invoice

NANCY HEYRMAN
Notary Public
State of Wisconsin

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NOTICE
TOWN OF OAKFIELD
NOTICE OF PUBLIC HEARING & SPECIAL MEETINGS

February 24, 2020, 6:30 p.m., Town Hall
in Oak Center

PLEASE TAKE NOTICE THAT the Town of Oakfield Plan Commission will hold a public hearing on the proposed adoption of the Town of Oakfield Comprehensive Plan Update 2040. The public hearing will be held on Monday, February 24, 2020 at 6:30 P.M. at the Town of Oakfield Town Hall, N3349 Oak Center Road, Oakfield, WI 53065.

FURTHER NOTICE IS GIVEN THAT The Town of Oakfield Plan Commission will hold a meeting regarding the Town's Zoning Ordinance and residential setbacks immediately following the Plan Commission hearing on February 24, 2020.

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The Comprehensive Plan Update is a statement of public policy concerning the conservation and development of the Town. The plan provides a guide to where future growth and development should occur over the next 20 years. When the Town makes future decisions concerning land use development, the plan will be consulted. The plan inventories and analyzes the Town's physical setting, natural features, land use, population figures, economics, housing stock, transportation, and community facilities. Using these inventories and the plan's goals and strategies, a future land use plan for the Town of Oakfield was developed.

For additional information, please contact the Town Clerk at 920-517-6727 or by email at townoakfield.wi.clerk@gmail.com. Written comments can be submitted to the Town Clerk at W8965 Oak Center Road, Oakfield, WI 53065 before or at the public hearing.

Copies of the proposed Town of Oakfield Comprehensive Plan Update 2040 are available for review at the following locations:

- Oakfield Public Library, 130 N. Main Street, Oakfield, WI 53065
- Town of Oakfield Town Hall, N3349 Oak Center Road, Oakfield, WI 53065
- Town's Website at <https://townoakfield.org/>

Please note that, any person wishing to attend this hearing, who, because of a disability, requires special accommodations should contact the Town Clerk at 920-517-6727 at least three business days prior to the hearing so that arrangements, within reason, can be made.

Published: January 23, 2020

Posted: January 23, 2020

Nicole Schauer, Town Clerk

Run: January 23, 2020 WNAXLP

RESOLUTION NO. PC-20-1

**A RESOLUTION APPROVING THE UPDATE TO THE COMPREHENSIVE PLAN
OF THE TOWN OF OAKFIELD, WISCONSIN**

WHEREAS, pursuant to section 62.23 (2) and (3) of the Wisconsin Statutes, the Town of Oakfield 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, according to the general purposes set forth in section 66.1001 of the Wisconsin Statutes, the Town Board adopted said Comprehensive Plan for the Town of Oakfield, Wisconsin in July 21, 2008; and

WHEREAS, section 66.1001, of the Wisconsin Statutes provides that a comprehensive plan shall be updated no less than once every 10 years, and

WHEREAS, the Plan Commission has prepared an update to that 2008 plan, titled the *Town of Oakfield Comprehensive Plan Update 2040*, and

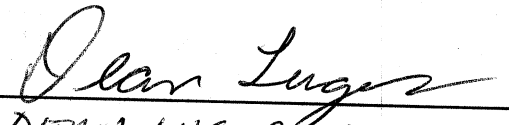
WHEREAS, the Plan Commission finds that the *Town of Oakfield Comprehensive Plan Update 2040*, contains all the required elements specified in Section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Town has duly noticed and held a public hearing on the draft plan, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes and the public participation procedures adopted by the Town Board.

NOW, THEREFORE, BE IT RESOLVED, that the that pursuant to Section 66.1001(4)(b) of the Wisconsin Statutes, the Town of Oakfield Plan Commission hereby approves the *Town of Oakfield Comprehensive Plan Update 2040*.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the *Town of Oakfield Comprehensive Plan Update 2040*.

Adopted this 24 day of FEB, 2020
Ayes 5 Nays 0 Absent 1


DEAN LUGER, CHAIR OF P.C.

ATTEST:


NICOLE SCHAUER, CLERK

Ordinance No. 20-2

**AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN UPDATE
OF THE TOWN OF OAKFIELD, WISCONSIN**

The Town Board of the Town of Oakfield, Wisconsin, do ordain as follows:

SECTION 1. Pursuit to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Oakfield, is authorized to prepare, adopt and amend a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Oakfield, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

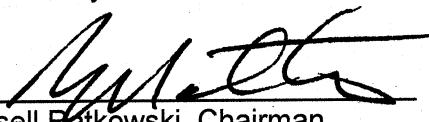
SECTION 3. The Plan Commission of the Town of Oakfield by majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled *Town of Oakfield Comprehensive Plan Update 2040*, containing all of the elements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

SECTION 4. The Town of Oakfield has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 5. The Town Board of the Town of Oakfield, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, *Town of Oakfield Comprehensive Plan Update 2040*, pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

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

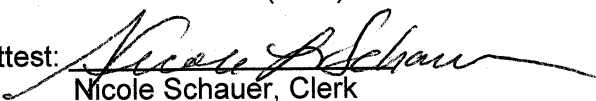
ADOPTED this 24th day of February, 2020.



Russell Ratkowski, Chairman
Town of Oakfield

Ayes 3 Nays 0 Absent

(Published/Posted: FEB 24, 2020
(Date)

Attest: 

Nicole Schauer, Clerk
Town of Oakfield

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Martin Farrell, Chair
Jeff Nooyen, Vice-Chair
Eric Fowle, Secretary-Treasurer

COMMISSION MEMBERS

CALUMET COUNTY

Alice Connors
Hope Karth
Merlin Gentz
Rick Jaeckels

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Charles Hornung

MENOMINEE COUNTY

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Laure Pecore
(Jeremy Johnson, Alt.)
James Lowey

OUTAGAMIE COUNTY

Thomas Nelson
(Kara Homan, Alt.)
Daniel Rettler
Timothy Hanna
Jeff Nooyen
Michael Thomas
Kevin Sturn

SHAWANO COUNTY

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James Nygaard
Brian Smith
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WAUSHARA COUNTY

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WINNEBAGO COUNTY

Mark Harris
Shiloh Ramos
(David Albrecht, Alt.)
Ernie Bellin
Lori Palmeri
VACANT
Robert Schmeichel

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Jill Michaelson
Ronald McDonald

