

EAST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION FOCUS GROUP FOR CALUMET AND FOND DU LAC COUNTIES

GROUP FACILITATORS:

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ECONOMIC DEVELOPMENT: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Sufficient revenue for operations, more economic development = more revenue. Development should result in a net gain	1
2	Bring constructive businesses to area	
3	Attracting and retaining a multi-cultural work force	3
4	Creating a job environment that has long term security at a wage that can support a family. Employment opportunities at livable wages	2
5	Lack of recognition of agriculture as a business/industry and the relationship with agri-support businesses	2

#	OPPORTUNITIES	POINTS
1	Able to offer services needed to support business growth	1
2	Room for developers to experiment!	
3	Growth of subdivision on lake	1
4	Regional development and revenue sharing	3
5	The location: mid-point between Madison-Green Bay-Milwaukee	4
6	Partnerships developed between economic development authorities, education, business and social services interests	

HOUSING: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Availability of affordable housing – retaining affordable housing	5
2	Maintaining older stock housing	
3	Reasonable size and cost – (house sizes increasing, short-term inhabitants)	

#	OPPORTUNITIES	POINTS
1	The relative economic diversity and compactness of older neighborhoods in Fond du Lac and other cities and villages in the county	
2	Promote small lot sewerred housing	
3	CDBG funds to assist in maintaining older housing stock	4
4	Newer homes in recent developments, various sizes	
5	Affordable home buyer programs funded locally	

TRANSPORTATION: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Lack of – cost effective and affordable mass transit	1
2	Highway and road maintenance cost concerns	
3	Logical traffic flow and speed control	1
4	Maintain an adequate bus system	
5	Availability of public transportation in rural areas/for the elderly	4

#	OPPORTUNITIES	POINTS
1	Good framework of arterials	
2	Sidewalks on all new urban streets	
3	Offer incentives for use of mass transit to those who might other-wise drive	
4	Good roads in county	3
5	Designated/bike paths. All roads should include a bike lane	
6	Improve the corner of highway 151 and 55 with more lights at the top of 151 hill to warn traffic that they must stop at bottom of hill!	
7	Good access to Cty Hwys	

UTILITIES AND COMMUNITY FACILITIES: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	City wells – public water	
2	Safe drinking water and safe disposal and reuse of recyclable items	1

#	OPPORTUNITIES	POINTS
1	To have own utilities to attract business	
2	Good drinking water supply	1
3	Newer schools	
4	Good access to shopping	
5	Good utilities	

AGRICULTURAL, NATURAL AND CULTURAL RESOURCES: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Maintain farmland but allow for residential growth	3
2	Should preserve more land along Lake Winnebago for parks and recreation	
3	Mega farms. Agricultural expansions and large farms conflict with neighboring land-uses	2
4	Rural sub-divisions and the impact on water supplies	
5	Preservation of agricultural areas and public access areas	
6	Lack of resource identification. Need to preserve groundwater, the escarpment, wetlands, agricultural land, shore lands, etc.	5

7	Public education lacking on the need for natural resource planning	
8	Cultural – need more cultural entertainment options	
# OPPORTUNITIES		
1	Tremendous resources available in region	2
2	Productive soils to maintain agriculture as a long term land use	5
3	Area wide storm water utilities for water quality management	1
4	The recreational opportunities available throughout the county. The state, county and municipal owned public lands	3

LAND USE: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Large farms handling of waste	
2	Conflicts of locally undesirable land use quarries gravel pits etc. with residential neighbors	5
3	Need a well-head protection program – community can't protect the entire area impacted with land use	
4	New housing development - too much too fast	
5	Intrusion of conflicting uses into agricultural areas; the largest part of our county economy	
6	Lack of ability for a municipality to implement a plan	
7	Saving "unique" land for recreational use without destroying it via over-use	4
8	General land use	1

#	OPPORTUNITIES	POINTS
1	A willingness for managed/compatible growth	2
2	Determine boundaries with neighboring communities	2
3	Modify use value assessment laws in urban areas	
4	Good agricultural land and ledge for recreational area	5

INTER GOVERNMENTAL COOPERATION: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Current government structure leads to duplication of services; causes poor communication and cooperation. County has to talk to towns before they act on things in county	1
2	Promotion needed for more sharing of services and costs	
3	Current valuation system and dependence on property tax	1
4	Lack of intergovernmental cooperation on land use planning	1
5	Annexation and boundary issues	5

#	OPPORTUNITIES	POINTS
1	Dialogue with county is improving	1

IMPLEMENTATION: ISSUES AND OPPORTUNITIES

#	ISSUES	POINTS
1	Need to broaden ECWRPC sewer service planning area to accommodate Chilton's location	
2	Coordination and costs related to carrying out smart growth. Affordability is an issue for small communities	3
3	Implementation of a comprehensive plan is too fragmented for effective administration	4
4	Program brought out in stages causes inefficiency (do all at once)	
5	Educate area population for the need for land use plan and regional cooperation.	

#	OPPORTUNITIES	POINTS
1	Join neighboring towns – etc to pool resources to save money	1
2	Combine funding and staff resources to address gaps in service provision	6

TOP THREE ISSUES

#	ISSUES	POINTS
1	Lack of resource identification / preservation groundwater, escarpment, wetlands, ag land, shore land	5
2	Conflicts of locally undesirable land uses with residential development (land use)	5
3	Retain / develop affordable housing	5

1.1 What are the factors that make “the lack of resource identification / preservation of natural resources “a challenge?”

- a. Much property is privately owned
- b. Sources of ground water contamination are difficult to determine and maybe not correctible
- c. Some areas are small, so opening to public may destroy or impact
- d. Funding - if there is no money to acquire land after identification it means can't preserve for public good
- e. Staffing to organize, collate, and inventory the information on areas to preserve
- f. DNR – getting permission is a challenge
- g. Too many levels of government

2.1 What are the consequences of not addressing the issue of “the lack of resource identification / preservation of natural resources”?

- a. Public loses access (private development or destruction)
- b. Loss of resources
- c. Extra cost of clean-up and/or recovery

1.2 What are the factors that make addressing “conflicts between locally undesirable land uses and residential development” a challenge?

- a. Lack of control of land
- b. emotional arguments, without logic
- c. I’m here now, so it should be my way now
- d. Statutes/laws are handicap can’t control land outside your jurisdiction
- e. Demand for land uses that are incompatible with zoning
- f. Historical property use – grandfather clause

2.2 What are the consequences of not addressing the issue of “conflicts between locally undesirable land uses and residential development”?

- a. Court challenges
- b. Continued conflict
- c. Negative affect on land values
- d. Liability
- e. Local officials recalled
- f. Resistance to involvement

1.3 What are the factors that make “retaining / developing affordable housing a challenge”?

- a. Lack of funding?
- b. Stable job market
- c. Not having the political will to have diverse housing opportunities including affordable
- d. Adequate wage scale to support housing
- e. Funding available for starter affordable housing
- f. Inflated land values

2.3 What are the consequences of not addressing the issue of “retaining / developing affordable housing”?

- a. Less tax revenue
- b. Potential increase homeless population
- c. People leave community in search of housing
- d. No people in area, jobs not available
- e. Urban blight
- f. Can impact economic development opportunities, shortage of labor
- g. Taxes

TOP THREE OPPORTUNITIES

#	OPPORTUNITIES	POINTS
1	Combine funding and staff resources to address gaps in the provision of smart growth	6
2	Good agricultural land and ledge for recreational development	5
3	Productive soils to maintain agriculture as a long term land use	5

1.1 What are the factors that make taking advantage of “combining funding and staff resources” a challenge?

- a. Many units of local government
- b. Need a central organizing unit
- c. Not all of the 9 Smart Growth elements have the same relevance in every community
- d. Learning curve different resources/sharing
- e. Opposing view points

2.1 What are the consequences of not addressing the opportunity of “combining funding and staff resources”?

- a. Continuation of status quo
- b. People become more negative
- c. No progress nothing completed or not satisfactory
- d. Concern about how 40+ different ordinances will affect the plan

1.2 What are the factors that make taking advantage of the “good agricultural land and ledge for recreational development” a challenge?

- a. Too many units of local government
- b. Private control
- c. Money or lack thereof
- d. Funding/Personnel/turf to protect
- e. Insufficient consensus on the need to protect

2.2 What are the consequences of not addressing the opportunity of “good agricultural land and ledge for recreational development”?

- a. Lose it, public loses it in the long run
- b. If you can't farm land it will be sold for housing development
- c. Increased demand for services (transport, etc) and more demands on water supply

1.3 What are the factors that make taking advantage of the “productive soils to maintain agriculture as a long term land use” a challenge?

- a. Not everyone thinks agriculture should continue to grow and expand in the 21st century
- b. Maintaining a balance between use of chemicals and natural soil make up
- c. Private property rights movement

2.3 What are the consequences of not addressing the opportunity of “productive soils to maintain agriculture as a long term land use”?

- a. Neighbor conflicts
- b. More mega farms (point of discussion – not unanimous)
- c. Lack of soil management – “Dust Bowl”
- d. Loss of resource
- e. Lack of place to spread bio solids costs more to haul further