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**Comprehensive Plan
2008 - 2028**

**Village of Oakfield
Fond du Lac County, WI**

Adopted: July 9, 2008

Martenson & Eisele, Inc.

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Village of Oakfield Fond du Lac County Comprehensive Plan 2008-2028

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Land Use

Findings and Recommendations

1. Twenty-seven percent of the village's land area is still being farmed, which is almost as much as the total acreage of single-family homes. Most of this land is north of Church Street and is generally flat with some wetlands in the area.
2. Depending on land ownership and demand for different land uses, farmland will be absorbed over time. However, more desirable residential development may be outside of the Village limits, and would need to be annexed to facilitate sewer and water services.
3. The village contains a substantial amount (100 acres) of public (schools/Village facilities, parks and recreation) or institutional (churches) land.
4. Seneca Foods accounts for most of the industrial land use in the village.
5. The Village should encourage all types of development to occur on in-fill sites (especially in the downtown areas) or adjacent to existing development and utility services, and within the sewer service area (map 3).
6. The Village and those who develop land are generally aware that environmentally sensitive areas, such as wetlands, steep slopes, navigable streams, and important natural areas, cannot be developed. Building restrictions also include setbacks to these natural features, based on state and federal regulations.
7. The Village should encourage a mix of housing types, but for housing proposals that involve more than two units per structure, compatibility to adjoining properties and proper buffering will need to be addressed through the conditional use process.
8. Commercial development or redevelopment will be encouraged in the downtown area.

Land Use Characteristics

Map 1 shows the existing land use pattern in the Oakfield. Table 1 shows existing land use characteristics, including acreage, percentage of acreage by land use, and intensity/density.

Table 1
Existing Land Use

	Acres	%	Intensity/Density
Farmsteads	2	1%	Very low intensity and density
Low Density Residential	171	27%	Low intensity (one home per lot) and low density
Medium Density Residential	4	1%	Medium to high intensity and density
Commercial	6	1%	High intensity and density in downtown area
Industrial	32	5%	Medium intensity and density
Public/ Institutional	71	11%	Medium intensity and density except for athletic fields
Utilities	19	3%	Village hall/fire station and library is high intensity-other facilities are low to medium intensity and density
Parks and Recreation	29	5%	Very low intensity and density
Agricultural	159	25%	Very low intensity and density
Open Land	87	14%	Very low intensity and density
Water Features	9	0%	Very low intensity and density
Transportation	48	8%	Not applicable
Total Acres	637		

Source: Village of Oakfield

Trends in the Supply, Demand, and Price of Land

Farmsteads, Cropland and Open Land

- ❑ These three categories include active farming operations, farmsteads associated with those farms, and land that is open, such as wetlands and low areas that are not farmed. These three categories constitute 248 acres, or 40 percent of the entire area of the village. Some of the land in these categories will be the location of more intensive land uses as shown on the Land Use Plan.

Residential

- ❑ Table 1 identifies 175 acres, or 27% of all land in the village as being residential in nature. This amount includes several apartment buildings, some being market rate and others designed more for retirement or elderly living units.
- ❑ The housing market in the Oakfield has been dominantly single family. No apartment or two-family home permits have been issued in the last six years.
- ❑ Table 2 shows building permit records from 2002 through 2007. The dollar range reflects the value of the home stated on the building permit, and may not accurately reflect the market value. Building permit values do not include the value of the land on which the residential structure is built.
- ❑ Residential building opportunities, while not abundant, are available in two subdivisions on the village's south side. Typical average prices for vacant lots range from \$30,000 to \$50,000 per lot.
- ❑ The most popular building permit dollar range in the last six years was \$150,000 to 199,000.

Table 2

Village of Oakfield Building Permits

Year	Type	<\$100,000	\$100,000 to \$149,999	\$150,000 to \$199,999	>\$200,000	Total
2002	Single Family	0	0	2	0	2
2003	Single Family	0	1	0	1	2
2004	Single Family	0	1	4	1	6
2005	Single Family	0	2	1		3
2006	Single Family	0	0	4	1	5
2007	Single Family	0	0	1	0	1
Total		0	4	12	3	19
Avg.						3

Source: Village of Oakfield

Commercial and Industrial

- ❑ Commercial land use constitutes about 6 acres of land in the village, which is mostly concentrated in the village's downtown area. The nature of this commercial area is a mixture of banking, convenience gas station, and service type uses.

Industrial

- ❑ The village contains 32 acres of industrial land. Most of this acreage is land occupied by Seneca Foods. Other acreage is concentrated in the northern area of the downtown between Church and Hubbard Streets.

Public/Institutional

- ❑ This category includes the Village Hall-Fire Station-Library and Community Center on Main Street, the Village public works property, the Oakfield elementary, middle and high school, and three church properties. All of these public/institutional uses total 71 acres, or 11 percent of all the land in the village. Most of these institutions provide services to not only village residents but many people from outside the community.
- ❑ Utilities, which constitutes 19 acres of Village land, includes the sewage treatment plant property, the two well sites, elevated water tank, and the village garage.

Parks and Recreation

- ❑ The Village operates and maintains Acorn Park and athletic fields located immediately west of, and jointly used by the Oakfield High School. Parkland constitutes 29 acres of land (5% of all land) in the village.

Conflicts Between Adjacent Land Uses

Within the Village of Oakfield

- ❑ Some conflict may happen when farming operations occur next to residential properties, typically due to noise and odor.

Between the Village of Oakfield and Adjacent Municipalities

- ❑ The Town of Oakfield completely surrounds the Village of Oakfield. The village is not aware of any conflicts in land use between these two communities.

Limitations on Development

Environmentally Sensitive Areas

- ❑ See Map 3. Environmentally Sensitive Areas. Development may be limited to some extent because of wetlands on the northern portions of the village.
- ❑ The Niagara Escarpment that is predominant on the south edge of the village forms a barrier to land development. A large portion of this land is owned by the Wisconsin Department of Natural Resources, and is in an “endangered resources” area.

Boundary of Utility Service and Community Facilities

- ❑ The Village provides sanitary or water services to all properties. Some underground storm water and a detention pond is owned and maintained by the Village.

Land Use Projections

Agricultural

- ❑ The number of acres used for agricultural production will decrease as land is converted to more intense uses such as residential, commercial, and industrial.
- ❑ Farmland in the corporate limits is acting as a holding zone until land is developed.

Residential

- Table 3 shows the residential land projections for the Oakfield

Table 3

Residential Land Use Projections, 2005-2025

	Population	Percent Change	Persons per Household	Households	Households per Acre	Additional Acres	Total Acres
2000 Actual	1,012		2.74	370	2	---	
2005	1,025	1.3%	2.68	383	2	---	
2010	1,039	1.4%	2.62	396	2	6 acres	6
2015	1,051	1.2%	2.59	406	2	5 acres	11
2020	1,063	1.1%	2.57	414	2	4 acres	16
2025	1,071	0.8%	2.54	421	2	4 acres	20

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

- Oakfield will need an additional 20 acres for residential development by 2025. If future residential growth occurs on lots larger than one-half acres, the additional land needed will exceed this amount.
- Future residential areas being shown on the Land Use Plan are in the southern edges of the Village, vacant land directly east of the Middle School and High School, west of N. Elm Street, south of Church Street, and north of Church Street, west of CTH "Y".
- The Oakfield School District is considering the consolidating Belle Reynolds Elementary School students with the Oakfield Middle School. If this occurs, the Village will need to assist the District determine what is the most appropriate land use for the elementary school site, one of the options being some type of residential use.

Commercial

- Planners typically use a ratio of the number of residents in a community to the number of acres used for commercial activities to project how many additional acres of land will be needed over the next five, ten, fifteen and twenty years. For example, if there are 1,000 residents in a community and there are 100 acres of commercial land uses, an increase of 100 residents would result in an increase of 10 acres of commercial land uses.
- The 2005 State population projection for the Village of Oakfield has 1,025 people, and the village contained 5.5 acres of commercial land. This would mean that there are approximately .005 people per acre of commercial land in the village. If this ratio continues, the Oakfield may experience an additional quarter acre (10,000 sq. ft.) of commercial land by 2027. This would not take into account commercially zoned land in the downtown area that could be renovated or cleared for new commercial tenants.

Industrial

- The projection methodology used for commercial land uses is also used for industrial land use projections. Based on the 2007 industrial land area of 32 acres and the estimated population increase of 46 people, the Oakfield may experience an additional 1.5 acres of industrial land by 2027.

Development and Redevelopment Opportunities

Agricultural

- ❑ Any land considered farmland in the Village of Oakfield is not intended to remain in that classification in the long term. Farming operations are temporary in nature, with the potential of their being put to more intensive uses in the future.

Residential

- ❑ Three residential subdivisions on the southeastern edge and southwestern corner of the village still have vacant lots that are available for home construction. Another large parcel has the potential for residential development south of Waupun Street.
- ❑ Approximately 55 acres of land in the eastern portion of the sewer service area (Map 3) is planned for short and long term medium density residential development that should be able to be developed with gravity sewer service.
- ❑ Approximately 40 acres of land in the northwestern portion of the village, north of Church Street, could be developed for medium density single-family residential development by gravity sewers.

Commercial and Industrial

- ❑ The Village of Oakfield wants to encourage more commercial development to occur in their central business district (downtown) as opposed to periphery sites along the county highways.
- ❑ The most logical site for further industrial development may be the northernmost portion of Oakfield, north of the existing wastewater treatment plant.

Land Use Plan

Vision Statement (from the 1998 Joint Land Use Plan)

“The residents of the Town and Village of Oakfield wish to work in a coordinated manner to preserve each others overall character and identity while promoting a moderate level of planned growth, including: a variety of logically placed urban and rural residential uses; the establishment of new commercial service centers, and the rehabilitation of existing ones; the diversification and expansion of industrial employment opportunities, 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.”

Existing and Future Land Uses

- ❑ The Land Use Plan for the Village of Oakfield combines existing and future land uses under one Land Use Plan color code.
- ❑ Land uses shown on the Land Use Plan are generally described as follows:
 - **Farmstead:** One-family home on a more rural lot, possibly including a barn and out-buildings
 - **Low Density Residential:** Typically refers to a one-family residence
 - **Medium Density Residential:** Residential duplexes and low density attached or detached condominium units, and apartment buildings

- **Mixed Use Redevelopment:** If the Oakfield School District decides to consolidate facilities and no longer need certain lands for school facilities, the Village will assist the District to plan for a mixed use redevelopment of the discontinued school site.
- **Group Housing:** A housing unit where rooms are occupied by unrelated individuals who share common facilities.
- **Commercial:** Retail, food or beverage, service, or office type uses.
- **Industrial:** Manufacturing facilities, cannery, contractor storage and office facilities and storage buildings or related businesses
- **Public/Institutional:** Village Hall, Library, Fire Station, Public Works garage, cemeteries, churches and schools
- **Utilities:** Village treatment plant, pump stations, wells, water towers and private utilities
- **Parks and Recreation:** Village Park facilities and recreational trails
- **Agricultural:** Farmland used for crops, pasture and livestock operations
- **Other Land Fallow** or unused land, including vacant residential lots in subdivisions
- **Water Features:** Lakes, ponds, and streams
- **WDNR/Fish & Wildlife:** Lands owned and managed by state and federal agencies.
- **WI DNR Wetlands:** DNR designated land that meets the definition of wetlands
- **Woodlands Overlay:** Concentration of trees

Land Cover

- ❑ The Land Use Plan also shows land covers, which are areas characterized by natural resources, such as wetlands and woodlands. Land classified as wetlands cannot be developed, nor can wetland buffers that can vary 12 feet to 50 feet, depending upon the quality of the wetland. Woodlands can be developed as residential.
- ❑ The objective in showing land covers is to promote the conservation of the natural resource but with the understanding a more intensive development may occur in that area.

Extraterritorial Platting and Zoning

- ❑ The Village of Oakfield has statutory ability to have extraterritorial platting powers over subdivisions proposed within one and a half miles of the village limits. But because no platting has taken place within the designated area, the Village has not had to use extraterritorial platting powers.
- ❑ Due to the cooperative nature between the Village and Town of Oakfield and minimal growth in areas of the town abutting the village, there has not been a need to develop extraterritorial zoning.

Consistency between the Land Use Plan and Zoning

- ❑ Of particular importance is consistency between the Land Use Plan and the Zoning Map (see Map 2). Because zoning reflects the current situation and a future land use plan reflects preferred land use, the two maps may not be consistent at first. The objective of a Plan is that these two maps would become consistent over a period of time.
- ❑ The two maps were analyzed for areas that are inconsistent. These are the areas where the Village of Oakfield should consider amending either the Zoning Map or the Future Land Use Plan.

Table 4
Comparison of Current Zoning and Future Land Use Plan

Land use and area found	Current Zoning	Future Land Use or Zoning Changes
Residential Properties on Booth Street	Business	Mixture of commercial and residential
Properties lying along the Wild Goose State Trail	Industrial	Commercial and residential
Industrial property on the northeast corner of Hubbard Street and First Street	Residential	Industrial
Commercial use near treatment plant	Industrial	Commercial

Source: Martenson & Eisele, Inc.

Goals, Objectives, Policies, and Programs

Goal

1. Promote residential and industrial development that adds more tax base and generates the need for all forms of retail and service businesses, and that new land uses be located in appropriate sites as shown on the Land Use Plan.

Please note that the following objectives and policies are not the only ones that relate to land use in the Village 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 Village of Oakfield will support existing commercial businesses, encouraging them to expand at their present locations or preferably in the Downtown area.
2. **Consistency with Plan** The Village of Oakfield shall require all decisions and actions concerning land use development and redevelopment be consistent with the Land Use Plan, or, if convincing arguments are presented, the Village Board may amend the Comprehensive Plan.
3. **Implementation Tools** The Village of Oakfield may consider adopting a Site Plan Ordinance and a Five Year Capital Improvement Plan to implement the goals and objectives in this plan.
4. **Impacts to Natural Resources** The Village of Oakfield realizes the importance of protecting natural resources, environmental corridors, or animal habitat areas when evaluating potential development projects.
5. **Location of New Growth** The Village of Oakfield should encourage the development of infill and vacant land that abuts existing development and utilities within the village before annexing land from the Town.
6. **Belle Reynolds Elementary School Site** If the School District consolidates elementary and middle school grades at the Oakfield Middle School, the Village will need to assist the District to determine what is the most appropriate land use for this elementary school site.

Policies

1. **Plan Coordination** The Village of Oakfield will continue to coordinate future land uses on the edge of the village with the Town of Oakfield and Fond du Lac County.
2. **Downtown Renewal** The Village of Oakfield and the Fond du Lac County Economic Development Corporation will work together to promote more commercial and industrial development in the village and especially the downtown area.

Village of Oakfield

Land Use Plan



Land Use Categories

- Farmstead
- Low Density Residential
- Medium Density Residential
- Mixed Use Redevelopment
- Group Housing
- Commercial
- Industrial
- Public/Institutional
- Utilities
- Parks and Recreation
- Agricultural
- Other Land
- Water Features
- WDNR/USFWS *

Land Covers

- Wetlands <2 acres
- WI DNR Wetlands
- Woodlands Overlay
- Corporate Limits

*WDNR = Wisconsin Department of Natural Resources
USFWS = U.S. Fish and Wildlife Services

The wetlands digital data was created from the Wisconsin Wetland Inventory Maps by the DNR Bureau of Watershed Management who is the custodian and sole distributor of this data. The DNR assumes no liability for the accuracy of this data or any use or misuse of its content.

The basemap was created with data from Fond du Lac County Planning Department and The 1998 Existing Land Use Map was created by East Central Wisconsin Regional Planning Commission, who assumes no liability for the accuracy of this data or any use or misuse of its content.
Revisions were made by Martenson and Eisele, Inc. under the direction of the Town of Oakfield.

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Backside of Land Use Plan

Implementation

Integration and Consistency

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

Ordinances and Regulations

Village of Oakfield

Consistency Requirement

- ❑ Wisconsin's comprehensive planning legislation **requires** that the Village's comprehensive plan be consistent with the following ordinances.

Zoning Ordinance

- The Village of Oakfield's existing Zoning Ordinance took effect in 1982.

Subdivision and Platting Ordinance

- The Village of Oakfield's existing Zoning Ordinance took effect in 1994.

Official Map

- The Village does not have an official map ordinance.

Extraterritorial Platting

- The Village has extraterritorial platting powers within 1.5 miles of the village limits for any subdivisions that occur in the Town of Oakfield.

Extraterritorial Zoning

- No Extraterritorial Zoning Board or Extraterritorial Zoning area has been established by the Village of Oakfield.

Shoreland-Wetland Ordinance

- The Village of Oakfield has its own Shoreland Zoning Ordinance and conducts code enforcement (see map 9).

- ❑ Wisconsin's comprehensive planning legislation **does not require** the Village's Comprehensive Plan be consistent with the following ordinances:

Modular Home and Parks Ordinance

- Modular Home Parks are regulated through the Oakfield Zoning Ordinance

Sign Regulations Ordinance

- Signs are regulated through the Oakfield Zoning Ordinance

Stormwater Management Ordinance

- Stormwater issues are regulated through the Oakfield Storm Water Management Ordinance.

Wellhead Protection Ordinance

- The Village of Oakfield has a wellhead protection ordinance.
- The requirements of Wisconsin's wellhead protection program are found in section NR 811.16(5) of the Wisconsin Administrative Code. All new municipal wells installed after May 1, 1992, must have a Department of Natural Resources approved wellhead protection plan (WHP) prior to placing the well into service.
- More information can be viewed at www.dnr.state.wi.us/org/water/dwg/gw/wellhead.htm.

Historic Preservation Ordinance

- The Village of Oakfield does not have a Historic Preservation Ordinance.

Park and Open Space Plan

- The Village of Oakfield adopted a Five-year Park and Open Space Plan in 2007.

Measurement of Progress

- ❑ The Village of Oakfield Plan Commission will advise the Village Board on a periodic basis regarding the progress made in implementing the programs and actions described in the Implementation Element of the Comprehensive Plan.

Plan Update and Amendment Process

- ❑ The Village of Oakfield will review the goals, objectives, and policies of the Comprehensive Plan on a periodic basis.
- ❑ The entire Comprehensive Plan should be updated every ten years.
- ❑ Because the environment in which the Comprehensive Plan to be implemented is dynamic, it is expected that amendments to the Comprehensive Plan will be needed to address changing conditions and attitudes. For example, a development proposal for a specific property in Oakfield may come before the Plan Commission that is inconsistent with the land use shown on the Future Land Use Plan. If the Plan Commission determines that the land use shown in the development proposal is appropriate, an amendment to the text and the maps of the Comprehensive Plan will be needed to ensure consistency.
- ❑ The process for amending the Comprehensive Plan is the same as that originally used for the adoption of the Comprehensive Plan. The Plan Commission will make a recommendation to the Village Board on the amendment. The Village Board will need to hold a public

hearing on the recommended amendment, and adopt an amendment to the ordinance that established the original plan.

Five-Year Implementation Plan

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

Table 5
Five Year Implementation Plan

Program or Action	Responsibility	Year
<i>From the Land Use Element</i>		
If the School District closes Belle Reynolds, a mixed land use may need to be determined.	Plan Commission, Village Board and School District	2010-2012
Consider adopting a Site Plan Ordinance	Plan Commission and Village Board	2009-2013
Consider adopting a Five Year Capital Improvement Plan	Village Board	2009-2013
<i>From the Issues and Opportunities Element</i>		
Factual information sheet that compares the cost of living with other communities in Fond du Lac County (see economic development Element for more marketing efforts)	Village Clerk, with help from Plan Commission Members, school district, and interested citizens	2008-10
Urge developers to construct more housing for retired and elderly people, and consider what specialized services this age group will need in future years.	Village Board	Ongoing
<i>From the Agricultural, Natural, and Cultural Resources Element</i>		
Encourage urban development and redevelopment of land within the village while maintaining the environment	Plan Commission and Village Board	Ongoing
<i>From the Transportation Element</i>		
Interact with Fond du Lac County on transportation projects that may affect the Village of Oakfield.	Village Administration	Ongoing
Conduct Paser Analysis of Roadways	Roadway Superintendent	Bi-Annually
<i>From the Housing Element</i>		
Encourage future residential development in areas that can be served efficiently and economically with public utilities and community facilities and services.	Plan Commission and Village Board	Ongoing
<i>From the Utilities and Community Facilities Element</i>		
Address storm-water infiltration in sanitary sewer lines	Village Board, Public Works and Utilities Committee	2009-2014
Monitor wells and sewer lines to identify and prioritize needed improvements and correct deficiencies.	Public Works	Ongoing
<i>From the Economic Development Element</i>		
Form a citizen's committee that is charged with putting together an attractive brochure that highlights the positive aspects of living in the Village of Oakfield.	The Plan Commission, Village Board, Fond du Lac Economic Development Corporation, Oakfield Community Development Authority, future business partnerships, and future citizens committee	2008-2012
Work with local developers to market vacant lots that are on the market and support the subdivision of more land in appropriate locations shown on the Land Use Plan.		
Upgrade Village's website as a marketing tool, and make it available to local businesses through the sale of links.		
Work with local lending institutions to make available reasonable loans to entrepreneurs		
Work with the Fond du Lac County Economic Development Corporation to recruit desired businesses to the downtown area.		
Develop a marketing strategy designed to attract businesses that cater to users of the Wild Goose State Trail.		
<i>From the Intergovernmental Cooperation Element</i>		
Continue to coordinate a joint planning process and the implementation of the Village's Comprehensive Plan with of Town of Oakfield's Comprehensive Plan.	Plan Commission and Village Board	Ongoing

Issues and Opportunities

Findings and Recommendations

- ☐ An aging “baby boomer” generation will need more retirement type housing and types of services typically associated with elderly people.
- ☐ Income levels in Oakfield are somewhat higher than income levels of the average wage earner in the county and state.
- ☐ About two-thirds of the Oakfield residents had manufacturing or service type jobs.
- ☐ In 2000, more than two-thirds of employed Oakfield residents left Oakfield to work somewhere else.
- ☐ The State is projecting the Village of Oakfield to have steady growth of about six-percent over a twenty-five year period.
- ☐ The Village of Oakfield has a higher number of persons per household than the county or state average, but like everywhere else, the trend of household size is steadily declining.

SWOT Workshop

On November 5, 2007, the Village of Oakfield Plan Commission held a public hearing to facilitate a “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) workshop. The results of this workshop are summarized by each category:

Strengths

- ☐ “Small town” atmosphere
- ☐ Good school system with all grade levels in the Village limits
- ☐ “Safe” community
- ☐ Small, yet close to major cities
- ☐ Public Library, Village Hall, and Community Center
- ☐ Good Fire Department
- ☐ Basic services, including public water and sewer
- ☐ Some retail, service and banking facilities
- ☐ Excellent Park system
- ☐ County Trail through the center of the village
- ☐ Many natural areas, public open space, nearby lakes and state parks
- ☐ No major highway allows for safe pedestrian circulation
- ☐ Many social and church activities
- ☐ Responsible investments
- ☐ High school “talent-pool”
- ☐ Strong Village/Town ties

Weaknesses

- ☐ Shortage of retail, service, and industrial businesses or sites
- ☐ Lower priced homes not available
- ☐ Development in certain plats is slow due to the market
- ☐ Downtown is lacking businesses and “curb appeal”
- ☐ No major highway runs through the community
- ☐ Lack of multi-family units to provide affordable housing
- ☐ Community is not grant eligible
- ☐ Village has the image of high utility costs and tax rate

- ❑ Perception that the Oakfield School District may consolidate with another district

Opportunities

- ❑ Pursue a doctor's clinic
- ❑ Encourage tourism activity, especially along the County Bike Trail
- ❑ Support businesses that provide basic needs
- ❑ Market the community, and especially the downtown area
- ❑ Look for revenue producing entities to come
- ❑ Positive impact from the completed STH 151 and CTH D interchange
- ❑ Advantages of being a "bedroom community" near larger cities
- ❑ Village utility systems can support more growth and development

Threats

- ❑ Lack of public transit
- ❑ Increasing tax rate
- ❑ Loosing existing businesses
- ❑ Declining student enrollments
- ❑ Declining industrial uses
- ❑ Developing lands in the surrounding town
- ❑ Aging population
- ❑ Housing that could be occupied by anyone
- ❑ imbalance in the housing stock

NOTE - The following Findings and Recommendations are based on an analysis of the data contained in Tables 100 through 115. These tables are found in the back of the plan.

Population Characteristics

Population Change (Table 100)

- ❑ Oakfield experienced minor growth between 1970 and 2000, increasing in population by 94 persons to 1012, or about ten percent. This is a growth rate of about a third of a percent per year, or three persons.
- ❑ In comparison, several surrounding communities had no population growth or actually declined (Towns of Oakfield, Eden, and Waupun). Several communities had modest growth (Towns of Byron and Lamartine), while the Village of Eden nearly doubled. In this same time period, the population of Fond du Lac County increased nearly 15%, and Wisconsin more than 20%.
- ❑ The Villages of Oakfield and Eden (and the county and state), were the only communities to increase their population in each of the three decades from 1970 to 2000. The other surrounding communities lost population in the 1980s, and some did in the 1990s.
- ❑ According to state estimates, all have begun growing in varying degrees since 2000.

Population Race (Table 101)

- ❑ Oakfield was over 98 percent white in 2000,
- ❑ This compares to Fond du Lac County being at about 96 percent white and Wisconsin at 89 percent, respectively, in the same timeframe.
- ❑ It can at least be said that each of the three jurisdictions became marginally more diverse from 1990 to 2000.

Population Age and Median Age (Table 102)

- ❑ The residents of Oakfield in 2000 were distributed throughout age categories in a way very similar to Fond du Lac County and Wisconsin.
- ❑ Approximately 30% were youth and teenagers; about 70% were below the age of fifty.
- ❑ As is the case throughout America, as the Baby Boom generation ages, the number of elderly will increase. This will likely alter the number and types of services a community needs to provide to meet the needs of the residents.

Income Characteristics

Median Income (Table 103)

- ❑ The median income for households in Oakfield (households include unrelated persons) was over \$51,000 in 1999. The median income for families was in excess of \$56,000. Household income is \$6,000 to \$8,000 lower in the county and state. Family income is only slightly lower.
- ❑ The median income for both households and families increased by about 60% between 1990 and 2000. This is faster growth than in the county (about 55%) and the state (50%).

Household Income (Table 104)

- ❑ Oakfield had a similar distribution of wealth as Fond du Lac County and Wisconsin between 1989 and 1999. The household income category with the highest percentage in all three cases in 1999 was \$50,000 to \$75,000.
- ❑ Overall, incomes in Oakfield are comfortably higher than in the county and state, with 72% earning more than \$35,000 in 1999, compared to 64% in the county and 61% in Wisconsin.

Per Capita Income (Table 105)

- ❑ Per capita income of approximately \$21,000 for Village of Oakfield residents in 1999 was comparable to those in the county and state.
- ❑ The percentage change in per capita income of residents in Oakfield from 1989 to 1999 was significantly higher than in the county or state. Per capita income in Oakfield nearly doubled, while it only increased 60% in the county and state.

Poverty Status (Table 106)

- ❑ The poverty status of persons and families in Oakfield is virtually a non-issue, ranging from only one to two percent in 1999. It's even lower than in 1989.
- ❑ Poverty status is about three times higher for both individuals and families in Fond du Lac County, and even higher across Wisconsin.

Employment Characteristics

Labor Force (Table 107)

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

Employment of Residents by Type of Industry (Table 108)

- ❑ About one-third of employed Oakfield residents in 2000 held positions in the manufacturing industry. Another third were in service. These percentages are about 25% lower and 25% higher, respectively, than in 1990. It was not an even trade, however, as the percentages of those in construction; finance, insurance, and real estate; and government also increased, while those in transportation and utilities, and both wholesale and retail trade decreased.
- ❑ The manufacturing and service industries employed the highest percentages of residents in the county and state, too, but they were not equal. In both instances, a higher percentage of people were employed in the service industry, particularly in the state, where nearly 40% of employed persons are in service positions.
- ❑ Trends of other industries were identical to Oakfield in the county and state.
- ❑ About fifty more Oakfield residents were employed in 2000 than in 1990, a 10% increase. The county and state both had increases in employed persons of over fourteen percent.

Employment of Residents by Type of Occupation (Table 110)

When analyzing Table 110, it is important to note that between the 1990 and 2000 Censuses the categories for types of occupations held by the residents of the village, county and state changed significantly. It is, therefore, virtually impossible to make comparisons between the two years. There are also many fewer categories in 2000, which makes detailed analysis difficult.

- ❑ In 2000, 75% of the 528 employed residents of Oakfield were equally split between sales and office; production, transportation, and material moving; and management, professional and related occupations.
- ❑ These same three occupations were highest in Fond du Lac County and Wisconsin in 2000. They were also in similar proportion in the county, but in Wisconsin, 31% are in management, professional and related occupations, and only 20% in production, transportation, and material moving.

Industry of Employed Persons (Table 109)

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

Travel Time to Work (Table 111)

- ❑ In 2000, almost half of employed Oakfield residents traveled between ten and twenty minutes to get to work. Another one-fifth traveled twenty minutes to a half-hour.
- ❑ In Fond du Lac County and Wisconsin, only about a third of the workers traveled ten to twenty minutes.
- ❑ Only fifteen percent of Oakfield workers drove less than ten minutes to work, compared to more than 26% of workers in the county, and 20% across the state.
- ❑ On the other hand, only 16% of Oakfield workers drove more than thirty minutes to work, compared to more than 20% of workers in the county, and 23% across the state.
- ❑ The point of this data is that the vast majority of employed Oakfield residents do not work in Oakfield, but they do work fairly close by, probably Fond du Lac or Waupun. It is likely that they purchase goods and services to and from work and in the community of their employer. This may suggest it is difficult for businesses to thrive within Oakfield.

Average Weekly Wages (Table 112)

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

Education Characteristics

Educational Attainment (Table 113)

- ❑ Almost half of Oakfield residents older than 25 in 2000 had a high school education. A nearly similar number had some college experience or had earned a college degree. Only ten percent had not graduated from high school.
- ❑ The percentages were fairly similar in the county and state, but generally more evenly distributed. In particular, more than 21% of Wisconsin residents had not earned a high school diploma, and about 16% of county residents.

Population Projections

Population Projections (Table 114)

- ❑ It is projected that the population of Oakfield will increase by about sixty people between 2000 and 2025. This is expected to be achieved by a steady increase of about 1.25% every five years, or 6% over the 25 years.
- ❑ In comparison, the Town of Oakfield is expected to decline in population at about the same rate, while Fond du Lac County's population is projected to increase 14% over the same period, and the state's population by 17%. The Village of Eden's population is projected to increase by thirty percent.

Household Projections

Household Projections (Table 115)

- ❑ The number of households in Oakfield is projected to increase by more than fifty between 2000 and 2025, or about fourteen percent. This is a slower rate than in the county and state, both projected at about twenty-four percent. It is much higher than in the Town of Oakfield, however, where the number of households is expected to remain steady or even decline. Households in the Village of Eden are expected to increase by forty percent.
- ❑ The average number of persons per household was a comparatively high 2.74 in 2000. The county averaged 2.63 persons per household, and the state 2.57.
- ❑ As is the case virtually everywhere in America, household size will decline in Oakfield for at least the next twenty years. It is projected that there will be only 2.53 persons per household in Oakfield in 2025. With a growing population but a decreasing number of persons per household, a higher number of housing units, and the land they require, will be needed compared to in the past.

Goals, and Objectives

Goals

1. The Village of Oakfield will strive to maintain its “small-town” atmosphere and safe place to raise a family or retire, while striving to attract an educated population and businesses to its community to generate more students for the school system, increase the tax base, and create more jobs locally.

Objectives

1. With assistance from the Fond du Lac County Economic Development Corporation, develop marketing materials to promote the village as a place to do business.
2. Develop marketing materials and advertise the community as a good place to live for all ages.
3. Urge developers to construct more housing for retired and elderly people, and consider what specialized services this age group will need in future years.

Agricultural, Natural and Cultural Resources

Findings and Recommendations

- ❑ Oakfield has some natural resources which are an asset to the community, (such as the Niagara Escarpment) and should be preserved as much as possible.
- ❑ Village of Oakfield residents have indicated the importance of preserving areas for recreational activities and the general aesthetic qualities these areas provide.
- ❑ The Village provides a public water and sanitary sewer system, therefore groundwater and soil types are not building hindrances or issues within the Village limits.

(Much of the information in this element came from the "1998 Oakfield Area Joint Land Use Plan," authored by East Central Wisconsin Regional Planning Commission).

Agricultural Resources

- ❑ Farming operations in the Village limits are a valid use until such time as urban growth needs to occur.
- ❑ To preserve the usefulness of farmland within the Village limits, urban growth should occur systematically in a natural progression of growth from the edge of developed land.

Natural Resources

- ❑ Developers and Village officials understand the importance of minimizing environmental impacts as urbanization occurs.
- ❑ The management and preservation of certain environmentally sensitive parcels within Oakfield should add to the quality of life enjoyed by residents.
- ❑ Environmental characteristics, including topography, drainage patterns, floodplains, wetlands and soil properties, are among the features that determine whether an area is suitable for a specific type of development.
- ❑ Surface water and wetlands are highly regulated resources. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources.

Topography & Geology

- ❑ Land relief within Oakfield is approximately 188 feet, ranging from an elevation of 1,030 feet above sea level in the southern portion of the village along the Niagara Escarpment to 842 feet above sea level in the northern portion of the community (see Map 4).
- ❑ Oakfield initially developed around the railroad at the base of the escarpment, but over the years has developed up into the hillside.

Geology

- ❑ The bedrock and glacial (surficial) geology of Fond du Lac County, including the Oakfield area, are somewhat unique and will be key components in determining the suitability for development within the area.

- ❑ The village is underlain by several layered bedrock units which range in age from Precambrian to Quaternary and are of sedimentary, metamorphic, and have igneous origin features.
- ❑ Due to the geology, significant areas of bedrock close to the surface are present above the escarpment.

Niagara Escarpment

- ❑ The Niagara escarpment (or as known locally as the “ledge”) is the most prominent geologic feature within the 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.
- ❑ 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 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.

Groundwater Resources

- ❑ Groundwater resources within the Oakfield area are linked directly to the surficial glacial deposits and underlying bedrock structure as described previously. 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 village (Map 5-Depth to Water Table).
- ❑ Of the four aquifers, the Cambrian Sandstone aquifer is the most widely used for sustained high capacity wells for Oakfield and industrial uses.
- ❑ The Village of Oakfield approved a “Wellhead Protection Plan” for its municipal wells, which inventories existing features that may potentially cause contamination and recommends specific actions to address these concerns. The wellhead protection plan encompasses an area within one mile of the municipal wells.
- ❑ Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on the building foundations.
- ❑ The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council’s responsibilities, actions, activities, and coordination efforts with local officials can be viewed at this web site:
www.dnr.wi.gov/org/water/dwg/gcc/index.htm

Drainage & Surface Water Features

- ❑ The Oakfield area is located within two 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.
- ❑ Oakfield is contained completely within the Fond du Lac River subwatershed with all drainage flowing directly or indirectly into Lake Winnebago via existing ditches, wetland areas, and stream corridors.
- ❑ The major surface water feature within the village is Campground Creek. Campground Creek serves as the discharge point for the village's wastewater treatment plant and flows into the East Branch of the Fond du Lac River, located north of the village. Additional unnamed intermittent streams and ponds also exist within the village limits.

Floodplains

- ❑ Areas susceptible to flooding are considered unsuitable for any type of development due to the potential health risks and property damage.
- ❑ As revised in 1984, the Flood Insurance Rate Map for the incorporated portions of Fond Du Lac County identify areas along Campground Creek and unnamed tributaries within Oakfield are subject to flooding within the 100-year floodplain.
- ❑ Approximately 66 acres out of 597 total acres are classified as floodplains, which is about 11 percent of the village.
- ❑ A majority of the floodplain areas within the village are currently undeveloped. The remaining floodplain areas place moderate restrictions on the overall development of Oakfield.
- ❑ The Village of Oakfield has adopted its own Floodplain Zoning District (Chapter 17.36). This ordinance only allows for agricultural or recreational land uses within a floodplain. Structures may be authorized with permitted uses or as a special use and require numerous floodproofing construction techniques. Additional criteria apply for the filling or altering of lands within the floodplain.

Shoreland & Wetland Resources

- ❑ Wetlands and shoreland areas are essential environmental features for providing wildlife habitat, scenic open spaces, flood water retention, and groundwater discharge areas.
- ❑ Protection of wetlands are especially important for stormwater management purposes and open space planning.
- ❑ Local, state, and federal regulations place strict limitations on the development and use of wetlands and shorelands.
- ❑ Shorelands, as defined by the Wisconsin DNR, are those areas within 300 feet of the high water mark of navigable streams, rivers or to the "landward side of the floodplain, whichever distance is greater" and shoreland use and development within 1,000 feet of lakes, ponds, or flowages.
- ❑ The Corps of Engineers has federal authority over the placement of fill materials in virtually all wetlands of 5 acres or greater.
- ❑ Oakfield has several large tracts of wetlands within its corporate boundary associated with Campground Creek in its northern portion. These narrow leaved, emergent/wet meadow types of wetlands are contained within floodplain area and serve as important floodwater storage areas for the Fond du Lac River system. Not including small tracts of wetlands less than five acres, approximately 24 acres of the village (4%) are considered wetlands.
- ❑ The amount and variety of wetlands will limit growth in future directions of the village. Wetlands are shown on both the existing Land Use Map and the Land Use Plan.

- ❑ The DNR website has information on wetlands as they relate to development projects or protection issues. The page provides links to specific administrative rules, discussions on wetland laws and programs, as well as other wetland issues. The DNR website address is: <http://www.dnr.wi.gov/org/water/fhp/wetlands/programs.shtml>

Soil Characteristics

- ❑ Soils support the physical base for development within Oakfield. Knowledge of the limitations and potential difficulties of soil types is important in evaluating land use proposals such as residential development, utility installation and other various projects.
- ❑ Severe soil limitations do not necessarily indicate areas cannot be developed, but rather indicate more extensive construction measures must be taken to prevent environmental and property damage. These construction techniques generally increase the costs of development and the utilities needed to service that development.
- ❑ The Beecher-Elliott is the prevalent soil association in Oakfield and surrounding area. The Village currently provides public sanitary sewer, therefore soil types are not a determining factor for sewer systems.

State Natural Areas

- ❑ State Natural Areas (SNAs) protect significant landscape features, geological formations, and archeological sites throughout Wisconsin. These areas are valued primarily for research and educational purposes, while providing rare safe havens for scarce plants and animals. More information on all SNA's can be found at the following website: www.dnr.state.wi.us/org/land/er/sna/index.htm
- ❑ Oakfield Ledge (No. 190) is a 208 acre State Natural Area is located along the southern edge of Oakfield. The 650-mile long ridge runs north from Waukesha County, forms the spine of the Door Peninsula, then arcs east through Ontario and ends at Niagara Falls in New York. Oakfield Ledge is owned by the DNR and was designated a State Natural Area in 1983.

Public Wildlife Recreation Land (WDNR)

- ❑ The Wisconsin Department of Natural Resources (WDNR) acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876 with more than 1,290,000 acres available for such use. Persons utilizing these areas can find specific information by consulting the following web page: <http://www.dnr.state.wi.us/org/land/wildlife/reclands/northeastmap.htm>
- ❑ Over the years, the DNR has purchased 1,450 acres of land in the Town of Oakfield (mostly west of the village) to restore wildlife Habitat.
- ❑ This program primarily restores grassland and wetland habitat that once existed in Wisconsin prior to its settlement. The restoration project also provides public recreational opportunities to town residents and all Wisconsin citizens, both consumptive (i.e. hunting, berry picking) and nonconsumptive (i.e. bird watching, wildlife photography) uses.
- ❑ Advantages of DNR owned lands so close to Oakfield are many, including the following:
 - a. Restored lands draw hunters and bird watchers to the area, especially during the fall and spring.
 - b. Provides residents an opportunity to connect with the natural resources
- ❑ For more information on the Glacial Habitat Restoration Area project, see the following website: <http://dnr.wi.gov/org/land/wildlife/ghra/>

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

- ❑ The U.S. Fish & Wildlife Service manages a number of acres in the Town of Oakfield, west of the Village limits. Oakfield is very fortunate to have these recreational and wildlife areas that are that are relatively close.
- ❑ USFWS offices in Mayville (CTH "Z") manages the Horicon National Wildlife Refuge. The Horicon National Wildlife Refuge in the Town of Oakfield occupies 947 acres (sections 31 and 32). This is only a small part of the entire 32,000 acres that constitutes the Horicon Marsh.
- ❑ The refuge contains many waterfowl, pheasants, furbearers, rabbits, deer, great egrets, great blue herons, cormorants, sandhill cranes, and many songbirds. The public is allowed to utilize this part of the Refuge in the Oakfield Township for hunting of pheasant, partridge, rabbit, squirrel and deer.
- ❑ For more information on the Horicon National Wildlife Refuge, see: <http://www.fws.gov/midwest/Horicon/index.htm>
- ❑ The Portage USFWS office, which houses the Leopold Wetland Management District, administers the two Waterfowl Production Areas (WPAs) in Oakfield Township. The first WPA (Oakfield) contains 429 acres and is located in sections 19 and 30. The second WPA (Breakneck) contains 238 acres in sections 28, 32, and 33. Most WPAs have small unimproved parking lots available for visitors. Informational kiosks, boardwalks, and viewing platforms are planned for some high-use. WPAs are managed for waterfowl production but they also provide habitat for a variety of other migratory and resident wildlife. Management activities may include wetland and grassland restoration and enhancement, prescribed burning, control of invasive noxious weeds, and oak savanna restoration.
- ❑ For more information on WPAs, see: <http://www.fws.gov/midwest/leopold>

Woodlands & Wildlife Habitat

- ❑ Fond du Lac County falls within the Central Hardwood province which contains a wide variety of vegetational types, both forest and non-forest.
- ❑ Historically, a majority of the Town and Village of Oakfield were covered with a mixture of hardwoods, prairie, and oak openings.
- ❑ Currently a mixture of oak, maple, willow, tag alder, dogwood, aspen, white birch, and red and white cedar are present in various areas of the town and village.
- ❑ Oakfield has relatively limited areas of woodland remaining within its corporate boundaries.
- ❑ Excluding street trees, approximately 5.4 acres exist along the Campground Creek corridor and at the base of the Niagara Escarpment.
- ❑ Woodlands are shown on the Existing Land Use Map (Map 1) and Land Use Plan.
- ❑ Wildlife habitat areas within the Oakfield Area are comprised of woodlands, wetlands, river corridors, prairies, and cliffs along the Niagara Escarpment.
- ❑ Based on WDNR studies, substantial areas of pheasant habitat exist in northern and north-eastern wetland areas.
- ❑ Existing woodlands and rock faces associated with the Niagara Escarpment provide for a well traveled wildlife corridor containing deer and squirrel as well as recently discovered unique species such as endangered snails.
- ❑ Important fisheries are located along Campground Creek, east of the village, which is one of only six trout streams in the county.

Wildlife Habitat and Threatened and Endangered Species

- ❑ Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at www.dnr.state.wi.us/org/land/er.
- ❑ The Natural Heritage Inventory map (Map 6) for Fond du Lac County shows terrestrial records of an endangered species in Section 23, which borders the southern edge of Oakfield.

Metallic and Non-Metallic Mineral Resources

- ❑ Oakfield does not have any non-metallic mining operations within the Village limits.
- ❑ Questions regarding non-metallic operations can be found in the following Wisconsin Department of Natural Resources websites:
www.dnr.wi.gov/org/water/dwg/gcc/index.htm, www.dnr.wi.gov/org/aw/wm/mining/metallic/.

Air Quality

- ❑ The primary goal of the DNR's air monitoring program is to increase public access to air monitoring data and to strengthen its network of continuous monitoring sites. Measurements of air quality are essentially a measure of the success of our air program efforts.
- ❑ The air quality monitoring station nearest to Oakfield is located in the City of Fond du Lac.
- ❑ More information on air quality is available at <http://dnr.wi.gov/air/index.asp>.

Cultural and Historical Resources

State and National Register of Historic Places

- ❑ A primary responsibility of the State Historical Society of Wisconsin's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. Oakfield presently has no listings on the Historic register.
- ❑ Current status whether a property has been placed on the Historic register can be found by contacting the DHP at (608) 264-6500 or at the following web site:
www.wisconsinhistory.org/hp/register/

Architecture & History Inventory

- ❑ A search of the DHP's on-line Architecture & History Inventory (AHI) revealed there are 38 records of properties for Oakfield (list of properties is in the appendix).
- ❑ Information on architectural and historic sites can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/ahi.

Community Design

- ❑ There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of viewsheds given the topography of Oakfield and other natural features that appeal to the aesthetic nature of people.

- ❑ It is clear that future residential development in Oakfield will have an impact on the built environment. In a village, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on the natural environment. Encouraging development to occur in areas where there is existing development can help the Village meet the objectives of providing guidance to the built environment and protecting the natural environment.
- ❑ The challenge in developing and implementing community design standards and guidelines is that they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.

Goals, Objectives, and Policies

Goals

1. Conserve, protect, and improve the natural and cultural resources of Oakfield.
2. Provide a safe, clean and orderly environment for the residents of Oakfield.

Objectives

1. Encourage urban development and redevelopment of land within the village while maintaining the integrity of the environment.
2. Be proactive in the preservation of architecturally or historically significant structures.
3. Develop a Site Plan Review Ordinance to visually enhance the remodeling or development of new multi-family, commercial, or industrial uses.

Policies

1. Use the Village's Ordinances and WDNR regulations to protect environmental corridors from development.
2. Require the preservation of environmental corridors in the Village's subdivision review and approval process.

Transportation

Findings and Recommendations

- ❑ Oakfield lacks trucking firms, railroads, and major state highways, which limits the type of commercial and industrial land uses that consider transportation to be an important asset.
- ❑ Traffic flows through Oakfield have generally declined between 2000 and 2005.
- ❑ The quality of roadways in Oakfield are generally in good repair.

Transportation Modes

See Map 7 Transportation Modes

Table 6

Transportation Modes

Mode	Location/Provider	Comments
Trucking	None	
Railroads	None	
Transit	None	
Air	<p>Outagamie County Regional Airport</p> <p>Fond du Lac Airport</p>	<p>Located 35 miles north of Oakfield, Outagamie County Regional Airport has regularly-scheduled commercial passenger air service. The airport is served by five commercial airlines, and provides 66 flights (arrivals and departures) daily, with connecting flights to Chicago, Cincinnati, Detroit, Milwaukee and Minneapolis-St. Paul. In addition to the commercial passenger service, air freight, chartered flight service, car rentals and aviation technological services are also provided at the airport. The major airport runways include a 7,000-foot northeast-southwest concrete runway and a 6,500-foot northwest-southeast concrete runway. More information regarding the Outagamie County Airport can be viewed at the following website: http://www.atwairport.com/</p> <p>Fond du Lac County owns and operates a General Aviation airport at N6308 Rolling Meadows Drive. Fond du Lac Skyport is the Fixed Base Operator for the airport and the FBO operates out of a combination terminal/aircraft maintenance and repair facility. Fond du Lac Skyport offers aircraft maintenance and repair, flight instruction, charter flights and aircraft rentals. The airport consists of a main north/south runway, 75' by 5,560', and a cross-runway of 75' by 3,603'. The airport has been modernized over the last 15 years with the reconstruction and lengthening of its main runway and taxiways. More information regarding the Fond du Lac County Airport can be viewed at the following website: http://www.fdlco.wi.gov/Index.aspx?page=972</p>
Water	Port of Green Bay	<p>Located 50 miles to the northeast</p> <p>See www.co.brown.wi.us/port</p>
Specialized Transportation	Fond du Lac County	<p><input type="checkbox"/> Elderly Service: Provide transportation to people 60 years of age or older.</p> <p><input type="checkbox"/> Handi-van Service: Provide lift-equipped transportation to individuals of any age with mobility challenges.</p> <p><input type="checkbox"/> Escort Service: Provide car transportation to frail people of any age; medical only</p>
Trails and Sidewalks	<p>Sidewalks are located in most of the Village.</p> <p>Wild Goose County Trail</p>	<p>Policy requires sidewalks on all new streets.</p> <p>Wild Goose Trail, owned by the DNR but maintained by the County, angles through the middle of the village.</p>
Bridges	CTH "Y" has a bridge on the north end of the village.	CTH "Y" Needs to be rebuilt in 2-3 years.

Source: Martenson & Eisele, Inc.

Street and Highway Classification

- ❑ The street and highway system in Oakfield consists of major collectors and local roads (see Map 7 Existing Classifications and Traffic Counts). These classifications are from the Wisconsin Department of Transportation (DOT) and are based on which primary function the street or highway serves, the movement of vehicles through an area, or to provide access to adjacent land. Major collectors accommodate the movement of vehicles while local streets provide direct access to individual parcels of land.
- ❑ The existing transportation network for Oakfield can be described using the aforementioned categories:

Major Collectors

- Designated major collectors within Oakfield include: CTH “B”, CTH “D”, and CTH “Y”. These collector roads funnel traffic to and from local streets in the village.

Local Roads

- The remaining streets within the village are local and provide access to existing residential, commercial, industrial, and agricultural uses.

Traffic Counts

- ❑ Traffic flows through Oakfield have generally declined between 2000 and 2005. The only road that showed an increase was on CTH “B” on the east side of Oakfield.
- ❑ See Table 7 below for variation of traffic counts:

Table 7
Traffic Count Changes

Roadway	2000	2005	Comments
CTH “Y” north side	1,100	940	More people must be using CTH D instead of CTH Y to go to Fond du Lac
CTH “Y” in Downtown	2,000	1,400	Major drop in traffic through downtown area due to less retail (grocery store)
CTH “Y” south side	1,600	1,500	Slight drop going in and out of Oakfield on south side.
E. Church Street, E. of Main St.	1,400	1,400	No change
W. Waupun St, W. of Elm St.	1,600	1,500	Slight drop going in and out of Oakfield to the west
E. Waupun St., E. of Main St.	2,000	1,800	Drop in traffic going east from Main Street to Oak Street
CTH “B”, E. of Village Limits	1,800	2,000	May be due to new subdivisions on southeast side

Source: WDOT website

Transportation Plans

Village of Oakfield

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

Fond du Lac County

- ❑ Fond du Lac County prioritizes and budgets for transportation improvements on an annual basis. The only project in Oakfield for future years is the final asphalt surface on CTH Y from CTH B south.

Wisconsin Department of Transportation – Northeast Region

- ❑ The Village of Oakfield, as well as the rest of Fond du Lac County, is part of the Department of Transportation's Northeast Region. The six year plan has no state roadway projects scheduled in Oakfield.
- ❑ The Northeast Region has established a Six-Year (2008-2013) Highway Improvement Program to make necessary maintenance and improvements to the state's road network. The entire Northeast District Six-Year Highway Improvement Program can be viewed at the following website: <http://www.dot.state.wi.us/projects/state/sixyear/docs/nerlisting.pdf>

Transportation Programs

Wisconsin Department of Transportation

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

Goals, Objectives, Policies, and Programs

Goal

To provide a safe, well-maintained system for motorized and non-motorized forms of transportation.

Objectives

1. Interact with Fond du Lac County on transportation projects that may affect the Village of Oakfield.
2. Monitor the need to provide transportation for the elderly and disabled residents of Oakfield.
3. Minimize the impact of new transportation improvements on existing development and the community's natural resources.

Policies

1. The Village should communicate as needed with the Town of Oakfield, Fond du Lac County, and the Wisconsin Department of Transportation on transportation issues.

Programs

1. A tool the Village 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 physical condition of streets in the village. The highest possible rating is 10. The roads with a low rating should be the focus of budget decisions made by the Village of Oakfield regarding road repair and maintenance.

Housing

Findings and Recommendations

- ❑ The comparison of 1990 and 2000 housing statistics, and housing value have been impacted by the 1996 tornado that destroyed many older homes.
- ❑ Housing statistics identify strong family values and a number of elderly singles that continue to live in their homes.
- ❑ Nearly all homes in 2000 were valued between \$100,000 and \$200,000.

Housing Characteristics and Affordability

The following Findings and Recommendations are based on an analysis of the data contained in Tables 116 through 126. These tables are found in the back of the plan.

Age of Housing (Table 116)

- ❑ The housing stock in Oakfield is comparable to that in Fond du Lac County and Wisconsin, with about half of the housing units in 2000 being older than forty years.
- ❑ The only significant difference was a higher percentage of new homes in the village (22% in the last ten years) than in the county and state (each 16%).

Types of Housing Units (Table 117)

- ❑ The village's housing stock was predominantly single-family in 2000, at over 81% of all housing. This compared to 73% in Fond du Lac County, and only 69% in Wisconsin.
- ❑ The percentages of two- to four-unit and five-or-more-unit buildings are comparable to the county and state.
- ❑ The village has two elderly housing projects, those being Wild Goose Landing Apartments and Brookfield Apartments.

Housing Occupancy and Tenure (Table 118)

- ❑ The percentage of housing units in 2000 that were occupied by their owner was relatively high, at 75 percent. The percentage of owner-occupied in Fond du Lac County was about 69% and less than 62% in Wisconsin.
- ❑ This percentage increased from 1990 to 2000 in the village, county, and state. Correspondingly, the percentage of renter-occupied housing went down in these three jurisdictions.

Vacancy Status (Table 119)

- ❑ There were fourteen vacant housing units in Oakfield in 2000, an increase from six in 1990.
- ❑ Vacancy rates for owner-occupied and renter-occupied housing in the village are similar to the county and state.

Housing Values (Table 120)

- ❑ Housing values in Oakfield changed dramatically between 1990 and 2000. In 1990 there were no houses valued at more than \$100,000, and over half of them were worth less than \$50,000. By 2000, there were virtually no homes valued under \$50,000.
- ❑ There were also very few homes with a value more than \$200,000. Rather unusually, 96% of homes in Oakfield in 2000 were valued between \$100,000 and \$200,000. This compares with 84% in Fond du Lac County and 77% in Wisconsin.

Median Housing Values (Table 121)

- ❑ The average value of housing in Oakfield in 2000 rose 135% from 1990, to \$115,100. This was the highest rate of growth of all the surrounding towns, villages, and Fond du Lac County.
- ❑ Nevertheless, at \$115,100, Oakfield's median housing value is lower than all the surrounding towns. It is higher than the Village of Eden and the county.

Household Types (Table 122)

- ❑ The types of households present in Oakfield are rather remarkable in several aspects. Over 75% of the village's households in 2000 were families (all occupants related). This percentage is significantly above those in Fond du Lac County and Wisconsin.
- ❑ Eighty-three percent of the households with families include a married couple. This compares to 58% in the county, and only 53% in the state.
- ❑ Of the non-family households more than 85% were people living alone, compared to 25% in the county and 27% in the state.
- ❑ Forty-seven percent of non-family households included people older than 65, compared to 11% in the county and 10% in the state.
- ❑ In summary, two thirds of the households in the village in 2000 were two-parent families. The households that were not families were very likely to be elderly people living alone.

Persons per Household (Table 123)

- ❑ The average number of persons per household in the village was a comparatively high 2.74 in 2000. The county averaged 2.63 persons per household, and the state 2.57.
- ❑ The number of persons per household is declining in the village (it was 2.87 in 1990) as it is throughout the state and nation.

Household Size (Table 124)

- ❑ In line with the high proportion of two-parent families, Oakfield has a higher percentage of households with three and four persons compared to the county and state.
- ❑ Overall, the percentages by number of persons were not significantly different between the village, county, and state.

Owner Affordability (Table 125)

- ❑ 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 Oakfield in 1999 was approximately \$4,250 per month. That means a household at the median income level could spend up to \$1,275 per month on housing before the cost would be considered unaffordable.
- ❑ About 13% of village households in 2000 were spending more than 30% of their income on housing. This is about two percentage points lower than in Fond du Lac County and four-and-a-half points better than in Wisconsin.

Renter Affordability (Table 126)

- ❑ Based on the same HUD guideline, 22% of renting households in 2000 were above the 30% of income threshold. Nearly 30% of county households, and 32% of state households, were over the threshold.
- ❑ The 7.4% figure in 2000 is about 45% higher than it was in 1990, while unaffordability declined in both the county and state.

Housing Plans and Programs

Village of Oakfield

- ❑ Currently, the Village of Oakfield does not administer a housing rehabilitation program, nor is any rental assistance program offered for residents. Currently senior housing (Wild Goose Landing Apartments) is sponsored by Advocap, Inc. in Fond du Lac. Brookview Apartments is a low income project is a government subsidized housing project.

Fond du Lac Housing Authority

- ❑ The Fond du Lac Housing Authority has jurisdiction of both City and County housing projects. All of the housing projects are either located in the City of Fond du Lac or North Fond du Lac. No projects are located in Oakfield.
- ❑ The Fond du Lac Housing Authority website is: <http://www.fdlpha.org>

State of Wisconsin

Department of Administration

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

Department of Commerce

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

Wisconsin Historical Society

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

Wisconsin Housing and Economic Development Authority

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

United States Department of Agriculture - Rural Development

- ❑ The United States Department of Agriculture's Rural Development Agency helps communities to develop and grow by offering federal assistance that improves quality of life. Rural Development targets communities in need and provides them with financial and technical resources. Currently, the Wisconsin office of Rural Development offers the following nine housing programs to qualified applicants:
 - Farm Labor Housing Loans and Grants
 - Housing Preservation Grants

- Multi Family Housing Direct Loans
 - Multi Family Housing Guaranteed Loans
 - Repair Loans and Grants
 - Rural Housing Site Loans
 - Self Help Technical Assistance Grants
 - Single-family Housing Direct Loans
 - Single-family Housing Guaranteed Loans
- Complete information can be found at www.rurdev.usda.gov/wi/programs/index.htm

Goals, Objectives, and Policies

Goal

1. To preserve and enhance the quality of existing residential neighborhoods and encourage the provision of an adequate supply and choice of housing for all residents, while maintaining the attractive natural amenities of the village.

Objectives

1. Protect existing residential neighborhoods from intrusion by incompatible or undesirable land use activities.
2. Not consider new subdivisions until existing subdivisions are 75% occupied to encourage infill.
3. Support in every way the development of decent, safe, and sanitary housing for elderly, handicapped, and low to moderate-income residents of the community.
4. Promote the rehabilitation of substandard housing in the community in order to provide a decent and safe living environment for all residents.
5. Encourage future residential development in areas that can be served efficiently and economically with public utilities and community facilities and services.

Policies

1. Use the zoning ordinance to maintain the character of existing residential neighborhoods and allow an adequate supply of land for new residential developments.
2. Use building and housing codes to maintain and ensure the quality and safety of existing and new housing units.
3. Cooperate with the private sector in the development of federal and state subsidized housing to meet community needs.
4. Ensure that new residential areas have adequate public utilities and improved streets, gutters, curbs and bicycle/pedestrian paths through use of the subdivision ordinance.
5. Multi-family development should be at a scale that is compatible with a "small town atmosphere".

Utilities and Community Facilities

Findings and Recommendations

Utilities

See Map 8 Village of Oakfield Utilities

Table 8
Village of Oakfield Utilities

Utility	Provider	Current Capacity	Current Usage	Capacity Improvements
Water	Maintained by Midwest Contract Operators	Well #2 and Well #5 are two deep wells supply water, each able to pump 300 gallons per minute 500,000 gallon elevated tank		Well #2 has been upgraded to stop leakage and improve capacity
Wastewater				
Collection	Oakfield Municipal Water and Sewer Utilities	8 inch lines except two 10 inch interceptors close to the plant	Capacity for 100 additional homes	<ul style="list-style-type: none"> • Lift stations may need to be built • Storm Water Infiltration Issue
Treatment Plant	400 N. Main St., maintained by Midwest Contract Operations	Design capacity of 305,300 gallons per day. Design peak flow of 690, 910 gallons per day	120,000 gallons per day except for a rain event	None planned
Storm Water	Storm water and detention areas			Improvements made as needed
Waste Disposal	Veolia Environmental Services			Improvements made as needed
Recycling	Veolia Environmental Services			Improvements made as needed
Village Garage	343 N. Main St.	Recycling and yard waste site		
Telecommunications				
Land Line	Verizon			Improvements made as needed
Wireless	Verizon			Improvements made as needed
Internet	Verizon & Charter Communications			Improvements made as needed
Cable	Charter Communications			Improvements made as needed
Fiber Optics	None			Improvements made as needed
Electricity				
Generation	Alliant Energy			Improvements made as needed
Transmission	Alliant Energy			Improvements made as needed
Distribution	Alliant Energy			Improvements made as needed
Natural Gas	Alliant Energy			Improvements made as needed

Source: Martenson & Eisele, Inc. and Village of Oakfield

Community Facilities

See Map 8 Community Facilities

Table 9
Village of Oakfield Community Facilities

Community Facility	Provider	Facility and/or Staffing Needs
Police	Village of Oakfield Police Dept.	Three part-time officers, with offices in the Village Hall.
Fire Department	Oakfield Volunteer Fire Department	7 fire trucks and 28 volunteer fireman. Also respond to fires in the Town of Oakfield and Town of Byron (based on contract)
First Responder	Oakfield Volunteer Fire Department	14 first-responders.
Ambulance	Brooks Ambulance City of Fond du Lac	Service is split by Highway "D" between Brooks Ambulance (Waupun) and City of Fond du Lac Fire Department
Judicial	Lakeside Municipal Court	The County judicial system will expand as needed, and will provide services into the long term future.
Jail	Fond du Lac County	The County jail system will expand as needed, and will provide services into the long term future.
Education		
Public Schools	Oakfield School District Oakfield, WI 54170 Phone: 920-583-3146	School System is a K-12 system housed in three structures: <input type="checkbox"/> Belle Reynolds Elementary <input type="checkbox"/> Oakfield Middle School <input type="checkbox"/> Oakfield High School
Private Schools	St. Luke's Lutheran Church	St. Luke's School
Technical Colleges	Moraine Park Technical College	http://gotoltc.edu/index.shtml The Technical College has had a good history of being current to job training needs in the area and should remain that way for years to come.
Colleges/ Universities	Closest State Colleges: UW FDL Extension UW- Oshkosh Closest Private College- Marian College	http://www.fdl.uwc.edu/ce/ 400 University Dr, Fond Du Lac, WI 54935 (920) 929-3170 www.uwosh.edu University of Wisconsin-Oshkosh http://www.mariancollege.edu 45 S. National Ave. • Fond du Lac, WI 54935-4699 • 1-800-2-MARIAN
Public Library	Oakfield Public Library, a member of the Winnefox Library System	http://www.villageofoakfield.com/Library.htm 130 N. Main Street Oakfield, WI 53065 http://www.winnefox.org/members.html
Parks	<ul style="list-style-type: none"> Acorn Park Athletic Fields next to High S. Willow Springs 	Playground, Park Pavilion Athletic Fields, Park Pavilion and Bathrooms In front of the Municipal Garage
Trails	<ul style="list-style-type: none"> Wild Goose State Trail 	The Wild Goose State Trail (WGST), Wisconsin's first "co-operative" State trail, is a multi-use recreation trail located in Dodge and Fond du Lac Counties on an abandoned Chicago and Northwestern railroad corridor. The trail is owned by the Wisconsin Department of Natural Resources,

		while Dodge and Fond du Lac Counties develop, maintain and operate the trail. The trail runs from the southern trail head at HWY 60 (about 4 miles south of the City of Juneau) in Dodge County to the northern trail head at Rolling Meadows Drive in the City of Fond du Lac. The all-season recreational trail has quickly become a popular trail for bicycle riding and hiking in spring, summer and fall, and snowmobiling in the winter.
Harbors	Port of Green Bay	www.co.brown.wi.us/port This facility is not applicable to any business in the.
Village Hall	Oakfield Village Hall including village offices, bathrooms, library, community (conference) room, police and fire station.	Village of Oakfield 130 N. Main Street P.O. Box 98, WI 53065 920-583-4400
Civic Clubs	Oakfield Seniors Lions Club Oakfield Conservation Club Oakfield VFW Post 8092	Community Center Community Center W. 7717 Highbridge Road N. 4204 County Road "Y"
Churches	St. Luke's Lutheran Church Saint James Catholic Church United Methodist Church	245 S 2nd Street 101 North Main Street 202 Main Street
Cemeteries	Avoca Cemetery	Not in the village but within a half mile to the east on CTH "D"
Child Care	Oakfield Community Child Care provided by Oakfield School District	Oakfield Middle School
Post Office	Oakfield Post Office	120 Booth Street, Village of Oakfield
Health Care	Agnesian HealthCare Aurora Health	Agnesian HealthCare includes a number of facilities in the Fond du Lac and Waupun area, including: <ul style="list-style-type: none"> • St. Agnes Hospital at 430 E. Division Street, Fond du Lac • Fond du Lac Surgery Center, at 421 Camelot Drive, Fond du Lac • Waupun Memorial Hospital, 620 W. Brown Street, Waupun • Fond du Lac Regional Clinic, 420 E. Division Street, Fond du Lac • St Francis Home, has skilled nursing, assisted and independent living 33 Everett Street, Fond du Lac • Brownsville Clinic, 900 Main Street, Brownsville http://www.agnesian.com/ • Aurora Health Center, 210 Wisconsin American Dr., Hwy. 23 East, Fond du Lac, WI 54935 • Aurora Health Center Clinic, 700 Park Ridge Lane North Fond du Lac, WI 54937 http://www.aurorahealthcare.org/facilities/display.asp?ID=0029

Source: Martenson & Eisele, Inc. and Village of Oakfield

Sewer Service Area Plan (done by East Central Wisconsin Regional Planning Commission)

- ❑ In 1999, a Sewer Service Area (SSA) Plan was developed for the Village and Town of Oakfield within the Designated '208' Water Quality Planning Area of the East Central Region (Map 3).
- ❑ SSA Plans are required under Wisconsin Administrative Code NR-121 to assist in maintaining and improving water quality within the State by outlining areas which are able to accommodate sewered development in a well-managed environment as well as delineating Environmentally Sensitive Areas which preclude such development.
- ❑ SSA Plans also serve as the long-term plan (20-40 years) for the community's wastewater treatment plant and collection infrastructure and are used as guidance during the Facilities Planning process established under Wisconsin Administrative Code NR-110.
- ❑ The plans are meant to be flexible and are periodically updated (approximately every 5-6 years) in order to accommodate unanticipated changes in the community.
- ❑ The Oakfield SSA Plan can be viewed at the following East Central Wisconsin Regional Planning Commission web-site: <http://www.eastcentralrpc.org/>

Goals, Objectives, and Policies

Goal

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

Objectives

1. Provide adequate police and fire protection to all areas of the village.
2. Maintain a high quality sewer and water services to limit the Village's liability and preserve public health.
3. Village Sanitary District will need to address storm-water infiltration in sanitary sewer lines
4. Maintain parkland and recreation programs that will provide existing and future residents of all ages with adequate, safe, convenient, high quality recreational opportunities.

Policies

1. The Village of Oakfield should meet annually with surrounding communities to determine how services and equipment can be shared.
2. Monitor wells and sewer lines to ensure appropriate action to identify and prioritize needed improvements and correct deficiencies.

Economic Development

Findings and Recommendations

- ❑ Income and value of homes in the Village are generally higher than surrounding communities, the county and state averages. This is an indication that residents have money to spend, but the lack of a local business community has been unable to “tap into” that income.
- ❑ A number of small businesses now operate in the Village. Those businesses should be encouraged to expand or remodel locally, and that the Village will do whatever is necessary to make expansion possible.

Analysis of Economic Base

- ❑ The predominant employment base in the Village and Town is Seneca Foods Corporation.
- ❑ Other than this employer, the Village has a number of smaller businesses, some employing local people. There are some businesses that are family owned and operate as a home occupation.
- ❑ Table 10 lists business and industrial companies, their address, and their product or service.

Table 10
Major Employers

Employer	Street	Product/Service
Cowles-Henke-Kemmel Insurance	102 S Main St	Insurance
Bank Of Oakfield	103 S Main St	Bank
Carol's Secretarial Service	180 White St	Secretarial/Court Reporting
D Mueller Industries, Inc	201 Main St	Welding Repair Mfg Sheet Metalwork
Henke, Cowles Insurance	102 S Main St	Insurance Agent/Broker
Ledgeview Painting & Deco	215 Elm St	Painting/Paper Hanging
Martin Carpet Service	234 W Waupun St	Carpet/Upholstery Cleaning
Martin's Precision Sharpening	125 Filby St	Repair Services
Oak Central LLC	139 N Main St	Restaurant
Oakfield Apparatus Corp	190 Elm St	Mfg Soil Testing Kits
Oakfield Elevator Company, Inc	280 N Main St	Wholesale Farm Supplies
Oakfield Community Child Care	200 E. White St.	Day Care Center
Oakfield Enterprises Inc Mfg Industrial	109 E Church St	Farm/Equipment Machinery Manufacturing
Oakfield Laundromat	140 N Main St.	Fabrics
OB Trucking LLC	115 E Waupun St	Trucking Operator
Off the Top LLC	111 N Main St	Beauty Shop
Pit Stop Garage	127 E Waupun St	Automotive Repair
Plumb-Rite and Mr. Rooter Plumbing	260 N. Main St	Plumbing contractor
Riese Tree Service	136 N Main St	Shrub/Tree Services
Rock of Ages Memorials	117 N. Main St.	Tombstones
Schaefer Construction	115 W Church St	Single-Family House Construction
Seneca Foods Corporation	229 W Waupun St	Vegetable Canning

Stitches N Tyme LLC Used	203 S Main St	Merchandise Stores
Verizon North Inc (Verizon) Oakfield	315 N Main St	Telephone Communications
Days Gone By Restaurant	210 N Main St	Restaurant

<http://www.manta.com/>, Martenson & Eisele, Inc. and Village of Oakfield

Types of New Businesses Desired

Village of Oakfield

Comments made at the SWOT session is that there was a shortage of retail and service type businesses in the Village, and that the downtown area, which is a central location in the community, should be where commercial development occurs. More specifically, the Village of Oakfield lacks a grocery store and a medical clinic.

Ability to Retain and Attract Business

Location

- ❑ Income and value of homes in the Village are generally higher than surrounding communities, the county and state averages. This is an indication that residents have money to spend, but the lack of local business community has been unable to “tap into” that income. The Village should consider conducting a survey among the residents to determine what types of businesses or professional services they would like to see in the Village, and whether they would support such businesses or professional services if they did come.
- ❑ 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. 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. New commercial development has not occurred in the village, mainly because there are no major highways that carry large amounts of traffic, and the population base is just not large enough to justify investment.

Infrastructure

- ❑ Generally speaking, the Village of Oakfield’s existing road network is in good condition.
- ❑ The village has an adequate public sewer and water system for additional businesses and industrial uses.

Regulatory Issues

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

Sites for New or Expanding Businesses

- ❑ The Village of Oakfield has not promoted business development. Commercial or industrial development has occurred based on supply and demand.
- ❑ The Land Use Plan is showing future industrial areas on the north side of the Village to encourage the location of expanding or new companies.

Financial Programs

There are a number of financial programs that may be available for those who want to start up a business in Oakfield and to businesses interested in building in, expanding or relocating to Oakfield. These programs are described below.

Use of Brownfield Sites

- ❑ The Village of Oakfield has sites that could become brownfields (see map 10). See the following link for more information on potential contamination sites.
<http://dnrmaps.wisconsin.gov/imf/imf.jsp?site=brrts2>
- ❑ The Wisconsin Department of Commerce (DOC) defines brownfields as, “abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.”
- ❑ If more information is desired concerning the Wisconsin’s Brownfield’s program, please look at: www.commerce.state.wi.us/CD/CD-bfi.html

County, Regional, and State Programs

County Programs

Fond du Lac County Economic Corporation

- ❑ The Fond du Lac County Economic Development Corporation is a county-wide private/public partnership whose mission is to improve the economic well being of the businesses, communities, and residents of the county. The Fond du Lac County Economic Corporation provides community services that include consultation, community preparedness, attraction assistance and education to encourage new businesses to locate in communities that are members of the corporation.
- ❑ The Village of Oakfield recently became a member of the Fond du Lac County Economic Development Corporation. Anyone can contact this organization by going to the organization’s web page, which is <http://www.fcedc.com/about.html>. The internet link provides member communities with information on:

Economic development assistance and training - From establishing community goals to developing inventory of community services/infrastructure.

Economic strategic planning -Assistance in establishing a vision and goal setting as well as following a process. Assistance in putting the community in a competitive position.

Marketing assistance -Assistance in developing or implementing a marketing plan to attract business. Assistance in the design and administration of business assistance and incentive programs.

Assessing economic impact - Determine how a project will affect the municipal budget or how it will improve the infrastructure without increasing taxes or utility rates.

Development Finance – Information about grants for infrastructure, local revolving loan funds and the pros and cons of tax increment financing.

State Programs

Wisconsin Department of Commerce

- ❑ The State of Wisconsin's Department of Commerce offers a number of programs in support of economic development. The programs are too numerous to list here. Some of the programs provide direct assistance to a business; others fund the business through the local community, while other programs provide direct assistance to a community. The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Information on their programs is available at:
<http://www.commerce.state.wi.us>
- ❑ The Department of Commerce has Area Development Managers located throughout the state to work with local communities and businesses in identifying the resources available from the state and other sources. Kathy Heady is the Area Development Manager (District 5) for the Village Of Oakfield. Kathy can be reached at 608-266-9944 or emailed at kheady@commerce.state.wi.us

Wisconsin Small Business Development Center

- ❑ The Wisconsin Small Business Development Center provides business management education programs at an affordable fee. Counseling, to address individual business needs, is available without cost to the small business client. The nearest SBDC office is located at the University of Wisconsin-Oshkosh in the Center for Community Partnerships, 347 City Center, Oshkosh, WI 54901-4825, Phone (920) 424-1453/800-232-8939, Fax (920) 424-2005. Information on the programs and services offered by the SBDC may be found at www.wisconsinsbdc.org.

Regional Programs

New North

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

East Central Wisconsin Regional Planning Commission

- ❑ The East Central Wisconsin Regional Planning Commission prepares a Comprehensive Economic Development Strategy (CEDS) covering the ten counties in its region. The most recent update was completed in 2003.
- ❑ More information CEDS is available at <http://www.eastcentralrpc.org/>

Goals, Objectives, and Policies

Goal

Develop an aggressive marketing campaign, with published brochures and advertising in local media that identifies the advantages of living in the Village of Oakfield.

Objectives

1. Form a citizen's committee that is charged with putting together an attractive brochure that highlights the positive aspects of living in the Village of Oakfield.
2. Work with local developers to market vacant lots that are on the market and support the subdivision of more land in appropriate locations shown on the Land Use Plan.
3. Upgrade the Village's website as a marketing tool, and make it available to local businesses through the sale of links.

Goal

Strive to diversify, support, and attract businesses to the Village of Oakfield, especially to the Downtown area.

Objectives

1. Adopt a Redevelopment Plan and appoint a Redevelopment Authority to focus attention on downtown renovation, redevelopment, and the location of "incubator type" building space where entrepreneurs could develop businesses.
2. Work with local lending institutions to make available reasonable loans to entrepreneurs who desire to start a new business.
3. Work with the Fond du Lac County Economic Development Corporation to recruit desired businesses to the downtown area.
4. In marketing materials, emphasize the favorable income levels and housing values of Village residents.
5. Meet with local businesses on a periodic basis to acknowledge their importance to the community, and determine if there is anything the community could do to meet their needs from a public service standpoint or find a site within the community for them to expand.
6. Review existing Village ordinances and standards to determine if changes are needed to support the economic development goals and objectives in this plan.
7. Work with the Beautification Committee to improve the appearance of the downtown area.

Goal

1. Develop a marketing strategy specifically designed to attract businesses that cater to users of the Wild Goose State Trail.

Objectives

1. Prepare separate marketing materials to promote the development of businesses specifically geared toward users of the trail.
2. Develop signage that directs bikers to off-trail businesses in the downtown area.
3. Design and build a kiosk next to the trail that identifies community events and businesses in the downtown area.

Policies

1. The Village will work with developers to identify funding and expedite the approval processes.
2. The Village will make an effort to understand and go after financial aid that the Village could obtain from state and federal sources.

Intergovernmental Cooperation

Findings and Recommendations

- ❑ The Village and Town of Oakfield have developed cooperative working relationship
- ❑ The Town of Oakfield contracts fire services from the Village of Oakfield Volunteer Fire Department
- ❑ The Village of Oakfield should always be looking for ways to share services and equipment with surrounding governmental units to become more efficient in the delivery of services.

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, the Village and Town of Oakfield in a sense have a mutual aid agreement in that they share the cost and community members from both are involved in manning a joint fire department.
- ❑ 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 Jurisdictions

Towns, Village and City

- ❑ The Village of Oakfield shares common boundaries with the Town of Oakfield. The Village of Oakfield, Town of Oakfield, and Town of Byron jointly contract with the Oakfield Fire Department for fire service. This ongoing relationship is anticipated to continue into the future.

School Districts

- ❑ As was discussed in the Utilities and Community Facilities element, the Village of Oakfield is served entirely by the Oakfield School District. Communication with the district should occur periodically and informally.
- ❑ The potential impact of planned and future growth and development in Oakfield affects school district enrollments. The school district would benefit from being informed by the Village regarding the status of new home building permits and any plans for subdivision development.

Fond du Lac County

Fond du Lac County engages in a minimal amount of activities within Oakfield. The Village and County actively cooperate in the area of county highway maintenance and improvement projects for roadways in the Village limits.

The Health and Human Services Department performs various activities and social service programs for eligible village residents.

Emergency Response

- ❑ Oakfield is served by County Emergency response dispatch, Village Police, County Sheriff's Department (if needed), and First Responders Ambulance from the Oakfield Fire Department.
- ❑ Ambulance service is split between the City of Fond du Lac Fire Department and Brooks Ambulance, whose operation is located at 426 E. Main Street, Waupun

East Central Wisconsin Regional Planning Commission (ECWRPC)

- ❑ ECWRPC prepared the Sewer Service Area Plan (SSAP) for the Village of Oakfield. Plan updates and administration of the SSAP is also done by ECWRPC.

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

- ❑ The Village of Oakfield is within the Wisconsin Department of Transportation Northeast Region administered from the Green Bay DOT office, but because there are no State Highways in the village, there is minimal involvement with this office.

Department of Natural Resources

- ❑ The Village is aware of Wisconsin Department of Natural Resources rules and regulations and has had discussions with this agency when DNR related issues are involved in municipal or development projects.

Conflicts and Opportunities

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

Goals, Objectives, and Policies

Goal

To continue fostering a mutually beneficial, friendly, working relationship with the Town of Oakfield, Fond du Lac County and State and Federal Agencies.

Objectives

1. Coordinate emergency response services with the Oakfield Volunteer Fire Department, Village Police Department, and the Fond du Lac County Sheriff's Department.
2. Meet as needed with the Town of Oakfield to discuss mutual issues and opportunities.
3. Review, as part of the Village'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 Village's Comprehensive Plan with of Town of Oakfield's Comprehensive Plan.

Policies

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

Maps

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Village of Oakfield

Existing Land Use Map



Legend

Land Use Categories

- Farmstead
- Low Density Residential
- Medium Density Residential
- Group Housing
- Commercial
- Industrial
- Public/Institutional
- Utilities
- Parks and Recreation
- Agricultural
- Other Land
- Water Features
- WDNR/USFWS *

Land Covers

- Wetlands <2 acres
- WI DNR Wetlands
- Woodlands Overlay

*WDNR = Wisconsin Department of Natural Resources
USFWS = U.S. Fish and Wildlife Services

The wetlands digital data was created from the Wisconsin Wetland Inventory Maps by the DNR Bureau of Watershed Management who is the custodian and sole distributor of this data. The DNR assumes no liability for the accuracy of this data or any use or misuse of its content.

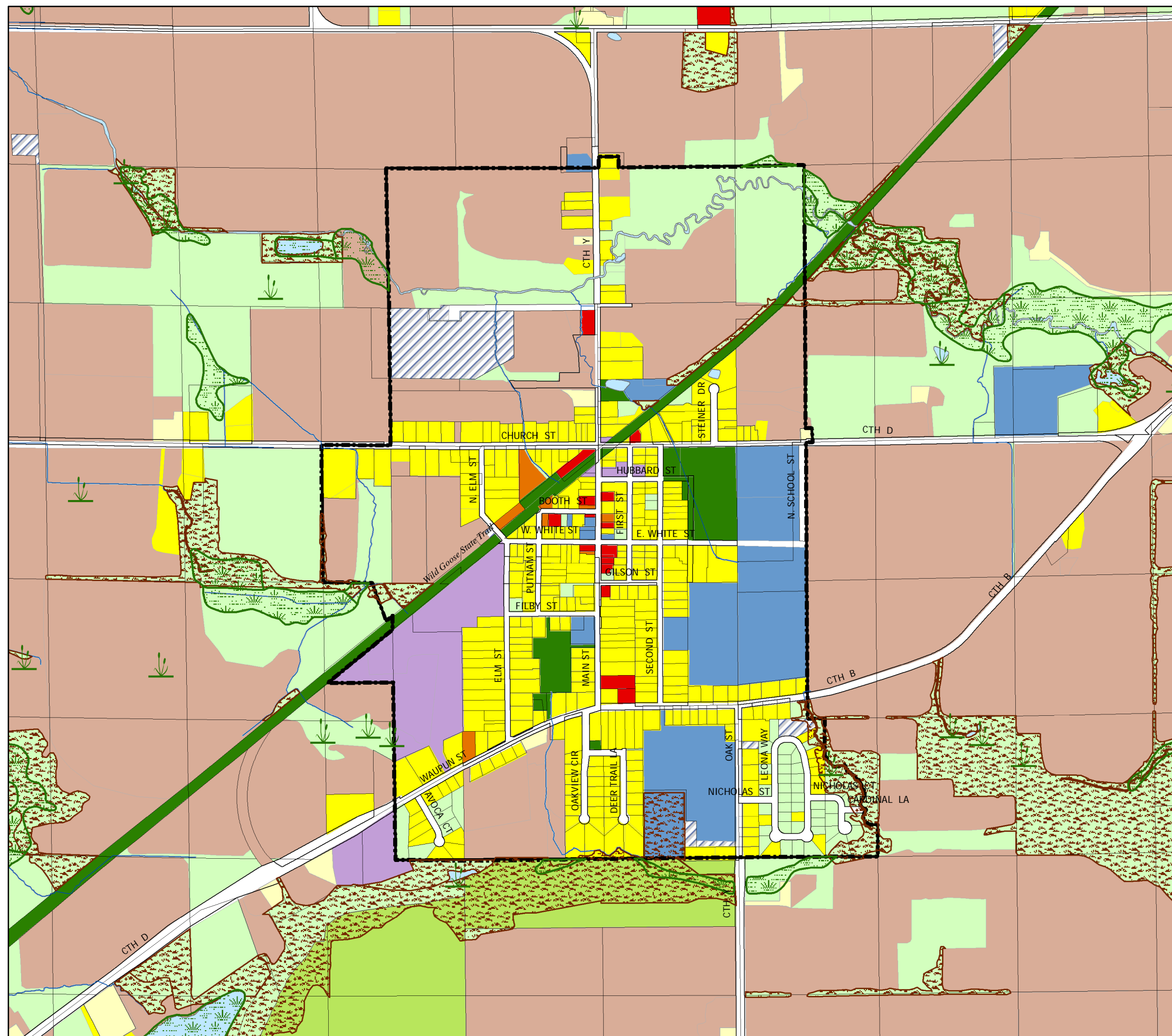
The basemap was created with data from Fond du Lac County Planning Department and The 1998 Existing Land Use Map was created by East Central Wisconsin Regional Planning Commission, who assumes no liability for the accuracy of this data or any use or misuse of its content.
Revisions were made by Martenson and Eisele, Inc. under the direction of the Town of Oakfield.

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Map 2 Village of Oakfield Zoning

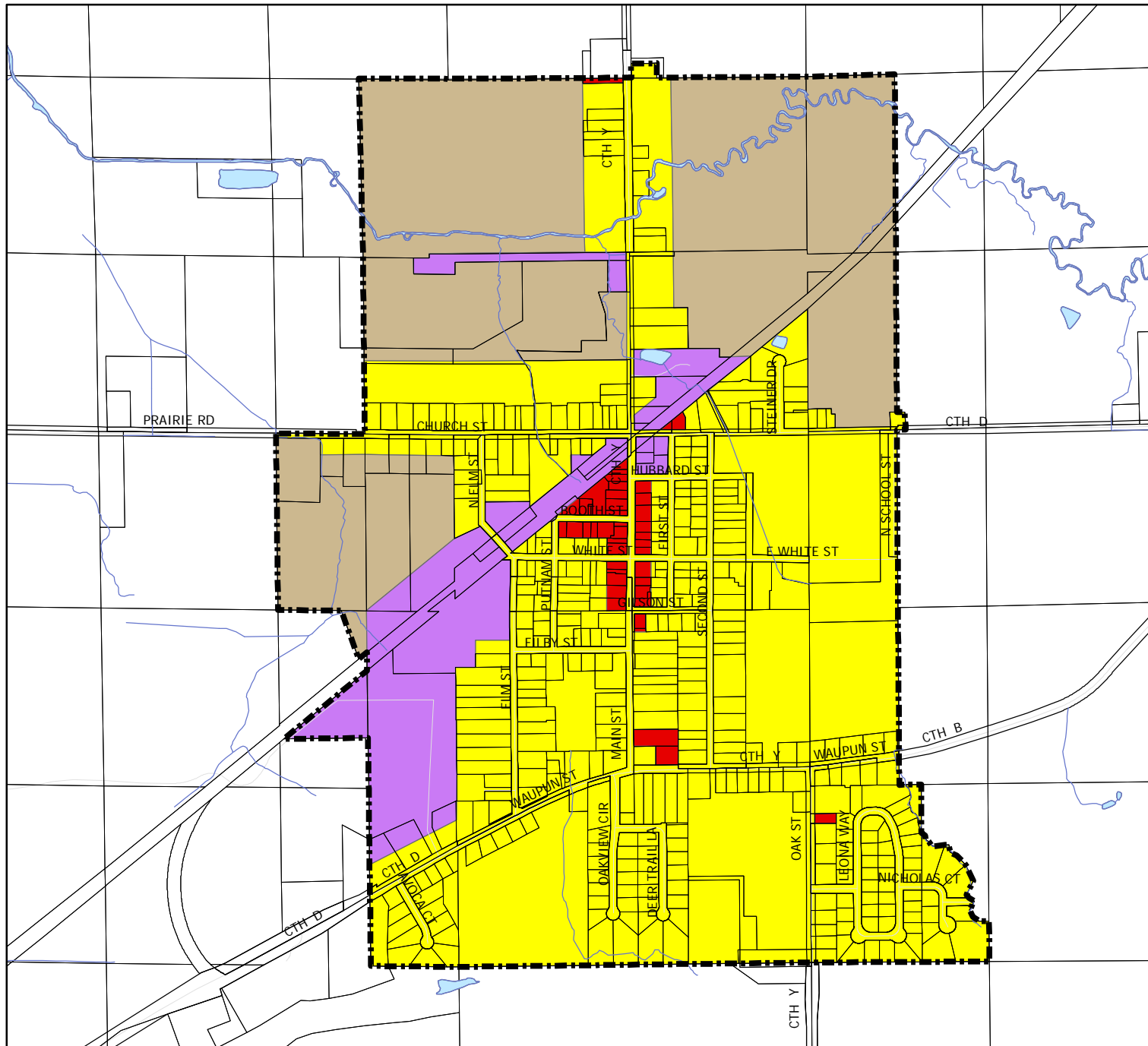


Legend

Districts

- Agricultural Transitional
- Business
- Industrial
- Residential

Corporate Limits



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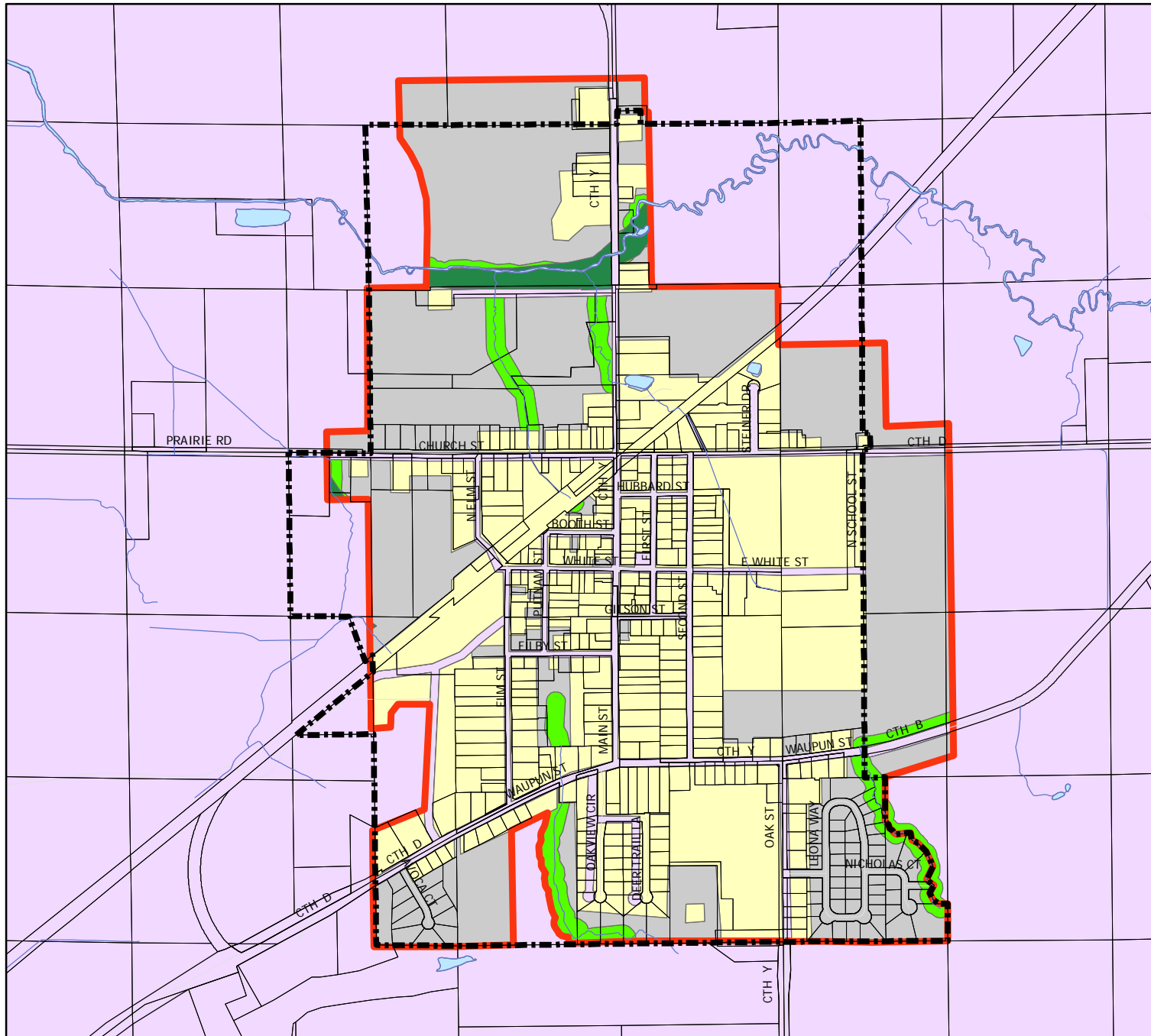
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Map 3 Village of Oakfield Environmentally Sensitive Areas



- Developed Areas Within Existing SSA
- Environmentally Sensitive Areas
- Open Water
- Undeveloped Areas Within Existing SSA
- WDNR Designated Wetlands
- SSA Planning Areas
- Existing SSA Boundary

SSA = Sewer Service Area



Information for Environmentally Sensitive Areas was created by East Central Wisconsin Regional Planning Commission, who assumes no liability for the accuracy of this data or any use or misuse of its content.

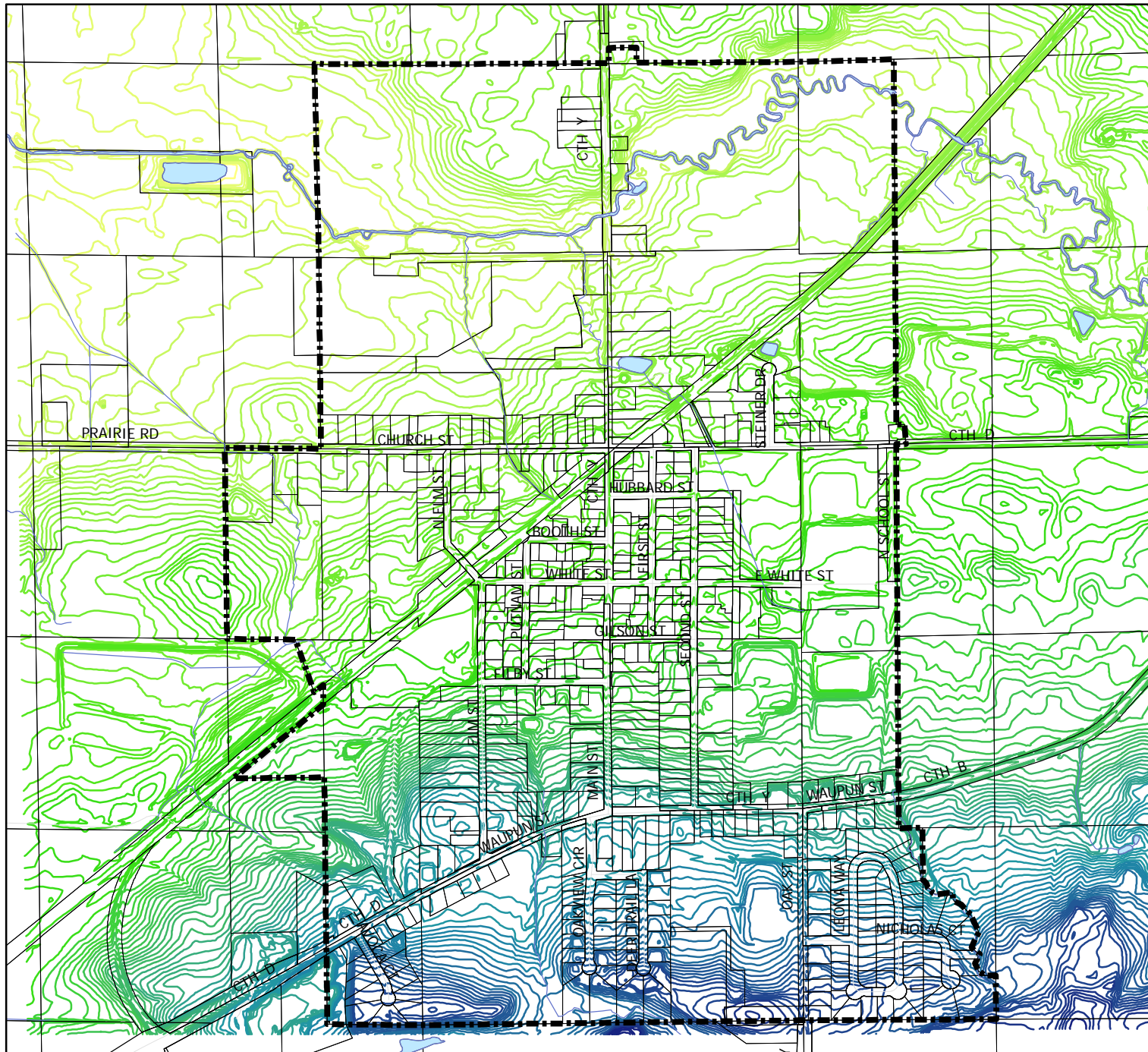
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Map 4 Village of Oakfield Topography



Elevations

- 842
- 843 - 850
- 851 - 860
- 861 - 870
- 871 - 880
- 881 - 890
- 891 - 900
- 901 - 910
- 911 - 920
- 921 - 930
- 931 - 940
- 941 - 950
- 951 - 960
- 961 - 970
- 971 - 980
- 981 - 990
- 991 - 1000
- 1001 - 1010
- 1011 - 1020
- 1021 - 1028
- 1029 - 1030



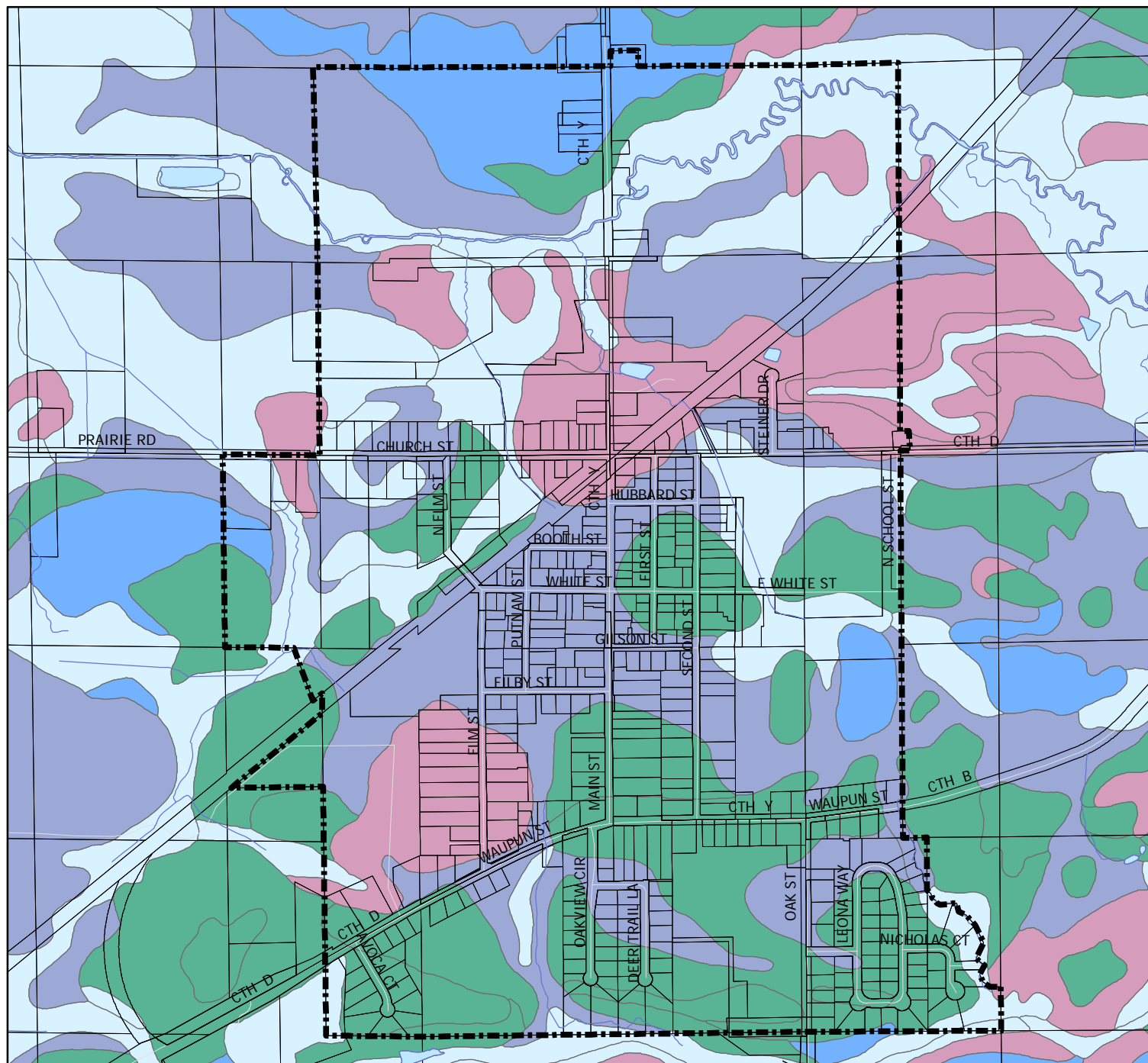
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Map 5

Village of Oakfield

Depth to Water Table

μ
Legend

Depth to Water Table
in centimeters

- 0 - 14 cm
- 15 - 29 cm
- 30 - 65 cm
- 66 - 101 cm
- 102 - 177 cm
- 178 - 189 cm
- > 190 cm

Corporate Limits

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

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Fond du Lac County

AQUATIC OCCURRENCES

Animal

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

Plants

Cuckooflower, *Cardamine pratensis*, 2005
Swamp Bedstraw, *Galium brevipes*, 1986
Showy Lady's-slipper, *Cypripedium reginae*, 2004
Slim-stem Small-reedgrass, *Calamagrostis stricta*, 1938
Small White Lady's-slipper, *Cypripedium candidum*, 1873
Northern Yellow Lady's-slipper, *Cypripedium parviflorum* var. *makasin*, 1970

Natural Communities

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

TERRESTRIAL OCCURRENCES

Animal

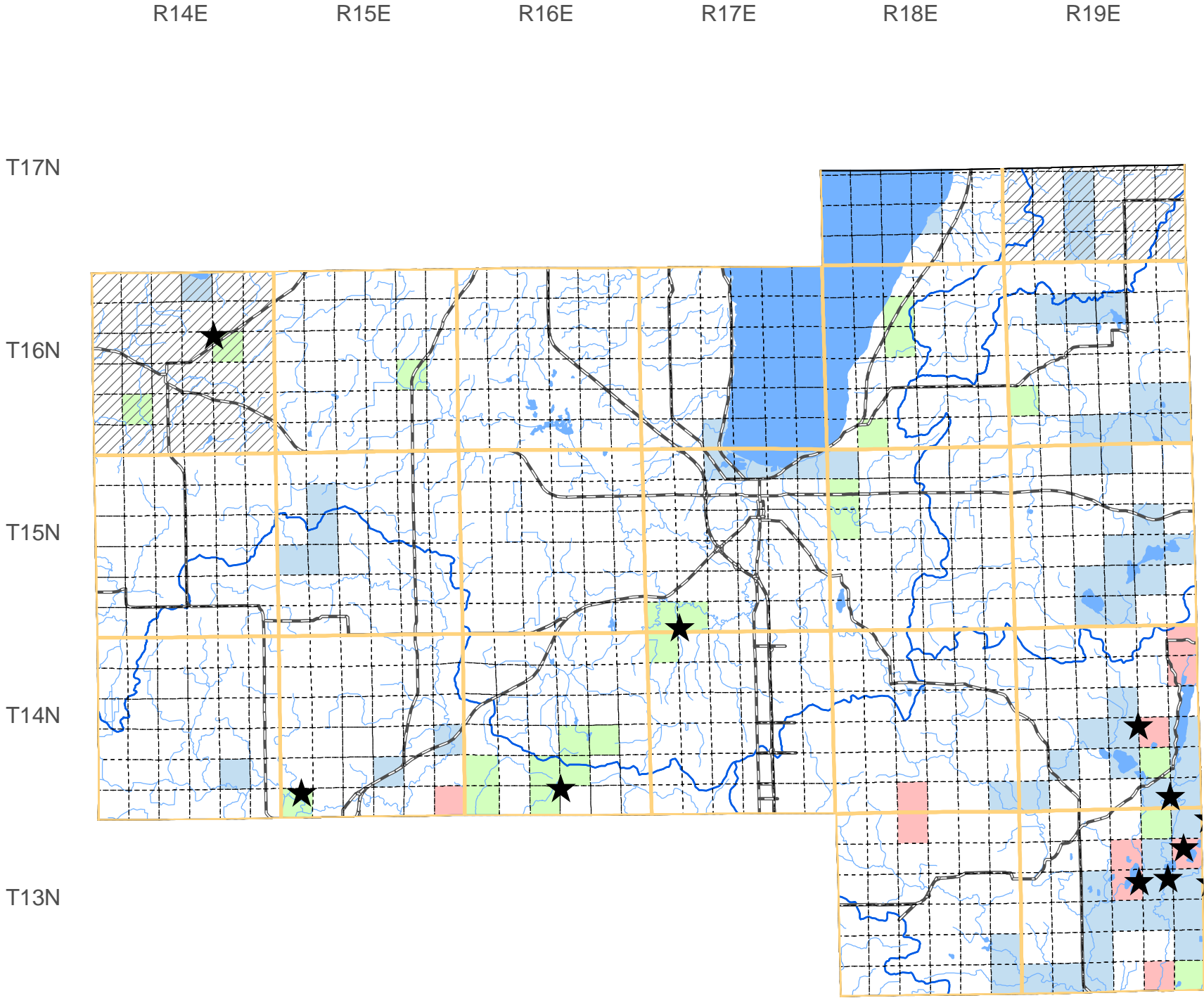
A Land Snail, *Catinella gelida*, 1997
Honey Vertigo, *Vertigo tridentata*, 1997
Thin-lip Vallonia, *Vallonia perspectiva*, 1997
Yellow-bellied Racer, *Coluber constrictor*, 1972
Northern Ringneck Snake, *Diadophis punctatus edwardsii*, 1993
Iowa Pleistocene Vertigo, *Vertigo* sp. 2, 1997
Midwest Pleistocene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

Plants

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

Natural Communities

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



SPECIES and/or NATURAL COMMUNITY | Aquatic Terrestrial Both Township Occurrences Watershed Boundaries ★ State Natural Area



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

Map generated using NHI data from: 10/11/2007
Copyright 2003, WDNR-Bureau of Endangered Resources
This map may not be reproduced without prior written permission.



Street Classifications

— Major Collector

— Local Roads

Daily Traffic Counts

2000 Traffic Counts

2005 Traffic Counts

Corporate Limits

Source for Daily Traffic Counts were collected at the Wisconsin Department of Transportation website; <http://www.dot.wisconsin.gov/travel/counts>

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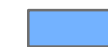
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Village of Oakfield Community Facilities

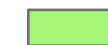


Legend



Community Facilities

1. Well #5
2. Village Treatment Plant
3. Well #2 and Village Garage
4. Oakfield High School
5. Oakfield Middle School
6. Belle Reynolds Elementary
7. Village Water Tower
8. Oakfield United Methodist Church
9. St. Lukes Evangelical Lutheran Church and School
10. St. James Catholic Church
11. Village Hall and Library
12. Oakfield Fire Department
13. Oakfield Post Office



Recreational and Park Facilities

14. Acorn Park
15. Village Park
16. Wild Goose State Trail
17. Willow Springs Park



Corporate Limits

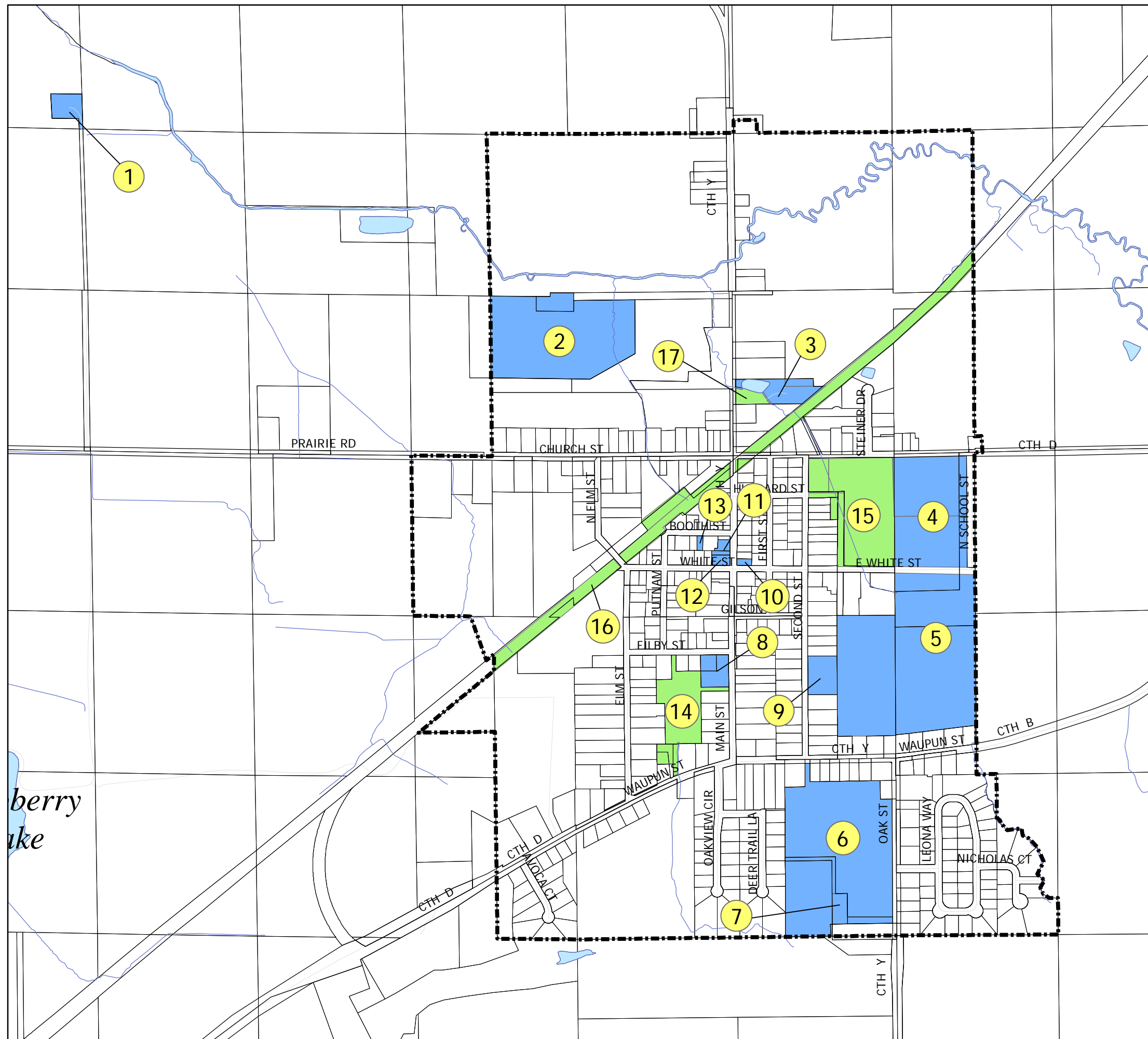
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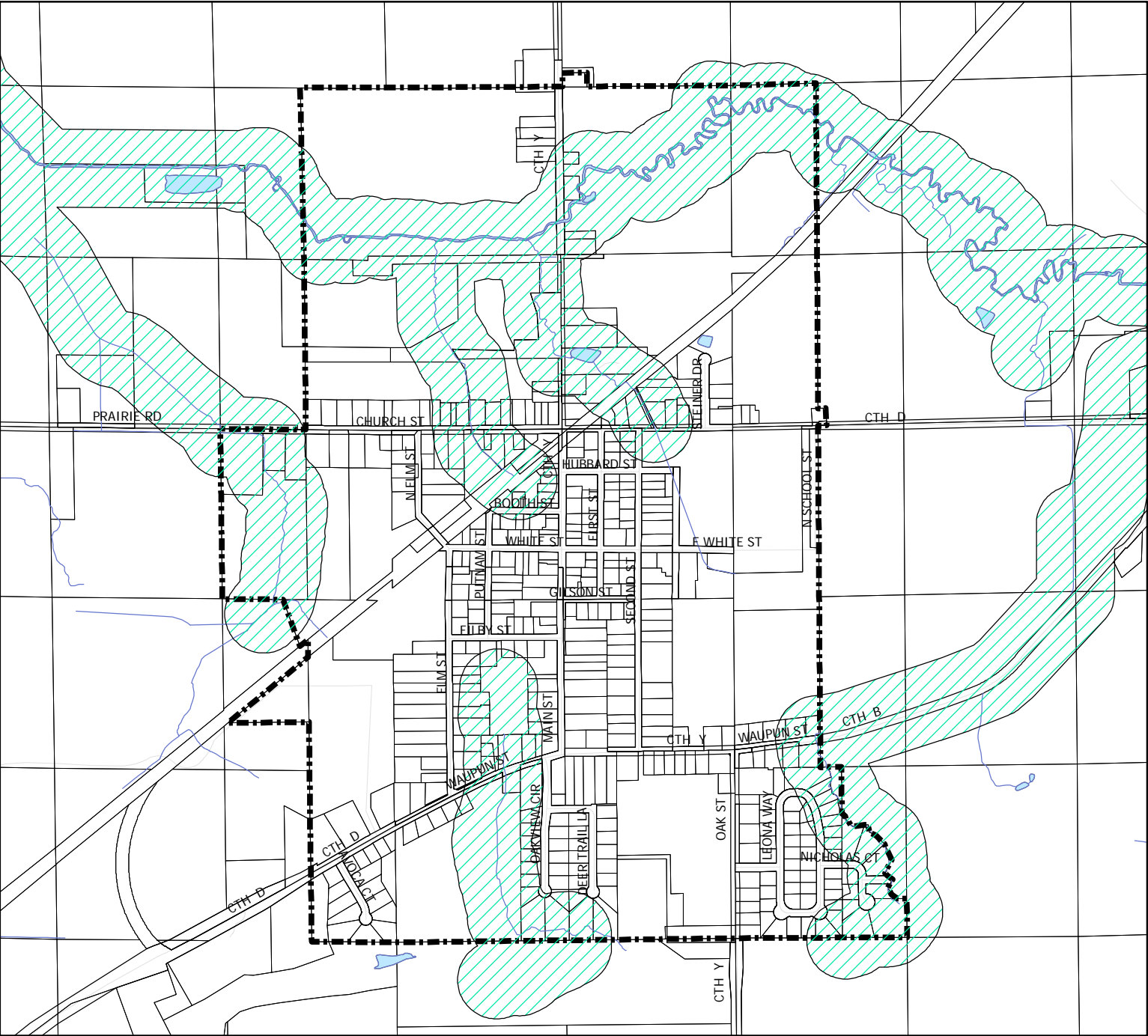
Map 9

Village of Oakfield

Shoreland Zoning



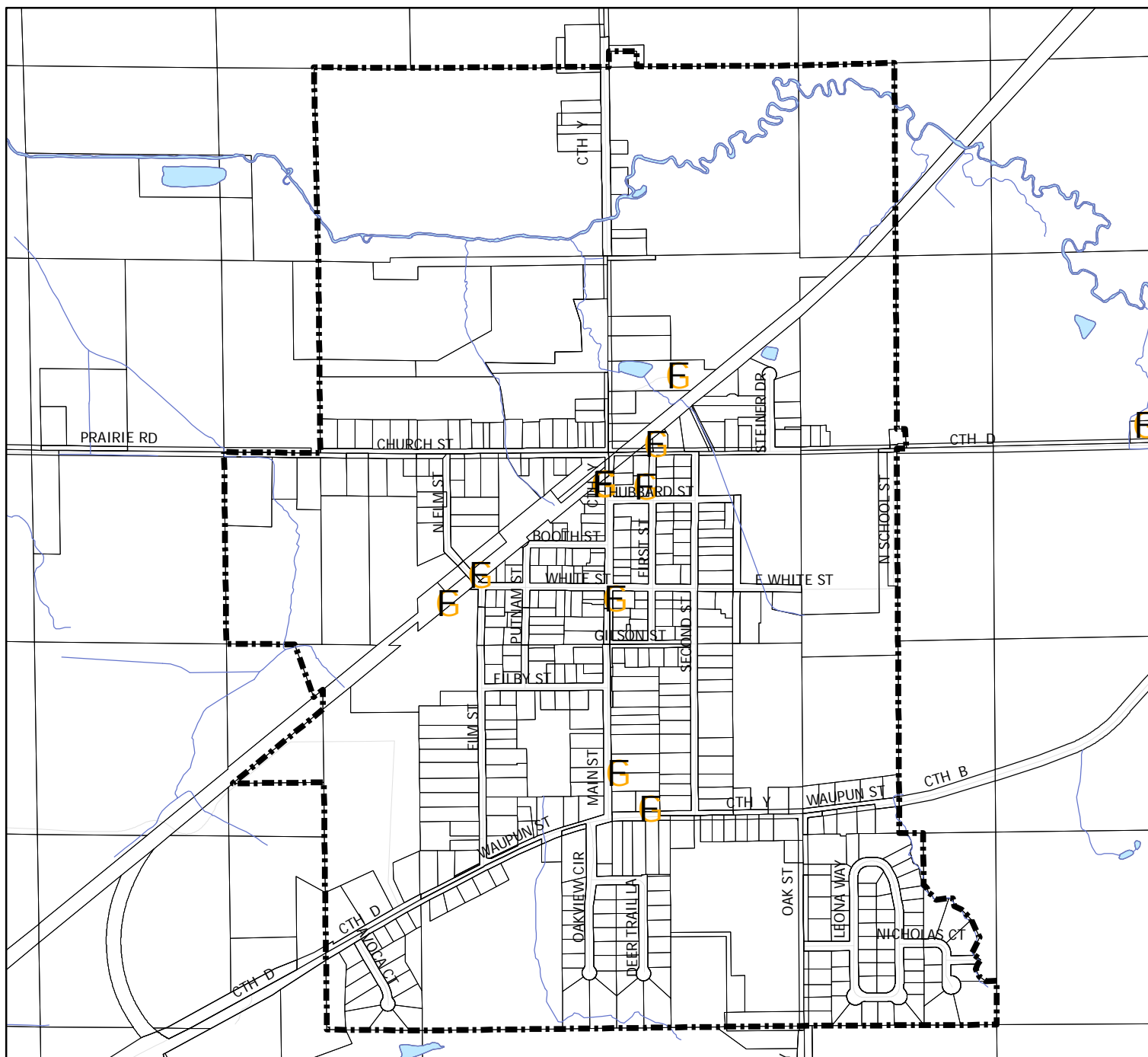
300 ft. buffer from navigable waterway and 1000 ft. buffer from a lake



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Map 10

Village of Oakfield Historic Contaminated Sites



Legend



Location of Sites with a
history of contamination

Location of sites were extracted from the
Wisconsin Department of Natural Resources
website;
<http://dnrm.wisconsin.gov/imf/imf.jsp?site=brrts2>

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Tables

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Table 100 Historical Population Change

	T. Lamartine	T. Byron	T. Waupun	T. Eden	T. Oakfield	V. Eden	V. Oakfield	Fond du Lac County	Wisconsin
1970	1,416	1,300	1,421	1,041	765	376	918	84,567	4,417,821
1980	1,749	1,681	1,492	1,130	833	534	990	88,964	4,705,642
1990	1,607	1,634	1,368	1,037	822	610	1,003	90,083	4,891,769
2000	1,616	1,550	1,385	979	767	687	1,012	97,296	5,363,675
2007 (est.)	1,729	1,647	1,403	998	776	780	1,043	101,174	5,648,124
% Change									
1970 to 1980	23.5	29.3	5.0	8.5	8.9	42.0	7.8	5.2	6.5
1980 to 1990	-8.1	-2.8	-8.3	-8.2	-1.3	14.2	1.3	1.3	4.0
1990 to 2000	0.6	-5.1	1.2	-5.6	-6.7	12.6	0.9	8.0	9.6
2000 to 2007	7.0	6.3	1.3	1.9	1.2	13.5	3.1	4.0	5.3

Source: Wisconsin Department of Administration

Table 101 Population Race and Hispanic Origin

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	999	99.6%	999	98.4%	88,760	98.5%	93,479	96.1%	4,512,523	92.2%	4,769,857	88.9%
African American	0	0.0%	0	0.0%	257	0.3%	958	1.0%	244,539	5.0%	304,460	5.7%
Native	1	0.1%	0	0.0%	297	0.3%	539	0.6%	39,387	0.8%	47,228	0.9%
Asian or Pacific Islander	3	0.3%	6	0.6%	448	0.5%	615	0.6%	53,583	1.1%	90,393	1.7%
Other Race	0	0.0%	10	1.0%	321	0.4%	954	1.0%	41,737	0.9%	84,842	1.6%
Two or More Races	--	--	--	--	--	--	751	--	--	--	66,895	--
Total Persons	1,003	100.0%	1,015	100.0%	90,083	100.0%	97,296	100.0%	4,891,769	100.0%	5,363,675	100.0%
Hispanic or Latino	13	--	25	--	603	--	2,003	--	47,846	--	0	--

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

Table 102 Population Age and Median Age

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 10 years old	161	16.1%	138	13.6%	13,592	15.1%	12,489	12.8%	737,033	15.1%	721,824	13.5%
10 - 19	168	16.7%	175	17.3%	13,667	15.2%	15,110	15.5%	700,876	14.3%	810,269	15.1%
20 - 29	149	14.9%	107	10.6%	12,779	14.2%	11,647	12.0%	764,744	15.6%	691,205	12.9%
30 - 39	142	14.2%	165	16.3%	14,556	16.2%	14,297	14.7%	810,378	16.6%	807,510	15.1%
40 - 49	132	13.2%	150	14.8%	11,085	12.3%	15,396	15.8%	595,613	12.2%	837,960	15.6%
50 - 59	73	7.3%	123	12.2%	7,740	8.6%	10,820	11.1%	423,025	8.6%	587,355	11.0%
60 - 69	81	8.1%	68	6.7%	7,688	8.5%	7,012	7.2%	404,188	8.3%	387,118	7.2%
70 - 79	62	6.2%	47	4.6%	5,537	6.1%	6,275	6.4%	294,406	6.0%	319,863	6.0%
80 - 84	24	2.4%	20	2.0%	1,800	2.0%	2,131	2.2%	87,213	1.8%	104,946	2.0%
> 85 years old	11	1.1%	19	1.9%	1,639	1.8%	2,119	2.2%	74,293	1.5%	95,625	1.8%
Total Population	1,003		1,012		90,083		97,296		4,891,769		5,363,675	
Median Age			36				37				36	

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

Table 103 Median Income

	V. Oakfield		Fond du Lac County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Median Household Income	\$ 31,687	\$ 51,053	\$ 29,441	\$ 45,578	\$ 29,442	\$ 43,791
% Change		61.1%		54.8%		48.7%
Median Family Income	\$ 35,769	\$ 56,154	\$ 34,257	\$ 53,325	\$ 35,082	\$ 52,911
% Change		57.0%		55.7%		50.8%

Source: US Census Bureau, American FactFinder

Table 104 Household Income

	V. Oakfield				Fond du Lac County				Wisconsin			
	1989		1999		1989		1999		1989		1999	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< \$10,000	36	10.3%	19	5.2%	4,170	12.7%	2,175	5.9%	255,413	14.0%	148,964	7.1%
\$10,000 to \$14,999	32	9.1%	21	5.7%	2,873	8.8%	2,210	6.0%	170,828	9.4%	121,366	5.8%
\$15,000 to \$24,999	58	16.5%	18	4.9%	6,312	19.3%	4,495	12.2%	341,433	18.7%	264,897	12.7%
\$25,000 to \$34,999	69	19.7%	43	11.7%	6,534	20.0%	4,479	12.1%	317,699	17.4%	276,033	13.2%
\$35,000 to \$49,999	107	30.5%	74	20.2%	7,206	22.0%	7,344	19.9%	368,148	20.2%	377,749	18.1%
\$50,000 to \$74,999	44	12.5%	119	32.5%	4,091	12.5%	9,757	26.4%	257,090	14.1%	474,299	22.7%
\$75,000 to \$99,999	3	0.9%	45	12.3%	900	2.7%	3,882	10.5%	65,362	3.6%	226,374	10.9%
\$100,000 to \$149,999	2	0.6%	20	5.5%	395	1.2%	1,784	4.8%	30,544	1.7%	133,719	6.4%
\$150,000 or more	0	0.0%	7	1.9%	263	0.8%	768	2.1%	17,735	1.0%	62,903	3.0%

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

Table 105 Per Capita Income

	Per Capita Income		
	1989	1999	% Change
V. Oakfield	\$ 11,282	\$ 21,131	87.3%
Fond du Lac County	\$ 12,574	\$ 20,022	59.2%
Wisconsin	\$ 13,276	\$ 21,271	60.2%

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

Table 106 Poverty Status

	V. Oakfield		Fond du Lac County		Wisconsin	
	1989	1999	1989	1999	1989	1999
Total Persons	1,001	1,011	142,242	93,630	4,754,103	5,211,603
Total Persons Below Poverty	29	19	6,666	5,471	508,545	451,538
% Below Poverty	2.9%	1.9%	4.7%	5.8%	10.7%	8.7%
Total Families	276	272	23,929	25,661	1,284,297	1,395,037
Total Families Below Poverty	5	3	1,348	900	97,466	78,188
% Below Poverty	1.8%	1.1%	5.6%	3.5%	7.6%	5.6%

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

Table 107 Labor Force

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

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

Table 108 Employment Status of Population 16 Years and Over

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
V. Oakfield						
Agriculture, Forestry, Fishing, and Mining	14	2.9%	7	1.3%	-7	-50.0%
Construction	19	4.0%	40	7.6%	21	110.5%
Manufacturing	191	39.9%	168	31.8%	-23	-12.0%
Transportation and Utilities	43	9.0%	29	5.5%	-14	-32.6%
Wholesale trade	15	3.1%	15	2.8%	0	0.0%
Retail trade	66	13.8%	59	11.2%	-7	-10.6%
Finance, insurance, and real estate	13	2.7%	24	4.5%	11	84.6%
Services	107	22.3%	164	31.1%	57	53.3%
Government	11	2.3%	22	4.2%	11	100.0%
All Industries	479		528		49	10.23%
Fond du Lac County						
Agriculture, Forestry, Fishing, and Mining	2,697	6.0%	2,148	4.2%	-549	-20.4%
Construction	2,025	4.5%	3,325	6.5%	1,300	64.2%
Manufacturing	13,062	29.1%	13,935	27.1%	873	6.7%
Transportation and Utilities	2,398	5.3%	2,539	4.9%	141	5.9%
Wholesale Trade	1,679	3.7%	1,365	2.7%	-314	-18.7%
Retail Trade	7,873	17.5%	5,863	11.4%	-2,010	-25.5%
Finance, Insurance, and Real Estate	1,733	3.9%	2,120	4.1%	387	22.3%
Services	11,892	26.5%	17,755	34.6%	5,863	49.3%
Government	1,543	3.4%	2,324	4.5%	781	50.6%
All Industries	44,902		51,374		6,472	14.41%
Wisconsin						
Agriculture, Forestry, Fishing, and Mining	112,035	4.7%	75,418	2.8%	-36,617	-32.7%
Construction	117,732	4.9%	161,625	5.9%	43,893	37.3%
Manufacturing	584,143	24.5%	606,845	22.2%	22,702	3.9%
Transportation and Utilities	137,248	5.8%	123,657	4.5%	-13,591	-9.9%
Wholesale Trade	96,532	4.0%	87,979	3.2%	-8,553	-8.9%
Retail Trade	408,937	17.1%	317,881	11.6%	-91,056	-22.3%
Finance, Insurance, and Real Estate	139,550	5.8%	168,060	6.1%	28,510	20.4%
Services	713,295	29.9%	1,097,312	40.1%	384,017	53.8%
Government	76,967	3.2%	96,148	3.5%	19,181	24.9%
All Industries	2,386,439		2,734,925		348,486	14.60%

Source: US Census Bureau, American FactFinder

Table 109 Industry of Employed Person 16 Years and Over

	1990		2000		Change 1990-2000	
	No.	%	No.	%	No.	%
Fond du Lac County						
Natural Resources & Mining	232	0.6%	499	1.1%	267	115.1%
Construction	1,767	4.4%	2,731	5.9%	964	54.6%
Manufacturing	13,374	33.6%	14,130	30.3%	756	5.7%
Trade, Transportation, Utilities	7,892	19.8%	9,077	19.5%	1,185	15.0%
Information	845	2.1%	0	0.0%	-845	-100.0%
Financial Activities	1,336	3.4%	1,466	3.1%	130	9.7%
Professional & Business Services	1,473	3.7%	2,227	4.8%	754	51.2%
Education & Health Services	5,848	14.7%	8,300	17.8%	2,452	41.9%
Leisure & Hospitality	3,738	9.4%	4,144	8.9%	406	10.9%
Other Services	1,449	3.6%	1,508	3.2%	59	4.1%
Public Administration	1,802	4.5%	2,484	5.3%	682	37.8%
Unclassified	13	0.0%	0	0.0%	-13	-100.0%
All Industries	39,769	100.0%	46,566	100.0%	0	17.1%
Wisconsin						
Natural Resources & Mining	16,636	0.8%	19,326	0.7%	2,690	16.2%
Construction	88,992	4.0%	127,846	4.7%	38,854	43.7%
Manufacturing	532,274	24.0%	594,389	21.7%	62,115	11.7%
Trade, Transportation, Utilities	475,781	21.5%	570,186	20.8%	94,405	19.8%
Information	48,444	2.2%	55,196	2.0%	6,752	13.9%
Financial Activities	122,868	5.5%	146,844	5.4%	23,976	19.5%
Professional & Business Services	148,495	6.7%	247,504	9.0%	99,009	66.7%
Education & Health Services	388,104	17.5%	502,749	18.4%	114,645	29.5%
Leisure & Hospitality	199,906	9.0%	246,327	9.0%	46,421	23.2%
Other Services	71,638	3.2%	81,794	3.0%	10,156	14.2%
Public Administration	122,303	5.5%	144,024	5.3%	21,721	17.8%
Unclassified	2,065	0.1%	1,197	0.0%	-868	-42.0%
All Industries	2,217,506	100.0%	2,737,382	100.0%	519,876	23.4%

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

Table 110 Occupation of Employed Persons 16 Years and Over

	V. Oakfield		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
1990						
Executive, administrative, and managerial	28	5.8%	3,825	8.5%	244,487	10.2%
Professional specialty	32	6.7%	4,424	9.9%	304,121	12.7%
Technicians and related support occupations	6	1.3%	1,453	3.2%	80,728	3.4%
Sales	33	6.9%	4,243	9.4%	253,086	10.6%
Administrative support, including clerical	84	17.5%	6,230	13.9%	365,310	15.3%
Private household	0	0.0%	126	0.3%	5,713	0.2%
Protective service	5	1.0%	764	1.7%	29,589	1.2%
Service, except protective and household	63	13.2%	5,904	13.1%	290,406	12.2%
Farming, forestry, and fishing	7	1.5%	2,402	5.3%	102,320	4.3%
Precision production, craft, and repair	103	21.5%	5,916	13.2%	274,598	11.5%
Machine operators, assemblers, and inspectors	53	11.1%	5,188	11.6%	232,068	9.7%
Transportation and material moving	33	6.9%	2,289	5.1%	100,517	4.2%
Handlers, equipment cleaners, helpers, and laborers	32	6.7%	2,138	4.8%	103,496	4.3%
2000						
Management, professional, and related	127	24.1%	13,526	26.3%	857,205	31.3%
Service	69	13.1%	7,750	15.1%	383,619	14.0%
Sales and office	137	25.9%	11,625	22.6%	690,360	25.2%
Farming, fishing, and forestry	2	0.4%	638	1.2%	25,725	0.9%
Construction, extraction, and maintenance	62	11.7%	4,837	9.4%	237,086	8.7%
Production, transportation, and material moving	131	24.8%	12,998	25.3%	540,930	19.8%

Source: US Census Bureau, American FactFinder

Table 111 Travel Time to Work

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Minutes												
Less than 5	32	6.8%	40	7.8%	3,054	7.3%	3,341	6.8%	130,968	5.9%	135,194	5.2%
5 to 9	54	11.5%	36	7.0%	9,052	21.6%	9,532	19.5%	386,108	17.3%	398,697	15.4%
10 to 14	76	16.2%	78	15.2%	9,565	22.8%	10,670	21.8%	439,464	19.7%	476,569	18.4%
15 to 19	140	29.9%	169	33.0%	6,645	15.9%	7,455	15.2%	398,660	17.8%	440,637	17.0%
20 to 29	119	25.4%	105	20.5%	6,573	15.7%	8,288	16.9%	443,436	19.8%	531,628	20.6%
30 to 39	27	5.8%	42	8.2%	3,613	8.6%	4,700	9.6%	240,456	10.8%	307,835	11.9%
40 to 59	9	1.9%	23	4.5%	2,045	4.9%	3,082	6.3%	125,253	5.6%	181,568	7.0%
60 or more	12	2.6%	19	3.7%	1,360	3.2%	1,902	3.9%	71,179	3.2%	113,181	4.4%
Worked at home:	4	0.8%	9	1.7%	2,291	5.2%	1,762	3.5%	114,167	4.9%	105,395	3.9%
Total:	473		521		44,198		50,732		2,349,691		2,690,704	
Did not work at home:	469	99.2%	512	98.3%	41,907	94.8%	48,970	96.5%	2,235,524	95.1%	2,585,309	96.1%

Source: US Census Bureau, American FactFinder

Table 112 Average Weekly Wages

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

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

Table 113 Education Attainment

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than 9th Grade	74	12.2%	25	3.9%	6,416	11.3%	3,635	5.7%	294,862	9.5%	186,125	5.4%
9th - 12th Grade	81	13.3%	41	6.4%	6,352	11.2%	6,391	10.1%	367,210	11.9%	332,292	9.6%
High School Graduate	284	46.6%	301	46.7%	24,259	42.7%	25,479	40.1%	1,147,697	37.1%	1,201,813	34.6%
1 - 3 Years of College	116	19.0%	184	28.5%	12,174	21.4%	17,328	27.3%	735,487	23.8%	976,375	28.1%
4 Years or More	54	8.9%	94	14.6%	7,563	13.3%	10,715	16.9%	548,970	17.7%	779,273	22.4%
Total Age 25 or Older	609		645		56,764		63,548		3,094,226		3,475,878	

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

Table 114 Population Projections

	T. Lamartine	T. Byron	T. Waupun	T. Eden	T. Oakfield	V. Eden	V. Oakfield	Fond du Lac County	Wisconsin
2000 Actual	1,616	1,550	1,385	979	767	687	1,012	97,296	5,363,715
2005	1,630	1,547	1,410	964	755	729	1,025	100,163	5,563,896
2010	1,645	1,544	1,435	950	744	772	1,039	103,031	5,751,470
2015	1,658	1,540	1,458	934	732	813	1,051	105,777	5,931,386
2020	1,671	1,536	1,481	919	720	854	1,063	108,494	6,110,878
2025	1,677	1,526	1,498	900	705	891	1,071	110,748	6,274,867
% Change									
2000 to 2005	0.9%	-0.2%	1.8%	-1.5%	-1.6%	6.1%	1.3%	2.9%	3.7%
2005 to 2010	0.9%	-0.2%	1.8%	-1.5%	-1.5%	5.9%	1.4%	2.9%	3.4%
2010 to 2015	0.8%	-0.3%	1.6%	-1.7%	-1.6%	5.3%	1.2%	2.7%	3.1%
2015 to 2020	0.8%	-0.3%	1.6%	-1.6%	-1.6%	5.0%	1.1%	2.6%	3.0%
2020 to 2025	0.4%	-0.7%	1.1%	-2.1%	-2.1%	4.3%	0.8%	2.1%	2.7%

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 115 Household Projections

	T. Lamartine	T. Byron	T. Waupun	T. Eden	T. Oakfield	V. Eden	V. Oakfield	Fond du Lac County	Wisconsin
No. of Households									
2000 Actual	581	538	472	337	252	264	370	36,931	2,084,556
2005	598	548	491	339	253	286	383	38,787	2,190,210
2010	617	559	510	341	255	309	396	40,776	2,303,238
2015	629	564	524	340	254	330	406	42,444	2,406,798
2020	641	568	538	338	253	350	414	44,019	2,506,932
2025	649	570	549	333	250	368	421	45,285	2,592,462
Persons per Household									
2000 Actual	2.78	2.88	2.93	2.91	3.04	2.60	2.74	2.63	2.57
2005	2.73	2.82	2.87	2.84	2.98	2.55	2.68	2.58	2.54
2010	2.67	2.76	2.81	2.79	2.92	2.50	2.62	2.53	2.50
2015	2.64	2.73	2.78	2.75	2.88	2.46	2.59	2.49	2.46
2020	2.61	2.70	2.75	2.72	2.85	2.44	2.57	2.46	2.44
2025	2.58	2.68	2.73	2.70	2.82	2.42	2.54	2.45	2.42

Source: Wisconsin Department of Administration Demographic Services Center Data

Table 116 Age of Housing

	V. Oakfield		Fond du Lac County		Wisconsin	
	No.	%	No.	%	No.	%
< 10 years	85	22.4%	6,385	16.3%	389,792	16.8%
11 to 20 years	21	5.5%	3,534	9.0%	249,789	10.8%
21 to 30 years	50	13.2%	6,116	15.6%	391,349	16.9%
31 to 40 years	35	9.2%	4,032	10.3%	276,188	11.9%
> 40 years	188	49.6%	19,204	48.9%	1,014,026	43.7%
Total	379		39,271		2,321,144	

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

Table 117 Types of Housing Units

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Single Family	281	78.9%	309	81.5%	25,135	72.8%	28,543	72.7%	1,391,046	67.7%	1,609,407	69.3%
2 to 4 Units	37	10.4%	35	9.2%	3,822	11.1%	4,050	10.3%	278,441	13.5%	281,936	12.1%
5 or more Units	35	9.8%	35	9.2%	3,506	10.1%	4,674	11.9%	258,847	12.6%	325,633	14.0%
Mobile Home or Other	3	0.8%	0	0.0%	2,085	6.0%	2,004	5.1%	127,440	6.2%	104,168	4.5%
Total Units	356		379		34,548		39,271		2,055,774		2,321,144	

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

Table 118 Housing Occupancy and Tenure

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied	255	71.6%	289	75.3%	23,427	67.8%	26,940	68.6%	1,215,350	59.1%	1,426,361	61.5%
Renter Occupied	95	26.7%	81	21.1%	9,217	26.7%	9,991	25.4%	606,768	29.5%	658,183	28.4%
Vacant Units	6	1.7%	14	3.6%	1,904	5.5%	2,340	6.0%	233,656	11.4%	236,600	10.2%
Seasonal Units	1	0.3%	0	0.0%	859	2.5%	573	1.5%	150,601	7.3%	142,313	6.1%
Total Units	356		384		34,548		39,271		2,055,774		2,321,144	

Source: US Census Bureau, American FactFinder

Table 119 Vacancy Status

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
For Sale	0	0.0%	4	28.6%	199	10.5%	348	14.9%	14,692	6.3%	17,172	7.3%
For Rent	2	33.3%	7	50.0%	446	23.4%	830	35.5%	29,795	12.8%	38,714	16.4%
Seasonal Units	1	16.7%	0	0.0%	859	45.1%	573	24.5%	150,601	64.5%	142,313	60.1%
Other Units	3	50.0%	3	21.4%	400	21.0%	589	25.2%	38,568	16.5%	38,401	16.2%
Total Vacant Units	6		14		1,904		2,340		233,656		236,600	
Owner Vacancy Rate	0.0%		1.4%		0.8%		1.3%		1.2%		1.2%	
Renter Vacancy Rate	2.1%		8.6%		4.8%		8.3%		4.9%		5.9%	

Source: US Census Bureau, American FactFinder

Table 120 Housing Values

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Less than \$50,000	126	53.8%	2	0.7%	7,516	40.8%	2,148	8.0%	294,441	31.7%	142,047	10.0%
\$50,000 to \$99,999	108	46.2%	106	36.9%	9,438	51.3%	11,124	41.3%	496,895	53.5%	482,614	33.8%
\$100,000 to \$149,999	0	0.0%	118	41.1%	1,098	6.0%	8,001	29.7%	95,891	10.3%	410,673	28.8%
\$150,000 to \$199,999	0	0.0%	52	18.1%	218	1.2%	3,439	12.8%	24,030	2.6%	210,917	14.8%
\$200,000 to \$299,999	0	0.0%	9	3.1%	116	0.6%	1,622	6.0%	12,310	1.3%	123,606	8.7%
\$300,000 or More	0	0.0%	0	0.0%	20	0.1%	620	2.3%	4,927	0.5%	56,803	4.0%
Total Units	234		287		18,406		26,954		928,494		1,426,660	

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

Table 121 Median Housing Values

	T. Lamartine	T. Byron	T. Waupun	T. Eden	T. Oakfield	V. Eden	V. Oakfield	Fond du Lac County	Wisconsin
1990 Actual	\$65,100	\$70,600	\$62,300	\$65,300	\$59,200	\$57,000	\$48,900	\$55,700	\$62,100
2000 CPI Adjusted	\$85,802	\$93,051	\$82,111	\$86,065	\$78,026	\$75,126	\$64,450	\$73,413	\$81,848
2000 Actual	\$124,300	\$126,000	\$128,700	\$129,200	\$121,000	\$98,600	\$115,100	\$101,000	\$112,200
Percent Change									
1990-2000 CPI	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%	31.8%
1990-2000 Actual	90.9%	78.5%	106.6%	97.9%	104.4%	73.0%	135.4%	81.3%	80.7%

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

Table 122 Household Types

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Total Family	273	78.0%	283	76.5%	23,665	72.5%	25,467	69.0%	1,275,172	70.0%	1,386,815	66.5%
Married	243	89.0%	235	83.0%	20,239	62.0%	21,321	57.7%	1,048,010	57.5%	1,108,597	53.2%
Female Headed	17	6.2%	29	10.2%	2,552	7.8%	2,863	7.8%	174,530	9.6%	200,300	9.6%
Total Nonfamily	77	22.0%	87	23.5%	8,979	27.5%	11,464	31.0%	546,946	30.0%	697,729	33.5%
Living Alone	68	88.3%	74	85.1%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
Age 65+	46	59.7%	41	47.1%	3,714	11.4%	4,130	11.2%	192,072	10.5%	214,368	10.3%
Total Households	350		370		32,644		36,931		1,822,118		2,084,544	

Source: US Census Bureau, American FactFinder

Table 123 Persons Per Household

	V. Oakfield		Fond du Lac County		Wisconsin	
	No.	per HH	No.	HH	No.	per HH
1990	1,003	2.87	90,083	2.76	4,891,769	2.68
2000	1,012	2.74	97,296	2.63	5,363,675	2.57

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

Table 124 Household Size

	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
1 Person	68	19.4%	74	20.0%	7,609	23.3%	9,377	25.4%	443,673	24.3%	557,875	26.8%
2 Person	104	29.7%	118	31.9%	10,487	32.1%	12,999	35.2%	596,883	32.8%	721,452	34.6%
3 Person	66	18.9%	66	17.8%	5,342	16.4%	5,756	15.6%	302,563	16.6%	320,561	15.4%
4 Person	58	16.6%	78	21.1%	5,363	16.4%	5,329	14.4%	284,151	15.6%	290,716	13.9%
5 Person	35	10.0%	18	4.9%	2,532	7.8%	2,377	6.4%	129,821	7.1%	127,921	6.1%
6 or More Person	19	5.4%	16	4.3%	1,311	4.0%	1,093	3.0%	65,027	3.6%	66,019	3.2%
Total Households	350		370		32,644		36,931		1,822,118		2,084,544	

Source: US Census Bureau, American FactFinder

Table 125 Owner Affordability

% of Income	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	182	77.8%	160	58.6%	11,571	62.9%	13,124	59.6%	547,349	59.0%	634,277	56.5%
20% to 24%	23	9.8%	56	20.5%	2,915	15.8%	3,334	15.1%	147,944	15.9%	173,620	15.5%
25% to 29%	9	3.8%	21	7.7%	1,576	8.6%	2,094	9.5%	89,914	9.7%	109,833	9.8%
30% to 34%	3	1.3%	12	4.4%	713	3.9%	1,062	4.8%	48,581	5.2%	64,892	5.8%
> 34%	14	6.0%	24	8.8%	1,554	8.4%	2,309	10.5%	91,445	9.8%	135,075	12.0%
Not Computed	3	1.3%	0	0.0%	77	0.4%	90	0.4%	3,261	0.4%	4,770	0.4%
Total Households	234		273		18,406		22,013		928,494		1,122,467	
% Not Affordable	7.3%		13.2%		12.3%		15.3%		15.1%		17.8%	

Source: US Census Bureau, American FactFinder

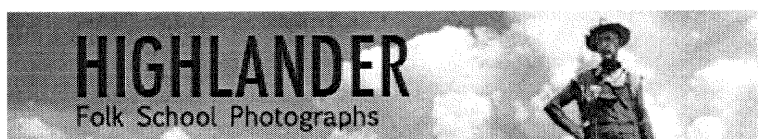
Table 126 Renter Affordability

% of Income	V. Oakfield				Fond du Lac County				Wisconsin			
	1990		2000		1990		2000		1990		2000	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
< 20%	39	41.9%	30	38.5%	3,144	36.1%	4,148	42.5%	195,669	33.6%	242,345	37.8%
20% to 24%	14	15.1%	8	10.3%	1,347	15.5%	1,260	12.9%	84,800	14.6%	90,934	14.2%
25% to 29%	17	18.3%	13	16.7%	1,046	12.0%	1,026	10.5%	68,905	11.8%	67,926	10.6%
30% to 34%	5	5.4%	10	12.8%	707	8.1%	695	7.1%	43,812	7.5%	44,573	6.9%
> 34%	9	9.7%	7	9.0%	2,056	23.6%	2,207	22.6%	165,626	28.4%	162,669	25.4%
Not Computed	9	9.7%	10	12.8%	399	4.6%	419	4.3%	23,559	4.0%	33,225	5.2%
Total Households	93		78		8,699		9,755		582,371		641,672	
% Not Affordable	15.1%		21.8%		31.8%		29.7%		36.0%		32.3%	

Source: US Census Bureau, American FactFinder

Appendix

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Wisconsin Architecture & History Inventory

Page 1 of 4 (38 Records Found)

You searched for: FOND DU LAC ->OAKFIELD (City)

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Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
29136	FOND DU LAC	OAKFIELD				COUNTY HIGHWAY Y		View
60426	FOND DU LAC	OAKFIELD				117 2ND ST		View
60427	FOND DU LAC	OAKFIELD				2ND AND WHITE STS, NE CORNER		View
60428	FOND DU LAC	OAKFIELD				CHURCH ST, N SIDE, 2ND HOUSE W OF CITY LIMITS, OPPOSITE HIGH SCHOOL		View
60429	FOND DU LAC	OAKFIELD				109 CHURCH ST		View
60430	FOND DU LAC	OAKFIELD				118 CHURCH ST	GRACE CHURCH	View
60431	FOND DU LAC	OAKFIELD				119 CHURCH ST		View
60432	FOND DU LAC	OAKFIELD				143 CHURCH ST, NORTH SIDE, BETWEEN 1ST AND 2ND STS		View
60433	FOND DU LAC	OAKFIELD				183 CHURCH ST		View
60435	FOND DU LAC	OAKFIELD				ELM ST, E SIDE, 1ST BUILDING N OF WAUPUN ST		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

Records 1 through 10 of 38

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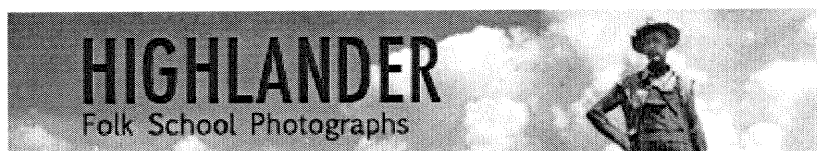
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60436	FOND DU LAC	OAKFIELD				123 ELM ST		View
60437	FOND DU LAC	OAKFIELD				209 ELM ST		View
60439	FOND DU LAC	OAKFIELD				272 ELM ST		View
60442	FOND DU LAC	OAKFIELD				MAIN ST, E SIDE, .25 MILES N OF CHURCH ST		View
60445	FOND DU LAC	OAKFIELD				MAIN ST, E SIDE, .15 MILES N OF CHURCH ST		View
60447	FOND DU LAC	OAKFIELD				MAIN ST, W SIDE, BETWEEN WAUPUN AND FELBY		View
60450	FOND DU LAC	OAKFIELD				120 & 122 MAIN ST		View
60452	FOND DU LAC	OAKFIELD				124 MAIN		View
60454	FOND DU LAC	OAKFIELD				128 MAIN ST		View
60457	FOND DU LAC	OAKFIELD				129 MAIN ST		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

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Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
60459	FOND DU LAC	OAKFIELD				136 MAIN ST		View
60461	FOND DU LAC	OAKFIELD				204 MAIN		View
60463	FOND DU LAC	OAKFIELD				210 MAIN ST		View
60465	FOND DU LAC	OAKFIELD				211 MAIN ST, ACROSS FROM INTERSECTION WITH FILBY		View
60468	FOND DU LAC	OAKFIELD				220 MAIN ST		View
60469	FOND DU LAC	OAKFIELD				224 MAIN ST, 2ND BUILDING S OF FILBY ST		View
60471	FOND DU LAC	OAKFIELD				232 MAIN ST		View
60478	FOND DU LAC	OAKFIELD				NW CORNER OF WAUPUN AND 2ND		View
60479	FOND DU LAC	OAKFIELD				108 WAUPUN ST, S SIDE, OPPOSITE INTERSECTION WITH MAIN ST		View
60481	FOND DU LAC	OAKFIELD				129 WAUPUN ST		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

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Ahi#	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	
60484	FOND DU LAC	OAKFIELD				134 WAUPUN ST		View
60485	FOND DU LAC	OAKFIELD				136 WAUPUN ST, S SIDE		View
60487	FOND DU LAC	OAKFIELD				148 WAUPUN		View
60488	FOND DU LAC	OAKFIELD				NW CORNER OF WHITE AND MAIN		View
60490	FOND DU LAC	OAKFIELD				113 AND 121 WHITE		View
60492	FOND DU LAC	OAKFIELD				148 WHITE ST		View
60493	FOND DU LAC	OAKFIELD				250 & 252 MAIN ST		View
60495	FOND DU LAC	OAKFIELD				312 MAIN		View
Ahi#:	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name	

Records 31 through 38 of 38

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