



Village of Lomira

2023 – 2043

Comprehensive Plan

Adopted October 11, 2023



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Acknowledgments

Village of Lomira

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Resources: U.S. Census Bureau, Wisconsin Department of Administration, Wisconsin Department of Natural Resources, 2030 Village of Lomira Comprehensive Plan as prepared by Foth & VanDyke, Bowmar Appraisal

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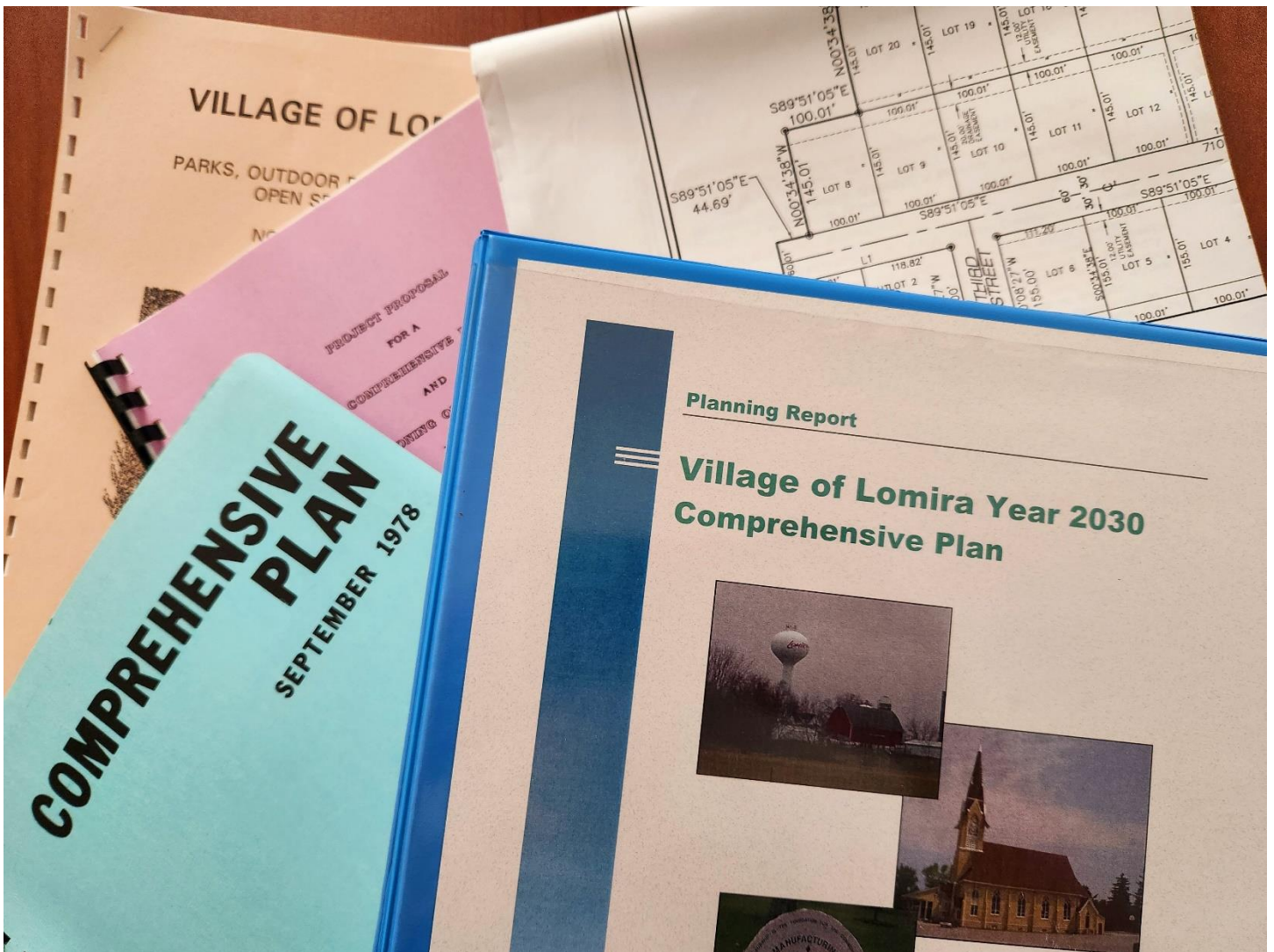
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Chapter 1: Introduction



1.1 Location and General Regional Context

The Village of Lomira is in the northeast corner of Dodge County, Wisconsin, and is approximately 2.2 square miles. The Village of Lomira is surrounded by the Town of Lomira. The Village is located approximately 13 miles south of the City of Fond du Lac, three miles east of the Village of Brownsville, and about five miles north of the Village of Theresa. Interstate 41 is a four-lane expressway providing a direct route from the Fox Valley area to the Milwaukee area. State Highway 175 provides a north-south transportation route through the Village, while State Highway 67 provides a south and east transportation route from the Village. County Road H extends east-west through the Village of Lomira, and County Road HH is located north and then west of the Village.

The Village of Lomira is governed by an elected president and six trustees. These individuals, each serving a two-year staggered term, make up the village board. Village employees include an Administrator-Clerk-Treasurer, a Deputy Clerk-Treasurer, Director of Public Works, Assistant Director of Public Works, Public Works Laborers, Janitors, Fire Chief, Fire Inspector, Volunteer Fire Department Members, Library Director, and Library Staff. The Village Planning Commission includes the village president, two trustees and four citizen members. This commission maintains a master plan for village expansion and future development.

1.2 History

Lomira was first settled by Native Americans in 1840. Settlers, mostly from New York and various European countries, followed in 1843.

In the early years, stagecoaches provided transportation to Lomira on the historic Yellowstone Road, now Highway 175. In 1871, a railroad built just east of the original village brought more growth.

When the Village of Lomira was incorporated in 1899, it covered 530 acres and had a population of 433. At this time, Lomira consisted of a hotel, brewery, cigar factory, general store, drugstore, fish hatchery, furniture factory, shoe factory, blacksmith shop, campground, and hat shop. Unfortunately, most of these businesses ceased operations during the Great Depression.

As part of Wisconsin's dairy land, Lomira's economy has always been strongly linked to agricultural industries. The area has an abundance of surface waters, numerous wildlife refuges and preserves, and excellent hunting and fishing.

The early history of the Village of Lomira is closely interwoven with the town in which it is located, Lomira (town), Wisconsin Town of Lomira. The settlement of Lomira likely began with the migration of Indians. History stories suggest that the son of Black Hawk (chief) Chief Blackhawk camped in this vicinity, probably about 1840 while blazing a trail from Milwaukee, Wisconsin, 60 miles south, to Green Bay, Wisconsin Green Bay, 120 miles north.

Stories told through the generations report that in the earlier days of Native American settlement, the village was called Springfield. Possibly this name derived from the existence of a natural spring in the midst of luscious farmland.

The first record of a settlement is in 1849 at which time the name of Lomira was adopted. The first United States Postal Service Post Office was established on May 11, 1849. Oral stories passed down offer two accounts for selecting the name of Lomira for this settlement. One story suggests that the name originates from the lowland area around the village. Combining "Lo" with the mire and mud of the area created the name Lomira. The second story relates that an early family named Schoonover had a daughter named Elmira who was well known in the settlement. The spelling of Elmira's name influenced the settled-upon village name of Lomira. Possibly, the name evolved due to aspects of both stories.

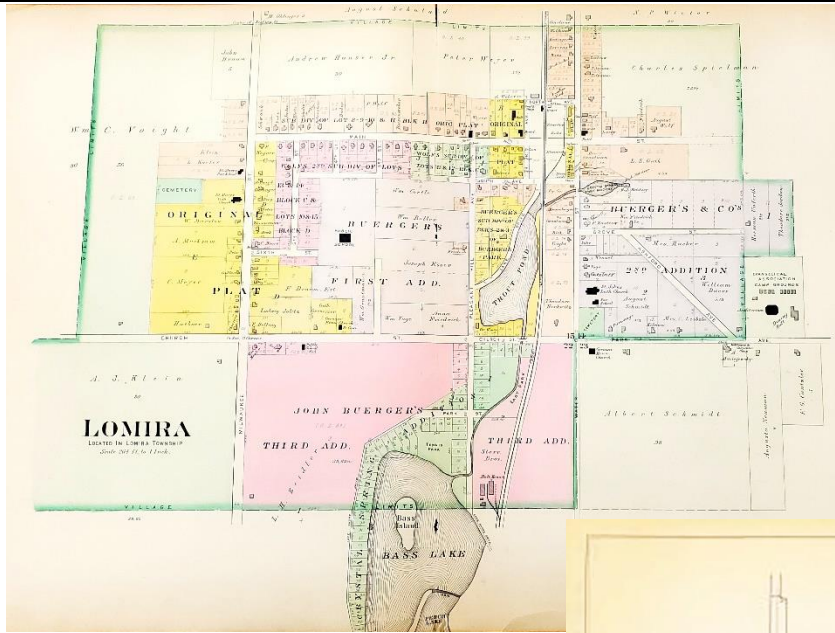
A petition for incorporation of the Village of Lomira was made to the circuit court of Dodge County, Wisconsin on March 24, 1899. The petition described the designated territory of population "433 residents" as "containing a large number of stores, saloons, residences, elevators, hotels, blacksmith shops, cheese factory, planning mill and other places of business, and that the same is a railroad station." Copies of the petition were posted in the saloon of F. Kauper, the saloon of Peter Greiten, and in the store and office of Peter Wolf, "all of which said places are public places." Petitioners presented the incorporation order at a special term of the circuit court held in the city of Waukesha, Wisconsin on May 9, 1899. Records of the public election on June 3, 1899 show 104 ballots were cast, of which 58 were cast for incorporation and 45 against.

Source: http://en.wikipedia.org/wiki/Lomira%2C_Wisconsin

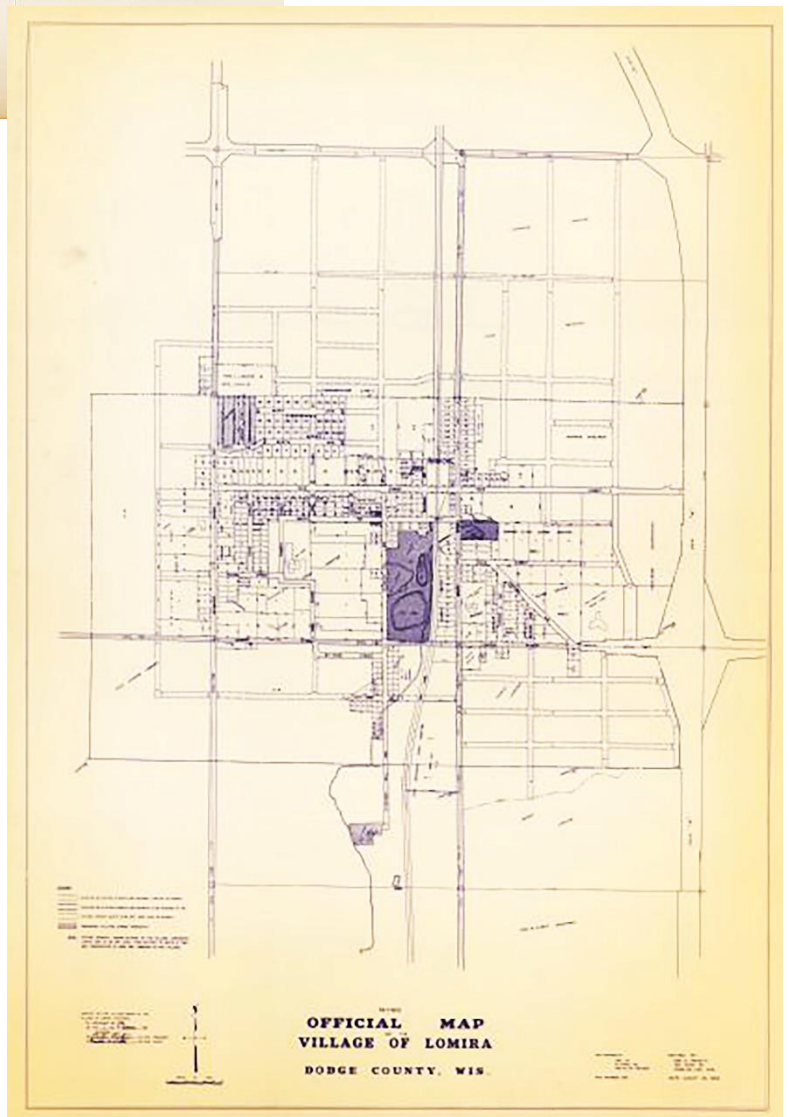
Village of Lomira 2023 – 2043 Comprehensive Plan

Village of Lomira Maps

1910



1968



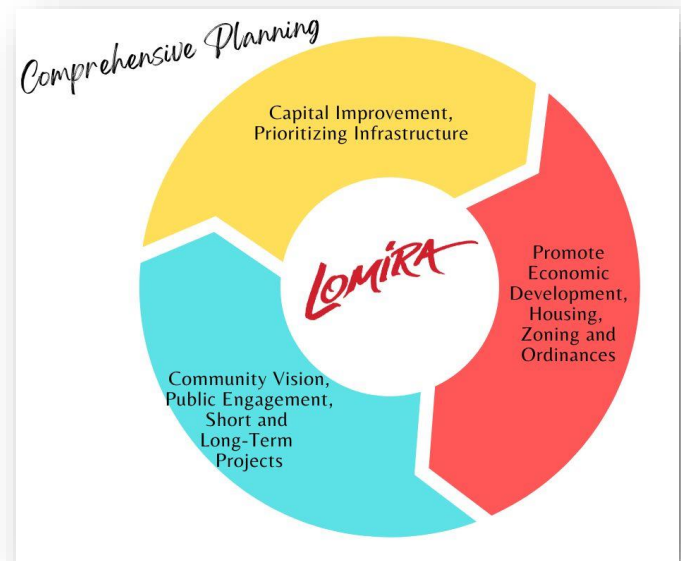
2022

1.3 Purpose of the Plan

Wisconsin Statutes, Section 62.23 by reference from Section 60.62 provides that it is a function of the Village Plan Commission to make and certify to the Village Board a plan for the physical development of the Village. The plan's general purpose is to guide and accomplish a coordinated development plan, which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, or the general welfare, as well as efficiency and economy in the process of development. Wisconsin Statutes, Section 66.1001, further defines a comprehensive plan and a local unit of government's responsibilities. This legislation requires that a community that engages in land use regulations develop and adopt a comprehensive plan. The plan must contain nine elements as specified in the statutes. It also requires that all land use decisions be consistent with the comprehensive plan.

Below are the chapters included in this plan:

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



Policies, goals, and objectives stated in this document reflect the deliberations of the Village Plan Commission and Village Board, based on the comments and opinions expressed by the people within the Village of Lomira. References made to specific state, county, and other governmental programs do not imply endorsement of such plans but are presented for background and reference only.

Previous plans were adopted in 1978, 1988, 2005, and 2015.

Comprehensive Plan Goals

As part of the planning process, the Village of Lomira generated the following goals to guide the process. Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). The goals for each Plan topic are listed in their section accordingly.

1.4 Public Participation Efforts

The planning process included multiple phases to engage residents, businesses, property owners, Village staff, and Village officials. All the materials were available to the public on the Village website www.villageoflomira.gov/comprehensive-plan

On April 26, 2023, the Planning & Zoning Commission and the Board of the Village of Lomira adopted Resolution #1027, identifying public participation methods for updating the comprehensive plan. This resolution followed the requirements of WI Stats. 66.1001(4)(a). The plan discussion and suggestion form are listed in Exhibit 1 at the end of this section.

Throughout the development of the plan, the Administrator worked with a variety of media to engage the public and provide information regarding the planning process. Publications were made in the Dodge County Pionier newspaper, Village website www.villageoflomira.gov, Village social media account on Facebook, publications in the Village quarterly newsletter, and flyers posted at the municipal building, library, and Lomira post office. Direct emails were sent to Village staff, Planning & Zoning Commission, and the Village Board to further engage participation.

The Village Administrator met with department supervisors and corresponding committees to further discuss planning and future developments.

The Planning & Zoning Commission held regular meetings to discuss the comprehensive plan on April 26, May 24, June 28, August 23, October 4, and October 11, 2023.

A formal public hearing to consider the updated comprehensive plan was held on October 11, 2023 at the Lomira municipal building located at 425 Water Street, Lomira. The updated comprehensive plan was adopted by the Planning & Zoning Commission and the Village Board on [date].

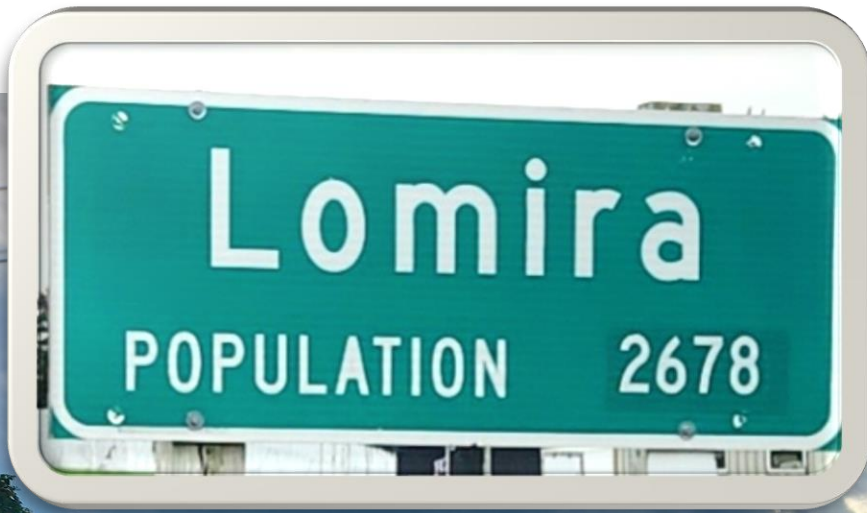
1.5 Plan Organization

Each chapter will begin with an introduction to the topic and a list of goals and objectives. Historical data and information will be presented, as well as future projection data. Each chapter will conclude with policies, recommendations, supporting programs, and implementation.

Chapter 2

Issues and

Opportunities



2.1 Goals and Objectives

Goal: Balance individual property rights with community interests and goals.

Objectives:

- 1. Create opportunities for citizen participation throughout all stages of plan and ordinance development, amendment, and implementation.**
- 2. Utilize the Village's comprehensive plan as a tool to guide Village decision-making.**

The Issues and Opportunities section summarizes the municipal background information on demographic trends, growth projections, goals, objectives, policies, and programs the Village has utilized in the development of the comprehensive plan. By identifying the issues and opportunities of the municipality, the Village can identify future trends affecting growth and development.

The U.S. Census Bureau and Wisconsin Department of Administration were the primary sources of demographic data in this plan. The most recent census was taken in 2020.

The Village of Lomira Year 2043 Comprehensive Plan will guide future development of the Village of Lomira for the next 25 years. The Plan will allow the community to guide future land development in a way that preserves the character of the community, protects natural resources, enhances economic and housing opportunities, and provides for efficient service delivery. More specifically, this document recommends how lands within the community should be used, based on public involvement and the community's goals, objectives, and policies. The recommendations should also be used for development decisions in the community.

At the Village's first meeting, members of the Plan Commission and Village staff revisited the list of issues and opportunities they felt were important to the community. The following issues and opportunities from the 2030 Plan were used to help form the goals, objectives, and policies in the recommendations report.

1. Control spending and taxation as in the past.
2. Consolidate fire protection with Brownsville and Knowles.
3. Promote high-quality residential development, especially single-family residential.
4. Foster commercial and industrial growth in the I-41 and Highway 175 corridor.
5. Concern about water quality and quantity.
6. Need to maintain consistent sidewalk and street maintenance program.
7. Maintain small-town atmosphere along with safety and cleanliness.
8. Annexation concerns with Town of Lomira.
9. Control of stormwater run-off
10. Preserve existing woodlots and wetlands
11. Target single-family growth west and south of the Village

2.2 Smart Growth Local Comprehensive Planning Goals

Wisconsin's comprehensive planning law (smart growth) established 14 local comprehensive planning goals to guide state land use actions and local planning efforts. Specifically, local units of government and state agencies are encouraged to design their programs, policies, infrastructure, and investments to strike a balance between their individual missions and the local comprehensive planning goals. The following 14 local comprehensive planning goals were considered throughout the planning process.

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



S - Specific
 M - Measurable
 A - Achievable
 R - Relevant
 T - Time-bound

2.3 Population

The Wisconsin Department of Administration (WDOA), Demographic Services Center develops population estimates annually for every municipality and county in the state. The 2022 population estimate for the Village of Lomira was 2,688 residents, a .37 percent increase from 2020. The 2022 estimate for Dodge County was 88,822 residents, a decrease of .64 percent from 2020.

Source: https://doa.wi.gov/Pages/LocalGovtsGrants/Population_Estimates

Population characteristics relate directly to the community's housing, educational, utility, community, and recreational facility needs, as well as its future economic development. Table 1-1 displays population trends and changes from 1980 to 2020 for all municipalities in Dodge County.

From 1980 to 2020, the Village of Lomira's population increased from 1,446 residents to 2,678. The rate of population growth varied during that time but jumped 44.8% in the 1990s.

Table 1-1 displays the population trends within Dodge County, Wisconsin. Dodge County is comprised of cities, towns, and villages. The County has seen a steady increase of population from 1980 to 2010 of a total of 21%, but a slight decrease of .29% from 2010 to 2020.

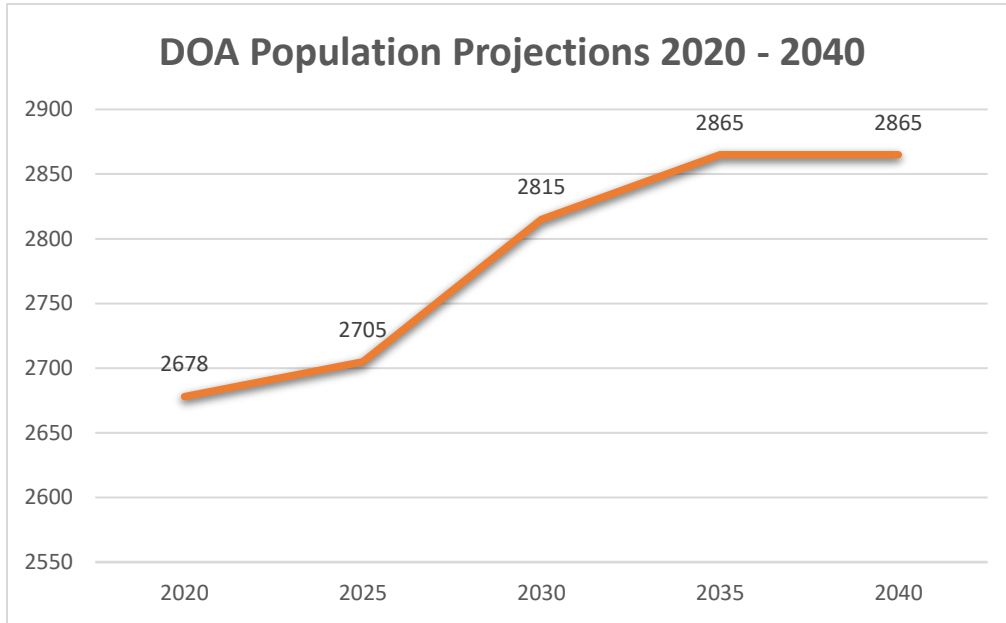


Table 1-1: Population Trends, Dodge County

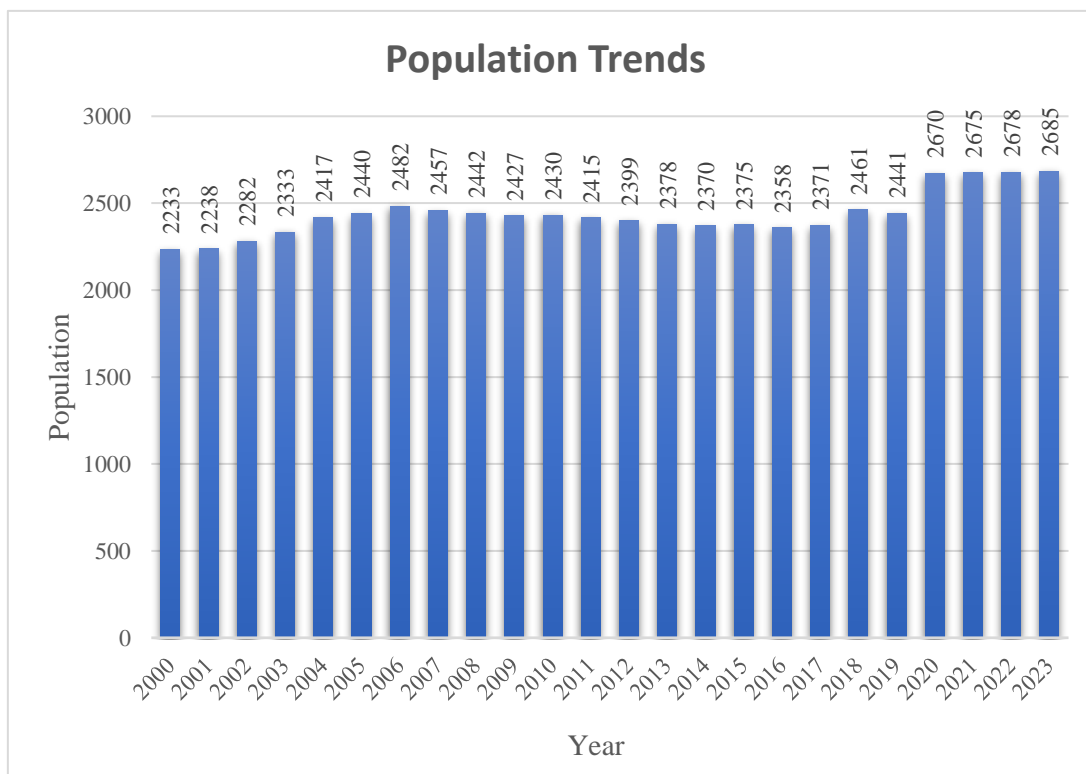
	1980	1990	2000	2010	2020
T. Ashippun	1,929	1,783	2,308	2,521	2,566
C. Beaver Dam	14,149	14,196	15,169	16,133	16,322
V. Beaver Dam	3,030	3,097	3,440	3,892	3,901
T. Brownsville	433	415	570	612	692
T. Burnett	917	915	919	854	844
T. Calamus	1,077	1,009	1,005	1,101	1,026
V. Chester	981	797	960	703	723
T. Clyman	317	370	388	443	352
T. Clyman	815	742	849	680	662
T. Elba	1,028	964	1,086	942	1,249
C. Emmet	1,089	1,014	1,221	1,328	1,292
T. Fox Lake	1,373	1,279	1,454	1,572	1,844
C. Fox Lake	1,674	1,928	2,402	3,016	2,728
T. Hartford	0	9	10	0	14
C. Herman	1,131	1,127	1,207	1,011	1,031
T. Horicon	3,584	3,873	3,775	3,702	3,630
V. Hubbard	1,508	1,390	1,643	1,734	1,739
T. Hustisford	874	979	1,135	1,198	994
V. Hustisford	1,262	1,209	1,379	1,222	1,665
C. Iron Ridge	766	887	998	802	945
V. Juneau	2,045	2,157	2,485	2,789	2,663
T. Kekoskee	0	218	169	146	1,032
T. Lebanon	1,518	1,630	1,664	1,404	1,575
V. Leroy	1,110	1,025	1,116	1,102	1,004
V. Lomira	1,446	1,542	2,233	2,163	2,678
T. Lomira	1,391	1,280	1,228	1,229	812
T. Lowell	0	312	366	303	234
C. Lowell	1,205	1,134	1,169	1,168	1,164
V. Mayville	4,333	4,374	4,902	5,127	4,875
T. Neosho	575	658	593	555	637
T. Oak Grove	1,333	1,200	1,126	1,214	1,028
V. Portland	976	994	1,106	1,111	970
V. Randolph	1,206	1,227	1,346	1,854	1,215
T. Reeseville	649	673	703	735	719
T. Rubicon	1,759	1,709	2,005	2,155	1,921
V. Shields	584	500	554	513	518
T. Theresa	766	771	1,252	1,041	1,199
T. Theresa	1,152	1,083	1,080	1,026	1,090
C. Trenton	1,319	1,299	1,301	1,413	1,257
C. Watertown	5,911	6,754	8,063	8,440	8,215
T. Waupun	5,439	6,086	7,436	7,946	7,811
Westford	0	0	0	1,246	1,050
Dodge County	72,654	74,609	83,815	88,146	87,886
Wisconsin	4,705,642	4,891,769	5,363,675	5,637,947	5,806,975

Source: WI Dept. of Administration, 1980. U.S. Census Bureau, 1990, 2000, 2010, 2020.

The WI DOA provides the following projection of population for the Village of Lomira from 2020 to 2040. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date. With this, projections show the village will have a population of 2,865 by 2040; an anticipated growth of nearly 7%.

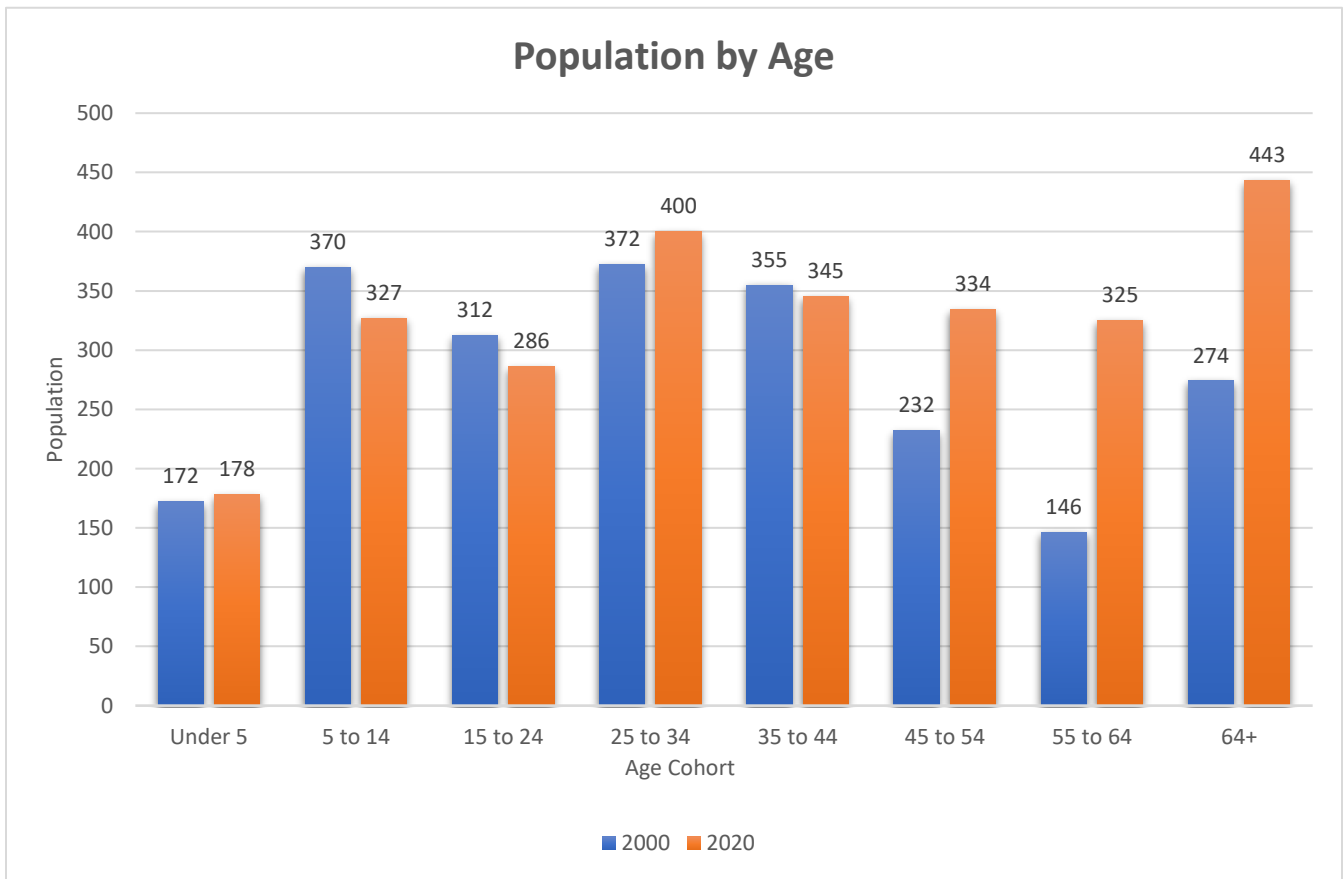


The Village of Lomira’s population in 2023 is 2,685. Lomira has had a trending growth rate of nearly .2% annually. Census results showed the population of the Village of Lomira was 2,670 in 2020. The population of Lomira grew by .56% from 2020 to 2023. The graph below displays the actual population trends in the Village of Lomira.



A shifting age structure can affect a variety of services and needs within the community. A shifting age structure is a national trend that is also prevalent in Wisconsin. The baby-boomer generation, which is the largest segment of the overall population, is nearing retirement age. As this age group gets older the demand for services such as health care will increase, and a younger workforce will need to take the place of retirees. It will become increasingly important to recognize if these trends are taking place and to determine how to deal with the effects.

The table below displays the population by age cohort for the Village of Lomira.

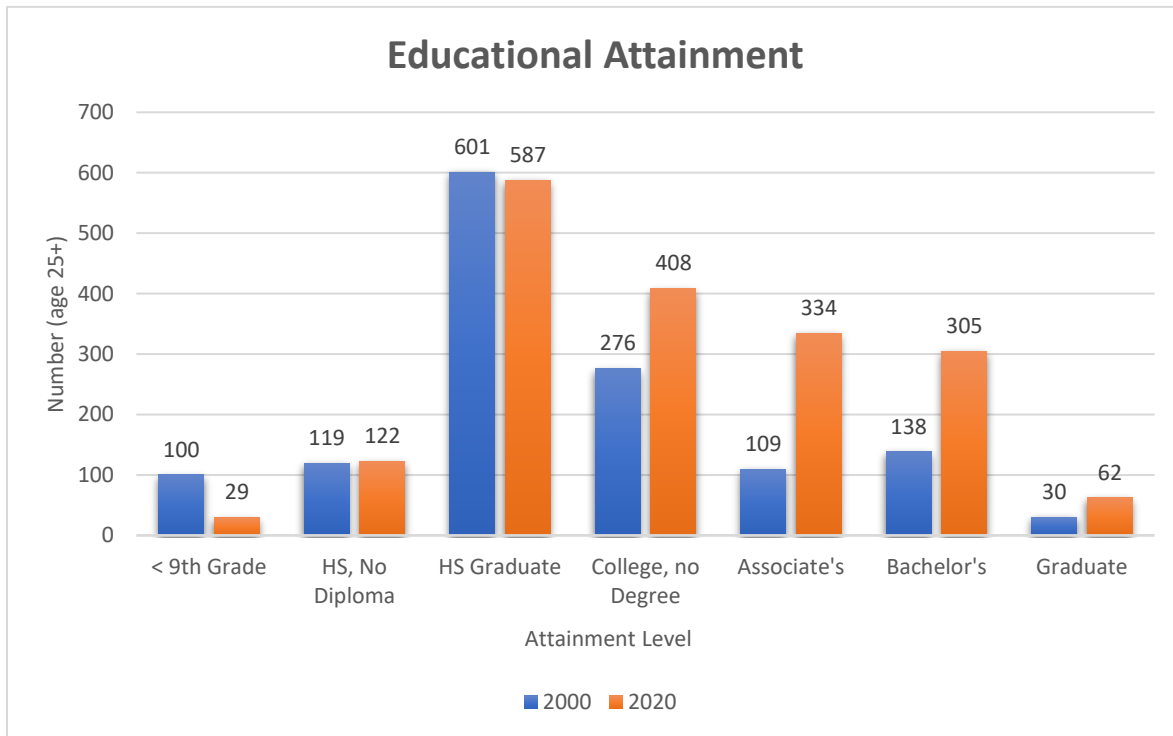


The largest percentage of the Village of Lomira residents is age 64+. The next largest age cohort is ages 25 to 34. The median age of the Village of Lomira is 38 years. The median age of Dodge County residents is 43.

2.4 Educational Attainment

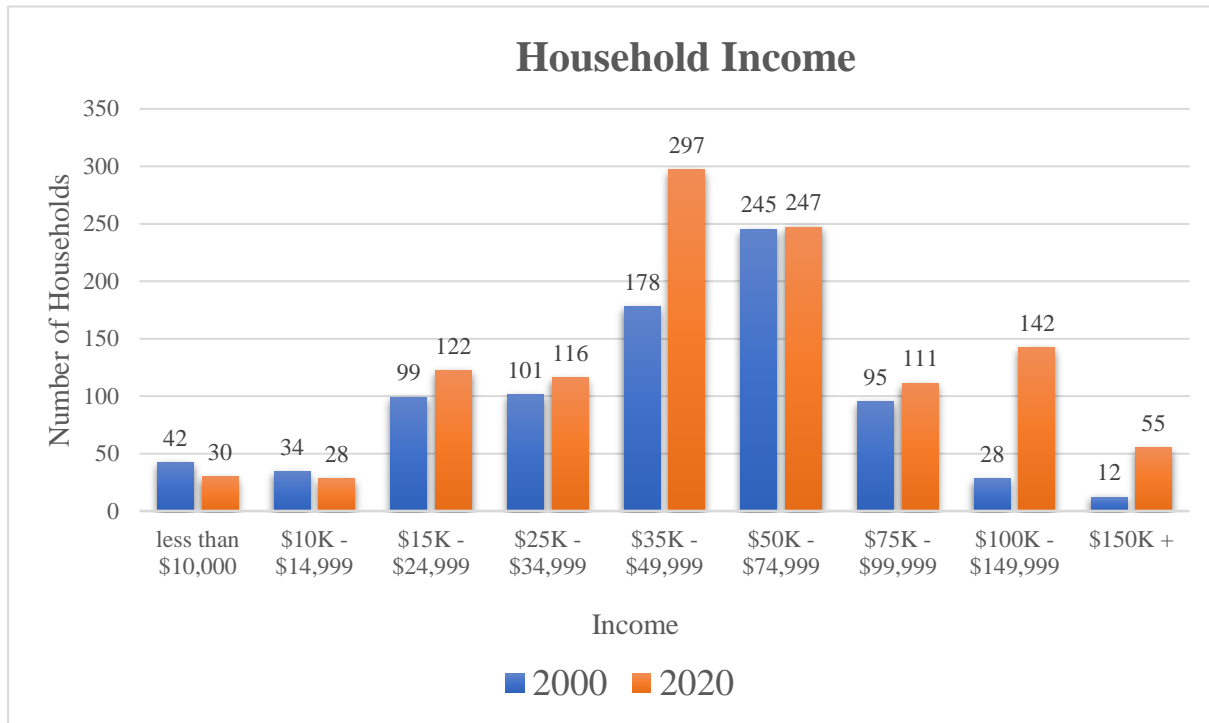
Approximately 31.78% of the Village of Lomira's residents have attained a high school level education, a decrease from 43.8% in 2000. The second largest percentage (22%) of education attainment in the Village of Lomira is some college, no degree. The Village of Lomira has 16.51% of its residents obtaining a bachelor's degree, which is higher than the Dodge County percentage of 9.5%. The Village had a lower percentage of residents with 12th grade or less and no diploma than the County.

The table below indicates the education levels for the Village of Lomira, comparing 2000 to 2020.



2.5 Household Income

The table below displays the 2000 and 2020 household income and median household income for the Village of Lomira as reported by the Census Bureau. The highest percentage (29.4 percent) of residents in the Village of Lomira had a household income between \$50,000 to \$74,999 in 2000, but 25.87% of the population had a household income between \$35,000 to \$49,999 in 2020. The next largest percentage (21.5 %) of household income was \$50,000 to \$74,999 in 2020. Approximately 17.16% of the households in the Village of Lomira had a household income of \$100,000 or greater. The median household income for the Village of Lomira was \$66,625 according to the 2020 Decennial Census.



Identified below are some of the population and demographic trends that can be anticipated over the next 30 years in the Village of Lomira:

- Lomira’s population is projected to significantly increase according to the WDOA
- School attainment percentages will gradually change, with more of the population attaining education beyond high school
- Household income will increase
- The number of births will continue to support the rise in population, and deaths will rise due to the aging generations

2.6 Issues and Opportunities Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

AB608, Wisconsin Act 233 - Clarification of Smart Growth Law

This bill was signed into law in April 2004. This law reduces the number of programs or actions with which a comprehensive plan must be consistent. Under the new legislation, the only actions which must be consistent with a comprehensive plan are official mapping, local subdivision regulation, and zoning ordinances, including zoning of shorelands or wetlands in shorelands. The bill also reiterates that a Regional Planning Commission's comprehensive plan is only advisory in its applicability to a political subdivision (a city, village, town or county), and a political subdivision's comprehensive plan.

Wisconsin Department of Administration, Demographic Services Center

The Demographic Services Center primary responsibility is to develop annual total population estimates for all Wisconsin towns, villages, and cities. It also makes annual estimates of the voting age population for all municipalities and total population estimates for Zip Code Areas.

In addition, the Demographic Services Center develops population projections by age and sex for the counties; population projections of total population for all municipalities and estimates of total housing units and households for all counties. For further information on the Service Center contact the WDOA or visit its website at www.doa.state.wi.us

Chapter 3 Housing



3.1 Goals and Objectives

Goal: Provide a full range of housing opportunities for current and future residents of the Village.

Objectives:

- 1. Promote single-family homes as the preferred type of housing supply in the village.**
- 2. Direct development to areas that can be efficiently served with roads and public utilities.**
- 3. Direct multi-family housing to areas that will not disrupt established neighborhoods.**
- 4. Prepare an inventory of potential residential in-fill development areas.**
- 5. Increase maintenance and rehabilitation efforts to maintain property values and improve housing stock.**
- 6. Encourage a range of housing and lot sizes so that a choice of housing is available.**

Housing is very important for Wisconsin and its communities. Housing costs are the single largest expenditure for most Wisconsin residents. For homeowners, their home is likely their most valuable asset and largest investment. Housing also plays a critical role in state and local economies. The housing in a community may be its largest asset. The construction industry and other occupations that support housing are a major portion of the economy. Residential development is also a major source of revenue for local communities in the form of property taxes. Beyond the financial aspects of housing, there are also social effects that are not so easily measured. People develop a sense of pride in their homes, which in turn creates a sense of community and a likely increase in participation in community activities.

Wisconsin's comprehensive planning law requires that a comprehensive plan include a housing element. The comprehensive planning process necessitates that each community analyze the impact of the local, state, and federal policies and regulations on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs in the community. The analysis should result in policies that provide opportunities for the development of the types and amounts of housing expected to be needed over a 20-year planning horizon.

3.2 Housing Characteristics

The U.S. Census Bureau classifies housing units as a house, apartment, mobile home, or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall.

Of the 1,164 housing units in the Village of Lomira in 2020, 569 housing units were owner-occupied (48.88%), 533 units were renter-occupied (45.79%), and 62 units were vacant, rented but not occupied,

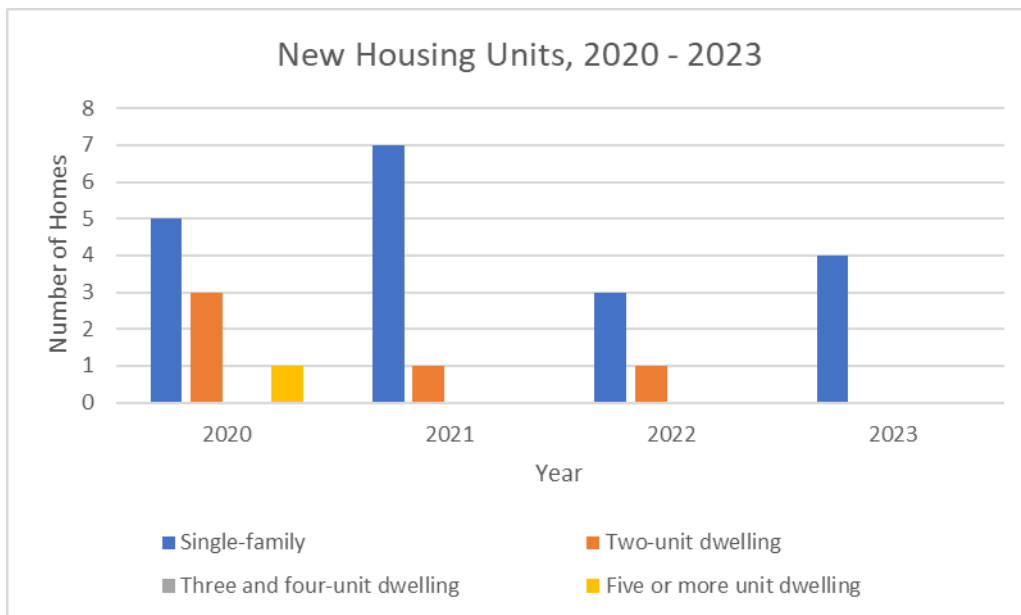
for sale only, or seasonal (5.32%). The 2000 Census Bureau reported 899 total housing units with 505 as owner-occupied (56.2%), 341 as renter-occupied (37.9%), and 56 as vacant or seasonal units (6.22%).

Housing unit projections should be used as a guide to estimate required acreage to accommodate future residential development, as well as to prepare for future demands growth may place on public facilities and services. Two housing unit projections were created for the Village in 2000. The linear housing unit projection estimated that the Town will add 1,008 new units from 2000 to 2030. The alternate housing unit projection estimated that the Village will add 1,200 housing units between 2000 and 2030. This would result in an average of 40 new housing units each year.

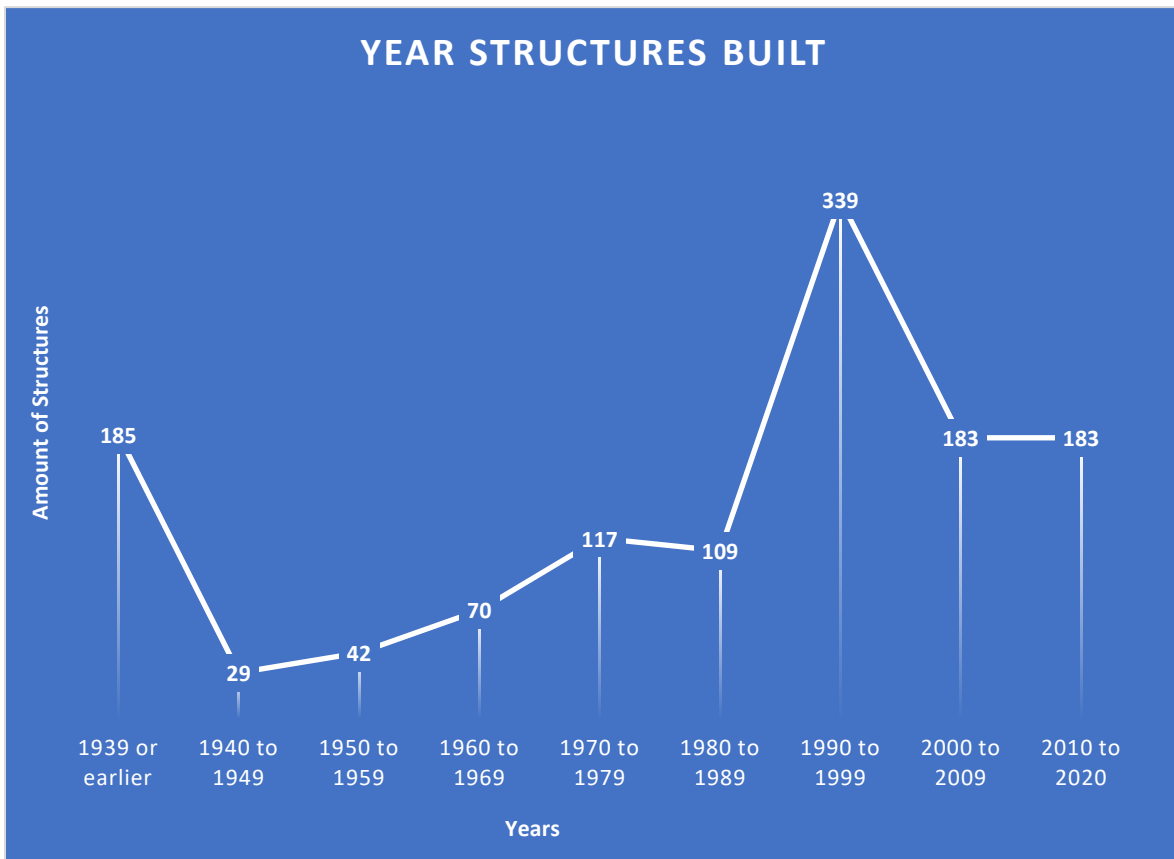
As the general population ages, affordability, security, accessibility, proximity to services, transportation, and medical facilities will all become increasingly important. Many of these issues are already important to those with disabilities or other special needs. There is one medical clinic located in Lomira. The 50 bed Hope Health and Rehabilitation Center is located in the Village. Hospitals and nursing homes are located in the nearby Cities of Fond du Lac and Waupun.

Promoting the availability of underdeveloped or underused land is one way to meet the needs of low and moderate income individuals. The community needs to ensure there is an adequate supply of land that is planned or zoned for housing at higher density or for multi-family housing should demand warrant the need for such housing in the future. There were 356 housing structures with two or more housing units in the Village in 2000. There is already an adequate supply of multi-family housing available. The Future Land Use Map for the Village does show a small amount of land as future multi-family residential. However, due to the large amount of existing multi-family residential and mobile homes, a large amount of additional land for multi-family is not necessary.

The chart below displays the amount and type of new housing development within the Village of Lomira between the years 2020 and 2023.



Examining the age of a community's housing inventory will provide an indication of its overall condition and be used when planning for a future housing supply. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, and transportation routes.



The greatest number of the Village’s housing units were built during the time from 1990 to 1999. The median year of structures built is 1980 for the Village of Lomira.

The maintenance and rehabilitation of the existing housing stock within the community is one of the most effective ways to ensure safe and generally affordable housing while not sacrificing land to development. Over the course of the planning period, the community should continually monitor local housing stock characteristics including, but not limited to, price, aesthetics, safety, cleanliness, and overall suitability with community character. The monitoring process will become important to ensure that steps are taken to preserve the current housing supply before allowing for new development, which has far greater impacts on community resources.

3.3 Housing Values

The following chart displays the housing values of owner-occupied units in the years 2000 and 2020. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Census Bureau determines the value by the respondent’s estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. The following information was provided by Bowmar Appraisal, the official assessor for the Village of Lomira.

Value	Number of Units	
	2004	2020
\$49,000 or less	1	1
\$50,000 to \$99,999	31	40
\$100,000 to \$149,999	193	194
\$150,000 to \$199,999	62	153
\$200,000 to \$299,999	174	190
\$300,000+	37	101
Total:	498	679
Median Value:	\$148,025	\$148,425

Housing trends that need to be considered as part of the planning process are as follows:

- Demographic trends and an aging population will increase the need for more choices relative to elderly housing, rental units, and starter homes
- Need for increased housing due to highway improvements making commuting easier to distant job markets
- The Village will need to address housing opportunities due to increasing population

3.4 Housing Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words "will" or "shall" are considered to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word "should" are advisory and intended to serve as a guide.

Policies:

- 1. Single family homes shall be the preferred type of housing in the Village.**
- 2. The ratio of multi-family to single family residential shall not be increased more than the existing ratio at the time of adoption of this Plan.**
- 3. New multi-family development should be limited to areas designated on the Comprehensive Plan Future Land Use Map.**
- 4. Residential development should be pursued on lands adjacent to existing developed areas.**
- 5. Infill development and new development shall be encouraged within areas efficiently served by public utilities.**

Recommendations:

- 1. Establish development standards for housing other than single family housing.**
- 2. Develop a condominium ordinance.**
- 3. Amend the zoning ordinance to require conditional use permits for all new multi-family buildings.**

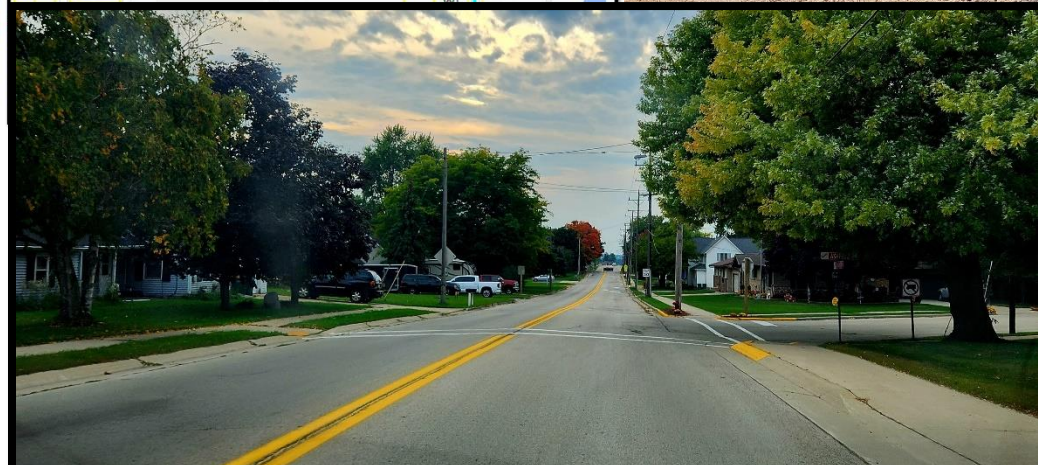
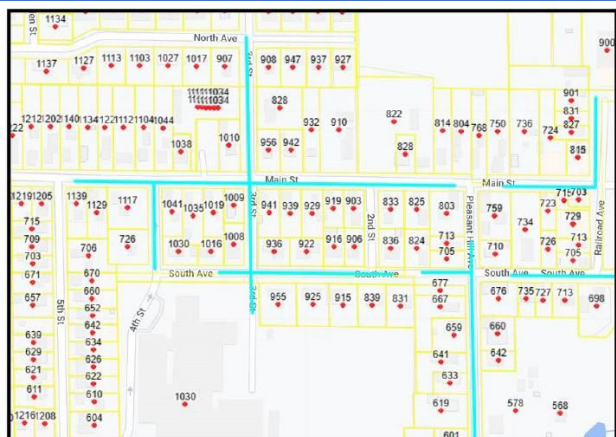
3.5 Housing Programs

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Community Development Block Grant (CDBG) - Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Commerce, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate- income (LMI) households. The CDBG program is a federally funded program through the Department of Housing and Urban Development's Small Cities CDBG Program. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The maximum grant to an applicant is \$500,000. Approximately 15 communities are awarded funds yearly in Wisconsin. For more information on this program contact the Wisconsin Department of Commerce, Bureau of Housing.

Chapter 4: Transportation



4.1 Goals and Objectives

Goal: Provide a safe and well-maintained transportation network.

Objectives:

- 1. When reviewing development proposals, consider future road connections, setbacks, access points, and other traffic impacts that the proposal may have on the existing transportation network.**
- 2. Reduce accident exposure by improving deficient roadways and intersections.**
- 3. Increase the use of the PASER evaluation rating system for road maintenance and project budgeting purposes.**
- 4. Consider bicycle and pedestrian safety needs when new roads are proposed or when major roadway improvements are made.**
- 5. Limit the number of new access points to major collector streets.**
- 6. Provide accommodations on pedestrian facilities for people with disabilities such as curb cuts, minimizing inclines and slopes of sidewalks, and ensuring sidewalk connectivity.**
- 7. Provide educational materials to elderly or disabled individuals regarding transit opportunities.**
- 8. Direct future residential, commercial and industrial development to roadways capable of accommodating the resulting traffic.**

The transportation system that serves the Village of Lomira provides for the transport of goods and people into, out of, and within the community. The transportation system contains multiple modes involving air, land, and water transport. Many elements of the system are not located in the Village itself; however, the Village's proximity to these elements is an important consideration in evaluating and planning for the Village of Lomira's transportation system.

The Village contains a portion of two state highways, a four lane U.S. Interstate and two county highways. STH 67 runs through the Village mostly in an east-west direction and STH 175 in a north-south direction. County Highways H and HH provide a transportation route from the Village to the west. U.S. I-41 provides a north-south connection to Milwaukee and Chicago to the south and the Fox River valley cities to the north.

There is one active railroad in the Village. The Canadian National Railroad line runs directly through the middle of the Village in a north-south direction. The railroad line travels south towards Milwaukee and Chicago and north to Canada.

The Village does not have a general airport. The nearest general airport is the Fond du Lac Airport, located about 13 miles north of the Village.

4.2 Systems, Programs, and Functions of Transportation

PASER Program: The PASER (Pavement Surface Evaluation and Rating) Program is a system for communities to evaluate and schedule road maintenance on local streets. The program requires Village officials to evaluate the condition of streets based on observing characteristics of the road such as the texture of the road surface or the spacing of cracks. The officials then assign a rating on a scale of 1 to 10. These ratings, along with information on traffic volumes, are used to schedule the maintenance and reconstruction of Village streets.

Subdivision Ordinance: The Subdivision Ordinance regulates the division of land within the Village. It also provides standards for the construction of new streets such as street width and grade requirements. Under the Village's Land Division Ordinance streets within Lomira are classified into seven separate categories; Arterial Streets, Collector Streets, Minor Streets, Boulevard, Cul-de-Sacs, Pedestrian Ways, and Alleys (Residential and Commercial). The Village of Lomira has ranging pavement widths for the new construction of the seven street designs, which are listed in the Village's Subdivision Ordinance. Additional road construction standards are included within the ordinance.

State and Regional Transportation Plans: State and regional transportation plans that affect the Village of Lomira are the responsibility of the Wisconsin Department of Transportation. The DOT has capital improvement plans for each County in the State. US Interstate 41 provides the east border for the Village of Lomira, while STH 67 travels east and south from the Village, and STH 175 provides a north-south transportation route through the Village. The 2002 to 2007 Highway Improvement Program indicates STH 67 (Church Street) will be repaved in 2027 to meet current standards, and Milwaukee Street (STH 175) was reconstructed in 2017. The Village adopted a five-year road plan in 2022. Improvements are planned for Water Street, Main Street, Meadow Lane, East Avenue, Willow Street, and Acorn Drive.

Functional Classification of Highways: Vehicular travel on the public street system is the transportation mode for the vast majority of trips by Village residents. Street and highway transportation systems primarily serve two basic functions, - to provide access to adjacent properties and to provide for the movement of vehicular traffic. Streets and highways are grouped into three functional classes (local, collector, and arterial streets) which are described below. Map 3-1, Appendix shows the location of local, collector, and arterial streets in the Village.

Local Streets: Local streets primarily provide access to adjacent properties and only secondarily provide for the movement of vehicular traffic. Since access is their primary function, through traffic should be discouraged. Traffic volume is expected to be light and should not interfere with the access function of these streets. Water Street is an example of a local street in the Village of Lomira.

Collector Streets: Collector streets and highways carry vehicular traffic into and out of residential neighborhoods and commercial and industrial areas. These streets gather traffic from the local streets and funnel it to arterial streets. Access to adjacent properties is a secondary function of collector streets. Collector streets are further divided into major or minor collectors depending on the amount of traffic they carry. CTH H is an example of a major collector street in the Village.

Arterial Highways: Arterial highways serve primarily to move through traffic. Traffic volumes are generally heavy and traffic speeds are generally high. Arterial highways are further divided into principal or minor arterials depending on the traffic volume and the amount of access provided. US Highway 41 is an example of a principle arterial roadway, and STH 67 and STH 175 are examples of minor arterial streets.

Traffic Volumes: Traffic volumes vary considerably on the different streets within the Village. US Highway 41 being the major thoroughfare in the east edge of the Village carrying the largest volume of traffic. STH 67 carries the largest amount of traffic in the Village of Lomira. The volume of traffic on a particular roadway can be significantly influenced by its intersection with other roadways.

Traffic Safety: Traffic safety at particular intersections can be a concern within the Village of Lomira. The Village may wish to address issues with the County Highway Department, the WI Dept. of Transportation, and local officials about improving safety at intersections and speed limit enforcement.

Airports: Air transportation for both goods and people is very fast. Its use is substantial and increasing. Convenient access to at least a general airport is critical to many businesses. The nearest general airport is the Fond du Lac County Airport, located about 15 miles north of the Village of Lomira. Dodge County Airport is located about 25 miles west of the Village. Dane County Regional Airport in Madison provides commercial aviation services. It is approximately 55 miles southwest of the Village. General Mitchell Field in Milwaukee also offers commercial airline service but is also an international airport. It is located approximately 55 miles southeast of the Village.

Railroads: The Wisconsin Central Limited Railroad crosses the Village of Lomira in a north-south direction between the Fox Valley and Milwaukee metropolitan areas. Rail transportation is an efficient and inexpensive method of transporting goods long distances. Many manufacturers favor railroad access for their plants. There is one at grade railroad crossing and one grade separation crossing in the Village. There are no rail sidings in the Village of Lomira.

Trucking: Trucking on the highway system is the preferred method of transporting freight, particularly for short hauls. Several trucking companies are located in the area. The Village of Lomira has several streets designated as truck routes.

Bicycles: Bicycle traffic is quite limited in the Village of Lomira. Bicycle travel is limited to the sidewalks and streets, both of which create confrontations, mainly with pedestrians and motor vehicles respectively. Dodge County does contain a public bicycle trail, the Wild Goose State Trail, which is located in the central and north-central portion of the County. The Wild Goose State Trail is approximately 12 miles west of the Village and is the closest bicycle transportation facility in Dodge County.

Pedestrian Transportation: Sidewalks are available in many parts of the Village for pedestrian travel. The Dodge County Bike and Pedestrian Plan does suggest pedestrian-friendly design standards for creating a walkable community.

Transportation for the Disabled: The Dodge County Human Services Department provides transportation for the disabled in the Village of Lomira. This department has volunteer drivers who use their own cars, as well as county-employed drivers in county-owned wheelchair-accessible vans that provide transportation to the disabled. These drivers also provide transportation to people who are unable to drive due to a medical condition, are in nursing homes, or receive W-2.

Transportation Trends: The future transportation system will be affected by a number of factors including demographics, the economy, and overall development patterns. The following are anticipated trends that can affect the transportation system in the Village of Lomira over the planning period:

- Reduced funding for transportation projects can be anticipated; however, the Village may be eligible for significant grants
- As vehicle ownership continues to increase and trips become longer, congestion on major roadways is anticipated to increase as well
- There will be continued demand for quality trucking routes as manufacturing continues to be a major sector of the economy
- Routes between the Village and other municipalities are likely to grow in traffic volume
- Concerns raised by local residents are likely to center on controlling traffic speeds and intersection safety
- Interstate 41 will continue to target location of new commercial and industrial development

4.3 Planned Transportation Improvements

There are state and county transportation plans that affect the Village of Lomira's highway system. Dodge County uses a Capital Improvement Program to prioritize the allocation of financial resources for various projects over a five-year time frame. In terms of the Village of Lomira, there is a five-year road improvement plan that was adopted in 2022. The DOT has capital improvement plans for each county in the state. The Highway Improvement Program has the repavement of Highway 67 (Church St.) scheduled for 2027.

4.4 Highway Access Management and Transportation Plans

Access management has been defined as "the process that provides (or manages) access to land development, while simultaneously preserving the flow of traffic on the surrounding road system in terms of safety, capacity, and speed." This process is achieved through managing the design and location of driveways, median openings and points of access to the highway system. The level of highway access control is based on the importance of the highway to regional and statewide travel as determined through a functional classification system. The state and county highway departments regulate access to the highways that are located in the Village of Lomira. Access to village streets is controlled by the Village. Lomira should consider using access control techniques along streets that are vital transportation routes such as East Avenue, Main Street, Water Street, Milwaukee Street, Church Street and Linden Drive.

The Village of Lomira has reviewed applicable state, regional, county, and local plans regarding transportation. This plan is currently consistent with existing transportation plans. As the community's transportation system changes over time and as new transportation plans are created, the community should periodically review its comprehensive plan for continued consistency.

4.5 Transportation Policies and Recommendations

Policies:

- 1. New driveway access points to State Highways 67 and 175 should be discouraged.**
- 2. Accident exposures should be reduced by improving deficient roadways and intersections by citing such deficiencies during the annual road inspection and funding their correction during the budgeting process.**
- 3. The Village should use the PASER evaluation rating system for road maintenance and project budgeting purposes by using PASER manuals, software, and guidelines.**
- 4. Dead-end roads and cul-de-sacs should be avoided whenever possible.**
- 5. The Village should work with Dodge County and the DOT to plan for improving the transportation system and adding bicycle and pedestrian facilities where feasible.**
- 6. New driveways shall be regulated to ensure adequate emergency vehicle access, to maintain safe driveway spacing standards on village streets, and to prevent damage to streets caused by drainage impacts.**
- 7. Developers shall bear all of the costs for improvements and extensions to the road network.**
- 8. The Village shall consider future road connections, setbacks, access points, and other traffic impacts that a development proposal may have on the existing transportation network.**
- 9. Accommodations on pedestrian facilities for people with disabilities should be provided.**

Recommendations:

- 1. Construct new road connections in accordance with the Comprehensive Plan Future Land Use Map.**
- 2. Limit the number of new driveway access points to State Highways 67 and 175 and other streets that are vital collector routes.**

4.6 Transportation Programs

Local Roads Improvement Program (LRIP)

Established in 1991, the Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. A reimbursement program, LRIP pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: County Highway Improvement (CHIP); Town Road Improvement (TRIP); and Municipal Street Improvement (MSIP). Three additional discretionary programs (CHIP-D, TRIP-D and MSIP-D) allow municipalities to apply for additional funds for high-cost road projects. For more information contact the WDOT.

Pavement Surface Evaluation and Rating (PASER)

PASER is a simple method of rating asphalt and concrete roads on a scale of 1 to 10 and gravel roads on a scale of 1 to 5, based on visual inspection. PASER manuals and a video explain how and why roads deteriorate, and describe proper repair and replacement techniques. PASER ratings can be put into PASERWARE, an easy to use pavement management software.

PASERWARE helps to inventory roads, and keep track of their PASER ratings and maintenance histories. It also helps to prioritize road maintenance and improvement needs, calculate project costs, evaluate the consequences of alternative budgets and project selection strategies, and communicate those consequences to the public and local officials. Both PASER and PASERWARE are available from the University of Wisconsin's Transportation Information Center at no charge. The Center also offers free training courses.

Chapter 5: Utilities and Community Facilities



5.1 Goals and Objectives

Goal: Provide community services in an efficient and cost-effective manner.

Objectives:

- 1. Maintain public facilities and services to keep up with existing and anticipated population growth.**
- 2. Provide appropriate police, fire, and emergency services in a cost efficient manner to meet existing and future demands of the Village.**
- 3. Evaluate impacts to community facilities and services when reviewing development proposals.**
- 4. Increase coordination efforts with the School District in order to allow it to anticipate future growth and provide appropriate facilities.**
- 5. Ensure proper disposal of wastewater to ensure the protection of public health and to protect the quality of ground and surface water.**
- 6. Work with Dodge County and other jurisdictions to provide a variety of recreational opportunities.**
- 7. Increase cooperation in the planning and coordination of utilities with other agencies and jurisdictions in order to efficiently serve existing and future residents.**

This element contains information about existing utilities and community facilities in the Village of Lomira. Facilities discussed in this element include administrative facilities, public buildings, police, fire, and emergency medical services, schools, quasi-public facilities, parks, solid waste and recycling, communication and power facilities, sanitary sewer, water, stormwater management, and health and day care facilities.

Addressing community service needs is becoming even more challenging for local governments. In this age of budget deficits and shrinking revenues, municipal governments are constantly looking for ways to provide needed and expected services with fewer resources. In order to facilitate wise decisions and policies, it is valuable to estimate the future utility and community facility needs of the community.

Not only do service provisions need to meet resident demands, but the type and cost of community facilities and services affect property values and taxes and contribute to many aspects of the quality of life within a community. Quality of life is further attributed to local features such as parks, schools, utilities, and protective services. These services require substantial investment supported by local tax bases or user fees. The level of service is generally influenced by the users' ability or interest in paying for the service.

5.2 Administrative Facilities and Services

The Village municipal complex is located at 425 Water Street, Lomira. The Lomira Library, Administrator-Clerk-Treasurer's office, Public Works office, Police Services office, Board Room, and Community Room are located in the municipal complex.

Committees, Commissions, and Boards: The Village of Lomira is governed by a seven-member Village Board, which consists of a President and six Trustees. The Village has a Library Board, a Plan Commission, and an Appeals and Variances Commission. Other committees that are advisory to the Village Board include the Street, Utilities, Parks, Rules and Regulations, Solid Waste, Employee, Fire, Police, and Civil Defense Committees.

Village employees include an administrator-clerk-treasurer, a deputy clerk-treasurer, director of public works, assistant director of public works, public works laborers, seasonal public works laborers, a library director, library staff, janitorial staff. The building inspector is hired by contract. The attorney is hired as needed. Police services are provided by contract with the Dodge County Sheriff's Office.

Public Buildings: The Village owns and maintains the following facilities:

- Wastewater treatment plant
- Department of Public Works shop/garage
- Fire Department
- Sterr Park bath house, pavilion, concession stand, historic buildings
- Athletic Field concession stand, and restrooms
- Lomira Municipal Complex
- Well #1, Well #2, lift stations, booster stations, and water towers

Expansion or Rehabilitation of Public Buildings and Administrative Facilities and Services

Short Term: no recommendation

Long Term: no recommendation

Police Services: Protective services are provided by the Dodge County Sheriff's Office. The Village contracts services for three full-time deputies, which includes a part-time School Resource Officer. DCSO utilizes the police department offices at the Lomira municipal complex.

Expansion or Rehabilitation of Police Services

Short Term: no recommendation

Long Term: Expand contract with Dodge County Sheriff's Office for additional deputies and a full-time school resource officer

Fire Protection: The Lomira Volunteer Fire Department serves the village, as well as portions of the surrounding Towns of Lomira and Ashford. The volunteer departments of Brownsville, Knowles, and Theresa provide mutual aid protection. The fire department is located at 549 Church Street, Lomira.

Emergency Medical Services: Lomira's First Responder Unit provides emergency medical and rescue services to the same service area as the Fire Department. The Village of Theresa and the City of Mayville serve as backup, providing ambulance service. Paramedic service from the City of Fond du Lac Fire Department is available when necessary. The Lomira area is served with enhanced 911.

Expansion or Rehabilitation of Fire Protections

Short Term: Study the feasibility of combining the Lomira, Brownsville, and Knowles Fire Department and EEMS services

Long Term: act upon the study results

School Facilities: The Lomira School District serves the Villages of Lomira, Brownsville, and Theresa, and also serves all or portions of these towns: Ashford, Byron, Eden, Knowles, LeRoy, Lomira, Theresa, and Wayne. Schools include Lomira Elementary, Lomira High School, Lomira Middle School, and Theresa Elementary. Other schools that serve Lomira include St. John's Lutheran School.

Libraries: The Lomira Public Library has been part of the community since 1938. The library is a member of the Monarch Library System. Besides offering over 21,000 items including books, magazines, videos, audios, and CD's, the Library provides access to over one million titles through the Monarch and inter-library loan. There are presently ten public-access computers with internet access and programs for public use. The Library also serves as a community center, offering a large range of programs to the public.

Expansion or Rehabilitation of Libraries and Other Quasi-Public Facilities

Short Term: maintain the Library mission to value intellectual curiosity, right to access information freely through shared resources, quality information, community focus programs and services to enrich and support the community's social, economic, educational, and civic infrastructure, offer informational services for all ages, needs, and backgrounds, and to endorse the American Library Association's *Library Bill of Rights*, *Freedom to View*, and *Freedom to Read* statements

Long Term: meet statutory requirements in the categories of funding, staffing, collections and resources, programs and services, public relations, and access

Churches and Cemeteries:

- St. John’s Evangelical Lutheran Church – Wisconsin Synod
- St. Mary’s Catholic Church
- Springfield Community Church
- Trinity Methodist Church

Post Offices: The Lomira post office is located on Railroad Street. Residents are served by one of the following: post office box, mailbox, or cluster box.

Civic Organizations and Other Clubs: Local organizations and clubs include the Lomira Lions Club, Lomira Sportsmen's Club, North District Flyway Soccer Association, American Legion and Auxiliary, Lomira Athletic Association, Lomira Volunteer Fire Department, Lomira Fire Department Auxiliary, Friends of Lomira Library, Friends of Lomira Parks, and the Chamber of Commerce, Lomira 4H, Lomira Community Theater.

Parks, Recreation, and Open Space:

- Sterr Park facilities include a pavilion, concession stand, bathhouse, outdoor pool, and play equipment. The park also has a three-acre fishing pond.
- Crystal Springs Park has swings, slide, picnic area, gazebo, and a spring-fed pond.
- North Hills Park is a neighborhood park with swings, slide, and picnic area.
- Oak Springs Park has modular play equipment, a basketball hoop, and four acres of open space
- Athletic Fields park provides a concession stand and three softball/baseball diamonds
- Buerger Trail provides a walking nature trail around a pond
- Bak’s Playground Dog Park is fenced-in acre of land

Expansion or Rehabilitation of Parks, Recreation, and Open Space

Short Term: provide updated playground equipment at parks

Long Term: update the Open Space and Recreation Plan; provide handicapped accessibility at parks

Solid Waste Management and Recycling: The Village contracts with WasteManagement for garbage and recycling services. Single-family homes, duplexes and mobile homes are provided carts for garbage and recycling curbside service. Multi-family apartments and businesses contract their own waste removal service. The Village offers a bulk-waste drop-off day once a year. Electronics recycling is offered with Com2 Recycling Services.

Expansion or Rehabilitation of Solid Waste and Recycling

Short Term: no recommendation

Long Term: no recommendation

Communication and Power Facilities: Verizon provides telephone service. Alliant Energy provides natural gas, and WE Energies provides electric service to the village. Spectrum and Frontier provide internet, television, and phone service. Lomira Sewer and Water Utilities provide water and sewer service.

Sanitary Sewer Service: The Village of Lomira wastewater treatment plant utilizes an activated sludge system. The present plant was redesigned in 2021 to meet a growing capacity while abiding by WI DNR requirements. Sanitary sewer is provided within Village limits and is also extended north to Quad Graphics.

Expansion or Rehabilitation of Sanitary Sewer Service

Short Term: no recommendation

Long Term: update the existing sewage treatment plant to meet DNR requirements

Public Water Supply: The Lomira Water Utility was organized in 1940. There are approximately 850 residential metered customers served by the water system, 90 commercial customers, and 11 industrial customers. Groundwater is the only water source utilized for water distribution. The Utility has two wells, ranging in depth from 1,195 to 1,207 feet. Storage facilities include: 1) elevated tank, built in 1939, 50,000 gallon capacity; 2) booster station built in 2022; 3) elevated tank, built in 1990, 300,000 gallon capacity. The Utility also has approximately 74,000 feet of water main and 184 fire hydrants.

Expansion or Rehabilitation of Public Water System

Short Term: establish an equipment replacement fund

Long Term: consider the addition of another tower as needed for growth

Stormwater Management: Approximately 95% of streets in the Village have curb and gutter. Curb and gutter and stormwater sewers are mandatory for new subdivisions in the Village.

Expansion or Rehabilitation of Stormwater Management

Short Term: reconstruct drainage along East Avenue to prevent flooding

Long Term: no recommendation

Health Care Facilities: Aurora Healthcare Clinic is located on East Avenue in Lomira. Hope Health & Rehabilitation Center is located on Ashford Avenue and has approximately 50 beds and is privately owned. Hope Health & Rehabilitation Senior Living is located on Grove Street. Haak Chiropractic is located on Water Street. Lomira Family Dental is also located on Water Street.

Day Care Facilities: The Quad Graphics facility provides on-site day care. The School District of Lomira provides before and after-school care through the Little Lions program.

Expansion or Rehabilitation of Health Care Facilities and Day Care Facilities

Short Term: encourage small scale health care and child care facilities

Long Term: encourage small scale health care and child care facilities

Utilities and Community Facilities Trends and Outlook: The following trends need to be anticipated with regard to planning for future utilities and community facilities in the Village of Lomira:

- Local government budget constraints will drive the need for intergovernmental cooperation for services and programs
- Increased development in the Village will create the need for more police and governmental services
- The demand for health care facilities will increase
- Increasing residential development may cause the need for more school transportation services, such as more buses and drivers

5.3 Utilities and Community Facilities Policies and Recommendations

Policies

- 1. The Village should increase cooperation in the planning and coordination of utilities with the Town of Lomira and Quad graphics by increasing communication efforts in order to efficiently serve growth.**
- 2. The Village should consider consolidating fire protection services with the Village of Brownsville and the community of Knowles in order to provide an appropriate level of service in a more cost efficient manner.**

3. **The Village should ensure that police, fire, emergency services and public utilities adequately meet the existing and future demands of the village by doing an annual review of such services.**
4. **Storm water management shall be addressed as part of the review of all development proposals in order to evaluate the potential to increase storm water runoff to adjacent lands.**
5. **The Village shall assess its needs in regard to administrative facilities and public buildings at least once every five years.**
6. **Public sanitary sewer and water service shall not be extended beyond the village limits.**

Recommendations

1. **Create a committee to study the consolidation of the services provided by the Lomira, Brownsville, and Knowles Fire Departments.**
2. **Increase water capacity to accommodate anticipated growth.**

5.4 Utilities and Community Facilities Programs

Community Development Block Grant for Public Facilities (CDBG-PF)

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed smaller communities with public facility improvements. Eligible facilities include, but are not limited to, publicly-owned utility system improvements, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Department of Commerce, Division of Community Development.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED)

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

Chapter 6: Agricultural, Natural, and Cultural Resources



6.1 Goals and Objectives

Goal: Maintain, preserve, and enhance the Village's natural and cultural resources.

Objectives:

- 1. Direct growth away from environmentally sensitive areas such as wetlands and floodplains.**
- 2. Protect groundwater quality and quantity.**
- 3. Discourage the clear-cutting of any existing woodlands.**
- 4. Work cooperatively with Dodge County, local historical societies, and other appropriate organizations to identify, record and protect sites and structures that have historical or archaeological significance in the Village.**

This element provides an inventory and assessment of the agricultural, natural, and cultural resources for the Village of Lomira. Land development patterns are directly linked to the resource base; therefore, these features need to be considered before making any decisions concerning future development within the Village. The Village of Lomira's natural and cultural resources contribute greatly to its residents' quality of life.

The natural resources of a community offer a clean and abundant supply of groundwater and surface water, assure safe air to breathe, and provide a natural landscape of terrestrial and aquatic habitats such as forest, prairies, and wetlands. Natural resources include the parks, trails, scenic areas, and other outdoor places people rely on for recreation. Natural resources are essential to a vibrant economy—measured in tourism revenues, enhanced property values, sustainable agricultural products, low cost raw materials (such as sand, gravel, and stone), available water for manufacturing processes, etc.

There are many state and some federal regulations designated to protect Wisconsin's natural resources. Some state laws, including those for floodplains, shorelands, and wetlands, establish minimum use and protection standards that must be adopted and administered by local governments. But not all natural resources are protected by state law. Local governments throughout the state have the flexibility to plan for and develop their own local ordinances to deal with the unique land use issues/conflicts in their communities and to protect the natural resources they value most.

6.2 Types

Soils: Soil is composed of varying proportions of sand, gravel, silt, clay, and organic material. The composition of a soil must be evaluated prior to any development, as varying limitations exist for each soil. Dodge County soils are products of the deposits left after the glacier receded about 12,000 years ago. These deposits consisted of sand, gravel, large rocks, clay, limestone fragments, and igneous and metamorphic rocks. The deposits have prompted mineral and sand and gravel extraction throughout some of the communities in Dodge County.

The majority of soils in the Village of Lomira are upland silt loam considered good for agricultural uses. Topsoil generally ranges between 10 and 14 inches in depth. The five general soil associations found in the Village include McHenry-Pella, Houghton-Pella, St. Charles- LeRoy-Lomira, Theresa-Lamartine-Hochheim, and St. Charles-Miami-Elburn.

Prime Agricultural Soils: Since almost the entire area of the Village of Lomira is developed, there are no significant undeveloped areas of prime agricultural soils remaining.

Forests: Since almost the entire area of the Village of Lomira is developed, there are no substantial forested areas remaining.

Metallic and Nonmetallic Mineral Resources: There are no metallic or nonmetallic mines in the Village of Lomira.

Wetlands: According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers, and streams cleaner and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. In addition, some wetlands can also replenish groundwater supplies. Groundwater discharge from wetlands is common and can be important in maintaining stream flows, especially during dry months.

Local, state, and federal regulations place limitations on the development and use of wetlands and shorelands. The Wisconsin Department of Natural Resources (WDNR) has inventory maps for each community that identify wetlands two acres and larger. The wetland inventory map should be consulted whenever development proposals are reviewed in order to identify wetlands and to ensure their protection from development. There appear to be two small wetland areas in the Village of Lomira. The map below displays the location of the wetland and floodplain areas in the Village.

Floodplains: For planning and regulatory purposes, the floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one percent chance of occurring in any given year. Because of this chance of flooding, development in floodplain should be discouraged and the development of park and open space in these areas encouraged. The floodplain includes the floodway and flood fringe. The floodway is the

portion of the floodplain that carries flood water or flood flows, while the flood fringe is the portion of the floodplain outside the floodway, which is covered by waters during a flood event. The flood fringe is generally associated with standing water rather than rapidly flowing water.

Wisconsin Statute 87.30 requires Counties, Cities, and Villages to implement floodplain zoning. In addition, the Federal Emergency Management Agency (FEMA) has developed flood hazard data. According to FEMA, there are no floodplain areas in the Village of Lomira.

6.3 Watersheds and Drainage

The Village of Lomira is located in the Upper Rock River Basin. This basin includes 13 surface watersheds. The Upper Rock River Basin encompasses about 1,890 square miles. The Rock River Basin covers 3,700 square miles.

Surface Water Features: There are approximately 10 acres of surface water in the Village of Lomira, including the Lomira Mill Pond. The following is a description of the more prominent lakes, rivers, and streams in Lomira.

- Sterr Park pond is approximately two acres and is located near the center of the Village
- Crystal Springs pond is approximately one acre and is located near the center of the Village
- Buerger Trail pond is approximately two acres and is located in the southern section of the Village

Rivers and Streams: There are no major rivers or streams within the Village.

Waterway Classification: A Class 1 waterway is the most sensitive to future development and has a lower level of existing development. A Class 3 waterway is the least sensitive to future development and has a higher level of existing development. Sterr Park pond is listed as Class 3 waterway.

Groundwater Resources: The source of all groundwater is precipitation, which percolates down through the soil until it reaches the saturated zone called an aquifer, where it is then contained. Water in an aquifer travels from its source to a discharge point such as a well, wetland, spring, or lake. During periods of increased precipitation or thaw, this vast resource is replenished with water moving by gravity through permeable soils which is called a water table system. In some instances, groundwater moves because of pressure created by a confining layer of impervious rock which is called an artesian system. The availability of groundwater within the Village of Lomira should be investigated before any major development occurs.

Most groundwater contamination is related to poorly sited land uses. For example, agricultural manure, petroleum, and salt storage in areas of high groundwater tables or fractured bedrock are all potential sources of groundwater pollution. Contamination of groundwater reserves can also result from such sources as percolation of water through improperly placed or maintained landfill sites, private waste disposal (septic effluent), runoff from livestock yards and urban areas, improper application of agricultural pesticide or fertilizers, excessive lawn and garden fertilizers and pesticides, leaks from sewer pipes, and seepage from mining operations. Runoff from leaking petroleum storage tanks and spills can

also add organic and chemical contaminants in locations where the water table is near the surface. Once groundwater contamination has occurred, successful remediation is expensive and can take years, or may never occur, depending upon the pollutant. Therefore, when considering specific land uses for an area, it is vital to consider the physical characteristics of the area and the relationships between the land and the proposed/actual use in order to ensure that groundwater contamination does not occur.

Within Dodge County there are areas that have natural occurring and human influenced well contaminations. According to studies performed by University of Wisconsin-Extension offices, there are multiple types of contaminations in Dodge County. One major contamination is nitrates, which are mainly human influenced and a major concern in parts of Dodge County.

Currently, the Village of Lomira has higher than average nitrate levels. Also, the Village has noticeably high chloride levels. These two types of contamination may be linked to agricultural practices, shallow bedrock, or uncontrolled spreading of contaminants. Another contamination that raises concern is the high number of positive bacteria samples in an area. The Village of Lomira has one positive bacteria sample. Some of these contaminations can be linked to unique bedrock or groundwater features, or current or past land use practices in the area. To help control future well contaminations the Village of Lomira conducts testing to identify contaminated areas and reduce development in those areas.

6.4 Wellhead Protection

The goal of wellhead protection is to prevent potential contaminants from reaching the wells that supply municipal water systems. This is accomplished by monitoring and controlling potential pollution sources within the land area that recharges those wells.

Wellhead protection planning is administered by the WDNR as required by the U.S. Environmental Protection Agency (EPA) and 1986 amendments to the Federal Safe Drinking Water Act. Wellhead planning is encouraged for all communities, but is required when any new municipal well is proposed. An extensive Wellhead Protection Plan was adopted by the Village Board in 2022.

6.5 Air Quality

Air quality, especially good air quality, is often taken for granted. The eastern portion of Wisconsin experiences high concentrations of ground-level ozone. Ground-level ozone, or smog, forms when pollutants emitted from vehicle exhaust, power plants, factories, and other combustion sources combine in the hot summer sun. In addition, warm weather causes an increase in air conditioner usage, which can increase harmful emissions from these sources.

To manage the state's air quality, the DNR uses both a network of air quality monitors and a series of air pollution control rules that limit emissions from air pollution sources based on various criteria. There is one air monitoring site in Dodge County, located in the City of Mayville.

6.6 Environmental Contaminated Sites for Commercial and Industrial Use

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) encourage the clean-up and use of environmentally contaminated sites for commercial and industrial use. The WDNR has created the Bureau for Remediation and Redevelopment Tracking System (BRRTS) which identifies environmentally contaminated sites for communities in Wisconsin. The most commonly listed types of sites are the following:

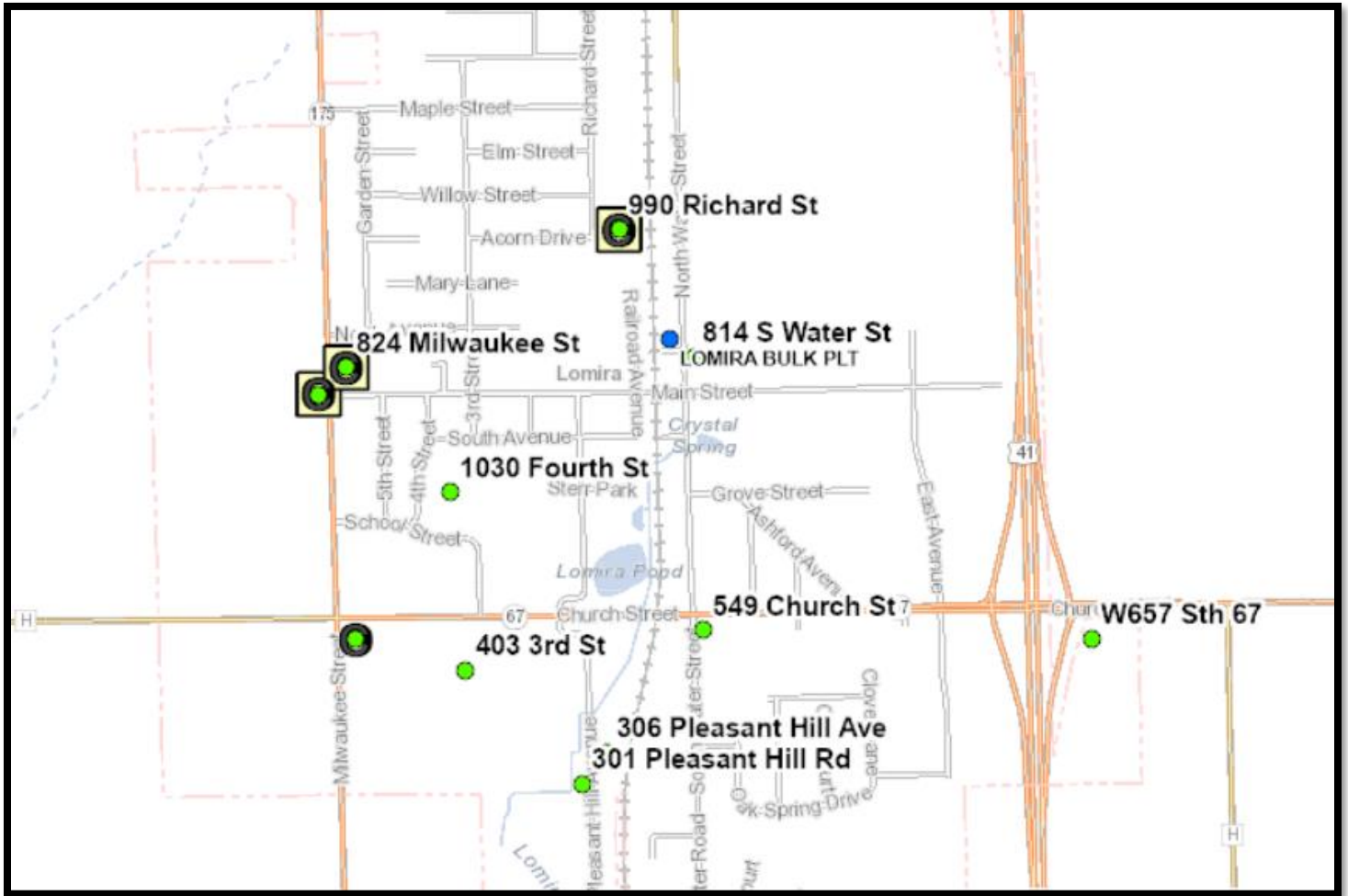
- Spills, a discharge of a hazardous substances that may adversely impact, or threaten to adversely impact, public health, welfare, or the environment. Spills are usually cleaned up quickly.
- LUST, a Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by the DNR and some are reviewed by the Dept. of Commerce.
- ERP, Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.
- VPLE, Voluntary Property Liability Exemptions apply to sites in which property owners conduct an environmental investigation and cleanup of an entire property and then receives limits on their future liability.
- Superfund, a federal program created by Congress in 1980 to finance cleanup of the nation's worst hazardous waste sites.

The following table displays the contaminated sites in the Village of Lomira:

Site Name or Location	Type	Spill Source
801 Milwaukee St. Parcel 146-1317-1531-006	LUST	Soil contamination
301 Pleasant Hill Ave. Parcel 146-1317-2211-002	Spills	Truck backed over rock, punctured tank, soil contamination
824 Milwaukee St. Parcel 146-1317-1542-066	ERP	Contamination in fractured bedrock, soil contamination
1030 Fourth St. Parcel 146-1317-1543-043	Spills	Soil contamination
422 Milwaukee St. Parcel 146-1317-2212-010	Spills	Pipeline, terminal, tank farm, oil jobber, soil/surface water/ground contamination
549 Church St. Parcel 146-1317-2322-009	ERP	Contamination
814 Water St. Parcel 146-1317-1541-039	Spills	Vandalism at bulk plant, surface water contamination
Main St. @ Railroad crossing	Spills	Transportation accident, load spill, groundwater contamination
990 Richard St. Parcel 146-1317-1514-000	ERP	Soil and groundwater contamination
306 Pleasant Hill Ave. Parcel 146-1317-2214-006	Spills	Overfilled tank, soil contamination
211 Church St. Parcel 146-1317-2312-004	LUST	Underground petrol tank, hazardous substance discharge

Below is a map of the contaminated soil sites within the Village.

Source: WI DNR, <https://dnrmaps.wi.gov/H5/?viewer=rrsites>



6.7 Environmental Corridors / Sensitive Areas

Environmental corridors are continuous systems of open space that often include environmentally sensitive lands including woodlands, wetlands and habitat areas, natural and cultural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. Environmental corridors serve multiple functions. Protection and preservation of environmental corridors contribute to water quality through reduction of nonpoint source pollution and protection of natural drainage systems. Environmental corridors can also protect and preserve sensitive natural resource areas such as wetlands, floodplains, woodlands, steep slopes, native grasslands, prairies, prairie savannas, groundwater recharge areas and other areas that would impair habitat and surface or groundwater quality if disturbed or developed. Within the Village of Lomira's boundaries, the small ponds are considered environmental corridors/sensitive areas.

6.8 Threatened and Endangered Species

The Wisconsin Department of Natural Resources (WDNR) lists species as "endangered" when the continued existence of that species as a viable component of the state's wild animals or wild plants is determined to be in jeopardy on the basis of scientific evidence. "Threatened" species are listed when it appears likely based on scientific evidence that the species may become endangered within the foreseeable future. The WDNR also lists species of "special concern" of which some problem of abundance or distribution is suspected but not yet proved; the intent of this classification is to focus attention on certain species before becoming endangered or threatened. The following list of are, threatened, and endangered species that may be found in or near the Village of Lomira:

- Plants: Lesser Fringed Gentian, Richardson Sedge, Showy Lady's Slipper, Slim-Stem Small-Reegrass, Small White Lady's Slipper, Wafer-Ash, Yellow Gentian
- Animals: Cantrall's Bog Beetle, Giant Carrion Beetle, Barn Owl, Black-Crowned Night Heron, Forster's Tern, Great Egret, Red-Shouldered Hawk, Gorgone Checker Spot, Side-Swimmer, American Eel, Banded Killfish, Least Darter, Pugnose Minnow, Redfin Shiner, River Redhorse, Slender Madtom, Striped Shiner, Week Shiner, Blanchard's Cricket Frog, Arctic Shrew, Franklin's Ground Squirrel, Pigmy Shrew, Prairie Vole, Ellipse, Blanding's Turtle

6.9 Wildlife Habitat and Recreational Areas

There are no Federal, State, or County owned wildlife habitat or recreational areas in the Village of Lomira.

6.10 Historic Places

The National Register of Historic Places recognizes properties of local, state, and national significance. Properties are listed in the National Register because of their associations with significant persons or events, because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The National Register also lists important groupings of properties as historic districts. In addition, the National Park Service highlights properties that have significance to the nation as a whole by conferring on them the status of National Historic Landmark.

The Wisconsin State Register of Historic Places parallels the National Register. However, it is designed to enable state-level historic preservation protection and benefits. Most of the properties in Wisconsin listed in the National Register are also listed in the State Register. There are no sites in the Village of Lomira that are listed on the State or National Register; however, the Silver Leaf School House historic building is located at Sterr Park and is maintained by the Lomira Historical Society.

The Wisconsin Architecture & History Inventory (AHi) provided by the Wisconsin Historical Society lists historical and architectural information on properties in Wisconsin. The AHi contains data on

buildings, structures, and objects that illustrate Wisconsin's unique history. The majority of properties listed are privately owned. Listed properties convey no special status, rights, or benefits. These sites should be periodically reviewed for possible designation on state or national registers.

According to the AHi, the Village of Lomira has eight sites on the Wisconsin Architecture & History inventory. To get a description of the AHi sites in the Village of Lomira, see the AHi website: www.wisconsinhistory.org/index.html

6.11 Cultural Resources

Cultural Facilities: Cultural amenities enhance the quality of life, encourage residential development and attract tourism. Such amenities are limited in the Village of Lomira since it lacks the support populations needed for diverse cultural opportunities. The primary cultural facility in the Village of Lomira is the Lomira Public Library.

Agricultural, Natural, and Cultural Resources Trends: The following are anticipated trends in regard to agricultural, natural, and cultural resources in the Village of Lomira for the planning period:

- Interest in using the parks for recreational purposes will continue to increase
- The Village's undeveloped areas and agricultural land will be desired as residential and commercial building sites
- Challenges to groundwater resources will grow including the increasing quantity of withdrawal and increasing of potential contamination sources
- Increased Interstate traffic will have a negative impact on air quality
- Interest in preserving open space and park space will continue to increase

6.12 Agricultural, Natural, and Cultural Resources Policies and Recommendations

Policies:

1. **The Village shall direct growth away from environmentally sensitive areas, such as environmental corridors, wetlands, and floodplains.**
2. **The Village shall minimize the impacts of new development on natural resources by reviewing the design, layout, or site plan of all development proposals.**
3. **The Village should require a significant amount of landscaping for new commercial and industrial development.**
4. **Municipal services will not be extended into agricultural areas unless a plan for their immediate use is in place.**
5. **The Village should promote the preservation of the downtown area and buildings and any new development in the downtown area should be architecturally compatible with the existing structures.**

Recommendations:

1. **Determine the feasibility of creating an historic preservation district in the downtown to preserve the history and small town character of the Village.**
2. **Amend the zoning ordinance to increase the amount of landscaping required for multi-family, commercial and industrial development.**

6.13 Agricultural, Natural, and Cultural Resources Programs

Wisconsin Act 307 - Notification to Nonmetallic Resource Owners

This Act amends portions of the Wisconsin Comprehensive Planning Law to increase communication and notification of local plans with owners of nonmetallic mineral sites. Public participation procedures must now include written procedures describing the methods the local government will use to distribute proposed, alternative, or amended elements of a plan to owners of property, or to persons who have a leasehold interest in property, which may extract nonmetallic mineral resources on the property. This is only required if the comprehensive plan changes the allowable use or intensity of use of the given property. Wisconsin Act 307 also added provisions to the Comprehensive Planning Law detailing that prior to a public hearing written notice shall be provided to property owners or operators with an interest in nonmetallic mineral resources.

Chapter 7: Economic Development



7.1 Goals and Objectives

Goal: Enhance and diversify the local economy consistent with other goals and objectives.

Objectives:

1. **Accommodate home-based businesses that do not significantly increase noise, traffic, odor, lighting, or would otherwise negatively impact the surrounding area.**
2. **Increase village involvement, where appropriate, in supporting local, county, and regional economic development groups.**
3. **Support efforts that maintain agriculture as a component of the local economy.**
4. **Promote year-round recreational opportunities and tourism related business.**
5. **Provide opportunities for local employment of citizens.**
6. **Distinguish and market features unique to the community in order to create a unique community identity within the county.**
7. **Increase efforts to pursue funds or grants that promote main street development or the preservation of historic structures.**
8. **Increase opportunities for small business development and growth by providing adequate areas zoned for commercial and industrial development.**

This section contains an inventory of economic characteristics found in the Village of Lomira. Analysis and inventory information contained within this section will help in identifying deficiencies and opportunities for economic development within the community.

Economic development planning is the process by which a community organizes, analyzes, plans, and then applies its energies to the tasks of improving the economic well-being and quality of life for those in the community. This can be done by addressing issues such as enhancing a community's competitiveness, establishing industrial policy, encouraging sustainable development, creating jobs, increasing wages and enhancing worker training, and improving overall quality of life. All of these issues affect residents within a community and are addressed directly or indirectly in the comprehensive plan.

The reason to plan for economic development is straight-forward - economic development helps pay the bills. It requires working together to maintain a strong economy by creating and retaining desirable jobs, which provide a good standard of living for individuals. Increased personal income and wealth increases the tax base so a community, county, or state can provide the level of services residents expect. A balanced, healthy economy is essential for community well-being. Economic development expenditures are a community investment. They leverage new growth and redevelopment to improve the area. Influencing and investing in the process of economic development allows community members to determine future direction and guide appropriate types of development according to their values.

Successful plans for economic development acknowledge the importance of 1) knowing the region's economic function in the global economy, 2) creating a skilled and educated workforce, 3) investing in an infrastructure for innovation, 4) creating a great quality of life, 5) fostering an innovative business

climate, 6) increased use of technology to increase government efficiency, and 7) taking regional governance and collaboration seriously.

Similar to most communities in Dodge County, the Village of Lomira would welcome most economic opportunities that do not sacrifice community character or require a disproportionate level of community services per taxes gained. The categories or particular types of new businesses and industries that are desired by the community are generally described in the goals, objectives, and policies. Businesses that provide well paying jobs would be the most desired.

A determination of the strengths and weaknesses of Dodge County and the Village of Lomira and its economy provide the basic planning steps for future economic development. Strengths should continue to be promoted and new development which fits well with these features should be encouraged. Weaknesses should be improved or further analyzed and new development which displays aspects similar to identified weaknesses should be discouraged.

The economic strengths and weaknesses of the Village of Lomira are as follows:

Strengths

- ◆ Good access to major highways, including a four lane interstate.
- ◆ Location with direct access to the Fox River Valley and the Milwaukee metropolitan area.
- ◆ Affordable housing opportunities.
- ◆ Land available for residential growth.
- ◆ Strong established commercial and industrial base.
- ◆ Undeveloped land that can be served by public sanitary sewer.

Weaknesses

- ◆ Over-dependence on the manufacturing sector of the economy.
- ◆ Limited revenue and financing options to support economic development.
- ◆ Lack of private and public partnerships for promoting economic development.
- ◆ Decline in the agricultural industry.
- ◆ Future growth plan to the north of the village was halted by the installation of the large scale solar farm

The labor force, according to the Wisconsin Department of Workforce Development definition, includes those who are either working or looking for work but does not include individuals who have made a choice to not work. This may include retirees, homemakers, and students. The labor force does not include institutional residents, military personnel, or discouraged job seekers.

7.2 Statistics

According to the 2020 Census Bureau, the following table displays the number and class of working individuals age 16 years and over within the Village of Lomira:

Class	Number of Individuals
Private for-profit wage and salary workers	1,196
Employee of private company workers	1,161
Self-employed in own corporation	35
Private not-for-profit wage and salary workers	69
Local government workers	143
State government workers	11
Federal government workers	17
Self-employed, not incorporated	28
Total:	1,464

Of the workers listed above, 79% drive alone in a car, truck or van to work. 7% carpool to work, 6% walk to work, 1% take a taxi, uber, motorcycle, or bicycle to work, and 7% work from home.

26% of workers travel less than 10 minutes to work; 19% travel 10 to 19 minutes to work; 19% travel 20 to 29 minutes to work; 30% travel 30 to 59 minutes to work, and 6% travel 60 minutes or more to work.

The chart below displays the industry by occupation for individuals employed ages 16 years and older:

Industry Occupation	Number of Individuals
Agriculture, forestry, fishing, hunting, mining	31
Construction	111
Manufacturing	477
Wholesale trade	43
Retail trade	117
Transportation and warehousing, utilities	68
Information	9
Finance, insurance, real estate	77
Professional, scientific, management, administration	90
Educational services, health care	284
Arts, entertainment, recreation, food services	46
Other services, except public administration	55
Public administration	56
Total:	1,464

Manufacturing provided the most jobs at 33%, followed by 20% in educational services or health care. In 2000, manufacturing similarly supplied the most jobs at 35%, followed by educational services or health care coming in second highest at 13%.

7.3 Economic Development Policies and Recommendations

Policies:

1. The Village will provide an adequate number of public parking spaces in the central business district.
2. The Village shall support efforts to maintain agriculture as a component of the local economy.
3. Commercial and industrial development should be directed to those areas identified for such uses on the Comprehensive Plan Future Land Use Map.
4. A range of development sites and opportunities should be provided through zoning strategies and guided public improvements.
5. Future businesses and industrial development in the Village shall be reviewed for potential financial, service, and visual impact on surrounding landowners.
6. The Village shall support the revitalization of “downtown” area (central Main St.)
7. The Village shall promote the creation of two “Experience Districts” which will be primarily small-business store-front development. Districts to be located on the north and south ends of East Avenue.

Recommendations:

1. Perform a retail analysis to identify the retail needs of the community.
2. Develop a program to improve the central business district.
3. Acquire land to ensure an adequate supply of low-cost land suitable for industrial development.
4. Consider obtaining economic development assistance from the Fond du Lac County Economic Development Corporation.

7.4 Economic Development Programs

University of Wisconsin Extension- Dodge County

The purpose of the Community Resource Development Program (CRD), within the Dodge County UW-Extension, is to strengthen the ability of citizens, community and business leaders, and local government officials to identify and resolve crucial community needs and issues in three broad, interrelated areas-- communities, natural resources, and economic development. For more information about Extension services visit v-1,1/W.uwex.edu/ces/cty/dodge.

Dodge County Economic Development Revolving Loan Program

The Dodge County Planning and Development Department operates a revolving loan program for local businesses and industry. The Revolving Loan Fund program provides low-interest loans for proposed projects that will create new jobs, help businesses maintain or expand existing operations, and advance the County's economic development goals and objectives. The Fund is intended to provide financial incentive for business and industries to invest in their own growth by providing "leverage". The funds, therefore, are meant to serve an important, secondary role to the private financing available. For further information contact the Dodge County Planning and Development Department.

Community Development Block Grant for Economic Development (CDBG-ED)

The CDBG-ED program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Wisconsin Department of Commerce awards the funds to a general-purpose unit of government (community) which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund. This fund can then be utilized to finance additional economic development projects within the community. For more information contact the Wisconsin Department of Commerce.

Chapter 8: Intergovernmental Cooperation



8.1 Goals and Objectives

Goal: Establish mutually beneficial intergovernmental relationships with other units of government.

Objectives:

- 1. Develop cooperative working relationships with neighboring communities and the County.**
- 2. Increase cooperation with neighboring communities and Dodge County to provide efficient and effective emergency services, road maintenance, and other services when appropriate.**
- 3. Improve cooperation and coordination with adjacent municipalities regarding long range planning and land use controls.**
- 4. Utilize County technical assistance to support Village planning efforts.**
- 5. Improve communication to the public regarding the announcement of meetings, activities, development projects, programs and issues.**
- 6. Pursue cooperative boundary agreements with neighboring communities to address annexation, expansion of public sewer and water services, and growth management between neighboring communities.**

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts; public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Numerous opportunities for service or program administration exist for cooperation with other units of government. Several opportunities are described as follows: 1) assist in rating and posting local roads with the Dodge County Highway Department, 2) update and amend comprehensive plan and/or ordinances when applicable with the Dodge County Planning Department, or 3) review of land divisions within the extraterritorial area with the Dodge County Planning Department and Town of Lomira. This element identifies planning activities in and around the Village of Lomira and provides a description of Wisconsin's statutes associated with intergovernmental cooperation.

In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue. It can even involve consolidating services, jurisdiction, or transferring territory.

Many issues cross jurisdictional boundaries, affecting more than one community. For example, air, water, and wildlife pass over the landscape regardless of boundaries so that one jurisdiction's activities regarding air, water, and wildlife impact other jurisdictions downwind or downstream.

Today, increased communication technologies and personal mobility mean that people, money, and resources also move across jurisdictions, as quickly and freely as air and water. Persons traveling along roadways use a network of transportation routes, moving between jurisdictions without even realizing it.

Frequently, the action of one governmental unit impacts others. Increasingly, we have come to the realization that many vital issues are regional in nature. Watersheds, economic conditions, commuter patterns, housing, media markets, and effects from growth and change are all issues that spill over municipal boundaries and impact the region.

8.2 Intergovernmental Cooperation Benefits

There are many reasons intergovernmental cooperation makes sense. The following are some examples:

- **Cost savings** - Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- **Address regional issues** - By communicating and coordinating their actions, and working with county, regional, and state jurisdictions, local communities address and resolve issues that are regional in nature.
- **Early identification of issues** - Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or cases.
- **Reduced litigation** - Communities that cooperate can resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save a community money, as well as the disappointment and frustration of unwanted outcomes.
- **Consistency**- Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- **Predictability**- Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- **Understanding** - As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them
- **Trust** - Cooperation can lead to positive experiences and results that build trust between jurisdictions.
- **History of success** - When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.
- **Service to citizens** - The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of particular intergovernmental issues, but all County residents can appreciate their

benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

Public facilities and infrastructure is a major community asset that is not only a major financial commitment, but an influence on overall community design, land uses, and attractiveness to residents and businesses. In many cases a community requires facilities to meet the needs of its own residents. There are opportunities however in which facilities have excess capacity or could be more cost-effectively utilized or constructed if shared with other communities. Facilities where this may occur include wastewater treatment facilities, parks, libraries, municipal buildings, and water storage to name a few. The Dodge County Sheriff's Office utilizes the former Lomira Police Department offices to better serve the community and County. The Village of Lomira has agreements with the Towns of Lomira and Ashford to provide fire protection and emergency medical services.

8.3 Potential Intergovernmental Cooperation Conflicts

Several potential conflicts may develop through the course of the planning period. Potential conflicts can be most effectively addressed in a pro-active fashion. In other words, pursuing opportunities will often avoid future conflicts. Thus, several of the potential conflicts identified may be similar to the opportunities discussed earlier. Potential conflicts are summarized as follows: 1) concern over too much intervention by the State relative to local control of land use issues, 2) annexation of Town land by the Village, 3) concern with land divisions in extraterritorial area, 4) concern over competition for new businesses and industries with Fond du Lac. The processes to resolve the conflicts may include revisions of the comprehensive plan, enforcing and updating local ordinances, maintain communication with the Dodge County Planning Department on land use issues, provide more opportunities for public involvement, develop a cooperative boundary agreement with the Town of Lomira, or research the possibility of combining economic development efforts with the Fond du Lac Economic Development Corporation.

Intergovernmental agreements prepared in accordance with State Statutes 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

8.4 Boundary Agreements Pursuant to Approved Cooperative Plan

Under 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the

physical development of the territory covered by the plan, a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features, and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Commerce for State approval. Upon approval, the cooperative plan has the force and effect of a contract.

8.5 Municipal Revenue Sharing

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement was made may be invalidated after the minimum 10-year period.

8.6 Annexation

Wisconsin Statute, 66.021, Annexation of Territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of land owners as required by the following petition procedures:

1. Unanimous approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition
3. Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

8.7 Extraterritorial Zoning

Wisconsin Statute, 62.23(7a), Extraterritorial Zoning, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city's corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. If the extraterritorial area of two municipalities overlaps, jurisdiction is divided between them as provided under s. 66.0105.

Under extraterritorial zoning authority, a city or village may enact an interim zoning ordinance that freezes existing zoning, or, if there is no zoning, existing uses while a plan and regulations are developed. The statute provides that the interim ordinance may be for two years. A joint extraterritorial zoning committee must be established consisting of three city or village plan commission members and three town members. The city or village plan commission works with the joint committee in preparing the plan and regulations. The joint committee must approve the plan and regulations by a majority vote before they take effect. The Village of Lomira does not utilize its extraterritorial zoning jurisdiction in the Town of Lomira.

Extraterritorial Subdivision Review: Wisconsin Statute, 236.10, Approvals Necessary, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it.

The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. Overlapping authority by incorporated municipalities is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the city and/or village so that no more than one ordinance will apply. The Village of Lomira may exercise plat review in a portion of the Town of Lomira.

School District: The Lomira School District and St. John's Lutheran School serve the Village of Lomira. Potential opportunities for cooperation include working with the school district to anticipate future growth, facility, and busing needs. In addition, school districts often provide recreational facilities for field or court sports.

8.8 Intergovernmental Cooperation Policies and Recommendations

Policies:

- 1. The Village should support the development of a Cooperative Boundary Agreement with the Town of Lomira if approached by the Town of Lomira.**
- 2. The Village should continue to promote future cooperative planning efforts with surrounding municipalities, associations, and service providers.**
- 3. The Village will coordinate the implementation of its comprehensive plan with Dodge County to avoid conflicting regulations and to minimize the duplication of services by working with the county whenever possible.**
- 4. Before the purchase of new facilities or equipment or the reinstatement of service agreements, the Village should pursue options for trading, renting, sharing, or contracting such items from neighboring jurisdictions in order to provide services efficiently and save taxpayers money.**

-
5. **The Village shall exercise extraterritorial plat review authority.**
 6. **The Village shall review and approve minor land division requests within 1.5 miles of the village limits in the Town of Lomira.**
 7. **Renewable energy sites are prohibited within 1.5 miles of village limits in the Town of Lomira.**

Recommendations:

1. **Create an advisory committee to establish clear goals, objectives, and expectations for the purpose of negotiating an intergovernmental agreement for the consolidation of the services provided by the area fire departments.**
2. **Develop a cooperative boundary agreement with the Town of Lomira.**
3. **Amend the subdivision ordinance as necessary to allow the Village to review and approve minor land division requests within 1.5 miles of the village limits.**
4. **Develop standards within the subdivision ordinance for the review of lots created outside of the village limits.**

8.9 Intergovernmental Cooperation Programs

UW-Extension Local Government Center

The mission of the Local Government Center is to provide focus, coordination, and leadership to UW System educational programs for local government, and to expand the research and knowledge base for local government education. The Center conducts and coordinates educational programming in general local government, local government finance, growth management, and community planning and design. Additional programs are under development. Educational programs are delivered through the two-way audio Educational Telecommunications Network (ETN), satellite television, and state-wide and regional workshops. The Center supports the programming of county-based Extension faculty. A variety of resources regarding intergovernmental cooperation are available through the Local Government Center. For further information visit its website at www.uwex.edu/lgc/.

Chapter 9: Land Use



9.1 Goals and Objectives

Goal: Provide for a compatible mix of land uses within the Village.

Objectives:

- 1. Preserve woodlots, wetlands, floodplains and other environmentally sensitive areas.**
- 2. Encourage an efficient development pattern that utilizes the existing road network as much as possible.**
- 3. Focus areas of new growth where public utilities and services can be provided most efficiently.**
- 4. Identify preferred land use areas that will work to avoid future land use conflicts.**
- 5. Maintain basic design standards for commercial and industrial development to protect property values and encourage quality design in the community.**
- 6. Encourage urban in-fill, which is future development in areas where urban services are already in place.**
- 7. Large scale renewable energy sites are prohibited within the Village and within 1.5 miles of the village limits in the Town of Lomira.**

This element provides an analysis of existing land use in the Village of Lomira. Transportation networks, ownership patterns (public and private), natural resources, market forces, existing ordinances, and resource management activities all contribute to the pattern of development that occurs in the Village.

Land use is a means of broadly classifying different types of activities relating to how land is used. The type, location, density, and geographic extent of developed and undeveloped lands influence community character, quality of life, public service needs (e.g., roads, utilities, parks, emergency services), tax base, and availability of jobs throughout the Village. The land use pattern in the Village of Lomira consists mostly of residential development.

A primary function of this land use element is to help guide future land use in a way that is compatible, desirable, and accepted by the local community. This requires the consideration of a range of ideas and opinions relative to land use, property rights, and community values. The community can effectively manage land use through sensible land use controls and policies. Because land use is a people-oriented process, personal opinions, desires, and attitudes, and legal and political considerations all have land use impacts.

9.2 Land Use Demand

The table below displays estimates for the total acreage that will be utilized by residential, commercial/industrial, institutional, and agricultural land uses for five-year increments through the year 2030 in the Village of Lomira. These future land use demand estimates are largely dependent on population increases and should only be utilized for planning purposes in combination with other indicators of land use demand.

Projected Land Use Demand (acres), 2020 to 2030

Year	Residential	Commercial/Industrial	Institutional	Agricultural
2020	638	363	270	222
2025	715	407	302	204
2030	791	450	334	188

Residential includes single-family, multiple family, and mobile home parks.

Institutional includes transportation/communication/utility, government services, institutional, and public outdoor recreation.

Agricultural includes cropped farmland and other resource land. Assumes a 1.6% decrease of farmland per year according to County trends.

9.3 Agricultural and Other Resource Land

The Agricultural and Other Resource Land category accounts for a large amount of land in the Village of Lomira. This category also includes wetlands and open space areas. Agriculture and other resource land account for 310 acres of land or 27.8 percent of the Village of Lomira's 1,114 acres. The question of how much land is converted to urban-type uses and where this conversion takes place is a key element of the land use planning process.

Residential: Residential development in the Village of Lomira consists of single-family housing and multi-family housing, along with mobile homes as well. Residential development in the Village is generally grouped together, separated from other land uses. Residential land uses account for 331 acres of land or 29.7 percent of the land area in the Village.

Commercial: Commercial uses make up 9.8 percent or 109 acres of the land area in the Village of Lomira. Most of the commercial activity is located in the eastern portion of the Village, along the Highway 41 corridor.

Industrial: Industrial development uses makeup 7.1 percent or 79 acres of land area in the Village of Lomira.

Public and Quasi-Public: Public and Quasi-Public land uses occupy 51 acres, for 4.6 percent of the land area in the Village of Lomira. Public and Quasi-Public land uses perform a support function to the people

living and working in both the Village and nearby rural areas. Land uses within this classification include medical clinics, schools, cemeteries, and churches, along with government offices, and public buildings. The amount of land devoted to these uses is not large in comparison to the other land use categories, but these facilities provide critical support and employment opportunities to the residents of the Village of Lomira.

Parks and Recreation: The Village of Lomira has 64 acres of land that are dedicated for use as parks and recreational land. The Village has six park and recreation areas available to residents. The effects of a growing population, growing interest in outdoor activities, and increased mobility will place greater demands on recreational facilities in the Village. The preservation of public recreational areas as the Village of Lomira continues to grow is a key element in maintaining the quality of life in the Village.

Transportation: Transportation related land use features include local streets, county and state highways, and railroad corridors. In the Village of Lomira, transportation related land uses occupy 133 acres of land or 11.9 percent of the total land area.

Communication and Utilities: Communication and utilities land use features include power lines, electrical substations, solar farm, wastewater treatment plants, water towers, recycling centers, and telecommunication towers. In the Village of Lomira, communication and utility land uses occupy 25 acres of land or 2.2 percent of the total land area.

9.4 Supply and Demand of Land

Supply of Land: The supply of land in the Village of Lomira is not fixed. Incorporated municipalities such as villages and cities have the power to annex land. Future development along the borders of the Village of Lomira and the Town of Lomira determines what land will be annexed. Therefore, the supply of land within the Village may increase as development occurs.

Demand of Land: Demand for land in the Village of Lomira can be classified as moderate. The Village is located within an hour to the Fox Valley area and the Milwaukee area. Being located near two large metropolitan areas allows Lomira to attract various types of industrial and commercial development. New employment opportunities means more people will be looking for new home sites. The workers that industrial and commercial growth brings in will be looking for home sites near their places of employment. The demand for residential land may rise due to the increase in employment opportunities. The need for developing land in the Village of Lomira may result in annexing land from the Town of Lomira. A high demand for agricultural land and open space will result in high prices for land. Annexing land from the surrounding Town will affect the prices of land in the area.

Price of Land: Lots in incorporated areas usually range between one quarter to one acre in size and have public services such as sewer or water. Generally, these vacant lots have selling prices ranging between \$35,000 and \$45,000 in the Lomira area.

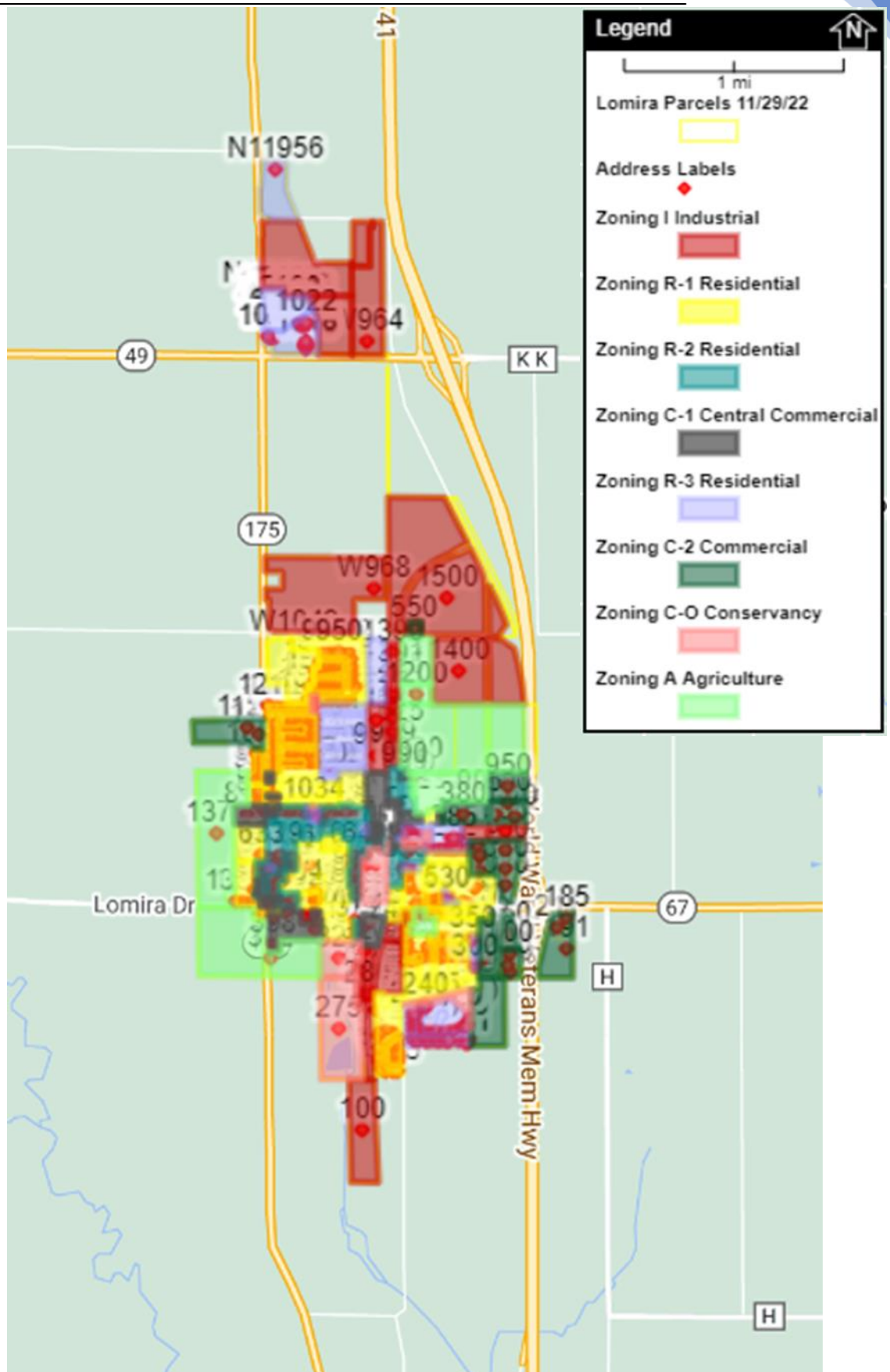
Opportunities for Redevelopment: Opportunities for redevelopment of land in the Village of Lomira are limited. Existing land along East Avenue, Industrial Drive, and Technology Drive have the potential for development in some manner. The site of the old mill located on the northwest corner of Main St. and Water St. is in need of redevelopment in the Village.

9.5 Districts

Land development and building activity in the Village of Lomira is subject to the Village of Lomira Zoning Ordinance. The Ordinance establishes 11 primary use districts. The R-1 and R-3 Residential Districts comprise the largest zoning districts found in the Village of Lomira. The Ordinance establishes 11 primary use districts. The R-1 and R-3 Residential Districts comprise the largest zoning districts found in the Village of Lomira.

Village of Lomira 2023 – 2043 Comprehensive Plan

Current Zoning Map



C-O Conservancy (Pink)

These mapped areas include wetlands as designated by the WDNR. This category could also include other significant natural resources such as selected woodlots or archaeological sites at the discretion of the Plan Commission or Village Board. Agricultural activities such as crop harvesting, pasturing, and tree cutting are recognized as acceptable activities in the Conservancy classification. Development should not encroach on these areas other than for recreational purposes as allowed under applicable regulations.

A Agriculture (Light Green)

This category represents those areas where agricultural type uses and open space uses are the predominant land use. The agriculture category could include a limited amount of residential development at various levels of density, but the predominant land use would be agricultural or open space in nature. Housing for a farm operator or the son or daughter of the farm operator would be acceptable. A minimal amount of other land uses, such as but not limited to wind energy systems, wireless communication facilities, dog kennels, veterinary clinics, mineral extraction, farmers markets, and wildlife ponds may also occur in areas planned for agriculture.

R-1 Residential (Yellow)

This category represents those areas where single family residential is planned to be the predominant land use. The density of residential development may vary, but only single family housing is included in this category. Mobile home parks and attached condominiums would not be categorized as single family residential, but as Multi-Family Residential or Mobile Home Park (see description below). Where agricultural uses occur in these mapped areas, it is anticipated that the area will transition to single family residential in the future.

R-2, R-3, R-4 Residential (Teal, Purple, Dark Purple)

These areas include all types of residential use, other than single family and mobile homes. Multi-family structures including residential buildings with two or more dwelling units, attached condominiums, and group living facilities (nine or more residents) are included in this category.

C-1, C-2 Commercial (Gray, Dark Green)

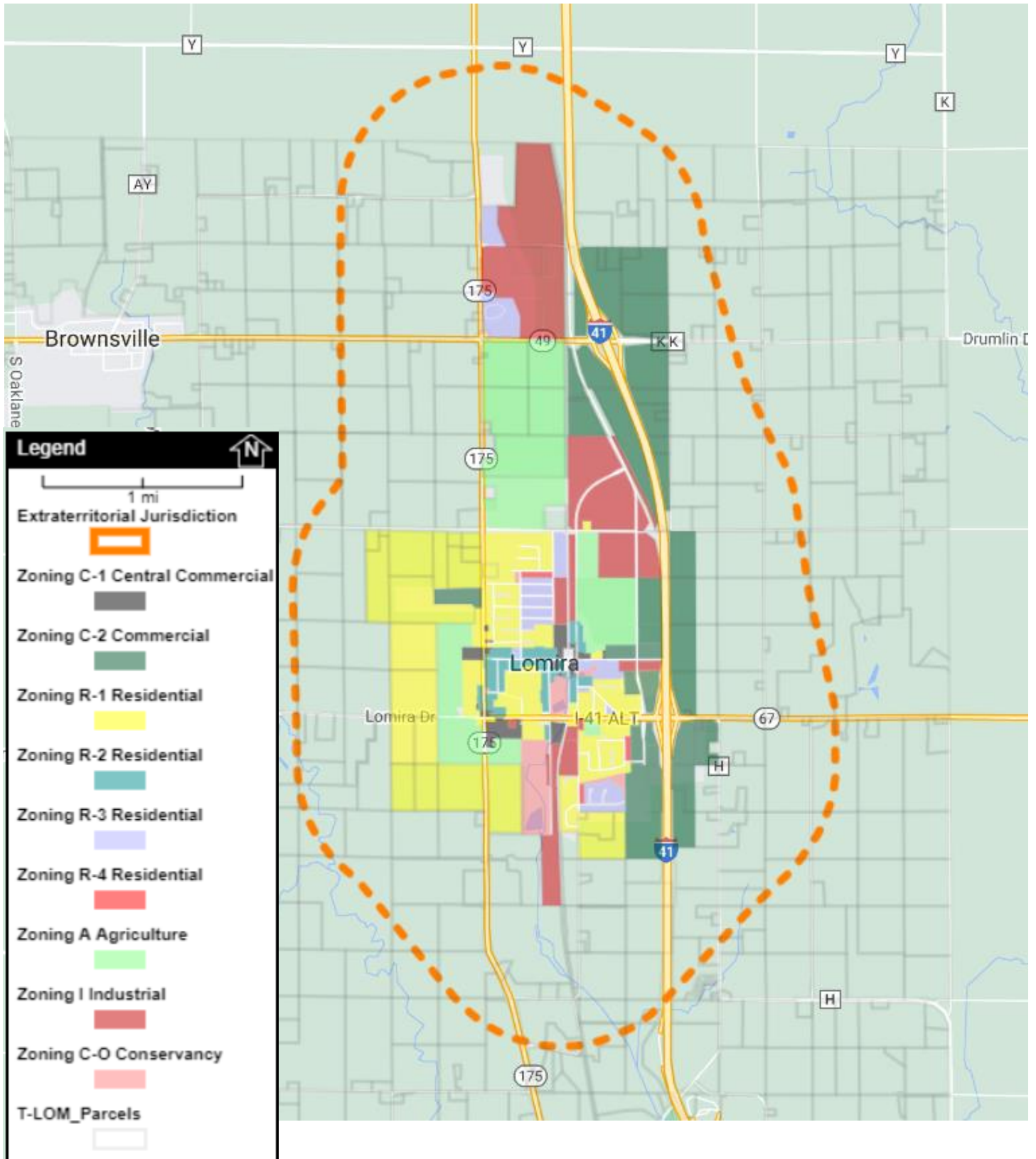
These mapped areas represent where commercial type land uses are located. Examples of uses found in this category include retail sales and services, eating and drinking establishments, financial institutions, professional offices, service and repair businesses, visitor accommodations, entertainment businesses, parking lots and day care facilities.

Industrial (Red)

These mapped areas represent where industrial type land uses are. Manufacturing and production facilities, resource extraction and processing, warehousing, transportation terminals, feed mills, and wholesale establishments are some of the examples of uses included in this category.

Future Land Use Map

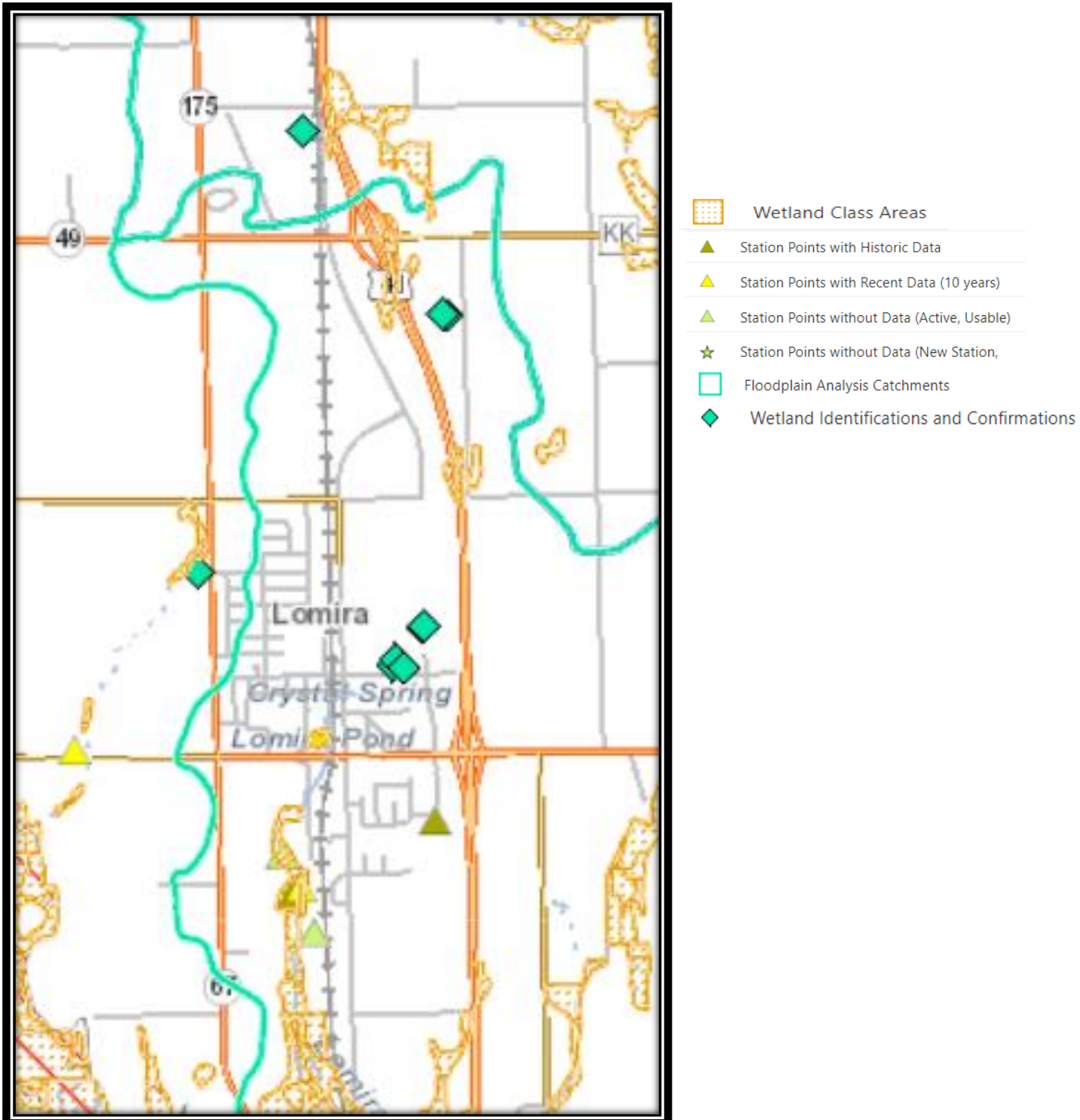
The map below displays the future land use intentions of the Village of Lomira. The dashed orange line indicates the perimeter within 1.5 miles of the Village of Lomira (extraterritorial jurisdiction).



WI Dept. Of Natural Resources Wetlands

The map below displays the designated wetland areas within the Village of Lomira. Wetland areas may be ponds, streams, surface water, dams, floodplains, lakes, etc. The Village of Lomira is not within a floodplain.

Source: WI DNR <https://dnrmaps.wi.gov/H5/?Viewer=SWDV&runWorkflow=Wetland>



9.6 Subdivision Ordinance

The Village of Lomira Subdivision Ordinance was adopted by the Village Board in 1981. The ordinance regulates the division of land to promote public health, safety, morals, prosperity, aesthetics, and general welfare within the Village. Furthermore, the Village of Lomira Subdivision Ordinance helps to facilitate the provision of public services and to restrict building sites in environmentally sensitive areas or on lands poorly suited for development.

The minor subdivision process, for the creation of fewer than four parcels, begins with the filing of a Letter of Intent and a sketch map of the proposal. The Village Plan Commission reviews the proposal for conformance with the Village's ordinances and then decides whether to approve or deny the proposal. As a condition of approval, the Village may require the recording of an approved certified survey map with the Dodge County Register of Deeds.

Existing Potential Land Use Conflicts: The following list represents existing and potential land use conflicts that need to be considered by the Village when planning for the future:

- Increasing pressure to annex land for residential, commercial and industrial development and the ability of the Village to provide the necessary public services.
- Annexation conflicts between the Village of Lomira and the Town of Lomira may arise.
- Industrial and commercial development near the Village's highway corridors may conflict with existing and future residential development.

9.7 Land Use Trends

Changes in land use are related to changes in population, housing, transportation, community services, agriculture, natural resources, and economic development. The following land use trends are anticipated in the Village of Lomira over the next 20 to 25 years.

- Lomira's population and the number of housing units will continue to grow.
- The number of persons per household will continue to decrease requiring more housing units and more land to accommodate the Village of Lomira's growing population.
- The Village of Lomira's open space areas will be desired for residential or commercial development.
- I-41, which passes along the Village's east edge, will have a strong influence on nearby development patterns.

9.8 Designation of Smart Growth Areas

A Smart Growth Area is defined as "An area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development at densities which have relatively low municipal, state governmental and utility costs."

The arrangement of incorporated municipalities scattered throughout Dodge County's rural landscape creates the perfect situation to practice "Smart Growth" (Directing growth into areas served with adequate utility and service infrastructures.) The Dodge County planning process and subsequently the Village of Lomira Comprehensive Plan is based on the following six principles as identified by the American Planning Association:

- Principle 1: Efficient Use of Land Resources

Smart development supports the preservation of land and natural resources. Approximately 91 acres or 8.2% of land use within the Village of Lomira is designated to preserve land and natural resources. Within these designations: residential development is not allowed; environmentally sensitive areas such as wetlands, floodplains, and community park and recreation lands are protected.

- Principle 2: Full Use of Urban Services

Smart development means creating neighborhoods where more people will use existing services like water lines and sewers, roads, emergency services, and schools. The Dodge County planning process has identified areas within the county's cities and villages to accommodate growth and development.

For the Village of Lomira, these urban services will be available within the existing village boundaries and in areas adjacent to the village limits through annexation. The support function of Dodge County's cities and villages as service centers to the surrounding rural farming area supports this principle.

- Principle 3: Mix of Uses

Compact neighborhoods that contain a mix of residential, commercial, and recreation spaces within walking distance of each other promote a reduction in auto use, community identity, a variety of housing types and a safe environment for all age groups.

The Village of Lomira contains a well-balanced mix of residential, commercial, and industrial development. A greater challenge for Dodge County communities is the promotion of growth in an attempt to create jobs through new industry and businesses. Populations residing in adjacent rural towns are also partners in supporting a variety of mixed uses within cities and villages.

- Principle 4: Transportation Options

A well-designed transportation network promotes safety, alternative modes of transport, and less traffic congestion and air pollution.

Lomira's smaller population does not contain the density to support a wide variety of specialized alternative modes of transportation such as public busing. However, Lomira has a number of major highways that pass through the Village that create an effective road transportation network.

- Principle 5: Detailed, Human Scale Design

In human-scale neighborhoods, a wide mix of housing types are clustered around one or more well-defined neighborhood centers which support jobs, commercial activity, and a range of services.

This principle is of importance in the Village of Lomira planning process due to the existing downtown business area and the mixture of housing types that surround the downtown area. This principle can be utilized by attempting to create small areas of clustered residential development around the existing downtown area.

- Principle 6: Implementation

A community's ability to adopt smart development principles will, of necessity, require intergovernmental cooperation to apply the principles. This plan has worked to avoid the duplication of services and the creation of additional layers of government by coordinating the development of its comprehensive plan and administration of various ordinances.

This plan recommends continued discussions and cooperation relative to land use planning and ordinance administration between Dodge County and the Village of Lomira. In addition, this plan recommends creating a cooperative boundary agreement with the Town of Lomira as well as studying the feasibility of combining the surrounding fire departments.

Existing and Potential Land Use Conflicts

The following list represents existing and potential land use conflicts in the Village of Lomira:

- ◆ Increasing pressure to convert farmland to residential use in the area surrounding the Village.
- ◆ Annexation conflicts and boundary disputes between the Village and the Town of Lomira may arise.
- ◆ Intervention by the State relative to local land use issues.

9.9 Land Use Policies and Recommendations

Policies

- 1. The Village shall refuse utility extension requests into areas where development in addition to the proposed project is unlikely.**
- 2. Agricultural zoning should be used as a holding zone area until facilities can be efficiently provided.**
- 3. Density/intensity bonuses should be provided for projects demonstrating an extraordinary quality or design.**
- 4. The Village should promote in-fill development.**
- 5. All developments shall comply with the Comprehensive Plan and Future Land Use Map.**
- 6. All development proposals shall meet the intent of the Future Land Use Plan classifications as described within the Land Use element.**
- 7. The Village Board and Plan Commission shall administer the village ordinances in a manner consistent with the Comprehensive Plan.**
- 8. The density of residential development within the extraterritorial area of the Village shall be controlled by the standards established in the Land Division Ordinance.**
- 9. Renewable energy sites are prohibited within 1.5 miles of village limits in the Town of Lomira.**

Recommendations

- 1. Amend the village ordinances as needed to implement the Comprehensive Plan.**
- 2. Amend the zoning ordinance to allow density/intensity bonuses for projects that substantially exceed minimum design standards.**
- 3. Review all land divisions that are proposed in the Town of Lomira within 1.5 miles of the Village limits and deny those that are not consistent with this Plan.**
- 4. Amend the Land Division Ordinance to establish density standards for residential development that is proposed within the extraterritorial area of the Village.**

9.10 Land Use Programs

Office of Land Information Services (OLIS), Wisconsin Department of Administration OLIS provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Board. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about OLIS visit its web-site via the WDOA web-site at: www.doa.state.wi.us

Chapter 10: Implementation

LOMIRA

10.1 Goals and Objectives

Goals: Promote consistency between plan recommendations, ordinances, and other land use regulations.

Objectives:

1. Develop an "action plan" as part of the implementation element to assist the Plan Commission, Village Board, and other jurisdictions with the administration of the comprehensive plan.
2. Encourage citizen participation in order to increase local input in the decision making process.
3. New development should pay all costs to provide infrastructure and services for the development.
4. Update the implementation tools, such as the Zoning and Subdivision Ordinances as needed so as to comply with the Comprehensive Plan.

Just as the comprehensive plan does not work independently of other community documents, the implementation element does not work independently of the other elements in the plan. In fact, the implementation element is one of the best ways to demonstrate the integration of all the elements. Through implementation, the connectivity among community issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural, and cultural resources, economic development, intergovernmental cooperation, and land use is realized. Decisions should be made based on the knowledge that one decision can affect all the elements involved and there are direct and indirect effects of all actions.

The implementation section of this plan outlines the tools that are at the disposal of the Village of Lomira in its efforts to achieve the goals and objectives stated in this plan. In addition, this section provides a basic description of what each of these tools can achieve for the Village. The manner in which the Village chooses to use each of these implementation tools will determine its effectiveness. Programs and specific actions are listed in this section in their intended order of completion.

10.2 Zoning Ordinance

Zoning is probably the single most commonly used legal device for implementing the land use plans of a community. A zoning ordinance should be designed to promote the health, safety, morals, prosperity, aesthetics, and general welfare of the community. Each regulation in the zoning ordinance must bear a reasonable relationship to these ends.

Wisconsin State Statute 66.0295 requires any community that engages in land use regulations, including zoning, to have an adopted comprehensive plan as defined by the State of Wisconsin by January 1, 2010. This Comprehensive Plan satisfies the State's requirements. As of January 1, 2010, all land use decisions, including rezonings, must be consistent with the comprehensive plan. Any decision inconsistent with the comprehensive plan may not be considered legally defensible under the statutes.

The first implementation action would involve amending the Village of Lomira's Zoning Map to be consistent with the Village's Future Land Use Map that is included in this plan.

10.3 Subdivision Ordinance

Another method of regulating land use is through regulating the division of land within the Village. The owner of a property is not allowed to divide or sell land that is not in conformance with the Village of Lomira's Subdivision Ordinance. These regulations serve a wide range of purposes. In the interest of planning, they serve to control lot sizes in the Village as well as the internal design of each new development so that the pattern of streets, lots, and public facilities will be compatible.

The regulations contained in the Village Subdivision Ordinance must be consistent with the recommendations and policies in the Comprehensive Plan. Therefore, the second implementation action for the Village would involve amending the Village Subdivision Ordinance as necessary to ensure consistency with this plan.

A community can require a new land division be in conformance with its comprehensive plan as a basis of approval. The key to implementing this objective is twofold. First, the ordinance should clearly state that consistency with the community's comprehensive plan is a criterion of approval. Secondly, the ordinance should contain a provision requiring the proponent for a land division to submit a clear and concise letter of intent as part of the land division application. The letter of intent submitted as part of the application record can be used to decide if the lot proposed to be created will adequately accommodate the future use of the property.

Development of a local land division ordinance could also incorporate "conservation design guidelines and standards" to help implement the plan goals, objectives and policies.

Conservation subdivisions are intended to be an alternative approach to the conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a tract of land without regard to the natural features of the area.

The development and ultimate success of a local land division ordinance in plan implementation will require the community to address regulatory, administrative, and intergovernmental considerations. Adoption of the local land division ordinance must be consistent with state statutes and will require local administration (e.g., application review, fee collection, public hearings, inspection, enforcement, etc.).

The Village of Lomira recommendations are to halt future developments of gas/fuel convenience stations within a half mile radius of the Village, promote single-family residential growth, and promote commercial and industrial development on East Avenue.

10.4 Design Review Ordinances

The Village's Subdivision Ordinance outlines the required design standards. These standards apply to any street, block, or lot designs which are proposed to be built within the Village. The design review guidelines are incorporated into the Village's land division regulations, and are reviewed at the same time as a subdivision proposal.

The third implementation action for the Village would involve amending the Village Subdivision Ordinance as necessary to ensure consistency with this plan.

10.5 Erosion / Storm Water Control Ordinances

The Village's Subdivision Ordinance details construction site erosion control standards. Section 8.3 of the Subdivision Ordinance identifies storm water control standards.

To help implement this plan, the Village of Lomira developed a stormwater management plan to help address current problems and to prevent future storm water problems in developed areas.

10.6 Site Plan Regulations

The Village of Lomira Zoning Ordinance does not contain a specific section on site plan regulations. However, site plans are required for all building projects. A possible implementation action for the Village would involve amending the site plan regulations in the Zoning Ordinance as necessary to ensure consistency with this plan.

10.7 Building Codes

The State of Wisconsin has a uniform dwelling code which must be followed for the construction and inspection of all one and two-family dwellings. Local communities have certain responsibilities for enforcement of this code. The Village regulates the compliance of building codes.

10.8 Housing Codes

The Village of Lomira's Zoning Ordinance does not address minimum standards for basic equipment, lighting, ventilation, heating, electrical service, or maintenance guidelines. These standards are enforced through the State of Wisconsin's Uniform Dwelling Code and should be consistent with this plan. An inspector for the Village ensures compliance with the Uniform Dwelling Code.

10.9 Sanitary Codes

Dodge County's Sanitary Facilities Overlay District assists in guiding development to lands with appropriate soil conditions. The Sanitary Facilities Overlay District was originally adopted as the County Sanitary Ordinance in 1968 and is a state mandate in effect on all lands within Dodge County. This Overlay District regulates the location, construction, installation, alteration, design and use of all private sewage disposal systems. Both the Village and the County require connection to public sewer in areas where the service is available. The Village of Lomira is on public sewer. Therefore, an implementation action for the Village would involve amending the applicable section of the Village's Zoning Ordinance and Subdivision Ordinance as necessary to ensure consistency with both the County's Land Use Code and this plan.

10.10 Extraterritorial Zoning

Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may be exercised in the unincorporated areas located within three miles of the corporate limits of a first, second, or third class city, or within one and one-half miles of a fourth class city or village.

Extraterritorial zoning may be initiated by the Village adopting a resolution and providing notice of the extraterritorial area to be zoned. The Village may unilaterally adopt an interim zoning ordinance to preserve existing zones or uses for up to two years while a comprehensive zoning plan is being prepared. A joint committee, consisting of three city or village plan commission members and three town members must approve of the plan and regulations by majority vote. Extraterritorial zoning is not commonly used in the State of Wisconsin. It is recommended the Village adopt an extraterritorial zoning authority to control land uses within the extraterritorial area.

10.11 Sign Regulations

Section 18.41 of the Village's Zoning Ordinance outlines the regulations for the placement of signs in the Village. A possible implementation action would involve the review of the existing sign regulations to ensure consistency with this plan.

10.12 Historic Preservation Ordinances

The objectives of a comprehensive plan which note the need to preserve important historic structures and sites can be implemented through the adoption of a historic preservation ordinance. These ordinances are meant to protect historic buildings and districts. Counties, towns, cities and villages have express authority to enact historic preservation ordinances. In addition, the Wisconsin Legislature has determined that historic preservation is such an important objective that all cities and villages that contain any property listed on either the national register of historic places or the state register of historic places must enact an historic preservation ordinance to regulate historic or archeological landmarks and historic districts in an effort to preserve those landmarks. The Village should consider adopting a historic preservation ordinance.

10.13 Capital Improvement Plan

The Capital Improvement Program provides a systematic means for evaluating and scheduling the acquisition and development of community facilities, programs, and utilities over a period of years. The program is implemented through a yearly review and adoption of a one-year capital improvement budget.

The recommendations specified in this plan should be prioritized. Once priorities have been established, a five-year capital improvement program can be developed based on the priorities. This will allow the Village to carry out the activities proposed in this plan in an economically feasible manner. Furthermore,

the Village is encouraged to apply for state and federal grant money available for certain programs such as the purchase of park land.

10.14 Cooperative Boundary Agreements

Cooperative boundary agreements can reduce some of the conflict regarding boundary issues, including annexation, that often arise between towns and their incorporated neighbors (cities and villages). The Legislature has provided express enabling authority for these agreements. The communities involved in such agreements undertake cooperative preparation of a plan for the areas concerned. The plan for changing or maintaining boundaries, and for controlling land use and services is sent to the Department of Administration. If the plan is approved, a contract binding the parties to it is put into effect.

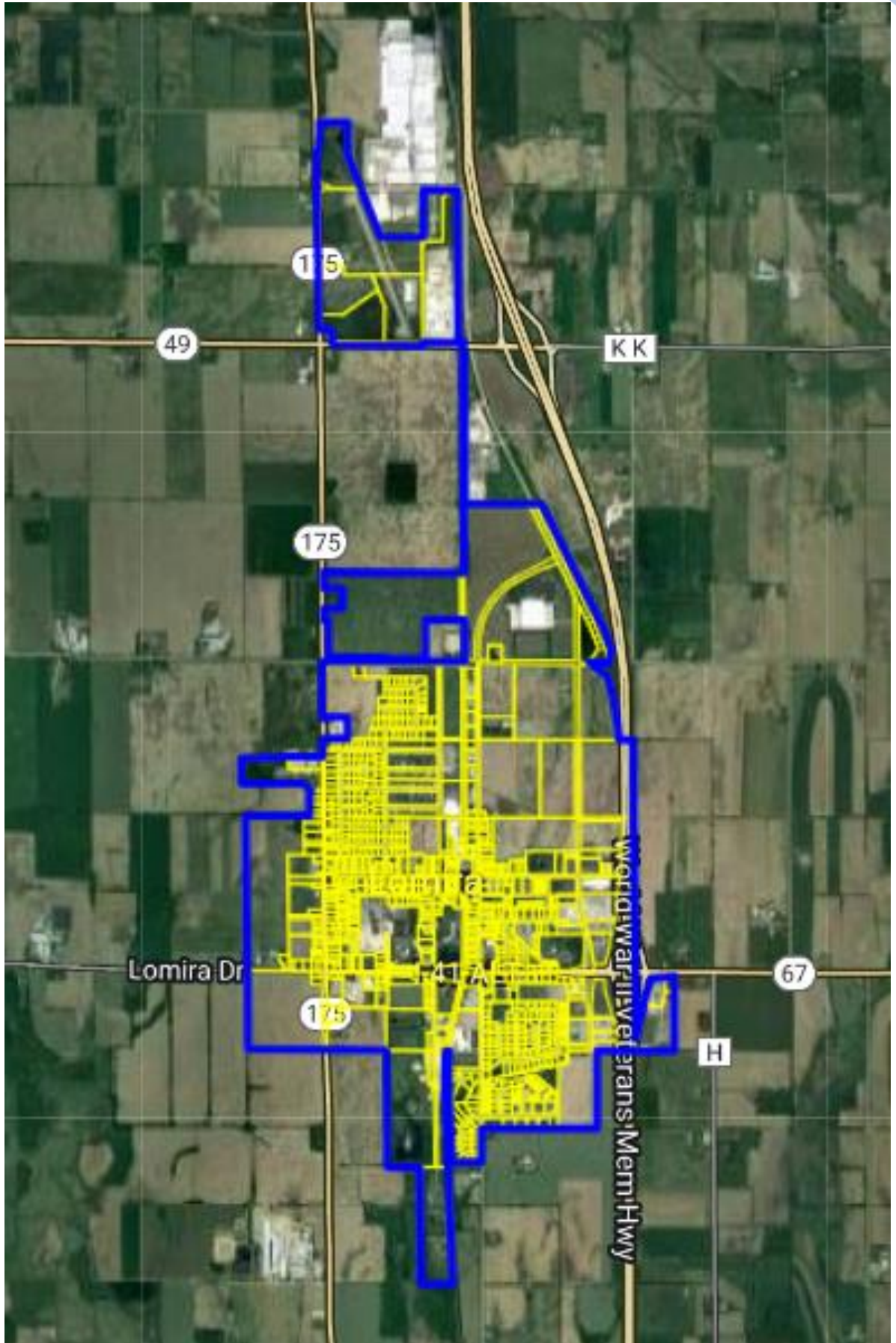
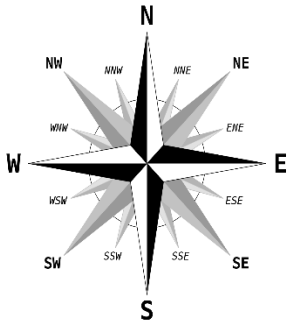
It is recommended the Village attempt to enter into a boundary agreement with the Town of Lomira, provided it is in the best interest of the Village.

10.15 Official Maps

Cities, villages, and towns may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways, and public transit facilities. The map also may include a waterway only if it is included in a comprehensive surface water drainage plan. No building permit may be issued to construct or enlarge any building within the limits of these mapped areas except pursuant to conditions identified in the law.

Official maps are not used frequently because few communities plan anything but major thoroughfares and parks in detail in advance of the imminent development of a neighborhood.

Official Map:



10.16 Integration and Consistency of Plan Elements

Integration and consistency of the plan elements should be considered when reviewing development proposals. The nine elements of this plan should be used in conjunction with one another. A development proposal that may meet the goals and objectives of one element needs to meet the goals and objectives of all the other elements. The nine elements of this plan do not operate independently, but rather complement one another. Any inconsistencies that are discovered between the elements of this plan should be addressed in future updates of the plan.

Comprehensive planning legislation requires that the Implementation element describe how each of the nine elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning process that was used to create the Village of Lomira Year 2043 Comprehensive Plan required all elements of the plan to be produced in a simultaneous manner. No elements were created independently from the other elements of the plan, therefore eliminating the threat of inconsistency. There are no known inconsistencies within the plan or individual elements or between goals, objectives, policies and recommendations.

Over time, the threat of inconsistency between the plan and existing conditions will increase, requiring amendments and/or updates to be made. Over time, additional plans regarding specific features within the community may also be developed (i.e. outdoor recreation plan, economic development plan). The process used to develop any further detailed plans should be consistent with this Village of Lomira Year 2043 Comprehensive Plan.

10.17 Measurement of Plan Success

Successful implementation of this Comprehensive Plan can be measured in several ways. The primary method for measuring success of the plan is through regular review and updating of the plan. Through this process, the errors, inconsistencies, and aspects of the plan that have not worked can be evaluated and changes can be made. Success of the plan can also be measured by tracking the number of changes to the plan that are granted by the Village Board each year. A large number of changes can indicate a problem with the plan that may need to be addressed. Comparing future population growth and the number of new housing units in the Village to the figures and projections presented in this plan can also aid in determining the success of this plan.

Comprehensive planning legislation requires that the implementation element provide a mechanism to measure community progress toward achieving all aspects of the comprehensive plan. One acceptable method to do this is to evaluate two primary components. The two components, policies and recommendations, are listed within each identified plan element (usually the last sections within each element).

To measure the effectiveness of an adopted policy, the community must determine if the policy has met the intended purpose. To determine whether the policy is achieving the community's intention a "measure" must be established. Each listed policy within each element should be reviewed periodically to determine the plan's effectiveness.

Likewise, recommendations listed within each element can be measured. For recommendations, the ability to "measure" progress toward achievement is very straight forward in that the recommendations have either been implemented or they are not.

To ensure the plan is achieving intended results, periodic reviews should be conducted by the Plan Commission and results reported to the governing body and the public.

10.18 Updating the Plan

This plan should be updated as needed to include any significant data changes such as Census data when they become available and should be reviewed, updated, or revised at least every ten years. However, various circumstances and certain opportunities may warrant changes to the plan prior to the next scheduled update or revision. Changes or amendments to this plan require a petition to the Village Board. The petition shall specify the change requested and reasons for the change. It should be noted that this plan should only be amended a maximum of two times per year in order to prevent an excessive number of changes to the plan. An excessive number of changes or amendments may lead to undesirable development within the Village.

The Village Board shall hold a public hearing upon publishing a Class I notice at least 30 days prior to the hearing after giving the Village Plan Commission an opportunity to review and comment on the petition. When deemed appropriate by the Village Board, written notification of the public hearing shall be sent to user groups, organizations, municipalities, or individuals believed to be directly or adversely affected by the proposed change.

After the public hearing and consideration of the comments of the Village Plan Commission, the Village Board shall vote on passage of the proposed change or amendment. The change or amendment shall be effective upon passage.

The Village of Lomira should regularly evaluate its progress toward achieving the goals, objectives, policies and recommendations within the comprehensive plan. It may be determined that amendments are needed to maintain the effectiveness and consistency established within the plan. Amendments are minor changes to the overall plan and should be done after careful evaluation to maintain the plan as a tool upon which decisions are based. This plan should only be amended a maximum of two times per year in order to prevent an excessive number of changes to the plan. An excessive number of changes or amendments to the plan may lead to undesirable development in the Village.

According to comprehensive planning legislation, the same process that was used to initially adopt the plan shall also be used when amendments are made. The Village should be aware that as more compliant plans are developed, the amendment procedure may be clarified or changed and should therefore be monitored.

Comprehensive planning statutes require that the comprehensive plan be updated at least once every 10 years. An update requires revisiting the entire planning document. Unlike an amendment, an update often includes a substantial re-write of the text, an updating of the inventory and tables, and substantial changes to maps, if necessary. The plan update process should be planned for in a similar manner as was

allowed for the initial creation of this plan, including similar time and funding allotments. State statutes should also be monitored for any changes and new or removed language.

10.19 Implementation Policies and Recommendations

Policies:

- 1. All proposed developments shall be reviewed for consistency with the Village of Lomira Comprehensive Plan.**
- 2. Comprehensive Plan amendments should be considered at a maximum of only two public hearings held each calendar year.**
- 3. The Comprehensive Plan should be updated every five years.**
- 4. The Plan Commission shall have the responsibility to make recommendations to the Village Board regarding land use and development proposals.**
- 5. This Plan should be consulted by the Plan Commission, Village Board, Zoning Board of Appeals, other units of government, and the private sector before any decisions related to community development or redevelopment are made.**
- 6. The Village should continue to use impact fees to reduce the tax burden on existing residents.**

Recommendations:

- 1. Complete a comprehensive revision of the Zoning Ordinance and revisions to the Land Division Ordinance consistent with this plan.**
- 2. Use the Subdivision Ordinance to control the number of land divisions allowed and the lot sizes in the Town of Lomira within 1.5 miles of the Village.**

RESOLUTION # 1031 – adoption of the 2043 Comprehensive Plan

RECOMMENDATION OF THE VILLAGE OF LOMIRA PLAN COMMISSION TO ADOPT
THE VILLAGE OF LOMIRA YEAR 2043 COMPREHENSIVE PLAN

WHEREAS, the Wisconsin Legislature has established a “Smart Growth Law” which requires a local government unit to develop a comprehensive plan in accordance with Wisconsin Statutes s.66.1001, and

WHEREAS, the Village of Lomira Plan Commission has been delegated the responsibility by the Village Board of the Village of Lomira to develop a plan consistent with the requirements specified by law, and

WHEREAS, the Village of Lomira Plan Commission has prepared a comprehensive plan for the Village of Lomira that includes the nine elements required in Wisconsin Statutes s.66.1001 along with the required maps and descriptive materials, and

WHEREAS, Wisconsin Statutes s.66.1001(4)(b) requires that the Plan Commission or other body of a local governmental unit recommend to the Village Board, by a majority vote, the adoption of the prepared Comprehensive Plan;


THEREFORE, BE IT RESOLVED that the Village of Lomira Plan Commission hereby recommends for adoption by the Village Board of the Village of Lomira the attached Village of Lomira Year 2043 Comprehensive Plan.

SO BE IT RESOLVED AND EFFECTIVE, this 11 day of October, 2023.

Motion by More, seconded by Jewell
To approve Resolution #1031 as presented.

Aye: Jewell, Kohlmann, Zoomans, Luedtke,
More, Priesgen, Ritger

Nay: — Absent: —


Donald Luedtke, President

ATTEST: 
Jenna Rhein, Administrator-Clerk-Treasurer

RESOLUTION NO. 1027

A Resolution identifying public participation methods for updating the Village of Lomira Comprehensive Plan.

TO THE HONORABLE VILLAGE BOARD OF THE VILLAGE OF LOMIRA, DODGE COUNTY, WISCONSIN

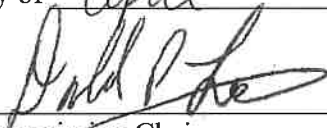
WHEREAS, the Wisconsin Legislature has established a "Comprehensive Planning Law" which requires a local governmental unit to update its comprehensive plan in accordance with Chapter 66.1001 of the Wisconsin State Statutes; and

WHEREAS, the governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation in every stage of a comprehensive plan update; and

WHEREAS, the Village Board of the Village of Lomira has delegated the responsibility to update the existing comprehensive plan in accordance with the requirements specified by law to the Village of Lomira Plan Commission;

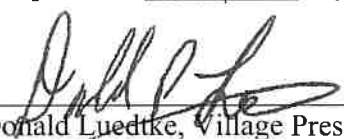
SO, NOW, THEREFORE, BE IT RESOLVED, that public participation for an update of the comprehensive plan shall include, but not be limited to the following activities: public input meetings, news releases, Village Board and/or Plan Commission meetings, legal notices, posting of meeting notices at public places, and open meetings for which the public is entitled to have advanced notice. Additionally, all informational items used and produced by the Village Board and/or Plan Commission shall be made available for public review at the Village Hall. Written comments on all subjects pertaining to the development of a plan update shall be encouraged. An address to forward written comments shall be provided in meeting notices and news releases. The Village Board and/or Plan Commission shall respond to written comments at public meetings.

All of which is respectfully submitted this 26 day of April, 2023.



Plan Commission Chairman

Adopted this 26 day of April, 2023.



Donald Luedtke, Village President

ATTEST:

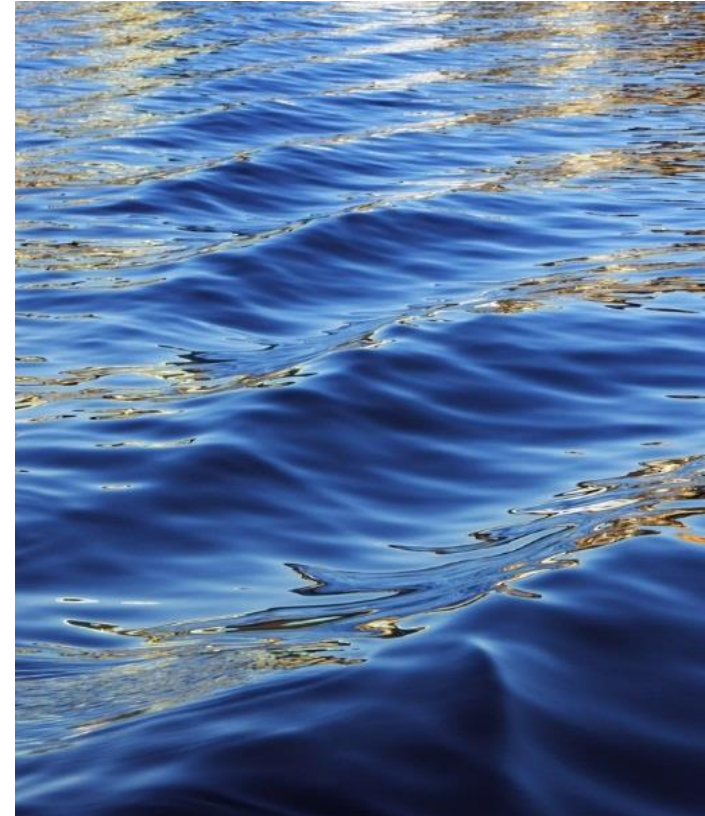

Jenna Rhein, Administrator-Clerk-Treasurer

LOMIRA

Comprehensive Plan Discussion

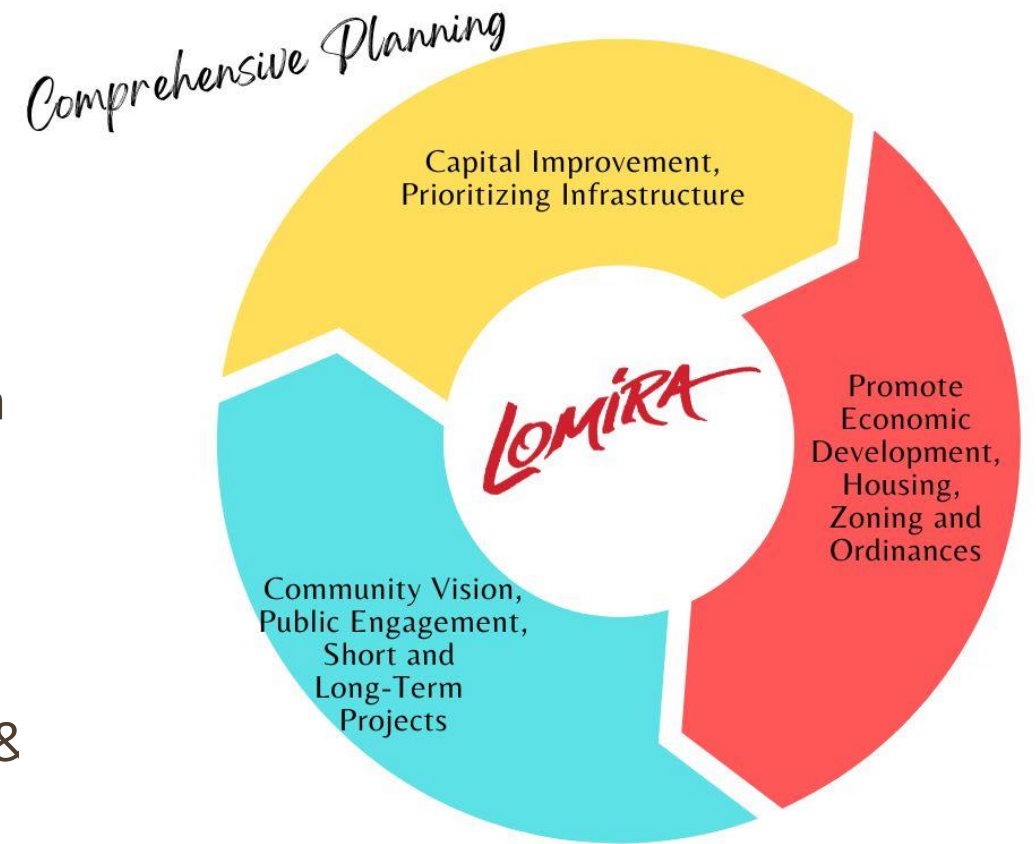
4/26/23

2023-2043



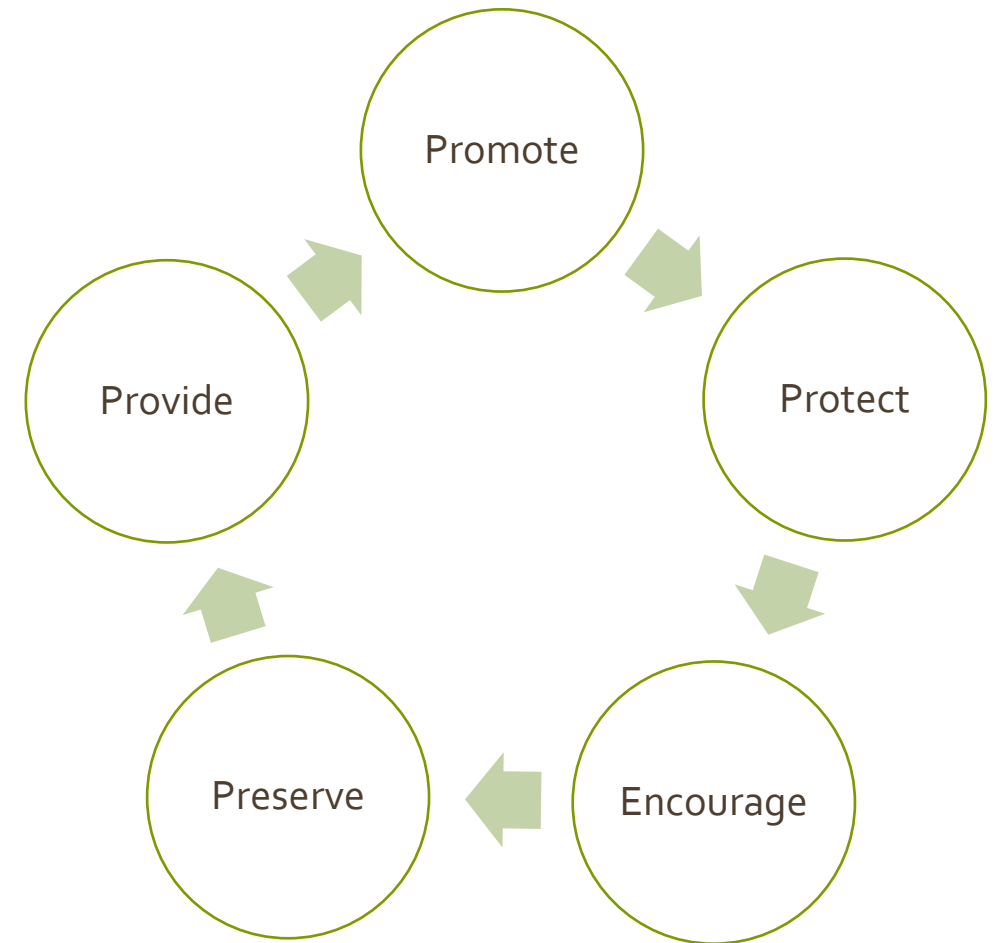
What is a comprehensive plan?

- Guide to economic development
- Provide a 20-year vision for planning
- If an ordinance, official map, subdivision development, etc. are enacted, it must be consistent with the comprehensive plan
- Updated at least every 10 years and filed with the WI DOA
- Sections to Review: Economic Development & Land Use, Community Facilities & Services, Transportation, Utilities



What are our goals for the plan?

- Promote redevelopment of land, infrastructure, and services
- Encourage designs that support a range of transportation choices
- Protect natural areas – wildlife habitats, ponds, open spaces, groundwater resources
- Protect economically productive areas
- Encourage land uses that promote efficient development
- Preserve historical sites
- Encourage coordination and cooperation with adjoining municipalities
- Build community identity, revitalize and enforce design standards
- Provide attractive housing for all income levels
- Provide adequate infrastructure and public services
- Promote expansion
- Build community interest and goals
- Plan and develop land uses that create or preserve our unique rural community
- Provide an integrated and efficient transportation system accessible to all

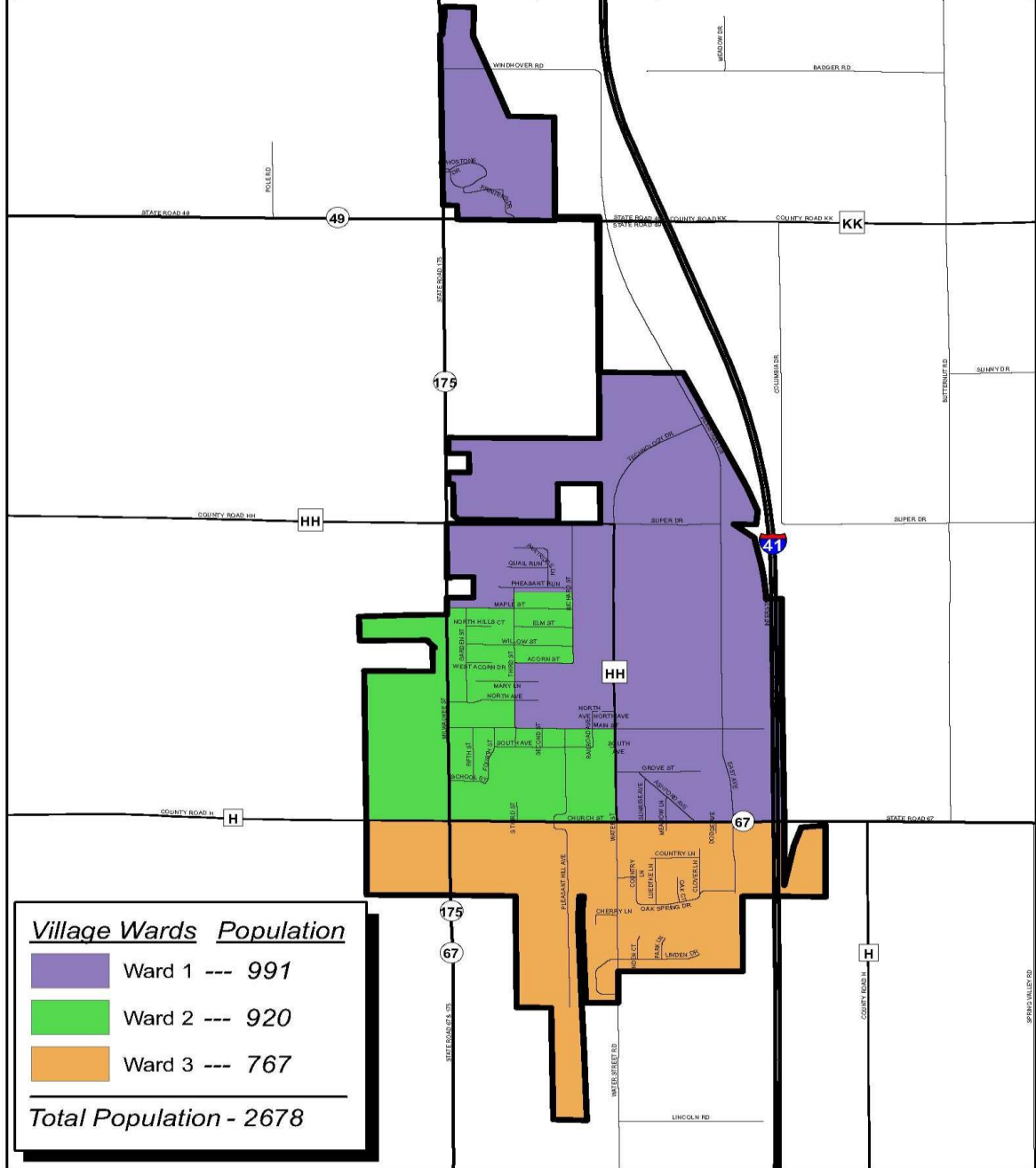


Issues & Opportunities Listed in the Current Plan (2005/2015)

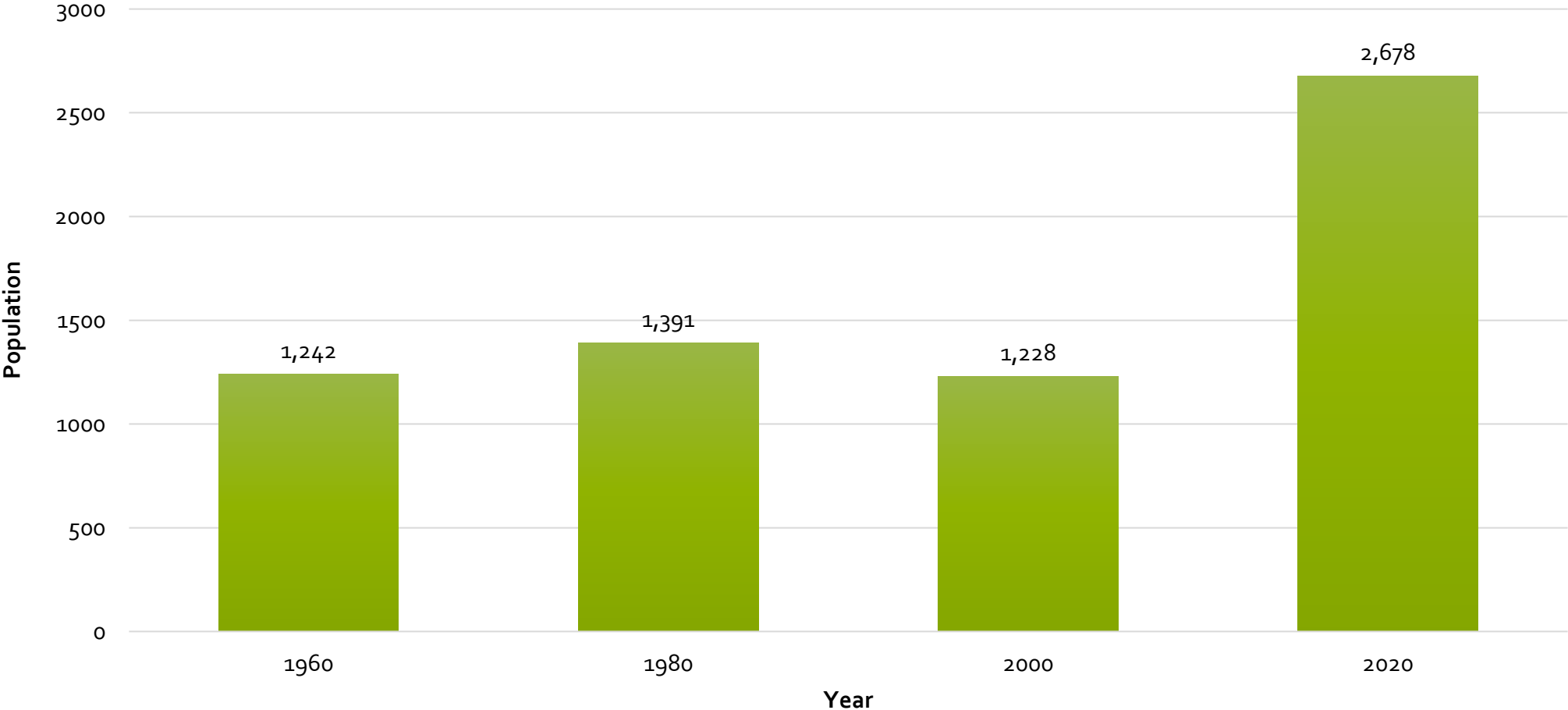
- Control spending and taxation
- Consolidate fire protection with Brownsville and Knowles
- Promote high-quality residential development, especially single-family residential
- Foster industrial growth along I-41 and Hwy 175
- Concerns about wastewater treatment facility
- Concern about water quality and quantity
- Need to maintain consistent sidewalk and street maintenance program
- Construct new library, new police department, new village offices, and community center
- Maintain small town atmosphere along with safety and cleanliness
- Annexation concerns with the Town of Lomira
- Control of stormwater run-off
- Foster commercial growth along I-41
- Preserve existing woodlots and wetlands
- Target single-family growth north and west of the Village

VILLAGE OF LOMIRA

2021 WARD PLAN



Population Trends in the Village of Lomira



Source: WI DOA, U.S. Bureau of the Census



Economic Development & Land Use

residential, commercial, industrial, public authority



Where Do We Want To Grow?

- Residential
 - Single-home and multi-family development areas
- Commercial
 - Development areas
- Industrial
 - Development areas
 - Industrial Park
- Public Authority
 - Development Areas

[Diamond Maps](#)



Community Facilities & Services

parks, recreation, schools, library, police, fire, EMS

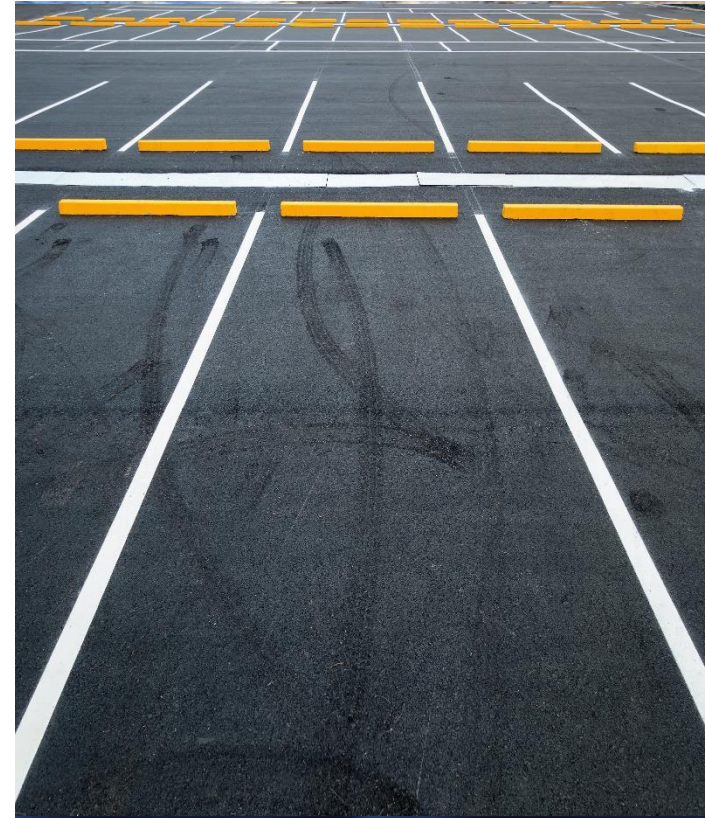


- 6 Parks: Sterr Park, Crystal Springs Park, North Hills Park, Buerger Trail, Oak Springs Park, Lomira Athletic Fields
 - Plans for improvement?
 - Open Space Plan
 - Friends of Lomira Parks
- Library
 - Services offered; takes on the role of senior center, youth center, driving force of activities
 - Friends of Lomira Library
- Police Department
 - DCSO
- Fire Department
 - Volunteer vs Staffed vs Contract/Combine Services
- EMS
 - Theresa Ambulance



Transportation

roads, parking, trucking, trails



Where We Are Now and Where We Want To Go

- PASER Program (Pavement Surface Evaluation & Rating) – rating of the condition of streets
- Traffic Safety: safe routes to schools, “problem” intersections
- Deteriorated streets: South Ave., Main St., 5-year road plan
- Truck routes and Industrial development
- Sidewalk maintenance program
- Street parking – Church Street
- Buerger Trail and parks – handicapped accessibility



Utilities

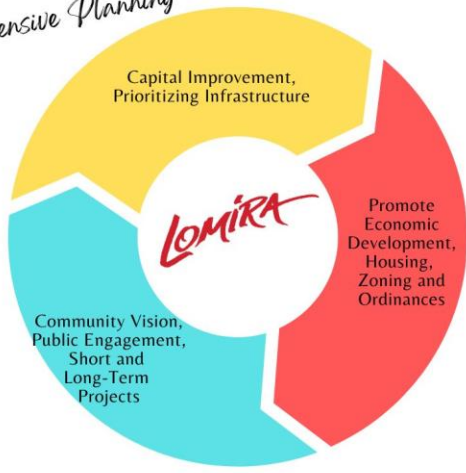
sanitary sewer, storm sewer, wells



- New wastewater treatment plant - 2021
 - 20-year life
 - DNR requirements, phosphorus, lead, etc.
 - Plan for population or industrial growth?
 - Sewer main and lateral replacement program
- Towers and wells
 - Need based upon growth, booster station
 - Water main and lateral replacement program
- Sewer and water service not extended beyond Village limits

- Future Meeting Dates:
 - Chamber Room at 425 Water Street, Lomira
- May 24th @ 7pm
 - Economic Development & Land Use
- June 28th @ 7pm
 - Community Facilities & Services
- July 26th @ 7pm
 - Transportation & Utilities
- August 23rd @ 7pm
 - Wrap up and possible adoption of plan

Comprehensive Planning



COMPREHENSIVE PLANNING

Please share topics and/or ideas you have for the Village of Lomira to be considered in the comprehensive plan.

Return this form to Jenna Rhein, Administrator-Clerk-Treasurer.

Thank you.

Office: 920-269-4112 x2

Email: jrhein@villageoflomira.gov

Economic Development & Land Use:

Community Facilities & Services:

Transportation & Utilities:

Other Topics:
