

Agricultural, Natural and Cultural Resources

Findings and Recommendations

- ❑ The Town of Oakfield's desire is to remain primarily an agricultural community based on public comments made at the "SWOT" Public Hearing.
- ❑ Soils and geology in certain areas of the Town of Oakfield can present serious obstacles to development.
- ❑ Woodlands are plentiful in the Town of Oakfield, providing both aesthetic benefits and animal habitats, and should be preserved whenever possible.
- ❑ There are major non-metallic operations in the Town in the Breakneck Road area.
- ❑ Federal and state records provide general information on wildlife habitat and threatened and endangered species, and should be consulted as part of the review process for new development projects.
- ❑ The Town of Oakfield should be active in the political process in which counties are designated as attainment or non-attainment areas.
- ❑ The Town of Oakfield should be proactive in helping to preserve the properties that are listed in the Architecture & History Inventory.
- ❑ Community design in the Town of Oakfield should focus on identifying what rural residential development will look like and how it can be compatible with the natural environment.
- ❑ Major environmentally sensitive areas occur throughout the area, particularly near the east branch of the Fond du Lac River, the Horicon Marsh, and along the Niagara Escarpment. Some of these areas include wetlands, floodplains, and perennial and intermittent streams.
- ❑ Both Town and Village of Oakfield residents have indicated the importance of preserving areas for recreational activities and the general aesthetic qualities these areas provide.

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

Agricultural Resources

Soil Characteristics

- ❑ Prime Farmland (based on soils maps), as shown on Map 3, illustrate where valuable agricultural land is found in the Town of Oakfield.
- ❑ Knowledge of soil limitations and potential difficulties of soil types is important in evaluating land use proposals such as residential development, utility installation and other land development projects.
- ❑ Crop production capabilities can generally be determined within the agricultural portions of the community.
- ❑ Severe soil limitations do not necessarily indicate areas cannot be developed, but rather indicate more extensive construction measures must be taken to prevent environmental and property damage. These construction techniques generally increase the costs of development and the utilities needed to service that development.
- ❑ According to the Soil Survey of Fond du Lac County, prepared by the USDA in 1973, four major soil associations are present within the Town of Oakfield as follows:
 - **Lomira-Virgil Association:** This soil association is located in two distinct areas of the town; in the northwest on the northern side of U.S.H. 151, and in the southeast generally south of C.T.H. B. The Lomira soils are deep and well drained, while the Virgil soils are

somewhat poorly drained and contained in areas adjacent to wide depressions which are subject to occasional flooding. This association is used mainly for crops with slight to moderate limitations.

- **Beecher-Elliott Association:** This soil association comprises approximately 50 percent of the town's area and is located primarily in a wide southwest to northeast band in the central portion. A second area juts southward into the southeast region of the town. This soil type is in nearly level to moderately steep uplands, nearly level depressions, waterways, and broad lowlands. These soils are somewhat poorly drained, silty and clayey, and moderately to slowly permeable. Most areas are used for crops, permanent pasture and woodlots.
 - **Kewaunee-Manawa-Poygan Association:** This soil association is located in the extreme northeast portion of the town and occupies approximately 5 percent of the total area. This association occupies glacial ground marines, terminal moraines, and areas underlain by lacustrine deposits. The well drained, nearly level to steep Kewaunee soils formed under forest and are subject to erosion if they are used for row crops. The Manawa and Poygan soils are somewhat poorly drained and nearly level to gently sloping. Their use is limited mainly by wetness. Most of this association is used for crops with a few steep areas used for permanent pasture or woodlots.
 - **Houghton-Palms Association:** This soil association is located in two distinct areas of the town and comprise approximately five percent of the total area. One area is located in the north-central portion of the town between CTH "TC" and the Fond du Lac River, while the second area is contained in the extreme southwest which is associated with the Horicon Marsh. This association occupies large, nearly level depressions and wetland areas and is formed from fibrous plant remains. They are poorly drained and are subject to ponding. If drainage is improved, this association can be used for crops with wetness being the main limitation. Undrained areas are in permanent pasture or swamp forest. Residential development is not suitable in these areas.
- Due to on-site system failures, a sanitary district was established in the Oak Center area, and a limited sewer system was built to service existing homes and businesses.

Prime Farmland

- Map 3 displays prime farmland soil types that are most suitable for agricultural productivity, based on a Land Evaluation and Site Assessment (LESA) procedure.
- The Land Evaluation (LE) portion was conducted by the Town and Village in 1998 with the assistance of the USDA Natural Resource Conservation Service (NRCS) staff and input from local farmers. This group determined the relative importance of locally grown crops which would then be translated into map form to depict soils ranked on this basis. For each soil type, the LE scores were calculated and then multiplied by the "weight" value.
- The Joint Land Use Plan Committee then determined a "threshold level" based on these rankings for which certain scores would best indicate "prime agricultural soils." It was determined that 9,825 acres should be considered "Prime Farmland," and that this land should be devoted to agricultural production and not developed.

Agricultural Programs

Farmland Preservation Program

- This program assists in preserving Wisconsin's valuable farmland by supporting counties in creating county agricultural preservation plans. The plans lay the groundwork for towns and counties to develop Exclusive Agriculture Zoning districts. Under this program, town farmers zoned Exclusive Agriculture can apply for farmland tax credits.

Livestock Facility Siting Program

- ❑ The State of Wisconsin has passed a law and adopted rules (ATCP 51) that give local government the ability to regulate livestock facilities with large numbers of animals. The rules establish procedures a Town can incorporate into its existing or proposed regulations. The Town of Oakfield adopted a Livestock Facilities Ordinance. For more information on ATCP 51, go to this web site:

www.datcp.state.wi.us/arm/agriculture/land-water/livestock_siting/siting.jsp

Agricultural Impact Statement Program

- ❑ Agricultural impact statements analyze the potential impact of public construction projects on farmland and farm operations and recommend ways to lessen those impacts. Examples of public construction projects include highway expansions, the placement of utility transmission lines, construction of pipelines, or the building of wastewater treatment plants.
- ❑ An agricultural impact statement is required when the builders of a public construction project have the power to condemn property (eminent domain) and will acquire more than five acres of land from any farm operation.

Drainage District Program

- ❑ The Department of Agriculture, Trade, and Consumer Protection regulates the drainage district program. The department has regulated the program since 1989.
- ❑ More information on the Farmland Preservation, Agricultural Impact Statement, and Drainage District Programs, as well as other information can be found at this web site:

www.datcp.state.wi.us/core/agriculture/agriculture.jsp

Natural Resources

How we use land and the land use decisions we make today are perhaps the most important, long-term environmental issues facing Wisconsin. The vast majority of land in Wisconsin is, and will remain, privately owned. Individual landowners and developers and local governments are the principal land use decision-makers. In order to be successful in addressing environmental concerns, the DNR must work with others to help guide development patterns that maintain Wisconsin's character and minimize negative environmental effects

- ❑ The natural resource base of the Town provides an important determinant of the potential physical and economic uses of the land. The management and preservation of these resources are important for sustaining economic uses of the land and maintaining the quality of life enjoyed by the town's residents.
- ❑ Environmental characteristics, including topography, drainage patterns, floodplains, wetlands and soil properties are among the features that determine whether an area is suitable for a specific type of development.
- ❑ Development in wetlands or woodland areas can destroy the important environmental benefits these areas provide to the community including, for example, the filtering of storm water run off and the provision of habitat for wildlife.
- ❑ Surface water, stream corridors, floodplains, and wetlands are highly regulated resources. Local, state and federal regulations and ordinances need to be thoroughly reviewed when development is proposed for property that is in or near any of these resources.

Topography

- ❑ Land relief within the Town of Oakfield area is approximately 335 total feet, ranging in elevation from approximately 835 feet above sea level in the northeast portion of the town near the Fond

du Lac River, to 1,170 feet above sea level in the southeast portion of the community along Kinwood Road (map 4).

- ❑ There are stark elevation differences between the southeast area of the town above the escarpment (where windmills have been located) and the remainder of the town that has a much lower topography, including a substantial amount of wetland and Wisconsin Department of Natural Resources/U.S. Fish and Wild Life Service lands.

Geology

- ❑ The bedrock and glacial geology of Fond du Lac County, including the Town of Oakfield area, are somewhat unique and will be key components in determining the suitability for development within the area.
- ❑ The town is underlain by several layered bedrock units which range in age from Precambrian to Quaternary, and are of sedimentary, metamorphic, and igneous in origin.
- ❑ The areas above the Niagara Escarpment contain 8 layers of bedrock while immediately below the escarpment only 7 layers are present. Further to the northwest only 6 layers are present. Due to the geology, significant areas of bedrock close to the surface are present above the escarpment. Map 11 (Depth to Bedrock) shows areas along the Niagara Escarpment where bedrock is less than five feet from the surface.

Niagara escarpment

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

Groundwater Resources

- ❑ Groundwater is the source of water for the residents and businesses in the Town of Oakfield. The groundwater resources of the area are generally plentiful and of good quality.
- ❑ Groundwater resources within the Town of Oakfield area are linked directly to the glacial deposits and underlying bedrock structure as described previously. The Niagara Escarpment

splits the town, and therefore the southeast portion has four aquifers present, while the north-west portion has only three aquifers.

- ❑ The Water Table Aquifer is present in all areas of the town and village. See Map 5 Depth to Groundwater.
- ❑ Sand and gravel seams, present throughout the aquifer, transmit adequate amounts of water for private well systems. Water quality is becoming an issue. The Town is concerned that more development could have a negative impact on existing wells.
- ❑ The Niagara Aquifer is specific to the area underlying the Niagara Cuesta in the southeast portion of the town and forms an important regional aquifer along the western side of Lake Michigan.
- ❑ Fractured rock aquifers are particularly susceptible to pollution. Examples of affected water supply wells, springs, and surface water bodies are common in such geologic settings. The potential for groundwater contamination is classified as high throughout most of the Niagara escarpment. As the demand on groundwater aquifers increase due to development, the level of groundwater may become difficult to find, requiring wells to be drilled deeper and deeper. This is not a local issue, but a regional issue that will require many units of government to come together to address.
- ❑ Of the four aquifers, the Cambrian Sandstone aquifer is the most widely used for sustained high capacity wells for municipal and industrial uses.
- ❑ The vertical flow of groundwater is present in all areas of the Town of Oakfield except those areas where Mequoketa Shale is present. Groundwater recharge areas consist of local wetland areas, while the main recharge area exists to the southwest portion of the Town of Oakfield. Land use impacts, therefore, that are outside the Town's jurisdiction are a concern.
- ❑ The fact that most of the soils within the Oakfield Area have either relatively rapid permeability and general wetness (central portion), or thin layers of soil over fractured bedrock (southeastern portion) draws a concern over the potential for groundwater contamination. Failing on-site waste disposal systems, abandoned and active landfills, agricultural practices, quarries, and other land uses have the potential to be a direct source of contamination of groundwater if not managed properly. Since all town residents rely on individual wells and groundwater for potable uses (drinking water, cooking, etc.) the threat of contamination of the groundwater may be of serious concern. Map 5 illustrates those areas of the town which have groundwater within five feet of the land surface.
- ❑ The Village of Oakfield approved a "Wellhead Protection Plan" for its municipal wells, which inventories existing features that may potentially cause contamination and recommends specific actions to address these concerns. The wellhead protection plan encompasses an area within one mile of the municipal wells.
- ❑ Areas of high groundwater should be avoided for development because of the potential negative impact on the quality of the groundwater and the cost of mitigating the impacts of high groundwater levels on the building foundations.
- ❑ The Wisconsin Groundwater Coordinating Council (GCC) is an interagency group whose purpose is to serve as a means of increasing the efficiency and facilitating the effective functioning of state agencies in activities related to groundwater management. More information about the council's responsibilities, actions, activities, and coordination efforts with local officials can be viewed at this web site:
www.dnr.wi.gov/org/water/dwg/gcc/index.htm

Drainage & Surface Water Features

- ❑ The Town of Oakfield area is located within two distinct drainage basins; the 6,400 square mile Fox-Wolf River Watershed, which eventually flows into Lake Winnebago and Green Bay, and; the Rock River Basin, which eventually flows to the Mississippi River.

- ❑ The Town of Oakfield covers three individual sub-watersheds that are delineated within these basins; the Fond du Lac River, East Branch-Rock River, and Upper Rock River. All surface water drainage within the town flows directly or indirectly into Lake Winnebago or the Mississippi River via existing ditches, wetland areas, and stream corridors.
- ❑ The Fond du Lac River Watershed was designated as a "Priority Watershed Project" by the Wisconsin Department of Natural Resources in hopes of improving water quality within the watershed.
- ❑ Major surface water features within the Town of Oakfield include the East Branch of the Fond du Lac River, Campground Creek (which originates from several springs at the base of the Niagara Escarpment), Seven Mile Creek, Raspberry Lake, and numerous unnamed intermittent streams and ponds. Raspberry Lake, approximately 11 acres in size, is owned by Seneca Foods and managed by a local sportsmen's club.

Floodplains

- ❑ Areas susceptible to flooding are considered unsuitable for any type of development due to the potential health risks and property damage. As revised in 1984, the Flood Insurance Rate Map (FIRM) for the unincorporated portions of Fond du Lac County identify areas within the Town of Oakfield near the Horicon Marsh, the East Branch Fond du Lac River, Campground Creek, and its unnamed tributaries which are subject to flooding within the 100-year floodplain (See Map 9). Approximately 1,784 acres out of 22,988 total acres are classified as floodplains by FEMA, which is about 7.7 percent of the town. A majority of the floodplain areas within the town are undeveloped at this time. The existing floodplain areas place minimal restrictions on the overall development of the Town of Oakfield.
- ❑ The Town of Oakfield falls under the jurisdiction of the Fond du Lac County Floodplain Ordinance. This ordinance describes three distinct districts: the Floodway District (FW), Floodfringe District (FF) and the General Floodplain District (GFP). Only open space, recreational, agricultural, mining, non-structural commercial or industrial, or structural recreational accessory uses are allowed within the Floodway District. These uses as well as residential, commercial and industrial uses are permitted in the Floodfringe District as long as floodproofing construction criteria are met. The General Floodplain District is comprised of both of the previous districts and allows for those uses previously stated.

Shoreland & Wetland Resources

- ❑ Wetlands and shoreland areas, found throughout the entire town, are essential environmental features for providing wildlife habitat, scenic open spaces, flood water retention, and groundwater discharge areas. For more information on wetlands, see the following website: <http://www.dnr.wi.gov/org/water/fhp/wetlands/programs.shtml>
- ❑ Protection of wetlands within the town are especially important for stormwater management purposes and open space planning.
- ❑ Local, state, and federal regulations place strict limitations on the development and use of wetlands and shorelands. Shorelands, as defined by the Wisconsin DNR, are those areas within 300 feet of the high water mark of navigable streams, rivers, or to the "landward side of the floodplain, whichever distance is greater;" and shoreland use and development within 1,000 feet of lakes, ponds, or flowages.
- ❑ The Town of Oakfield is under the jurisdiction of the Fond du Lac County Shoreland Zoning Ordinance (Map 12), which regulates uses and development within the defined shoreland zoning lines. The county shoreland ordinance is subdivided into three districts: the Shoreland-Wetland District (which regulates WDNR Identified Wetlands of five acres or more within the shoreland zone), Recreational-Residential District, and the General Purpose District. In general, the ordinance regulates the construction and placement of buildings, filling and grading, and the removal of vegetation within the shoreland zone. Under this ordinance, all buildings

must be setback a minimum of 75 feet from the ordinary high water mark of all navigable waterways and 1,000 feet from lakes.

- ❑ At the state level, the Department of Natural Resources regulates the placement of structures and other alterations below the ordinary high water mark of navigable streams and lakes and wetland activities outside the shoreland zone.
- ❑ The Corps of Engineers has federal authority over the placement of fill materials in virtually all wetlands of 5 acres or greater. The USDA also incorporates wetland preservation criteria into its crop price support programs. Prior to placing fill or altering wetland resources, the appropriate local, state, and federal agencies should be contacted for project review and authorization.
- ❑ The Town of Oakfield has several large tracts of wetlands most of which are associated with river or stream features. These wetlands are mainly “emergent wet meadows” and “forested broad-leaved deciduous” types while several other varieties exist.
- ❑ The Horicon National Wildlife Refuge is only partially contained within the Town of Oakfield and covers approximately 31,000 acres in its entirety. It was established in 1941 and is a well known nature study area containing up to 350 varieties of birds as well as being a major stop-over area for migrating Canadian geese. Not including small tracts of wetlands less than five acres, approximately 2,304 acres (10%) of the town are considered wetlands.

State Natural Areas

- ❑ State Natural Areas (SNAs) protect significant landscape features, geological formations, and archeological sites throughout Wisconsin. These areas are valued primarily for research and educational purposes, while providing rare safe havens for scarce plants and animals. For example, approximately 90% of the plants and 75% of the animals listed in Wisconsin's endangered and threatened species inventory are protected via SNAs. Wisconsin is currently home to 538 SNA's. Site protection is provided by land acquisition, donations, conservation easements, and cooperative agreements. More information on all SNA's can be found at the following website: www.dnr.state.wi.us/org/land/er/sna/index.htm
- ❑ Oakfield Ledge (No. 190) is a 208 acre State Natural Area, located in T14N-R16E, and more specifically in sections 23, 27, 28, 33, which are in the southern half of the Town of Oakfield. Oakfield Ledge is one of the most significant exposures of the Niagara Escarpment in Wisconsin. The 650-mile long ridge that runs north from Waukesha County, forms the spine of the Door Peninsula, then arcs east through Ontario and ends at Niagara Falls in New York. Located along Horicon Marsh, the hard, erosion resistant Niagara dolomite walls form a series of prominent rock cliffs 40' high - what locals call "the ledge". Oakfield Ledge is partly owned by the DNR and was designated a State Natural Area in 1983.

Woodlands & Wildlife Habitat

- ❑ Woodlands are shown on the Existing Land Use Map (Map 1) and Land Use Map in the beginning of the plan.
- ❑ Fond du Lac County falls within the Central Hardwood province which contains a wide variety of vegetational types, both forest and non-forest.
- ❑ Historically, a majority of the Town of Oakfield was covered with a mixture of hardwoods, prairie, and oak openings.
- ❑ Currently a mixture of oak, maple, willow, dogwood, aspen, white birch, and red and white cedar are present in various areas of the town.
- ❑ The Town of Oakfield has several large tracts (more than five acres in size) of remaining woodlands within its boundaries, most of which are located in the northeastern, central, and southeastern areas along the Niagara Escarpment.
- ❑ Wildlife habitat areas within the Town of Oakfield Area are comprised of woodlands, wetlands, river corridors, prairies, and cliffs along the Niagara Escarpment.

- ❑ Based on WDNR studies, substantial areas of pheasant habitat exist in northern and north-eastern wetland areas and within the Horicon Marsh area.
- ❑ Duck nest cover is prevalent in the northeastern, central, and southeastern portions of the town.
- ❑ Existing woodlands and rock faces associated with the Niagara Escarpment provide for a well traveled wildlife corridor containing deer and squirrel as well as recently discovered unique species such as endangered snails.

Wisconsin Department of Natural Resources (DNR)

- ❑ The Wisconsin Department of Natural Resources (WDNR) acquires and manages public lands that provide opportunities to hunt, fish, hike, canoe, or view wildlife. The State of Wisconsin has been acquiring land to meet conservation and recreation needs since 1876 with more than 1,290,000 acres available for such use. Persons utilizing these areas can find specific information by consulting the following web page:
<http://www.dnr.state.wi.us/org/land/wildlife/reclands/northeastmap.htm>
- ❑ Over the years, the DNR has purchased 1,450 acres of land in the Town of Oakfield to restore wildlife Habitat.
- ❑ This program primarily restores grassland and wetland habitat that once existed in Wisconsin prior to its settlement. The restoration project also provides public recreational opportunities to town residents and all Wisconsin citizens, both consumptive (i.e. hunting, berry picking) and nonconsumptive (i.e. bird watching, wildlife photography) uses.
- ❑ Advantages of DNR owned lands in the Town of Oakfield are many, including the following:
 1. Restored lands draw hunters and bird watchers to the area, especially during the fall and spring.
 2. The Town of Oakfield receives a payment in lieu of taxes from the DNR.
 3. Restored lands protect farmland from being converted to subdivisions
 4. This type of land use does not cost the town additional service costs
 5. Provides the residents an opportunity to connect with the natural resources
 6. Improves surface water quality in the town by taking cropland out of production and planting it with permanent grassland habitat
 7. Restores some of the many acres of wetlands that have been drained in the town over a number of years
 8. Reduces the amount of sediment, nutrients, pesticides and herbicides going into the town's creeks and rivers.
 9. Protects groundwater and provides additional groundwater recharge areas.
- ❑ For more information on the Glacial Habitat Restoration Area project, see the following website: <http://dnr.wi.gov/org/land/wildlife/ghra/>

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

- ❑ The U.S. Fish & Wildlife Service manages a number of acres in the Town of Oakfield. The Town of Oakfield is very fortunate to have all of the recreational and wildlife areas that are available through the USFWS.
- ❑ USFWS offices in Mayville (CTH "Z") manages the Horicon National Wildlife Refuge. The Horicon National Wildlife Refuge in the Town of Oakfield occupies 947 acres (sections 31 and 32). This is only a small part of the entire 32,000 acres that constitutes the Horicon Marsh.
- ❑ The refuge contains many waterfowl, pheasants, furbearers, rabbits, deer, great egrets, great blue herons, cormorants, sandhill cranes, and many songbirds. The public is allowed to utilize this part of the Refuge in the Town of Oakfield for hunting of pheasant, partridge, rabbit, squirrel and deer.

- ❑ For more information on the Horicon National Wildlife Refuge, see: <http://www.fws.gov/midwest/Horicon/index.htm>
- ❑ The Portage USFWS office, which houses the Leopold Wetland Management District, administers the two Waterfowl Production Areas (WPAs) in Town of Oakfield. The first WPA (Oakfield) contains 429 acres and is located in sections 19 and 30. The second WPA (Breakneck) contains 238 acres in sections 28, 32, and 33. Most WPAs have small unimproved parking lots available for visitors. Informational kiosks, boardwalks, and viewing platforms are planned for some high-use areas. WPAs are managed for waterfowl production but they also provide habitat for a variety of other migratory and resident wildlife. Management activities may include wetland and grassland restoration and enhancement, prescribed burning, control of invasive noxious weeds, and oak savanna restoration.
- ❑ For more information on WPAs, see: <http://www.fws.gov/midwest/leopold>

Wildlife Habitat and Threatened and Endangered Species

- ❑ Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources at www.dnr.state.wi.us/org/land/er.
- ❑ The Natural Heritage Inventory map (Map 6) for Fond du Lac County shows one terrestrial record of an endangered species in sections 22,23,27,28,30,31, and 33 in the Town of Oakfield.

Metallic and Non-Metallic Mineral Resources

- ❑ The Town of Oakfield has a number of non-metallic mining operations.
- ❑ Questions regarding non-metallic operations can be found in the following Wisconsin Department of Natural Resources websites: www.dnr.wi.gov/org/water/dwg/gcc/index.htm, www.dnr.wi.gov/org/aw/wm/mining/metallic/.

Air Quality

- ❑ The primary goal of the DNR's air monitoring program is to increase public access to air monitoring data and to strengthen its network of continuous monitoring sites. Measurements of air quality are essentially a measure of the success of our air program efforts.
- ❑ The air quality monitoring station nearest to the Town of Oakfield is located in the City of Fond du Lac.
- ❑ As the community strives to reach the attainment standards set forth by the EPA, it is important that community and business leaders actively take steps to improve the air quality in the Town of Oakfield and Fond du Lac County as a whole.
- ❑ More information on air quality is available at www.dnr.state.wi.us/org/aw/air/index.htm.

Cultural and Historical Resources

- ❑ Although not technically a “natural resource”, architectural, historical, and cultural features can contribute just as much to the overall visual and social character of a community. The Town of Oakfield does not contain designated architectural, archeological, or historical areas in the formal sense (State or National Historic Register). However several unique areas may qualify as archeological sites. No systematic archeological survey has ever been undertaken in Fond du Lac County.
- ❑ A primary responsibility of the State Historical Society of Wisconsin's Division of Historic Preservation (DHP) is to administer the State and National Register of Historic Places programs. The Town of Oakfield presently has no listings on the Historic register.

- ❑ Current status whether a property has been placed on the Historic register can be found by contacting the DHP at (608) 264-6500 or at the following web site:
www.wisconsinhistory.org/hp/register/

Architecture & History Inventory

- ❑ A search of the DHP's on-line Architecture & History Inventory (AHI) revealed there are 33 records of properties for the Town of Oakfield (list of properties is in the appendix).
- ❑ Information on architectural and historic sites can be found by contacting the DHP at (608) 264-6500 or at www.wisconsinhistory.org/ahi.

Community Design

- ❑ There are two basic categories of community design standards – built environment and natural environment. Examples of the former would be guidelines developed on the appearance and size of buildings, signs and other man-made structures. The latter would include the protection of riverfronts, viewsheds created by changes in elevation or stream or riverbeds, and other natural features that appeal to the aesthetic nature of people.
- ❑ It is clear that future residential development in the Town of Oakfield will have an impact on the built environment. In a town, design standards focus less on specific buildings and more on the areas in which development can take place with a minimal impact on the natural environment. Encouraging development to occur in areas where there is existing development can help the town meet the objectives of providing guidance to the built environment and protecting the natural environment.
- ❑ The challenge in developing and implementing community design standards and guidelines is that they tend to be subjective, meaning not everyone will agree with the design that results from the standards and guidelines being followed. One person's view of the physical appearance of a building or the aesthetic value of a wetland area may differ dramatically with another person's view. One objective should be to find the proper balance between maintaining the natural beauty of an area and developing it as the community continues to grow.

Goals, Objectives, and Policies

Goal #1

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

Objective

1. Land use decisions will need to take into consideration the protection of, or impact upon the environment and woodland areas.
2. All new residential lots in a Certified Survey Map or Subdivision that abut active farmland or active non-metallic mining operations should have language on the face of the CSM or Subdivision that warns potential buyers of the implications of living next to such operations.
3. The Town will encourage farmers and agricultural landowners to become involved in, or continue participation in state and federal programs that financially support farm production.
4. When the State DNR and Federal Fish and Wildlife agencies are interested in purchasing lands in the Town of Oakfield, Town Officials need to be notified so that the Town can determine if an amendment to their Land Use Plan will be required.

Policies

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

Goal #2

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

Objectives

1. The Land Use Plan designations will be closely coordinated with Sections 12 and 14 of the Town of Oakfield Zoning Ordinance to protect natural areas around the Niagara Escarpment.
2. When land use changes are made in the Town, and especially along the Niagara Escarpment, the Town Plan Commission and Town Board will consider whether the changes are consistent with and do not obstruct the attainment of the Comprehensive Plan's goals and objectives and Land Use Plan designations, the Farmland Preservation Plan, the Zoning Ordinance, the Conservation Subdivision Ordinance, and the County Shoreland Ordinance.

Goal #3

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

Objective

1. Coordinate the Shallow Quarry Zone designation on the Land Use Plan with Section 12 and 14 of the Town of Oakfield Zoning Ordinance that stipulates in more detail certain restrictions and permit requirements, prior to establishment or expansion of quarry operations.

Goal #4

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

Objectives

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

Goal #5

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

Objectives

1. Educate Town residents on how they can take practical steps to preserve the quality of their groundwater.
2. Conduct a well survey to determine if any wells have not been properly closed.

Policy

1. Adopt a Town policy that property owners be given twelve months to properly close all unused wells that have not been properly capped.