CHAPTER 8: UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

One responsibility of a community is to maintain a certain level of community services. To achieve it, they must continuously maintain, upgrade, and expand existing facilities in a cost effective manner based on future growth projections and the desires of the community. Wisconsin Smart Growth Legislation requires the Utilities and Community Facilities Element to be a compilation of objectives, policies, goals, maps and programs to guide the future development of these facilities in Eldorado. An inventory of the current situation is required; more importantly, the legislation requires this element to provide guidance as to how Eldorado can meet projected needs at the appropriate time and in the appropriate manner. The following section offers a summary of the detailed inventory contained in Appendix F. This chapter, along with Appendix F: Utilities and Community Facilities, and Chapter 2: Plan Framework and Implementation address these requirements.

SUMMARY OF KEY POINTS AND NARRATIVE

Below is a summary of the key utility and community facilities points derived from the data collection and analysis and a brief narrative of what it means in terms of developing the future land use plan policies and strategies.

Public Utilities

The Facts:

- There are no public wastewater collection and treatment systems within the Town of Eldorado. Private on-site wastewater treatment systems, or POWTs, serve the entire Town.
- Currently the Town relies on a series of open ditches and natural waterways to facilitate drainage.
- There are no public water systems or public wells within the Town of Eldorado. The Town is served by private wells and as such, groundwater is the source of drinking water within the Town.
- The Town contracts with Advance Disposal to provide garbage and recycling collection to Town residents.

What it Means:

Essential public services such as water, sanitary, stormwater management and waste disposal are critical to the quality to life of Eldorado’s residents. In Fond du Lac County private on-site systems are inspected, maintained and serviced at regular intervals. However, due to shallow groundwater and other soil limitations, some septic systems experience localized issues during some weather events. Although private wells are usually a cheaper alternative to public drinking water systems, unlike public wells, there are no regulations to regularly test private
drinking water wells. As a result, contamination in private wells may go undetected. Currently the Town relies on a series of open ditches to control stormwater. However, with the implementation of the Upper Fox River TMDL by the WDNR, some aspects of stormwater management may change and should be monitored by Eldorado.

Energy & Telecommunications

**The Facts:**

- According to ATC, there are no updates planned for the electrical transmission line in the next 10 years in the Eldorado area.
- Gas service is limited in the Town to properties on a portion of CTH N, CTH I and Townline Road and along CTH C in the village.
- Effective January 14, 2019, the Federal Communications Commission will employ new preemptions of local authority over small cell wireless facility deployment and management of local rights-of-way.
- Upload and download high speed internet varies greatly in the Town.

**What it Means:**

Eldorado should be pretty well positioned with respect to electricity, though access to natural gas is limited and telecommunications services vary depending on where you are in the Town. In addition, new regulations governing 'small cell' facilities will need to be complied with in the future. However, Eldorado may still need to address localized issues related to the siting of these facilities. Although these services are provided by larger corporations and entities, Eldorado may wish to more deeply consider the impacts of cellular and broadband technologies in relation to attraction of residents and businesses.

Parks and Recreation Facilities

**The Facts:**

- Within the Town of Eldorado there are approximately 43.8 acres of recreational facilities including public parks, trails and recreational systems.
- The Town of Eldorado has approximately 6.1 acres of Town owned public land. Currently, based on the minimum standards, the Town should have 14.8 acres of park and recreational land.

**What it Means:**

According to the standard, Eldorado is deficient in the number of acres of Town owned public parkland in order to meet the recreational needs of its citizen. However, these minimum standards are merely guidelines and every community has different situations and demands that should be considered. In addition to minimum land needs, the Town should also be looking at facility needs. The composition of the community’s population can provide insight into the need for specific types of recreational opportunities, though to ensure that needs are accurately identified the Town should receive input from residents. Additionally, recent public sentiments for new trails and trail connections should be considered not just from a transportation (walkability) perspective, but from a recreational one as well. Trail facilities are vital.
components to fostering healthy lifestyles and are becoming increasingly important as an amenity to attract young talent into the community.

Other Facilities

The Facts:

- Eldorado has five existing cemeteries. Three of these are operated/maintained by active churches and Eldorado maintains two cemeteries. Four of the cemeteries are active and are still accepting burials.
- The Town of Eldorado has no current HealthCare facilities, although there are 5 hospitals within a 30 minute radius.
- Currently, there are no nursing homes within the Town.
- There are no licensed or certified childcare facilities in the Town of Eldorado.
- There is not a public library in the Town of Eldorado; instead residents utilize a nearby library: Fond du Lac Public Library.
- The Community Center underwent a major renovation in 2011. The facility houses the clerk’s office, a large meeting room, kitchen and restrooms.
- Rural mail delivery to residents in the Town of Eldorado is provided by four post offices, one of which is in the Town of Eldorado.

What it Means:

Beyond basic services, a number of other public and private facilities provide direct services and assistance to support daily life. The Community Center provides a larger space for public events and the availability of a post office in the Town provides residents with a close spot to conduct postal services. However, many of the other services are not present within the Town. In order to attract young families, affordable childcare may play a critical role in attracting a younger workforce. As the population ages, people may desire a local nursing home and/or an assisted living accommodation in order to remain in the Town.

Public Safety and Emergency Services

The Facts:

- Police service to the Town of Eldorado is provided by the Fond du Lac County Sheriff’s Department, as needed.
- The Town of Eldorado is served by the Eldorado Volunteer Fire department and first responders. Ambulance is provided by the North Fond du Lac Fire and EMS located in the Village of North Fond du Lac.
- The Eldorado Volunteer Fire Department’s PPC classification is a 9, which is common in small rural communities.
What it Means:

Adequate fire protection and emergency response services are important not only for keeping communities safe, but for providing prospective residents and businesses with the peace of mind that, in the event of a fire, they will be protected. In general, the Town’s emergency response services provide good service and are expected to have adequate capacity to accommodate growth. Even so, the Fire Department is generally considered a volunteer organization. It is becoming increasingly difficult to find new volunteers to replace older staff who are retiring and some staff work outside of town. This raises concerns about future levels of volunteerism and the availability of firefighters in the event of a day-time fire.

Public Education & School Facilities

The Facts:

- The Rosendale-Brandon Public School District provides education to the villages of Rosendale and Brandon and portions of the towns of Eldorado, Nekimi, Rosendale, Lamartine, Springvale, Metomen, Waupun, Alto and Oakfield.
- The North Fond du Lac School District provides education to a portion of the Town of Eldorado as well the Village of North Fond du Lac and the Town of Friendship and portions of the towns of Lamartine and Fond du Lac.
- The Town of Eldorado does not have any institutions of higher education.
- The University of Wisconsin system - University of Wisconsin Oshkosh operates three campuses’, two of which are within proximity to the Town of Eldorado.

What it Means:

Education of the Town’s residents is critical for quality of life and economic development. Good schools and good school districts continue to be a major factor for attracting growth and talent. The Town also has good access to post-secondary education opportunities. As growth continues, having a good workforce will be somewhat dependent on the availability of education and training.

POTENTIAL FRAMING CONCEPTS:

- Capital Improvement Planning
- Park and Recreational Planning or Enhancing Recreational Opportunities
  - Improvements to the park by the community center
- Broadband Internet Expansion
- Public Safety
  - Highlight need for more volunteers for fire protection and first responders