Notes:

Build may focus development to specific areas near access to WIS 23. (RPC)

CITY OF FOND DU LAC

TOWN OF TAYCHEEDAH

TOWN OF EMPIRE

Commercial Likely

Old Plank Trail

Ledge Rd

Konen Rd

Church Rd

Tower Rd

7 Hills Rd

Golf Course Dr

Laurel Ln

Poplar Rd

Artesian Rd

Taycheedah Creek

Grandview Rd

149

151

23

UU

T

K

## Future Development

- Residential
- Commercial
- Industrial
- Public/Institutional
- Unspecified Development
- Commercial/Residential

## Expert Panel

D - DATCP
E - Town of Empire
FdL - City of Fond du Lac
G - Village of Glenbeulah
M - Town of Marshfield
RPC - East Central WI RPC/ ond du Lac MPO
SC - Sheboygan County
T - Town of Taycheedah
W - Wade House

# Map 15: Expert Panel Summary of Build Alternative (West) Land Use Impacts

Sources: Fond du Lac County, Sheboygan County, WIDNR, WisDOT, US Census Bureau, Strand Associates, Vandewalle & Associates

0 0.25 0.5 Miles

4/1/2013

- WIS 23
- WIS 23 ICE Study Area
- Existing Trail
- Proposed Trail
- County Boundary
- City or Village Boundary
- Town Boundary
- Surface Water

**Proposed Build Alternative**

- Interchange or Jug Handle
- Cul de Sac
- Right-In/Right-Out
- Left-In
- J-Turn

**Proposed Corridor Preservation Alternative**

- Future Interchange
- Future Grade Separation

Notes:

Build may focus development to specific areas near access to WIS 23. (RPC)

Slight Reducation in Residential Development

TOWN OF MARSHFIELD

TOWN OF FOREST

TOWN OF GREENBUSH

TOWN OF EMPIRE

CCC

W

G

23

(RPC)

Commercial and/or Industrial when Interchange Happens

(D)

Commercial Likely

Industrial Likely

7 Hills Rd

Pit Rd

Triple T Rd

Loehr Rd

Old Town Hall Rd

Banner Rd

Hillview Rd

Hickory Rd

Division Rd

Chickadee Dr

Old Plank Trail

Mullet Marsh

FOND DU LAC COUNTY

SHEBOYGAN COUNTY

## Future Development

- Residential
- Commercial
- Industrial
- Public/Institutional
- Unspecified Development
- Commercial/Residential

## Expert Panel

D - DATCP
E - Town of Empire
FdL - City of Fond du Lac
G - Village of Glenbeulah
M - Town of Marshfield
RPC - East Central WI RPC/ ond du Lac MPO
SC - Sheboygan County
T - Town of Taycheedah
W - Wade House

## Map 16: Expert Panel Summary of Build Alternative (Central) Land Use Impacts

Sources: Fond du Lac County, Sheboygan County, WIDNR, WisDOT, US Census Bureau, Strand Associates, Vandewalle & Associates

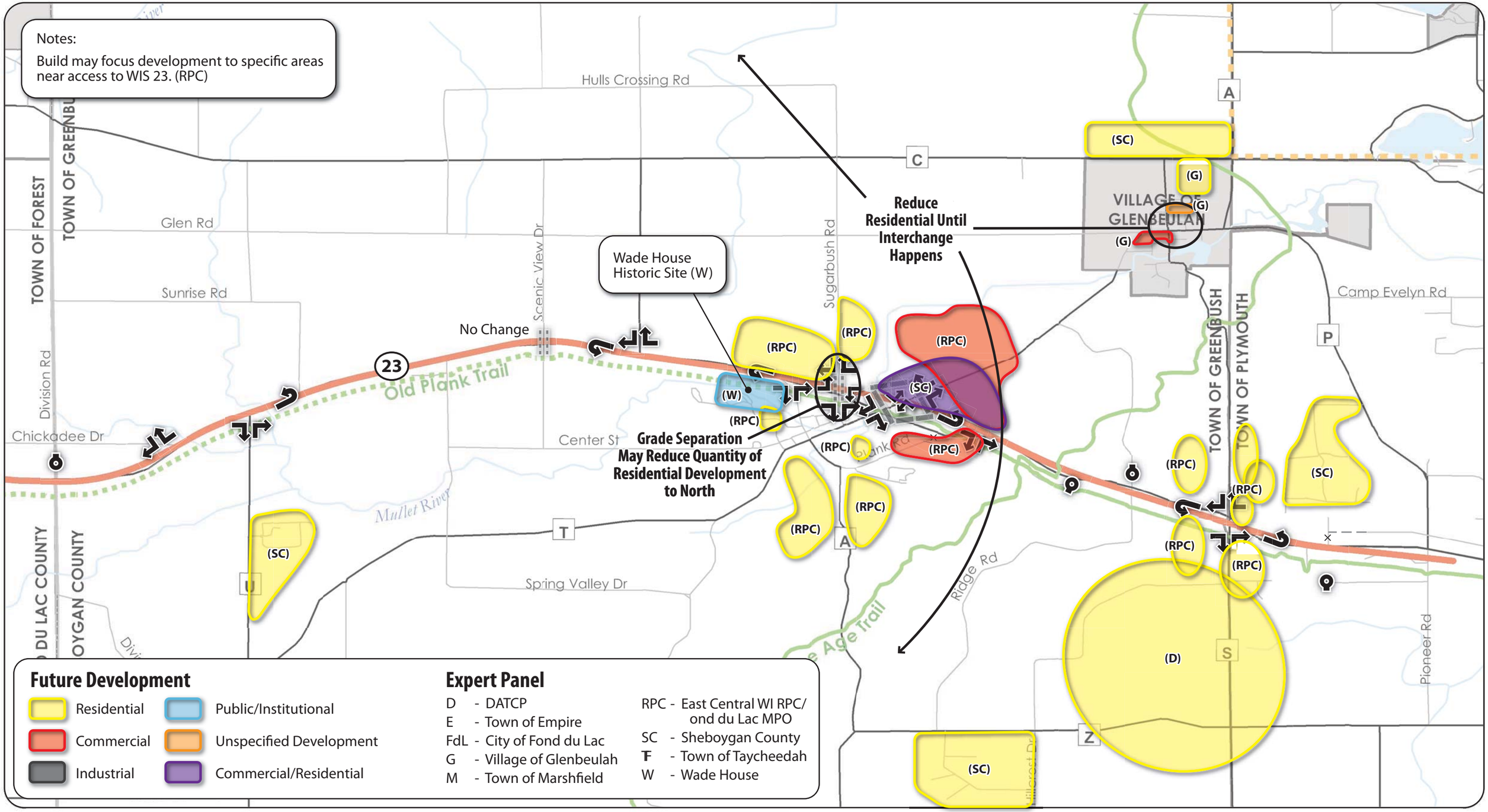
0 0.25 0.5 Miles

4/1/2013

WIS 23
WIS 23 ICE Study Area
Existing Trail
Proposed Trail
County Boundary
City or Village Boundary
Town Boundary
Surface Water

**Proposed Build Alternative**
Interchange or Jug Handle
Cul de Sac
Right-In/Right-Out
Left-In
J-Turn

**Proposed Corridor Preservation Alternative**
Future Interchange
Future Grade Separation




## Map 17: Expert Panel Summary of Build Alternative (East) Land Use Impacts

Sources: Fond du Lac County, Sheboygan County, WIDNR, WisDOT, US Census Bureau, Strand Associates, Vandewalle & Associates

0 0.25 0.5 Miles

4/1/2013

WIS 23
WIS 23 ICE Study Area
Existing Trail
Proposed Trail
County Boundary
City or Village Boundary
Town Boundary
Surface Water

**Proposed Build Alternative**
Interchange or Jug Handle
Cul de Sac
Right-In/Right-Out
Left-In
J-Turn

**Proposed Corridor Preservation Alternative**
Future Interchange
Future Grade Separation

Notes:
There were no resource impacts identified.

149
151
23
UU
T
Church Rd
Ledge Rd
Konen Rd
Laurel Ln
Tower Rd
Golf Course Dr
7 Hills Rd
CITY OF FOND DU LAC
TOWN OF TAYCHEEDAH
TOWN OF EMPIRE
Old Plank Trail
Poplar Rd
Artesian Rd
Taycheedah Creek
Butternut Rd
Mountain Rd
TOWN OF EMPIRE
TOWN OF FOREST

## Legend

Resources

## Expert Panel

D - DATCP
E - Town of Empire
FdL - City of Fond du Lac
G - Village of Glenbeulah
M - Town of Marshfield
RPC - East Central WI RPC/ Fond du Lac MPO
SC - Sheboygan County
T - Town of Taycheedah
W - Wade House

# Map 18: Expert Panel Summary Build Alternative (West) Resource Impacts

Sources: Fond du Lac County, Sheboygan County, WIDNR, WisDOT, US Census Bureau, Strand Associates, Vandewalle & Associates

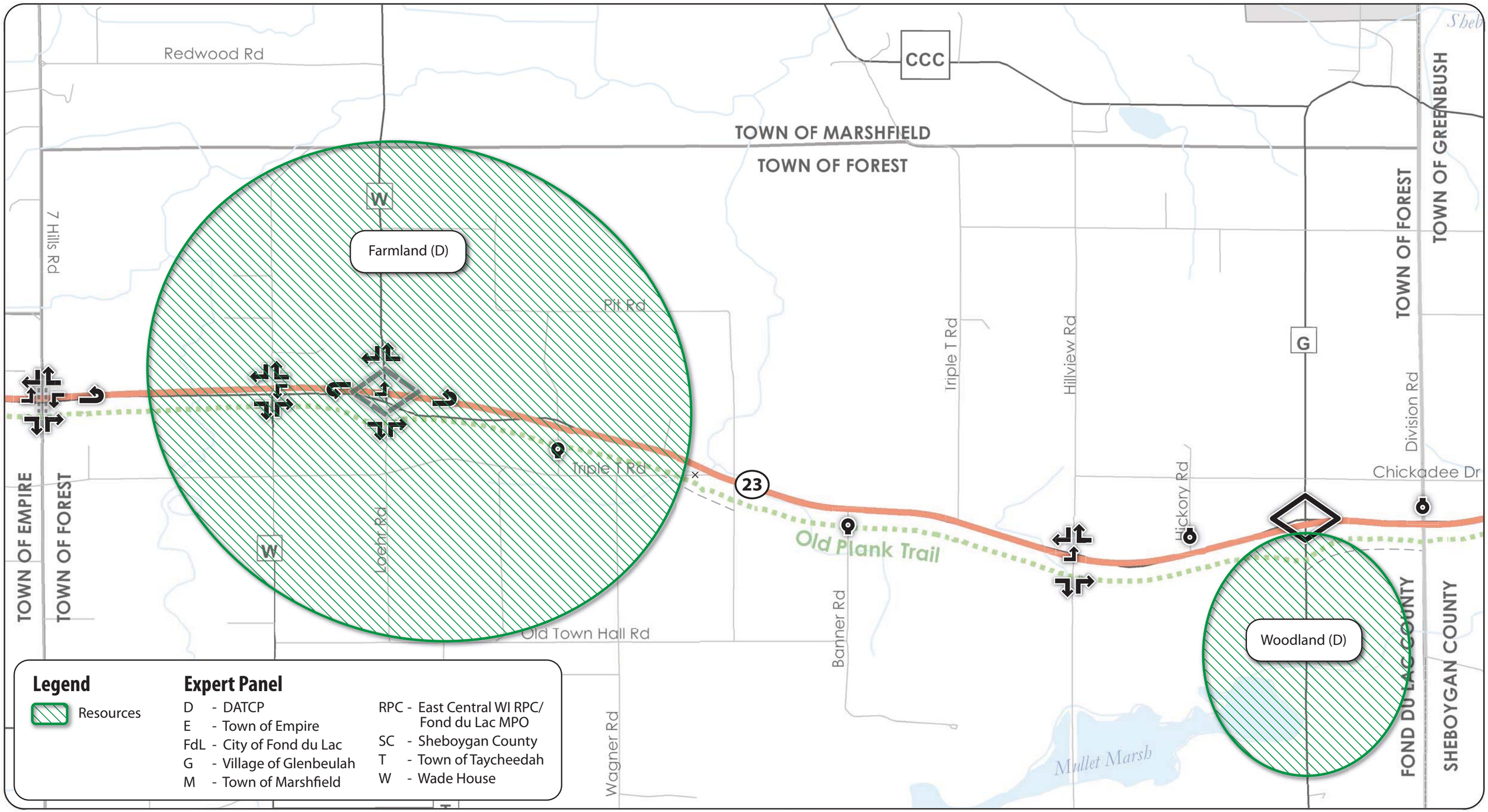
0 0.25 0.5 Miles

4/1/2013

WIS 23
WIS 23 ICE Study Area
Existing Trail
Proposed Trail
County Boundary
City or Village Boundary
Town Boundary
Surface Water

**Proposed Build Alternative**
Interchange or Jug Handle
Cul de Sac
Right-In/Right-Out
Left-In
J-Turn

**Proposed Corridor Preservation Alternative**
Future Interchange
Future Grade Separation




## Map 19: Expert Panel Summary Build Alternative (Central) Resource Impacts

Sources: Fond du Lac County, Sheboygan County, WIDNR, WisDOT, US Census Bureau, Strand Associates, Vandewalle & Associates

0 0.25 0.5 Miles

4/1/2013

WIS 23
WIS 23 ICE Study Area
Existing Trail
Proposed Trail
County Boundary
City or Village Boundary
Town Boundary
Surface Water

**Proposed Build Alternative**
Interchange or Jug Handle
Cul de Sac
Right-In/Right-Out
Left-In
J-Turn

**Proposed Corridor Preservation Alternative**
Future Interchange
Future Grade Separation

**See Map C for Instructions**

Notes:

I.E. Development-wise: I do not see anything happening differently than what would happen in the No-Build Option other than loss of farmland. (SC)

Hulls Crossing Rd

Glen Rd

Sunrise Rd

Division Rd

Chickadee Dr

Scenic View Dr

Sugarbush Rd

Center St

Plank Rd

Spring Valley Dr

Ridge Rd

Hillcrest Dr

Pioneer Rd

Camp Evelyn Rd

Mullet River

Ice Age Trail

Old Plank Trail

23

TOWN OF FOREST

TOWN OF GREE

DU LAC COUNTY

OYGAN COUNTY

TOWN OF GREENBUSH

TOWN OF PLYMOUTH

VILLAGE OF GLENBEULAH

Wade House Historic Site (W)

Woodland (D)

A

C

P

T

U

S

Z

## Legend

Resources

## Expert Panel

D - DATCP
E - Town of Empire
FdL - City of Fond du Lac
G - Village of Glenbeulah
M - Town of Marshfield
RPC - East Central WI RPC/ Fond du Lac MPO
SC - Sheboygan County
T - Town of Taycheedah
W - Wade House

# Map 20: Expert Panel Summary Build Alternative (East) Resource Impacts

Sources: Fond du Lac County, Sheboygan County, WIDNR, WisDOT, US Census Bureau, Strand Associates, Vandewalle & Associates

0 0.25 0.5 Miles

4/1/2013

WIS 23
WIS 23 ICE Study Area
Existing Trail
Proposed Trail

County Boundary
City or Village Boundary
Town Boundary
Surface Water

**Proposed Build Alternative**
Interchange or Jug Handle
Cul de Sac
Right-In/Right-Out
Left-In
J-Turn

**Proposed Corridor Preservation Alternative**
Future Interchange
Future Grade Separation

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# APPENDIX B: EXPERT PANEL SURVEY RESULTS

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# WIS 23 Indirect and Cumulative Effects Questionnaire

## 1. Please enter your name and the jurisdiction/agency you are representing below.

| | Response Percent | Response Count |
|---|---|---|
| Name | 100.0% | 22 |
| Jurisdiction/Agency | 100.0% | 22 |
| answered question | | 22 |
| skipped question | | 0 |

- Roger Rortvedt, Town of Plymouth
- Michael Limberg, Town of Greenbush
- Dan Weidert, Eastern FDL & Sheboygan Counties/DNR Wildlife Management
- Vickie Hall, Glacial Lakes Conservancy
- Kevin Struck, UW-Extension Sheboygan County
- Peter Nauth, DATCP
- Harold Barfknecht, Town of Forest, Fond du Lac County
- Walt Raith, Fond du Lac MPO/East Central WI Regional Planning
- Bill Immich, City of Plymouth
- David Simmons, Wade House Historic Site / Wisconsin Historical Society
- Aaron Brault, Sheboygan County
- Eric Fowle, Niagara Escarpment Resource Network / ECWRPC
- Bethaney Bacher-Gresock, FHWA - WI
- Michael Born, Village of St. Cloud
- Ken Kraus, Town of Marshfield
- Mike Rankin, UWEX
- Jerry Olig, Village of Mt Calvary
- Brenda Schneider, Town of Taycheedah
- Jeff Agee-Aguayo, Bay-Lake Regional Planning Commission
- Wayne Rollin, City of Fond du Lac
- Sam Tobias, Fond du Lac County, Planning Department

**2. Will the pace of future residential development occur at a different rate under the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Residential development will occur at a **slower pace** under the "Build Alternative." | 0.0% | 0 |
| Residential development will occur at a **faster pace** under the "Build Alternative." | 38.9% | 7 |
| **No change** | **44.4%** | **8** |
| No opinion | 16.7% | 3 |
| | Comments | 2 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- Residential development pace would likely vary depending on location on the corridor. The time horizon is not defined. This comment applies to many of my selections.
- We have examined housing unit and employment growth in the study area, but this growth was allocated before consideration of the capacity expansion. Three scenarios were developed and evaluated in Sheboygan County for the Sheboygan MPO transportation plan and air quality conformity analysis.

**3. Will the density of future residential development differ under the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Residential development will occur at a **lower density** under the "Build Alternative." | 5.6% | 1 |
| Resisdential development will occur at a **higher density** under the "Build Alternative." | 33.3% | 6 |
| **No change** | **38.9%** | **7** |
| No opinion | 22.2% | 4 |
| | Comments | 3 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- Based on the developer.
- I would think density would be higher due to concentration closer to newly defined access points to Hwy.
- Residential development may be channeled closer to STH 23 at higher concentrations if planned properly.

## 4. Will the character of residential development differ under the "Build Alternative" compared to the "No Build Alternative?"

| | Response Percent | Response Count |
|---|---|---|
| Yes | 22.2% | 4 |
| **No** | **50.0%** | **9** |
| No Opinion | 27.8% | 5 |
| | If yes, please describe. | 1 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- Easier access to country living means higher density.

**5. Will the pace of future commercial development occur at a different rate under the the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Commercial development will occur at a **slower pace** under the "Build Alternative." | 0.0% | 0 |
| **Commercial development will occur at a faster pace under the "Build Alternative."** | **44.4%** | **8** |
| No change | 38.9% | 7 |
| No opinion | 16.7% | 3 |
| | Comments | 3 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- Likely focused on interchange locatons.
- Provided that local zoning would allow/encourage commercial development, I would think that the pace would increase given better & more streamlined transportation on STH 23.
- See response regarding the pace of residential development question.

**6. Will the intensity of future commercial development differ under the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Commercial development will be **less intense** (e.g. less impervious surface) under the "Build Alternative." | 0.0% | 0 |
| **Commercial development will be more intense (e.g. more impervious surface) under the "Build Alternative."** | **38.9%** | **7** |
| **No change** | **38.9%** | **7** |
| No opinion | 22.2% | 4 |
| | Comments | 1 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- Employment related development may be channeled closer to STH 23 at higher concentrations if planned properly.

**7. Will the character of commercial development differ under the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Yes | 29.4% | 5 |
| No | 29.4% | 5 |
| **No Opinion** | **41.2%** | **7** |
| | If yes, please describe. | 2 |
| | **answered question** | **17** |
| | **skipped question** | **5** |



*Comments:*

- Easier access will increase commercial activity - especially at interchanges.
- Potential for higher value commercial.

**8. Will the pace of future industrial development occur at a different rate under the the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Industrial development will occur at a **slower pace** under the "Build Alternative." | 5.6% | 1 |
| Industrial development will occur at a **faster pace** under the "Build Alternative." | 33.3% | 6 |
| **No change** | **38.9%** | **7** |
| No opinion | 22.2% | 4 |
| | Comments | 2 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments*

- Same response as w/ Commercial Development ... guarantee of better transportation throughput on STH = increase in development
- Nearly all manufacturing/industrial growth will occur in and near the City of Plymouth (minimal in the Town of Greenbush and none in the Village of Glenbeulah). Much of the growth in Plymouth is expected in or adjacent to existing industrial parks/areas.

## 9. Will the intensity of future industrial development differ under the "Build Alternative" compared to the "No Build Alternative?"

| | Response Percent | Response Count |
|---|---|---|
| Industrial development will be **less intense** (e.g. less impervious surface) under the "Build Alternative." | 5.6% | 1 |
| Industrial development will be **more intense** (e.g. more impervious surface) under the "Build Alternative." | 22.2% | 4 |
| **No change** | **44.4%** | **8** |
| No opinion | 27.8% | 5 |
| | Comments | 0 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

No Comments

## 10. Will the character of industrial development differ under the "Build Alternative" compared to the "No Build Alternative?"

| | Response Percent | Response Count |
|---|---|---|
| Yes | 16.7% | 3 |
| **No** | **44.4%** | **8** |
| No Opinion | 38.9% | 7 |
| If yes, please describe. | | 0 |
| **answered question** | | **18** |
| **skipped question** | | **4** |

*Comments:*

No Comments

**11. Will the pace of future public/institutional development occur at a different rate under the the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Public/institutional develompent will occur at a **slower pace** under the "Build Alternative." | 5.6% | 1 |
| Public/institutional develompent will occur at a **faster pace** under the "Build Alternative." | 27.8% | 5 |
| **No change** | **44.4%** | **8** |
| No opinion | 22.2% | 4 |
| | Comments | 4 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- Limited resources would dictate little/no change.
- New hospital planned for east side of Fond du Lac - regardless of build alternative.
- We have not examined this land use issue as much as additional residential, commercial and industrial development.
- Road expansion project will open an opportunity to extend the Plank Trail to Fond du Lac.

**12. Will the intensity of future public/institutional development differ under the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Public/institutional development will be **less intense** (e.g. less impervious surface) under the "Build Alternative." | 5.6% | 1 |
| Public/institutional development will be **more intense** (e.g. more impervious surface) under the "Build Alternative." | 22.2% | 4 |
| **No change** | **50.0%** | **9** |
| No opinion | 22.2% | 4 |
| | Comments | 1 |
| | **answered question** | **18** |
| | **skipped question** | **4** |

*Comments:*

- New hospital for Fond du Lac.

**13. Will the character of public/institutional development differ under the "Build Alternative" compared to the "No Build Alternative?"**

| | Response Percent | Response Count |
|---|---|---|
| Yes | 17.6% | 3 |
| **No** | **47.1%** | **8** |
| No Opinion | 35.3% | 6 |
| | If yes, please describe. | 1 |
| | **answered question** | **17** |
| | **skipped question** | **5** |



*Comments:*

- Refer to comments raised by Greenbush Town Chair at the 1/17 meeting in Fond du Lac.