

VILLAGE OF ROSHOLT COMPREHENSIVE PLAN 2008



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Village of Rosholt Comprehensive Plan

Table of Contents:

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

List of Maps:

Location	Map 1-1
Natural Resources	Map 2-1
Transportation	Map 4-1
Utilities & Community Facilities	Map 5-1
Existing Land Use	Map 7-1
Future Land Use Plan	Map 7-2

CHAPTER 1: ISSUES AND OPPORTUNITIES

This is the first of nine chapters that make-up the Rosholt Comprehensive Plan. This chapter is based on the statutory issues and opportunities requirement as outlined in Wisconsin State Statute 66.1001(2)(a). It reads: Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

Additional information on many of the topics within this Village comprehensive plan is described in more detail within the respective element in the Portage County Comprehensive Plan.

Section 1.1 Brief History and Description of the Planning Area

The Village of Rosholt is about 695 acres in size. It is located in the northeast corner of Portage County, Wisconsin, and is surrounded by the Town of Alban. It is located on Highway 66, about seventeen miles from Stevens Point.

The Village was founded in 1907. Rosholt has its origins in the late 19th century when J. G. Rosholt established a sawmill near the existing Rasmussen feed mill on the South Branch of the Little Wolf River. A post office was established along Main Street in 1893. Lumber and potatoes fueled the growth of the Village. In 1901 the sawmill burned down. It was replaced by a larger mill that belonged to the Maxwell Lumber Company, which itself burnt and was rebuilt in 1908.

The railroad came to Rosholt in October of 1903, the same year as the first registered survey and plats of the Village. On April 7, 1908 the first elections were held and J. G. Rosholt was elected President of the Village that bore his name. By 1921 there was a creamery, blacksmith shop, a shoemaker, grocery stores, feed mill, hardware store, mercantile, harness shop, and the Hanson House Hotel. Rosholt was a prosperous community. After starting with a one-room school, this was expanded to accommodate growth, and in 1915 work began on a new brick building for the upper grades. In 1925 this was officially declared a high school. In 1921 the Rosholt Advancement Association and the Portage County Guernsey Breeders Association held a picnic at Hill Park. Over time this evolved into the Rosholt Fair, also known as the Official Portage County Fair.

Over the years residential, commercial, governmental and agricultural uses have dominated the village.

Section 1.2 Past Planning in Rosholt

The last major planning effort in the Village was in 1980. A Development Guide, which is similar to a comprehensive plan. The document was prepared by the Portage County Planning Department. A Local Development Plan was prepared in 1988 as a requirement of an economic development application submitted to the state. An effort was started with the County as part of a county-wide planning effort in 2003, but that effort stalled.

There are some references to information obtained from these previous planning processes in the following chapters of this plan.

Section 1.3 The Current Comprehensive Planning Process

The Village of Rosholt requested assistance from the North Central Wisconsin Regional Planning Commission (NCWRPC) with the development of this plan, and the revision of the zoning ordinance. The Planning Commission, along with a group of interested citizens, guided the development of the plan. This group met to analyze and discuss information that was gathered and presented by the NCWRPC.

An important part of any planning process is public involvement. Involving citizens provides them an opportunity to express their views, ideas and opinions on issues that relate to the future development of the village. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus.

Section 1.4 Demographics Trends

A. Population Growth

Every 10 years the Federal government performs the National Census, and these Census results are the main source of information used to understand how communities change over time. The Village's population has grown slowly over the last ten years according to the Census. As displayed in Table 1, the Village experienced a one percent increase between 1990 & 2000. Meanwhile the county grew at 9.4 percent over the same time period. All of the surrounding towns grew at greater rates.

Between 1990 and 2000, Rosholt added six persons. The village is about 0.77 percent of the total population of the county. Annually, the Wisconsin Department of Administration publishes population estimates for all minor civil divisions. These numbers vary slightly from the U.S. Census information. According to the 2006 estimates Rosholt declined in population while the county and surrounding communities grew.

**Table 1-1:
Population**

Minor Civil Division	1980	1990	2000	2006	1980 - 2000 % Change	1980 - 2000 Net Change
Village of Rosholt	520	512	518	501	-0.4%	-2
Town of Alban	768	860	897	908	16.7%	129
Town of Sharon	1,694	1,742	1,936	2,039	14.3%	242
Village of Amherst Jct.	225	269	305	336	35.5%	80
Portage County	57,420	61,405	67,182	69,591	17.0%	9,762

Source: U.S. Census, DOA 2003 estimate, Portage County

If the twenty-year growth trend were maintained, the village would expect flat to slightly negative growth in population over the next twenty years. Thus, two less persons would reside in the village. However, if the village grew at the same pace as the county it would expect about 88 additional residents.

B. Age Distribution and Race

The age trend in the Village of Rosholt is different than in the city, the county, the state, or in the surrounding towns. Since 1980 the median age in the village has gone down by over two years. During that same period the median age in the county went up by more than seven years, and in the Town of Sharon it went up by over ten years. The number of people aged 65 and older that lived in the village decreased from 112 in 1990, to seventy in 2000, a decrease of 37.5 percent. Currently a third of village residents are under the age 20 and 13.5 percent are over the age of 65. There is also thirty-one percent of the population between the ages of 25 and 44. By comparison the average for rural villages in Portage County is 29.6 percent of residents in the 25-44 age group and 21.7 percent over 65.

Although the county as a whole and the surrounding towns are aging at a rate of thirty percent or more, the Village of Amherst Junction also had its median age drop, at a rate double that of Rosholt. The likeliest explanation for this is families who commute into Steven Point moving into the community. The high percentage of children under age twenty would be compatible with this explanation.

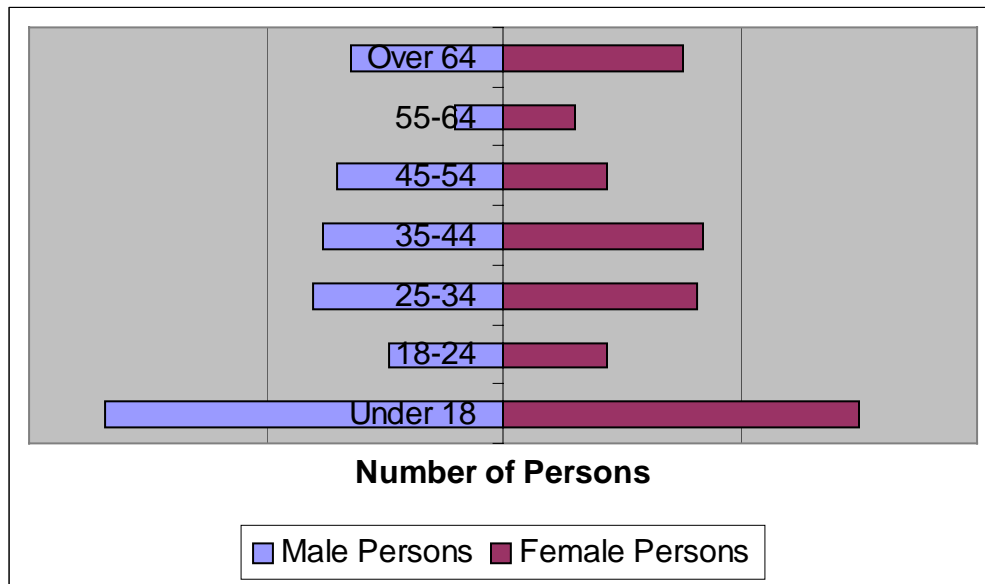
**Table 1-2:
Median Age**

Minor Civil Division	1980	1990	2000	1980 - 2000 % Change	Net Change Change
Village of Rosholt	33.5	34.7	31.3	-6.6%	-2.2
Town of Alban	29.3	33.5	37.9	29.3%	8.6
Town of Sharon	27.0	32.8	37.2	37.7%	10.2
Village of Amherst Jct.	34.5	28.3	30.2	-12.5%	-4.3
Portage County	25.4	29.3	33.0	29.2%	7.6
State of Wisconsin	27.0	32.9	36.0	9.4%	3.1

Source: U.S. Census, Portage County

After rising slightly in the 1990s the median age went down by almost ten percent in the 1990s. The population has more families and children (68.2% family households, 38.9% with children), and almost a third of the population between 25 and 45. This indicated that the Village of Rosholt is a strong family community and is likely to remain one for decades into the future.

Display 1: 2000 Age Cohorts



Source: U.S. Census

In 1990, all of the village's 512 residents were white. In 2000, 511 of 518 residents listed themselves as white, 2 as American Indian, and 5 as some other race.

C. Educational Levels

Educational levels in 1990 showed that 348 had completed high school and of those, 47 had some college, 21 had associate degrees, 37 had bachelor degrees and 3 had graduate or professional degrees. The 2000 Census showed that 281 had completed high school

and of those, 50 had some college, 38 had associate degrees, 23 had bachelor degrees and 6 had graduate or professional degrees. Only those 25 years of age and older are reflected in these statistics. Table 3 provides a summary of educational attainment in the Village of Rosholt, Portage County, and the State.

**Table 1-3:
Educational Attainment, Persons Age 25 and Older, 2000**

Educational Attainment Level	Village of Rosholt	Portage County	State of Wisconsin
Less than 9 th Grade	8.6%	6.0%	5.4%
9 th to 12 th Grade, no diploma	10.9%	7.5%	9.6%
High School Graduate	47.0%	37.2%	34.6%
Some College, no degree	14.3%	18.9%	20.6%
Associate Degree	10.9%	7.0%	7.5%
Bachelor's Degree	6.6%	16.1%	15.3%
Graduate or Professional	1.7%	7.2%	7.2%

Source: U.S. Census, Portage County

The Village of Rosholt has a higher percentage of high school graduates as a level of educational attainment compared to the county and the state. Overall 80.5 percent of residents have graduated from high school against 85 percent in rural villages. Rosholt also has a higher percentage of persons with less than 9th grade attainment and no diploma. The village compared to the county and state has a lower percentage of persons with some college, a bachelor degree, and graduate or professional degree, but a higher percent age of those with an associate degree.

D. Households and Income

The number of households in the village has decreased by 4.3 percent, from 207 in 1990 to 198 in 2000. Of the 198 total households, in 2000, 68.2 percent were family households, while the other 31.8 percent were non-family households. Forty-four percent were married couple households.

More than twenty-six percent of all households included someone 65 years old or older, while over forty-one percent included someone 18 or younger. The average household size was 2.62.

The 1999 median household income in the village was \$42,750, which was slightly less than both Portage County and the State, which were \$43,487 and \$43,791 respectively. Median income in Rosholt was significantly higher than the average for rural villages of \$39,271. When adjusted for inflation household income actually went up by over forty percent.

**Table 1-4:
Median Household Income**

Minor Civil Division	1990	2000	Adj. Net Change*	% Change*
Village of Rosholt	\$23,021	\$42,750	\$9,426	40.9%
Town of Alban	\$26,563	\$36,250	\$951	3.5%
Town of Sharon	\$30,491	\$53,750	\$10,305	33.8%
Village of Amherst Jct.	\$25,000	\$44,500	\$8,776	35.1%
Portage County	\$28,686	\$43,487	\$4,321	15%
State of Wisconsin	\$29,442	\$43,791	\$10,891	37%

Source: U.S. Census & NCWRPC. *Adjusted for inflation

Of the 209 households in the village, 58 reported incomes less than \$24,999 and only one had an income above \$100,000. At the same time inflation-adjusted household income increased by forty percent per capita, while per capita income grew by 17 percent. This indicates larger household size.

**Table 1-5:
Per Capita Income**

Minor Civil Division	1990	2000	Adj. Net Change*	% Change*
Village of Rosholt	\$10,318	\$16,003	\$1,828	17.7%
Town of Alban	\$10,164	\$15,664	\$1,725	16.9%
Town of Sharon	\$11,243	\$20,760	\$4,514	40.1%
Village of Amherst Jct.	\$12,546	\$19,261	\$2,073	16.5%
Portage County	\$11,730	\$19,854	\$3,339	28.5%
State of Wisconsin	\$13,276	\$21,271	\$6,068	45.7%

Source: U.S. Census & NCWRPC. *Adjusted for inflation

The Village of Rosholt had its poverty rate go down at a rate similar to the county, state and surrounding communities.

**Table 1-6:
Poverty Rate (%)**

Minor Civil Division	1989 Poverty Rate (%)	1999 Poverty Rate (%)
Village of Rosholt	8.5%	6.1%
Town of Alban	11.5%	10.3%
Town of Sharon	8.2%	5.7%
Village of Amherst Jct.	9.8%	1.6%
Portage County	12.9%	9.0%
State of Wisconsin	10.7%	8.7%

Source: U.S. Census

E. Employment Characteristics

Between 1990 and 2000 the village's employed residents increased 29.1 percent, from 220 to 284. The top two industries in terms of employment in 1990 were Manufacturing and Retail Trade. In 2000, Manufacturing was the largest source of employment, Educational, Health, & Social Services was second followed by Retail Trade. In 1990, 7 people reported they were unemployed, 3.1 percent of the labor force, and in 2000, 18 people reported they were unemployed, or 4.3 percent of civilian labor force.

Minor Civil Division	1990	2000	90-00 %
Village of Rosholt	220	284	29.1%
Town of Alban	362	412	13.8%
Town of Sharon	861	1,140	32.4
Village of Amherst Jct.	138	141	2.1%
Portage County	30,150	35,677	18.3%

Source: U.S. Census

Section 1.5 Conclusions from the Issues and Opportunities Analysis

- A. DOA projects a loss of 33 persons by 2025 in the Village of Rosholt. According to DOA's 2006 population estimate the Village has lost 17 residents since 2000, or three percent of its population. This reinforces the likelihood of the population loss projected by the State.
- B. The median age in Rosholt is declining while it is increasing in the surrounding towns and the county. The Village of Amherst Junction also had a decrease in median age (at an even faster rate). Generally such a change in median age would be attributed to an increase in families and children in the community.
- C. Median income in the village was above the average for rural villages in the county, and only slightly behind levels for the county and state. While median household income went up by forty percent during the 1990s per capita income only increased by 17 percent, another indication of the preponderance of families.

Section 1.6 Goals, Objectives and Policies

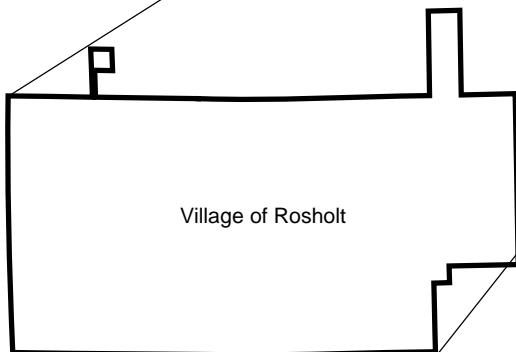
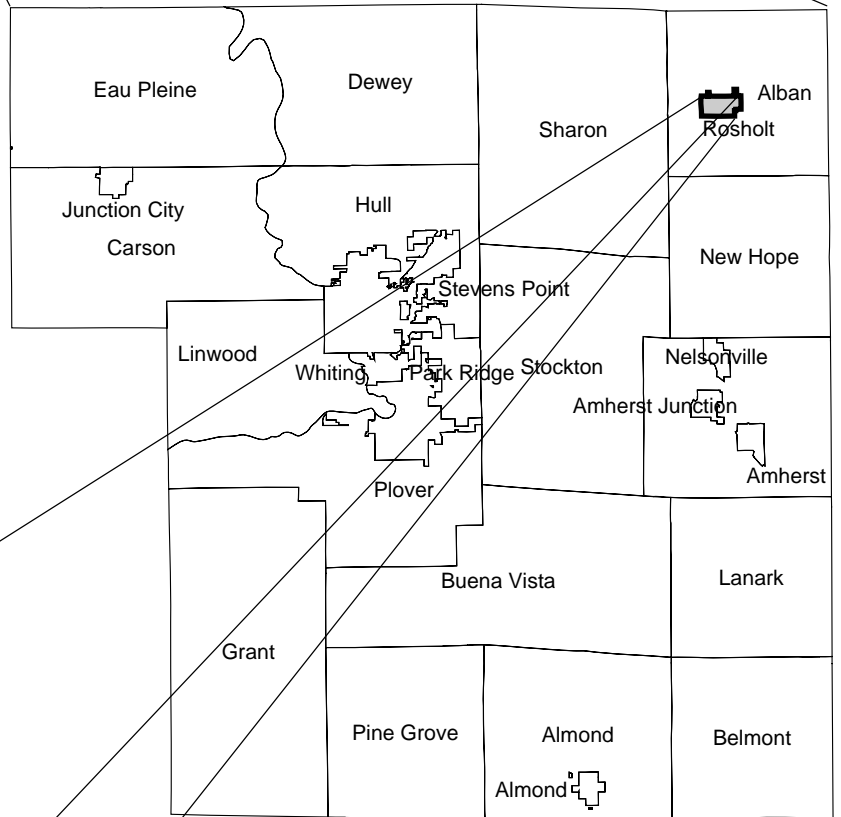
Each of the following elements of this comprehensive plan includes a set of goals, objectives and policies, which the Village Board will use to guide the future development of the Village over the next 5 to 10 years.

For purposes of this plan, goals, objectives, and policies are defined as follows:

- ✓ **Goals:** Broad statements that express general public priorities about how the Village should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community.
- ✓ **Objectives:** More specific than goals and are usually attainable through planning and implementation activities. Accomplishment of an objective contributes to the fulfillment of a goal.
- ✓ **Policies:** Rules or courses of action used to ensure plan implementation and to accomplish the goals and objectives. Decision-makers use policies on a day-to-day basis.

Each element also includes a listing of possible programs that the village might implement in order to advance the goals and objectives of this plan. The listing does not imply that the village will utilize every program shown, but only that these programs are available to the town and may be one of many possible ways of achieving the town's goals.

Map 1-1
Village of Rosholt
Location Map
 Portage County, Wisconsin



This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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CHAPTER 2: NATURAL, AGRICULTURAL & CULTURAL RESOURCES

This is the second of nine chapters that make-up the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for natural, agricultural and cultural resources outlined in Wisconsin State Statute 66.1001(2)(e). It reads: A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20(2), parks, open space, historic and cultural resources, community design, recreational resources and other natural resources.

Section 2.1 Natural Resources

This section will describe the existing conditions of natural resources of the Village of Rosholt and surrounding area. Natural resources include: soils, watersheds, lakes, rivers, groundwater, shore lands, floodplains, wetlands, forests vegetation, and wildlife.

The village lies in the mid-latitude continental climatic zone, which is characterized by long, snowy winters and short, warm summers. Spring and fall are often short with rapid changes from summer to winter and winter to summer. Annual precipitation, throughout the area, averages about 32 inches. About one-half to two-thirds of the annual precipitation falls between May and September. Snowfalls range between 45 and 80 inches annually, with a continuous snow cover from November to early April.

A. Soils

This area is located within the Drift Providence, which was formed by glacial moraine made up of glacial sediments ranging from sands to loams and somewhat clayey materials. The providence consists of a thick sandy till and glacial outwash containing sand and gravel with small amounts of silt and clay.

As with most areas in Central Wisconsin, the Village of Rosholt has a variety of soil types within the village. According to the 1972 USDA Soil Survey of Portage County, the soil patterns of the Richford-Rosholt-Billett association underlies the village. This is a well-drained, nearly level to gently sloping soils that formed in sandy and loamy deposits and outwash sand and gravel. Virtually the entire village is located on Rosholt Sandy Loam (RrB), with surrounding areas of Oesterle Sandy Loam (Oe) and Wyocena Sandy Loam (WyC). The valley of Flume Creek, which passes through the village, is made up of Alluvial Land (Ab) which is poorly drained and level.

Soils are an important natural resource. Knowledge of the potential uses and/or limitations of soil types is necessary to evaluate crop production capabilities or when considering construction of buildings, installation of utilities, or other uses of land.

Problems that limit development on certain soils include poor filtration, slow percolation, flooding or ponding, wetness, slope, and subsidence. A "severe" limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soils rated severe, such costly measures may not be feasible.

B. Groundwater

The Village of Rosholt is in the drift province where the basement granite bedrock is far from the surface and the unconsolidated aquifers above it are not limited. Depth to bedrock is generally greater than 100 feet and the depth to groundwater ranges from a few feet below the surface to 30-157 feet. In some areas the nature of the soil is conducive to intercepting pollutants, however the sub-surface soils texture is sandy and coarse. Potential pumping rates for groundwater generally range from 10-1,000 gallons per minute. The land is part of a watershed that drains into Lake Michigan.

Under natural conditions, the aquifers generally receive clean water from rainfall percolating through the overlying soils. However, contamination of groundwater reserves can result from such sources as percolation of water through improperly placed or maintained landfill sites, private waste disposal located near the water table, leaks from sewer pipes, and seepage from some types of mining operations into the aquifer. Runoff from livestock yards and urban areas and improper application of agricultural pesticide or fertilizers can also add organic and chemical contaminants in locations where the water table is near the surface. Protection of these groundwater reserves is necessary to ensure adequate water to domestic, agricultural and commercial uses. If groundwater is not protected, contamination could result; thus, endangering the quality and supply of the water in the village.

C. Surface Water

Surface water in the Village consists of the 14-acre millpond and 15.5-mile Flume Creek running through the Village. Flume Creek may have some potential for flooding. Surface water within the extraterritorial boundary of the Village consists of the 39-acre Lions Lake, Bradley Creek and five small-unnamed Lakes. These surface water resources help replenish the groundwater as part of the hydrologic cycle. The Rosholt area is in the Great Lakes drainage basin. See the Natural Resources Map.

D. Wetlands

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle, and local ecological systems. In a natural condition, they control floodwater by moderating peak flows, and some may act as groundwater recharge sites. All wetlands have valuable water purification capabilities and make significant contributions to surface and groundwater quality. They act as settling areas for inflowing streams as well as functioning in the reduction of water nutrients through uptake of these compounds into plant tissues. They also have a buffering affect on water acidity or alkalinity and are

helpful in the elimination of harmful bacteria, which may be found in surface or groundwater. They also serve as breeding and nesting grounds for waterfowl and many other animals that depend on aquatic habitats; they are an important recreational, education, and aesthetic resource. In many instances, wetlands serve in the combined roles of flood moderation, water purification and aquatic habitat, wetlands are important to the maintenance of downstream habitat as well. See the Natural Resources Map.

Wetlands generally occur in areas where water stands near, at, or above the soil surface during a significant portion of most years. Vegetation is generally aquatic in nature and may vary from water lilies and rushes in marsh areas to alder and tamarack in lowland forest. Swamps, bogs, marshes, potholes, wet meadows, and sloughs are all wetlands. The soils in these areas are usually saturated during the growing season within a few inches of the surface.

When drainage of wetlands occurs, or drainage patterns are altered, the water table is locally lowered and soils are exposed to oxidation at depths usually saturated. Nutrients held in the wetland soils can then be leached away. Heavy siltation can occur downstream as water previously held by the soils is swept away. Wildlife population and habitat in drained areas and downstream locations may be negatively affected, lowering the recreational and educational value. Eradication of wetlands can also occur in urban locations through the use of fill material. This can destroy the hydrologic function of the site and open the area to improper development. The Wisconsin Department of Natural Resources (WisDNR) has delineated the location of wetlands and has standards for managing wetlands.

E. Floodplains

Floodplains are a natural feature not conducive to development. Inappropriate location of roadways in floodplains can result in serious flood damage. Periodic roadbed saturation and embankment washing eventually lead to an increase in road maintenance costs. In addition to roads, floodwaters can create a number of problems by damaging foundations of homes, electrical equipment, heating units, etc. Basements constructed on permeable sands and silts of floodplains are especially susceptible to damage resulting from seepage through walls. Thus, it is advisable to restrict development in such areas. In the village, the areas that are designated as floodplains by the Federal Emergency Management Agency (FEMA) are mainly adjacent to Flume Creek and the millpond. See the Natural Resources Map.

F. Woodlands

Forest cover provides many vital functions, which are diverse in nature; forested lands provide for recreational opportunities, scenic beauty, economic commodity (timber products), and wildlife habitat as well as protection of sensitive environmental areas. From the *NCWRPC GIS Inventory*, about 65 acres is wooded. Tree cover is essential, especially for erosion control and to reduce effluent and nutrient flows into surface water bodies and courses. Timber does exist in the northeast corner of the Village and the

southeastern corner of the Village. The Village fairgrounds also have substantial timber. See the Existing Land Use Map.

G. Wildlife & Endangered Species

The Wisconsin Natural Heritage Inventory (NHI) data files contain records for the following rare species and natural communities in the Town of Alban: Bald Eagle, Tiger Beetle, Bog Fritillary, Aurora Damselfly, Dorcas Copper, Bog Copper, and Russet Cotton-grass. These species should be taken into consideration when development and protection measures are considered. See the Natural Resources Map.

Section 2.2 Agricultural Resources

There are several large tracts in the Village that are still actively being farmed. Most of this land is in various crop production. According to the *NCWRPC GIS Inventory*, about 320 acres are in production. The surrounding Town has major areas of agricultural production. There are also some businesses in the community that are related to the agricultural economy.

Section 2.3 Cultural Resources

Cultural and historic resources often help link the past with the present and can give a community a sense of place or identity. These resources can include historic buildings and structures along with ancient and archeological sites.

Burial sites are one example of a resource that can add to a community's sense of history as well as provide a great deal of genealogical information. Formally catalogued burial sites are protected from disturbance in Wisconsin and are given tax treatment equal to that of operating cemeteries.

Information regarding cultural and historic resources in the village is constrained by limited financial and human resources.

A. Cultural and Historic Resource Inventory

There are no sites in the village listed on the National Register of Historic Places. There are eight buildings listed on the Architectural History Inventory (AHI) including the State Bank of Rosholt, a restaurant building associated with Jens Rasmussen, the Gorecki Shrine, and five houses along East Grand Avenue. There are several other buildings that are of local interest, such as the Rusty Spur Saloon and Rosholt Motor Cycle Company. The Lutheran Church has some very unique stained glass. Located at the Fair Grounds are some cabins, a school and an old sawmill.

The Village of Rosholt has a rich history as a lumbering and agricultural community and much of the architectural legacy of that heritage remains. In addition the Rosholt

Fairgrounds offers a unique cultural and recreational asset for the community. Every effort should be made to preserve and enhance these historic resources.

There are two historical markers in the Village. One Marker is located on the Northeast side of the creek, and reads:

“Site of last Rosholt Saw Mill, Land given to Rosholt Fair Association by Mr. & Mrs. J.M. Rustad”.

The other Marker is located on the Northwest side of the creek near the pond and has a portage county historical society logo and reads:

“This site marks the beginning of the Village of Rosholt. In 1867 Jens Rasmussen who came from Lolland Denmark purchased land and improved a beaver dam here to furnish power for a grist mill. In 1885 the dam was acquired by John Gilbert Rosholt for a saw mill. A community grew around the saw mill. In 1893 a Post Office called Rosholt was established. 1907 the Village of Rosholt was Incorporated”.

B. Cultural Resource Programs

At the state level, the Wisconsin Historical Records Advisory Board (WHRAB) works in association with the Wisconsin Historical Society. The Board’s activity falls primarily into three areas: it provides guidance and assistance to archives and records management programs in Wisconsin, promotes the value of historical records as keys to our cultural heritage and works through statewide partnerships with statewide organizations whose purpose and goals support that end, and to bring federal grant funds to Wisconsin for improving access and preservation of historical records.

C. A Brief History

In the 1800's, Rosholt began as part of Town 25 North. J.G. Rosholt, who operated a sawmill in Hitterdal, moved his machinery to Town 25 North. He made a deal to share the water rights on the South Branch of the Little Wolf River. He built a sawmill on the east side of the pond and buildings began to spring up around the sawmill.

A post office was established March 2, 1893. Many names were tossed about until "Rosholt", named for J.G. Rosholt, was decided as the identity of the settlement. June 1903 was recorded as when the first survey and platting started in the village. J.G. Rosholt and Brooks & Ross Lumber were very instrumental in bringing the railroad to the area. About October 1903, the whistle of the first train in the village could be heard. It was known as the Rosholt Flier, engine No. 932.

The first village officer elections were held on April 7, 1908 and J.G. Rosholt was elected. With the coming of the railroad, Rosholt was growing. Lumber and potatoes were the number one businesses. By 1921, a list of Rosholt businesses included: bank, creamery, blacksmith shop, shoemaker, grocery stores, feed mill, millinery shop, harness

shop, hardware stores, mercantile company, and a hotel. This was a busy little community.

Unfortunately, a fire in 1947 destroyed many records regarding the Village of Rosholt, but much of its history comes to life at Rosholt's local museum, which consists of a log house, granary, schoolhouse and sawmill.

Section 2.4 Goals, Objectives & Policies

Natural Resources:

Goals:

1. Protect natural areas, including wetlands, floodplains, wildlife habitats, ponds, woodlands, open spaces and groundwater resources, while the community grows.
2. Conserve the Village's environmental and recreational resources.

Objectives:

1. New development in the Village should not negatively impact environmental resources or adjoining property values.
2. Support efforts to protect the quality of the surface water and groundwater resources.
3. Encourage and support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.

Policies:

1. Preserve shorelands where critical natural habitats, floodways, historic sites, old growth forests, scenic open spaces, steep slopes, and wetlands are present.
2. Direct growth away from environmentally sensitive areas such as wetlands, floodplains, and steep slopes in order to protect the benefits and functions they provide and save future public and private dollars spent on flood control, stormwater management, habitat restoration, erosion control, and water quality improvements

Agriculture:

Goal:

1. Allow for agricultural uses in appropriate areas.

Objective:

1. Support productive farmland in the Village until the time it is converted to a higher use.
2. Encourage agricultural practices that reduce impacts to the land and the surrounding residents.

Policies:

1. Educate the public related to farming operations.
2. Restrict farming operations that have a negative impact on the Village and its residents.

Cultural:

Goal:

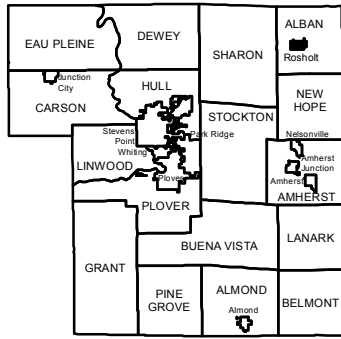
1. Preservation of cultural, historic and archeological sites.

Objective:

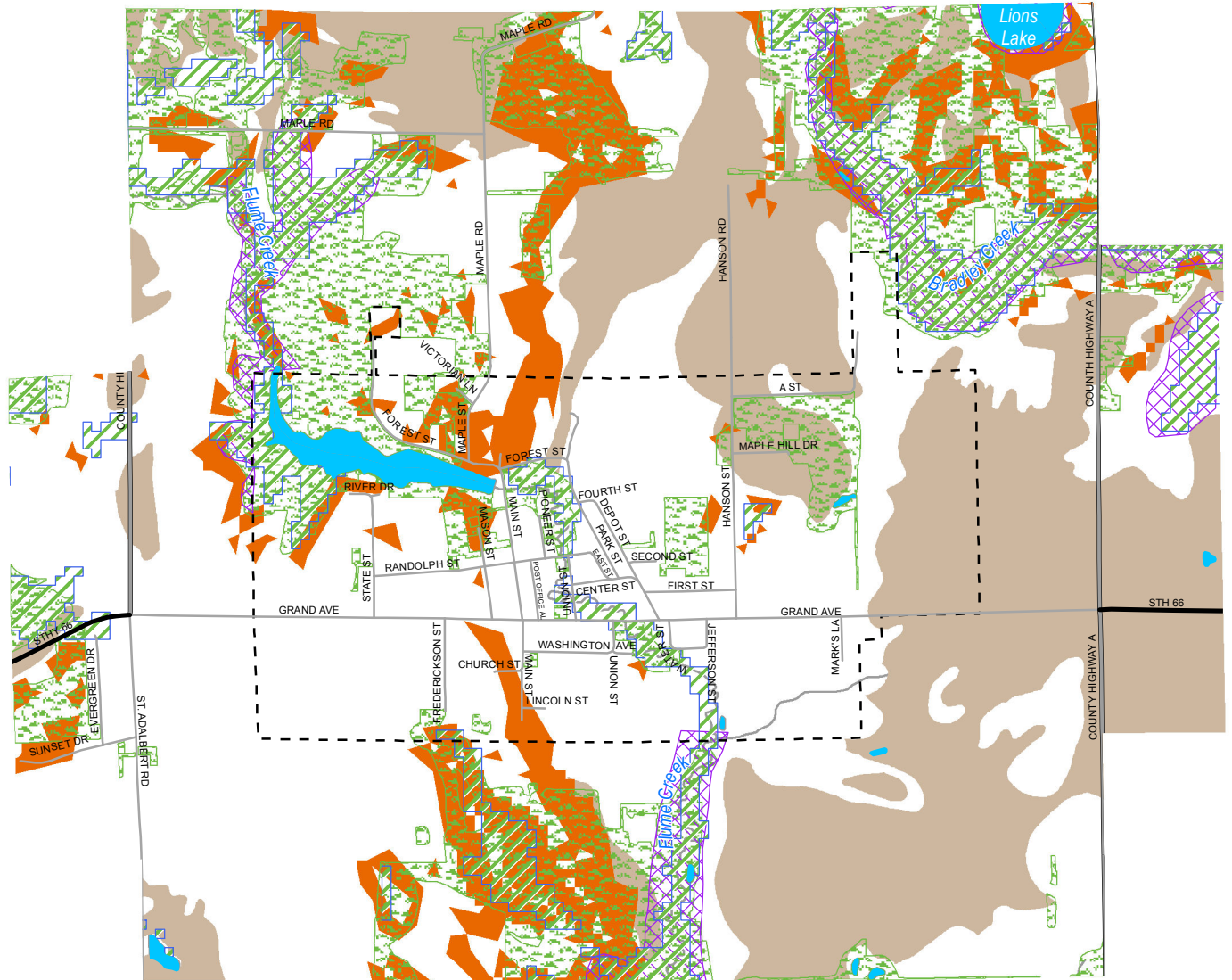
1. Work with the Portage County Historical Society to provide guidance in the identification and protection of historic and cultural resources.

Policy:

1. Development proposals should be reviewed relative to the potential impacts to the historical and cultural resources of the Village.
2. Educate the public related to cultural events and historic sites in the Village.

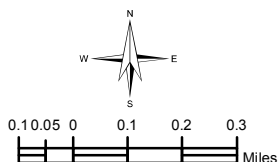


Map 2-1 Village of Rosholt Natural Resources Portage County, Wisconsin



- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Village Boundary
- Water
- Generalized Wetlands
- Floodway
- Woodlands
- Steep Slopes
- Prime Farmlands

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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CHAPTER 3: HOUSING

This is the third of nine chapters that make-up the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for housing outlined in Wisconsin State Statute 66.1001(2)(b). It reads: A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock.

The chapter shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.

Section 3.1 Introduction

Housing is a basic need for everyone. The availability of good housing is a central concern of any comprehensive planning effort. Planning for the future of the county requires a comprehensive approach to assuring that the housing needs of all segments of the population are addressed. For low-income and special-needs populations, the disabled, homeless, and victims of domestic abuse, this can involve programs that make housing available at below market rates. But there is more to affordable housing than meeting the needs of particular segments of society. Moderately priced housing available to middle-income, working families is as important to the county as meeting the needs of the poor, elderly, or disabled. The availability of housing for workers can be an important factor in economic development.

Section 3.2 Housing Inventory

A. Housing Units

In 2000, there were over 200 housing units in the Village. See the Existing Land Use Map. Between 1980 and 2000, the number of housing units decreased by just under two percent. During the same period the number of housing units in Amherst Junction grew, though slower than the growth rate in the county and state and much slower than surrounding towns.

**Table 3-1:
Total Housing Units**

Minor Civil Division	1980	1990	2000	80 – 2000 % Change	Net Change
Village of Rosholt	216	213	212	-1.8%	-4
Town of Alban	263	460	394	49.8%	131
Town of Sharon	536	666	754	40.7%	218
Village of Amherst Jct.	106	108	111	4.7%	5
Portage County	19,901	22,910	26,589	33.6%	6,688
State	1,752,969	2,055,774	2,321,144	32.4%	568,175

Source: U.S. Census

Owner occupancy rates have increased slightly in Rosholt to match the rate for the Portage County, but because the total number of units has gone down, the number of owner-occupied units has gone down as well. The rate of homeownership in Amherst Junction has increased sharply while increasing only slightly in the surrounding towns and the state.

**Table 3-2:
Owner Occupancy**

Minor Civil Division	1990	2000	1990 - 2000 % Change	1990 - 2000 Net Change
Village of Rosholt	69.5%	71.2%	-4.7%	-7
Town of Alban	90.3%	90.4%	12.6%	33
Town of Sharon	87.9%	88.9%	23.4%	119
Village of Amherst Jct.	68.6%	80.7%	22.2%	16
Portage County	65.5%	94.2%	18.5%	2,766
State	66.7%	68.4%	17.4%	211,127

Source: U.S. Census

Vacancy rates in the Village of Rosholt are slightly higher than the rate for the state and the county.

**Table 3-3:
Vacancy Rates**

Minor Civil Division	1990	2000	1990 - 2000 % Change	1990 - 2000 Net Change
Village of Rosholt	4.7%	5.3%	20%	2
Town of Alban	2.6%	2.0%	-70.8%	-17
Town of Sharon	4.9%	3.7%	15.1%	5
Village of Amherst Jct.	6.5%	5.7%	-14.3%	-1
Portage County	4.0%	3.7%	7.9%	73
State	4.1%	4.1%	13.1%	10,911

Source: U.S. Census

B. Structure Type

Single-family residences, at 53 percent of the housing stock, are the dominant housing type in the Village of Rosholt, as they are in the county and the state. Duplexes are more common in the village than in the county and slightly more than in the state as a whole, but less than in Amherst Junction. Apartments, in complexes of less than twenty units, make up slightly less of the housing stock than in the city or the state.

**Table 3-4:
Housing Type**

Minor Civil Division	Single Family	%	Duplex	%	3 to 19 Units	%	Over 20 Units	%	Mobile Homes	%	Other
Village of Rosholt	120	54%	19	8%	25	11%	0	--	0	--	0
Town of Alban	327	87%	0	--	0	--	0	--	49	13%	0
Town of Sharon	719	92%	17	2%	0	--	0	--	54	7%	0
Village of Amherst Jct.	85	81%	10	9%	5	5%	0	--	2	2%	3
Portage County	19,164	72%	1,699	6%	3,134	12%	772	3%	1,788	7%	32
State		69%		8%		12%		6%		4%	2,703

Source: U.S. Census

C. Housing Conditions: Age and Value

The Village of Rosholt has a significantly older housing stock than the county, state or than the surrounding towns or even Amherst Junction. For the state overall 43 percent of housing units were built before 1960, in the county 32 percent are that age, and in the village 78 percent were built before 1960. The age of the housing stock presents both a challenge and an opportunity. Older buildings require higher levels of maintenance and their design may not be as up-to-date as newer buildings, but the level of craftsmanship and the quality of materials is hard to replicate in modern construction. The historic ambiance that goes along with a more established community can be an intangible asset that the Village may be able to exploit in its development efforts.

**Table 3-5:
Year Built**

Minor Civil Division	<1940	%	1940-59	%	1960-79	%	1980-99	%	Total
Village of Rosholt	121	54%	55	24%	35	16%	13	6%	224
Town of Alban	103	27%	53	14%	105	28%	104	28%	376
Town of Sharon	165	21%	59	7%	243	31%	313	40%	780
Village of Amherst Jct.	27	26%	6	6%	32	30%	36	34%	105
Portage County	5,435	20%	3,258	12%	8,563	32%	9,333	35%	26,589
State	543,164	23%	470,862	20%	667,537	29%	639,581	28%	2,321,144

Source: U.S. Census

The median value of an owner-occupied home in the Village of Rosholt is roughly two-thirds of the median value for the county. The median value in the village has remained well below median values in surrounding towns and the state median value. During the 1990s median value, adjusted for inflation, rose by nearly a quarter, close to the rate for the county and behind the state, but well behind the surrounding towns and the Village of Amherst Junction.

**Table 3-6:
Median Home Value**

Minor Civil Division	1990	2000	1990 - 2000 % Change*	1990 - 2000 Net Change*
Village of Rosholt	\$39,300	\$64,300	24.2%	\$9,504
Town of Alban	\$47,300	\$87,900	41.0%	\$19,416
Town of Sharon	\$57,100	\$109,900	46.1%	\$26,310
Village of Amherst Jct.	\$52,700	\$98,800	42.3%	\$22,289
Portage County	\$58,800	\$98,300	26.9%	\$15,810
State	\$62,500	\$112,200	36.2%	\$22,660

Source: U.S. Census, * Adjusted of Inflation

More than 28.8 percent of housing units in the Village of Rosholt are renter occupied, close to percentage of county residents who rent. The median rents in the village are well below the comparable rent for the county, state and surrounding towns. Adjusted for inflation, rents actually went down in the Town of Alban.

**Table 3-7:
Median Gross Rent**

Minor Civil Division	1990	2000	1990 - 2000 % Change*	1990 - 2000 Net Change*
Village of Rosholt	\$245	\$361	11.8%	\$29
Town of Alban	\$358	\$413	-12.6%	-\$45
Town of Sharon	\$375	\$569	15.2%	\$57
Village of Amherst Jct.	\$350	\$475	2.8%	\$10
Portage County	\$309	\$477	17.1%	\$53
State	\$399	\$540	2.5%	\$10

Source: U.S. Census * Adjusted of Inflation

D. Housing Affordability

The standard definition of affordability is for a family to spend thirty percent or less of its income on housing. In the Village of Rosholt just over seventeen percent of renters, but only 8.4 percent of homeowners report that they spend more than thirty percent of their income on housing. For homeowners the rate is higher than Amherst Junction and the state, but lower than the county and the surrounding towns. For renters roughly thirty percent in the county and state and the Town of Alban pay more than thirty percent of their income on housing, while in Sharon and Amherst Junction only about eleven percent do.

**Table 3-8:
Monthly Housing Cost >30% of Income, 1999**

Minor Civil Division	Owner	Renter
Village of Rosholt	8.4%	17.5%
Town of Alban	21.1%	28.5%
Town of Sharon	15.7%	11.0%
Village of Amherst Jct.	6.8%	10.5%
Portage County	13.5%	32.3%
State	7.0%	32.3%

Source: U.S. Census

3.3 Housing Programs

Beyond the need for subsidized units a number of program alternatives are available to meet the needs of range of citizens. USDA-RD is focused on rural areas, and thus may be the most promising source of housing-related funding. Below is a partial listing of programs available to localities:

- Section 502 Homeownership Direct Loan Program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

- Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.
- Section 504, the Very-Low-Income Housing Repair Program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.
- Section 521 Rural Rental Assistance Program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.
- Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

The above programs are all available through USDA-RD to those who meet the income requirements. There are also programs through the Department of Housing and Urban Development (HUD):

- The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families. Loans are made to the nonprofit sponsors of development projects and are interest-free. Portions of the loans are forgiven if promised units of housing are completed within a given period. These forgiven “grant conversion” funds may be used to subsidize future development projects.
- The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.
- The Small Cities Development Block Grant (CDBG) program is the rural component of HUD’s Community Development Block Grant program, which is administered by state agencies. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

The Low-Income Housing Tax Credit (LIHTC), like HOME, aims to encourage the production and rehabilitation of affordable housing. It provides an incentive for private entities to develop affordable housing. The credit reduces the federal taxes owed by an individual or corporation for an investment made in low-income rental housing. The amount of the tax deduction is tied to the proportion of low-income residents in the

housing produced. The credit is paid out over 15 years to investors in the housing project. LIHTC provides funding for the construction of new buildings or the rehabilitation or conversion of existing structures. To qualify, a property must set aside a certain share of its units for low-income households.

Section 3.4 Goals, Objectives & Policies

Goals:

1. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
2. Maintain or improve the quality and integrity of existing housing and neighborhoods.

Objectives:

1. Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing opportunities.
2. Promote appropriate public and private sector development of senior and special needs housing within the Village.
3. Housing development takes into consideration the protection of natural and human built resources.

Policies:

1. Restrict the location of new development in areas that are shown to be unsuitable for specific uses due to septic limitations, flood hazard, groundwater pollution, highway access problems, etc.
2. The Village should work with developers to provide a variety of housing types for all income and age groups.
3. Through the planning process, steer intensive residential development such as two-family, multi-family and senior housing to where the utilities and services exist to accommodate the development.
4. Identify available grant programs for housing assistance.
5. Inventory existing housing stock for general condition and establish a program to improve these properties.
6. Explore the feasibility of a mixed use Tax Incremental Financing District (TIF) to include housing in an appropriate area of the Village.

CHAPTER 4: TRANSPORTATION

This is the fourth of nine chapters that make-up the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for housing outlined in Wisconsin State Statute 66.1001(2)(c). It reads: A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The chapter shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans.

The chapter shall also identify highways within the local governmental unit by function and state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply to the local governmental unit.

Section 4.1 Transportation Facility Inventory

A. Roads & Highways

The transportation system in the village includes all the state, county and local roads. The local transportation network is an important factor for the safe movement of people and goods, as well as to the physical development of the village. There is no transit, rail, air or water transportation service within the Village's jurisdiction.

The nearest transit service is available in the City of Stevens Point; there is no rail service in the village. Commercial air service is available at Central Wisconsin Airport in Mosinee and at the Stevens Point Municipal Airport. There are no water transportation facilities in the area.

The most significant transportation issue in the Village of Rosholt is the rebuilding project on STH 66. During 2006 the road was rebuilt from Stevens Point to CTH J and in the western section of the Village. The work in the village included sidewalks, curb and gutter, and storm sewers. During the 2007 construction season STH 66 from CTH J to Rosholt will be rebuilt including flattening and straightening of the road, and from the eastern section of the Village to STH 49. The eastern section in the Village will not include storm sewers or curb and gutter. Once completed it is anticipated that the new roadway will significantly improve accessibility to the Village and could provide a boost to economic development

Village of Rosholt Road Network	Arterials	Minor	Collector	Local
Streets in miles	0.00	1.40	0.32	5.10

1. Minor Arterials

State Highway 66 runs east and west as Grand Avenue. This road was rebuilt during 2006. The remainder of the highway in the village will be rebuilt during 2007. According to the Wisconsin Department of Transportation the average annual daily traffic (AADT) reported in 2002 was 3,200 vehicles. This represents a seventeen percent increase from 1990 when the AADT was 2730. In 1984 AADT was 2400.

2. Major Collectors

There are no major collectors in the village, but CTH I north of STH 66 west of the village, and CTH A east of the village and south of 66 are major collectors. CTH A is a minor collector north of STH 66.

3. Minor Collectors

Main Street is a minor collector. The AADT in 2002 was 350 vehicles.

4. Local Streets

The remaining roads are classified as local streets. Their primary function is land access.

The road system in the Village of Rosholt plays a key role in development by providing both access to land and serving to move people and goods through the area. The interrelationships between land use and the road system makes it necessary for the development of each to be balanced with the other. Types and intensities of land-uses have a direct relationship to the traffic on roadways that serve those land-uses. Intensely developed land often generates high volumes of traffic. If this traffic is not planned for, safety can be seriously impaired for both local and through traffic flows. See the Transportation Map.

The Village of Rosholt's road network consists of roughly 1.4 miles of state highway, and 5.42 miles of local roads. The village utilizes a WisDOT PASER computer program to maintain an inventory of its local roads and monitor conditions and improvements of its roads. Ideally, this system will enable the Village to better budget and keep track of roads that are in need of repair.

B. Pedestrian & Bicycle Facilities

All the streets in the Village are open for bicycles. About half of the streets have sidewalks. There is a system of trails in the Benn Conservancy that connect to the playing fields near the high school through the Conservancy and along the north side of the pond to Lions Park, and from there up the hill to the Fairgrounds.

C. Transit

The Portage County Department on Aging provides transportation services for transit-dependent adults and people with disabilities to the Rosholt area through a volunteer escort service. Volunteer drivers may also be requested for those persons going to medical appointments or those otherwise not able to use the busing service. Persons requiring such services must call to make a reservation and are picked up and dropped off at their home. There is no set fee for this service, however, passengers are asked to make a donation.

D. Trucking

Semi-truck traffic in the Village generally consists of through traffic on STH 66 and normal delivery service for area businesses.

E. Rail

There is no rail service in the Village of Rosholt.

F. Air Transportation Facilities

The two main airports that serve the village are: the Central Wisconsin Airport and the Stevens Point Municipal Airport.

The Central Wisconsin Airport is located 35 miles northwest of Rosholt in Mosinee and is a full service, all weather airport offering around-the-clock service. Four airlines offer regular commuter and passenger service with connections anywhere in the world. Air cargo service is also available. These airlines offer overnight delivery and connections throughout the world.

The Stevens Point Municipal Airport is located 14 miles southwest of Rosholt on STH 66 and has two runways, one of which is 6,000 feet long. There are 37 private hangers at the airport. No passenger or freight service is available. Jet fuel and repair services are available for private aircraft.

4.2 Goals, Objective & Policies

Goal:

1. Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety that meets the needs of all citizens.

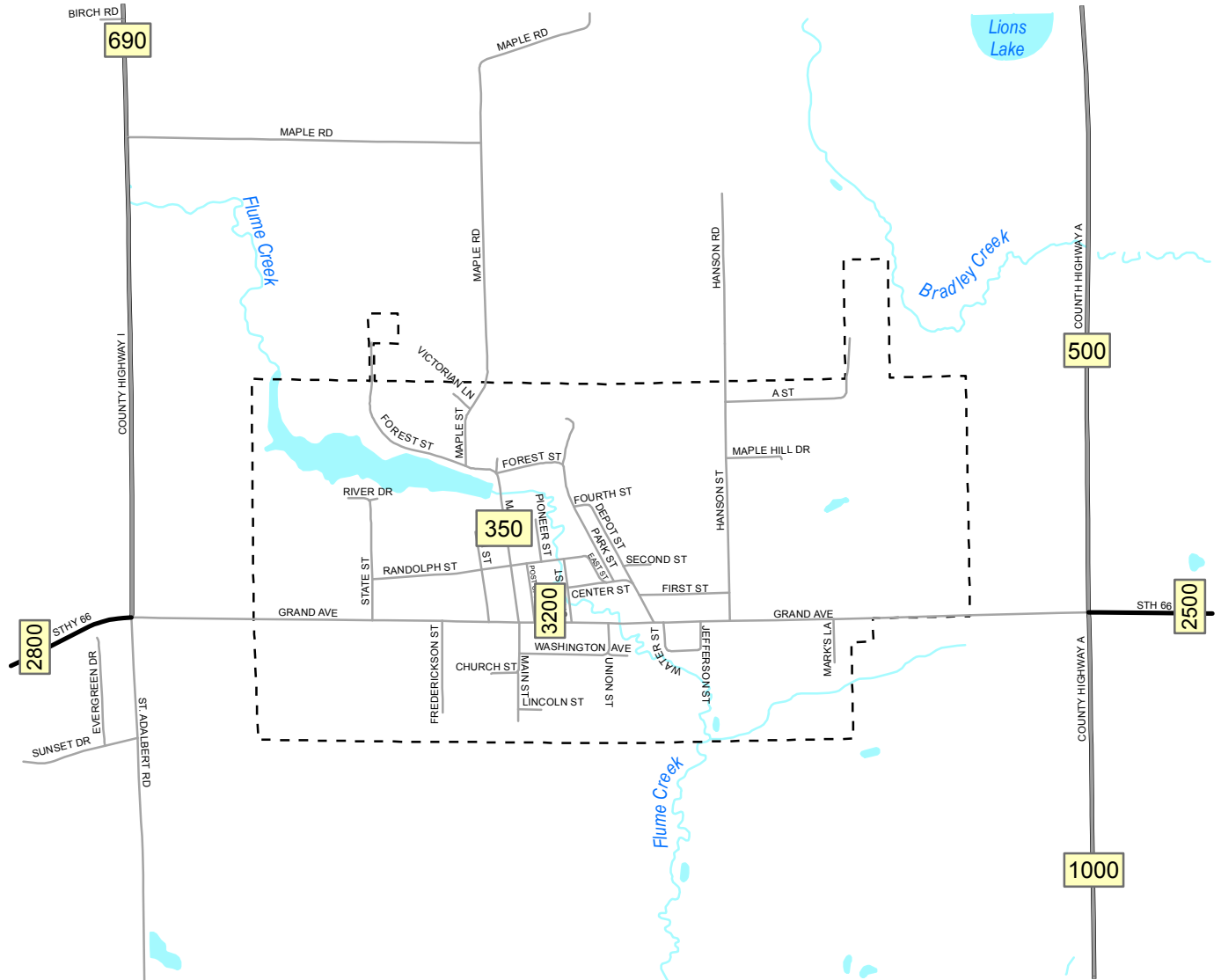
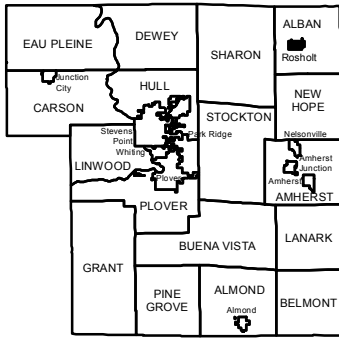
Objectives:

1. Support and maintain a safe and efficient Village road system.
2. Promote the development of multi-use trails, trail linkages, wide shoulders, or sidewalks as part of new development proposals, where appropriate.
3. All Village roads must accommodate access requirements for emergency services (fire, EMS, ambulance, etc.) as well as school bus and snowplow.

Policies:

1. Utilize PASER software to inventory and rate the local roads.
2. Maintain and upgrade Village roads as annual budget allows.
3. Future road locations, extensions or connections will be considered when reviewing development plans and proposals.
4. Work with the DOT, County, and Town as needed on transportation issues.

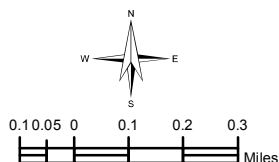
Map 4-1 Village of Rosholt Transportation Portage County, Wisconsin



- - - Village Boundary
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- 500 2002 Annual Average Daily Traffic (ADT)
- Water

Source: 2002 DOT, NCWRPC & WI DNR

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CHAPTER 5: UTILITIES & COMMUNITY FACILITIES

This is the fifth of nine chapters that make-up the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for utilities and community facilities outlined in Wisconsin State Statute 66.1001(2)(d). It reads: A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities.

This chapter shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Section 5.1 Public Utilities Inventory

A. Sewer and Water Systems

1. Water System

Residents of the Village rely on private wells for their water supply. Water tests conducted in 1987 have identified some nitrate contamination as well as some testing positive for bacteria, indicating the possible need for a public water system. In response to those test results the Village Board put the question of installing a \$3.3 million water system to a non-binding public referendum. The referendum vote was defeated 168 to 34 for the installation of a public water system.

There is currently little discussion related to the creation of a public water system. However, this is something that needs further study and may be something that is needed in the future, especially if the Village seeks to grow.

2. Sanitary Sewer Service

The Village sanitary sewer treatment plant, which opened in 1972, has three lagoons. Two lagoons are used for aerobic treatment of sewage, with the third used as a seepage tank. During the winter the aerobic lagoons freeze and it becomes necessary to shut down the aerators (from December 1st thru April). No serious effects have been noted from this shutdown, although the water contains a higher bacterial count. The plant,

designed in 1970, has a capacity of 100,000 GPD. The lagoons were relined in 1998 and are expected to be in serviceable condition for twenty years.

The sewage treatment plant was planned to reach capacity in the year 2000. This date was changed from the original 1990 date. The sewage treatment plant is currently at 50 percent capacity and it is expected that with regular maintenance the sewer system and the treatment plant will be sufficient to the Village's needs for at least a decade into the future. A new lift station allows sewer service to be extended to St. Adalberts Catholic Church just west of the Village. Sewer service has already been extended to the Lions Club Camp north of the Village.

B. Storm Water Management

The Village relies on natural flow for storm water management. There are limited storm sewers serving roughly a quarter of the Village streets. About a third of these storm sewers are clay pipes, and some are more than fifty years old. These pipes are fairly deep and have not been affected by frost, so they are in fairly good shape and it is not expected that any major repairs or replacement will be necessary. The remainder of the storm sewer system drains into open space before entering the creek allowing for settling to take place. As part of the recent rebuilding project curb and gutter and underground storm sewers were installed on STH 66 (Grand Avenue) for about a mile. About a third of a mile at the eastern end of the Village will remain unsewered after the reconstruction. Storm sewer was upgraded along Main Street and Randolph Street as well. All storm water drains into Flume Creek.

C. Solid Waste & Recycling Facilities

The Village operated a solid waste disposal site on the northwest side of the Village until 1987. Residents hauled their own garbage during specified times. In 1978 the landfill was required to restrict burning of solid waste by order of DNR. In addition, the Village was required to use soil cover after every working day at the 3-acre site, which reduced the capacity of the site and raised the cost of land filling. The Village presently contracts with a private hauler for waste removal. The former site of the landfill is owned by the Village. The Village contracts with Veolia Environmental Services for residential garbage pick up and recycling services. A special fee is assessed to individual properties to pay for this service. Individual businesses contract separately for garbage service.

D. Telecommunication Facilities / Cable Television

The Amherst Telephone Company serves the Village and a large area of eastern and northern Portage County. The company's home office is in Amherst. Presently there is an office on the corner of Grand and Marks Lane. Dial-up Internet and DSL service is available through the telephone network. Amherst Telephone Company has recently been granted a franchise to provide television over its phone lines

Cable television and broadband Internet service is available in the Village through New Century Communication.

E. Electric & Gas Service

Alliant Energy provides electric Service to the Village. An electrical substation is located just outside the eastern boundary of the Village. Natural gas is available through Wisconsin Public Service.

Section 5.2 Community Facilities Inventory

A. Fire, Rescue, Emergency Response

1. Fire

The Village of Rosholt is a member of the Rosholt Fire District, which is a joint cooperative agreement including the Village and the Towns of Alban and Sharon. The District is a department of each individual government. This consortium was formed in 1998 and maintains a fire hall located in the Town of Alban. Currently, there are forty members of the force. There is a Chief, two Assistant Chiefs, three Captains and seven Lieutenants. One member is trained as an EMT, and three are First Responders. Rosholt and the Town of Alban have joined together to form a separate Rosholt First Responders.

The Rosholt Area Volunteer Fire Department maintains: two front line engines, each with a thousand gallon storage and 1,250 gallon/minute pumping capacity; two water tankers, one holding 2,000 gallons and the other 1,750; two brush trucks, one holding 300 gallons and pumping sixty gallons/minute and the other holding 600 gallons and pumping ninety gallons/minute; a rescue truck with the Jaws of Life and other extrication equipment; a squad van that carries airpacks and a cascade for refilling them; and a utility pick-up truck.

2. Emergency Medical Service

The ambulance service provider to the Village is Portage County which has its own fleet of three ambulances based in Stevens Point. First responders provide first line medical service prior to ambulance arrival. Currently there are 15 responders; 3 EMTs trained, with the remainder trained at the FR level.

B. Police Protection

The County Sheriff provides general law enforcement services throughout the County, and to the Village of Rosholt. Portage County is divided into three districts for patrol purposes. Rosholt is in the district north of Highway 66. During the the day shift one officer is assigned to each district, plus an additional officer “floats” throughout the County. During the night shift two officers are assigned to each district, plus two

additional officers float throughout the County. Officers may drive through the Village any number of times during each shift to check on businesses and residences.

C. Schools

1. Rosholt School District

The Village is the center of the Rosholt Public School District, which covers approximately 150 square miles. The only public school in the district is the Rosholt Grade and High School that accommodates 663 students for kindergarten through high school. Early Childhood and 4-year old kindergarten is also offered. Busing is available to any student in the district. The school grounds provide a football field, two baseball/softball fields, two lighted tennis courts and playground equipment.

2. Parochial Schools

The area also has parochial schools. Saint Adalberts Parochial School is located just west of Rosholt and has an enrollment of 37, in kindergarten to eighth grades. There is playground equipment on the school grounds. Sacred Heart Parochial School is located in Polonia and has approximately thirty students in first to eighth grade.

3. Mid-State Technical College

Mid-State Technical Collage (MSTC) is one of 16 publicly supported colleges in the Wisconsin Technical College System. Approximately 16,000 full- and part-time students enroll annually. MSTC offers technical training in nearly 50 careers by granting one- and two-year technical diplomas and two-year associate degrees in four areas: business, health, service technologies, and technical & industrial. In addition, MSTC also awards certificates for successful completion of a single course or a combination of courses. The Mid-State Technical College District includes full-service campuses in Marshfield, Stevens Point, and Wisconsin Rapids; a center in Adams; and several Outreach sites.

4. University of Wisconsin Stevens Point

Since 1894 when Stevens Point Normal School opened its doors to 300 students, the University of Wisconsin – Stevens Point has grown to become a major comprehensive University, with about 8,700 students enrolled. Its academic programs offer 100 choices within 51 majors and 78 minors plus 16 graduate programs. UWSP is home to four colleges (Fine Arts and Communication, Letters and Science, Natural Resources, and Professional Studies), and is accredited by the Higher Learning Commission of the North Central Association of Colleges and Schools. In addition, UWSP has initiated a variety of innovative and nationally distinctive programs such as the National Wellness Institute, the Center for the Small City, the Central Wisconsin Economic Research Bureau, and the Global Environmental Management Center (GEM) Center for Watershed Science and Education.

The 400 acre main campus includes seven major buildings in addition to Old Main, UWSP's administrative building, the University Center and 13 residence halls. North campus includes Schmeckle Reserve, a 225-acre nature area with a 24-acre lake, nature center and trails that are part of the Portage County 30-mile Green Circle Trail.

The Stevens Point campus is part of the University of Wisconsin system that includes 13 four-year campuses, 13 two-year centers and the University of Wisconsin-Extension. The University of Wisconsin system represents one of the finest educational institutions in the world. Access to information and research on virtually any topic is available.

D. Other Government Facilities

1. Village Hall/Library

The Village owns and operates the Village Hall that serves a dual function as meeting hall and library. The hall is the location of Village meetings and the Rosholt Library. After service began from a mobile unit in 1970 the library moved to its permanent location in June 1971. The library has over a thousand volumes including records and DVDs. There are two computers and Internet access is available to library users.

The Village uses the section of the building that formerly housed the Volunteer Fire Department to store a street sweeper and a riding lawnmower.

2. Village offices/maintenance building

Located on Grand Avenue this building is used to store Village street maintenance equipment, including a utility truck, dump truck, tanker truck, and a loader/backhoe. The Village administrative offices are also in this building.

3. Bridges

The Village is responsible for three bridges. These are located on Main Street, Randolph Street, and Union Street. The Main Street Bridge is in poor condition and may need to be replaced in the coming years. The Randolph Bridge was upgraded in 2004. The Union Street Bridge was built in 1992 and is in good condition.

E. Cemeteries

There is one cemetery in the Village. Concordia Lutheran Cemetery is located on Park Street north of the intersection with Depot Street.

F. Medical Facilities

St Michael's Hospital in Stevens Point is the nearest major health care center.

G. Child Care Facilities

There is one licensed, in-home daycare center in the Village of Rosholt.

Section 5.3 Parks and Recreation Inventory

A. Parks and Open Space

1. Fair Grounds (Hill Park)

The most significant park and recreational facility in the Village is the 26 acre wooded fairgrounds located on the northern edge of the Village. These grounds are owned by the Village and leased by the Rosholt Community Fair Association.

- a. Major activities animal fair - exhibits, stage productions, concessions and baseball/softball.
- b. Facilities: Community Building, bathrooms, parking, concession stands bleachers, baseball diamond, horseshoe pits, camper/boat storage, lighted sled hill, Saw Mill and Pioneer Buildings including a school house.
- c. Annual Events: Easter Egg Hunt, 4th of July Fireworks, Threshere, Portage County Fair and Demolition Derby.

The facility is also available for rent for community events or family celebrations.

2. Depot Park

This is a 2.3-acre facility. Major activities: basketball, volley ball and ice skating. Facilities include basketball court, playground equipment, lighted volleyball courts (2) and lighted ice skating rink with warming house. This park is located adjacent to the American Legion Hall which is often rented for family events. The name of the park is derived from the train depot that previously stood on the site.

3. Foot Bridge Park

This is a 1.5 acre facility alongside Flume Creek with a footbridge, picnic tables and merry-go-round.

4. Lions Park

A 1.5 acre facility beside flume creek pond with picnic shelter, grills, playground equipment, fishing dock and dam

5. Rosholt Memorial & Historic Marker

Adjacent to the Lions Park is a Historic Marker located on the site of the old grist mill commemorating the birthplace of Rosholt. There are a couple of benches located along

the pond, not right at the marker, but within site. The site provides access to Flume Creek Pond. Across the street from the Historic Marker is a Memorial commemorating a sawmill on that site.

6. James Benn Conservancy

This 23.3-acre parcel in the northwest corner of the community was donated to the Village and is managed by the school district. It includes a network of nature trails, footbridge and a picnic shelter. The area is used by the schools for environmental education and is a popular hiking spot for residents and student alike.

7. Nearby Resources

Although not located directly in the Village, the Lion's Camp is an important facility. Located northeast of the Village, this 397-acre facility was developed specifically to serve the physically disabled. The Village's sanitary sewer has been extended to the camp. This is also the headquarters of the Lions Foundations. Among other activities they have a facility that processes eyeglasses that are donated for use by the needy. Each year the Lion's ship over a million eyeglasses from this facility.

Another close by recreational resources is the Ice Age Bicycle Trail, which runs north and south along the glaciated areas of eastern Portage County for a total of 48 miles. The trail was designed specifically for bicyclists as it runs along portions of major roadways. The Ice Age Bicycle Trail passes just east of the Village.

The proposed Ice Age National Scenic Trail winds in and out of the County along the eastern border between Portage County and Waupaca County. Portions of the Ice Age Trail are complete; however, easements across private land are still needed for much of the trail. When completed, the Ice Age Trail will extend 1,000 miles among the glacial features throughout Wisconsin.

5.4 Goals, Objectives & Policies

Goals:

1. Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
2. Balance community improvements with available funding sources to ensure equitable taxation.

Objectives:

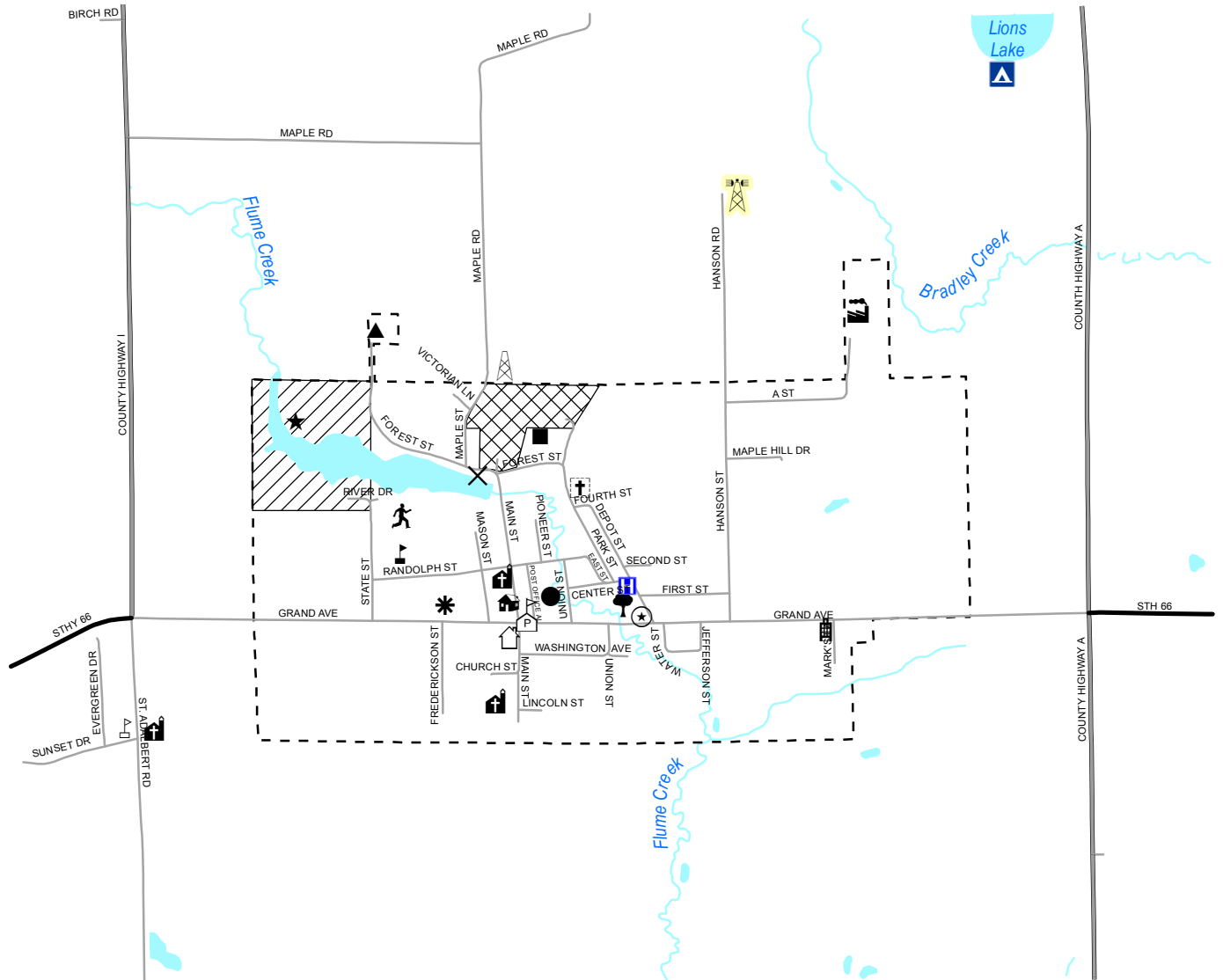
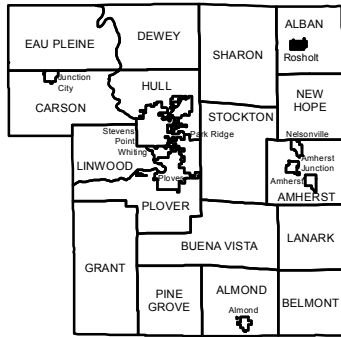
1. Actively pursue the highest levels of service from natural gas, electrical, telephone, cable, telecommunications and other technology providers offering services.

2. Consider the potential impacts of development proposals on groundwater quality and quantity.
3. Share services across municipal boundaries, whenever possible

Policies:

1. Coordinate local planning efforts with the Rosholt School District in order to allow them to anticipate future growth trends and to provide appropriate facilities.
2. Continue to work with, support and cooperate with service clubs and organizations related to the maintenance and development, and service costs of recreational facilities.
3. Future development proposals that cannot prove cost effective in covering required services, utilities and community facilities should be discouraged.
4. Establish a capital improvements program linked to the comprehensive plan.
5. Explore further the need and funding sources for a public water system.

Map 5-1 Village of Rosholt Utilities & Community Facilities Portage County, Wisconsin



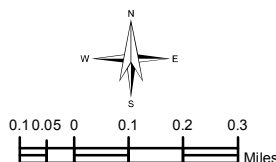
- - - Village Boundary
- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Water
- Fairgrounds
- Benn Conservancy Area
- American Legion Hall
- Athletic Field
- Baseball Field
- Telephone Company
- Village Office
- Depot Park
- ★ Benn Conservancy
- Cell Tower
- Cemetery
- Church
- Clinic
- Communications Tower
- Closed Dump Site
- Footbridge Park
- High School / Grade School
- Post Office
- Rosholt Memorial / Lions Park
- Saint Adalbert Grade School
- Village Hall / Library
- * Tennis / Baseball Facilities
- Waste Water Treatment
- Wisconsin Lions Camp

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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CHAPTER 6: ECONOMIC DEVELOPMENT

This is the sixth of nine chapters that make-up the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for housing outlined in Wisconsin State Statute 66.1001(2)(f). It reads: A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit.

The chapter shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. This chapter shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The chapter shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The chapter shall also identify county, region and state economic development programs that apply to the local governmental unit.

Section 6.1 Introduction

This section of the Comprehensive Plan summarizes the Village of Rosholt's existing economic activity and condition. Economic development, which can be defined as the type and level of business activity within an area, is often based on a combination of market forces, regulation, and the extent of local government encouragement.

This chapter concludes with goals, objectives, and policies to promote the stabilization, retention, or expansion of the economic base. Economic development program information is included to help the Village identify potential opportunities that could be used to assist economic development activities.

Section 6.2 Economic Base Characteristics

A. Labor Force Analysis

1. Educational Attainment

Educational attainment information for the Village is displayed in Table 1-3 in the Issues and Opportunities chapter of this Comprehensive Plan. The percent of residents, 25 and older, that completed high school graduates was over 80 percent, compared to the county rate of 86 percent. Meanwhile, the percentage of persons with a college degree was only 8 percent for the village and 23 percent for the county.

2. Earnings and Income

Wages are not the only form of income that residents receive. "Total income" is defined by the U.S. Census as the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans; (VA) payments, unemployment compensation, child support, or alimony.

In order to better understand the existing wage-earning realities within the Village of Rosholt, "earnings" data was considered to be more informative. "Earnings" are defined by the U.S. Census Bureau as the algebraic sum of wage or salary income and net income from self-employment, representing the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicaid deductions, etc.

Table 6-1 compares mean (average) earnings and mean household and per capita income, for households and individuals in communities comparable to Rosholt and Portage County overall. Income growth in Rosholt has lagged behind the County, Amherst Junction and Nelsonville, especially in the area of earnings.

	Mean Earnings Per Household			Mean Income Per Household			Per Capita Income		
	1989	1999	Change	1989	1999	Change	1989	1999	Change
Rosholt	\$36,750	\$42,779	16.4%	\$25,488	\$41,064	61.1%	\$10,318	\$16,002	55.1%
Amherst Junction	\$34,756	\$52,631	51%	\$34,590	\$60,498	75%	\$12,546	\$19,261	54%
Nelsonville	\$24,613	\$55,066	124%	\$27,285	\$64,303	136%	\$9,665	\$19,708	104%
Portage County	\$33,230	\$50,373	52%	\$33,184	\$52,102	57%	\$11,730	\$19,854	69%

Source: U.S. Census Bureau, 1990 and 2000 Census

Mean earnings = total earnings / # h/holds with earnings; Mean income = total income / # h/holds with income

3. Percent in Labor Force and Unemployment

Table 6-2 below shows the number of residents 16 years and above living in the Village of Rosholt, Rural Village Average, Portage County and Wisconsin. Age sixteen is considered to be the lower threshold for being eligible for employment. According to the 2000 Census information, the Village of Rosholt has a slightly higher percentage of residents in the labor force (72.8%) as compared to the average rural village, Portage County and the State of Wisconsin. Rosholt also has a six percent unemployment rate, higher than the rural village average (5.16%), but roughly equal to the County (5.94%).

Table 6.2: Labor Force				
	1990	2000	Change 1990-00	State 1990-00
Labor Force	227	302	33%	14.3%
Employed	220	284	29%	14.6%
Unemployed	7	18	128%	2.7%
Unemployment Rate	3.1%	6%	93.5%	-7.8%
Participation Rate	57.9%	72.8%	25.7%	2.4%

Source: US Census

4. Type of Employment for Village Residents

Table 6-3 below provides information regarding the occupation that Village of Rosholt residents are employed in. The Production, Transportation, and Materials sector continues to contain the largest number of worker, but the Management/Professional category has gained within the last decade. This could relate to increasing educational attainment. There is also a shift away from Sales and Office occupations, a slight increase in Service occupations, and substantial growth in Construction.

Table 6-3: Occupation				
	1990		2000	
Management/professional	27	12.4%	54	19%
Service	36	16.5%	49	17.3%
Farming/forestry	14	6.4%	2	0.7%
Sales/office	67	30.7%	60	21.1%
Construction	19	8.7%	36	12.7%
Production/transportation	55	25.2%	83	29.2%
Total	218	100%	284	100%

Source: US Census

When employment is examined by industry sector, the greatest loss was in Wholesale Trade, followed by Agriculture, and Retail Trade. The biggest increase is in Public Administration, followed by Services, Construction and Professional & Management. The largest employment sectors are Manufacturing (26.2%), Education, Health & Social Services (17.9%), and Retail Trade (12%). Information, a classification that didn't exist in 1990, constitutes two percent of the workforce.

The overall impression that emerges is a strong manufacturing sector, a growing professional & management class and continuing growth in services and such government sectors as education, health care, social services and public administration. Wholesale trade and agriculture are being eclipsed and retail, although it remains an important part of the local economy, is in decline. Jobs requiring a higher level of education and skills seem to be where the future of Rosholt lies.

**Table 6-4:
Employment by Sector**

Sector	1990	2000	1990 to 2000 Total Change	1990 to 2000 Percent Change
Public Administration	2	10	8	400%
Agric., For. & Fishing	18	11	-7	-38.8%
Educ., Health & Soc. Service	38	48	10	26.3%
Construction	8	17	9	112.5%
Manufacturing	59	70	11	18.6%
Transp. Wrhsg. & Utilities	10	19	9	90%
Wholesale Trade	9	0	-9	-100%
Professional & Mgmt.	11	17	6	54.5%
Retail Trade	37	32	-5	-13.5%
Fin., Ins. & Real Estate	20	19	-1	-5%
Services (including food)	8	18	10	125%
Information	N/A	6	6	N/A
Totals:	220	267	47	21.4%

Source: US Census

5. Commuting

Over three-quarters (77.6%) of Village residents work outside of Rosholt. According to the 2000 Census 63 residents work in the Village. This is comparable to the roughly twenty percent of residents in the Town of Alban who work in the town, but is higher than the twelve percent of Residents in the Village of Amherst Junction who work in that Village. Nine residents work at home in Rosholt. Over a quarter of residents travel less than fifteen minutes to work, and another quarter travel between fifteen minutes and half an hour, while 47% travel over a half an hour to work. Nearly seventy percent drive alone to work. Interestingly 24 residents (8.5%) walk to work.

B. Economic Base Analysis

Table 6-5 below lists the businesses located in the Village of Rosholt.

**Table 6-5:
Economic Base**

Main Street Pub	Country Wood Works	Maytag Laundry
U.S. Post Office	R Jobs	Gordy's 66 Service
Lisa's Curl Up & Tan	Firkus Lumber	Anderson Machine Shop
Dollar Bill's	Dr. Seavecki-Dentist	Country Skillet Restaurant
Coffee Cup Restaurant	Bushman Body Shop	Amherst Telephone Co.
Rosholt Hardware	Community First Bank	Bushman's Inc.
Digital Memories	Dean's Electronics	Dobbe Storage Rental

Rosholt Motorcycle	Bushman Motors	Dobbe Realty
Rusty Spur Saloon	Vern's Body Shop	Rosholt Family Day Care
McCune Auto Body	The Store-gas	Stop-N-Wash
Rosholt Automotive Sales	Barry's Body Shop	Stop-N-Go Food Mart/

Section 6.3 Community Assessment: Strengths and Weakness Analysis

It is necessary for Rosholt to look at the factors that influence their economy now and may influence the economy in the future. The built-up portion of the village is predominately comprised of single-family, low-density residential uses with commercial development along Grand Avenue and Main Street and some scattered industrial uses. See Existing Land Use Map.

Rosholt is fifteen miles east of Stevens Point and a substantial portion of the workforce commutes there and to other nearby cities, such as Mosinee and Wausau. Especially with the upgrading of STH 66 this offers easy access to a number of employment opportunities, higher education institutions, entertainment, medical facilities, and numerous other urban amenities.

The Village has municipal sewer service, but residents maintain their own wells. The village also has adequate police and fire protection, through the Portage County Sheriffs Department and the Rosholt Fire District, which is a joint effort with the Towns of Alban and Sharon. The Rosholt Fire District has an agreement with surrounding fire departments to efficiently and effectively serves the area.

Rosholt has experienced flat growth over several decades. The change that has occurred in agriculture is seen as the primary factor affecting the community. With the loss of small dairy and the transition to row-crops, and the general increase in the scale of agricultural operations many of the agriculture related businesses such as the feed mill and farm implement dealers have closed along with many smaller businesses that served farmers. This trend has been accelerated by the fact that most residents now commute daily into urban areas where a wide variety of retail outlets are available.

A. Community strengths for attracting/retaining business and industry

- A good school system
- State Highway access
- Benn Conservancy/Fairgrounds
- Low crime rate and taxes
- Quiet and peaceful, a friendly community

B. Community weaknesses for attracting/retaining business and industry

- No municipal water system
- Limited local jobs, no large industry
- Decline in ag-related businesses

- Shortage of developable land within the Village

It was suggested that the use of Tax Increment Financing to acquire land for housing or to develop an industrial park might be a solution to this last problem.

Section 6-4: Economic Development Resources

There are a variety of local, county, regional, state and federal economic development programs available to businesses in the Village. These programs range from grants to loans, to general assistance.

1. Local:

Village Revolving Loan Fund

The Village established a revolving loan fund utilizing the Wisconsin Community Development Block Grant (CDBG) program. The fund currently has \$50,000 available for lending. The Village Clerk is the primary contact for this program.

2. County:

Portage County Business Council (PCBC)

PCBC is a non-profit organization that promotes the economic development within the county, including its cities, villages, and towns. PCBC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of the county. PCBC is prepared to serve the needs of new businesses coming to the area as well as to assist existing companies.

County Revolving Loan Fund

A U.S. Small Business Administration awarded to Portage County \$150,000 to establish a county loan fund in 2005. These funds were loaned to a business and as they are repaid will become a loan fund. The revolving loan fund is intended to assist local businesses and is administered by the Portage County.

3. Regional:

North Central Wisconsin Development Corporation

The North Central Wisconsin Development Corporation (NCWDC) manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing. It is targeted at the timber and wood products industry, tourism and other manufacturing and service industries.

North Central Advantage Technology Zone Tax Credits

Portage County has been designated a Technology Zone by the Department of Commerce. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. The North Central Advantage Technology Zone offers

the potential for high-tech growth in knowledge-based and advanced manufacturing clusters, among others. The zone designation is designed to attract and retain skilled, high-paid workers to the area, foster regional partnerships between business and education to promote high-tech development, and to complement the area's recent regional branding project.

4. State:

Rural Economic Development Program

This program administrated by Wisconsin Department of Commerce provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, ad marketing assistance.

Wisconsin Small Cities Program

The Wisconsin Department of Commerce provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

Wisconsin Small Business Development Center (SBDC)

The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Other State Programs

Technology Development grants and loans; Customized Labor Training grants and loans; and Major Economic Development Project grants and loans.

5. Federal:

U.S. Dept. of Commerce - Economic Development Administration (EDA)

EDA offers a public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

U.S. Department of Agriculture - Rural Development (USDA – RD)

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health

clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA)

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

Section 6-5 Goals, Objectives, & Policies

Goals:

1. Promote the stabilization and expansion of the current economic base and the creation of a range of employment opportunities.
2. Build community identity by revitalizing community character and enforcing building standards.

Objectives:

1. Encourage new retail, commercial & industrial development to locate in the Village where facilities can accommodate.
2. Support the county-wide economic development organization.
3. Industrial development should not negatively impact environmental resources or adjoining property values.

Policies:

1. Encourage new ordinances that establish minimum aesthetic standards to eliminate commercial, industrial, and agricultural property with excessive debris, blighted property, and dilapidated buildings.
2. Work to ensure that the Village is allocated economic development resources.
3. Review the costs and benefits of a proposed development project prior to approval.
4. Designate potential commercial and industrial lands based on the existing development pattern and sound planning techniques in order to avoid incompatible land uses.

5. Commercial development should be directed to designated planned commercial areas consistent with the Future Land Use Map.
6. Discourage commercial and industrial development in unsuitable areas.
7. Explore the feasibility of a mixed use Tax Incremental Financing District (TIF) to include commercial and industrial uses in an appropriate area of the Village.

CHAPTER 7: LAND USE

This is the seventh of nine chapters that comprise the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for a compilation of goals, objectives, maps, and recommendations to guide the future development of the Village. The purpose of this chapter is to develop an inventory of the existing land use pattern in the Village, examine the natural resource information, and present a desired future land use plan. This plan will become a guide for future development in the community.

The Land Use Element brings together all of the previous chapters. This chapter, like the previous, is comprised of three basic sections: these are background; inventory & trends; and goals, objectives & recommendations/policies. The comprehensive plan, and especially the land use chapter, is a link between the past, the present, and the future. As a document, it becomes the “blueprint” for community growth, and provides consistency over a long period of time.

Section 7.1 Previous & Related Planning Efforts

To best understand the planning area, a review of prior planning efforts related to land use is useful. Below we review some of these plans.

1. Village Development Guide

The Village last completed a plan in 1980. That plan, called the Development Guide, was prepared with the assistance of the county planning department. It contains nine basic sections covering such topics as land use, demographic projections, transportation, and community facilities. Several of the sections contain extensive goals and policies. Some of the plan’s goals that still have some bearing today are listed below:

- Avoidance of development sprawl beyond planned development limits.
- Avoid the unnecessary development of agricultural land.
- Adoption and maintenance of a Land Use Plan with ordinances to enforce such plan.
- Protect the quality of the groundwater aquifer that supplies drinking water to the Village and surrounding area.
- Protect wetland zones and other wildlife habitat areas.
- Protect the areas scenic beauty, including the avoidance of unnecessary signs, billboards, and structural blight.
- Provide a safe, convenient, and economical street system.
- New streets will follow an official Village street plan and/or modern street planning standards.
- Coordination with the County and Town governments on all matters concerning transportation facilities and programs.
- Driveways from commercial parcels particularly along Highway 66 should not extend out into arterial street intersections.

- Cooperation with the County and with the Town of Alban in planning and providing necessary community facilities on an area wide basis such as: senior citizen center and programs, solid waste disposal, recreation, among others.
- Provision of neighborhood parks at preplanned locations as a part of subdivision developments.

This chapter incorporates some of the information from this plan that is still relevant today. Many of the goals and policies will be reviewed and considered for this plan effort.

2. County Comprehensive Plan

Portage County recently completed a county-wide comprehensive planning effort. That effort was partially funded with a grant from the Wisconsin Department of Administration. Adopted in 2006 the plan addressed several county issues, including a vision statement and overall community goals. The several key vision ideas for the quality of life are listed below:

- A high quality of life is found in rural Portage County. Maintaining the rural character of Portage County supports our quality of life.
- Quality of life is specifically measured by benchmarks that are regularly updated by citizens, including such factors as: volunteerism, availability of health care, accessible natural resources and open space, quality of schools, affordable cost of living, and a supportive community.
- Cultural and historic resources are identified and protected.
- Rural Character is preserved through planned development in agricultural regions.
- Quality of life is enhanced through the coordinated provision of municipal services.
- A high quality countywide system of parks and trails provide for hiking, biking and other recreational opportunities.
- An excellent education system provides comprehensive learning opportunities for residents of all ages.

Below are the two overall community goals that were identified in that plan:

- Promote a pattern of community growth and development that will provide a quality living environment for all Portage County residents, including those aging residents that choose to age in place, or whose household incomes have not kept pace with the prevailing County upward trends.
- Ensure that newly developed areas are compatible with existing uses of land.

The land use chapter of the comprehensive plan also identified additional key vision ideas and overall development goals as well. The key vision ideas for land use are listed below:

- Land use policies are locally developed, focus on the long-term, are compatible across municipal boundaries, protect landowner rights, and promote planned development within rural Portage County.
- Growth boundaries are established in settled areas to regulate outward growth.

- Rural areas have planned residential developments that are buffered from agricultural uses, preserve open space, and are in areas less suitable for farming or forestry.
- Development takes into consideration the protection of: groundwater recharge areas, air quality, agricultural land, forested lands, wetlands, surface water, and fragile habitats/ecosystems.
- Uniform regulations and definitions, including design standards, exist on a countywide basis to protect rural character.
- Communication tower development is planned and the use of existing structures and co-location is promoted.

The overall development goals identified are below:

- Guidance and regulation of urban and rural growth in the public interest according to sound development principles and standards, and planning programs.
- To work for good balance between the built environment and the natural environment, particularly a harmonious relationship between urban and rural development based upon strong intergovernmental planning and coordination.
- An aesthetic, healthy, and energy efficient environment.
- Pleasant, safe living and working conditions and convenient transportation in the communities and rural areas of the County.
- Cooperation among local governments for the more economical provision of essential public services on a unified area wide basis where possible.
- Enforcement of the necessary “growth management” ordinances (zoning, subdivision, etc.) and programs in the County and its various municipalities to achieve effective implementation of goals, policies, and plans.
- The greatest local control possible in dealing with Federal, State and regional programs.
- Active citizen participation opportunities in development programs and decisions.

Numerous other more detailed goals are identified in the plan. Some of these relate to the Village of Rosholt planning process, such as a “unified land use planning approach”, “protection of groundwater”, “protection of residential uses and property values from health and safety problems”, “avoid or minimize the direction of unnecessary traffic”, “provision of an adequate supply of commercial and industrial uses”, and “better utilize the opportunities afforded by rural villages to accommodate certain commercial, industrial, and residential developments.

3. Other County Plans

Portage County has a variety of other specialized plans that have a relationship to land use, including:

1) Portage County Farmland Preservation Plan. This plan identifies all areas in the county that are zoned exclusive agriculture. That designation allows for active farming operations to apply for state tax credits.

2) Portage County Land & Water Conservation Plan. The primary intent of this plan is to identify strategies to protect the quality and quantity of the county’s soil and water resources.

3) Portage County Outdoor Recreation Plan. This plan's primary purpose is to identify existing recreational facilities and identify needed facilities for a five-year period. This plan is currently in the process of being updated.

4) Portage County All Hazards Mitigation Plan. This plan's primary purpose is to identify how to prevent injury and property damage from natural and man-made hazards, such as tornados and floods.

4. Adjoining Planning Efforts

Rosholt is located within the Town of Alban. Alban does not have a comprehensive plan. The Town of Alban has boundaries with Marathon County to the north and Waupaca County to the east. Both Marathon County and Waupaca County have completed comprehensive plans. To the south and west are located the Towns of Sharon and New Hope respectfully, both Portage County towns. Both participated in the county planning effort and adopted plans in 2006. No conflicts have been identified between these plans to date.

Section 7.2 Planning Issues

1. Conflicting Land Uses

In general, conflicting land uses should be minimized. These often include such things as: industries adjacent to residences, intermingling of commercial and residential uses, and residences adjacent to industrial uses. Agricultural practices such as manure spreading or aerial spraying sometimes creates conflicts, as can the use of chemicals.

2. Community Revitalization

Some areas of the Village are showing their age and need to be revitalized. Orderly appearance, vegetation, appropriate building designs, and scenic views all contribute to maintaining a positive visual appearance to a community. This, in turn, improves the satisfaction of the residents within the community as well as the enjoyment of visitors. It also relates to maintaining safe and well maintained housing within a community.

3. Lack of Municipal Water Infrastructure

Most incorporated communities offer both water and sewer, since these are essential services for higher density residential development, as well as commercial and industrial development. Rosholt does provide sewer, but not water. The lack of that infrastructure may minimize growth opportunities for the Village. The area has a plentiful supply of high quality groundwater that provides water via private wells. High capacity wells are used for irrigation to increase crop yields on much of the soils within and around the Village.

4. Groundwater Protection

Groundwater has no boundaries and is an issue that needs to be continually monitored. Because of the lack of a water system, numerous private wells are using the local groundwater. Fortunately, the Village has a sewer system, but on the edges of the community contamination issues may arise. One of the greatest threats would be contamination by inappropriately applied agricultural chemicals or spills of such chemicals from storage facilities. There is also a concern in the St. Adelbert's area, where there is a large concentration of homes with private septic systems that could infiltrate area wells. This issue is also discussed in the Utilities & Community Facilities Chapter.

Section 7.3 Existing Land Use

As identified in the Natural Resource chapter, the Village of Rosholt is mostly level to rolling at an elevation averaging about 1150 feet above sea level. The soils consist predominantly of Rosholt Sandy Loam and other loams. There are some steep slopes in the north central and south central areas of the Village. See Natural Resources Map.

Overall, the Village covers about 695 acres (of which about 18 acres are surface water). The land development capability of the Village and surrounding lands is generally quite favorable. Depth to bedrock is reported by the County Soil Survey as being greater than 20 feet and greater than five feet to groundwater. Under these conditions a septic system, properly installed and maintained, works well. The soil survey nevertheless, rates these soils as "moderate" for septic systems due to rapid permeability and the resulting possibility of contaminating groundwater. This threat is a possibility mainly beyond the Village since the Village itself has a sanitary sewer system. The Village installed a sanitary sewer in 1972.

Existing land use is a generalized overview of current land uses in the Village. To best examine the current land uses in the Village the following land use classifications were established. A general description of each existing land use classification follows:

1. **Residential**
Identifies areas currently being used for residential uses, generally single-family homes on lots served by sewer and water.
2. **Multi-Family Residential**
Identifies areas with higher density residential development, such as apartments or elderly housing facilities.
3. **Commercial**
Identifies current areas being used for commercial uses.
4. **Industrial**
Identifies areas being used for industrial uses.
5. **Governmental**
Identifies existing governmental, public, or institutional facilities.

6. Agriculture
Identifies areas currently in use for general crop farming.
7. Woodlands
Identifies areas of woodlands.
8. Transportation
Identifies the existing road network.
9. Natural Areas
Contains sensitive environmental areas, such as floodplains, wetlands, steep slopes, and open water. This could include endangered species habitat or other significant features or areas.
10. Outdoor Recreation
Identifies areas for active recreation, such as parks or ball diamonds.
11. Water
Existing surface water of lakes, ponds or streams.

Using the above categories, and the most current air photos of the community, every part of the village was placed into one of these categories. Following that a draft existing land use map was prepared for the Village Plan Commission to review. A variety of edits were made and a final map was produced. Land area calculations were then made using a GIS process to determine total land uses by category. That information is presented in the Table 7-1.

Knowing the existing land use patterns within a community is necessary to develop a desired future land use pattern. See Existing Land Use Map.

**Table 7-1:
Existing Land Use, 2007**

Land Use Type	Acres	Percent
Agriculture	334	47%
Commercial	26	3%
Governmental	34	5%
Industrial	5	1%
Natural Areas	86	12%
Outdoor Recreation	28	4%
Residential	67	10%
Multi-Family	3	0%
Transportation	32	5%
Water	18	3%
Woodlands	66	10%
Total Acres	695	100.0%

Source: NCWRPC GIS

In general, commercial development is located along Grand Avenue/Highway 66 and Main Street. Surrounding that is residential development, and surrounding that is agricultural uses. The major land uses in the Village are Agriculture with about 47 percent of the area, followed by Natural Areas, Woodlands and Residential uses.

Section 7.4 Demographics Affecting Land Use

Population, housing and employment are the three most critical demographic factors that influence land use patterns. In an effort to determine future land use needs, a variety of information is reviewed, including past growth trends, local development and major improvements that impact development. After reviewing this information we determine the number of additional persons, housing units and jobs that will need a place somewhere in the Village.

- Population

The population of the Village has been stable over the last two decades. Between 1980 and 2000, the population declined by 2 persons. The 2006 population estimate indicated a decline of seventeen persons over the last six years. However, the Village is optimistic about the future growth in the community as the result of the major reconstruction of Highway 66 that links Interstate 39 to State Highway 49. The plan process assumes a modest 1 percent annual growth rate over the planning period. Table 7-2 displays the projected population increases in five-year increments from 2010.

A total of 135 new residents are expected to reside in the Village by 2030.

- Households

The total number of households in the Village declined from 207 in 1990 to 198 in 2000. As the population grows so will the number of households in the Village. In 2000 the persons per household was 2.62. Table 7-2 displays the projected households in five-year increments from 2010.

A total of 52 new households are expected in the Village by 2030.

- Employment

Employment in the Village is expected to be stable with a slight increase. In 2000, 284 persons residing in the Village were employed. Many of these jobs are located outside of the Village. The major employer in the Village is the Rosholt School District. Table 7-2 displays projected employment in five-year increments from 2010.

About 74 new jobs are expected to be added in and around the Village by 2030.

Table 7-2: Rosholt Projections					
	2010	2015	2020	2025	2030
Population	521	548	576	605	636
Households	199	209	220	231	243
Employment	286	300	316	332	349

4. Land Demands

To determine future land use demands, projections were completed for population, housing and employment in the previous section. Using those results, we have identified the need to have land available for 135 new residents, 52 households (housing units), and 74 jobs. To translate those numbers into to land use (acres) we need to review general densities and calculate the future needs.

Most of the newer construction in the Village is on one-half acre lots. Therefore, we need to provide at least 104 acres of residential areas over the planning period, or about 20 acres every five years.

Employment is more difficult since much of the added employment will occur outside of the Village. However, there needs to be land available to capture as much of this growth as possible. Therefore, 50 acres will be needed to meet future commercial & industrial demands, or about 10 acres every five years.

No additional agriculture land is needed. In fact, much of the additional acres needed for other uses will be converted from existing agricultural uses.

5. Land Values

Land values have experienced steady growth in the Village. In 2000 the real estate equalized value was \$15,138,100, and it increased to \$20,735,400 in 2007, which is about a 33 percent increase.

6. Redevelopment & Growth Areas

The most efficient development utilizes existing public services and infrastructure; these areas are referred to as “*Smart Growth*” areas. These areas have existing infrastructure and service capacity. The use of existing infrastructure and services is more cost-effective; therefore, new commercial, industrial and higher density residential development should be located in these areas. This plan identifies those areas already served and those areas that are most efficiently served by existing infrastructure and services.

Section 7.5 Future Land Use

After reviewing the natural and built environments and after examining population, housing, employment, land demand trends, and smart growth areas the next step is to develop a future

land use plan map. The basic questions the future land use plan answers are: “What should the community look like in next five, ten and twenty years?” What do you want to preserve and encourage? And what do you want to eliminate and minimize? Overall, the future land use plan map represents the preferred long-term vision for land uses in the community.

Although the map is advisory and does not have the authority of zoning, it is intended to reflect community desires and serve as a guide for local officials to coordinate and manage future development.

1. Future Land Use Categories

To create the future land use plan map, the same basic land use categories were used. Using these general categories the planning commission/committee participated in a mapping exercise with NCWRPC staff to identify the desired future land use in their community. The committee was asked to indicate their thoughts on a map by drawing bubbles or circles to place these different land uses on a map, keeping in mind the natural and built environments.

The majority of the classifications generally correspond to the districts within the Portage County Zoning Ordinance, to ease future implementation of the plan. Again, the classifications are not zoning districts and do not have the authority of zoning. However, the preferred land use map and classifications are intended to be used as a guide when reviewing re-zoning requests, and subdivision proposals.

A general description of each land use classification follows:

1. Residential

Identifies areas recommended for residential development typically consisting of single-family homes on smaller lots served by sewer and water.

2. Multi-Family Residential

Identifies areas that are recommended for higher density residential development, such as apartments or elderly housing facilities. These uses will also provide a nice transition from residential to other uses, such as commercial.

3. Commercial

Identifies areas recommended for commercial development, as well as existing commercial establishments located throughout the Village.

4. Industrial

Identifies areas recommended for industrial development, as well as existing industrial areas located throughout the Village.

5. Governmental

Identifies existing or planned governmental/public/institutional facilities within the Village, including recreational facilities.

6. Agriculture

Identifies areas to be preserved for the purpose of general crop farming or the raising of livestock.

7. Woodlands

Identifies areas of large woodlands within the Village.

8. Transportation

Identifies the existing road network along with the recommendations for improved and safe traffic movement in the town, including airports and rail facilities.

9. Natural Areas

Contains sensitive environmental areas, such as floodplains, wetlands, steep slopes, and open water. This could include endangered species habitat or other significant features or areas identified by the Village.

10. Outdoor Recreation

Identifies areas for active recreation, such as parks.

11. Water

Existing surface water in the Village.

**Table 7-3:
Rosholt Future Land Use Plan**

Land Use Type	Acres	Percent
Agriculture	155	22%
Commercial	34	5%
Governmental	37	5%
Industrial	63	9%
Natural Areas	81	12%
Outdoor Recreation	29	4%
Residential	179	26%
Multi-Family	3	0%
Transportation	31	5%
Water	18	3%
Woodlands	65	9%
Total Acres	695	100.0%

Source: NCWRPC GIS

Future Land Use Plan Map Overview

The future land use plan map has identified approximately 150 acres of land for agriculture, 65 acres of land for woodlands, 80 acres of land for natural areas, 130 acres for residential development, 60 acres of land for industrial development, and 30 acres of land for commercial uses. When compared to the projected needs, there is sufficient land for growth.

Section 7.6 Implementation Tools

1. Zoning Regulations

There are two basic types of zoning, general and shoreland.

General Zoning has been a tool used by units of government since the 1920's in Wisconsin. Zoning provides a reasonable protection of property rights of landowners by minimizing incompatible uses. Generally, zoning identifies a variety of broad districts that identifies the primary allowable or permitted uses, as well as a list of permitted uses with some conditions, called conditional uses. Often a district will list non-permitted uses. These districts are displayed on an official zoning map. The Village has its own zoning ordinance, which is currently being updated.

Shoreland Zoning is administered by the county and applies in the unincorporated areas of the county. The area covered under these regulations is 1000 feet from any lake and 300 feet from any river or stream.

2. Land Division Regulations

The purpose of a land division or subdivision ordinance is to regulate and control the division of land to: Further the orderly layout and use of land; Prevent the overcrowding of land; Lessen the congestion on streets and highways; and Facilitate adequate provision for water, sewage and other public improvements. A subdivision ordinance includes technical requirements, design standards for plats and certified survey maps, and required improvements, such as stormwater detention or land dedication.

Chapter 236 of the Wisconsin Statutes establishes minimum requirements for subdivisions. Local units of government may also elect to have its own land division ordinance.

3. Extraterritorial Zoning

Extraterritorial zoning is similar to other zoning in terms of purposes and type of districts. It differs in terms of the process by which a zoning ordinance is adopted. When a village decides to zone its extraterritorial area, a joint extraterritorial zoning committee must be established. It consists of three citizen members of the city planning commission and three members from each of the affected towns. This joint committee prepares a proposed plan and regulations for the extraterritorial area and submits it to the city/village. The village may adopt it as proposed or resubmit the proposal to the joint committee for changes. In either case, the proposed regulations must receive a favorable majority vote from the joint committee before the city/village can adopt them.

Villages, such as Rosholt have authority to exercise "extraterritorial" zoning. The extraterritorial zoning jurisdiction consists of the unincorporated area within one and one-half mile of the corporate limits of a fourth class city or a village.

4. Official Mapping

Villages 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 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.

Section 7.7 Goals, Objectives & Policies

Goals:

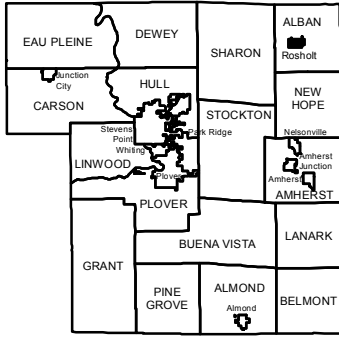
1. Provide an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and other uses.
2. Balance individual property rights with community interests and goals.
3. Promote the redevelopment of lands with existing infrastructure and public services.

Objective:

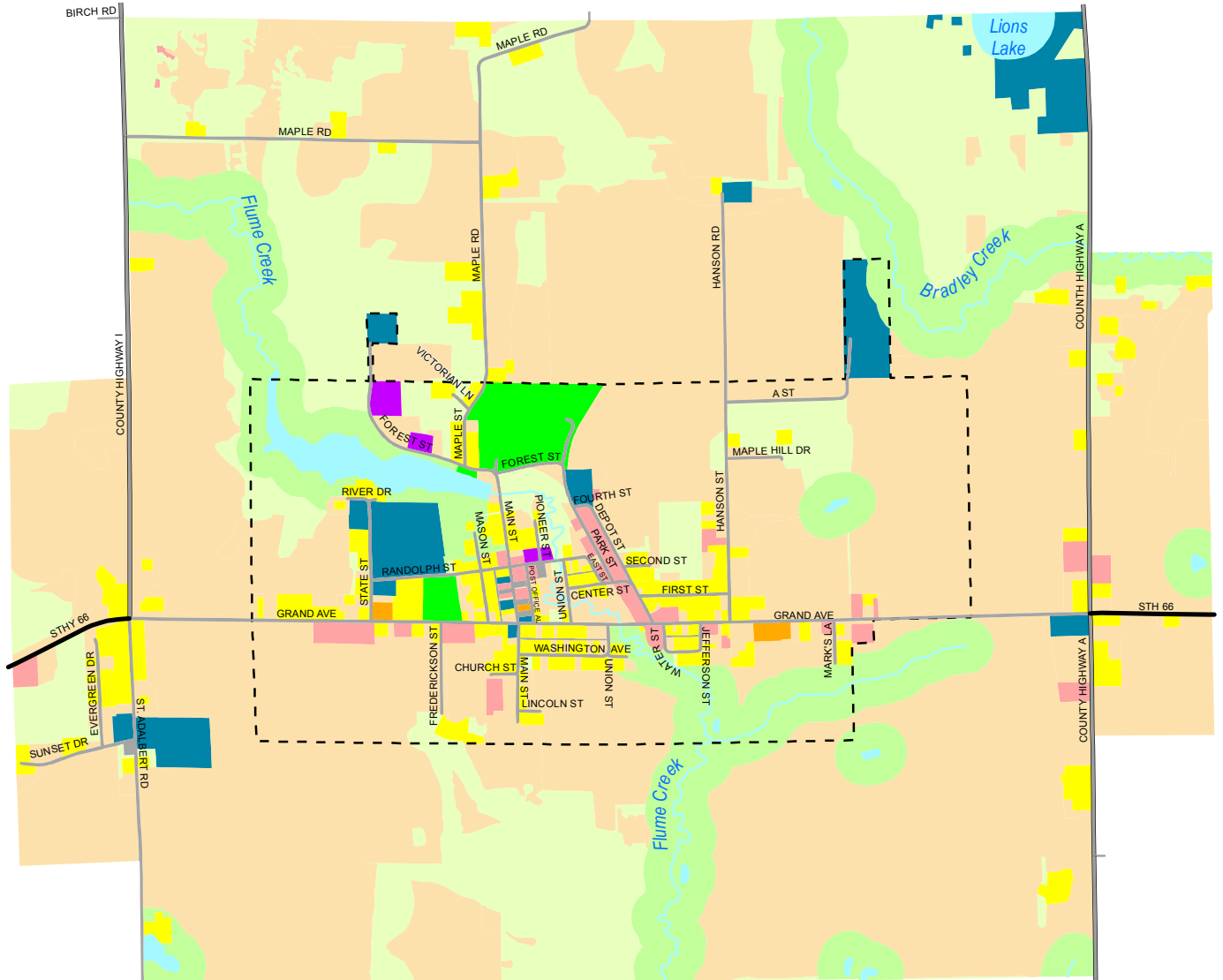
1. Maintain orderly, planned growth which promotes the health, safety and general welfare of Village residents and makes efficient use of land and efficient use of public services, facilities and tax dollars.

Policies:

1. The Village will maintain the comprehensive plan, which will serve as a guide for future land use and zoning decisions. New development will be permitted based on consideration of this Plan.
2. The Village will review and update its zoning ordinance and map from time to time.
3. Update existing land use regulations to be consistent with this plan.



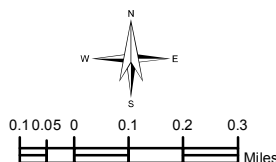
Map 7-1 Village of Rosholt Existing Land Use Portage County, Wisconsin



- | | |
|------------------------|------------------------------|
| — US & State Highways | Governmental / Institutional |
| — County Highways | Industrial |
| — Local Roads | Multi-Family |
| — Private / Other | Outdoor Recreation |
| - - - Village Boundary | Residential |
| Orange | Transportation |
| Pink | Water |
| Light Green | Woodlands |

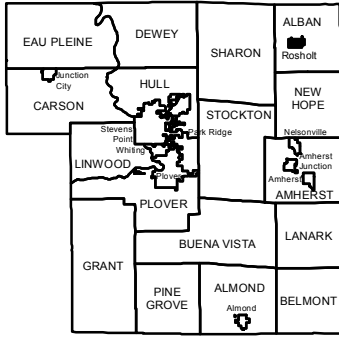
Source: 2005 Airphoto Interpretation, NCWRPC, WI DNR

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.

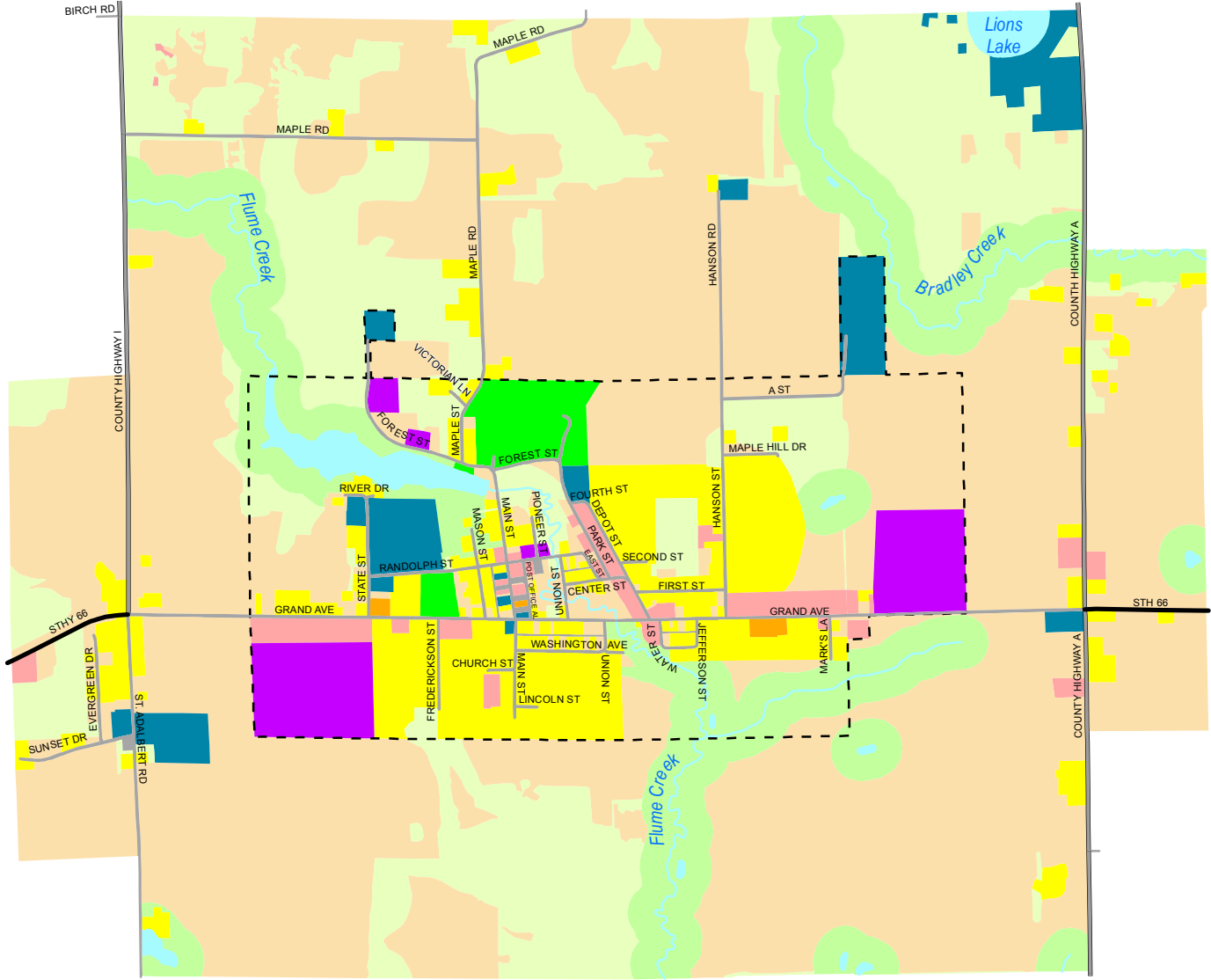


Prepared by:
**North Central
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Planning Commission**

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715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org



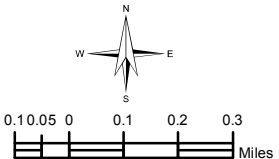
Map 7-2 Village of Rosholt Future Land Use Plan Portage County, Wisconsin



- US & State Highways
- County Highways
- Local Roads
- Private / Other
- Village Boundary
- Agriculture
- Commercial
- Natural Areas
- Governmental
- Industrial
- Multi-Family
- Outdoor Recreation
- Residential
- Transportation
- Water
- Woodlands

Source: NCWRPC, WI DNR

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



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CHAPTER 8: INTERGOVERNMENTAL COOPERATION

This is the eighth of nine chapters that comprise the Rosholt Comprehensive Plan. This chapter is based on the statutory requirement for a “compilation of objectives, policies, goals maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent communities, for siting and building public facilities and sharing public services. This chapter shall analyze the relationship of the Village with the school district and adjacent local units of government, the state and other governmental agencies. In addition, this chapter shall identify existing or potential conflicts between the Village and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

This Comprehensive Plan provides overall recommendations for relationships with local and overlapping jurisdictions to achieve visions for future growth, avoid inefficient or conflicting development patterns, and promote intergovernmental agreements.

Section 8.1 Background

Governmental relationships can best be described as “vertical” relationships, such as those between federal, state and local units (county/city/town) and are relatively well established in law. Unfortunately, there is little public policy in Wisconsin law that requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

Wisconsin Statute s.66.30, entitled "Intergovernmental Cooperation", does enable local governments to jointly do together whatever one can do alone. Typically, intergovernmental cooperation and coordination refers to the management and delivery of public services and facilities. It is also dependent upon a defined geographic area within which cooperation and coordination may be feasible. Often the area is a central city and its surrounding area, or several similar towns. It is a collection of local communities in which the citizens are interdependent in terms of their employment, residence, health, and medical care, education, recreation and culture, shopping and other experiences.

A variety of other factors, some long-standing and some of fairly recent origin, are combining to force citizens and local governments in both urban and rural area to confer, cooperate, and in some cases, to join together in a search for better ways to deliver public services in their respective areas. These factors include:

- population settlement patterns;
- local government structure, finance, and politics;
- high population mobility; and
- economic and environmental interdependence.

Section 8.2 Relationship with Surrounding Units of Government

Protective services are the primary relationships the Village has with surrounding governments. The Village is a member of a fire district with the Towns of Alban and Sharon. The Village and the Town of Alban also have a network of First Responders. Ambulance service is provided by Portage County.

Section 8.3 Consistency

It is required that, after 2010, that all local land-use actions be consistent with an adopted local plan, which means zoning, sub-division, and official mapping actions. Therefore this plan provides the framework for future decision-making.

Section 8.4 Goals, Objectives & Policies

Goals:

1. Encourage coordination and cooperation among units of government.
2. Coordinate activities across jurisdictional boundaries to improve the quality and efficiency of services.

Objectives:

1. Promote communication with other units of government, including adjoining towns, the county, the region, the state, and federal government.
2. Work together with other units of government, and others, to provide services in a more cost-effective manner.
3. Identify alternative solutions to existing or potential land use, administration or policy conflicts that may hinder inter-governmental cooperation.

Policies:

1. At least annually, meet with the Town of Alban and Portage County.
2. Periodically review existing shared service agreements, and explore additional agreements.
3. Explore service consolidation and coordinating services that will result in better services and/or cost savings.

CHAPTER 9: IMPLEMENTATION

This is the final chapter of the Rosholt Comprehensive Plan. This chapter discusses plan consistency, existing implementation tools, a potential tool, overviews measuring plan progress, and outlines plan amendment and update procedures. This chapter also includes the overall recommendations for implementation of this plan.

Implementation of this plan depends on the willingness of local officials to use it as a guide when making decisions that affect growth and development in the Village. It is also important that local citizens and developers also become aware of the plan.

Section 9.1 Consistency Review

There are no known inconsistencies among the previous chapters of this plan. As future plan amendments occur, both text and map, it is important that city staff and the plan commission conduct consistency reviews. These reviews will ensure that the plan does not conflict with itself.

An essential characteristic of any planning program is that it be ongoing and flexible. Periodic updating of the plan is necessary for continued refinement and course correction in the planning program to insure that it reflects the desires of the Village's citizens.

Additional tools and approaches can be utilized by the Village to achieve the goals of the plan. These include but are certainly not limited to the following: fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, land division, erosion control, mobile homes, etc.

Section 9.2 Plan Amendment and Update

The Rosholt Comprehensive Plan is intended to be a “living” document. While the plan is intended to provide a long-term framework for the community, it must also be responsive to change. As things change so should the plan. Over time it is expected that numerous things, from the economic climate to social demands will create need for change. As such, the comprehensive plan should be amended as needed to keep the plan current and reflective of the community needs.

In addition, periodic updates should be made every five years. Under current law, it is required that an update of the plan be undertaken once every ten (10) years. However, some critical parts of the plan, such as the Future Land Use Plan Map, might warrant annual review. This will ensure that not only the data and other information is current, but also the plan’s goals, objectives, and policies reflect the desires and needs of the city.

It is important that the public be involved in the update process. To ensure that the public is engaged in plan amendments, the same procedure used for initial plan adoption must be

followed. (See Wisconsin Statute §66.1001). Upon Plan Commission review and resolution to make recommended changes to the plan, the Village Board shall call a public hearing to allow property owners and citizens time to review and comment on recommended plan changes. The public hearing shall be advertised 30 days prior to the meeting by using a Class I notice. Based on public input, planning commission recommendations, and other facts, the council will then formally act on the recommended amendment(s).

Section 9.3 Recommended Actions

This section outlines some detailed recommendations to implement the goals, objectives, and policies that are contained in the previous chapters of this plan.

These recommendations are:

1. The Village Board should adopt the plan and use it as a guide for decision making.
2. The Village Plan Commission should become knowledgeable of the plan and use it to justify recommendations to the Village Board on development issues.
3. Village staff should incorporate the goals, objectives and policies of the plan into annual budget and department work programs.
4. The Village should incorporate changes to its Zoning Ordinance and Official Map to establish consistency between these tools and the plan.
5. The Village should encourage general awareness of the Comprehensive Plan. It is also important that citizens and developers are aware of the plan. The plan should be available at Village Hall.
6. The Village should provide copies of the plan to the surrounding towns as well as the county.
7. The Village should formally review this plan every five years and officially update it every ten years. Current and future officials should be provided a copy of the plan.

Attachments:

Public Participation Plan

Plan Commission Resolution Recommending Adoption

Village Board Ordinance Adopting Plan

Village of Rosholt Resolution
Number R06-11-2007
For Adoption of a Public Participation Plan

WHEREAS, the Village of Rosholt is required to prepare and adopt a Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a sound plan; and

WHEREAS, it is necessary for the Village of Rosholt to approve a process to involve the public in the planning process; and

NOW, THEREFORE, BE IT RESOLVED, that the Village of Rosholt does approve and authorize the Public Participation Plan as presented (attachment A).

ADOPTED on the 11th day of June, 2007

ATTEST: *Theresa K. Hartvig*
Theresa K. Hartvig, Village Clerk-Treasurer

The governing body of the Village of Rosholt has authorized this Resolution dated June 11, 2007

ATTEST: *Richard Osowski*
Richard Osowski, Village President

Dated: June 11, 2007
Passed: June 11, 2007
Posted: June 14, 2007

Drafted by:
North Central Wisconsin Regional Plan Commission (NCWRPC).

Attachment A

**Village of Rosholt
Public Participation Plan**

I. Background

The Village recognizes the need to engage the public in the planning process. This document sets forth the techniques the Village will use to meet the goal of public participation. Therefore, this Public Participation Plan forms the basic framework for achieving an interactive dialogue between citizens, local decision makers, staff, and the North Central Wisconsin Regional Plan Commission (NCWRPC).

The creation of the Public Participation Plan is a task required in meeting the requirements of Wisconsin's Comprehensive Planning Legislation (66.1001). As the planning process develops, it should be expected that deviations from the plan might occur.

II. Objectives

The following is a list of objectives for the public participation plan:

- That the residents, land owners and other interested parties become fully aware of the importance of participating in the development of the Comprehensive Plan.
- That the public has opportunities to provide their input to the Plan Commission and Village Board.
- That the public has access to all written information and all maps created throughout the planning process.
- That there is input from the broadest range of perspectives and interests in the community possible.
- That input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and incorporated into the process.
- That this process of public involvement strengthens the sense of community.

The goal will be to inform, consult and involve the public in each phase of the planning process. Hopefully, this will help balance the issues related to private property rights.

III. Techniques

The public participation plan for the comprehensive planning process will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Periodic press releases or newsletter articles will occur to provide education on the planning process.
3. Plan meeting handouts will be maintained by the Village and available for review by the public.
4. When the draft plan is prepared it will be available at the Village Hall, the library and on a website.
5. The draft plan will be distributed to the surrounding town and the County.

RECEIVED

DEC 12 2007

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION

**Resolution
Village of Rosholt
Portage County, Wisconsin
Plan Commission**

The Plan Commission of the Village of Rosholt, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the Village Plan Commission present and voting resolves and recommends to the Village Board as follows:

Adoption of the Rosholt Comprehensive Plan.

The Plan Commission, by this resolution, further resolves and orders as follows:

All maps, tables, and other materials noted and attached as exhibits to the Rosholt Comprehensive Plan and are incorporated into and made a part of the Rosholt Comprehensive Plan.

The clerk shall properly post or publish this resolution as required under Wis. stats.

Adopted this 10 day of December 2007.

Village of Rosholt Zoning Plan Commission

Arnold Kaminski
Arnold Kaminski

Ronald Pliska
Ronald Pliska

Cindy Gemza
Cindy Gemza

Richard Osowski
Richard Osowski

Debbie Peplinski
Debbie Peplinski

Jason Woyak
Jason Woyak

Attest: Theresa K. Hartvig
Theresa K. Hartvig Village Clerk-Treasurer

Passed: December ~~10~~ 2007

Posted: December 10, 2007

ORDINANCE # 03-10-2008

**ORDINANCE TO ADOPT
VILLAGE OF ROSHOLT COMPREHENSIVE PLAN**

STATE OF WISCONSIN,
PORTAGE COUNTY
VILLAGE OF ROSHOLT

WHEREAS, this ordinance is titled the "Ordinance to Adopt Village of Rosholt Comprehensive Plan" for the purpose of adopting a comprehensive plan as outlined in s.66.1001 Wis. stats; and

WHEREAS, the Village adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001, Wis. stats; and

WHEREAS, the Village Plan Commission guided the development of the Comprehensive Plan; and

WHEREAS, the Village Plan Commission by a majority vote, recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the Rosholt Comprehensive Plan, which contains all of the elements specified in s. 66.1001 Wis. stats; and

WHEREAS, the Village held an open house and a public hearing on this plan, with notice in compliance with the requirements of s. 66.1001 Wis. Stats; and

NOW, THEREFORE BE IT RESOLVED, the Village Board by the enactment of this ordinance, formally adopts the Rosholt Comprehensive Plan document as presented this day.

This ordinance is effective on publication **or posting**.

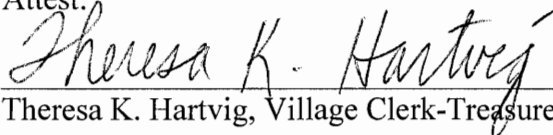
Adopted this 10th day of March, 2008.

Signed:



Rick Osowski, Village President

Attest:



Theresa K. Hartvig, Village Clerk-Treasurer

Dated: March 10, 2008
Passed: March 10, 2008
Posted: March 11, 2008

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MAR 14 2008

NORTH CENTRAL WISCONSIN
REGIONAL PLANNING COMMISSION