

## 1.0 ISSUES AND OPPORTUNITIES

### 1.1 CHAPTER SUMMARY

The purpose of this section is to provide basic background information for the comprehensive planning process and general demographic characteristics for the City of Richland Center. More specifically this section includes information from the community survey and visioning sessions, community profile and projection data including population trends, age distribution, and population projections.

### 1.2 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Issues and Opportunities goals, objectives and policy recommendations for the City of Richland Center. The essence of these recommendations is reflected throughout the entire document.

- **Protect and improve the health, safety, and welfare of residents in the City of Richland Center.\***
- **Preserve and enhance the quality of life for the residents of the City of Richland Center.\***
- **Protect and preserve the community character of the City of Richland Center.\***
- **Richland Center should have its own sense of place, and should be recognized by residents and visitors as a pleasant place to live, work, and shop.**

\*Note: The above policy recommendations are further explained in other elements of this comprehensive plan. This section provides background information and overall direction. For example, the above recommendations may be carried out by implementing recommendations in other sections such as housing, economic development, and transportation.

#### Wisconsin State Statute 66.1001(2)(a)

##### (a) Issues and Opportunities

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.

### 1.3 BACKGROUND

Under the Comprehensive Planning legislation, adopted by the state in October of 1999, beginning on January 1 2010, if a local governmental unit engages in any of the actions listed below, those actions shall be consistent with that local governmental unit's comprehensive plan.

- Official Mapping
- Local Subdivision Regulations
- County, Town, Village or City zoning Ordinances
- Zoning of Shorelands or Wetlands in Shorelands

Comprehensive plans are a blueprint for how a community will develop and grow. Their purpose is to provide communities with information and policies that they shall use in the future to guide planning and community decisions. The Comprehensive Plan includes nine elements: Issues and Opportunities, Utilities and Community Facilities, Agriculture, Natural, and Cultural Resources, Housing, Transportation, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition, the Comprehensive Planning legislation establishes 14 planning goals to guide planning efforts. The 14 goals, along with other planning policies and objectives created during the planning process, appear throughout each chapter in this document.

Richland County, together with nineteen jurisdictions, including the City of Richland Center, applied for a Comprehensive Planning Grant through the Wisconsin Department of Administration in the fall of 2003. In the

spring of 2004, a thirty-month Comprehensive Planning Grant was awarded. Richland County and the jurisdictions within it contracted with the Southwestern Wisconsin Regional Planning Commission (SWWRPC) to complete individual comprehensive plans for each of the twenty jurisdictions (Richland County, the City of Richland Center, towns, and villages) in accordance with Wisconsin Statutes 66.1001. The only jurisdictions in Richland County that did not participate under the multi-jurisdiction grant were the Towns of Forest, Marshall, and Ithaca. These jurisdictions chose to complete their comprehensive plans using other resources. The following is a list of all of the jurisdictions that participated under the grant (see Map 1.1, Participating Jurisdictions.)

Richland County	City of Richland Center	Town of Akan
	Village of Boaz	Town of Bloom
	Village of Cazenovia	Town of Buena Vista
	Village of Lone Rock	Town of Dayton
	Village of Viola	Town of Eagle
	Village of Yuba	Town of Henrietta
		Town of Orion
		Town of Richland
		Town of Richwood
		Town of Rockbridge
		Town of Sylvan
		Town of Westford
		Town of Willow

### 1.3.1 ROLES AND RESPONSIBILITIES

The following indicates the roles and responsibilities of each entity involved in the comprehensive planning process.

- **Southwest Wisconsin Regional Planning Commission (SWWRPC)**
  - a. Provide staff services and project management for process.
  - b. Produce written plans and supplementary documents.
  - c. Plan, coordinate, and staff joint-jurisdictional meetings.
- **UW-Extension, Richland County**
  - a. Assist in developing and coordinating public participation plan, press releases, survey, visioning and education processes.
- **Richland County Zoning and Land Use Department**
  - a. Provide information, direction, and feedback to SWWRPC on process and plan development.
- **Town, Village, City Plan Commission**
  - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
  - b. Hold meetings to discuss comprehensive planning issues.
  - c. Develop comprehensive plan & recommend it to the governing body for adoption.
  - d. Represent the jurisdiction at joint-jurisdictional planning meetings.
- **County Zoning and Land Use Committee**
  - a. Provide feedback and direction to SWWRPC in developing the plan information, policies, and implementation measures.
  - b. Hold meetings to discuss comprehensive planning issues.
  - c. Develop comprehensive plan and recommend it to the governing body for adoption.
  - d. Represent the jurisdiction at joint-jurisdictional planning meetings.

- **Town, Village, City, County Board/Council**
  - a. Appoint plan commission members.
  - b. Provide funds for the process.
  - c. Provide notice for and hold local meetings and hearings for the adoption of the plan and implementation measures via ordinance.

**1.4 PLANNING AREA**

Refer to Map 1.2 in the Issues and Opportunities Chapter Attachments for a map of the planning area considered during this comprehensive planning process.

According to state statute, Class 4 municipalities have extraterritorial jurisdiction to the area 1.5 miles outside of the corporate limits. During the course of this plan, this area shall be considered as part of the planning area.

Conversely, the extraterritorial area will also be considered as part of the planning area for towns that border municipalities. The inclusion of the extraterritorial area in two separate plans underscores the importance of these lands and the importance of intergovernmental cooperation (see Chapter 8, Land Use). The purpose of the extraterritorial zone is essentially one of coordination with adjoining communities in an effort to anticipate and mitigate any impacts stemming from the development in that area. Note that the City of Richland Center and the Town of Richland have established a joint Extraterritorial Commission.

**1.5 PUBLIC PARTICIPATION PLAN**

As part of the Comprehensive Planning legislation, every community must develop a public participation plan at the beginning of the planning process. The purpose of the public participation plan is to outline procedures for public involvement during every stage of the planning process. (See Issues and Opportunities Chapter Attachments for the complete public participation plan.)

**1.6 COMMUNITY SURVEY**

In the spring of 2004, the staff from SWWRPC and University of Wisconsin Extension Service-Richland County (UWEX-Richland County) developed a countywide survey that was distributed to all property owners in Richland County. The purpose of the survey was to provide the Planning Commission with community feedback regarding the key elements in the comprehensive plan. A total of 8,197 surveys were sent to property owners in Richland County, and 1,595 were sent to property owners in City of Richland Center. Four hundred-eight surveys were sent back, giving the City a 26% return rate. (See Issues and Opportunities Chapter Attachments for survey results.)

**1.7 COMMUNITY PROFILE AND PROJECTION**

The following displays the population statistics and projections that were prepared as part of the requirements of the Comprehensive Planning legislation. Other demographic data and statistics, such as employment characteristics, are in their corresponding chapters.

Table 1.1 Population Statistics (Source: US Census)

Population	Richland Center Number	Richland Center Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Total Population (1970)	5,086	100%	17,079	100%	4,417,933	100%
Total Population (1980)	4,997	100%	17,476	100%	4,705,767	100%
Total Population (1990)	5,018	100%	17,521	100%	4,891,769	100%
Total Population (2000)	5,114	100%	17,924	100%	5,363,675	100%
<b>SEX AND AGE (2000)</b>						
Male	2,341	45.8%	8,882	49.6%	2,649,041	49.4
Female	2,773	54.2%	9,042	50.4%	2,714,634	50.6
Under 10 years	578	11.3%	2,195	12.2%	721,824	13.5%
10 to 19 years	734	14.4%	2,901	16.2%	810,269	15.1%
20 to 34 years	937	18.3%	2,810	15.7%	1,063,460	19.8%
35 to 44 years	649	12.7%	2,686	15.0%	875,522	16.3%
45 to 59 years	876	17.1%	3,437	19.2%	985,048	18.4%
60 to 74 years	623	12.2%	2,320	12.9%	560,306	10.4%
75+ years	717	14.0%	1,575	8.8%	347,246	6.5%
<b>Median Age (2000)</b>	<b>39.9</b>	<b>(X)</b>	<b>39.2</b>	<b>(X)</b>	<b>36.0</b>	<b>(X)</b>

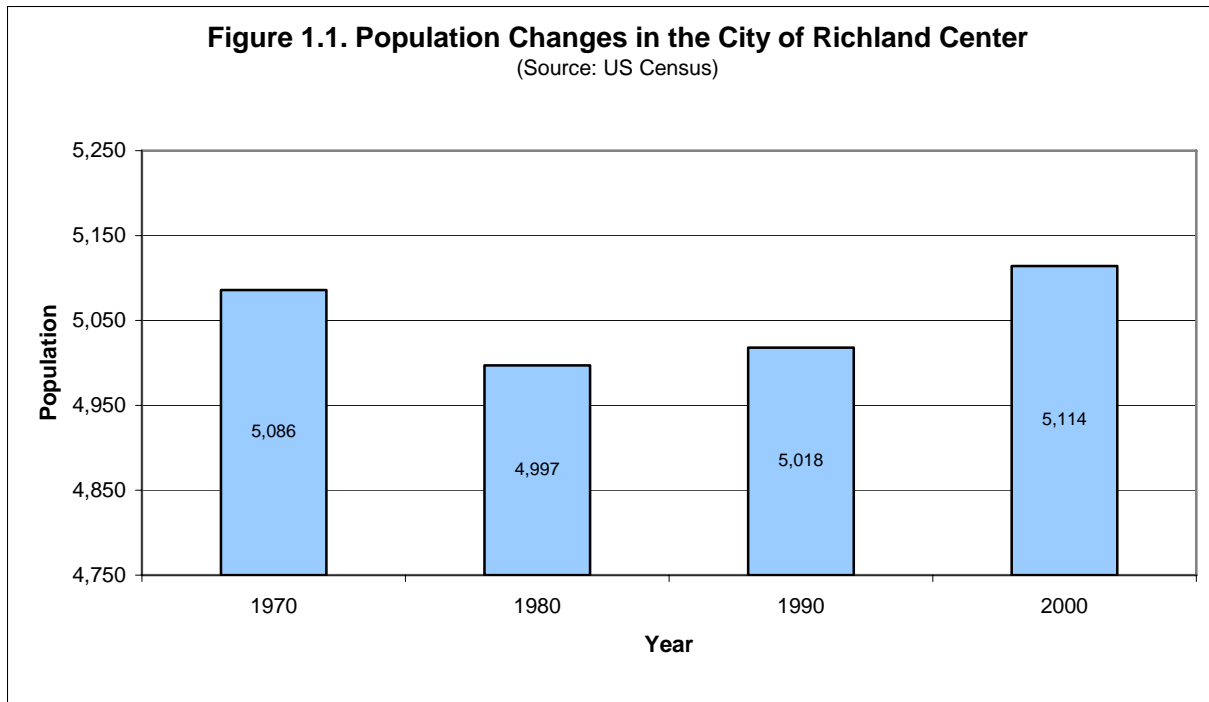


Figure 1.1 shows the total population for the City of Richland Center decreased moderately from 1970 to 1980. Starting in 1980 Richland Center’s population began to grow with the largest increase occurring from 1990 to 2000, with a 1.9% increase.

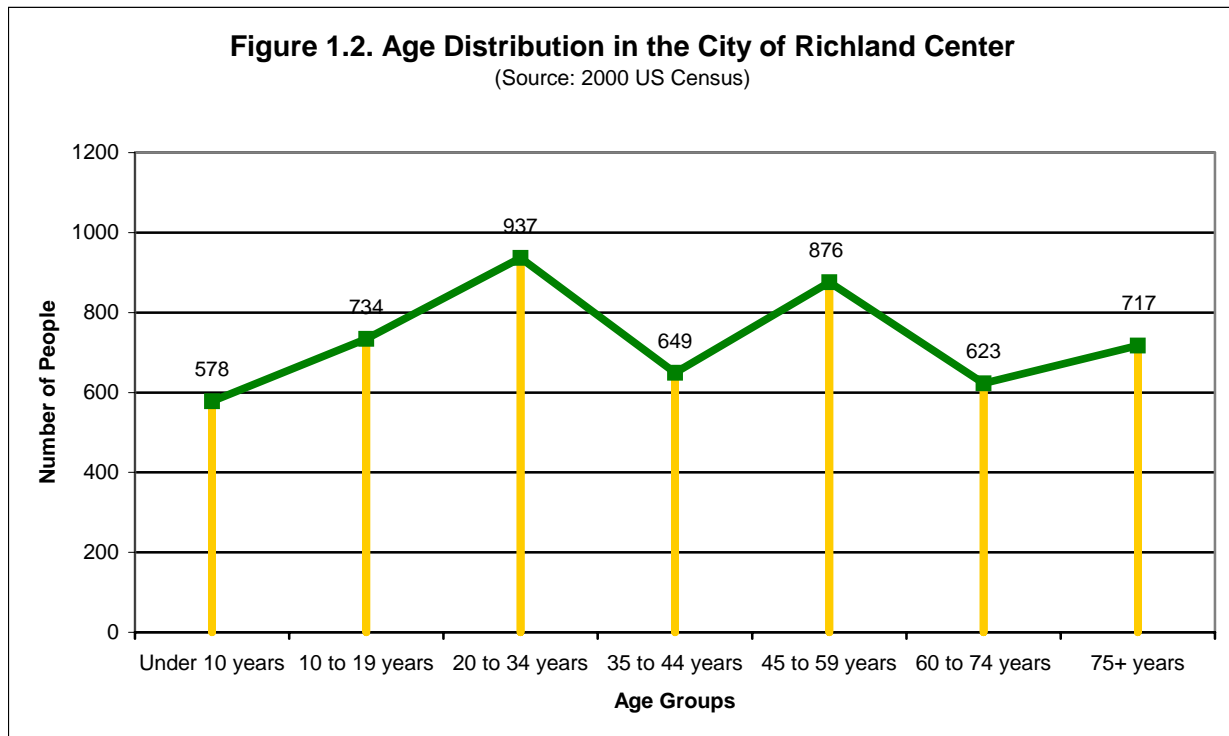


Figure 1.2 shows the population of the City of Richland Center by age distribution for the year 2000. The largest population cohort is people between the ages of 20 to 34 (937 people) making up 18.3% of the town’s population. The 75+ age group contains 14.0% of the population with 717 people. The city’s median age is 39.9.

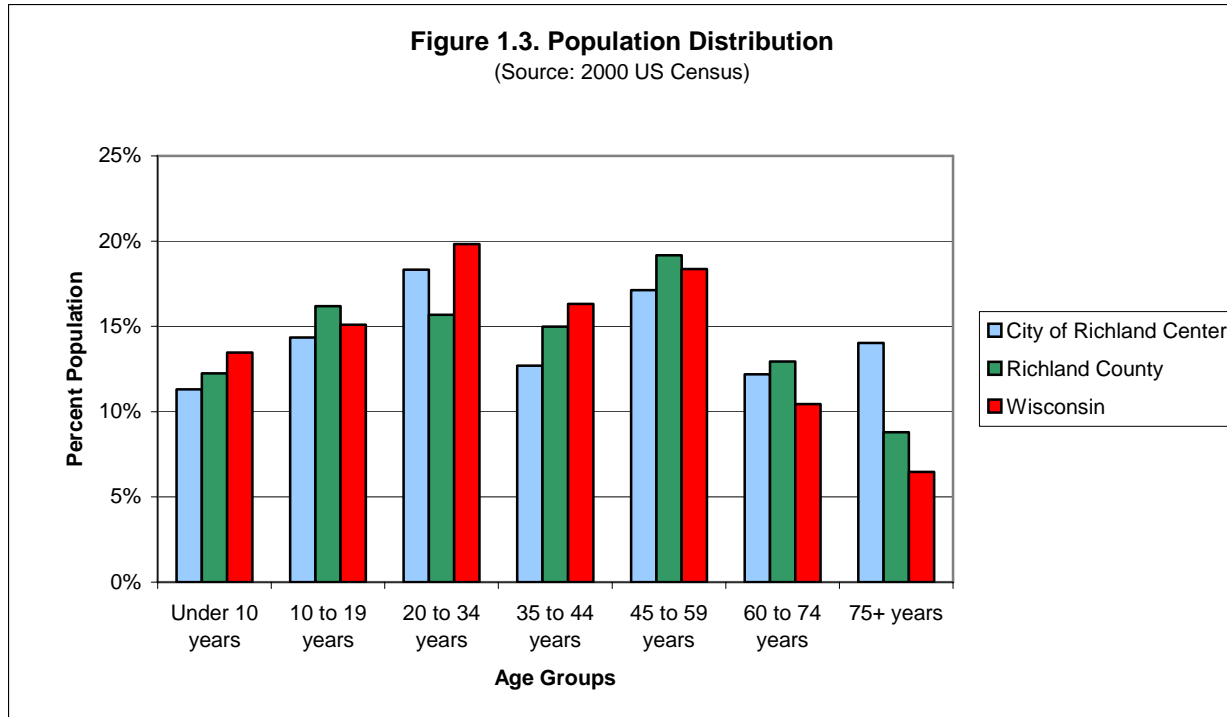


Figure 1.3 shows the population percentage by age group for the City of Richland Center and compares those numbers to Richland County and the State of Wisconsin.

Table 1.2 Population Projections (Source: SWWRPC)

Age Group	2010 Low	2010 High*	2020 Low	2020 High*	2030 Low	2030 High*
Less than 10	576	585	573	594	567	596
10 to 19 Years	673	683	668	688	658	690
20 to 34 Years	1,020	1,036	965	994	894	933
35 to 44 Years	572	581	629	648	631	658
45 to 59 Years	1,046	1,062	935	963	942	984
60 to 74 Years	627	637	940	968	938	979
75+ Years	691	701	584	602	756	789
<b>Total</b>	<b>5,204</b>	<b>5,285</b>	<b>5,295</b>	<b>5,457</b>	<b>5,385</b>	<b>5,628</b>

\*Note: The Richland County Economic Development Corporation provided the high projection data. The low projection figures were calculated by SWWRPC.

The population projections listed in Table 1.2 represents a worst (low) and best (high) case scenario over the next 30 years. The low projection figures, calculated by SWWRPC, were based on the assumption that growth will continue at the same rates as in the previous 30 years. The high projection figures were calculated by the Richland County Economic Development Corporation. The RCEDC believes that the conditions and decision making processes that contributed to past population levels and trends in the County and City are no longer relevant today and therefore, the RCEDC has established higher projections which they feel are more consistent with development plans and changing socio-economic conditions. It is likely that the actual population for the years 2010, 2020, and 2030 will be somewhere between the low and high projections. (For more information on population projections contact the RCEDC.)

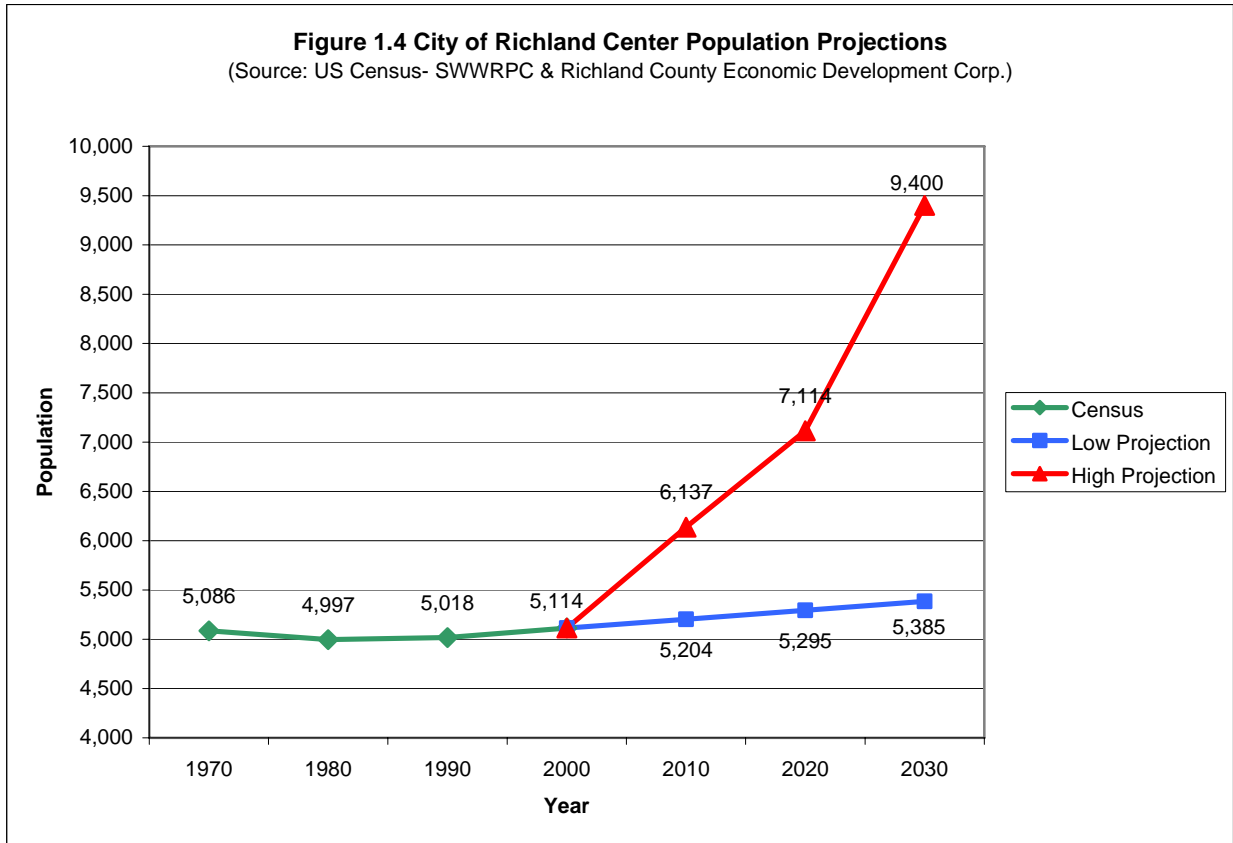


Table 1.3 Educational Attainments (Source: SWWRPC)

Educational Attainment	Richland Center Number	Richland Center Percent	Richland County Number	Richland County Percent	Wisconsin Percent
Less than 9th Grade	300	8.8%	901	7.6%	5.4%
9th to 12th No Diploma	452	9.4%	1,233	10.4%	9.6%
HS Grad	1,529	36.9%	4,851	40.8%	34.6%
Some College	967	23.3%	2,554	21.5%	20.6%
Associate Degree	188	5.5%	681	5.7%	7.5%
Bachelor's Degree	365	10.6%	1,145	9.6%	15.3%
Graduate/Prof. Degree	194	5.6%	431	4.4%	7.2%
<b>Percent High School Grad or Higher</b>	<b>NA</b>	<b>81.9%</b>	<b>NA</b>	<b>82.1%</b>	<b>85.1%</b>

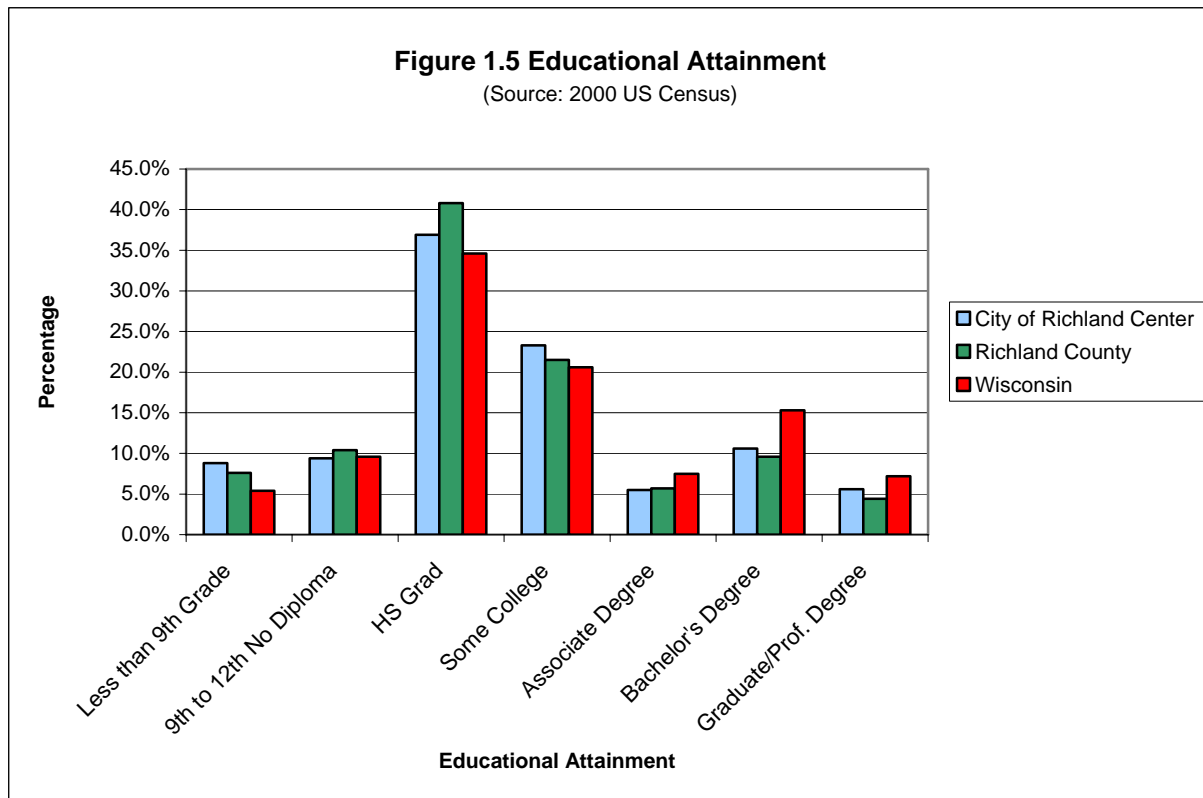


Table 1.4 Occupations (Source: US Census)

Occupations	Richland Center Number	Richland Center Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Prod, Trans & Mat. Moving	587	25.5%	2,367	26.6%	540,930	19.8%
Construction, Extraction & Maint.	215	9.3%	844	9.5%	237,086	8.7%
Farm, Fishing & Forestry	37	1.6%	294	3.3%	25,725	0.9%
Sales & Office	550	23.9%	1,824	20.5%	690,360	25.2%
Services	355	15.4%	1,221	13.7%	383,619	14.0%
Mgmt, Prof & Related	556	24.2%	2,335	26.3%	857,205	31.3%
<b>Total</b>	<b>2,300</b>	<b>100%</b>	<b>8,885</b>	<b>100%</b>	<b>2,734,925</b>	<b>100%</b>

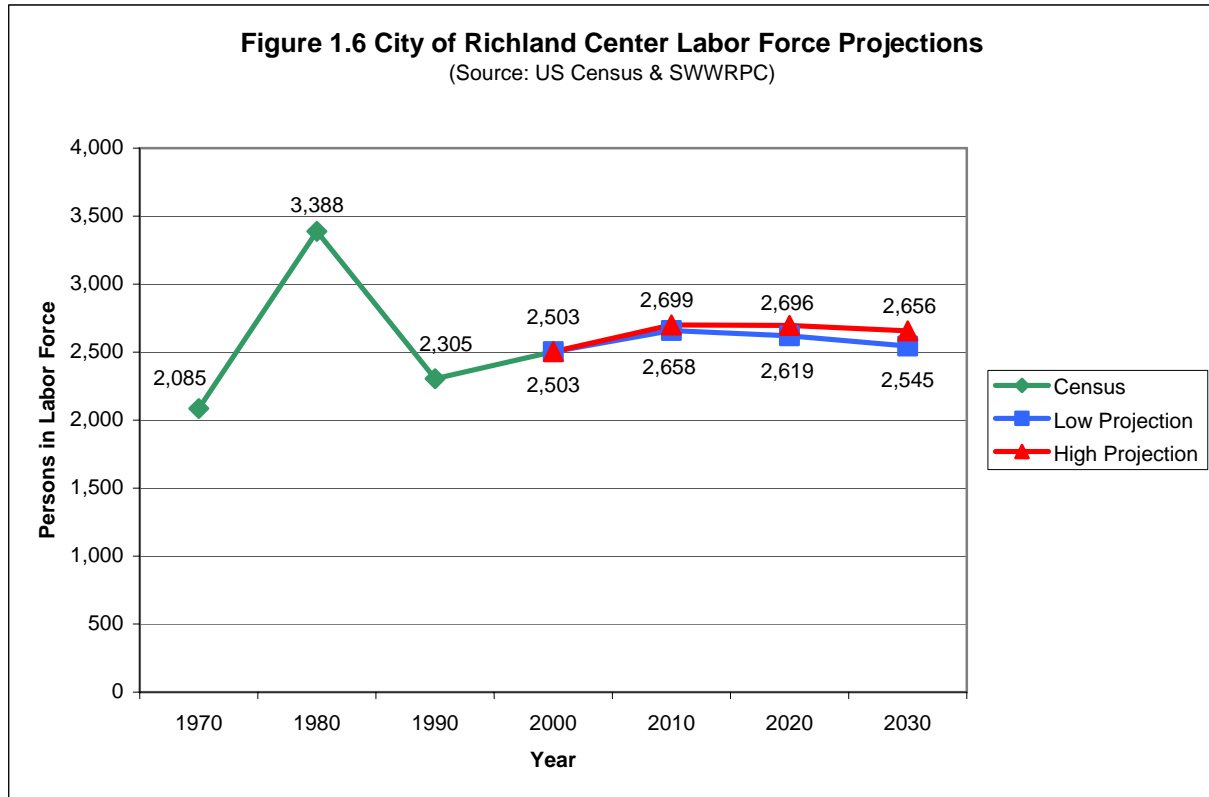


Figure 1.6 shows the projected labor force populations for the years 2010, 2020, and 2030. The red line indicates a high projection, while the blue line indicates the low projection. Labor data was not available for 1970 or 1980.



## 1.8 COMMUNITY VISION

A vision statement identifies where an organization (the City of Richland Center) intends to be in the future and how to meet the future needs of its stakeholders: citizens. The vision statement incorporates a shared understanding of the nature and purpose of the organization and uses this understanding to move towards a greater purpose together. SWWRPC, in conjunction with UWEX-Richland County, sponsored visioning sessions for each jurisdiction in the autumn and winter of 2004-2005. The City of Richland Center Planning Commission utilized the visioning information from these sessions to create a formal vision statement. The vision statement for the City of Richland Center is

- **Encourage a public-private consensus of a building process as the population increases to accommodate reasonable growth.**
- **Encourage preservation of open space, the parks and the scenic hills protecting the quality of the environment.**
- **Encourage redevelopment of the inner core of our City to remove blighted areas.**
- **Continue efforts to maintain transportation connections such as highways, bus service and adjacent airport services.**
- **Insure modern and constant update of our infrastructure system.**

## 1.9 ISSUES AND OPPORTUNITIES AGENCIES AND PROGRAMS

Throughout each chapter of this comprehensive plan is a section that lists some of the state and federal agencies and programs that exist to help communities with various projects. Many of these agencies and programs can provide expertise or funding to help implement some of the recommendations of this comprehensive plan. For each agency, a brief description of some of the programs is listed along with contact information. For each chapter the list of agencies, and the programs they provide, is not exhaustive. Your community should contact the agency to obtain the most up to date information. The following lists one source that could be used to accrue funding for all types of projects.

### **GRANTS.GOV** ([www.grants.gov](http://www.grants.gov))

Grants.gov allows organizations to electronically find and apply for competitive grant opportunities from all Federal grant-making agencies. Grants.gov is the single access point for over 900 grant programs offered by the 26 Federal grant-making agencies. The U.S. Department of Health and Human Services is the managing partner for Grants.gov.

**ISSUES AND OPPORTUNITIES  
CHAPTER ATTACHMENTS**

**PUBLIC PARTICIPATION PLAN**

The City of Richland Center Planning Commission has developed guidelines for involving the public as part of the requirements of the Comprehensive Planning Process (Section 66.1001(4)(a), Stats.). The goal of a public participation plan is to promote an awareness of the planning process, to keep the public informed and educated, and to obtain input and participation from the public in order to create a plan, which reflects the vision and goals of the community.

The Planning Commission identified four primary audiences for the city’s Public Participation Plan. These groups were identified as being important to the comprehensive planning process because they reflect a variety of the community’s diverse interests and perspectives. These groups include the legal boards/agencies, civic associations, businesses, and groups/individuals involved with land use issues. The table below enumerates the types of groups, which make up the primary audiences.

Legal Boards/Agencies	Civic Associations	Businesses	Groups and Individuals
<ul style="list-style-type: none"> <li>• City Council</li> <li>• Plan Commission</li> <li>• RDA</li> <li>• Public Works Commission</li> <li>• City Utilities</li> <li>• Park Boards</li> <li>• Library Boards</li> <li>• ET. Board</li> <li>• Historic Preservation Commission</li> <li>• School District</li> <li>• Richland Township</li> <li>• City/County Ad Hoc</li> <li>• City Staff</li> <li>• City Attorney</li> </ul>	<ul style="list-style-type: none"> <li>• Chamber of Commerce (Main St)</li> <li>• City Housing Authority</li> <li>• NHS</li> <li>• UW-Extension Housing Coalition</li> <li>• Richland Co. Econ. Dev. Corp.</li> <li>• NRCS</li> </ul>	<ul style="list-style-type: none"> <li>• Realtors</li> <li>• Financial Inst.</li> <li>• Developers</li> <li>• Bus Service</li> <li>• Town Taxi</li> <li>• Schmitt Woodland House Calls</li> <li>• Hospital</li> </ul>	<ul style="list-style-type: none"> <li>• Community on Aging</li> <li>• Historical Society</li> <li>• Property Owners of non-metallic mineral resources</li> </ul>

Southwest Wisconsin Regional Planning Commission and UW-Extension were involved in a variety of outreach activities throughout the planning process. SWWRPC conducted a informational meetings on each of the elements throughout the planning process. The variety of outreach methods either SWWRPC or UW-Extension used to publish the dates, times, and locations of informational meetings are listed below under the appropriate organization.

**SWWRPC**

- Survey
- SWWRPC Web Page

**UW Extension**

- UW-Extension Newsletter
- UW-Extension Web Page
- Press releases to appropriate news mediums for SWWRPC sponsored meetings.

The items listed below served as the methods for public participation throughout the entire comprehensive planning process. These include both City community planning meetings and SWWRPC facilitated meetings. These outreach methods were used to notify the primary audiences listed above along with any other community members, including property owners and persons with a vested or leasehold interest in property allowing the extraction of nonmetallic mineral resources in which the intensity or use of the property may be changed by the comprehensive plan.

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Public Notices</li> <li>• Public Meetings</li> <li>• Internet/Web</li> <li>• Newspaper</li> </ul> | <ul style="list-style-type: none"> <li>• Radio</li> <li>• Newsletters</li> <li>• Phone Trees</li> </ul> |
|--|---|

Listed below are groups Richland Center targeted in order to encourage additional participation during the each stage of the planning process. The City used additional public outreach methods to ensure broad base participation from specific groups that may have had vested interests in a particular issue or element being addressed in the planning process.

Elements	Public Outreach Groups
<b>Visioning</b>	<ul style="list-style-type: none"> <li>• City Council</li> <li>• Chamber of Commerce</li> </ul>
<b>Agricultural Resources</b>	<ul style="list-style-type: none"> <li>• ET Board</li> <li>• NRCS</li> <li>• Richland Co. Econ. Dev. Corp.</li> </ul>
<b>Cultural Resources</b>	<ul style="list-style-type: none"> <li style="width: 50%;">• ET Board</li> <li style="width: 50%;">• Richland Co. Econ. Dev. Corp.</li> <li style="width: 50%;">• Historic Preservation Commission</li> <li style="width: 50%;">• Historical Society</li> <li style="width: 50%;">• NRCS</li> </ul>
<b>Economic Development</b>	<ul style="list-style-type: none"> <li>• Chamber of Commerce</li> <li>• Richland Co. Econ. Dev. Corp.</li> <li>• RDA</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li style="width: 50%;">• RDA</li> <li style="width: 50%;">• Richland Co. Econ. Dev. Corp.</li> <li style="width: 50%;">• City Housing Auth.</li> <li style="width: 50%;">• Realtors</li> <li style="width: 50%;">• NHS</li> <li style="width: 50%;">• Financial Inst</li> <li style="width: 50%;">• UW-Extension Housing Coalition</li> <li style="width: 50%;">• Developers</li> </ul>
<b>Implementation</b>	<ul style="list-style-type: none"> <li>• City Council</li> <li>• City Staff</li> <li>• City Attorney</li> </ul>
<b>Intergovernmental</b>	<ul style="list-style-type: none"> <li>• City/County Ad Hoc</li> <li>• Richland Township</li> <li>• School District</li> </ul>
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• ET Board</li> </ul>
<b>Natural Resources</b>	<ul style="list-style-type: none"> <li>• ET Board</li> <li>• NRCS</li> <li>• Richland Co. Econ. Dev. Corp.</li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li style="width: 50%;">• Public Works Comm.</li> <li style="width: 50%;">• Schmitt Woodland House Calls</li> <li style="width: 50%;">• Bus Service</li> <li style="width: 50%;">• Community on Aging</li> <li style="width: 50%;">• Town Taxi</li> </ul>
<b>Utilities and Community Facilities</b>	<ul style="list-style-type: none"> <li style="width: 50%;">• City Utilities</li> <li style="width: 50%;">• Chamber of Commerce</li> <li style="width: 50%;">• Park Board</li> <li style="width: 50%;">• Richland Co. Econ. Dev. Corp.</li> <li style="width: 50%;">• Library Board</li> <li style="width: 50%;">• Hospital</li> </ul>

The success of a public participation plan is measured by the extent to which progress is made towards the achievement of this plan’s goals. The public participation plan was approved by the Planning Commission and City Council in the fall of 2004.

During the Implementation phase of the project, the Planning Commission shall adopt, by majority vote, a resolution that recommends the adoption of the comprehensive plan (or any future plan amendments) to the City Council. CD copies of the recommended and adopted plan will be sent to the clerks of the Town of Richland, Richland County, and the School District Administrator. A letter accompanying the CD will announce the availability of a paper copy of the plan should the jurisdiction want one. (Section 66.1001(4)(b), Stats.) A CD and a paper copy of the plan will be sent to the Wisconsin Land Council, Wisconsin Department of Administration, and the Public Library.

In order to comply with Act 307 regarding nonmetallic mining the City of Richland Center will also send a copy of the plan, per a written request, to any operator who has applied for or obtained a nonmetallic reclamation permit; a person who has registered a marketable nonmetallic mineral deposit; and any other property owner or leaseholder who has an interest in property allowing the extraction of nonmetallic mineral resources.

Prior to adopting the plan, the Richland Center City Council will hold at least one public hearing to discuss the recommended plan (Section 66.1001(4)(d), Stats.). At least 30 days prior to the hearing, a Class 1 notice will be published that contains, at a minimum, the following:

- The date, time and location of the hearing
- A summary of the proposed plan or plan amendment
- The local government staff that can be contacted for additional information
- Where to inspect and how to obtain a copy of the proposal before the hearing

Prior to adopting the plan, the Richland Center City Council will provide an opportunity for written comments by the public and respond to such comments through review and discussion at a City Council meeting.

The Richland Center City Council, by a majority vote, shall enact the ordinance adopting the recommended plan (Section 66.1001(4)(c), Stats.). The adopted plan and ordinance shall be distributed to the aforementioned parties in Section 66.1001(4)(b), Stats. The plan shall contain all nine elements identified in Section 66.1001(2), Stats. If the Richland Center City Council asks the Planning Commission to revise the recommended plan, it is not mandatory that these revisions be sent to the distribution list. However, in the spirit of public participation and intergovernmental cooperation revisions that constitute a substantial change to the recommended plan may be sent to the distribution list.

**COMMUNITY SURVEY**

The following pages contain community survey results for the City of Richland Center, WI. The survey was sent to property owners in Richland County in the spring of 2004. The Southwestern Wisconsin Regional Planning Commission compiled the information for the City of Richland Center as part of the requirements of the Wisconsin Comprehensive Planning legislation. Of the 1,595 surveys mailed to Richland Center property owners, 408 (26%) were returned. The percentages below were based on the 408 returned surveys.

**Quality of Life**

1. What are the three most important reasons you and your family chose to live in Richland County?

7%	Agriculture	50%	Near job (employment opportunity)
2%	Appearance of homes	3%	Property taxes
6%	Community Services	7%	Quality of neighborhood
13%	Cost of home	10%	Quality of schools
3%	Historical significance	6%	Recreational opportunities
18%	Low crime rate	54%	Small town atmosphere
38%	Natural beauty	60%	Near family or friends

2. Is there anything about living in Richland County that you do not like?

**Community Facilities and Services**

3. Rate the following local services. The rating selections are Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

		<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>NA</b>	<b>NR</b>
a.	Ambulance	54%	39%	4%	0%	3%	1%
b.	Fire protection	57%	38%	2%	1%	3%	1%
c.	Garbage collection	42%	48%	6%	1%	2%	1%
d.	Municipal water system	29%	52%	12%	3%	1%	3%
e.	Park and recreation facilities	30%	53%	13%	2%	1%	3%
f.	Police protection	40%	47%	9%	2%	1%	1%
g.	Public library	33%	53%	11%	1%	1%	2%
h.	Public school system	21%	52%	17%	4%	3%	3%
i.	Recycling programs	18%	57%	18%	3%	1%	3%
j.	Sanitary sewer service	12%	32%	24%	27%	2%	3%
k.	Snow removal	17%	55%	21%	3%	1%	3%
l.	Storm water management	7%	36%	29%	23%	2%	3%
m.	Street and road maintenance	5%	40%	40%	14%	1%	2%

**Natural and Cultural Resources**

4. How important is it to protect the following. Your selections are Essential (E), Very Important (VI), Important (I), Not Important (NI), Not Applicable (NA), and No Response.

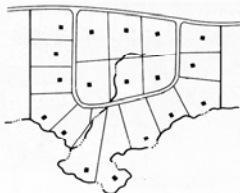
		<b>E</b>	<b>VI</b>	<b>I</b>	<b>NI</b>	<b>NA</b>	<b>NR</b>
a.	Air quality	52%	33%	12%	0%	1%	3%
b.	Farmland	36%	38%	20%	2%	2%	3%
c.	Forested lands	32%	42%	21%	3%	1%	2%
d.	Groundwater	54%	31%	11%	1%	1%	3%
e.	Historic and cultural sites	17%	31%	41%	8%	1%	2%
f.	Open space	20%	31%	40%	6%	1%	3%
g.	Rivers and streams	37%	40%	19%	1%	1%	3%
h.	Rural character	18%	35%	36%	6%	1%	5%
i.	Scenic views and undeveloped hills/bluffs	27%	34%	29%	5%	1%	3%
j.	Wetlands	26%	28%	36%	6%	1%	3%
k.	Wildlife habitat	30%	31%	32%	5%	1%	2%

**Housing**

Please give us your opinion about the development of housing in your community. Your selections for questions 5-9 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		<b>SA</b>	<b>A</b>	<b>D</b>	<b>SD</b>	<b>NO</b>	<b>NR</b>
5.	Your local jurisdiction should focus on improving existing housing quality.	30%	53%	4%	1%	5%	8%
6.	More of the following types of housing are needed.						
a.	Single family housing	26%	45%	7%	1%	16%	6%
b.	Duplexes (2 units)	10%	42%	14%	4%	21%	10%
c.	Apartments	11%	37%	18%	6%	20%	7%
7.	Affordable housing is needed in your local jurisdiction.	35%	40%	6%	3%	12%	3%
8.	Elderly housing is needed in your local jurisdiction.	25%	42%	15%	2%	14%	3%
9.	Starter (first time home buyer) homes are needed in your local jurisdiction.	20%	46%	11%	3%	16%	4%

10. Would you prefer housing built in a traditional design (Option A), or a cluster design (Option B)?



33%	Option A
45%	Option B
1%	Both Options
21%	No Response

The rating selections for questions 11-16 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
11.	Productive agricultural land should be allowed to be used for:						
a.	Agricultural use	64%	24%	1%	1%	4%	7%
b.	Residential use	6%	33%	28%	10%	8%	16%
c.	Commercial use	4%	22%	37%	14%	7%	17%
d.	Any use	6%	11%	27%	29%	11%	17%
12.	Large scale farms (300 or more animal units) should be allowed to expand:						
a.	Anywhere in Richland County	8%	12%	31%	24%	7%	18%
b.	Nowhere in Richland County	14%	8%	34%	15%	9%	20%
c.	Outside a 2 mile radius of incorporated areas	23%	34%	11%	10%	10%	13%
13.	Landowners should be allowed to develop land anyway they want.	8%	20%	40%	22%	5%	6%
14.	The visual impacts (view of the landscape is an important consideration when evaluating proposed developments).	31%	54%	6%	1%	3%	6%
15.	It is important to require driveways that will meet standards for providing emergency services.	46%	44%	2%	1%	4%	4%
16.	There should be a minimum lot size on residential development in rural areas.	27%	45%	12%	3%	10%	5%

17. In your opinion, what should be the minimum lot size for rural residential development? Check only one box.

14%	Less than 1 acre	5%	11 to 40 acres
49%	1 to 5 acres	6%	40 or more acres
10%	6 to 10 acres	10%	No limitation
5%	No response		



**Transportation**

Please give us your opinion about transportation in your community. Your selections for questions 18-21 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
18.	The overall network (roads, streets, and highways) in Richland County meets the needs of its citizens.	10%	70%	13%	2%	2%	3%
19.	The condition of local roads and streets in your community is adequate for intended uses.	6%	65%	22%	4%	1%	3%
20.	Biking and walking are important modes of transportation in your community.	22%	56%	10%	2%	7%	3%
21.	There should be more biking and walking lanes along public roadways.	25%	40%	15%	4%	12%	3%

22. Rate the following for your local jurisdiction. Your selections are Excellent (E), Good (G), Fair (F), Poor (P), Not Applicable (NA), and No Response (NR).

		E	G	F	P	NA	NR
a.	Roads	5%	59%	29%	5%	1%	2%
b.	Sidewalks	2%	32%	47%	12%	5%	3%
c.	Bike trails	12%	55%	19%	2%	8%	4%
d.	Airports	5%	30%	21%	4%	34%	6%
e.	Bus service	1%	16%	19%	16%	42%	5%
f.	Shared ride/van service	2%	10%	21%	15%	42%	11%
g.	Railroads	1%	2%	1%	10%	78%	8%

23. Check the two most effective ways your local jurisdiction could provide comprehensive planning information to its landowners and residents.

59%	Direct mailings
39%	Newspaper articles
45%	Radio
24%	Newsletters
26%	Public meeting
6%	Internet

**Economic Development**

Please give us your opinion about economic development in your community. Your selections for questions 24-28 are Strongly Agree (SA), Agree (A), Disagree (D), Strongly Disagree (SD), No Opinion (NO), and No Response (NR).

		SA	A	D	SD	NO	NR
24.	Commercial or industrial buildings and activities involving truck traffic and manufacturing should be located:						
a.	In an existing city or village	13%	35%	23%	5%	10%	15%
b.	Near a city or village	25%	54%	3%	1%	8%	10%
c.	Anywhere in Richland County	11%	22%	29%	17%	10%	12%
25.	Richland County should work to coordinate efforts to actively recruit new businesses and industry.	69%	24%	1%	1%	2%	4%
26.	All Richland County communities should provide at least some land with infrastructure (water, sewer, access, etc.) for industrial and commercial uses either owned publicly or privately.	28%	40%	14%	3%	12%	4%
27.	Development at the edge of cities and villages should be required to have municipal water and sewer services.	33%	41%	9%	2%	11%	4%
28.	Richland County jurisdictions should pursue alternatives as a form of economic development:						
a.	Ethanol plants	18%	32%	15%	4%	22%	9%
b.	Solar energy	24%	45%	6%	2%	15%	9%
c.	Wind energy	33%	43%	5%	1%	12%	5%

29. Rate the importance of the following: Your selections are Essential (E), Very Important (VI), Important (I), Not Important (NI), No Opinion (NO), and No Response (NR).

		E	VI	I	NI	NO	NR
a.	Agricultural related businesses	37%	35%	21%	1%	2%	3%
b.	Commercial and retail development	33%	44%	18%	2%	1%	4%
c.	Downtown development -main street	24%	34%	28%	9%	3%	3%
d.	Home based businesses	11%	21%	37%	18%	9%	5%
e.	Industrial and manufacturing development	43%	34%	17%	1%	1%	4%
f.	Tourism and recreation	26%	36%	28%	5%	2%	3%

**Demographics**

1. Gender

45%	Male
41%	Female
5%	Both Options
9%	No Response

2. Age

1%	18-24
5%	25-34
12%	35-44
22%	45-54
22%	55-64
37%	65 and older
2%	No response

3. Employment status

45%	Employed full time
6%	Employed part time
6%	Self employed
1%	Unemployed
36%	Retired
1%	Other
2%	Two Options Marked: One Respondent marked Employed Full Time and Employed Part Time. One Respondent marked Employed Part Time and Self Employed. One Respondent marked Self Employed and Retired.
3%	No response

4. Place of residence

73%	Own
1%	Rent
1%	Other
27%	No response

5. Number of adults (over 18) in your household.

2%	0
16%	1
48%	2
6%	3
1%	4
0%	5 or more
27%	No response

6. Number of children (under 18) in our household.

76%	0
8%	1
7%	2
2%	3
1%	4
1%	5 or more
6%	No response

7. Income range

5%	Less than 15,000
21%	15,000 to 24,999
39%	25,000 to 49,999
19%	50,000 to 74,999
6%	75,000 to 99,999
3%	100,000 or more
6%	No response

8. How long have you lived in Richland County?

18%	Less than 1 year
6%	1 to 4 years
7%	5 to 9 years
14%	10 to 24 years
52%	25 years or more
3%	No response

9. How many acres of land do you own in Richland County?

0%	None
75%	Less than 1 acre
10%	1-10 acres
8%	11-100 acres
3%	100 or more acres
5%	No response

10. Do you actively farm the land you own?

2%	Yes
48%	No
45%	Not applicable
5%	No response

11. Do you think your land will be actively farmed (by you or someone else) in the next: (check all that apply).

3%	0- 5 years
1%	6-10 years
1%	11-15 years
2%	16 to 20 years
80%	Not Applicable

## 2.0 UTILITIES AND COMMUNITY FACILITIES

### 2.1 CHAPTER SUMMARY

The purpose of this section is to inventory, map, and forecast utilities and community facilities in the City of Richland Center. Utilities and community facilities, often referred to as public works, is the physical infrastructure that allows a community to function and grow. Community facilities may include libraries, municipal offices, schools, police stations, fire stations, parks, etc. Many of the community facilities are supported by utilities including water services, sewer system, stormwater drainage, electricity, etc.

It is expected that the population in the City of Richland Center will grow from 6-84% (depending on data source) over the next 25 years (see Chapter 1, Issues and Opportunities). Any increase in population will undoubtedly increase the demand for public utilities and community facilities. However, the need to expand, rehab, or create new utilities and community facilities is difficult to determine. To the extent possible, this chapter tries to forecast the future utility and community facility needs of the City; however, these needs will vary according to growth pressure and the level of service that is deemed publicly acceptable. In addition, when evaluating whether a utility or community facility will be able to meet future demand, routine maintenance needs must be considered as well.



**Wisconsin State Statute 66.1001(2)(d)**

**(d) Utilities and Community Facilities**

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, childcare facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element 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 governmental 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.

## 2.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the two listed below have the particular objective of utility and community facility development.

- **Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.**
- **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.**

*Note: The Towns of Forest, Ithaca, and Marshall did not participate in the Richland County multi-jurisdictional comprehensive planning project. However, their data is included in information collected for the County as a whole.*

## 2.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following are the Utilities and Community Facilities objectives and policy recommendations that support the above goals and will guide utility and community facility decisions in the City of Richland Center over the next 20 years.

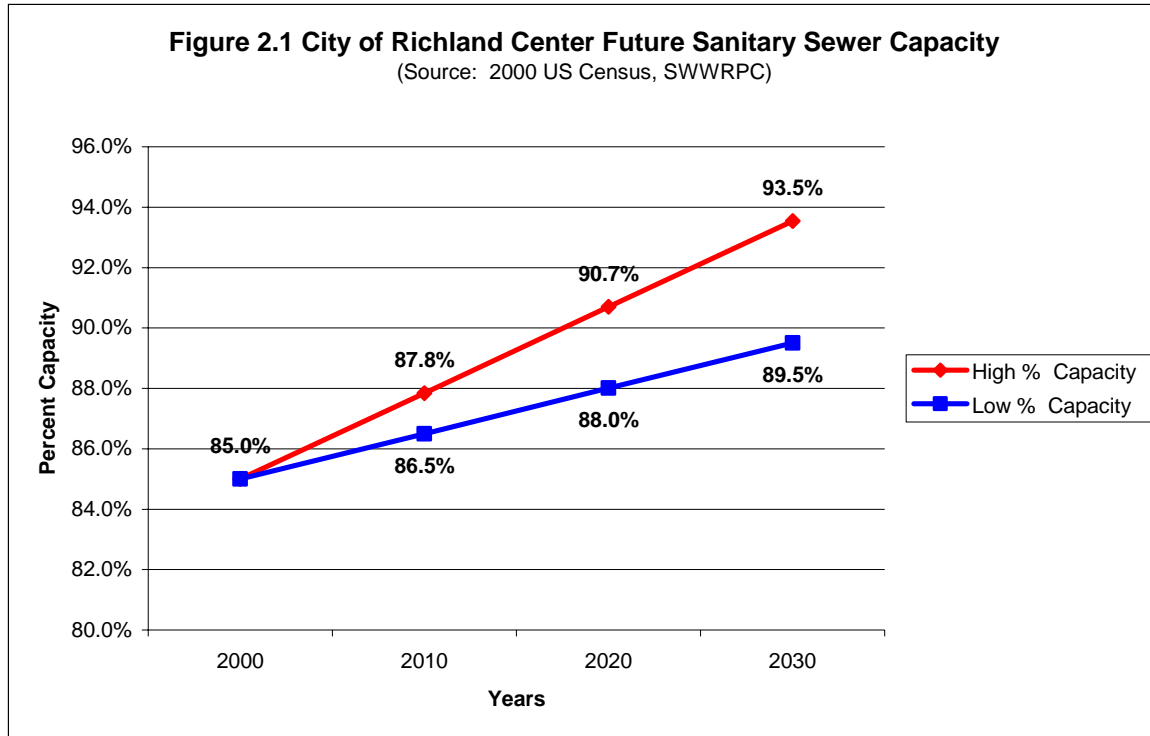
1. **Establish a capital improvements plan for community infrastructure needs and goals over 3, 5, and 7 year periods.**

## 2.4 PUBLIC UTILITIES AND COMMUNITY FACILITIES

### 2.4.1 SANITARY SEWER SERVICE

The current wastewater treatment facility (WWTF) was built in 1971 with major upgrades occurring in 1989 (gravity belt thickener and UV), 1992 (Phase I of solids handling), 1994 (Phase II of solids handling), and 2001 (AAF for primary treatment). The collection system consists of 38 miles of sewer main ranging in size from 6" to 21" pipe. The WWTF is designed to treat 1.6 MGD, a BOD load of 8,000 lbs/day, and a TSS load 4,000 lbs/day. The system currently serves 1,795 residential customers, 303 commercial customers, 87 municipal and school customers, and 21 industrial customers. The WWTF is designed to treat a strictly residential customer base of greater than 90,000. Annual flow to the treatment plant is currently 1.36 MGD or 493 MG/year. The capacity of the facility is 1.6 MGD or 584 MG/year. Due to the high industrial loadings to the system, future expansion of the plant is already in the planning stage. There are no households or businesses with private septic systems.

Figure 2.1 below is based on the City of Richland Center population projections from SWWRPC, and flow data from the Richland Center WWTF. Refer to the City of Richland Center for more information on sanitary sewer service.



**2.4.2 STORMWATER MANAGEMENT**

Stormwater management involves providing controlled release rates of runoff to receiving systems, typically through detention and/or retention facilities. A stormwater management system can be very simple – a series of natural drainage ways – or a complex system of culverts, pipes, and drains. Either way, the purpose of the system is to store and channel water to specific areas, diminishing the impact of non-point source pollution. The City of Richland Center uses erosion control ordinances and storm sewers to address the management of storm water. The City has a dike system and drainage channel funning from the northern most boundary, through the park, and ending at STH 80 South. Maps of the City’s storm sewer network are available for review at City Hall.

Beginning in August 2004, any construction sites disturbing more than one acre of land must get state permits and keep soil on their land during and after construction (NR 151, 216). The threshold was lowered from five acres to one acre in order to comply with new U.S. Environmental Protection Agency Phase 2 Storm Water Regulations. The purpose of the regulation is to lower and control the amount of sedimentation that reaches Wisconsin rivers and lakes. Refer to the WI DNR for more information.

**2.4.3 WATER SUPPLY**

The following information for the City of Richland Center was taken from the 2003 Annual Utility Report (Wisconsin Public Service Commission). Current rate information can be obtained by contacting the City of Richland Center directly.

Table 2.1 Sources of Water Supply (Groundwater)

ID#	Location	Depth (ft.)	Well Diameter (Inches)	Potential Yield Per Day (Gallons)	Currently in Service
6	47 East Robb Rd.	406	19	1,440,000	Yes
5	191 Jefferson	400	18	288,000	Yes
7	26500 Pleasant Valley Drive	510	18	1,440,000	Yes
8 (pending)	Covered Bridge Road	pending	pending	pending	pending

Table 2.2 Water Supply – Pumping and Water Supply Equipment

ID#	Purpose	Destination	Year Installed	Type of Pump	Actual Capacity (gpm)
5	Primary Distribution	Distribution System	1983	Vertical Turbine	500
6	Primary Distribution	Distribution System	1993	Vertical Turbine	1,000
3	Booster A	Distribution System	2000	Centrifugal	100
4	Booster B	Distribution System	2005	Centrifugal	100
5	Booster C	Distribution System	2005	Centrifugal	100
7	Primary Distribution	Distribution System	2005	Vertical Turbine	1000

Table 2.3 Water Supply – Storage and Treatment

ID#	Type	Year Built	Primary Material	Total Capacity	Disinfection & Application	Corrosion Control?	Fluoride?
East Res.	Elevated Tank	1957	Concrete	500,000	Gas	No	Yes
West Res.	Elevated Tank	1978	Steel	500,000	Gas	No	Yes

Table 2.4 Water Supply – Water Mains

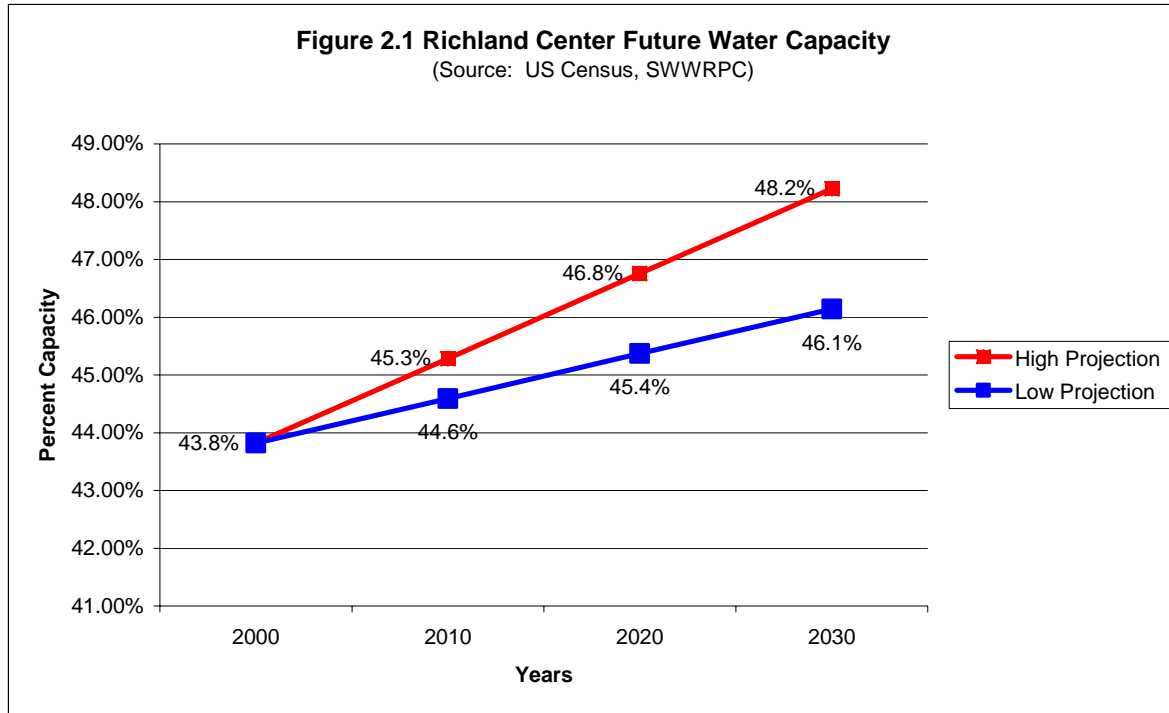
Pipe Material	Function	Diameter (inches)	Number of Feet at End of Year
Metal	Distribution	2	1,161
Asbestos-Concrete	Distribution	4	407
Metal	Distribution	4	41,245
Plastic	Distribution	4	42
Metal	Distribution	6	63,752
Metal	Distribution	8	17,297
Plastic	Distribution	8	608
Metal	Distribution	10	30,325
Metal	Distribution	12	19,051
Metal	Distribution	14	9,251

The current average amount of water pumped per day is 950,000 gallons with a potential yield per day of 2,168,000 gallons. Figure 2.2 shows the capacity of the Richland Center water system. As indicated, the system is operating at somewhere between 63% and 76% capacity (based on flow). This figure is calculated from population projections from SWWRPC and pumping data from City of Richland Center.

Table 2.5 Fire Hydrants

Fire Hydrant Type	Number (End of Year)
Normal	324
Flushing	1





As the City of Richland Center continues to grow, attention should be paid to the capacity of the existing water system and the number of new homes or businesses it can effectively support. Presently, the water system is supporting 1,763 households and 321 businesses. The number of households and business the system is designed to support will vary depending on water needs. There are approximately nine private wells within City limits.

**2.4.4 SPECIAL SERVICE DISTRICT**

A special purpose district is a government entity that is responsible for performing specific tasks and oversight essential to a community's or region's well being. Special districts include sanitary districts, metropolitan sewerage districts, drainage districts, inland lake protection and rehabilitation districts, business improvement districts, tax incremental financing districts, architectural conservancy districts, and port authorities. Richland Center has four TIF districts. Maps and the proposed projects in these areas are available for inspection at City Hall. For more information on special service districts, refer to Chapter 6, Economic Development.

**2.4.5 SOLID WASTE DISPOSAL AND RECYCLING FACILITIES**

Currently, the City contracts with Waste Management for garbage and recycling services. Pick-ups are once a week at the curbside. The City also operates a transfer station, where items may be taken (requires a fee). Waste Management is capable of handing any future demand Richland Center may have.

In 1996, Wisconsin revised its solid waste rules to exceed the Federal (Subtitle 'D') rules for municipal solid waste landfills becoming the first state to receive approval of its solid waste program by the U.S. Environmental Protection Agency. The WI DNR authorizes solid waste disposal pursuant to Wis. Stats. 289.35, and numerous WI Administrative Codes. Currently, there are six operating or closed landfills in the City according to the DNR registry of waste disposal sites. Refer to the WI DNR, and the Richland County Department Zoning and Sanitation for more information on landfill regulations.

**2.4.6 PARKS AND RECREATIONAL FACILITIES**

Refer to Chapter 3, Agricultural, Natural, and Cultural Resources for information on local park and recreation facilities.

**2.4.7 TELECOMMUNICATION FACILITIES**

Telecommunication towers, specifically cellular phone towers, are on the rise with increased use of cellular phone. Table 2.6 below indicates jurisdictions with one or more types of communication towers in the County. Non-participating jurisdictions (Towns of Forest, Dayton and Marshall) are not listed in this table. Refer to the Federal Communications Commission FCC - ([www.wireless2.fcc.gov](http://www.wireless2.fcc.gov)) or the Richland Country Zoning and Sanitation Department for more information on telecommunication regulations.

Table 2.6 Richland County Telecommunications Towers

Jurisdiction	Number of Towers	Location Strategy?
Village of Cazenovia	1	No
Village of Yuba	1 – free standing	No
Town of Bloom	1 – free standing	No
Town of Orion	1 – free standing	Oakridge
Town of Richland	3 – free standing	Not to date
Town of Westford	1 – free standing	No
City of Richland Center	2 – free standing	No
No Towers in Jurisdiction		
<ul style="list-style-type: none"> <li>• Village of Boaz</li> <li>• Village of Lone Rock</li> <li>• Village of Viola</li> <li>• Town of Akan</li> </ul>	<ul style="list-style-type: none"> <li>• Town of Buena Vista</li> <li>• Town of Eagle</li> <li>• Town of Henrietta</li> <li>• Town of Richwood</li> </ul>	<ul style="list-style-type: none"> <li>• Town of Rockbridge</li> <li>• Town of Sylvan</li> <li>• Town of Willow</li> </ul>

(Source: Federal Communications Commission)

**2.4.8 POWER PLANTS AND TRANSMISSION LINES**

City Utilities Richland Center Electric Department is located in the North Industrial Park at 133 W. Robb Road. Its mission is to provide its customers the most reliable service possible at the lowest cost available. The Electric Utility of Richland Center began providing power for the people of Richland Center in 1904. At that time, it primarily provided electricity for street lighting. Today, the Electric Utility has 3022 customers and a peak load of 22,000 KW.

Some statistics of the Utility include:

- 634 in use Transformers
- 1600 poles of various sizes
- 36.58 miles of urban primary distribution line
- 3.1 miles of rural primary distribution line
- 4.2 miles of 69KV transmission line

The Utility also owns and maintains a 518 street and security lights within the City of Richland Center. It owns one 28 MVA substation (Olson Substation), and is currently working towards increasing to an additional substation of 22 MVA to help provide better and more reliable service to our customers.

The Electric Utility has five fulltime linemen, three shared office staff, and a shared Utility manager that see to the day-to-day operations of the Utility. They are advised by a Utility Commission made up of two aldermen and five members of the general public.

As for Richland County, except for three locations, the County is part of the Alliant/Wisconsin Power and Light Company, which serves the southern and eastern sections of the county, or the Richland Electric Cooperative, which serves the north and western portions of the county. The other electric utilities the Viola Municipal Water and Electric Utility and the Muscoda Water and Light Utility, which serves a small area at the south-central portion of the County adjacent to the Village of Muscoda. One major East-West and two North-South electric transmission lines cross the County. There are eight electrical substations located along these lines in Richland County.

The Northern Natural Gas Pipeline runs north/south through the county up to Richland Center. Natural gas is provided to roughly half the county by a number of providers including Madison Gas and Electric, Wisconsin Gas, and Midwest Natural Gas, Inc. Refer to Alliant Energy, the Richland Electric Cooperative, the Richland Center Electric Utility, Muscoda Light and Water Utility, Madison Gas and Electric, Wisconsin Gas, and Midwest Natural Gas for more information on power plants and transmission lines.

**2.4.9 CEMETERIES**

Refer to Chapter 3, Agricultural, Natural, and Cultural Resources for information on local cemeteries.

**2.4.10 POSTAL SERVICE**

Richland Center's U.S. Post Office is located at 213 N. Central Ave.

**2.4.11 MUNICIPAL BUILDING**

Richland Center's City Hall was built in 1998. The City offices, Utility offices, and Police Department are all housed in this building. The building has seven offices and two meeting rooms, plus a Council room. Police officers have six meeting rooms plus garage. The facility was designed to meet future demands except for storage, which may be moved to another City owned building.

**2.4.12 POLICE, FIRE, AND RESCUE SERVICES**

The Police Department is housed in City Hall. Refer to Section 2.4.11 for information on their facilities and location.

The Richland Fire Department is a paid, on-call volunteer Department comprised of forty-three members including seven line officers and a chief. The Department's proper legal name is Richland Fire Department, but also is known as Richland Center Fire Department (RCFD). The RCFD protects the City of Richland Center, one incorporated village and all or parts of thirteen of Richland County's sixteen townships. The area protected by the RCFD comprises 310 square miles with all of our fire equipment being housed in a single station location in the City of Richland Center. This makes our Department have one of the largest first response service areas in the State protected by a fire department, either volunteer or full-time in the State of Wisconsin.

Within our response area are fifteen educational facilities, thirteen government buildings, a four-story hospital-clinic complex, and a University of Wisconsin two year campus. Also located in our response area are eleven buildings containing 350 plus apartment units occupied primarily by elderly and disabled residents. As of spring 2007, there is another of these units under construction. We also protect around 615 miles of city, township, county, state, and federal highways, along with the Richland Center Municipal Airport at Sextonville.

The City of Richland Center Fire Department and Richland Rural Fire Board combined their resources in 2004 to form a joint department called the Richland Fire Department. Our area protects a population of approximately 11,500 people with just over 5000 of these in the City of Richland Center. The city is also the county seat of Richland County. The Department's governing board consists of members of the city council and rural town boards. This joint board of directors meets monthly.

The Department responds to an average of 120 calls per year. Twenty-five percent are structure or vehicle fires, 23% auto accidents, 9% grass or woods fires, and 43% other (smoke investigations, false alarms, EMS assist, natural gas leaks, etc.). We also provide and receive mutual aid to seven neighboring fire departments. The Department has an Insurance Services Office (ISO) rating of a class 4, with a goal of improving to a class 3 in the upcoming year. The Fire Department is dispatched by Richland County's 911 Communication Center located in the county courthouse.

Our apparatus fleet consists of three engines with a total pumping capacity of 4000 gallons per minute, a 100' aerial platform truck for rescue and elevated water supply with a 2000 gallon per minute pump. Two rescue trucks split duties by call type, one is dedicated to caring for the Department's Jaws of Life equipment for rescue from auto and other accidents, the other is for transport of personnel and equipment to fire type calls. This unit also has an incident command area and has 18,000 watts of scene lighting for nighttime operations. Both units have mobile air refilling systems for filling fire fighters air packs on a fire scene. We also have four tankers with a total capacity of 7,250 gallons of water for initial response to calls outside of the City's fire hydrant covered areas. There is also a pickup truck with portable pumps to refill tankers in the rural areas from nearby ponds or rivers. We have two four-wheel drive grass trucks and an ATV for off road use at grass or wild land fires, as well as a van for additional firefighter transport.

The Department has two thermal imaging cameras to assist in looking for victims in buildings or looking for hot spots in a smoke filled environment. We host an open house each summer at our station and in the fall of each year, we visit local schools to talk with students on fire safety. We bring a safety house trailer to these presentations to assist in public training. We have two inspectors in our Department that inspect commercial buildings as required for safety and code violations. The Department has training meetings twice monthly on the 1<sup>st</sup> and 3<sup>rd</sup> Mondays, with an officer meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays. The Department also has a youth group with the Boy Scouts Explorer program. These are youth of our area that are interested in the fire service.

It is the goal of the RCFD and its Board of Directors to provide the best possible fire protection and rescue services to the citizens in our response area as well as anyone traveling through, 24 hours per day, 7 days a week.

**2.4.13 LIBRARY FACILITIES**

The Brewer Public Library is located at 325 N. Central Ave. and is 20,000 square feet in size. It is open 51 hours per week winter and summer and in 2003 served 15,920 persons from the City and surrounding areas. It has a collection of 64,799 volumes and 11 computers with Internet access for public use. It is expected that the 6%-84% (see Chapter 1, Issues and Opportunities) increase in population Richland Center will experience over the next 25 years will place greater demand on the local library. Therefore, the City of Richland Center may want to consider expanding or building a new library in the future.

Below is a table of the libraries that are in Richland County. Richland County is part of the Southwest Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin.

Table 2.7 Libraries Serving Richland County

<b>Richland County Public Libraries</b>	<b>Address</b>	<b>Phone</b>
Brewer Public Library	325 N. Central Ave., Richland Center, 53581	608-647-6444
Lone Rock Community Library	234 N. Broadway, Lone Rock, 53556	608-583-2034
Viola Public Library	137 S. Main Street, Viola, 54664	608-627-1850
<b>South Central System Libraries Near Richland County</b>		
South Central Library System	5250 E. Terrace Dr., Madison WI 53718	608-246-7970
Baraboo Public Library	230 Fourth Ave., Baraboo 53913	608-356-6166
Kraemer Library and Community Center	910 Main Street, Plain 53577	608-546-4201
Reedsburg Public Library	370 Vine St., Reedsburg, 53959	608-524-3316
Spring Green Community Library	230 E. Monroe, St., Spring Green 53588	608-588-2276
<b>Southwest System Libraries Near Richland County</b>		
Southwest Library System	1775 Fourth St., Fennimore WI 53809	608-822-3393
Soldiers Grove Public Library	102 Passive Sun Drive, Soldiers Grove 54655	608-624-5815
Hildebrandt Memorial Library	1033 Wisconsin Ave., Boscobel 53805	608-375-4750
Gays Mills Public Library	205 Main St., Gays Mills 54631	608-735-4331
Wachute Memorial Library	125 S. Wacouta Ave., Prairie du Chien 53821	608-326-6211

(Source: WI Department of Public Instruction)

**2.4.14 PRIMARY, SECONDARY, AND HIGHER EDUCATION FACILITIES**

There are a number of public schools in Richland Center, which together make up the Richland Center Public School District. There are also four private schools in the area (see Map 2.1 in the Utilities and Community Facilities Chapter Attachments). Table 2.8 and Figure 2.3 show past and projected school enrollment for the City of Richland Center. Enrollment figures are from the U.S. Census, while projected enrollment figures are based on the population projections presented in Chapter 1, Issues and Opportunities.

The 2003 combined enrollment for the Richland School District was 1,514 students. If the population of Richland Center approaches the high estimates computed by the Richland County Economic Development

Corporation, it is anticipated that the Richland Center School District will have to expand, or built new, facilities to meet the demand.

However, the School District currently has one vacant facility, Rockbridge Elementary School that it can use in the event of future expansion. School staff did not indicate any plans to expand or create new schools in the near future. Refer to the Utilities and Community Facilities Chapter Attachments for a table that lists the Public and Private Richland County Educational Facilities.

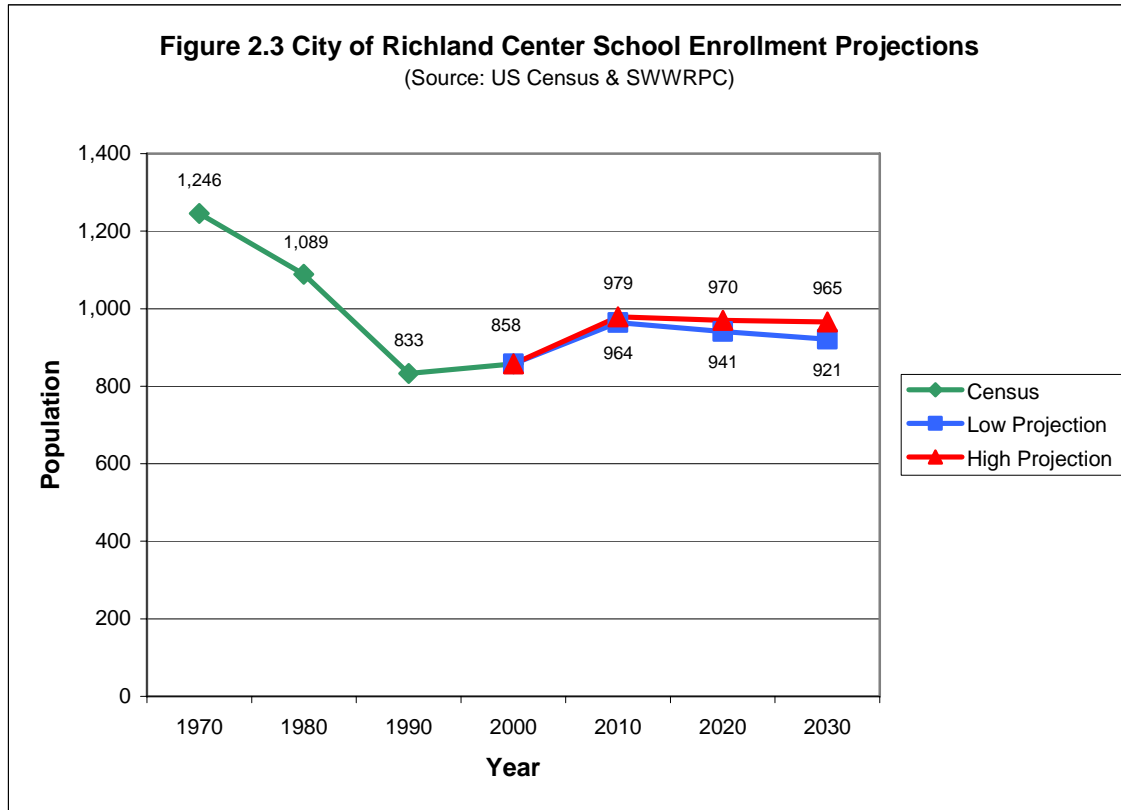


Figure 2.3 shows the projected K-12 enrolled for the years 2010, 2020, 2030. The red line indicates what the projected high enrollment could be, while the blue line indicates what the projected low enrollment could be. Enrollment projections are based on the population projections for children age 5-19. The Richland County Economic Development Corporation computed the high projection data, while the low projection figures were calculated by SWWRPC. Note: Census collected population data by groups; therefore, the 15-19 year old category has to be used; thus, the inclusion of those who are 19 will slightly inflate the enrollment figures.

The University of Wisconsin – Richland, a two-year institution in Richland Center, is the only higher education facility located in Richland County. There are several regional institutions of higher education offering a wide variety of educational opportunities including certificates, technical diplomas, associate, bachelor, and master’s degrees. The nearest colleges and universities are located in Fennimore (Southwest Wisconsin Technical College), Prairie du Chien (Upper Iowa University, Prairie du Chien Center), Platteville (UW - Platteville), Madison (Edgewood College, UW-Madison, Madison Area Technical College), Reedsburg (Madison Area Technical College, Reedsburg Campus) and LaCrosse (UW - LaCrosse, Viterbo University and Western Wisconsin Technical College).

Table 2.8 Past and Projected Enrollment

Year	K-12 Past and Projected Enrollment
1970	1,246
1980	1,089
1990	833
2000	858
2010 Low	964
2010 High	1,473
2020 Low	941
2020 High	1,668
2030 Low	921
2030 High	2,138

(Source: SWWRPC)

**2.4.15 CHILDCARE FACILITIES**

There are three group childcare facilities in the City. Below is a table of licensed childcare centers in the County. Similar childcare facilities are available in communities outside of Richland County.

Table 2.9 Childcare Facilities in Richland County

Richland County Childcare Facilities	Address	Phone
Richland Hospital Children’s Learning Center	333 E. Second Street, Richland Center 53581	608-647-6492
Hilltop Learn and Play Daycare	Box 546, Richland Center 53581	608-647-2200
Kid’s Stuff, LLC	45 East Robb Circle, Richland Center 53581	608-647-5239
Numerous Certified Family Providers – contact SWCCR&R	1222 Lincoln Ave., Fennimore 53809	608-822-4453

(Source: SWCCR&R)

Richland County is served by Southwestern Wisconsin Child Care Resource and Referral (SWCCR&R), which is committed to improving early care and education by providing support and information to families, providers, and the public in order to create and meet a demand for high quality childcare. Services provided include information, education, and referrals for childcare consumers, recruitment and training for childcare professionals, technical assistance and support to those in the childcare business, employer assistance in addressing work/family issues, and childcare data for local community planning. SWCCR&R is part of a statewide network of community-based, childcare resource and referral agencies and has information on numerous regulated family childcare providers found throughout Richland County. Contact SWCCR&R at Southwestern Wisconsin Child Care Resource & Referral, 1222 Lincoln Avenue, Fennimore, WI 53809 (<http://www.swwiccr.com/>), for information on these providers.

**2.4.16 HEALTH CARE FACILITIES**

There are a number of health care facilities located in the City of Richland Center. Based on the City of Richland Center current population and projections for ages 60 and over (See Issues and Opportunities Chapter), there seems to be an indication for an increased demand for health care facilities. Over the next 25 years, the population of individuals 60 and over may increase from 1,340 in 2000 to an estimated 1,694 (2030 Low) to 2,940 (2030 High). This trend of an aging population can be found throughout Richland County and Wisconsin. As the population ages there will be an increased demand for all types of health care facilities. Therefore, the City of Richland Center should continue to work with the Richland Hospital, and other medical facilities to make sure that there is an adequate supply of health care facilities in the future. Below is a table of hospitals and clinics in Richland County serving county residents and surrounding communities.

Table 2.10 Health Care Facilities Serving Richland County

<b>Richland County Health Care Facilities</b>	<b>Address</b>	<b>Phone</b>	<b># Beds</b>
The Richland Hospital, Inc.	333 E. Second Street, Richland Center	608-647-6321	25
Richland Medical Center Ltd.	301 E. 2 <sup>nd</sup> St., Richland Center	608-647-6161	None
UW Health – Physicians Plus	301 E. 2 <sup>nd</sup> St., Richland Center	608-647-6321	None
Wisconsin Heart, Cardiac and Vascular Specialists	301 E. 2 <sup>nd</sup> St., Richland Center	608-647-6161	None
Viola Health Service	338 N. Commercial Street, Viola	608-627-1407	None
<b>Health Care Facilities Near Richland County</b>	<b>Address</b>	<b>Phone</b>	<b># Beds</b>
Reedsburg Area Medical Center	2000 N. Dewey Ave., Reedsburg	608-524-6487	53
Upland Hills Health	800 Compassion Way, Dodgeville	608-930-8000	40
St. Claire Hospital and Health Services	707 14 <sup>th</sup> Street, Baraboo	608-356-1400	90
Prairie du Chien Memorial Hospital	705 East Taylor Street, Prairie du Chien	608-327-2000	29
Gunderson Lutheran Medical Center	1910 South Ave., LaCrosse	608-782-7300	272
Franciscan Skemp Medical Center	700 West Ave. South, LaCrosse	608-785-0940	259
Franciscan Skemp Medical Center Sparta Hospital	310 W. Main Street, Sparta	608-269-2132	25
Tomah Memorial Hospital	321 Butts Ave., Tomah	608-372-2181	29
Bland Clinic Vernon Memorial Hospital	100 Melby St., Westby	608-634-3126	None
St. Mary’s Hospital Medical Center, Madison	707 South Mills St., Madison	608-251-6100	295
Meriter Hospital, Madison	202 South Park Street, Madison	608-267-6000	377
University of Wisconsin Hospital, Madison	600 Highland Drive, Madison	608-263-8000	476
Mendota Mental Health Institute	301 Troy Drive, Madison	608-244-2411	251
Dr. Larry Boehme Physicians and Surgical Office	560 Water Ave., Hillsboro	608-489-2249	None
Boscobel Area Health Care	205 Parker St., Boscobel	608-375-2424	None
Boscobel Clinic	208 Parker St., Boscobel	608-375-4144	None
Franciscan Skemp Healthcare, Sparta	310 W. Main Street, Sparta	608-269-2132	None
Gunderson Lutheran – Hillsboro Clinic	300 Water Ave., Hillsboro	608-489-2253	None
Hirsch Clinic	318 W. Decker St., Viroqua	608-637-3174	None
Home Health United	436 Sunrise Dr., Spring Green	608-588-2811	None
Kickapoo Valley Medical Clinic	PO Box 147 Sunset Blvd., Soldiers Grove	608-624-5203	None
LaFarge Medical Clinic	111 W. Snow St., LaFarge	608-625-2494	None
Muscoda Health Center	125 W. Nebraska St., Muscoda	608-739-3113	None
Richland Medical Center - Muscoda	124 W. Front, Muscoda	608-739-3113	None
Riverside Family Practice	525 S. Wisconsin Ave., Muscoda	608-739-3138	None
River Valley Medical Clinic	436 Sunrise Dr., Spring Green	608-588-2502	None
Saint Joseph’s Community health Services	504 Water Ave., Hillsboro	608-489-8280	None
Spring Green Medical Center	150 E. Jefferson, Spring Green	608-588-7413	None
Sauk Prairie Memorial Hospital Medical Clinic, Plain	825 Main St., Plain	608-546-4211	None
UW Health/Wisconsin Heart – Boscobel	200 W. Bluff St., Boscobel	608-375-2424	None

(Source: WI Department of Health and Family Services; Switchboard

Refer to the Utilities and Community Facilities Chapter Attachments for Table 2.11, listing Non-Emergency Medical Facilities solely in Richland County such as chiropractors, dentists, optometrists, podiatrists and Table 2.12 for Senior Care Facilities. The Morning Sun Care Home, Caring Hands 2 Inc., and Collinwood Elderly Care are the only senior care facilities in the City of Richland Center. Similar medical and senior care facilities are available in other communities outside of Richland County.

**2.4.17 CAPITAL IMPROVEMENTS PROGRAM (CIP)**

A CIP is a multi year scheduling of physical public improvements based on the examination of available fiscal resources, as well as the prioritization of such improvements. Capital improvements are those that include new or expanded physical facilities that are relatively large, expensive, and permanent. Street improvements, public libraries, water and sewer lines, and park and recreation facilities are common examples of capital improvements. Refer to the Utilities and Community Facilities Chapter Attachments for maps of the utilities and community facilities.

**2.5 UTILITIES AND COMMUNITY FACILITIES AGENCIES AND PROGRAMS**

There are a number of available state and federal agencies and programs to assist communities with public works projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

**UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)**

**COMMUNITY FACILITIES DIRECT GRANT AND LOAN PROGRAM**

The community facilities grant program provides grants to assist the development of essential community facilities in rural areas and towns of up to 20,000 people. The objective of the agency is to construct, enlarge, extend, or otherwise improve community facilities providing essential services to rural residents. This can include the purchase of equipment required for a facility’s operation. All projects that are funded by the RHS grant program must be for public use.

**COMMUNITY FACILITIES GUARANTEED LOAN PROGRAM**

The community facilities loan program is similar to the grant program in that it provides funding for essential community facilities, such as schools, roads, fire halls, etc. Again local jurisdictions must have a population of less than 20,000 to be able to apply. Applications are funded based on a statewide priority point system. For more information on the loan program log on to the USDA-RD website or call the office listed above.

**USDA RURAL DEVELOPMENT OF WISCONSIN**

4949 Kirschling Ct  
Stevens Point, WI 54481

Phone: (715) 345-7615  
FAX: (715) 345-7669  
<http://www.rurdev.usda.gov/wi/>  
<http://www.rurdev.usda.gov/rhs/>

**UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL UTILITIES**

There are a number of available programs through USDA-RUS as part of the Water and Environmental Programs (WEP). WEP provides loans, grants, and loan guarantees for drinking water, sanitary sewer, solid waste, and storm drainage facilities in rural areas, cities, and towns of 10,000 or less. Public bodies, non-profit organizations and recognized Indian Tribes may qualify for assistance. WEP also makes grants to non-profit organizations to provide technical assistance and training to assist rural communities with their water, wastewater, and solid waste programs. Some of the available programs include:

- Water and Waste Disposal Direct and Guaranteed Loans
- Water and Waste Disposal Grants
- Technical Assistance and Training Grants
- Solid Waste Management Grants
- Rural Water Circuit Ride Technical Assistance

**UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION (NRCS) UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (US EPA) COOPERATIVE STATE RESEARCH EDUCATION EXTENSION SERVICE (CSREES)**

**FARM\*A\*SYST**

Farm\*A\*Syst is a national program cooperatively supported by the above agencies. The program enables you to prevent pollution on farms, ranches, and in homes using confidential environmental assessments. This program can help you determine your risks. A system of fact sheets and worksheets helps you to identify the behaviors and practices that are creating risks. Some of the issues Farm\*A\*Syst can help you address include:

- Quality of well water, new wells, and abandoned wells
- Livestock waste storage
- Storage and handling of petroleum products



**Farm\*A\*Syst Home\*A\*Syst**



- Managing hazardous wastes
- Nutrient management

Farm\*A\*Syst is a voluntary program, so you decide whether to assess your property. This program has been nationally and internationally recognized for its common-sense approach to managing environmental risks. Contact the Farm\*A\*Syst office for more information on available programs.

**HOME\*A\*SYST**

Also available through the cooperative efforts of USDA, NRCS, CSREES, and US EPA is the national Home\*A\*Syst program. This program is very similar to the Farm\*A\*Syst program explained above, but instead is specific to your home. The program begins with a checklist to identify risks including safety of drinking water, use and storage of hazardous chemicals, and lead based paint. The program can help you develop an action plan to reduce your risks. Contact the Home\*A\*Syst program to find out more information and to obtain worksheets to begin your assessment today.

**FARM\*A\*SYST and HOME\*A\*SYST**

**303 Hiram Smith Hall  
1545 Observatory Drive  
Madison, WI 53706-1289**

**Phone: 608-262-0024  
<http://www.uwex.edu/farmasyst>  
<http://www.uwed.edu/homeasyst>**

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WIDNR)**

**BUREAU OF COMMUNITY FINANCIAL ASSISTANCE (DNR-CFA)**

The Bureau of Community Assistance administers a number of grant and loan programs. The Bureau supports projects that protect the public health and the environment and provide recreational opportunities. The Bureau has three major areas of programs, which include the following:

- Environmental Loans: This is a loan program for drinking water, wastewater, and brownfield projects.
- Environmental Financial Assistance Grants: This is a grant program for non-point source runoff pollution, recycling, lakes, rivers, municipal flood control and well compensation.
- Land and Recreation Financial Assistance Grants: This is a grant program for conservation, restoration, parks, stewardship, acquisition of land and easements for conservation purposes, recreational facilities and trails, hunter education, forestry, forest fire protection, gypsy moth, household hazardous waste collection, dam rehabilitation and abandonment, dry cleaner remediation, and urban wildlife damage.

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)**

**101 S Webster St  
Madison WI 53703**

**Phone: 608-266-2621  
Fax: 608-261-4380  
<http://www.dnr.state.wi.us>**

These programs listed above are the major program headings. There are numerous programs available for specific projects underneath these umbrella programs. For example, under the Environmental Loans Program, there is the Safe Drinking Water Loan Program (SDWLP). The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address federal and state safe drinking water requirements. For more information on other available programs, contact the Wisconsin DNR or visit the website listed above.

**WISCONSIN WELL COMPENSATION GRANT PROGRAM**

Another program available through the Wisconsin DNR is the Well Compensation Grant Program. To be eligible for a grant, a person must own a contaminated private water supply serving a residence or used for watering livestock. Owners of wells serving commercial properties are not eligible, unless the commercial property also contains a residential unit or apartment. The well compensation grant program provides partial cost sharing for the following:

- Water testing if it shows the well is contaminated

- Reconstructing a contaminated well
- Constructing a new well
- Connecting to an existing private or public water supply
- Installing a new pump, including the associated piping
- Property abandoning the contaminated well
- Equipment for water treatment
- Providing a temporary bottled or trucked water supply

**WISCONSIN DEPARTMENT OF COMMERCE****WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PF)**

This program is designed to assist small communities with public facility improvements. Eligible activities would include publicly owned utility system improvements, streets, sidewalks, disability accessibility projects, and community centers. Local governments including towns, villages, cities, and counties are eligible. Entitlement cities, over 50,000 in population, are not eligible. Federal grant funds are made available on an annual basis. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates.

**WI DEPARTMENT OF COMMERCE  
DIVISION OF COMMUNITY  
DEVELOPMENT**

**PO Box 7970  
Madison, WI 53707**

**Phone: 608-266-8934  
Fax: 608-266-8969  
<http://www.commerce.state.wi.us>  
<http://www.rurdev.usda.gov/rhs/>**

**WISCONSIN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PUBLIC FACILITIES (CDBG-PFED)**

This program helps underwrite the cost of municipal infrastructure necessary for business development. This program requires that the result of the project will ultimately induce businesses, create jobs, and invest in the community. More information is available from the Wisconsin Department of Commerce.

**UTILITIES AND COMMUNITY FACILITIES  
CHAPTER ATTACHMENTS**

**NON-EMERGENCY MEDICAL FACILITIES**

Table 2.11 Non-Emergency Medical Facilities in Richland County (Source: Switchboard, 2005)

Countryside Chiropractic	23539 Neon Lane, Richland Center	608-647-6000
Cronk Chiropractic Office	797 W. Seminary St., Richland Center	608-647-3646
Dumond Chiropractic SC	165 N. Central St., Richland Center	608-647-2119
Patrick Murphy DC	875 N. Orange St., Richland Center	608-647-6211
Traci Peterson DC	875 N. Orange St., Richland Center	608-647-6211
Richland Chiropractic Clinic	875 N. Orange St., Richland Center	608-647-6211
Wacker Chiropractic	186 E. Mill St., Richland Center	608-647-9001
<b>Richland County Dentists</b>	<b>Address</b>	<b>Phone</b>
Clausius Dental Care	113 W. Court St., Richland Center	608-647-3333
James A. Lebouef, DDS	113 W. Court St., Richland Center	608-647-3333
Terrence K. Moen	784 Cedar St., Richland Center	608-647-3222
Daniel R. Pierce	100 N. Church St., Richland Center	608-647-3993
Bruce Vermilyea	175 East Mill St., Richland Center	608-647-8868
L. E. Williams	100 N. Church St., Richland center	608-647-3993
<b>Richland County Oral Surgeons</b>	<b>Address</b>	<b>Phone</b>
James A Lebouef, DDS	113 W. Court St., Richland Center	608-647-3333
<b>Richland County Optometrists</b>	<b>Address</b>	<b>Phone</b>
Davis Duehr Dean	100 N. main St., Richland Center	608-647-8995
<b>Richland County Opticians</b>	<b>Address</b>	<b>Phone</b>
Center Optical, Inc.	132 N. Central Ave., Richland Center	608-647-7369
<b>Richland County Physicians</b>	<b>Address</b>	<b>Phone</b>
Associated Podiatrists LLP	Richland Medical Center	608-647-6161
Kay Balink MD	301 E. 2nd St., Richland Center	608-647-6161
Neil Bard MD	301 E. 2nd St., Richland Center	608-647-6161
Allon Bostwick MD	301 E. 2nd St., Richland Center	608-647-6161
Stephen Delventhal MD	301 E. 2nd St., Richland Center	608-647-6161
William Finch MD	301 E. 2nd St., Richland Center	608-647-6161
Madison Ear, Nose and Throat Assoc.	301 E. 2nd St., Richland Center	608-647-6161
Jennifer Myszkowski MD	301 E. 2nd St., Richland Center	608-647-6161
Thomas Richardson MD	301 E. 2nd St., Richland Center	608-647-6161
William Cooke MD	651 Chestnut St., Richland Center	608-647-4618
Richland Medical Center, LTD	301 E. 2nd St., Richland Center	608-647-6161
Sharon Stepich MD	301 E. 2nd St., Richland Center	608-647-6161
Dale Sinnett MD	301 E. 2nd St., Richland Center	608-647-6161
Robert Smith MD	301 E. 2nd St., Richland Center	608-647-6161
UW Health Physicians Plus	301 E. 2nd St., Richland Center	608-647-6321
James A. Weeks, MD	301 E. 2nd St., Richland Center	608-647-6161
<b>Richland County Veterinarians</b>	<b>Address</b>	<b>Phone</b>
Michael Bradford DVM	150 S. Main, Richland Center	608-647-6333
P. A. Bradford DVM	150 S. Main, Richland Center	608-647-6333
Kent Frydenlund DVM	378 W. Seminary St., Richland Center	608-647-8944
William Hilleman	150 S. Main, Richland Center	608-647-6333
Richland Veterinary Service LLC	378 W. Seminary St., Richland Center	608-647-8944
Shireman Veterinary Clinic Ltd.	150 S. Main, Richland Center	608-647-6333
Cazenovia Animal Hospital, Joe Donovan, DVM	13433 Single Bar Lane, Cazenovia	608-983-2686

**SENIOR CARE FACILITIES**

Table 2.12 Senior Care Facilities in Richland County (Source: WI Dept. of Health and Family Services, 2005)

<b>Richland County Nursing Homes</b>	<b>Address</b>	<b>Phone</b>	<b>Use</b>	<b>Capacity</b>
Pine Valley Healthcare/Rehabilitation	25951 Circle View Dr., Richland Center	608-647-2138	95	107
Schmitt Woodland Hills Inc.	1400 West Seminary St., Richland Center	608-647-8931	19	25
<b>Richland County Residential Care Apartments</b>	<b>Address</b>	<b>Phone</b>	<b>Use</b>	<b>Capacity</b>
Schmitt Woodland Hills Apartments	1400 West Seminary St., Richland Center	608-647-8931		38
<b>Richland County Adult Family Homes</b>	<b>Address</b>	<b>Phone</b>	<b>Use</b>	<b>Capacity</b>
Allison Park Group Home	1960 Allison Park Drive, Richland Center	608-647-3298		M/F 4
Burton Adult Family Home	895 E. Burton St., Richland Center	608-647-8197		M/F 4
Knapp Preston AFH	2074 Preston Dr., Richland Center	608-647-5247		M/F 4
Mystic Acres LLC	12878 County Road I, Viola	608-627-1177		M/F 4
Richland Country Home	21219 Hwy. 14, Richland Center	608-647-3211		M 3
Valley View Home	28425 Coop Woods Road, Richland Center	608-583-2113		M 4
Wheat Hollow Adult Family Home	29726 Wheat Hollow Rd., Cazenovia	608-585-2104		M/F 3
Wind Ridge Home	14803 Jewel Rd., Viola	608-627-1193		M/F 4
<b>Richland County Community Based Residential Facilities</b>	<b>Address</b>	<b>Phone</b>	<b>Use</b>	<b>Capacity</b>
Harvest Guest Home	875 West Side Drive, Richland Center	608-647-8205		M/F 17
The Homestead	13599 Kanton Rd., Blue River	608-536-3480		M/F 8
Our House	204 S. Stewart St., Richland Center	608-647-6620		M 7
Samaritan House	875 West Side St., Richland Center	608-647-8205		M/F 8
Schmitt Woodland Hills, Inc.	1400 West Seminary St., Richland Center	608-647-8931		M/F 30
Willis Spring Acres	33834 Smyth Hollow Rd., Hillpoint	608-986-6702		M/F 8
Country Care	17782 County Highway Q, Richland Center	608-647-4747		M/F 4
Ridgeview	25601 Violet Drive, Blue River	608-536-3882		M/F 4
Scenic Valley	17804 County Hwy. Q, Richland Center	608-647-5555		M/F 4
<b>Richland County Adult Day Care</b>	<b>Address</b>	<b>Phone</b>	<b>Use</b>	<b>Capacity</b>
Jenning's House	Richland Center	608-647-5757		

**Nursing Homes** – A residential facility that provides 24-hour service including room and board to three or more unrelated persons. These persons require more than seven hours a week of nursing care due to their physical or mental conditions.

**Residential Care Apartments** – Independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care, and nursing services.

**Adult Family Homes** – A place where three or four adults who are not related to the operator reside and receive care, treatment, or services that are above the level of room and board and that may include up to seven hours per week of nursing care per resident.

**Community Based Residential Facility** – A place where five or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and many include up to three hours of nursing care per week.

**PUBLIC AND PRIVATE RICHLAND COUNTY EDUCATIONAL FACILITIES**

Table 2.13 Public Schools and Districts Serving Richland County (Source: WI Department of Public Instruction, SWWRPC)

School District	Public Schools	Phone	Grades	Year Built/Last Renovation	2004 Enrollment	Estimated Capacity
Boscobel Area	Boscobel El	608-375-4165	PK-6	2000	482	595
	Boscobel Hi	608-375-4161	9-12	1999*	315	510*
	Boscobel Jr	608-375-4161	7-8	1999*	154	510*
Hillsboro	Hillsboro El	608-489-2221	PK-6	2000	309	400
	Hillsboro Mid/Hi	608-489-3358	7-12	2000	308	500
Ithaca	Ithaca El	608-585-3100	K-5	1995*	154	N/A*
	Ithaca Hi	608-585-2311	9-12	1995*	122	N/A*
	Ithaca Middle	608-585-2311	6-8	1995*	94	N/A*
Kickapoo Area	Kickapoo Middle/Hi	608-627-1494	7-12	1998*	236	500*
	Vernon Cty Better Futures HS**	608-637-1192	10-12	N/A	2	NA
	Viola El	608-627-0107	PK-6	1998*	242	500*
LaFarge	La Farge El	608-625-2400	K4-5	1996*	103	450*
	La Farge Hi	608-625-2400	9-12	1996*	98	450*
	La Farge Mid	608-625-2400	6-8	1996*	56	450*
	Vernon Cty Better Futures HS	608-637-1192	10-12	N/A	2	**
North Crawford	North Crawford El	608-624-5201	PK-8	1996*	349	1,000*
	North Crawford Hi	608-735-4311	9-12	1996*	212	1,000*
Richland	Comprehensive Learning Center	608-647-9177	9-12	***	17	***
	Doudna El	608-647-8971	K-5	1990	374	780
	Jefferson El	608-647-6351	PK-5	1961	144	360
	Lincoln El	608-647-2511	PK-3	1978	77	240
	Richland Center Hi	608-647-6131	9-12	1995	556	750
	Richland Mid	608-647-6381	6-8	1990	346	690
River Valley	Arena El	608-753-2361	K-5	1968	108	N/A
	Lone Rock El	608-583-2011	K-5	1989	113	N/A
	Plain El	608-546-2228	K-5	1991	106	N/A
	River Valley Hi	608-588-2554	9-12	1998	553	N/A
	River Valley Mid	608-588-2556	6-8	1996	350	N/A
	Spring Green El	608-588-2550	PK-5	1989	221	N/A
Riverdale	Riverdale El	608-739-3116	PK-5	1996	405	400
	Riverdale Hi	608-739-3116	9-12	1996*	283	800*
	Riverdale Mid	608-739-3101	6-8	1996*	202	800*
Weston	Weston El	608-986-2151	PK-5	1992*	152	425*
	Weston Hi	608-986-2151	9-12	1992*	125	425*
	Weston Mid	608-986-2151	6-8	1992*	83	425*
Wonewoc-Union Center	Juneau County Charter School	608-565-7494	8-12	N/A	1	N/A
	Wonewoc El	608-464-3976	K4-6	1996*	161	500*
	Wonewoc Hi	608-464-3165	9-12	1996*	167	500*
	Wonewoc Jr	608-464-3165	7-8	1996*	63	500*
Private	Pleasant Ridge Waldorf School**	608-637-7828	Pre K/K – 8	1980	NA	NA
Private	Richland Christian Academy, Richland Center	608-647-6771	Elem/Sec.	N/A		
Private	St. Mary Grade School, Richland Center	608-647-2422	Elementary	N/A		
Private	Buck Creek Mennonite School, Richland Center	608-647-3539	Elementary	N/A		
Private	Eagle School, Richland Center	608-647-5669	Elem/Sec.	N/A		

\* Schools are in the same facility

\*\* Located in Viroqua, Vernon County

\*\*\* The Richland County Comprehensive Learning Center is a Charter school located in Lincoln Elementary School.

### 3.0 AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

#### Wisconsin State Statute 66.1001(2)(e)

##### (e) Agricultural, Natural and Cultural Resources.

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, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

### 3.1 AGRICULTURAL RESOURCES

#### 3.1.1 AGRICULTURAL RESOURCES SUMMARY

The purpose of the Agricultural element is to present agricultural data and provide direction for land use decisions impacting agriculture for the next 20 years.



#### 3.1.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of agricultural resource protection, both from an environmental standpoint, as well as an economic one.

- **The protection of economically productive areas, including farmland and forests.**

### 3.1.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following agricultural resource objectives and policy and program recommendations (not in order of priority) will support the above goal, and will guide agricultural resource decisions in the City of Richland Center over the next 20 years.

1. **Encourage the education of local residents about the importance of agricultural resources.**
2. **Encourage the rural and agricultural character of the community.**
3. **Encourage and enhance the scenic view and vistas.**
4. **Encourage local farm product processing and marketing initiatives.**
5. **Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect agricultural, forestry, and natural resources.**
6. **Encourage bio-tech industries and by-product utilization.**

### 3.1.4 FARMING SYSTEM

Using farm related data gathered at the County level from the Agricultural Census, it is possible to draw an inference about the state of agricultural health in Richland Center. (The Agricultural Census does not collect data at the town level and defines a farm as any place from which \$1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the year.)

Table 3.1.1 Trends in Farm Numbers 1987 – 2002

Richland County	1987	1992	1997	2002
Farms (number)	1,165	1,094	1,032	1,358
Land in farms (acres)	291,181	270,930	238,266	257,807
Average size of farm (acres)	250	248	231	190
Number of farms by size – 1 to 9 acres	45	33	25	22
Number of farms by size – 10 to 49 acres	70	105	111	243
Number of farms by size – 50 to 179 acres	413	398	426	620
Number of farms by size – 180 to 499 acres	538	466	382	392
Number of farms by size – 500 to 999 acres	88	77	70	62
Number of farms by size – 1,000 acres or more	11	15	18	19
Total cropland (farms)	1,088	1,033	947	1,218
Total cropland (acres)	154,123	144,947	127,714	133,343

(Source: 1997, 2002 US Census of Agriculture)

Table 3.1.1 gives the number of farms in Richland County for the years 1987 through 2002. The County showed a 17% increase in farms over the 15 years between 1987 and 2002. Note that while the number of farms has increased, the actual land in farms in acres has declined by 11% in the same timeframe.

It is interesting to point out that while very small farms (1 to 9 acres) dropped in number, mid-size farms (50 – 179 acres) increased by 50%. Very large farms (1,000+ acres) numbers rose even more during the same period: 73%.

Table 3.1.2 Trends in Dairy Farms 1987 – 2002

Richland County	1987	1992	1997	2002
Milk cows (farms)	650	497	350	249
Milk cows (number)	26,652	20,889	18,686	15,263

(Source: 1997, 2002 US Census of Agriculture)

Table 3.1.2 shows that both the number dairy farms and the number of dairy cows in Richland County dropped dramatically (62%) between 1987 and 2002.



**3.1.5 LAND SALES STATISTICS AND GRAPHS**

As required by the comprehensive planning process, statistics and graphs of land sales information are included below. Unfortunately, the data does not document land sales at the town level, nor is it as current as one would like. However, despite these limitations, it is clear from Table 3.1.3 that the value of land (both Ag and land sold for non-Ag uses) has been rising and for some time, too. This trend of the last decade is no doubt continuing and therefore will continue to affect future efforts by farmers to compete for the land base needed to remain in agriculture.

Table 3.1.3 Farmland Sales, 1985-1999

<b>Average Value of Farmland Sold in Richland County (\$/acre)</b>			
<b>Annual Average</b>			
	<b>1985-1989</b>	<b>1990-1995</b>	<b>1995-1999</b>
Land Kept in Farming	\$661	\$693	\$1,046
Land Sold for Non-Ag Uses	\$665	\$710	\$1,117
Total Farmland Sold	\$659	\$694	\$1,070
Premium Paid for Non-Ag Uses (percent)	101%	102%	107%

(Source: 2002 UW Madison PATS)

**3.1.6 AGRICULTURAL ECONOMY**

As shown in Table 3.4, twenty-three people living in the City of Richland Center listed their occupation as farmer or farm manager in the 2000 census. Also included in Table 3.1.4 is the population of farmers or farm managers living in the adjacent/surrounding town. (Note that these farm jobs may not be in the town the farmer or farm manager is living in.) Seeing the number of farmers and farm managers from both the City and the adjacent town helps provide a sense of how much agriculture is part of the local economy.

Table 3.1.4 Farmers and Farm Managers as Number and Percent of Total Town Population

<b>Jurisdiction</b>	<b>Jurisdiction Population</b>	<b>Number of Persons Employed as Farmers and Farm Managers</b>	<b>Percent of Persons Employed as Farmers and Farm Managers</b>
Village of Boaz	137	2	0.007%
Town of Dayton	723	32	4%
Village of Cazenovia	326	0	0
Town of Westford	594	56	9%
Village of Lone Rock	929	3	0.003%
Town of Buena Vista	1,575	56	4%
City of Richland Center	5,114	23	0.004%
Town of Richland	1,364	32	2%
Village of Viola	422	3	0.007%
Town of Forest	390	17	4%
Village of Yuba	92	2	2.2%
Town of Henrietta	479	38	8%

(Source: 2000 Population Census)

Agriculture is economically very important to the City. Richland Center is an important location for agricultural related industries, jobs, and related services and retail that includes several major food processing industries. The agricultural industries are the largest utility users in the City, and provide a substantial part of the tax base.

**3.1.7 AGRICULTURAL INFRASTRUCTURE**

Farming infrastructure includes businesses and services such as a feed mill, equipment vendor, or veterinarian might supply. Farm supply businesses and food processing facilities represent important resources to area farmers as well as the broader local economy. The City of Richland Center has the following farming infrastructure within its jurisdiction:

- Feed Mill and Farm Supply Stores
- Equipment Dealers
- Veterinarians
- Government Services – Extension Office
- Farmers Market
- Organic Farming
- Hobby Farming
- Related Recreational activities and related supplies
- Tourism related to farming

**3.1.8 PHYSICAL CHARACTERISTICS**

Attached is the soils map (map 3.1.1) for the City of Richland Center.

**3.1.9 CONFLICTS AND THREATS TO AGRICULTURE**

With the changes in development pressure and the transition out of farming by many, the nature of the industry is rapidly changing. Some of the conflicts and threats are within local control and some are tied to state, national and global decisions. This comprehensive plan cannot impact decisions such as commodity prices, which are set on the world market and the reduced marketing opportunities as a result of consolidation. What the plan can do, is respond to local conflicts and issues including

- Conflict with new residents with non-agriculture backgrounds. These include; smells and odors, traffic conflicts, animal waste disposal, trespassing, dust, manure and mud on the roads, chemical applications, equipment noise, lights, and fencing requirements.
- Fragmentation of the farm fields as new parcels are created.
- Agricultural land values exceeding possible agricultural income opportunities.
- The challenge of developing a new generation of farmers.

The City of Richland Center works with the Town of Richland and Richland County to encourage appropriate agricultural activities.

**3.1.10 FUTURE OF AGRICULTURE**

Agriculture is changing rapidly and is likely to continue to do so. It appears that the future will include three types of operations: larger commodity producers, niche/specialty producers, and life-style farming operations. In the past, the commodity producers were dominant, but this is changing as traditional dairy producers and older farmers are leaving the business.

**3.1.11 AGRICULTURE RESOURCES, AGENCIES AND PROGRAMS**

There are a number of available county, state and federal programs to assist with agricultural planning and protection. Below are brief descriptions of the various agencies and programs. The local offices supporting these programs are the Richland Land Conservation Department and the USDA Area Office, both located at the Service Center, 26136 Executive Lane (SC-Suite F; MLRA- Suite C for the LCD) (Suite-G for the USDA Area Office), Richland Center. The UW Extension office is located at 1100 Hwy 14 West in Richland Center, WI.

**USDA FARM SERVICE AGENCY**

The U.S. Department of Agriculture's Farm Service Agency (FSA) has a direct financial impact on rural Wisconsin families through the programs and services they offer. They are dedicated to stabilizing farm income, helping farmers conserve land and water resources, providing credit to new or disadvantaged farmers and ranchers, and helping farm operations recover from the effects of disaster. Programs and services offered by the FSA are

- **Farm Loan Program (FLP)**  
The Farm Service Agency offers direct and guaranteed farm ownership and operating loans to farmers who are temporarily unable to obtain private, commercial credit.

Often, FLP borrowers are beginning farmers who cannot qualify for conventional loans because they have insufficient financial resources. The Agency also helps established farmers who have

**USDA FARM SERVICE AGENCY**

**WISCONSIN STATE OFFICE**  
**8030 Excelsior Drive**  
**Madison, WI 53717-2905**

**Phone (608) 662-4422**  
**Fax (608) 662-9425**

**<http://www.fsa.usda.gov/WI>**

suffered financial setbacks from natural disasters, or whose resources are too limited to maintain profitable farming operations.

- **Conservation Reserve Program (CRP)**

The CRP is a voluntary program that offers annual rental payments, incentive payments for certain activities, and cost-share assistance to establish approved cover on eligible cropland.

The program encourages farmers to plant long-term resource-conserving covers to improve soil, water, and wildlife resources. The Commodity Credit Corporation (CCC) makes available assistance in an amount equal to not more than 50 percent of the participant's costs in establishing approved practices. Contract duration is between 10 and 15 years.

- **Direct and Counter-Cyclical Payments (DCP)** The 2002 Farm Bill makes payments to eligible producers of covered commodities for the 2002 through 2007 crop years. Direct and counter-cyclical payments are made to producers with established crop bases and payment yields. Payment rates for direct payments were established by the 2002 Farm Bill and are issued regardless of market prices. Producers also are eligible for counter-cyclical payments, but payments are issued only if effective prices are less than the target prices set in the 2002 Farm Bill. Commodities eligible for both direct and counter-cyclical payments include wheat, corn, sorghum, barley, oats, upland cotton, rice, soybeans, sunflower seeds, canola, flaxseed, mustard, safflower, rapeseed, and peanuts.

- **Milk Income Loss Contract Program (MILC)**

This program, authorized by the 2002 Farm Bill, financially compensates dairy producers when domestic milk prices fall below a specified level.

Eligible dairy producers are those who produced milk in any state and marketed the milk commercially beginning December 2001. To be approved for the program, producers must be in compliance with highly erodible and wetland conservation provisions and must enter into a contract with USDA's Commodity Credit Corporation to provide monthly marketing data.

#### NATURAL RESOURCES CONSERVATION SERVICE

The Natural Resources Conservation Service (NRCS) is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service. Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

**WISCONSIN NATURAL  
RESOURCES CONSERVATION  
SERVICE (NRCS)**

**6515 Watts Road  
Suite 200  
Madison, WI 53719**

**Phone (608) 276-USDA**

**<http://www.wi.nrcs.usda.gov>**

NRCS provides:

- **Technical Assistance for Conservation**

Conservation technical assistance is the basis of NRCS mission to conserve, sustain, and improve America's private lands. NRCS staff works one-on-one with private landowners to develop and implement conservation plans that protect the soil, water, air, plant and animal resources on the 1.5 billion acres of privately owned land in the United States.

- **Soil Survey**

NRCS is responsible for surveying the soils of the United States, publishing and interpreting soil information. Soil information is the basis for natural resource and land use planning, key to assessing site potential for specific uses and identifying soil characteristics and properties.

- **National Resources Inventory**  
Every five years, NRCS conducts the National Resources Inventory (NRI) on nonfederal rural land in the United States. This inventory shows natural resource trends, such as land cover and use, soil erosion, prime farmland, and wetlands. The 1992 NRI, for example, shows that farmers are dramatically reducing soil erosion on cropland. From 1982 to 1992, erosion on all cropland declined by about one-third, going from 3.1 billion to 2.1 billion tons a year.
- **Wetlands**  
Wetland conservation is an important and sensitive issue. During 1982-1992, wetland losses due to agriculture slowed to about 31,000 acres a year, a more than 90 percent reduction compared to conversion rates between 1954 and 1974. NRCS is one of the four primary federal agencies involved with wetlands.
- **Wetlands Reserve Program**  
In the Wetlands Reserve Program, conservation easements are purchased from landowners to restore or enhance wetland areas. Ownership, control of access, and some compatible uses remain with the landowner.
- **Wetland Identification**  
NRCS has technical leadership for identification and delineation of wetlands on agricultural lands and on all USDA program participant's lands. NRCS maintains a list of hydric soils and a wetland inventory on agricultural land.
- **Soil Quality**  
Over the past decade, NRCS has been helping producers develop and implement 1.7 million conservation plans on 143 million acres of highly erodible cropland as part of the conservation compliance provision of the Food Security Act of 1985. As a result, erosion on the most highly erodible cropland has been cut by two-thirds.
- **Water Quality**  
NRCS assists farmers to improve water quality. This includes improving nutrient and pesticide management and reducing soil erosion, thus decreasing sediment that would otherwise end up in lakes and streams. Technical assistance, including engineering, structure design and layout for manure management and water quality practices contributes significantly to state water quality efforts. Through the Environmental Quality Incentive Program, NRCS provides technical and financial assistance for local resource priorities.

#### **WISCONSIN FARM CENTER**

The Wisconsin Farm Center provides services to Wisconsin farmers and agribusinesses to promote the vitality of the state's agricultural economy and rural communities.

Services include:

- **Growing Wisconsin Agriculture**  
Wisconsin is committed to the long-term profitability of agricultural businesses. Legislation passed in 2004 strengthens agriculture and invites producers to invest, reinvest and expand.
- **Financial Counseling and Advising**  
The Farm Center's financial experts are trained in feasibility analysis, enterprise analysis, debt analysis along with restructuring and cash flow projection. They can personally assist producers and answer specific questions, providing useful resource materials.

**WISCONSIN DEPARTMENT OF TRADE  
AND CONSUMER PROTECTION  
(DATCP)**

**WISCONSIN FARM CENTER**

**2811 Agriculture Drive  
PO Box 8911  
Madison, WI 53708**

**Phone (608) 224-4960**

**<http://www.datcp.state.wi.us>**

- 
- **Farm Mediation**

The Farm Center's farm mediation program provides dispute resolution services to farmers with problems involving creditor-debtor issues; U.S. Department of Agriculture program benefits; contracts with food processors, fertilizer, seed or feed dealers; conflicts within farm families; and landlord-tenant issues.
  - **Stray Voltage**

Through Rural Electrical Power Services, the Farm Center provides information about stray voltage and power quality issues; answers to regulatory questions; on-farm and distribution system investigations by a technical team that can assist farmers in working with the utility or electrician to resolve a power quality conflict; a format for dispute resolution; and research on electrical issues.
  - **Legal**

The Farm Center's agricultural attorney can answer general legal questions about farm business organization, landlord-tenant issues, debt restructuring, legal procedures, creditor-debtor law, and tax reorganization and estate planning.
  - **Vocational**

The Farm Center can help farmers or their family members make a successful transition to off-farm employment. It can help them examine their skills and explore their career options, regardless of whether they are looking to add off-farm income to the farm operation, starting a new small business, or seeking off-farm employment.
  - **Farm Transfers**

Through its Farm Link program, the Farm Center can help farmers who want to start their own operation, retiring farmers who want someone to take over their operation, or farmers who want to relocate due to urban or environmental pressures.
  - **Animal Agriculture**

Animals are a vital part of agriculture in Wisconsin. Whether you are a farmer, a veterinarian, a livestock dealer or trucker, or a consumer, DATCP provides information and regulates many aspects of animal agriculture.
  - **Crops**

Statistics show Wisconsin ranks first in production of a number of agriculture crops. Farmers in the State continue to adopt traditional and specialty crops. Cultivating and protecting them is key to our mission.
  - **Land and Water**

The State works with county land conservation departments to protect the environment through conservation practices, incentive programs and regulation.

**AGRICULTURAL RESOURCES  
CHAPTER ATTACHMENTS**

## 3.2 NATURAL RESOURCES

### 3.2.1 NATURAL RESOURCE SUMMARY

As the City of Richland Center continues to grow and change, it is vital that it consider its future in conjunction with its natural resources. It can be very challenging for rural communities to allow new development, while at the same time protecting the natural environment and preserving the character of an area. At first, development may have only a limited impact on the natural landscape, but as it continues, visual and environmental impacts become increasingly apparent. In order to protect natural resources for the future, it is crucial to be aware of existing natural resources, such as water resources, geologic resources, forests and woodlands, wildlife habitat, parks and open space, air and light, and wetlands.



### 3.2.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the two listed below have the particular objective of natural resource protection.

- **Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.**
- **Protect economically productive areas, including farmland and forests.**

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**3.2.3 OBJECTIVES AND POLICY RECOMMENDATIONS**

The following natural resource objectives and policy and program recommendations (not in order of priority) will support the above goals and will guide natural resource decisions in the City of Richland Center over the next 20 years.

1. **Encourage the preservation and maintenance of scenic views and vistas.**
2. **Encourage tree preservation, municipal tree planting programs, and sustainable forestry practices in and near the City.**
3. **Promote appropriate natural areas into parks and open spaces to protect natural areas and to provide recreational opportunities for the residents.**
4. **Identify drainage corridors related to development in order to aid in storm/water retention, runoff, and mitigate flooding as well as support well head protection plans for all existing and future wells.**
5. **Discourage development in recharge areas of local wells and areas with potential contaminated sources.**
6. **Establish water demand guidelines and policies.**
7. **Explore opportunities to capitalize on local natural resources as it relates to tourism.**
8. **Where and when appropriate, utilize county, state, and federal programs and grants to conserve, maintain, and protect agricultural, forestry, and natural resources.**
9. **Ensure an appropriate amount of land for parks and open space throughout the City and the surrounding area, placing special emphasis on preserving and enhancing the natural and scenic environment.**
10. **Cooperate with the development community in acquiring land for parks and open space in order to meet the recreational and open space needs of the community.**
11. **Maintain park, recreation, and open space policies in order to maintain consistency with sound planning principles.**
12. **Promote the bicycle/walking path system for recreation benefits.**
13. **Maintain the quality of the environment by preserving the land's natural character through appropriate land development policies.**
14. **Restrict development in environmentally sensitive areas to protect and conserve natural resources, especially groundwater, woodlands and wetlands.**
15. **Promote those forms of development which will have the least impact on groundwater, woodlands, and wetlands, and which are appropriate to soil, geology, and slope conditions.**
16. **Coordinate development plans with the appropriate governmental agencies to minimized air, noise, and water pollution.**

**3.2.4 COMMON NATURAL RESOURCES**

Natural resources are materials occurring in nature and are essential or useful to humans, such as water, air, land, forests, fish and wildlife, topsoil, and minerals. They are combined into the recognized systems in which we exist. These systems, or combinations of natural materials, can be referred to as "natural environments", "ecosystems", "biomes", or "natural habitats", among others. Humans and their activities



impact all natural resources. Conversely, whether obvious or not, human impacts to the natural environment often have significant adverse impacts on the human community. The natural resources of Richland Center are economically, recreationally, culturally, and aesthetically important and promote quality of life.

#### **3.2.4.1 COMMUNICATION AND COOPERATION**

Keeping residents informed of their jurisdiction's natural resources is a proactive first step in supporting the natural resources and natural resource protection efforts important to the City of Richland Center. Flyers included with a tax mailing, articles in the local newspaper, workshops, or other similar education efforts can all help to educate residents on natural resource issues. The City of Richland Center keeps its citizens informed about natural resource issues through a variety of ways, such as:

- Radio, newspapers, and interpretive signs.
- Work with schools and the University to develop education and interpretive facilities that relate to natural environments.
- Work with special interest groups.

Fostering relationships with the Town of Richland and Richland County can help the City protect shared, contiguous natural areas that give local residents space to pursue recreational opportunities. Some of the ways the City works with adjoining townships to protect shared natural resources is through dialogue and actions by the Extraterritorial Zoning Board. Tapping into state and federal programs which aim specifically at protecting farmland, wetlands, forests, historic buildings, etc., can also add to the City of Richland Center's support efforts to protect community natural resources. State and federal agencies and contact information are listed at the end of this Section.

#### **3.2.5 WATER RESOURCES**

Water resources, (both surface and groundwater) are one of the most commonly used natural resources, serving intrinsic and essential functions in the community. Plants, animals, and people all consume water on a daily basis. Over 70% of all Wisconsin communities (that is, every two out of three State citizens) rely on groundwater not only for domestic use, but also for agriculture, industrial uses, recreational purposes, etc. All City of Richland Center residents use groundwater for domestic water consumption.

Water is one of the most easily contaminated resources. Because of its mobile nature, contaminants can travel far from their source through the water cycle. Contaminants in the water cycle coming from a variety of sources are commonly known as non-point source pollution (NPSP). Non-point source pollution comes from many diffuse sources such as agriculture runoff, leaking septic systems, road salt and road building, parking lots, lawn, and golf course runoff, all of which directly impact water resources. Point source pollution comes from identifiable sources such as a single factory or overflow from a sewage treatment facility.

The City worked to reduce non-point source water pollution by setting up a storm water management plan along with storm sewers to be placed in Highway 80 and Haseltine Street. The City enforces NRC 216 regulations. The City also has a dike near the Pine River in place that, in addition to zoning and planning, helps to reduce NSPS water pollution.

Considering the topography, the City encourages and supports legislation to protect its water resources, water quality, recharge of groundwater, and management of water runoff. The Planning Commission said that it needs to protect its hillsides to control erosion and there is a need for a landscaping ordinance for parking lots.

##### **3.2.5.1 GROUNDWATER**

Groundwater is the water beneath the earth's surface that fills spaces between rocks and soil particles and flows between them. Groundwater fills wells and flows from springs. It is a critical resource, not only because it is used on a daily basis, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater can easily be contaminated through non-point source pollution, particularly in regions with thin soils over fractured limestone, sandstone, and shale bedrock.

### 3.2.5.2 GROUNDWATER CONTAMINATION

A watershed is the land area from which all surface water and groundwater drains into a stream system. Groundwater aquifers can be contained within a single watershed or can be so large that several watersheds are within the aquifer. The City of Richland Center lies on the cusp of the Upper Pine River watershed and the Willow Creek watershed, which in turn are within the Lower Wisconsin watershed. See Map 3.2.1, for the City of Richland Center Water Resource Map and Map 3.2.2, County Depth to Water Table Map for more information.

It is important to keep the groundwater resource in mind for many areas of comprehensive planning. Ultimately, what takes place above ground directly affects groundwater below. There are a variety of activities that impact water resource quality. Potential pollution sources that can affect groundwater include but are not limited to

- On-site septic systems
- Sewage Treatment Plants
- Surface Waste Water Discharge
- Sanitary Landfills
- Underground Storage Tanks
- Feedlots
- Junkyards
- Abandoned Quarries/Wells
- Pesticide and Fertilizer Applications
- Road Salt
- Household Cleaners & Detergents
- Unsewered Subdivisions
- Gas Stations
- Chemical Spills
- Leaking Sewer Lines
- Old Mine Openings or Shafts

Pinpointing pollution sources can be made easier by identifying the location and extent of groundwater recharge areas, as well as the extent of the local watershed, so communities can plan where and how much development can be built, with the least amount of impact to water resources. Contamination of local drinking water resources can be devastating, very costly to reverse, and affects all area residents.

The City's drinking water is protected by encouraging and supporting legislation intended to protect water resources. Another way to protect drinking water is to utilize a wellhead protection plan. A wellhead protection plan lists potential contaminants within a well "cone of depression" (a cone-shaped lowering of the water table around a pumped well). A wellhead protection plan aims at preventing contaminants from entering the area of land around the public water supply well(s). This area includes, "the surface or subsurface area surrounding a water well or wellfield supplying a public water system, through which contaminants are reasonably likely to move toward and reach such well or wellfield" (US EPA. 1987).

Wellhead protection plans are required for all municipal wells installed after May 1, 1992. For wells installed prior to that date, communities are encouraged to develop a wellhead protection plan. Richland Center has a wellhead protection plan that stipulates the DNR test the City wells every three years (a DNR requirement). Potential contaminants that lie within the wellhead protection area include synthetics, organics, inorganics, and bacteria.

### 3.2.5.2 GROUNDWATER SUPPLY

Water supply is impacted as communities grow, bringing increased demand to supply water to new homes, businesses, and industries. High capacity wells and an increasing number of wells, both private and public, can reduce the amount of recharge to surface waters, causing streamflow reduction, loss of springs, and changes in wetland vegetative communities. The strains of meeting growing water demand from a sprawling population are starting to show. Statewide water use has increased 33% in the last 15 years and water tables are plummeting in many urban areas as the thirst for more water outstrips the land's ability to provide it. (Lisa Gaumnitz, Tim Asplund, and Megan R. Matthews, "A Growing Thirst for Groundwater", August 2004.)

The Groundwater Bill (2003 Act 310) addresses groundwater quantity issues, requiring approval for siting, fees, and an environmental review. While this legislation is currently more relevant in areas of the state experiencing severe water quantity issues (such as Southeast Wisconsin), the principle of controlling groundwater withdrawal in all parts of the state is quite important and is a growing concern for the future.

By 2006, a State level groundwater advisory committee will be organized to address groundwater management that will be hopefully be of help to communities, since groundwater supply an issue in Richland Center. There is an adequate supply of water at this time, but there is the possibility that a new well and water tower might be needed.

#### **3.2.5.4 SURFACE WATER**

Surface water, which is all water naturally open to the atmosphere such as rivers, lakes, reservoirs, ponds, streams, impoundments, seas, and estuaries, in the City of Richland Center includes the Pine River. These watercourses provide recreational opportunities, such as fishing, boating, swimming, and passive recreational opportunities like bird watching and sun bathing. The rivers and their feeder streams provide habitat for fish, mussels, insects, and other wildlife. See Map 3.2.1, County Water Resource Map for more information.

Surface water in Richland Center is protected through conservation efforts, maintaining the free-flowing river, having no tie-ins with the sanitary sewer system, controlling floodwater, and encouraging water retention. City shorelands are protected by having a greenbelt and parks surrounding Pine River that runs through the community.

#### **3.2.5.5 WETLANDS**

Wetlands serve a variety of functions, including playing an important role in stormwater management and flood control, filtering pollutants, recharging groundwater, providing a habitat for many wildlife species and plants, and offering open space and passive recreational opportunities. Wetlands include all marshes, swamps, fens, bogs, and those areas excluded from cultivation or other uses because they are intermittently wet.

The City of Richland Center is in the Western Coulee and Ridge ecological landscape, as defined by the 2002 Land Legacy Report put out by the WI DNR. This landscape is characterized by highly eroded and unglaciated topography. Because of the hilly terrain, wetlands in the area are primarily associated with the rivers and streams of the area, and not in more generally level or upland areas.

The Wisconsin Wetland Inventory (WWI) was completed in 1985. Pre-European settlement wetland figures estimate the state had about 10 million acres of wetlands. Based on aerial photography from 1978-79, the WWI shows approximately 5.3 million acres of wetlands remaining in the state representing a loss of about 47% of original wetland acreage. This figure does not include wetlands less than 2 or 5 acres in size (minimum mapping unit varies by county). Because the original WWI utilized aerial photographs taken in the summer, some wetlands were missed. In addition, wetlands that were farmed as of the date of photography used and then later abandoned due to wet conditions were not captured as part of the WWI. (Wetland data in this inventory is to the county level only.) According to the 1978-79 data, Richland County is 4.1% wetland.

The WI Legislature authorized the DNR to update the WWI on a 10-year cycle. Budget constraints and lack of staff have slowed this process to a 24-year cycle at best. Digitizing wetland maps to obtain accurate wetland acreage information is on a rotation almost twice that long. As a result, there is no reliable qualitative and quantitative data about current rates of wetland loss. For more information on Wisconsin wetlands, go to <http://www.dnr.state.wi.us/org/water/fhp/wetlands/facts.shtml>.

Richland Center has wetlands within its jurisdiction, most of which are owned by the City to protect against development. Some are within the greenbelt next to the Pine River that is maintained by the City.

#### **3.2.5.6 FLOODPLAINS**

A floodplain is a low area of land adjacent to a stream or other watercourse that is subject to flooding and holds the overflow of water during a flood. They are delineated based on the 100-year storm event - the area that would be covered by water during a flood so big it only happens (theoretically) every 100 years. However, flooding can occur in any year. For that reason, development should not occur in drainage ways and floodplains since they serve as stormwater runoff systems and flood mitigation landscape features.

Contact the Richland County Zoning Office for FEMA maps, and refer to Map 3.2.3, Flooding Frequency, to see areas prone to flooding based on soils.

Counties, cities, and villages are required to adopt reasonable and effective floodplain zoning ordinances in order to participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. FEMA has designated flood hazard areas along many surface water resources. The importance of respecting floodways and floodplains is critical in terms of planning and development. Ignoring these constraints can cause serious problems relating to property damage and the overall safety of residents. The City mitigates and prevents flooding with a dike system running throughout the jurisdiction. The City has identified the floodplain area and encourages water retention.

### **3.2.6 WILDLIFE**

#### **3.2.6.1 IMPORTANCE OF BIODIVERSITY**

Biodiversity is the full spectrum of life forms and the many ecological processes that support them. Protecting the biodiversity is essential to core values such as maintaining clean air and water, providing adequate habitat for the state's flora and fauna, maintaining a vibrant economy and providing recreational opportunities. Biodiversity protection depends on the sustainability of diverse ecosystems, such as the mosaic of forests, agricultural lands, grasslands, bluffs, coastal zones and aquatic communities present in Wisconsin. It also depends upon the conservation of each ecosystem's basic components – the natural communities, plants and animals within them. Ecosystems contain a variety of species that are unique in some way and provide value to the diversity of the individual ecosystem and the state overall. It is important to view biodiversity at all levels to ensure the adequate conservation of Wisconsin's environment.

Habitat is the combination of food, water, shelter, and space necessary to meet the needs of wildlife.

#### **3.2.6.2 NATURAL COMMUNITIES**

At the broadest scale, the State of Wisconsin is divided into distinct "ecological landscapes" based on unique combinations of physical and biological characteristics that make up the ecosystems, such as climate, geology, soils, water, or vegetation. They differ in levels of biological productivity, habitat suitability for wildlife, presence of rare species and natural communities, and in many other ways that affect land use and management. Because of the biotic and abiotic differences between ecological landscapes, the natural communities within each are typically different as well.

The City of Richland Center is in the Western Coulee and Ridges landscape. (See Map 3.2.4 or go to <http://dnr.wi.gov/landscapes/> for detailed descriptions and management opportunities for each ecological landscape.) The Western Coulee and Ridges landscape has steep sided hills that are heavily forested and often managed for hardwood production. Agricultural activities are typically confined to valley floors and ridge tops. The largest concentration of hillside prairies in the world is found in this landscape. Hillside prairies often support numerous species of rare plants, insects, and reptiles.

In order to protect the landscape and natural communities within the City, Richland Center is developing its greenbelt area into a prairie and wetland. Several large pieces of undeveloped bluff land have been identified, and the City has acquired bluffs and slopes to be put into a public trust to contain hillside development. A new lineal park is also being planned.

#### **3.2.6.3 STATE NATURAL AREAS**

Wisconsin harbors a diverse mix of natural biotic communities and native species. Some species and natural communities have very limited distribution or only occur at small locations around the state. In 1951, Wisconsin initiated the country's first statewide program to identify and protect areas of outstanding and unique ecological, geological, and archeological value. These natural areas provide the best examples of natural processes acting over time with limited impact of human activity. The State Natural Areas program has grown to become the largest and most successful program of its kind in the nation; there are over 335 sites designated in Wisconsin.

State Natural Areas are important not only because they showcase the best and most pristine parts of Wisconsin, but also because they provide excellent wildlife habitat and undisturbed natural communities. Many threatened, endangered, and state special concern species can be found in these areas. There are six State Natural Areas in Richland County, although none in the City of Richland Center. Go to <http://www.dnr.state.wi.us/org/land/er/sna/> for more information on State Natural Areas.

#### 3.2.6.4 ENDANGERED SPECIES

Plant and animal species are considered one of the fundamental building blocks of ecological landscapes and biodiversity. The presence of one or more rare species and natural communities in an area can be an indication of an area's health and ecological importance and should prompt attention to conservation, management and restoration needs. Protection of such species is a valuable and vital component of sustaining biodiversity.

While the conservation of plants, animals and their habitat should be considered for all species, this is particularly important for rare or declining species. An endangered species is one whose continued existence is in jeopardy and may become extinct. A threatened species is one that is likely, within the foreseeable future, to become endangered. A special concern species is one about which some problem of abundance or distribution is suspected but not proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened. Remaining examples of Wisconsin's intact native communities are also tracked but not protected by the law. Natural communities capture much of our native biodiversity and provide benchmarks for future scientific studies.

Both the state and federal governments prepare their own separate lists of such plant and animal species but do so working in cooperation with one another, as well as with various other organizations and universities. The WI DNR's Endangered Resources Program monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. This program maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature.

The Wisconsin Endangered Species Law was enacted to afford protection for certain wild animals and plants that the Legislature recognized as endangered or threatened and in need of protection as a matter of general state concern. It is illegal to

- 1) take, transport, possess, process or sell any wild animal that is included on the Wisconsin Endangered and Threatened Species List;
- 2) process or sell any wild plant that is a listed species;
- 3) cut, root up, sever, injure, destroy, remove, transport or carry away a listed plant on public lands or lands a person does not own, lease, or have the permission of the landowner. There are exemptions to the plant protection on public lands for forestry, agriculture and utility activities. In some cases, a person can conduct the above activities if permitted under a Department permit (i.e. "Scientific Take" Permit or an "Incidental Take" Permit).

The Federal Endangered Species Act (<http://endangered.fws.gov/esa.html>) also protects animals and plants that are considered endangered or threatened at a national level. The law prohibits the direct killing, taking, or other activities that may be detrimental to the species, including habitat modification or degradation, for all federally listed animals and designated critical habitat. Federally listed plants are also protected but only on federal lands. Implementation of the Endangered Species laws is usually accomplished during the state permit review process, but is ultimately the responsibility of a project proponent and property owner to ensure that they are not in violation of the laws.

According to the NHI database and listed in Table 3.2.1, sixteen elements have been recorded in the Town of Richland. Data is only provided to the town level. Map 3.2.5 provides a full list of all elements known to occur within Richland County. A list of threatened and rare Natural Communities of Richland County is also included at the end of this section's Natural Resources – Chapter Attachment. Thorough inventories of the entire county have not been conducted for rare species. Additional rare species and their habitat may occur in other locations but are not recorded within the NHI database.

*NOTE: END = Endangered; THR = Threatened; SC = Special Concern; NA\* = Not applicable, SN = Regularly occurring, usually migratory and typically non-breeding species for which no significant or effective habitat conservation measures can be taken in Wisconsin, SC/P = Fully Protected.*

Table 3.2.1 Existing Records for Rare Species – Town of Richland

Group	Scientific Name	Common Name	State Status	Date Listed
Community	Dry Cliff	Dry Cliff	NA	1970
Community	Southern Dry-Mesic Forest	Southern Dry-Mesic Forest	NA	1970
Community	Southern Mesic Forest	Southern Mesic Forest	NA	1976
Community	Southern Sedge Meadow	Southern Sedge Meadow	NA	1970
Community	Wet Prairie	Wet Prairie	NA	1970
Fish	Clinostomus Elongatus	Redside Dace	SC/N	1977
Fish	Macrhybopsis Storeriana	Silver Chub	SC/N	1980
Herptile	Elaphe Obsoleta	Black Rat Snake	SC/P	1926
Plant	Cacalia Muehlenbergii	Great Indian-Plantain	SC	1971
Plant	Corallorhiza Odontorhiza	Autumn Coral-Root	SC	1977
Plant	Eupatorium Sessilifolium Var. Brittonianum	Upland Boneset	SC	1999
Plant	Minuartia Dawsonensis	Rock Stitchwort	SC	1969
Plant	Platanthera Flava Var. Herbiola	Pale Green Orchid	THR	1968
Plant	Rhus Aromatica	Fragrant Sumac	SC	1969
Plant	Didiplis Diandra	Water-Purslane	SC	1970
Plant	Napaea Dioica	Glade Mallow	SC	1987

\* Remaining examples of Wisconsin's intact native communities are tracked but not protected by the law.

Humans have a responsibility to protect wildlife and the habitat necessary for its survival. Since wildlife can cause problems by destroying property, carrying diseases, producing unsanitary waste, or conflicting with human activities it is important to provide sufficient natural habitat at a distance from human activities where animals will not be in contact with humans and can live, hunt, and breed without interference.

The City of Richland Center is developing a new prairie that will provide protected habitat for wildlife. In addition, an arboretum was established a few years ago and six trees from the State's threatened tree list were planted, and the City maintains the bluff area that in turn provides critical wildlife protection for the animals indigenous to these areas.

### 3.2.7 FOREST RESOURCES

Forests provide raw materials for the forest products industry and a venue for hunting, hiking, and fishing. Forests help sustain water resources and provide habitat for a wide variety of plants and animals, including threatened and endangered species and by balancing global warming effects and air pollution by producing oxygen and storing carbon. Over half the forested lands in Wisconsin are privately owned (57%). See Map 3.2.6 of forested lands for the City of Richland Center.

Trees are important components of a community's green infrastructure, offering substantial environmental benefits, including cleaner air and water, quieter streets, cheaper energy bills, cooler temperatures, and wildlife habitat. Tree-planting programs, preserving established trees, and using sustainable forestry techniques not only increase property values for City residents, but also lower air and water remediation costs for the urban environment.

#### 3.2.7.1 URBAN FORESTS

An urban forest is all the trees and vegetation in and around a city or village, and includes tree lined streets, home landscapes, school yards, parks, riverbanks, cemeteries, vacant lots, right of ways, adjacent woodlands, and any other place that vegetation can grow. Urban forest does not necessarily only relate to trees, but also includes shrubs, flowers, vines, ground cover, grass, and other plants. There are a number of benefits associated with an urban forest including:

- Slows stormwater flow
- Intercepts and absorbs rainwater
- Alleviates pressure on drainage ways

- Provides wildlife habitat
- Provides relief against wind, heat, and cold

One of the more effective tools used by communities to conserve and improve their urban forests is a tree ordinance. Often they are enacted in response to changes from rapid land development. Tree ordinances range in complexity from simple tree replacement standards to more comprehensive ordinances addressing natural resource issues.

The urban forest is an important natural aspect of Richland Center, as evidenced by the City's commitment to planting new trees, being a Tree City, having a Tree Ordinance, having a number of parks, and providing tree education. A Landscaping Ordinance is in the development process, which will also support and encourage aspects of urban forestry.

The City also has an arboretum, which has over 199 different types of plants. UW-Richland Center also has an arboretum on its campus. As part of Arbor Day, local schools are asked to participate in the day's activities, increasing the opportunities for students to learn about trees and forests.

In the past, Richland Center has suffered tree losses from Dutch Elm Disease, which removed a considerable part of the City's tree canopy. Gypsy moths are moving into the area, resulting in tree damage, although spraying is already being done. In an effort to protect its urban forest, the City uses its Tree Ordinance, has appointed an Urban Forester, and holds Arbor Day activities.

### 3.2.8 ENVIRONMENTAL CORRIDORS

Areas of concentrated natural resource activity ("rooms"), such as wetlands, woodlands, prairies, lakes, and other features, become even more functional when linked by environmental corridors ("hallways"). Environmental corridors refer to areas that contain groupings of natural resource features. When mapped, corridor resource features depict linear spaces that wildlife can move through, "room to room".

Fish and wildlife populations, native plant distribution, and even clean water all depend on movement through environmental corridors. Wildlife populations isolated in one wooded location can overpopulate, die out, or cause problems for neighbors if there are not adequate ways allowing the population to move about freely. Over 70% of all terrestrial wildlife species use riparian corridors, according to the USDA Natural Resources Conservation Service (NRCS). Map 3.2.7, Environmental Corridors, shows several natural resource features in the jurisdiction that could act as environmental corridors.

### 3.2.9 LIGHT, AIR, AND NOISE POLLUTION

Improper night lighting or light pollution, affects the night sky anywhere improperly shaded nighttime outdoor lights are used. Lighting ordinances recognize the benefits of appropriate outdoor lighting and can provide guidelines for installation, helping to maintain and compliment a community's character.

The most common air pollutants (dust, pollen, fuel fumes, ash, etc.) come from industrial, automotive, and agriculture sources, including odors. Burn barrels are significant local contributors to air pollution as well.

A number of land uses can contribute to noise pollution, such as train whistles, vehicle noise from highways, or airport noise. Repetitive excessive noises like those from boom cars, loud stereos, powered lawn and garden equipment, and construction activities have been shown to have serious health consequences (e.g. tinnitus, balance problems), not to mention problems between neighbors.

At this time, Richland Center has light pollution at issue. New streetlights are being placed on Main Street, and on two blocks on Court Street. City building codes help control inappropriate lighting. It was noted that a new canopy of trees on Main Street would help diffuse the light from the streetlights.

#### Environmental Corridor Benefits:

- Reduced Flooding
- Reduced Soil Erosion
- Improved Water Quality
- Improved Water Quantity
- Groundwater Recharge
- Bank Stabilization
- Improved Air Quality
- Improved Wildlife Habitat

#### Social Benefits:

- Walking and Hiking
- Cross Country Skiing
- Horseback Riding
- Photography
- Wildlife Viewing

The City's wastewater treatment plant produces odors that can cause air pollution issues. There has been much discussion on how to handle the problem. There has also been discussion with wet industries and appropriate steps are being taken to control the amount of BOD coming to the WWTP. A biotech study is being done for constructing a new plant and the Utility Commission is considering an expansion of the present plant. Other approaches to address air pollution in Richland Center include City traffic control standards. There has been discussion on controlling dust in the southern part of industrial parking lots too. Lastly, retention ponds and tree plantings in the City help ameliorate the City's air pollution.

Evaporators at Foremost Farms have at times caused some noise issues in the past. Richland Center has an air brake ordinance in effect, which also helps mitigate noise pollution.

### **3.2.10 GEOLOGIC AND MINERAL RESOURCES**

Soils and geology are also important planning considerations, particularly when thinking about new development. Today, technological advances can overcome many development challenges relating to soil and geology. However, it is important that these resources not be abused, overused, or contaminated. Particular attention must be paid to soils when development is occurring on steeper slopes. A series of maps showing slope limitations (Map 3.2.8), septic limitations (Map 3.2.9), and depth to bedrock (Map 3.2.10) have been included at the end of this Section.

Most of south/southwest Wisconsin's bedrock is sedimentary rock, consisting of sandstone and shale or limestone. Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources in the region include lead and zinc but there is no evidence of metallic mining in the City of Richland Center. Non-metallic resources include sand, gravel, and limestone. Limestone for road building is one of the most significant non-metallic geologic resources in the area today.

#### **3.2.10.1 NON-METALLIC MINE RECLAMATION**

In June of 2001, all Wisconsin counties were obliged to adopt an ordinance for nonmetallic mine reclamation. Richland Center has not adopted a non-metallic reclamation ordinance of its own, allowing the County Ordinance to be enforced within City limits. The purpose of this type of ordinance is to achieve acceptable final site reclamation to an approved post-mining land use in compliance with uniform reclamation standards. Uniform reclamation standards address environmental protection measures including topsoil salvage and storage, surface and groundwater protection, and concurrent reclamation to minimize acreage exposed to wind and water erosion.

#### **3.2.10.2 QUARRIES**

A quarry is a type of open-pit mine from which rock or minerals are extracted. Such rocks and minerals are generally used as dimension stone. Quarries are usually shallower than other types of open-pit mines. Types of rock extracted from quarries include cinders, coquina (a type of limestone), blue rock, granite, gritstone, limestone, marble, sandstone, and slate.

In level areas, quarries often have special engineering problems for drainage. Groundwater that seeps into the quarry pit must be pumped out. Many quarries fill with water to become ponds or small lakes after abandonment. Others have become landfills.

There is one sandstone quarry within City limits and the City protects against potential groundwater contamination at this site by issuing the permits that allow it to operate.

Restricting access to quarries helps protect these areas from becoming groundwater pollution source points. Therefore, determining quarry locations within the jurisdiction's local watersheds can help communities plan where and how much development can be built, with respect to its water resources. Refer to Map 3.1.1, Soils Map.

### **3.2.11 OPEN SPACE AND PARKS**

The value of open space lies in its inherent protection of ecologically sensitive areas including wetlands and water resources, important wildlife habitat, and sensitive soils. Preserving open spaces not only directly protects resources, but the space itself becomes a vital buffer zone since nothing can replace the visual impact of open space, whether it is agricultural land or woodlands.



Open space can take the form of parks, cropland and pastures, greenbelts, wetlands or floodplains. It can also serve many functions for a community other than recreation, such as

- Preservation of scenic and natural resources;
- Flood management;
- Protection of water resources;
- Preserving prime agricultural land;
- Limiting development that may occur;
- Buffering incompatible land uses;
- Structuring the community environment.

In order to protect the City’s open spaces (“viewshed”) Richland Center is developing its greenbelt area into a prairie and wetland. The City has acquired bluffs and slopes to be put into a public trust to contain hillside development and a new lineal park is planned.

Signs and billboards exist within the open spaces of our communities for a number of valid reasons. However, sometimes signs and billboards can have a negative visual impact on the viewshed, particularly if there a great number of them, they are very large, or are poorly placed in the landscape. Richland Center’s Sign Ordinance helps lessen the impact of signs to the viewshed by not allowing any off premise signs for City businesses.

**3.2.12 LOCAL PARK AND RECREATION RESOURCES**

Every jurisdiction is unique and can capitalize on its significance and natural beauty. For example, biking, driving, or walking tours can be designed to thread through areas of cultural, historical, or environmental significance. Parks can be part of a “chain” along a bike, horse, or ATV trail and can serve a limited neighborhood area, a portion of the community, or the entire community or region and provide land and facilities for outdoor recreation for residents and visitors. Refer to the Natural and Recreational Resources Map 3.2.6 for City of Richland Center parks.

The City of Richland Center’s natural resources attract numerous recreational users, such as campers, bird watchers, cyclists, snowmobilers, bikers, 4-wheelers, horse back riders, hunters, anglers, etc.

Table 3.2.1 City of Richland Center Recreational Amenities

Type of Recreational Resource	Location
Krouskop Park	NW end of town off Orange Street
Wedgewood Park	SW part of town off Wedgewood Drive and Bohmann Drive.
North Park	N end of town off HWY 80 North
Westside Park	NW part of town off North Grove Street and next to the Pine River
Strickland Park	E side of town next to Richland Hospital area and Pearl Street
Minor Hills Trails	E side of town off of Court Street
Community Center	600 Block of Seminary Street

Another area in the City owned by the School District serves as a park (Stori Field). It is located on Cedar Street on the northwest corner of the City. The grass is maintained but the quarter-mile track is not. There are also bike and walking trails running through Richland Center, mostly on top of the dike.

Richland Center has an outdoor pool and hosts the Symon Recreation Complex (with an indoor pool) which is owned by the County. The City makes yearly payments for maintenance and staffing needs at Symon. Other activities include the Star Spangled Celebration, a three-day event featuring County Western music that draws thousands of people to Richland Center each year. Richland Center also is home to the Wisconsin High School Rodeo. The City has an Outdoor Recreation Plan, last revised in 1996. When asked if Richland Center had enough recreational spaces to satisfy the needs of its residents and visitors, the City said no and provided a list of possible and potential recreation amenities for its future:

- Low impact camping in parks
- Heavy impact camping next to parks
- Finish the bike trail north of the City
- Expansion of the Symon Recreation Center
- New 18 hole golf course

**3.2.13 LAND COVER**

Map 3.2.6 shows the amount of natural resources in and near the Richland Center, showing the location of resources, including forested lands, open water, and wetlands.

**3.2.14 NATURAL RESOURCE AGENCIES AND PROGRAMS**

There are a number of available state and federal programs to assist with agricultural, natural, and cultural resource planning and protection. Below are brief descriptions of various agencies and programs. Contact information is provided for each agency. To find out more specific information or which program best fits your needs contact them directly.

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)**  
 101 S Webster St  
 Madison WI 53703  
 Phone: 608-266-2621  
 Fax: 608-261-4380  
<http://www.dnr.state.wi.us>

**WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WI-DNR)**

The Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the state and, where applicable, the laws of the federal government that protect and enhance the natural resources of our state. It is the one agency charged with full responsibility for coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor

recreational opportunities for Wisconsin citizens and visitors. The Wisconsin DNR has a number of programs available ranging from threatened and endangered species to water quality to parks and open space to wetlands. The DNR is available to provide information on endangered and threatened species. See their website for the Endangered Resources (ER) Program at <http://www.dnr.state.wi.us/org/land/er/> or contact the Program at 608/266-7012.

The Bureau of Community Financial Assistance (CFA) administers grant and loan programs, under the WI-DNR. Financial program staff works closely with local governments and interested groups to develop and support projects that protect public health and the environment, and provide recreational opportunities.

**WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)**  
 2811 Agriculture Drive  
 PO Box 8911  
 Madison WI 53708  
 Phone: 608-224-4960  
<http://www.datcp.state.wi.us>

**WISCONSIN DEPARTMENT OF TRADE AND CONSUMER PROTECTION (DATCP)**

The Wisconsin Department of Trade and Consumer Protection inspects and licenses more than 100,000 businesses and individuals, analyzes millions of laboratory samples, conducts hundreds of hearings and investigations, educates businesses and consumers about best practices, adopts rules that have the force of law, and promotes Wisconsin agriculture at home and abroad.

Specifically DATCP has two divisions that relate directly to the agriculture and natural resource section of the comprehensive plan. The Environmental Division

focuses on insects, land and water, as well as plants and animals. The Agricultural Division focuses on animals, crops, agricultural resources, and land and water resources.

**WISCONSIN NATURAL RESOURCES  
CONSERVATION SERVICE (NRCS)**

6515 Watts Road,  
Suite 200  
Madison, WI 53719

Phone (608) 276-USDA

<http://www.wi.nrcs.usda.gov>

**WISCONSIN NATURAL RESOURCE  
CONSERVATION SERVICE (NRCS)**

The Natural Resources Conservation Service is the federal agency that works with landowners on private lands to conserve natural resources. NRCS is part of the U.S. Department of Agriculture, formerly the Soil Conservation Service (SCS). Nearly three-fourths of the technical assistance provided by the agency goes to helping farmers and ranchers develop conservation systems uniquely suited to their land and individual ways of doing business. The agency also assists other private landowners and rural and urban communities to reduce erosion, conserve and protect water, and solve other resource problems.

**Environmental Protection Agency  
Region 5  
(Illinois, Indiana, Michigan, Minnesota,  
Ohio, Wisconsin)**

**Phone Toll Free within Region 5:  
1-800-621-8431  
9:00AM to 4:30PM CST**

**Phone: 312-353-2000  
(<http://www.epa.gov>)**

**ENVIRONMENTAL PROTECTION AGENCY  
(EPA) REGION 5**

The Environmental Protection Agency is a federal agency of the United States government, responsible for regulating environmental pollution and environmental quality. The EPA has been one of the lead agencies within the United States Government on the climate change issue.

**NATURAL RESOURCES  
CHAPTER ATTACHMENTS**

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**THREATENED AND ENDANGERED NATURAL COMMUNITIES OF RICHLAND COUNTY****Cedar Glade**

Dry sandstone, quartzite or dolomite exposures vegetated with dense thickets of red cedar (*Juniperus virginiana*). Red maple (*Acer rubrum*), Paper birch (*Betula papyrifera*) and black and bur oaks (*Quercus velutina* and *Q. macrocarpa*) may also be present. This community is usually if not always the result of fire suppression on dry prairies, and in pre-settlement time it may have occurred only where extensive cliffs served as firebreaks. Common herbs include bluestem and grama grasses (*Andropogon spp.* and *Bouteloua spp.*), prickly-pear cactus (*Opuntia compressa*), flowering spurge (*Euphorbia corollata*), stiff sandwort (*Arenaria stricta*) and gray goldenrod (*Solidago nemoralis*).

**Dry Cliff (Exposed Cliff of Curtis' community classification)**

With dry vertical bedrock exposures, thin-soiled, very dry communities occur on many different rock types, which are thus quite varied in species composition. Scattered pines, oaks, or shrubs often occur. However, the most characteristic plants are often the ferns such as common polypody (*Polypodium vulgare*) and rusty woodsia (*Woodsia ilvensis*). The following herbs are also common, such as: columbine (*Aquilegia canadensis*), harebell (*Campanula rotundifolia*), pale corydalis (*Corydalis sempervirens*), juneberry (*Amelanchier spp.*), bush-honeysuckle (*Diervilla lonicera*), and rock spikemoss (*Selaginella rupestris*), and fringe bindweed (*Polygonum cilinode*).

**Dry Prairie**

This grassland community occurs on dry, often loess-derived soils, usually on steep south- or west-facing slopes or at the summits of river bluffs with sandstone or dolomite near the surface. Short to medium-sized prairie grasses such as little bluestem (*Schizachyrium scoparium*), side-oats grama (*Bouteloua curtipendula*), hairy grama (*B. hirsuta*), and prairie dropseed (*Sporobolus heterolepis*), are the dominants in this community, along with the larger big bluestem (*Andropogon gerardii*). Common shrubs and forbs include lead plant (*Amorpha canescens*), silky aster (*Aster sericeus*), flowering spurge (*Euphorbia corollata*), purple prairie-clover (*Petalostemum purpureum*), cylindrical blazing-star (*Liatris cylindracea*), and gray goldenrod (*Solidago nemoralis*).

**Dry-Mesic Prairie**

This grassland community occurs on slightly less droughty xeric sites than Dry Prairie and has many of the same dominant grasses, but taller species such as big bluestem (*Andropogon gerardii*) and Indian-grass (*Sorghastrum nutans*) dominate and are commoner than little bluestem (*A. scoparius*). Needle grass (*Stipa spartea*) may also be present. The forb-herb component is more diverse than in Dry Prairies, including many species that occur in both Dry and Mesic Prairies.

**Hemlock Relict**

These are isolated hemlock (*Tsuga canadensis*) stands occurring in deep, moist ravines or on cool, north or east facing slopes in southwestern Wisconsin. Associated trees include white pine (*Pinus strobus*), and yellow birch (*Betula allegheniensis*). The groundlayer includes herbaceous species with northern affinities such as shining clubmoss (*Lycopodium lucidulum*), bluebead lily (*Clintonia borealis*), canada mayflower (*Maianthemum canadense*), and woodferns (*Dryopteris spp.*). Cambrian sandstone cliffs are usually nearby and often prominent.

**Moist Cliff (Shaded Cliff of the Curtis community classification)**

This "micro-community" occurs on shaded (by trees or the cliff itself because of aspect), moist to seeping mossy, vertical exposures of various rock types, most commonly sandstone and dolomite. Common species are columbine (*Aquilegia canadensis*), the fragile ferns (*Cystopteris bulbifera* and *C. fragilis*), wood ferns (*Dryopteris spp.*), polypody (*Polypodium vulgare*), rattlesnake root (*Prenanthes alba*), and wild sarsaparilla (*Aralia nudicaulis*). The rare flora of these cliffs vary markedly in different parts of the state; Driftless Area cliffs might have northern monkshood (*Aconitum noveboracense*), those on Lake Superior, butterwort (*Pinguicula vulgaris*), or those in Door County, green spleenwort (*Asplenium viride*).

**Oak Barrens**

Black oak (*Quercus velutina*) is the dominant tree in this fire-adapted savanna community of xeric sites, but other oaks may also be present. Common understory species are lead plant (*Amorpha canescens*), black-eyed susan (*Rudbeckia hirta*), round-headed bush clover (*Lespedeza capitata*), goat's rue (*Tephrosia virginiana*), june grass (*Koeleria cristata*), little bluestem (*Schizachyrium scoparium*), flowering spurge (*Euphorbia corollata*), frostweed (*Helianthemum canadense*), false Solomon's-seals (*Smilacina racemosa* and *S. stellata*), spiderwort (*Tradescantia ohioensis*), and lupine (*Lupinus perennis*). Distribution of this community is mostly in southwestern, central and west central Wisconsin.

**Oak Opening**

As defined by Curtis, this is an oak-dominated savanna community in which there is less than 50% tree canopy. Historically, oak openings occurred on wet-mesic to dry sites. The few extant remnants are mostly on drier sites, with

the mesic and wet-mesic openings almost totally destroyed by conversion to agricultural or residential uses, and by the encroachment of other woody plants due to fire suppression. Bur, white, and black oaks (*Quercus macrocarpa*, *Q. alba* and *Q. velutina*) are dominant in mature stands as large, open-grown trees with distinctive limb architecture. Shagbark hickory (*Carya ovata*) is sometimes present. American hazelnut (*Corylus americana*) is a common shrub, and while the herb layer is similar to those found in oak forests and prairies, with many of the same grasses and forbs present, there are some plants and animals that reach their optimal abundance in the “openings”.

#### **Pine Barrens**

This savanna community is characterized by scattered jack pines (*Pinus banksiana*), or less commonly red pines (*P. resinosa*), sometimes mixed with scrubby Hill's and bur oaks (*Quercus ellipsoidalis* and *Q. macrocarpa*), interspersed with openings in which shrubs such as hazelnuts, (*Corylus* spp.) and prairie willow (*Salix humilis*) and herbs dominate. The flora often contains species characteristic of “heaths” such as blueberries (*Vaccinium angustifolium* and *V. myrtilloides*), bearberry (*Arctostaphylos uva-ursi*), American hazelnut (*Corylus americana*), sweet fern (*Comptonia peregrina*), and sand cherry (*Prunus pensylvanica*). Also present are dry sand prairie species such as june grass (*Koeleria macrantha*), little bluestem (*Schizachyrium scoparium*), silky and sky-blue asters (*Aster sericeus* and *A. azureus*), lupine (*Lupinus perennis*), blazing-stars (*Liatriis aspera* and *L. cylindracea*), and western sunflower (*Helianthus occidentalis*). Pines may be infrequent, even absent, in some stands in northern Wisconsin and elsewhere because of past logging, altered fire regimes, and an absence of seed source.

#### **Pine Relict**

These isolated stands of white pine (*Pinus strobus*) and red pine (*P. resinosa*) or, less commonly, jack pine (*P. banksiana*), that occur on sandstone outcrops or in thin soils over sandstone in the Driftless Area of southwestern Wisconsin, have historically been referred to as relicts. The understories often contain species with northern affinities such as blueberries (*Vaccinium* spp.), huckleberry (*Gaylussacia baccata*), wintergreen (*Gaultheria procumbens*), pipsissewa (*Chimaphila umbellata*), and partridge-berry (*Mitchella repens*), sometimes mixed with herbs typically found in southern Wisconsin's oak forests and prairies.

#### **Sand Barrens**

Sand Barrens are herbaceous upland communities that develop on unstable or semi-stabilized alluvial sands along major rivers such the Mississippi and Wisconsin. They are partly or perhaps wholly anthropogenic in origin, occurring on sites historically disturbed by plowing or very heavy grazing. Unvegetated “blow-outs” are characteristic features. Barrens, Dry Prairie and Sand Prairie species such as false-heather (*Hudsonia tomentosa*), bearberry (*Arctostaphylos uva-ursi*), sedges (*Cyperus filiculmis* and *C. schweinitzii*), sand cress (*Arabis lyrata*), three-awn grasses (*Aristida* spp.), rock spikemoss (*Selaginella rupestris*), and the earthstar fungi (*Geaster* spp.) are present in this community. Many exotics are present, and rare disturbance dependent species such as fameflower (*Talinum rugospermum*) occur in some stands.

#### **Sand Prairie (or Dry Sand Prairie)**

This dry grassland community is composed of little bluestem (*Schizachyrium scoparium*), junegrass (*Koeleria macrantha*), panic grass (*Panicum* spp.), and crab grass (*Digitaria cognata*). Common herbaceous species are western ragweed (*Ambrosia psilostachya*), the sedges (*Carex mühlenbergii* and *C. pensylvanica*), poverty-oat grass (*Danthonia spicata*), flowering spurge (*Euphorbia corollata*), frostweed (*Helianthemum canadense*), common bush-clover (*Lespedeza capitata*), false-heather (*Hudsonia tomentosa*), long-bearded hawkweed (*Hieracium longipilum*), stiff goldenrod (*Solidago rigida*), horsebalm (*Monarda punctata*), and spiderwort (*Tradescantia ohioensis*). At least some stands are Barrens remnants now lacking appreciable woody cover, though extensive stands may have occurred historically on broad level terraces along the Mississippi, Wisconsin, Black, and Chippewa Rivers.

#### **Southern Dry Forest**

Oaks are the dominant species in this upland forest community of dry sites. White oak (*Quercus alba*) and black oak (*Quercus velutina*) are dominant, often with admixtures of red and bur oaks (*Q. rubra* and *Q. macrocarpa*) and black cherry (*Prunus serotina*). In the well-developed shrub layer, brambles (*Rubus* spp.), gray dogwood (*Cornus racemosa*), and American hazelnut (*Corylus americana*) are common. Frequent herbaceous species are wild geranium (*Geranium maculatum*), false Solomon's-seal (*Smilacina racemosa*), hog-peanut (*Amphicarpa bracteata*), and woodland sunflower (*Helianthus strumosus*).

#### **Southern Dry-Mesic Forest**

Red oak (*Quercus rubra*) is a common dominant tree of this upland forest community type. White oak (*Q. alba*), basswood (*Tilia americana*), sugar and red maples (*Acer saccharum* and *A. rubrum*), and white ash (*Fraxinus americana*) are also important. The herbaceous understory flora is diverse and includes many species listed under Southern Dry Forest, plus jack-in-the-pulpit (*Arisaema triphyllum*), enchanter's-nightshade (*Circaea lutetiana*), large-flowered bellwort (*Uvularia grandiflora*), interrupted fern (*Osmunda claytoniana*), Lady Fern (*Athyrium Filix-femina*), tick trefoils (*Desmodium glutinosum* and *D. nudiflorum*), and hog peanut (*Amphicarpa bracteata*). To the detriment of

the oaks, mesophytic tree species are becoming increasingly important under current management practices and fire suppression policies.

### **Southern Mesic Forest**

This upland forest community occurs on rich, well-drained soils. The dominant tree species is sugar maple (*Acer saccharum*), but basswood (*Tilia americana*) and (near Lake Michigan) beech (*Fagus grandifolia*) may be co-dominant. Many other trees are found in these forests, including those of the walnut family (*Juglandaceae*). The understory is typically open (sometimes brushy with species of gooseberry (*Ribes spp.*) if there is a past history of grazing) and supports fine spring ephemeral displays. Characteristic herbs are spring beauty (*Claytonia virginica*), trout-lilies (*Erythronium spp.*), trilliums (*Trillium spp.*), violets (*Viola spp.*), bloodroot (*Sanguinaria canadensis*), blue cohosh (*Caulophyllum thalictroides*), mayapple (*Podophyllum peltatum*), and Virginia waterleaf (*Hydrophyllum virginianum*).

### **Alder Thicket**

These wetlands are dominated by thick growths of tall shrubs, especially speckled alder (*Alnus incana*). Among the common herbaceous species are Canada bluejoint grass (*Calamagrostis canadensis*), orange jewelweed (*Impatiens capensis*), several asters (*Aster lanceolatus*, *A. puniceus*, and *A. umbellatus*), boneset (*Eupatorium perfoliatum*), rough bedstraw (*Galium asprellum*), marsh fern (*Thelypteris palustris*), arrow-leaved tearthumb (*Polygonum sagittatum*), and sensitive fern (*Onoclea sensibilis*). This type is common and widespread in northern and central Wisconsin, but also occurs in the southern part of the state.

### **Emergent Aquatic**

These open, marsh, lake, riverine, and estuarine communities with permanent standing water are dominated by robust emergent macrophytes, in pure stands of single species or in various mixtures. Dominants include cattails (*Typha spp.*), bulrushes (particularly *Scirpus acutus*, *S. fluviatilis*, and *S. validus*), bur-reeds (*Sparganium spp.*), giant reed (*Phragmites australis*), pickerel-weed (*Pontederia cordata*), water-plantains (*Alisma spp.*), arrowheads (*Sagittaria spp.*), and the larger species of spikerush such as (*Eleocharis smallii*).

### **Ephemeral Pond**

These ponds are depressions with impeded drainage (usually in forest landscapes), that hold water for a period of time following snowmelt but typically dry out by mid-summer. Common aquatic plants of these habitats include yellow water crowfoot (*Ranunculus flabellaris*), mermaid weed (*Proserpinaca palustris*), Canada bluejoint grass (*Calamagrostis canadensis*), floating manna grass (*Glyceria septentrionalis*), spotted cowbane (*Cicuta maculata*), smartweeds (*Polygonum spp.*), orange jewelweed (*Impatiens capensis*), and sedges. Ephemeral ponds provide critical breeding habitat for certain invertebrates, as well as for many amphibians such as frogs and salamanders.

### **Floodplain Forest**

(Replaces in part the **Southern Wet** and **Southern Wet-Mesic Forests** of Curtis)

This is a lowland hardwood forest community that occurs along large rivers, usually stream order 3 or higher, that flood periodically. The best development occurs along large southern rivers in southern Wisconsin, but this community is also found in the northern Wisconsin. Canopy dominants may include silver maple (*Acer saccharinum*), river birch (*Betula nigra*), green ash (*Fraxinus pennsylvanica*), hackberry (*Celtis occidentalis*), swamp white oak (*Quercus bicolor*), and cottonwood (*Populus deltoides*). Buttonbush (*Cephalanthus occidentalis*) is a locally dominant shrub and may form dense thickets on the margins of oxbow lakes, sloughs, and ponds within the forest. Nettles (*Laportea canadensis* and *Urtica dioica*), sedges, ostrich fern (*Matteuccia struthiopteris*), and gray-headed coneflower (*Rudbeckia laciniata*) are important understory herbs, and lianas such as Virginia creepers (*Parthenocissus spp.*), grapes (*Vitis spp.*), Canada moonseed (*Menispermum canadense*), and poison-ivy (*Toxicodendron radicans*), are often common. Among the striking and characteristic herbs of this community are green-headed coneflower (*Rudbeckia laciniata*), cardinal flower (*Lobelia cardinalis*), green dragon (*Arisaema dracontium*), and false dragonhead (*Physostegia virginiana*).

### **Northern Wet Forest** (revised from Curtis, with **Black Spruce and Tamarack Swamps** split out)

These weakly minerotrophic conifer swamps, located in the North, are dominated by black spruce (*Picea mariana*) and tamarack (*Larix laricina*). Jack pine (*Pinus banksiana*) may be a significant canopy component in certain parts of the range of this community complex. Understories are composed mostly of sphagnum (*Sphagnum spp.*) mosses and small ericaceous shrubs such as leatherleaf (*Chamaedaphne calyculata*), Labrador-tea (*Ledum groenlandicum*), and small cranberry (*Vaccinium oxycoccos*) and sedges such as (*Carex trisperma* and *C. paupercula*). The Natural Heritage Inventory has split out two entities, identified (but not strictly defined) by the two dominant species (see Black Spruce Swamp and Tamarack Swamp).

**Shrub-Carr**

This wetland community is dominated by tall shrubs such as red-osier dogwood (*Cornus stolonifera*), meadowsweet (*Spiraea alba*), and various willows (*Salix discolor*, *S. bebbiana*, and *S. gracilis*). Canada bluejoint grass (*Calamagrostis canadensis*) is often very common. Associates are similar to those found in Alder Thickets and tussock-type Sedge Meadows. This type is common and widespread in southern Wisconsin but also occurs in the north.

**Southern Sedge Meadow**

Widespread in southern Wisconsin, this open wetland community is most typically a tussock marsh dominated by tussock sedge (*Carex stricta*) and Canada bluejoint grass (*Calamagrostis canadensis*). Common associates are water-horehound (*Lycopus uniflorus*), panicled aster (*Aster simplex*), blue flag (*Iris virginica*), Canada goldenrod (*Solidago canadensis*), spotted joe-pye-weed (*Eupatorium maculatum*), broad-leaved common cattail (*Typha latifolia*), and swamp milkweed (*Asclepias incarnata*). Reed canary grass (*Phalaris arundinacea*) may be dominant in grazed and/or ditched stands. Ditched stands can succeed quickly to Shrub-Carr.

**Wet Prairie**

This is a rather heterogeneous tall grassland community, which shares characteristics of prairies, Southern Sedge Meadow, Calcareous Fen, and even Emergent Aquatic communities. The Wet Prairie's more wetland-like character can mean that sometimes very few true prairie species are present. Many of the stands assigned to this type by Curtis are currently classified as Wet-Mesic Prairies. The dominant graminoids are Canada bluejoint grass (*Calamagrostis canadensis*), cordgrass (*Spartina pectinata*), and prairie muhly (*Muhlenbergia glomerata*), plus several sedge (*Carex*) species including lake sedge (*C. lacustris*), water sedge (*C. aquatilis*), and wooly sedge (*C. lanuginosa*). Many herb species are shared with Wet-Mesic Prairies, but the following species are often prevalent: New England aster (*Aster novae-angliae*), swamp thistle (*Cirsium muticum*), northern bedstraw (*Galium boreale*), yellow stargrass (*Hypoxis hirsuta*), cowbane (*Oxypolis rigidior*), tall meadow-rue (*Thalictrum dasycarpum*), golden alexander (*Zizia aurea*), and mountain-mint (*Pycnanthemum virginianum*).

**Wet-Mesic Prairie**

This herbaceous grassland community is dominated by tall grasses including big bluestem (*Andropogon gerardii*), Canada bluejoint grass (*Calamagrostis canadensis*), cordgrass (*Spartina pectinata*), and Canada wild-rye (*Elymus canadensis*). The forb component is diverse and includes azure aster (*Aster oolentangiensis*), shooting-star (*Dodecatheon meadia*), sawtooth sunflower (*Helianthus grosseserratus*), prairie blazing-star (*Liatris pycnostachya*), prairie phlox (*Phlox pilosa*), prairie coneflower (*Ratibida pinnata*), prairie docks (*Silphium integrifolium* and *S. terebinthinaceum*), late and stiff goldenrods (*Solidago gigantea* and *S. rigida*), and culver's-root (*Veronicastrum virginicum*).



### 3.3 CULTURAL RESOURCES

#### 3.3.1 CULTURAL RESOURCE SUMMARY

The purpose of this section is to inventory and support the management of cultural resources in the City of Richland Center. Many communities often ignore cultural and historic resources in order to deal with “real” issues facing their community. However, the proper appreciation of these assets is vital to the long-term success of a community. Respecting and utilizing these available resources increases the overall quality of life and provides opportunities for tourism.

Determining what cultural and historic resources are has been left open to some interpretation. For the purpose of this report, historic resources include historic buildings and sites (as identified by the national register of historic places), museums, churches, cemeteries, old country schools, and other buildings deemed appropriate by the community. The information presented here is to serve as a guide to cultural and historic resources and is not inclusive.



#### 3.3.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of cultural resource protection.

- **Preserve cultural, historic, and archaeological sites.**

### 3.3.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following cultural resources objectives and policy and program recommendations (not in order of priority) will support the above goal and will guide cultural resource decisions in the City of Richland Center over the next 20 years.

1. **Support the education of local residents on the importance of cultural resources and support partnerships with local clubs and organizations in order to protect important cultural areas and cultural resources in the community.**
2. **Continue to implement the community's Historic Preservation Ordinance.**
3. **Continue to support important local community festivals and cultural events and explore opportunities to capitalize on other local cultural resources in conjunction with promoting tourism opportunities and continue to pursue efforts to capitalize on other local resources.**
4. **When and where appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.**

### 3.3.4 A BRIEF HISTORY OF RICHLAND COUNTY

The quotation below is taken from *History of Crawford and Richland Counties, Wisconsin* - Union Publishing Company - Springfield, IL - 1884.

*An article published in the Richland county Observer, written by W M Fogo, thus speaks of the capabilities of the county: While the county is well adapted to almost everything known to agricultural economy, its best hold is stock raising. No section of the State is better adapted to it; the hills and valleys and crystal brooks affording convenient range, protection and water. Until recent years the farmers have paid but little attention to this industry, but latterly they are engaging in it extensively, and there are numerous fine herds and flocks, which are rapidly increasing in number and quality as the years roll on.*

*The industries of the county are farming, in all its various forms; butter and cheese-making; lumbering, principally in fine hard woods; milling, manufacturing of various kinds, and nearly all of the varied mechanic arts and employments. There are some twenty grist, thirty saw, and two woolen mills within the county. Many good water powers exist all over the county, quite a number of which remain to be improved. The villages of the county are: Richland Centre, Lone Rock, Sextonville, Richland City, Orion, Eagle Corners, Port Andrew, Excelsior, Boaz, Viola, West Lima, Spring Valley, Woodstock, Rockbridge, Stalwart, Cazenovia, Loyd and Ithaca.*

*The first school that was taught in the county, we are led to believe, was in the year 1847, by a man from Pennsylvania, but whose name has entirely escaped the memory of our informants. This pioneer school was held in a room of the house of Peter Kinder, in Richwood town, and is believed to have been a subscription one as no records are extant, showing the formation of a school district so early. However, in 1849, a building was erected for the accommodation of a district school on the land now owned by Mr Garner, on section 27, of the town of Richwood, and a little west of the village of Port Andrew, and during the years 1849 and 1850 Mary Melanthey, now Mrs Joseph Elliott, presided over its destinies, as school mistress. This is no doubt the first district school in Richland county.*

*The first postoffice within the limits of the county was established at a place called Sand Prairie about one and a half miles west of the village of Port Andrew, on land now owned by H J Clark, lying in the town of Richwood. This was about 1845, and Johnson Young was the postmaster. John Kincannon had the first contract for carrying the mail thither, we believe, from Mineral Point, and he brought it on his back, going and coming afoot, which seems to have been the usual method of travel in those days.*

*The business of saw-milling being a large one in the county, it would probably be of interest to say that the first structure of that description ever erected was built by Estes & Parrish, in the fall of 1841, and was located at or near the site of the mills now known as Rodolf's, on Mill or Eagle creek, in the town of Eagle.*

*The first grist-mill was built at Sextonville, in the years 1851-2, by Jacob Krouskop. Prior to this time the settlers had oft-times to go fifty and seventy-five miles to mill with the little grain they had to grind.*

*The first physician to locate within the county was Dr Hartshorn, whose settlement at Law's or Gage's ferry, precedes any other in point of time.*

*Settlements were begun in all parts of the county by the beginning of 1850, and the population by that time was, according to the census returns, between 900 and 1000; during the next decade the flood of emigration, for which that period has been noted all over the northwest, rapidly filled up the waste places of this county, until in 1860, the government census placed the number of inhabitants at 9732. During the late Civil War, the emigration here, as everywhere else, came to a stand still, and the large amount of enlistments from this locality, and the large death rate in Wisconsin regiments, in the field, kept down any remarkable increase in the population, until after the close of the rebellion when immigration received a new impetus, and the number of the population has steadily grown from then until the present day.*

*In those early days rude log cabins, scattered throughout the county, stood on little clearings, surrounded by the dense wilderness of trees that covered the whole land, as with a mantle; but in the years that have passed, these cabins have given way to fine, comfortable frame, and in many instances palatial brick residences. There are many yet living, whose eyes have beheld these wonderful transformations, but alas, many, very many of these early pioneers have never lived to realize or enjoy the full fruition of their days of toil and hardship. The roll of those whose feet have crossed (t)he dark river is a long one. Still, in the days when they faced all the trials of a frontier life, and battled with stern nature, to keep the wolf from the door, these hardy pioneers enjoyed much pleasure in their rude way. In the language of one of these heroes of the outpost: "It is the mistaken notion of modern aristocracy, that happiness dwells only with wealth and fine equipage. Some of us can point to our log cabins, at least in memory, as our independent homes, where true content and happiness brooded over the domestic circle, and sincere gratitude gave relish to the most homely fare."*

*Contrast the Richland county of 1845-6 with the same as it is to-day [1884]. Then it was a dense, almost unbroken wilderness, an umbrageous desert with only here and there the scattered clearings of a few adventurous frontiersmen; and now it is largely cleared up, with good farms, fine farm houses and barns, commodious and numerous school houses and churches on every hand. In those days, the early settlers were poor in purse and struggling against fearful odds and almost insurmountable obstacles, to hew for themselves and their posterity, homes out of the forests, and all nature seemed uncongenial and seemed to turn a frowning face upon all their efforts. To-day, the inhabitants are prosperous and thrifty, and live in comparative ease and comfort. Then the "blazed" track through the woods was their only pathway or road, and the rivers and streams were crossed on the felled tree or by the still more primitive fashion of swimming; now, broad highways intersect the county and good bridges span its streams, and comfort and luxury are seen on every hand. Then, seventy miles to mill was the rule, and now the iron horse brings the necessaries of life almost to the very door.*

**3.3.5 CULTURAL RESOURCE PUBLICATIONS OR DOCUMENTATION**

Maintaining a written record of cultural resources is an excellent way of educating residents about a community’s past as well as encouraging tourism.

Richland Center has publications and pamphlets that highlight the City’s local cultural resources. Visitor and tourism brochures are also produced for the City, which can be found at the Chamber/Main Street Office. This office serves as a local tourist information center. For more information, contact the Richland Area Chamber of Commerce/Main Street Partnership at 397 W. Seminary Street - PO Box 128, Richland Center, WI 53581, Phone: (608) 647-6205 - Toll Free:(800) 422-1318 - Fax: (608) 647-5449, Email: [info@richlandchamber.com](mailto:info@richlandchamber.com)

**3.3.6 LOCAL HISTORICAL SOCIETIES, MUSEUMS, OR CULTURAL RESOURCE CENTER**

Richland Center has a local historical society that provides an important service to both its own community as well as other communities in Richland County by documenting, rehabilitating, maintaining, or promoting local cultural resources. The Richland Center historical museum, located on the second floor of the Brewer Library, is maintained by the City. This is another resource that preserves the past and offers education opportunities to citizens.

**3.3.7 HISTORICAL MARKERS**

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state’s rich heritage. The Wisconsin Historical Society’s Division of Historic Preservation administers the Historical Markers program. Contact them for more information. The table below lists the State registered historical markers in Richland County. The historic marker for the Birthplace of General Telephone is located in the City of Richland Center.

Table 3.3.1 Richland County Historic Markers

Subject	Location/Nearest Community
Boaz Mastodon	Hwy 14, 5 mi. W. of Richland Center
Richard M. Brewer	Boaz Park, Hwy.171, Boaz
Birthplace of General Telephone	Krouskop Park, Hwy. 14, Richland Center
Rural Electrification	5 mi. W. of Richland Center on Hwy. 14

(Source: 2005, <http://www.centurytel.net/nwoods/150/#research>)

**3.3.8 CULTURAL RESOURCE PROGRAMS AND SPECIAL EVENTS**

Cultural resource programs and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Richland Center’s are listed below in no particular order.

- SSC
- State High School Rodeo
- Richland County Fair
- June Dairy Days Activities
- Center Color Fiesta and Canyon of Lights Parade
- Concert Association
- Actors Guild and Dance Recitals

**3.3.9 THREATS TO CULTURAL RESOURCES**

Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community.

The biggest threats to the City’s cultural resources are rehabilitation and maintenance costs, a lack of cultural education, and a lack of funding. Richland Center’s cultural resources that are at greatest risk for loss, deterioration, or destruction are the City Auditorium, the Frank Lloyd Wright building, and some of the buildings in the downtown historic core.

**3.3.10 LOST CULTURAL RESOURCES OR BUILDINGS**

Sometimes important cultural resources are lost due to the threats discussed previously. Cultural resources that have been lost to Richland Center over the years include the Box House (the City's oldest home), the Carnegie Library, the High School, the Mill Dam, the railroad, and the old County Normal school building.

**3.3.11 HISTORICAL PRESERVATION ORDINANCES AND COMMISSIONS**

The establishment of a historical preservation ordinance and commission is one of the most proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. Contact the Wisconsin Historical Society's Division of Historic Preservation for more information.

Richland Center has a Historic Preservation Ordinance and a seven-member Historic Preservation Commission. The Commission currently includes Jerry Bower, Lee Marshall, Rod Andreae, Ruth Moser, Alderperson Jay Mueller, Russ Shannon, and Twyla Kepler.

A community with a historic preservation ordinance may apply for CLG status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

**3.3.12 CHURCHES**

Churches historically have had a significant impact on the culture of a community. They sometimes are also the only places where rural residents can gather to discuss important issues in their community. Refer to Map 3.3.1 for churches in the jurisdiction.

**3.3.13 CEMETERIES**

Cemeteries are identified as prominent and historic cultural resources. They can provide an historic perspective of an area, providing names and ethnicities of previous residents, linking a community to its past. Refer to Map 3.3.1 for cemeteries in the City of Richland Center

**3.3.14 ARCHITECTURE AND HISTORY INVENTORY (AHI)**

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory.

The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and some of the information may be dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. Contact the Wisconsin Historical Society for more information about the inventory or refer to the Cultural Resources Chapter Attachment 3.3.1 for a list of the AHI in the City of Richland Center.

**3.3.15 ARCHAEOLOGICAL SITE INVENTORY (ASI)**

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites (at the town level) throughout Wisconsin. The Wisconsin Historical Society's Division of Historic Preservation maintains the inventory. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites reported to the Historical Society. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified.

Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. Contact the Wisconsin Historical Society for more information about the inventory. Refer to the Cultural Resources Chapter Attachment 3.2.2 for a list of the ASI in the City of Richland Center.

### **3.3.16 STATE AND NATIONAL REGISTER OF HISTORIC PLACES**

The AHI contains all the documented historic sites in a community, as well as a list of those sites that are on the State and National Register of Historic Places. The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service (U.S. Department of the Interior).

The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society's Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state or local history, architecture, archaeology, engineering and culture. Contact the National Park Service or State Historical Society for more information of registration. Refer to the Cultural Resources Chapter Attachment 3.3.1 for a list of existing and potentially eligible State and National Register of Historic Places in the City of Richland Center.

### **3.3.17 CULTURAL RESOURCE AGENCIES AND PROGRAMS**

#### **RICHLAND AREA CHAMBER OF COMMERCE**

The Richland Area Chamber of Commerce is designed to support and serve businesses throughout Richland County. A traditional membership organization, our Chamber has been active for more than 55 years. Its functions are to provide certain benefits to its members, further their commercial interests, and generally promote and develop the Richland area economy.

Main Street is a non-membership organization formed locally in 1992. The Richland Center program was designated by Wisconsin Main Street, and is one of more than 600 Main Street communities in the United States. As such, it is committed to the implementation, progress and development of the designated downtown Main Street district in accordance with the State and National program. Main Street is a tax-exempt charitable organization under Section 501(c)(3) of the Internal Revenue Code.

**RICHLAND AREA CHAMBER OF  
COMMERCE/MAIN STREET  
PARTNERSHIP**

**397 W. Seminary Street – PO Box 128  
Richland Center, WI 53581**

**Phone: 608-647-6205  
Toll Free: (800) 422-1318  
Fax: 608-647-5449**

**Email: [info@richlandchamber.com](mailto:info@richlandchamber.com)**

#### **WISCONSIN HISTORICAL SOCIETY**

The Society serves as the archives of the State of Wisconsin. It collects books, periodicals, maps, manuscripts, relics, newspapers, and audio and graphic materials as they relate to North America. It maintains a museum, library, and research facility in Madison, as well as a statewide system of historic sites, school services, area research centers, administering a broad program of historic preservation and publishing a wide variety of historical materials, both scholarly and popular. The historical society can also provide assistance for various state and federal programs.

#### **WISCONSIN HISTORICAL SOCIETY**

**Office of Preservation Planning  
Division of Historic Preservation  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706**

**Phone: 608-264-6500**

**<http://www.wisconsinhistory.org>**

**NATIONAL PARK SERVICE**

The National Park Service administers the National Register of Historic Places. In addition to honorific recognition, listing in the National Register provides:

- Consideration in planning for Federal, federally licensed, and federally assisted projects,
- Eligibility for certain tax provisions,
- Qualification for Federal grants for historic preservation, when funds are available.

**NATIONAL PARK SERVICE**

**Register of Historic Places  
1201 Eye St., NW  
8th Floor (MS 2280)  
Washington, DC 20005**

**Phone: 202-354-2213**

**[http:// www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)**

**WISCONSIN TRUST FOR HISTORIC PRESERVATION (WTHP)**

The WTHP, established in 1986, is a private, non-profit organization dedicated to the preservation of the historical, architectural and archaeological heritage of Wisconsin. The Trust advocates for legislation and policies designed to encourage statewide historic preservation. Examples of some of the programs they initiate are

- **Wisconsin Main Street**  
A comprehensive program designed to revitalize downtowns and give new life to historic business districts
- **Heritage Tourism Initiative**  
The Heritage Tourism Initiative has helped develop grassroots heritage tourism organizations, encouraging Wisconsin communities to use their unique features to tap into the mushrooming heritage tourism market -- and protect that heritage at the same time.
- **Agricultural Buildings Preservation Initiative**  
Inspired by the National Trust's popular Barn Again! program, this initiative provides information and forums to help owners of historic agricultural buildings determine how to maintain and reuse their buildings.

**WISCONSIN TRUST FOR HISTORIC PRESERVATION**

**23 North Pinckney Street,  
Suite 330, PO Box 2288,  
Madison, WI 53701-2288**

**Phone: 608-255-0348**

**[http:// www.wthp.org](http://www.wthp.org)**

**NATIONAL TRUST FOR HISTORIC PRESERVATION**

The National Trust for Historic Preservation is a nonprofit organization with more than 200,000 members. The Trust provides leadership, education and advocacy training to save America's historic places.

**NATIONAL TRUST FOR HISTORIC PRESERVATION**

**1785 Massachusetts Ave., NW  
Washington, DC 20036-2117**

**Phone: 202-588-6000**

**[http:// www.nationaltrust.org](http://www.nationaltrust.org)**

**CULTURAL RESOURCES  
CHAPTER ATTACHMENTS**



Architecture and Historic Inventory (AHI) – City of Richland Center  
 Compiled by Richard A. Bernstein, Preservation Planner  
 Office of Preservation Planning  
 Division of Historic Preservation  
 Wisconsin Historical Society  
 February 2004

Jurisdiction	Code	Site	Address
Richland Center	40856	Judge Pearl and Grace Lincoln House	500 East Court St.
Richland Center	51202	Chicago, Milwaukee and St. Paul Railroad Depot	391 West Seminary Street

#### ARCHAEOLOGICAL SITE INVENTORY (ASI) – CITY OF RICHLAND CENTER

Source: Office of State Archaeology  
 Historic Preservation Division  
 Wisconsin Historical Society  
 John H. Broihahn  
 jhbroyhahn@whs.wisc.edu  
 608-264-6496  
 February 2004

State Site #	Site Name / Type	Cultural Study Unit
RI-0012	Unnamed Site 1. Campsite/village	1. Unknown
RI-0066	Unnamed Site 1. Campsite/village	2. Unknown
RI-0067	Unnamed Site 1. Campsite/village	1. Unknown
RI-0065	Unnamed Site 1. Campsite/village	1. Unknown
RI-0177	RCIP SITE 1 1. Campsite/village	1. Unknown Prehistoric
RI-0178	BOWEN CEMETERY, RCIP SITE # 2 1. Campsite/village 2. Cemetery/burial	1. Historic Euro- American 2. Unknown Prehistoric
RI-0179	RCIP SITE # 3 1. Workshop site	1. Unknown Prehistoric
RI-0180	RCIP SITE # 4 1. Campsite/village	1. Historic Euro- American 2. Unknown Prehistoric
RI-0181	RCIP SITE # 5 1. Campsite/village	1. Late Woodland
RI-0182	RCIP SITE # 6 1. Campsite/village	1. Unknown Prehistoric
RI-0183	RCIP SITE # 7 1. Campsite/village	1. Late Archaic
RI-0185	Bobwhite Site 1. Campsite/village	1. Late Woodland 2. Middle Archaic 3. Woodland
RI-0186	RCIP SITE # 11 1. Campsite/village	1. Historic Euro- American 2. Unknown Prehistoric
BRI-0036	UNNAMED CEMETERY 1. Cemetery/burial	1. Historic Euro- American
BRI-0037	UNNAMED CEMETERY 1. Cemetery/burial	1. Historic Euro- American
BRI-0039	OENS CEMETERY 1. Cemetery/burial	1. Historic Euro- American

State Site #	Site Name / Type	Cultural Study Unit
RI-0190	SYTTENDE MAI 1. Campsite/village	1. Late Prehistoric 2. Late Woodland
RI-0205	SITE 2 1. Lithic scatter	1. Unknown Prehistoric
RI-0203	SITE 3 1. Lithic scatter	1. Unknown Prehistoric
RI-0189	NANCY-NANCY 1. Campsite/village	1. Early Woodland 2. Late Woodland
RI-0204	SITE 5 1. Campsite/village	1. Unknown Prehistoric
RI-0192	Pine River Scatter 1. Campsite/village	1. Unknown Prehistoric 2. Late Archaic
RI-0239	HYNEK GARDEN SITE 1. Campsite/village	1. Early Archaic 2. Early Paleo-Indian (Fluted pt)
RI-0240	HOG SITE 1. Campsite/village	1. Early Archaic
RI-0243	DOUDNA SCHOOL SITE 1. Campsite/village	1. Late Archaic 2. Middle Archaic
RI-0245	SANDPIT CAMPSITE 1. Campsite/village	1. Middle Archaic
RI-259	KOENING CAMPSITE 1. Campsite/village	1. Unknown
RI-0353	BRUSH CREEK ISOLATED FINDS 1. Campsite/village	1. Unknown
RO-0360	DIKE SITE 1. Campsite/village	1. Unknown

## 4.0 HOUSING

### 4.1 CHAPTER SUMMARY

Housing is a necessity of life and an important part of the comprehensive planning process. The purposes of this section are to assess the current housing stock in the City of Richland Center and to identify policies and programs that will help meet existing and forecasted housing demand. The housing stock assessment includes the age, value, and type (e.g. single-family or multi-family) of existing housing units; as well as occupancy characteristics such as tenure (owner occupied vs. renter occupied), and affordability (the percentage of monthly income residents spend on housing costs). Policies and programs focus on maintaining the character and quality of the housing stock in the City and helping all residents obtain affordable housing in Richland Center.

Housing data in this chapter come from the U.S. Census Bureau. Also included are housing-related results of a community survey distributed to all City of Richland Center property owners in the spring of 2004. The survey was mailed to 1,595 property owners and returned by 408 (26%).



#### Wisconsin State Statute 66.1001(2)(b)

##### **(b) Housing element.**

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 element 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.

### 4.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to

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these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the first one is required. The others are specific to the City of Richland Center. All have the particular objective of housing development.

- **Build an adequate supply of affordable housing for individuals of all income levels throughout the community.**

#### **4.3 OBJECTIVES AND POLICY RECOMMENDATIONS**

The following are Housing objectives and policy recommendations that support the above goal and will guide housing decisions in Richland Center over the next 20 years.

- 1. Continue to support the Neighborhood Housing Services of Richland Center.**
- 2. Encourage the provision of an adequate supply of single-family homes, condominiums, and townhouses, apartments, duplexes, and manufactured homes, providing choices of owner and renter type-housing units to serve current and future needs of all residents through the distribution of multi-family developments in appropriate locations throughout the City in order to avoid excessive population densities in any single area**
- 3. Assure that the fair housing rights of all citizens are protected.**
- 4. Encourage future residential development in areas that can be served with public utilities and community facilities.**
- 5. Identify areas and designate land as preferable for future housing developments taking into consideration the scenic values.**
- 6. Encourage contiguous development patterns that preserve and expand upon existing neighborhoods including areas that the city can provide infrastructure in a cost effective manner.**
- 7. Review new housing proposals and support those proposals and programs that meet the communities housing needs and are consistent with the policies outlined in the comprehensive plan.**
- 8. Encourage the continued property maintenance standards of housing and neighborhoods so as to prevent neighborhood decay and ensure community health and safety, ensuring a high-quality living environment within all residential areas.**
- 9. Promote the provision of housing for the elderly, including different levels of assistance, to support the aging population.**

## 4.4 HOUSING CHARACTERISTICS

### 4.4.1 HOUSEHOLDS AND HOUSING UNITS: PAST, PRESENT, AND FUTURE

The City of Richland Center experienced slow but steady residential growth between 1970 and 2000 (Figure 4.1). Total households increased 22% in that period (Table 4.1). Assuming that the number of people per household will stabilize at 2.2 (2000 Richland Center figure), population projections suggest that the City will gain 250 to 260 additional households by 2030 (Figure 4.1). It is important to keep in mind that these projections are based on past trends and do not reflect the potential impact of shifts in the regional housing market. More dramatic growth in the Town of Buena Vista and the Village of Lone Rock suggests the possibility of more growth pressure from the Madison area in the coming decades (Map 4.1 and Map 4.2, Housing Chapter Attachments).

Table 4.1 Housing Statistics (Source: US Census)

Housing	Richland Center	Richland County Number	Wisconsin Number
Total Households (1970) *	1,880	5,348	1,328,804
Total Households (1980)	2,089	6,249	1,652,261
Total Households (1990)	2,198	6,631	2,055,774
Total Households (2000)	2,296	7,118	2,084,544
People per Household (1970)	2.7	3.2	3.3
People per Household (1980)	2.4	2.8	2.8
People per Household (1990)	2.3	2.6	2.4
People per Household (2000)	2.2	2.5	2.6
Housing Units 1970 **	1,971	5,928	1,473,000
Housing Units 1980	2,196	6,984	1,863,897
Housing Units 1990	2,290	7,325	1,822,118
Housing Units 2000	2,470	8,164	2,321,144
*Total Households equal the number of <b>occupied</b> housing units.			
**Total Housing Units are all those available, including occupied <b>and</b> vacant units			

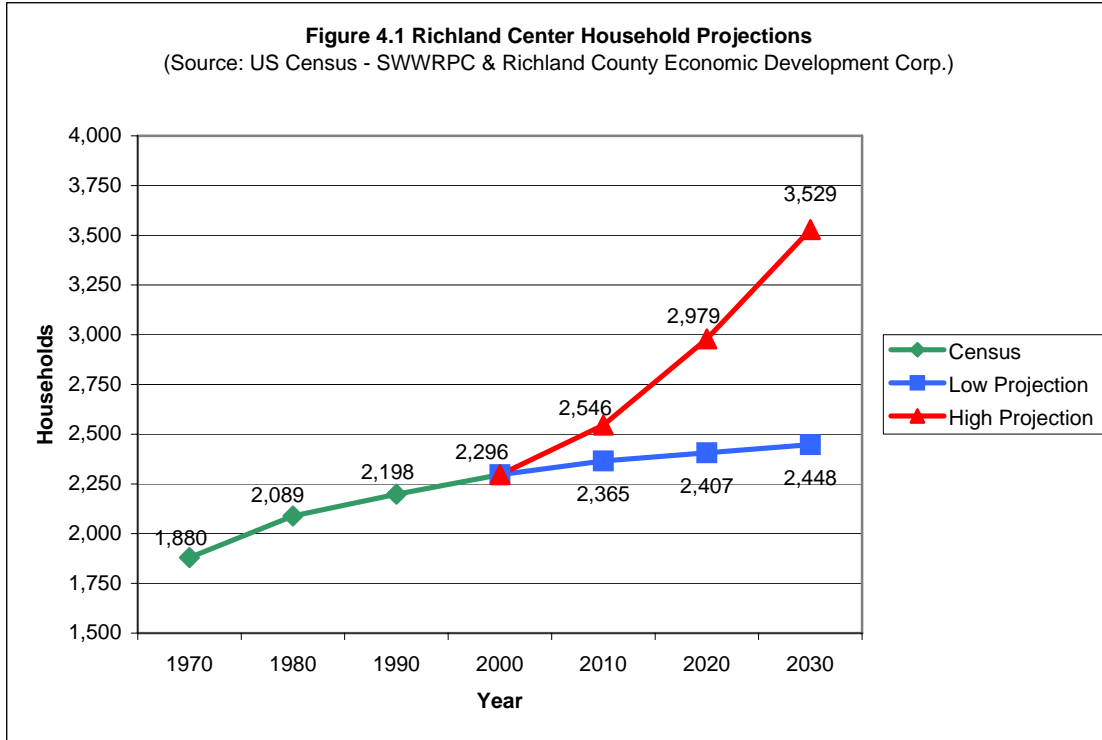


Figure 4.1 shows the projected households for the years 2010, 2020, and 2030. The red line indicates a future high projection, while the blue line indicates a future low projection. Household projections are based on the population projection figures. The Richland County Economic Development Corporation computed the high projection data. The low projection figures were calculated by SWWRPC.

Table 4.2 shows housing unit projections through 2030. Housing unit projections take into account Richland Center’s 2000 vacancy rate, which was 7%.

Table 4.2 Housing Projections (Source: SWWRPC)

Year	Households	Housing Units
2010 Low	2,365	2,531
2010 High	2,546	2,724
2020 Low	2,407	2,575
2020 High	2,979	3,188
2030 Low	2,448	2,619
2030 High	3,529	3,776

**4.4.2 OCCUPANCY CHARACTERISTICS**

Of the 2,470 housing units in the City of Richland Center in 2000, 54% were owner-occupied, 39% were renter-occupied, and seven percent were vacant (Figure 4.2). Renter-occupied units declined three percent between 1990 and 2000 – there were nine fewer occupied rental units in 2000 than in 1990 (Table 4.2).

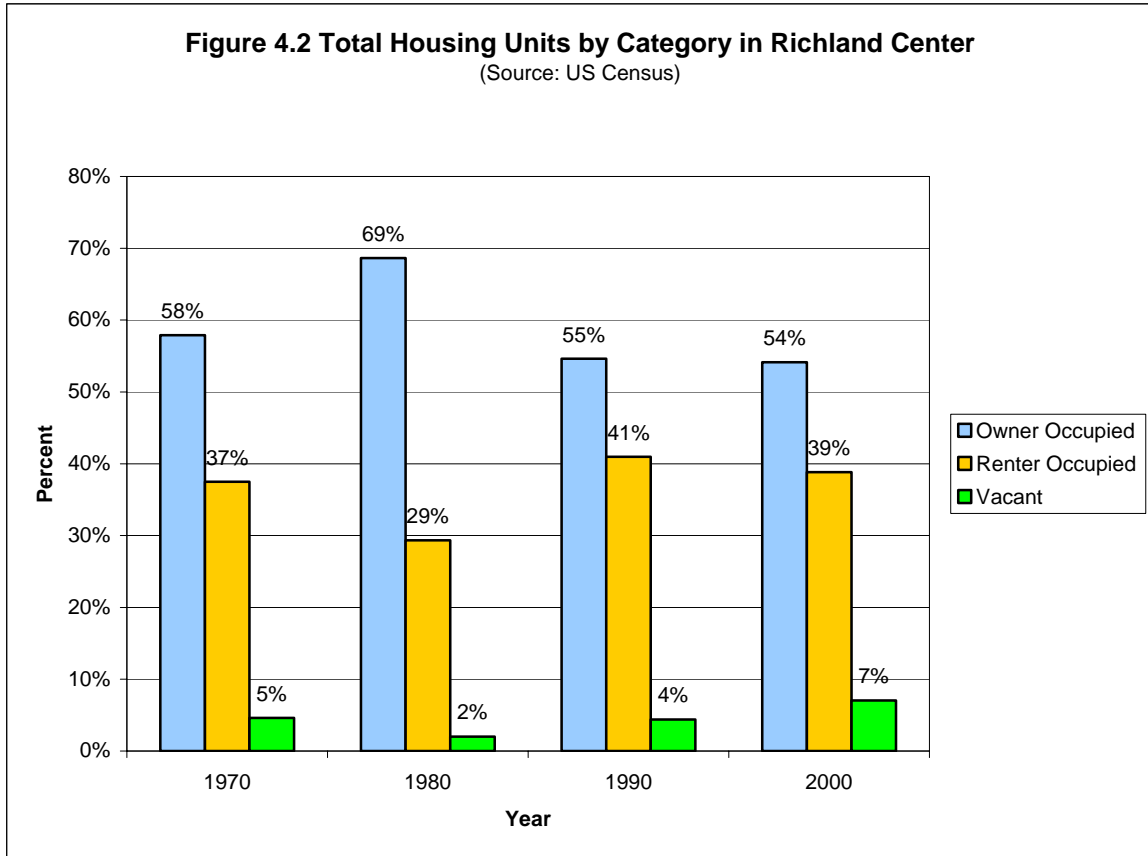


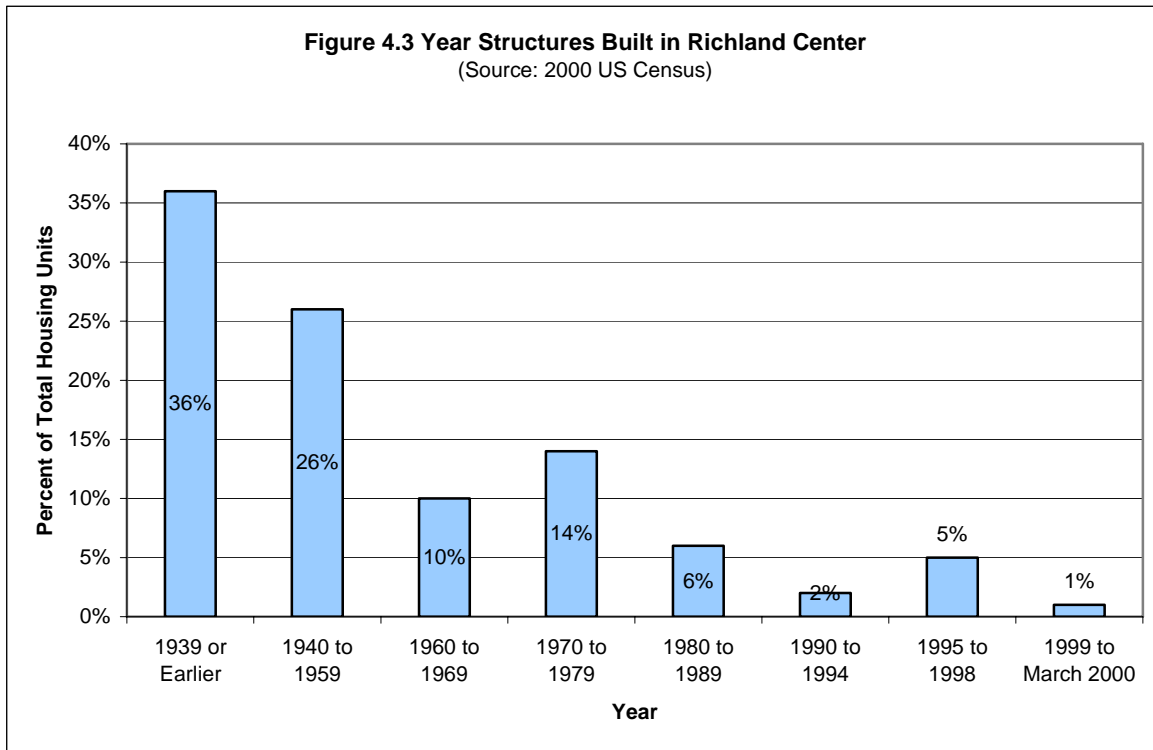
Table 4.3 Occupancy characteristics, with percent change 1990-2000 (Source: US Census)

Jurisdiction	Total housing units (2000)	Change since 1990	Owner occupied (2000)	Change since 1990	Renter occupied (2000)	Change since 1990	Vacant Housing Units (2000)	Change since 1990
Richland County	8,164	11%	5,285	11%	1,833	-1%	1,046	43%
City of Richland Center	2,470	8%	1,337	7%	959	2%	174	72%

**4.4.3 AGE AND CONDITION CHARACTERISTICS**

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well-cared for, are generally less energy efficient than more recently-built homes and are more likely to have components now known to be unsafe, such as lead pipes, lead paint, and asbestos products. Of the City of Richland Center’s 2,470 housing units, 62% were built before 1970 and 36% were built before 1940 (Figure 4.3).

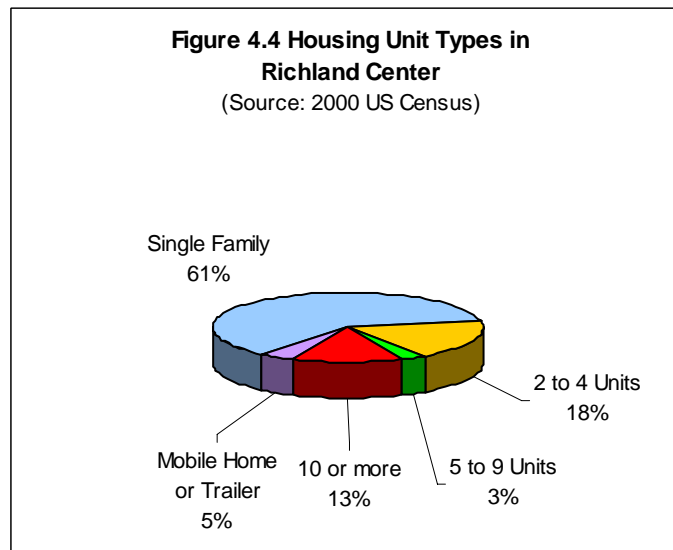
Forty-seven percent of respondents to the community survey either “agreed” (53%) or “strongly agreed” (30%) that the City of Richland Center “should focus on improving existing housing quality.”



**4.4.4 STRUCTURAL CHARACTERISTICS**

As of the 2000 US Census, 61% of the City of Richland Center’s 2,470 housing units were single-family homes, 34% were multi-family dwellings, and the remaining 5% were mobile homes or trailers (Figure 4.4).

When asked what types of new housing are currently needed in the town, survey respondents were supportive of single-family housing (71% “agree” or “strongly agree”), affordable housing (75% “agree” or “strongly agree”), elderly housing (67% “agree” or “strongly agree”), and starter homes for first-time homebuyers (66% “agree” or “strongly agree”). Support for duplexes (52% A or SA) and apartments (48% “agree” or “strongly agree”) was much weaker.

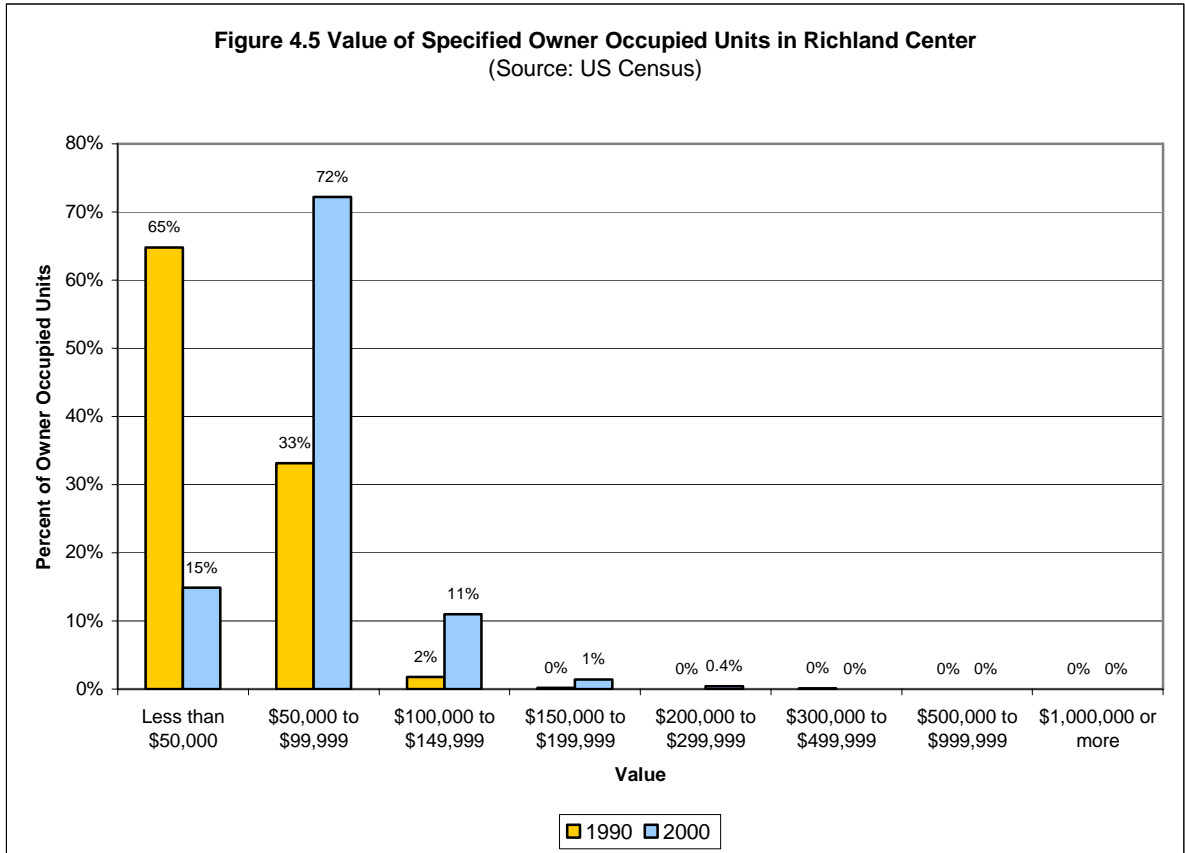




A large majority of survey respondents support a minimum lot size for new residential development (27% “agree”, 45% “strongly agree”). Opinions varied widely regarding what the minimum lot size should be: 49% said “1 to 5 acres,” 10 percent said “6-10 acres,” 5 percent said “11 to 40 acres,” and 6% said “40 or more acres.” When asked about the design of new housing developments, 45% supported “cluster design” that reduces individual lot sizes so that some of the development can be retained as open space.

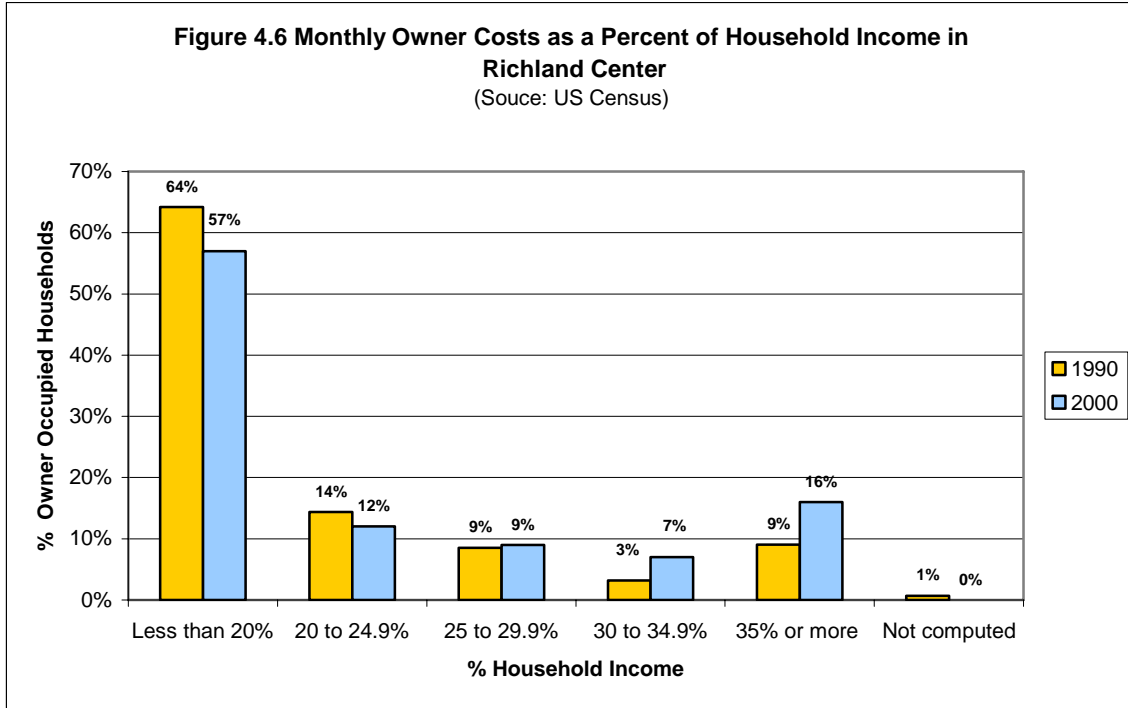
**4.4.5 VALUE CHARACTERISTICS**

The 2000 median value for specified owner-occupied homes in the City of Richland Center was \$72,800 (97 percent of the Richland County 2000 median home value). Home values rose in the 1990’s, up from a median of \$41,900 in 1990 (Figure 4.5).



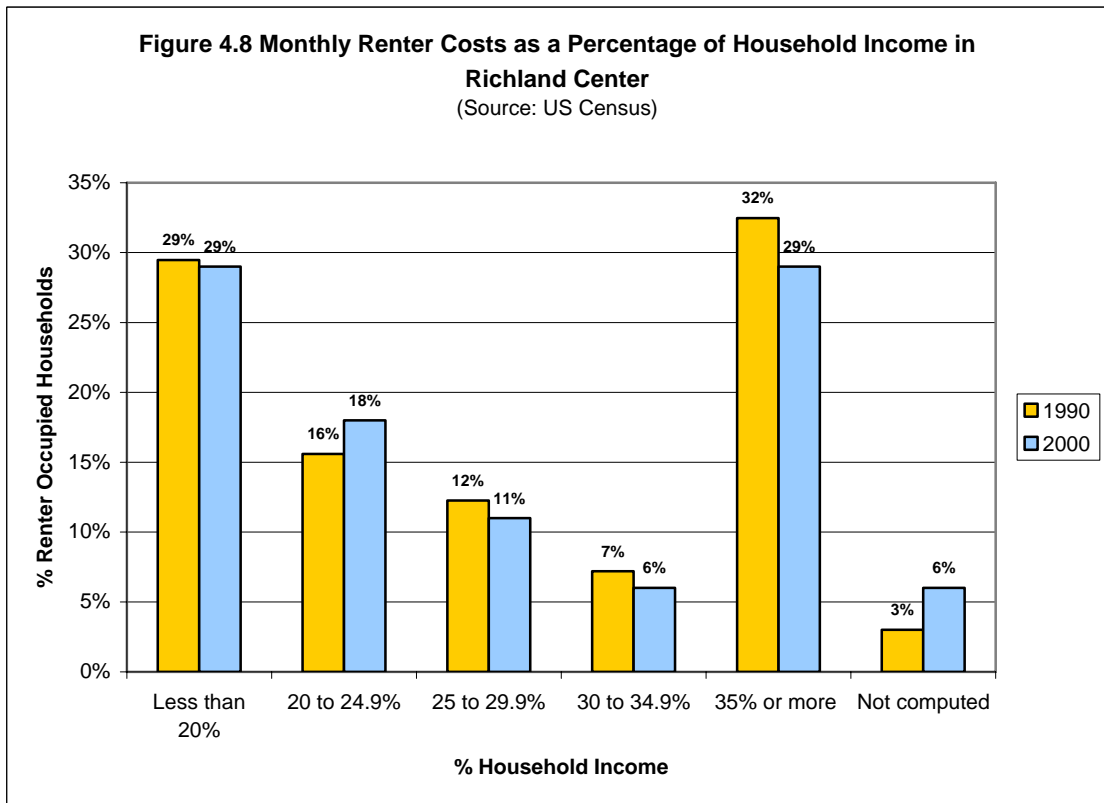
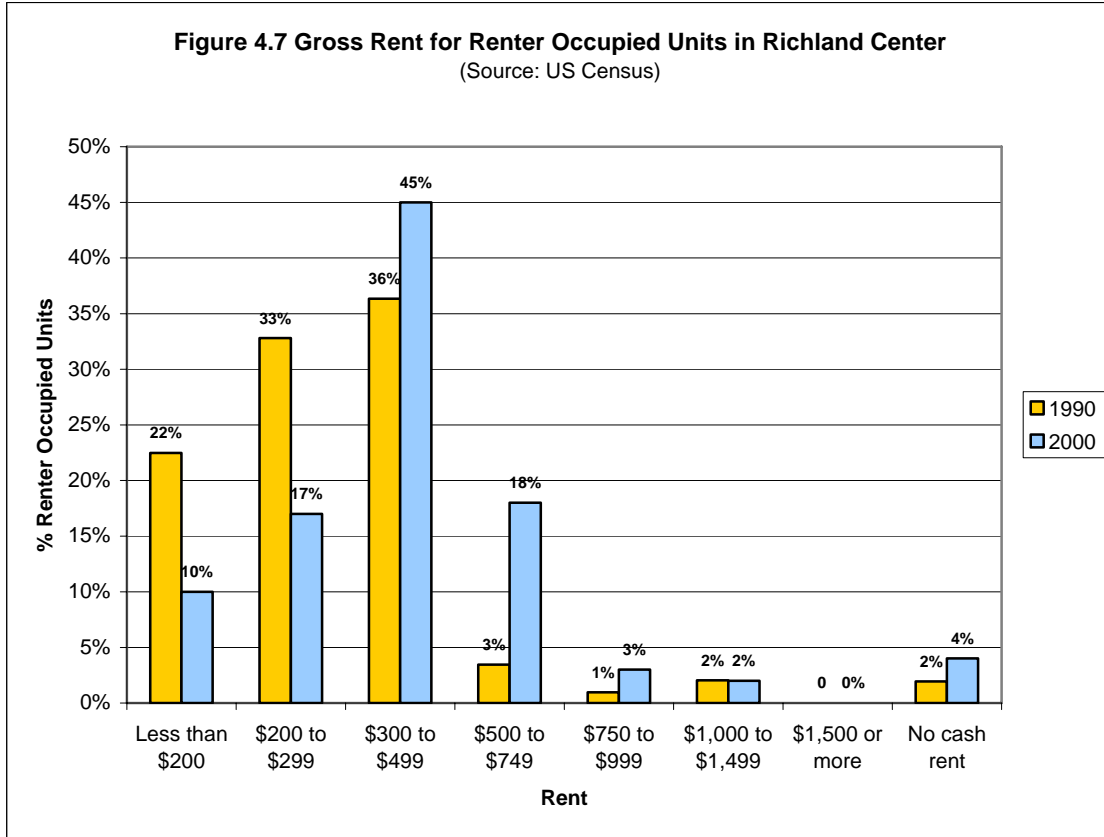
**4.4.6 HOUSING AFFORDABILITY CHARACTERISTICS**

Housing is considered affordable when the owner or renter’s monthly costs do not exceed 30% of their total gross monthly income. Among City of Richland Center households that own their homes, 23% exceeded the “affordable” threshold in 2000 (Figure 4.6). Allowing residents to purchase and maintain manufactured or mobile homes is one method of ensuring that there are affordable options for prospective homeowners.



Year 2000 Census data for renter occupied housing units indicates a wide range of monthly rental costs, from below \$200 to over \$1,000 per month (Figure 4.7). Most renter households that reported cash rent paid between \$200 and \$750 per month (Figure 4.7). Thirty-five percent of renter occupied households reported paying more than 30% of household income for rent (Figure 4.8).

Community survey respondents show some support for an increase in affordable housing: 75% of respondents either “agree” (40%) or “strongly agree” (35%) that there is a need for affordable housing. In a similar vein, 66% of respondents either “agree” (46%) or “strongly agree” (20%) that there should be more starter homes available for first-time homeowners.



## 4.5 HOUSING AGENCIES AND PROGRAMS

### 4.5.1 HOMEOWNER ASSISTANCE

Home ownership assistance programs in Richland County are administered or coordinated by the Neighborhood Housing Services of Richland County (NHS).

NHS offers a variety of home ownership assistance services, including pre- and post-purchase counseling, home inspection and maintenance advice, Down Payment and Closing Cost Assistance Loans, and several housing rehabilitation loan programs. NHS operates a HomeOwnership Center sanctioned by the Neighborhood Reinvestment Corporation. NHS is a certified HUD counseling agency.

**NEIGHBORHOOD HOUSING SERVICES  
OF RICHLAND COUNTY**

**125 East Seminary Street  
Richland Center, WI 53581**

**Phone: 608-647-4949  
<http://www.nhsrwi.org>**

The following financial assistance resources are available in 2005 for Richland County homeowners:

- Community Development Block Grants (CDBG): \$250,000 in zero interest revolving loan funds is available in 2005 just in the City of Richland Center to help new homeowners purchase homes and to help homeowners fund repairs. This money is also available in the form of low interest loans to help owners of rental units repair their buildings.
- Home Investment Partnership (HOME) Homebuyer Program and Housing Cost Reduction Initiative (HCRI): \$406,355 in zero interest loan funds are available in 2005 throughout Richland County to help former renters purchase homes
- Wisconsin Housing and Economic Development Authority (WHEDA) and Neighborhood Investment: \$250,000 - \$500,000 per year to build three new affordable homes per year.
- USDA Affordable Housing Program (AHP): \$105,416 in zero interest loans available in 2005 for homeowner rehab work.

### 4.5.2 RENTAL ASSISTANCE

In addition to the programs for homeowners, Neighborhood Housing Services (NHS) administers the HOME Rental Rehab Program (HRRP) in Richland County, which provides zero-interest loans for the repair of rental units. These loans are forgivable after five years if the units continue to meet the program criteria. At least 90% of the units assisted under this program must be occupied by households with incomes at or below 60% of the County's Median Household Income. As of January 2005, \$150,000 in HRRP loans had been distributed over the previous two years and NHS planned to seek an additional \$50,000 to \$100,000 in funding for use later in 2005.

The only program that currently provides ongoing rental assistance directly to low-income Richland County residents is the Section 8 Rental Voucher Program offered by the U.S. Department of Housing and Urban Development (HUD). Eligible households earn 50 percent or less of the Richland County median household income. As of December 2004 there were 217 households receiving Section 8 vouchers and a waiting list of three to four years for new applicants. To learn about applying for Section 8 vouchers, contact the Richland County Housing Authority at (608) 647-3214.

### 4.5.3 AFFORDABLE SENIOR HOUSING

Neighborhood Housing Services of Richland County (NHS) operates the Park Hotel Senior Citizen Apartments, a 25-unit apartment building in downtown Richland Center. Residents are over 55 and have low to moderate incomes. Contact NHS for more information: (608) 647-4949.

### 4.5.4 OTHER HOUSING PROGRAMS

Sections 4.5.1 through 4.5.3 describe some of the programs utilized in Richland County in 2004. These programs receive most of their funding from state and federal sources. Neighborhood Housing Services of Richland County and the Richland County Housing Authority work to connect those sources with eligible Richland County residents, but interested local governments and non-profit organizations can apply for additional funding for their own programs, if desired. Below are brief descriptions of the agencies with

funding available and the programs they offer. To find more specific information or to determine which program best fits your needs contact them directly.

**WISCONSIN DEPARTMENT OF HOUSING AND INTERGOVERNMENTAL RELATIONS – BUREAU OF HOUSING (DHIR BOH)**

More than \$40 million is distributed annually to improve the supply of affordable housing for Wisconsin residents. The Bureau of Housing is involved in the following programs:

- Administers federal housing funds such as Home Investment Partnerships (HOME) and Community Development Block Grants (CDBG)
- Administers a variety of programs for persons with Special Needs (Homeless)
- Provides state housing funds through local housing organizations
- Coordinates housing assistance programs with those of other state and local housing agencies
- Develops state housing policy and provides housing information and technical assistance

**WISCONSIN BUREAU OF HOUSING - DEPARTMENT OF ADMINISTRATION**

101 East Wilson Street  
Madison, WI 53702

Phone: 608-266-0288  
<http://www.doa.state.wi.us/dhir>

**WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)**

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by providing information and creative financing to stimulate and preserve affordable housing, small business, and agribusiness as a stimulus to the Wisconsin economy. WHEDA offers programs for both single and multi-family units. Projects that may qualify for WHEDA Multifamily Loans include:

- New construction
- Acquisition and/or rehabilitation of existing properties
- Historic preservation
- Community-based residential facilities
- Assisted living facilities
- Section 8 properties

**WHEDA (Madison Office)**

201 W. Washington Ave.  
Suite 700  
P.O. Box 1728  
Madison, WI 53701-1728

Phone: 1-800-362-2761  
<http://www.wheda.com>

**UNITED STATES DEPARTMENT OF AGRICULTURE – RURAL DEVELOPMENT (USDA-RD)**

The Rural Housing Service (RHS) is an agency of the U.S. Department of Agriculture (USDA). Located within the Department's Rural Development mission area, RHS operates a broad range of programs to provide:

- Homeownership options to individuals
- Housing rehabilitation and preservation funding
- Rental assistance to tenants of RHS-funded multi-family housing complexes
- Farm labor housing
- Help developers of multi-family housing projects, like assisted housing for the elderly, disabled, or apartment buildings
- Community facilities, such as libraries, childcare centers, schools, municipal buildings, and firefighting equipment in Indian groups, nonprofit organizations, communities, and local governments

**USDA RURAL DEVELOPMENT OF WISCONSIN**

4949 Kirschling Ct  
Stevens Point, WI 54481

Phone: (715) 345-7615  
FAX: (715) 345-7669  
<http://www.rurdev.usda.gov/wi/>  
<http://www.rurdev.usda.gov/rhs/>

**UNITED STATES HOUSING AND URBAN DEVELOPMENT DEPARTMENT (HUD)**

The mission of HUD is to provide decent, safe, and sanitary home and suitable living environment for every American. More specifically the programs of HUD are aimed at the following:

- Creating opportunities for homeownership
- Providing housing assistance for low-income persons
- Working to create, rehabilitate and maintain the nation's affordable housing
- Enforcing the nation's fair housing laws
- Helping the homeless
- Spurring economic growth in distressed neighborhoods
- Helping local communities meet their development needs

**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
(HUD)**

**451 7th Street S.W.  
Washington, DC 20410**

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**HOUSING  
CHAPTER ATTACHMENTS**





## 5.0 TRANSPORTATION

### 5.1 CHAPTER SUMMARY

A community's transportation infrastructure supports the varied needs of its residents, local businesses, visitors, and through-traffic. The Transportation Chapter summarizes the local transportation system and, based on local input, provides a 20-year jurisdictional plan that can serve as a resource guide and implementation tool.



#### Wisconsin State Statute 66.1001(2)(c)

##### (c) Transportation Element

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 element shall compare the local governmental unit's objectives, policies, goals, and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate 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 in the local governmental unit.

Beginning on January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that local governmental unit's comprehensive plan, including ... (m) An improvement of a transportation facility that is undertaken under s. 84.185

### 5.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the two listed below have the particular objective of transportation development.

- **Encourage neighborhood designs that support a range of transportation choices.**
- **Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.**

### **5.3 OBJECTIVES AND POLICY RECOMMENDATIONS**

The City of Richland Center's Transportation objectives and policy recommendations (not in order of priority) will support the aforementioned goals and will guide transportation decisions over the next 20 years.

*NOT IN ORDER OF PRIORITY*

- 1. Promote safe and reliable transportation networks.**
- 2. Adopt standards for the construction of public and private streets.**
- 3. Promote improvement of overall condition of secondary and collector streets needing improvement, as recommended by the Capital Improvement Program. Develop and maintain a Local Street Improvement Plan/Capital Improvement Program to address long-term needs for maintenance, upgrades, and/or new streets. Use existing city street network to the greatest extent possible, in order to minimize future street maintenance costs.**
- 4. Promote the safety of non-motorized and alternative transportation modes, minimizing conflicts between vehicular, pedestrian, bicycle and truck traffic.**
- 5. Promote the development of multi-use trails, trail linkage, wide shoulders, sidewalks, or other transportation systems as part of new commercial, industrial, or residential development proposals.**
- 6. Consider the development of bicycle lane improvement routes on local streets, in cooperation with County and WisDOT comprehensive Bicycle Plans, to promote alternative modes of transportation.**
- 7. Promote the continuity and maintenance of sidewalk facilities throughout the city.**
- 8. Promote the development of local and regional express bus service.**
- 9. Use coordinated state and federal street program funding to maintain and enhance transportation facilities.**
- 10. Coordinate road access management for future developments with WisDOT and the County.**
- 11. Work with adjacent jurisdictions to promote transportation plan integration.**
- 12. Coordinate transportation planning with land use development by providing a transportation framework with which various land development patterns can be supported.**
- 13. Stage the construction of street improvements according to a capital improvements plan which coincides with demands of growth.**

### **5.4 TRANSPORTATION INFRASTRUCTURE AND ISSUES**

There are places where people have daily transportation options that include driving, taking the train, riding the bus, bicycling, or walking. In rural communities many of these options may not be practical and others are simply not available. It may seem that local planning input has little relation to a much larger system like transportation. However, the residents of towns, villages, and cities – and the elected and appointed officials who represent them – have good reason to care about local transportation needs related to

- Transportation needs of the elderly and disabled [6]
- Freight mobility [3]
- Connectivity with the larger transportation system [8]
- Transportation to support economic development [2]
- Transportation safety [1]
- Agricultural-vehicle mobility [7]

- Recreational transportation uses [5]
- Tourism [4]

The City of Richland Center's priorities are indicated above in brackets. The most satisfactory aspects of the community's transportation system, according to the Planning Commission, are Hwy 14 (and the highway bypass) and the improvements to Hwy 80/Main Street. The least satisfactory aspects of the current system are the condition of some of the side streets, problems with water run-off, bottlenecks at some intersections, and the limited access to mass transit and rail. Opportunities for improvement include storm sewers, addressing problems created by water run-off from the hills, and adding or upgrading curb-and-gutter and sidewalks (all of these are seen as anticipated projects during the life of this plan).

## 5.5 U.S. CENSUS

In November 2004 Wisconsin's Department of Workforce Development (DWD) released its updated *Richland County Workforce Profile*. According to the report, Richland County's population has grown more slowly than both state and national averages and the county is actually less populated now than it was a century ago.

- Richland Center's total population could grow by as much as 84% adding close to 4,300 more residents between 2005 and 2030. For comparison, the state's projected growth rate is 15%.
- Although the City of Richland Center is the county's hub, with close to 28% of the county's residents, according to the DWD faster population growth has occurred in the county's smaller towns and villages. Additional housing will yield increased trip generation (for more information related to housing projections, see the Housing Chapter). With these demographic shifts, we can anticipate increased use of transportation infrastructure and greater need for transportation services.
- The DWD projects that the bulk of Richland County's population growth will skew to an older demographic, while the younger population becomes smaller. County residents, ages 60 years and older, are projected to increase 51%. Currently this age cohort represents 22% – a number that will increase to 31% of the total.

## 5.6 COMMUTING PATTERNS

Approximately one out of every three workers living in Richland County works outside of the county. This out-commute ratio is higher than the state's average, which is about one out of every four workers (this equates to an estimated 2,900 workers commuting out of Richland County). Richland County also attracts workers from other counties: about one out of every five jobs is held by a non-Richland resident who commutes into the county (this equates to approximately 1,300 workers commuting into Richland County).

Transportation-related data from the 2000 U.S. Census is included in the Transportation Chapter Attachments. For more information related to demographics and commuting patterns, see the Wisconsin Department of Workforce Development's annual report *Richland County Workforce Profile*.

### 5.6.1 HIGHWAYS AND LOCAL STREETS

The City of Richland Center has a total of 29.74 miles of streets (see the Transportation Chapter Attachments for more information):

- 0.9 miles of County Trunk Highways
- 28.84 miles of Local Streets.

### 5.6.2 FUNCTIONAL CLASSIFICATION SYSTEM

The transportation system is classified according to primary function representing very different purposes: 1) mobility and efficient travel and 2) access to properties. Simply put, when there are more access points, carrying capacity is reduced and safety is compromised.

- **Principal Arterials** accommodate interstate and interregional trips.
- **Minor Arterials** accommodate interregional and inter-area traffic movements.
- **Major Collectors** serve moderate-sized communities and intra-area traffic generators.
- **Minor Collectors** link local roads to higher capacity roads and smaller communities.
- **Local Roads** provide access to residential, commercial, and industrial development.

The responsibility for maintaining and improving roads should ordinarily be assigned based upon the functional classification of the roads. Arterials should fall under state jurisdiction, collectors under county jurisdiction, and local roads should be a local responsibility. Jurisdictional Transfers (JT) may occur, to better reflect actual use, but only when there is agreement between the units of government involved (whether local, county, or state). When considering a possible JT, jurisdictions should take into account the level of traffic on the road, projected responsibility for maintenance (including required improvements), and possible impacts on general transportation aids.

SWWRPC has conducted two functional highway classification studies of Richland County and the Richland Center area. The first was completed in 1975 and the update was completed in 1995. Local jurisdictions may be interested in reviewing this information and recommending functional classification changes as a part of this planning process. The document *Richland County Functional and Jurisdictional Highway Plan Update, Including the Richland Center Area*, or its successor, would be on file with the Richland County Highway Commissioner. The City indicated that it is not interested in exploring classification changes or jurisdictional transfers as a part of this planning process.

**5.6.3 TRAFFIC COUNTS**

Between 1990 and 2000, vehicle miles traveled (VMT) increased by 30% in Wisconsin. The Annual Average Daily Traffic (AADT) counts are an important measure when prioritizing improvements. WisDOT calculates the number by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. (Note: AADT Counts are recorded every six years.) The daily hourly values are then averaged by hour of the day and the values are summed to create the AADT count. The graph below indicates selected AADT from 1995 and 2001.

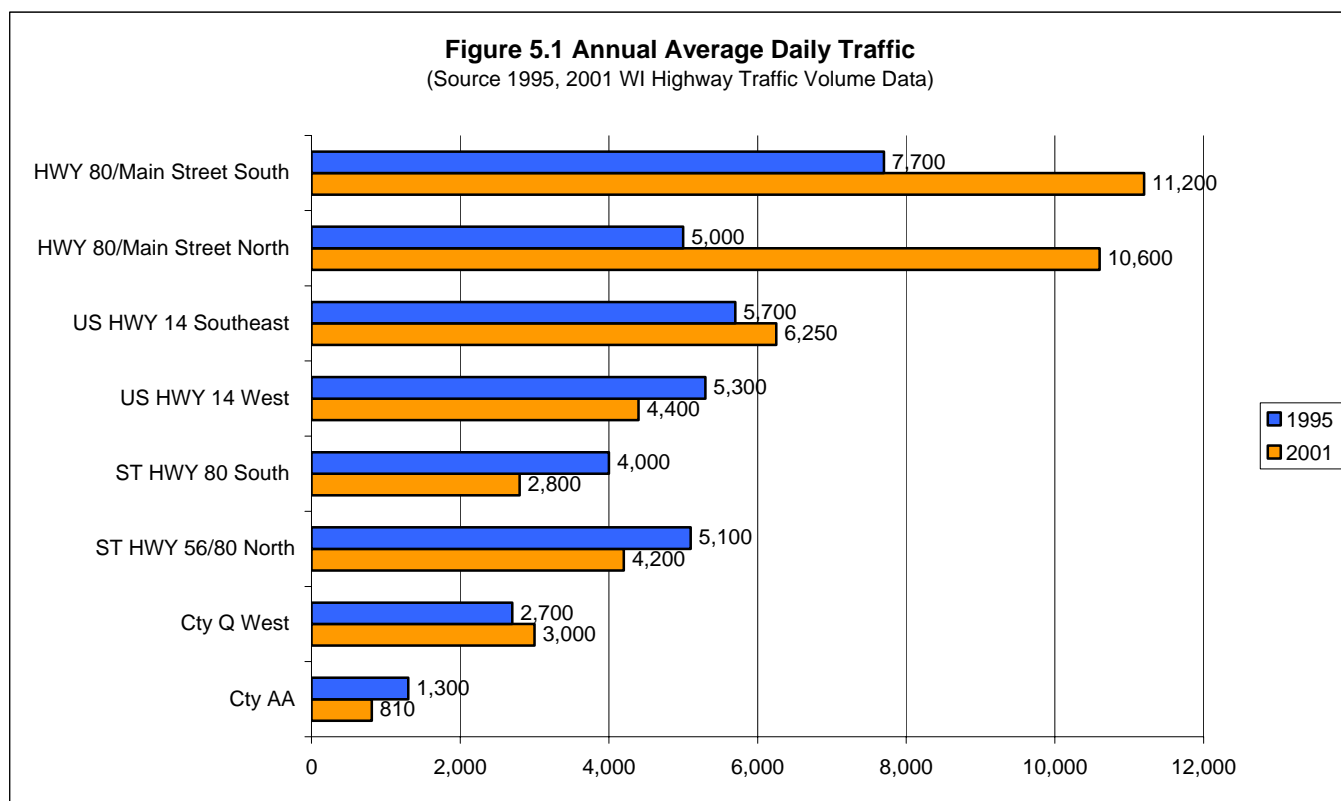


Figure 5.1 describes the average daily traffic volume for county, State, and US highways during 1995 and 2001 in the City of Richland Center. Highway 80 going through Richland Center carries the highest volume of traffic with an average of 11,200 counts (South) and 10,600 (North) in 2001. Again, the Annual Average Daily Traffic (AADT) counts are estimates developed by multiplying raw hourly traffic counts by seasonal, day-of-the week, and axle adjustment factors. Although STH 80 reports the highest traffic, the Planning Commission indicated that regular traffic delays occur most often at Hwy 14 intersections and Sextonville Road from industrial traffic and when shifts change.

**5.6.4 TRAFFIC SAFETY**

Nationwide, crash fatalities are decreasing – even as traffic is increasing. Why? The reduction in fatalities can be credited to a combination of factors, including improvements in vehicle safety, better roads, increased seat belt use, and advances in on-site and emergency room care. The AADT data shows increased traffic on many Richland County roads. Throughout the state, many rural roads were not designed to handle current traffic volumes. In 2002, according to Wisconsin’s Transportation Development Association (TDA), 64% of all vehicle crashes in Wisconsin occurred on the state’s local road system (town roads and many county roads fall into this category). According to their 2004 report, better lane markings and signage, wider shoulders and lanes, additional guardrails, and reduced slopes would make rural and two-lane roads safer and reduce the personal and financial loss that results from crashes.

According to Wisconsin’s *Highway Safety Performance Plan 2004*, significant external factors include demographics (particularly the proportion of the population between the ages of 15-44 and over 65), the increased number of licensed drivers, the number of miles driven, types of driving exposure, lifestyle factors (such as patterns of alcohol consumption), and the weather.

Fatalities are not merely statistics – they represent terrible tragedies. The Richland County Traffic Safety Committee meets quarterly and includes the county highway commissioner, law enforcement, EMS, private citizens, a WisDOT staff engineer, and a representative from WisDOT’s Bureau of Transportation Safety (BOTS). Their responsibility is to: 1) represent the interests of their constituencies (including health, engineering, enforcement, and citizen groups), and 2) offer solutions to traffic safety related problems that are brought to the Committee.

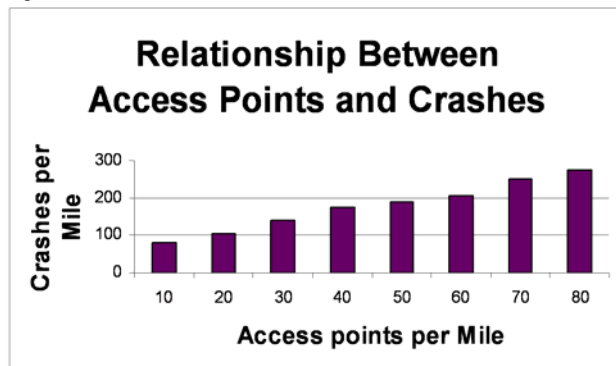
Safety data for the City of Richland Center is included in the Appendix.

Safety data for the City of Richland Center is included in the Appendix. Based on local knowledge as well as a review of this information, the Planning Commission indicated that there are areas where transportation safety is a concern. These locations include: Main Street and 6<sup>th</sup> Street, Hwy 14 and Burnstad’s. Locally identified strategies for addressing safety include lighting, and deceleration/acceleration lanes at Richland Square.

**5.6.5 ACCESS MANAGEMENT**

Transportation system users frequently select routes that maximize their personal mobility and efficiency while, at the local level, property owners frequently seek to maximize access to their personal property. The latter scenario reduces mobility and safety. Studies show a strong correlation between: 1) an increase in crashes, 2) an increase in the number of commercial establishments, and 3) an increase in the total number of driveways per mile.

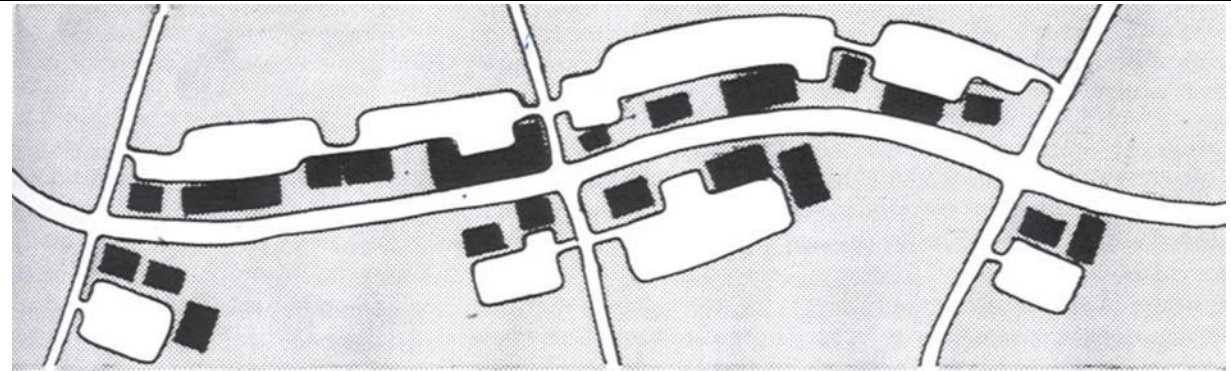
Figure 5.2 Source: WisDOT



Commercial or industrial development seeks highly visible and accessible properties, preferably on street with high traffic volumes and, optimally, at an important intersection. If the new business is successful it will change traffic patterns and may disrupt the efficiency of the larger transportation system. Access and development can be better accommodated by creating an area transportation plan for internal circulation and minimizing driveway access points.

It is estimated that a single-family home generates 9.5 trips per day. One new home may not make much difference, but 10 new homes on a cul-du-sac street can have quite an impact on the connecting street's traffic mobility and safety. For more information about siting housing, see Chapter 4, Housing, in this plan.

Figure 5.3 Highway commercial development with linked parking areas behind stores



Connecting rear parking lots allows customers to drive to many other shops in the corridor without re-entering the highway and interrupting traffic flow. Such arrangements can be required for new development, expansion of existing buildings, and redevelopment. Source: *Rural By Design*, Randall Arendt (1994).

The Planning Commission indicated that the City of Richland Center does not use access management standards for new business development, but that topographical constraints may necessitate local adoption. The City does use access and street design guidelines or best practices for new residential development.

#### 5.6.6 TRANS 233

In 2004, the legislature suspended sections of the Transportation Rule commonly referred to as Trans 233. With the suspension of the state's authority, local jurisdictions have increased responsibilities when making decisions that could impact mobility and safety.

According to WisDOT, its District offices will no longer: 1) apply Trans 233 standards to land that is not being subdivided, but is adjacent to the land being subdivided and owned by the same entity; 2) review Certified Survey Maps (CSM), condominium plats, and other land divisions that do not qualify as subdivisions; 3) review subdivision plats if the plats do not touch a state highway or connecting highway (this includes subdivision plats that are separated from the highway by unplatted land or a service road). In addition, WisDOT no longer has the authority to: 4) ban improvements (other than buildings) within the setback; 5) declare some land divisions as "technical land divisions"; 6) prohibit access onto service roads; 7) require a notice to be placed on land division maps notifying property owners of possible excessive noise levels; 8) or to require vision corners at intersections and driveways.

WisDOT will still review "subdivision" plats, as defined in Chapter 236 of the statutes (5 or more lots of 1½ acre or less within a 5-year period) if such plats directly touch a state highway or connecting highway. This authority includes:

- Restricting access to the state highway or connecting highway
- Considering access requirements of adjacent and contiguous lands
- Regulating surface drainage
- Requiring a "desirable traffic access pattern"
- Requiring a recordable covenant on other unplatted lands of the property owner
- Conducting conceptual reviews, if desired by land divider
- Issuing temporary connection permits
- Prohibiting buildings in the setback area
- Granting special exceptions
- Requiring performance bonds to insure construction of improvements which may impact state highways.

Other access management tools are still used by WisDOT on longer segments, as part of corridor preservation efforts, and include § 84.09, § 84.25, or § 84.295 of the Wisconsin Statutes. WisDOT District 5's current Access Control Map is included in the Transportation Chapter Attachments.

- **Purchase for Access Control** (§ 84.09) WisDOT can purchase access rights to alter or eliminate unsafe access points or to restrict or prohibit additional access.
- **Administrative Access Control** (§ 84.25) WisDOT can designate controlled-access highways and “freeze” present access; future alterations would require WisDOT approval.
- **Corridor Preservation Mapping** (§ 84.295) Local governments and WisDOT can work together to map the land needed for future transportation improvements or local governments can incorporate proposed transportation improvements into their adopted land use maps. This mapping would inform the public and potential developers about land that has been preserved for future transportation improvements and preserve the future right-of-way.

WisDOT works with municipalities and counties, by request, to look at potential impacts of development and provide its access management expertise. Coordination can help ensure that more options are considered. One useful tool is a professional Traffic Impact Analysis (TIA) study comparing before and after traffic conditions that could result from a proposed land use change.

The City of Richland Center's Planning Commission indicated that they do foresee growth impacting the jurisdiction's transportation system. They noted commercial impacts on Hwy 14 East and residential impacts on Hwy 14 west. They recommended developing frontage or rear-access to facilities as one strategy that could be used to balance growth with efforts to maintain the integrity of the transportation system:

The City has been coordinating with other governmental entities when planning to designate areas for possible new development. When it has received requests for new development permits, the City has been coordinating with other governmental entities. Richland Center is currently in the process of changing its process for such reviews.

## 5.7 TRANSPORTATION USERS

### 5.7.1 TRANSIT

This next section looks at transportation options for commuters, the elderly and disabled, and those who do not drive. In Wisconsin there are very few intercity services for smaller rural communities. The recent loss of Greyhound bus service to several Wisconsin cities increased interest in exploring regional transit systems and intercity services in un- and under-served areas.

### 5.7.2 WORK CARPOOLING

The majority of commuters drive alone. According to the DWD, the majority of Richland County's out-commuters (1,100) travel east into Sauk County. Dane County receives the second-highest total at just over 500 of Richland County's workers. Wisconsin Department of Administration (DOA) oversees a Vanpool/Ridesharing program for commuters for state and non-state workers commuting to Madison. In Richland County, there are currently service points in Richland Center and Lone Rock. Participants can join an established group if space is available or, if there is enough interest, form a new vanpool. Contact the Vanpool Office at 1-800-884-VANS or e-mail [vanpool@doa.state.wi.us](mailto:vanpool@doa.state.wi.us) for information. For more information on local commuting, see the Transportation Chapter Attachments for U.S. Census data related to transportation. Shared-ride commuters often make informal arrangements to accommodate carpooling. To further support carpooling, the City of Richland Center is interested in supporting the creation of formal or informal Park-N-Ride facilities. Suggested location(s) include the Community Center off Hwy 14 (which is currently used as a van pool staging location) and in the area near Wal-Mart on Hwy 14.

### 5.7.3 TRANSPORTATION FACILITIES FOR THE ELDERLY AND DISABLED

The need for some form of transit services is projected to increase as the baby boom generation grows older. According to the DWD's 2004 report, Richland County's residents, ages 60 years and older, are projected to increase 51%. Currently this age cohort represents 22% of the county's population but, by the year 2030, they will

be 31% of the total. The needs of this age cohort will become more important – at both the local and state level – during the 20-year window of this plan. What follows is a snapshot-in-time of available services.

The privately owned local taxi service provides shared-ride taxi services throughout Richland County to ambulatory customers. In the past, they have some public support including a federal grant to support shared-ride taxi services. The local bus service provides access to grocery shopping on Friday mornings from local senior housing facilities.

The goal of Richland County Health and Human Services (HHS) is to provide affordable and courteous transportation to all of those in need within Richland County, including those with special needs and those with limited financial resources.

HHS provides a Driver/Escort Program through the state's S.85.21 grant program. This door-to-door service uses volunteer drivers to provide transportation services to the elderly and disabled for medical appointments. Currently services for non-ambulatory residents are limited and quite expensive. HHS vans are used for medical trips outside the county and within Richland Center to transport people to and from the senior meal site.

HHS's objectives are meant to round out services that are currently available. Efforts to address identified transportation needs have focused on:

- Developing expanded services to operate as a demand-response system. To-date, one prospective provider has expressed interest in developing a fixed-route through Richland Center and to surrounding communities, with primary focus on serving the elderly and disabled. This would support HHS's objective to provide affordable, courteous, and accessible transportation services throughout Richland County by the end of 2006.
- If the necessary state approvals are granted, Richland County would oversee these expanded services and HHS would actively assist with promotion efforts so potential users, and their families, would be familiar with available options.

Richland Center's Planning Commission believes that the options for residents who do not drive are neither sufficient to meet current needs, nor are they adequate to meet future needs.

The Planning Commission indicated that the City's Transportation Committee should regularly survey to identify unmet needs and should regularly conduct a performance review of the services that are provided in the City's corporate limits. The Planning Commission indicated that the appropriate scale for making improvements would be at the county level, and expressed interest in the creation of a joint City/County service structure.

#### **5.7.4 BICYCLES AND PEDESTRIANS**

Bicycles, pedestrians, and motor vehicles have shared roads and streets for decades. Beginning in 1890 with the "good roads movement," the activism of bicyclists paved the way for the system of roads that we take for granted today. To help fund improvements, bicycle user fees – from 50-cents to \$1 per bicycle – were assessed in 1901; highway user fees – initially \$1 for each vehicle – were first assessed in 1905.

#### **5.7.5 BICYCLES AND PEDESTRIANS ON LOCAL ROADS AND STREETS**

Children under the age of 16, the elderly, and those with disabilities are the greater portion of the public using pedestrian facilities. Many youth, and some commuters, ride bicycles as their regular means of transportation. The limited experience of children, and the limited physical ability of the elderly and disabled, should be considered when making improvements and when new streets are added.

WisDOT's county maps indicating current and proposed priority improvements are included in the Transportation Chapter Attachments. Locally, a citizen-based Alternative Transportation Committee recently worked with MSA Professional Services to complete a bicycle study and develop an improvement plan for Richland County. The *Wisconsin Bicycle Facility Design Handbook*, available online, provides information to assist local jurisdictions when making bicycle-related improvements.



### **5.7.6 HIKING, BIKING, AND WALKING TRAILS**

In Richland County, the Pine River Trail is a 19.5-mile corridor from Lone Rock to Richland Center on an abandoned rail line owned and operated under a joint county/private partnership arrangement. In its long-range plan for trails development in the South Central Region, the DNR envisions possible future development of a 20-mile connector from Richland Center to a linkage with the Hillsboro State Trail in Hillsboro, following various roadways and the Pine River. Chapter 3, Agricultural, Natural, and Cultural Resources, includes a Natural and Recreational Resources Map, which shows existing and proposed hiking, biking, and walking trails, as well as other resources. The Planning Commission identified extending the bike trail to the north of the City as a prioritized bicycle/pedestrian-related improvement. They indicated that the jurisdiction may be interested in making other bicycle/pedestrian-related improvements when street improvements are made, if it were part of a larger comprehensive plan.

The City's Planning Commission does support adding sidewalks in existing residential developments, as part of maintenance, to provide improved ADA access. They indicated that the jurisdiction is interested in adding sidewalks in new residential developments.

## **5.8 MODES OF TRANSPORTATION**

### **5.8.1 SHIPPING**

According to a 2004 report by TDA, trucks carry 83% of all manufactured freight transported in Wisconsin. More than 77% of all Wisconsin communities are served exclusively by trucks. Richland County is served by a network of highways that includes: STH 56; STH 58; STH 60; STH 80; STH 130; STH 131; STH 171; STH 193; and USH 14. Access to Interstate I-90 - I-94 is 50 miles away.

### **5.8.2 TRANSPORTATION AND AGRICULTURE**

Transportation is critical for agriculture, yet ag-related transportation needs and impacts are often overlooked. Ag-related transportation operates on several scales, ranging from moving machinery on the system of local roads to moving commodities both through and to larger communities via truck or rail.

### **5.8.3 RAIL FREIGHT**

WisDOT's commodity forecasts project that Wisconsin's freight rail tonnage will increase by more than 50% by 2020. Like roads and streets, rail infrastructure requires ongoing maintenance and improvements. Much of the existing rail infrastructure dates back to the early 1900s when rail cars were smaller and lighter. By the mid-1970s, several rail segments or lines were abandoned, as was the case with most of the trackage in Richland County. Lone Rock, in the southeastern corner of the county, is located on the publicly-owned line that is currently operated by Wisconsin and Southern Railroad.

### **5.8.4 OVER-ROAD SHIPPING**

Although commercial vehicles account for less than 10% of all vehicle-miles traveled, truck traffic is growing faster than passenger vehicle traffic according to the Federal Highway Administration (FHWA). This share is likely to grow substantially if demand for freight transportation doubles over the next 20 years, as has been predicted (from the 2002 report *Status of the Nation's Highways, Bridges, and Transit: Conditions and Performance Report to Congress*).

### **5.8.5 AIRPORTS**

The Tri-County Regional Airport is located near Lone Rock (in Sauk County). There are currently twenty-seven aircraft based on the field and an average of thirty-three aircraft operations/day. Runway 9/27 is 5000 x 75 ft., asphalt, in good condition. Runway 18/36 is 1988 x 60 ft. asphalt. Airport use is 61% local general aviation; 33% transient general aviation; 4% air taxi; and 2% military. Richland County Ordinance No. 94-15 regulates the height of structures and trees in the vicinity of the airport.

The Richland Airport is located four miles southeast of Richland Center. There are currently ten aircraft based on the field and an average of twenty-five aircraft operations/day. Runway 17/35 is 3200 x 60 ft., asphalt, in good condition. Runway 9/27 is 1500 x 100 ft., turf, in fair condition. Airport use is 54% local general aviation; 43% transient general aviation; 1% air taxi; and 1% military. The nearest commercial airport is Dane County Regional Airport-Truax Field, located five miles northeast of Madison.

Some of the most important considerations related to protecting the long-term viability of the community’s airport resource include: population density, height of structures, presence of distracting lights, reflective glare, smoke, dust, induced fog, electronic interference, and bird attractants. Any of these potential conflicts can result in interference with safe approaches to and departures from the airport.

In October 2004, WisDOT released the *Wisconsin Airport Land Use Guidebook* (WALUG). Local jurisdictions have an array of tools that can ensure the long-term compatibility of an airport with surrounding land uses. These include planning and zoning as well as more specific tools, including Airport Approach Protection and Airport Overlay Zoning. The WALUG is available online. More information on land use planning around airports is also available from WisDOT’s Bureau of Aeronautics.

**5.8.6 WATER TRANSPORTATION**

Richland County does not have its own access to water transportation but is less than 50 miles from Mississippi River access, via Prairie du Chien. The Lower Wisconsin Riverway forms the southern boundary of Richland County and is a popular recreational resource; there is no commercial navigation on the river (more information is included in Chapter 3, Agricultural, Natural, and Cultural Resources.)

**5.8.7 TRANSPORTATION AND ECONOMIC DEVELOPMENT**

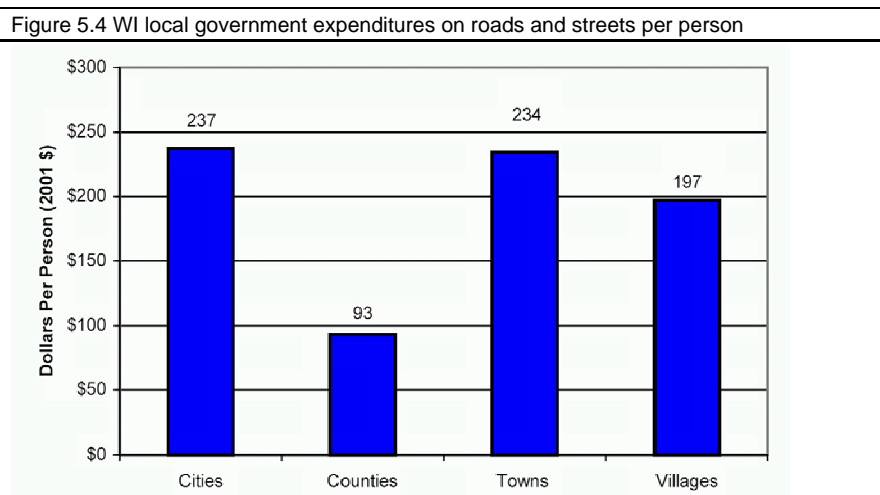
As indicated, the relationship between transportation and economic development includes the physical infrastructure needed for the shipment of goods and access to workers. However, supporting economic growth need not be at odds with preserving the rural character that is attractive to residents and to the tourism sector of the economy – for many people the views along the way are an important part of the journey. For more information, see the Economic Development Chapter.

The Planning Commission provided the following responses, related to whether the existing transportation infrastructure meets the needs of the jurisdiction’s economic development goals in these areas:

<b>Agriculture:</b>	<b>Not Sure</b>	Comments: Maybe short-term goals only.
<b>Retail/Commerce:</b>	<b>No</b>	Comments: Cityplans to conduct industrial traffic/parking study.
<b>Shipping:</b>	<b>No</b>	
<b>Manufacturing:</b>	<b>No</b>	Comments: City to conduct industrial traffic/parking study.
<b>Tourism:</b>	<b>Yes</b>	

**5.9 MAINTENANCE AND IMPROVEMENTS**

Up until 1919, Wisconsin had statutory labor requirements mandating that all able-bodied men, except clergy, serve up to 20 days per year on local road building and maintenance. Every man between the ages of 21 and 50 served on a road crew or paid a substitute to represent him. If he could also bring a plow or wagon and a team of horses or oxen, he got triple credit for his time of service. Citizens value good roads and streets and, as Figure 5.4 illustrates, maintenance of the local transportation system is the largest expenditure for many local governments.



Compared to other states, Wisconsin has more local roads, the majority of them are paved, and they must be maintained through four seasons. According to Federal Highway Administration (FHWA) data, Wisconsin's per capita spending on local road systems is second only to Minnesota's (the national average is \$123).

General Transportation Aids (GTA) represent the largest program in WisDOT's budget. The state returns roughly 30% of all state-collected transportation revenues (fuel taxes and vehicle registration fees) to local governments. These funds offset costs of county and municipal road construction, maintenance, bridge improvements, capital assistance for airports, rail and harbor facilities, flood damage, expressway policing, and transit operating assistance. GTA funds are distributed to all Wisconsin counties, cities, villages and towns based on a six-year spending average or a statutorily set rate-per-mile. The following figures, for 2005, were released by WisDOT in December 2004.

Table 5.1

<b>COUNTY OF RICHLAND</b>	<b>\$736,509.21</b>		
TOWN OF AKAN	\$75,171.75	TOWN OF RICHWOOD	\$86,359.00
TOWN OF BLOOM	\$87,527.00	TOWN OF ROCKBRIDGE	\$59,604.50
TOWN OF BUENA VISTA	\$53,764.50	TOWN OF SYLVAN	\$78,000.50
TOWN OF DAYTON	\$73,091.25	TOWN OF WESTFORD	\$71,850.25
TOWN OF EAGLE	\$58,162.75	TOWN OF WILLOW	\$79,405.75
TOWN OF FOREST	\$71,430.50	VILLAGE OF BOAZ	\$3,942.00
TOWN OF HENRIETTA	\$82,234.50	VILLAGE OF CAZENOVIA	\$13,741.25
TOWN OF ITHACA	\$65,225.50	VILLAGE OF LONE ROCK	\$19,034.75
TOWN OF MARSHALL	\$77,361.75	VILLAGE OF VIOLA	\$25,595.23
TOWN OF ORION	\$60,827.25	VILLAGE OF YUBA	\$2,332.98
TOWN OF RICHLAND	\$71,156.75	<b>CITY OF RICHLAND CENTER</b>	<b>\$244,886.09</b>

The Local Roads Improvement Program (LRIP) assists local governments in improving seriously deteriorating county highways, town roads, and city and village streets. The competitive reimbursement program pays up to 50% of total eligible costs with local governments providing the balance. The program has three basic components: Municipal Street Improvement (MSIP); County Highway Improvement (CHIP); and Town Road Improvement (TRIP). In the 2002-2003 LRIP project cycle, four Richland County jurisdictions, and the county, received LRIP funds for reconstruction projects.

Table 5.2

<b>JURISDICTION</b>	<b>PROJECT COSTS</b>	<b>LRIP FUNDS</b>
Richland County	\$250,000.00	\$106,698.76
Village of Lone Rock	\$50,000.00	\$11,177.00
Village of Viola	\$93,376.64	\$10,000.00
Town of Ithaca	\$225,225.43	\$60,685.00
Town of Westford	\$47,029.00	\$23,514.50
<b>Total for Richland County</b>	<b>\$665,631.07</b>	<b>\$212,075.26</b>

A list of current programs for local governments is included in Section 5.10.1.

### **5.9.1 PAVEMENT SURFACE EVALUATION AND RATING**

Every two years, municipalities and counties are required to provide WisDOT with a pavement rating for the physical condition of each roadway under their jurisdiction. In 2005 the development of the PaserWare 3.0 software was discontinued. WisDOT plans to add more comprehensive pavement management functionality to WISLR (Wisconsin Information System for Local Roads). The UW-Transportation Information Center and WisDOT plan to design and develop multi-year budget planning capability within WISLR's Pavement Analysis Tools.

The Planning Commission indicated that the City of Richland Center had used the PASER (Pavement Surface Evaluation and Rating) software to report pavement condition ratings to the state.

### **5.9.2 PLANNING FOR CAPITAL IMPROVEMENTS**

A Capital Improvement Program (CIP) can assist in planning for major project costs by creating a multi-year scheduling plan for physical public improvements including transportation. The schedule is based on the projection of fiscal resources and prioritization of improvements five to six years into the future. Capital improvements include new or expanded physical facilities that are relatively large in size, expensive, and permanent. Richland Center's CIP has budget planning for transportation-related expenditures.

### **5.9.3 WISDOT DISTRICT 5 – PLANS AND PROJECTS**

Current information from WisDOT's *Six-Year Highway Improvement Program* is included in the Transportation Chapter Appendix.

### **5.9.4 ENVIRONMENT**

Thoughtful planning for continued growth can also protect water quality, wildlife habitats, and working farms. Sound management of transportation infrastructure maintenance or expansion may include: de-icing procedures and salt reduction; erosion control; storm water management; and wetland mitigation (preservation, creation, or restoration).

## **5.10 TRANSPORTATION PLANNING**

### **5.10.1 PROGRAMS FOR LOCAL GOVERNMENT**

WisDOT administers a variety of state and federal programs, including:

- Airport Improvement Program (AIP)
- Connecting Highway Aids
- County Elderly and Disabled Transportation Assistance
- Federal Discretionary Capital Assistance
- Freight Rail Infrastructure Improvement Program (FRIIP)
- Freight Rail Preservation Program (FRPP)
- General Transportation Aids (GTA)
- Highways and Bridges Assistance
- Local Bridge Improvement Assistance
- Local Roads Improvement Program (LRIP)
- Local Transportation Enhancements (TE)
- Railroad Crossing Improvements
- Rural and Small Urban Public Transportation Assistance
- Rural Transportation Assistance Program (RTAP)
- Rustic Roads Program
- Surface Transportation Discretionary Program (STP-D)
- Surface Transportation Program – Rural (STP-R)
- Surface Transportation Program – Urban (STP-U)
- Traffic Signing and Marking Enhancement Grants Program
- Transportation Economic Assistance (TEA)

For more information, contact the Richland County Highway Department, SWWRPC, or the WisDOT District 5 office. More information is available at the WisDOT website at <http://www.dot.wisconsin.gov> or <http://www.dot.state.wi.us/localgov/index.htm>

### **5.10.2 STATE TRANSPORTATION PLANS AND INFORMATION RESOURCES**

- In preparing this plan, several plans and information resources were consulted, including:
- AirNav, LLC <http://www.airnav.com/airports/us/WI>
- Richland County Workforce Profile: Projected Population Growth (2000 – 2020) [http://www.dwd.state.wi.us/oea/cp\\_pdf/g045cpw.pdf](http://www.dwd.state.wi.us/oea/cp_pdf/g045cpw.pdf)
- Growing Wisconsin's Economy (WisDOT 2002)
- Land Use and Economic Development in Statewide Transportation Planning (FHWA 1999) <http://www.uwm.edu/Dept/CUTS/lu/lu-all2.pdf>

- Local Roads Improvement Program (LRIP) Summary Report 2002-2003  
<http://www.dot.wisconsin.gov/localgov/docs/lrip-biennial.pdf>
- Midwest Regional Rail Initiative <http://www.dot.state.wi.us/projects/state/docs/railmidwest.pdf>
- *Rural By Design*, Randall Arendt (APA 1994).
- “Siting rural development to protect lakes and streams and decrease road costs” (Wisconsin Center for Land Use Education) <http://www.uwsp.edu/cnr/landcenter/pubs.html>
- Status of the Nation’s Highways, Bridges, and Transit (FHWA, 2002)  
<http://www.fhwa.dot.gov/policy/2002cpr/>
- TDA (Wisconsin Transportation Development Association) Report – 2004.
- U.S. Census – 2000 <http://www.census.gov/>
- Wisconsin State Airport System Plan 2020 <http://www.dot.state.wi.us/projects/state/docs/air2020-plan.pdf>
- WisDOT - Transportation Planning Resource Guide  
<http://www.dot.state.wi.us/localgov/docs/planningguide.pdf>
- WisDOT’s Five-Year Airport Improvement Plan (October 2002)  
<http://www.dot.state.wi.us/projects/state/docs/air-5yr-plan.pdf>
- Wisconsin Airport Land Use Guidebook – 2004  
[http://www.meadhunt.com/WI\\_landuse/](http://www.meadhunt.com/WI_landuse/)
- Wisconsin Bicycle Transportation Plan – 2020 <http://www.dot.state.wi.us/projects/state/docs/bike2020-plan.pdf>
- Wisconsin Bicycle Planning Guidance <http://www.dot.state.wi.us/projects/state/docs/bike-guidance.pdf>
- Wisconsin Bicycle Facility Design Handbook <http://www.dot.state.wi.us/projects/state/docs/bike-facility.pdf>
- Wisconsin County/City Traffic Safety Commission Guidelines (WisDOT 1998)
- Wisconsin Crash Facts (1999-2003) <http://www.dot.wisconsin.gov/safety/motorist/crashfacts/>
- Wisconsin Rail Issues and Opportunities Report <http://www.dot.state.wi.us/projects/state/docs/rail-issues.pdf>
- Wisconsin State Highway Plan – 2020 <http://www.dot.state.wi.us/projects/state/docs/hwy2020-plan.pdf>
- Wisconsin Statewide Pedestrian Policy Plan – 2020 <http://www.dot.state.wi.us/projects/state/docs/ped2020-plan.pdf>

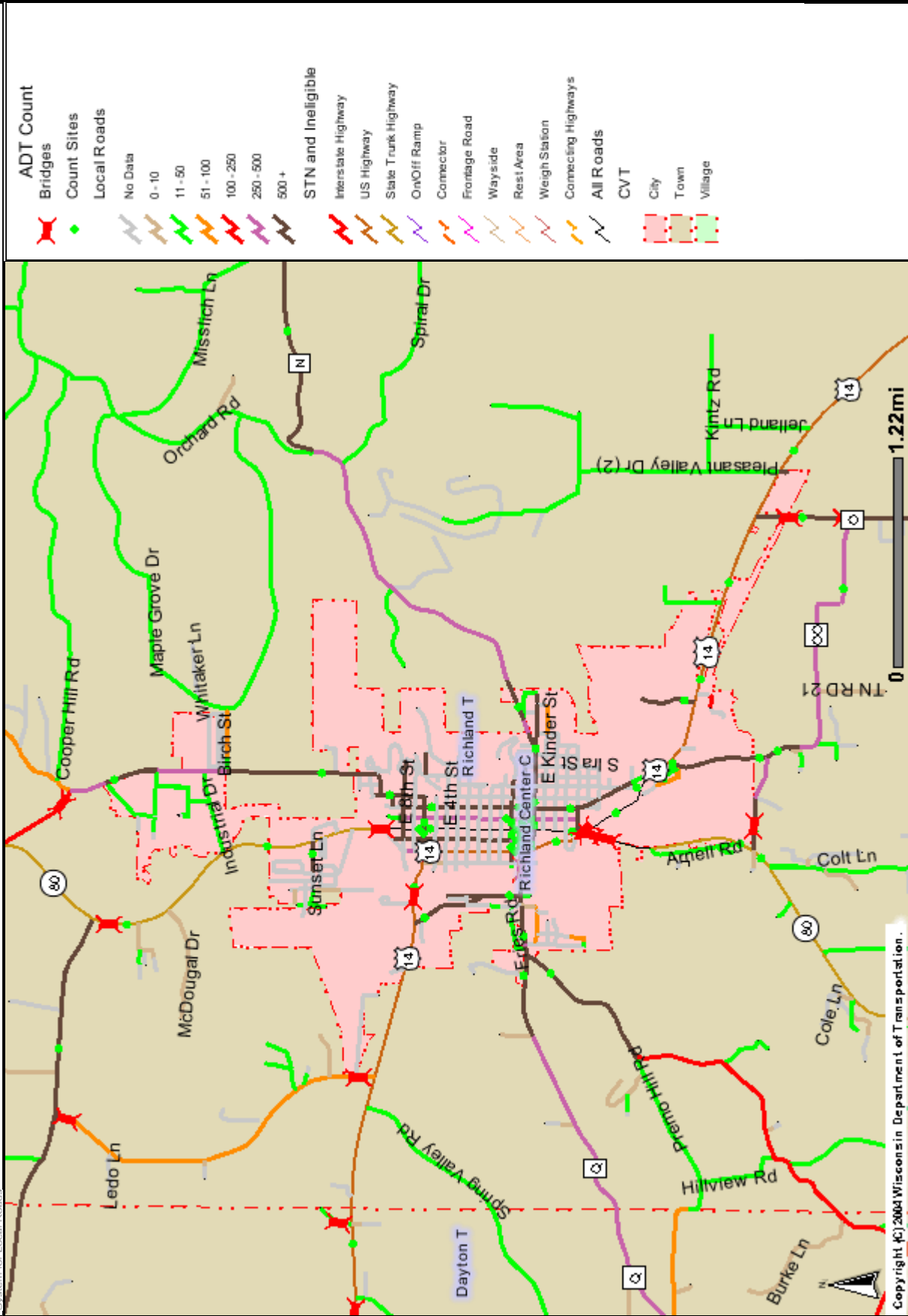
### 5.10.3 LOCAL AND REGIONAL TRANSPORTATION PLANS

Richland County currently uses the *Richland County Functional and Jurisdictional Highway Plan Update, Including the Richland Center Area* (SWWRPC, 1995).

**TRANSPORTATION  
CHAPTER ATTACHMENTS**

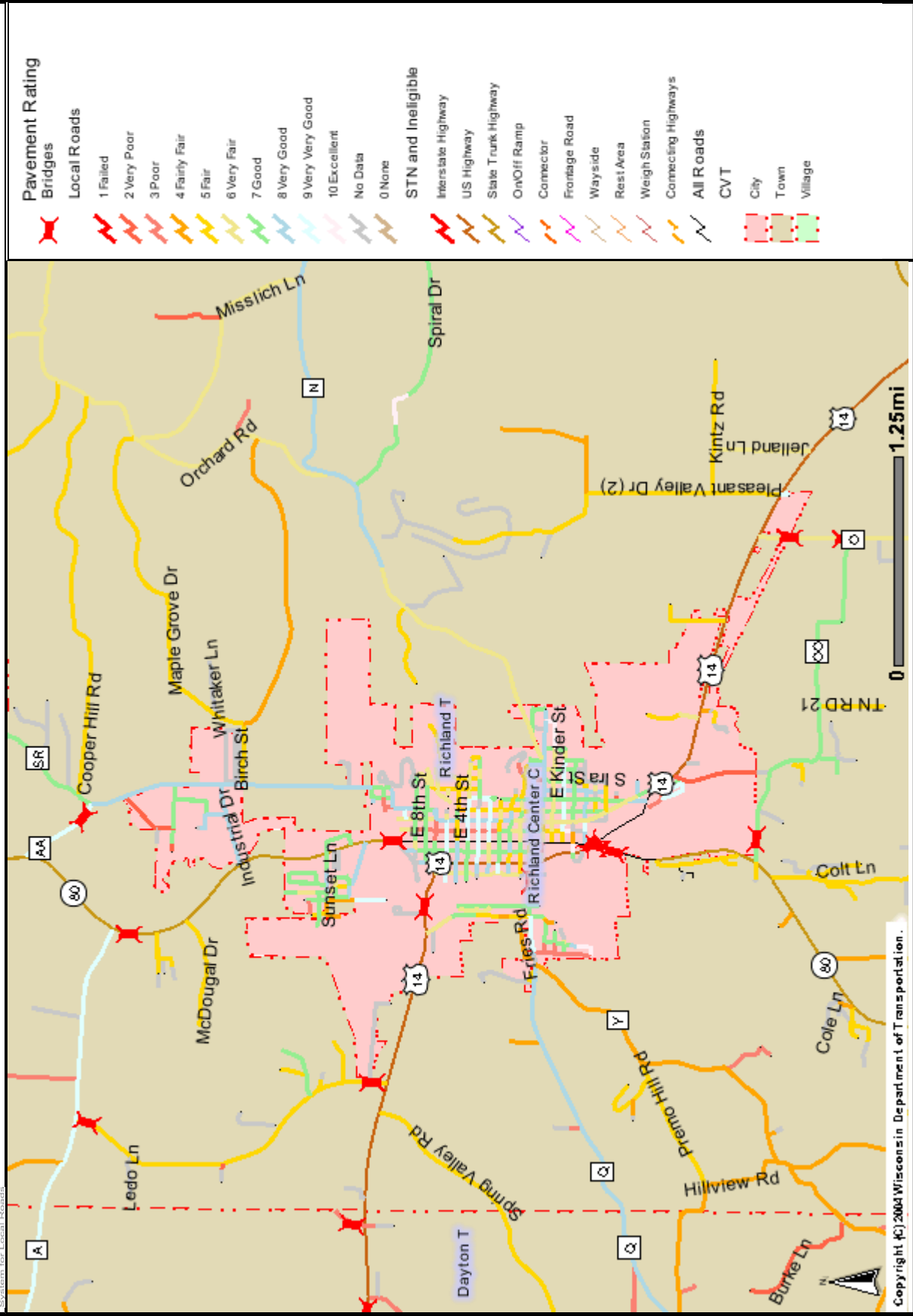


Map 5.2 Average Daily Traffic Map for the City of Richland Center



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Map 5.3 Pavement Rating Map for the City of Richland Center

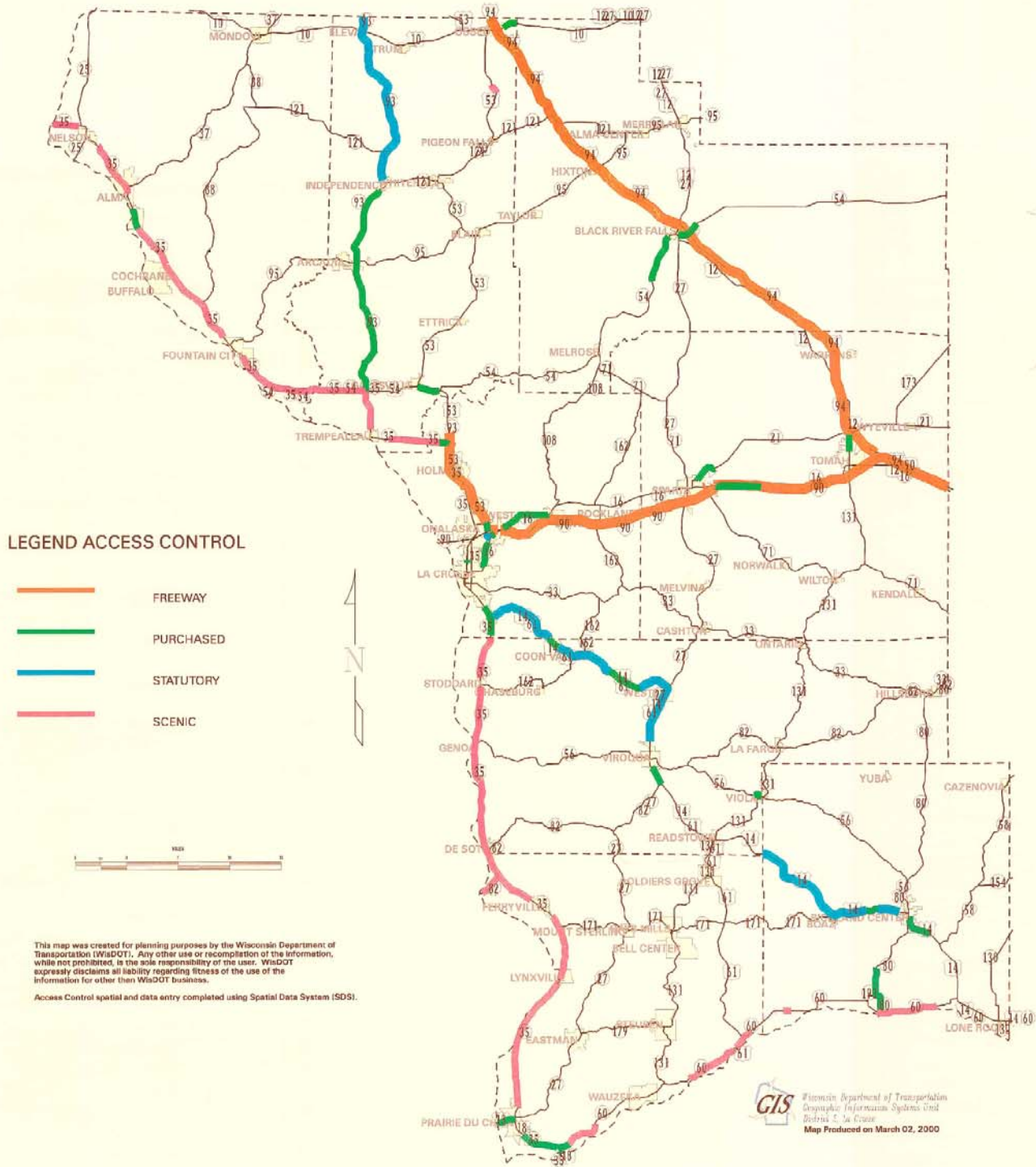


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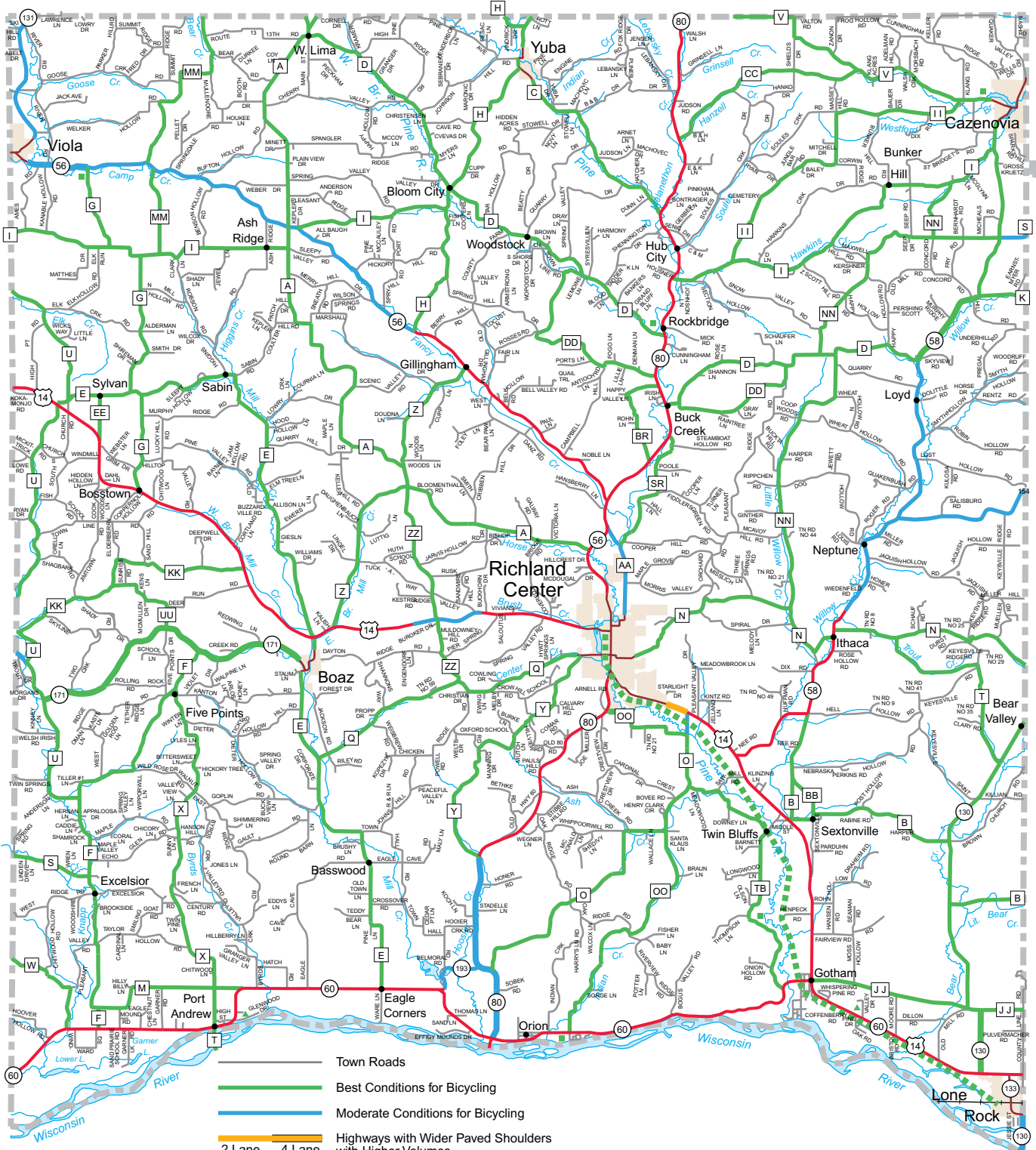
# Map 5.4

## DISTRICT 5 ACCESS CONTROL



# Map 5.5 Bicycling Conditions

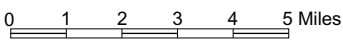
## Richland County



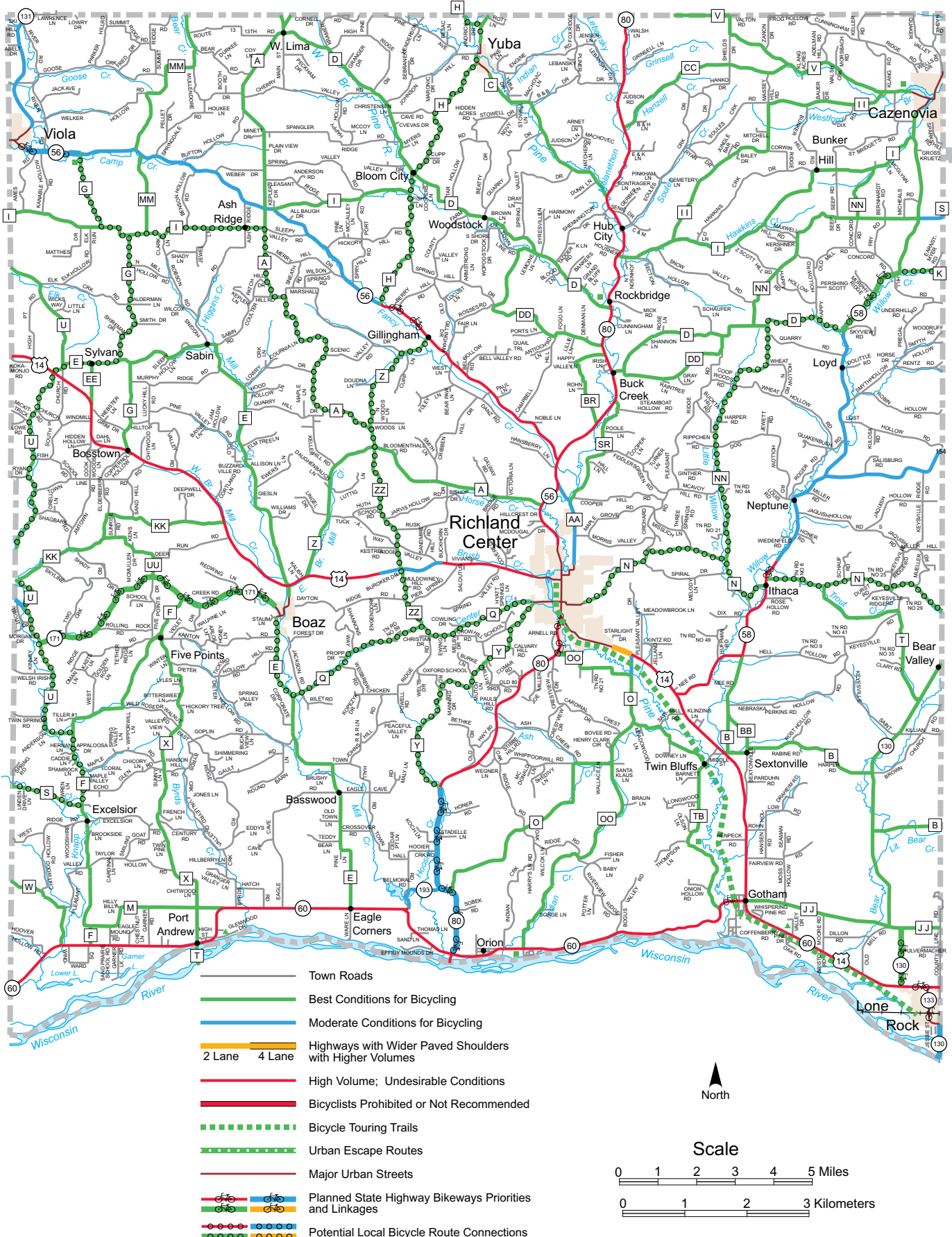
- Town Roads
- Best Conditions for Bicycling
- Moderate Conditions for Bicycling
- Highways with Wider Paved Shoulders with Higher Volumes
- High Volume; Undesirable Conditions
- Bicyclists Prohibited or Not Recommended
- Bicycle Touring Trails
- Urban Escape Routes
- Major Urban Streets



Scale



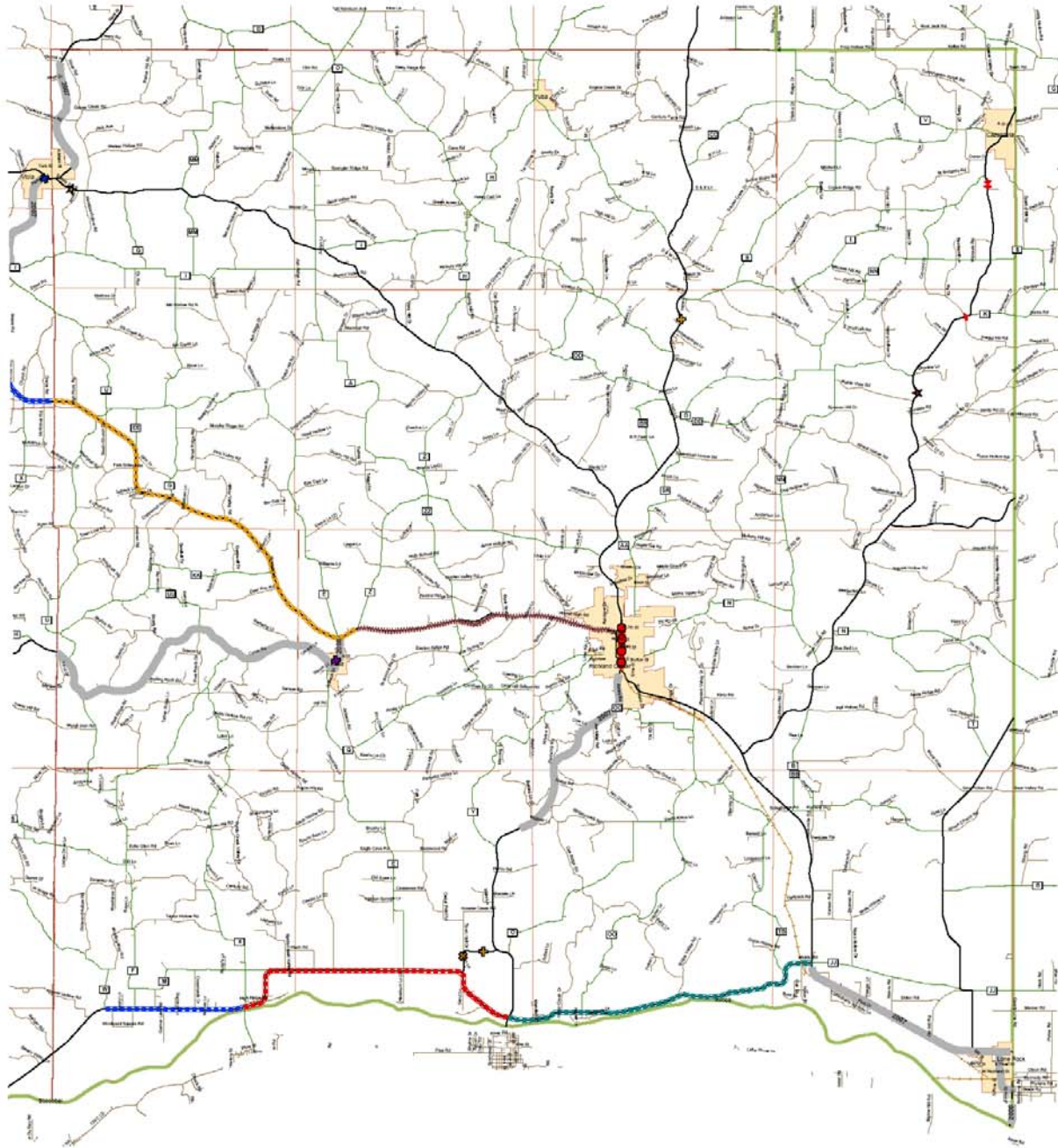
# Map 5.6: Bicycling Conditions Assessment with Planned State Highway Priority Corridors and Key Linkages Richland County



# Map 5.7

## WisDOT - Improvement Program

### Richland Co. 2005 - 2021



**Improvement Concept Definitions**

BRGEN - General improvement type code are represented as one symbol

BRNEW - New bridge creating a new grade separation or crossing

BRREN - Replace existing crossing but not necessarily in the same place

BRDLE - Replace an existing crossing and increase system capacity

BRELM - Bridge elimination

BRBRI - General improvement type code are represented as one symbol

BRHBB - Bridge rehabilitation, usually bridge deck overlay or deck replacement

BRSM - Minor overlay on bridge decks, bridge painting, or other maintenance

MISC - Misc roadway or bridge project, but those usually with a pedestrian or safety focus

RECON - Replace most of the existing roadway and upgrade to current design standards

RECOND - Change intersection or roadway to improve safety and/or operation

RESURF - Add pavement material to existing pavement, includes safety improvements

PVRPLA - Pavement replacement, usually no geometric changes

RDMTN - Roadway maintenance to address problem areas or routine care.

- Legend**
- RDMTN
  - PVRPLA
  - RECON
  - RECOND
  - RESURF
  - BRRPL
  - BRHBB
  - MISC

- 2018, 2020, 2021
- 2005
- 2006
- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018

Project information drawn from the Financial Integrated Improvement Programming System (FIIPS).

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Map created on 1/16/2018

Criteria used to draw projects

1. Geographically located.
2. Active Status.
3. In the approval program. That is Life Cycle 10 or greater
4. Schedules in the State Fiscal Year range (The State Fiscal Year is defined as July 1 thru June 30th)

A project in Aug. of calendar year 2005 is in State Fiscal Year 2009

Miles  
0 0.5 1 1.5 2 2.5 3

N



## 6.0 ECONOMIC DEVELOPMENT

### 6.1 CHAPTER SUMMARY

Economic development is about working together to retain and create jobs that provide a good standard of living for individuals. Increased personal income and wealth increases the tax base and allows the community to provide services residents want. A balanced, healthy economy is essential to your community's long-term well-being.

As the economy becomes more technologically demanding, local workers must advance their knowledge to keep up with industry and information technology (IT) advancements. As the demand for skilled labor increases, Southwest Wisconsin may face a shortage of skilled workers as baby boomers retire. Business owners want to locate in a community where they will attract enough workers with the right skills. Young, skilled workers, when deciding where to live, first look for a community that fits their life style. To attract knowledgeable workers and employers, communities need to be welcoming, provide social opportunities, and work to improve broadband internet access.

Economic development is important because it pays the bills. Jobs support families and tax revenues support the community. Through the comprehensive planning process, residents can find a direction and act proactively for improved economic development, benefiting the whole community. This chapter will identify the policies, goals, objectives and resources designed to help guide your community towards a future of better economic well-being.



#### Wisconsin State Statute 66.1001(2)(f)

##### (f) Economic Development

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 element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element 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 element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

## 6.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the five listed below have the particular objective of economic development

- **Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.**
- **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.**
- **Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.**
- **Build community identity by revitalizing main streets and enforcing design standards.**
- **Protect economically productive areas, including farmland and forests.**

## 6.3 OBJECTIVES AND POLICY RECOMMENDATIONS

The following Economic Development objectives and policy recommendations (not in order of priority) support the above goals to help guide local economic development decisions for the next 20 years.

1. **Seek entrepreneurial activity that has no or minimal impact on adjacent properties.**
2. **Support commercial development of specific economic areas other than strip development.**
3. **Encourage and promote new entrepreneurial business and activities that seek to market local recreational and cultural resources and the natural beauty of the area.**
4. **Help attract tourists to the community and to local businesses such as through local or joint marketing, a web site, advertising and other methods.**
5. **Encourage businesses that seek to provide services for the retirement population.**

## 6.4 ANALYSIS OF THE ECONOMIC BASE AND LABOR FORCE

The City of Richland Center's economic base is diverse. Agriculture, including the dairy industry, is a strong sector locally. The presence of farming in the county leads to one third of the county's total jobs, mostly in off-farm jobs such as milk haulers, grain and feed haulers and suppliers, implement dealers, veterinarians and other service providers. The presence of high-quality agricultural production in the county has been a competitive advantage that has led to many jobs in food processing, storage, packaging and distribution.

The diverse economic base of the community includes jobs in light manufacturing, industry. Other drivers of the local economy are the service sector, in commercial and retail trade, in education, in the health care industry and in government.

For the local labor force, the jobs available in Richland Center and in adjacent counties are important. Off-farm income is increasingly essential to keep land in farming throughout Richland County. This trend is the result of significant changes in farming in recent decades. Table 6.1 below lists the largest private and public employers in Richland County.

Table 6.1 Richland County Top Employers

Name	No. of Full-Time Employees	Product/Service
Rockwell Automation, Allen Bradley	560	Motor Controls
Wal-Mart	375	Retail Sales
Richland County	360	Government
Richland Center Foundry Co.	300	Gray & Ductile Iron Castings
Richland Hospital	250	Medical
Richland School District	228	Education
S & S Cycle	165	Manufacturer of Motorcycle Engine/Parts
Dean Foods	157	Dairy
Merkle-Korff Industries, Inc.	156	Electromechanical Subassemblies
Miniature Precision Components, Inc.	130	Thermoplastic Components for Auto Industry
Richland Medical Center	66	Health Care
Foremost Farms USA	60	Barrel Cheese & Dried Whey
City of Richland Center	46	Government
Lowe Manufacturing	40	Manufacturer
Seats, Inc.	40	Manufacturer
UW - Richland Center	24	Education

Source: Richland County Economic Development Corporation

(Table 6.8 in the attachments at the end of this chapter shows the largest manufacturers in Richland County.)

As farm family members go off-farm for work, they provide employers in the county and the region with an excellent labor force that is honest, stable, and hard working. However, a large percent of the local workforce will reach retirement age in 10 to 15 years. Throughout Richland County, this will result in increased farm transfers and residents moving off-farm. Off-farm employers will face challenges to replace the job skills and strong work ethic of their current labor force.

Richland County is part of a Wisconsin Agricultural Development Zone established in 2003. The ADZ is a local competitive advantage as it means tax credits as an incentive to existing and new agri-business employers to invest and create new jobs.

Tourism contributes to the local economic base. For the same reason that residents want to live here, visitors want to enjoy the tremendous natural beauty and partake in four-season recreational opportunities. The setting is a competitive advantage for local job creation by targeting for growth in tourist services and attraction businesses.

The Wisconsin Department of Tourism reports that Richland County ranks 66 of 72 counties, with total tourism expenditures of \$23.5M in 2004. Adjacent county rankings are Crawford 53, Grant 42, Iowa 50, Sauk 3, and Vernon 58. The figures suggest an opportunity for an economic strategy to develop the tourism industry in the City of Richland Center, through businesses that serve and attract tourists, including lodging, sellers of locally produced food and goods, and services that complement local opportunities to snowmobile, bike, hunt, fish, golf, and enjoy parks, historic sites, and other assets.

Tourism in Richland County in 2004 provided 379 full-time equivalent jobs, and an additional 243 indirect jobs. Tourism is an important income source for Richland County residents, with 2004 direct income totaling \$6.7M and an additional \$7.8M of indirect resident income. According to the Department of Tourism 2004 report, in the period from 1993 through 2004, Richland County tourism revenues rose 141 percent, outstripping the state increase for that period of 122 percent.

#### 6.4.1 ECONOMIC BASE

The economic base includes a review of revenue generated within Richland Center, revenue attracted from outside the community, and revenue lost or spent outside the community. Increasing the value of raw materials, attracting contracts or sales from outside the county or municipality, and creating opportunities for residents to spend their money locally all add to the economy.

Table 6.2 below shows the mainstays of Richland County's economic base. Employment related to agri-business outpaces the state percent. Other sectors of note include manufacturing, education, health and social services, retail trade and agriculture.

Table 6.2 Richland County Employment by Industry

Industry	City of Richland Center Number	City of Richland Center Percent	Richland County Number	Richland County Percent	Wisconsin Number	Wisconsin Percent
Population (16 Years and Older)	2,300	100.0%	8,885	100.0%	2,734,925	100.0%
Agriculture, forestry, fishing and hunting, and mining:	65	2.8%	1,016	11.4%	75,418	2.8%
Construction	161	7.0%	662	7.5%	161,625	5.9%
Manufacturing	600	26.1%	2,280	25.7%	606,845	22.2%
Wholesale trade	32	1.4%	189	2.1%	87,979	3.2%
Retail trade	299	13.0%	1,101	12.4%	317,881	11.6%
Transportation and warehousing, and utilities:	56	2.4%	355	4.0%	123,657	4.5%
Information	48	2.1%	113	1.3%	60,142	2.2%
Finance, insurance, real estate and rental and leasing:	122	5.3%	313	3.5%	168,060	6.1%
Professional, scientific, management, administrative, and waste management services:	64	2.8%	227	2.6%	179,503	6.6%
Educational, health and social services:	515	22.4%	1,609	18.1%	548,111	20.0%
Arts, entertainment, recreation, accommodation and food services:	167	7.3%	491	5.5%	198,528	7.3%
Other services (except public administration)	101	4.4%	306	3.4%	111,028	4.1%
Public administration	70	0	223	2.5%	96,148	3.5%

Source: US Census Bureau (2000)

Table 6.9, in the attachments at the back of this chapter, shows United States Census Bureau data for Richland County on the number and types of business, employment and payroll from 1998 to 2002. However, the data does not include self-employed individuals, agricultural production employees, and most government employees, which reduces its usefulness to an agricultural area like Richland County.

Table 6.9 shows that Richland County's largest sector, manufacturing, reflects national trends with a slight decrease in annual payroll. The Table also shows solid growth in the key sectors of retail trade and health care and social assistance. As of 2000, more of Richland County workers are in manufacturing (25.7 percent) than in Wisconsin (22.2 percent) or the United States (14.1 percent).

Table 6.11 in the attachments at the end of this chapter shows US Census Bureau 2000 Employment by Industry in Detail for all municipalities, Richland County and Wisconsin

Table 6.3 shows income data for the City of Richland Center and Richland County. The table compares 1990 and 2000 census reports. Median household income refers to every unit of occupancy with one or more unrelated individuals. Median family income refers to units of occupancy with individuals related by blood (children, grandparents, etc.) or by law (marriage, adoption, etc.). Per capita income refers to the individual wage earner.

Table 6.3 Richland County Income Statistics

Income	City of Richland Center 1990	City of Richland Center 2000	Richland County 1990	Richland County 2000
Per Capita Income	\$10,867	\$15,520	\$10,287	\$17,042
Median Family Income	\$24,912	\$38,625	\$26,161	\$41,705
Median Household Income	\$19,685	\$27,129	\$21,946	\$33,998
Individuals Below Poverty	15.1%	12.6%	13.2%	10.1%

Source: US Census Bureau (2000)



#### 6.4.2 ANALYSIS OF THE LABOR FORCE

The Wisconsin Department of Workforce Development, Office of Economic Advisors regularly publishes Workforce Profiles by County. In the most recent report from November 2004 findings about the Richland County workforce including:

- The majority (78%) of Richland County employers employ between one and 19 workers. This is a typical percent for a rural county.
- The largest share (25%) of Richland County employees work in establishments employing 250 - 499 workers.
- The top ten employers in Richland County employ 37% of its work force. Table 6.7 in the attachments at the end of this chapter shows the largest manufacturers in the County.
- Overall wages paid in Richland County was about 90% of the state average for rural areas in 2003.
- In the five years from 1997 – 2002, per capita personal income in Richland County rose 10.2%, compared to a rise of 9.7% for all rural areas of Wisconsin. The definition of per capita personal income is the total of all forms of personal income divided by the total population.

Table 6.10 in the attachments at the end of this chapter shows 2000 US Census labor force employment status by municipality for males and females. More current labor force information is available only at the county level. According to the WI Department of Workforce Development, the County's 2003 labor force participation rate was 62.4%. This was below the state and national averages of 72.9% and 66.2% respectively.

Commuting plays a significant role in the make-up of the workforce. The 2000 Census indicates that one in three workers living in Richland County commute to jobs outside of the county, up from the 1990 census numbers. This out-commute ratio is typical for rural counties. Of Richland's out-commuters, 1,100 travel to Sauk County and 500 travel to Dane County. The net out-commute numbers are inevitable because there are approximately 6,000 jobs in the county and 8,700 workers reside in the County.

Richland County also attracts workers from other counties. A non-Richland resident holds about one out of every five jobs in Richland County, (approximately 1,300 workers).

Tables 6.4 and 6.5 provide in-commute and out-commute numbers for Richland County. The numbers show the Richland County labor force is dynamic and that the economic well-being of the county and a large region tie together.

Table 6.4 Where Richland County Workers Reside

2000		1990	
Location	Number	Location	Number
Richland Co., WI	5,917	Richland Co., WI	5,793
Sauk Co., WI	1,095	Sauk Co., WI	757
Dane Co., WI	505	Grant Co., WI	461
Grant Co., WI	392	Dane Co., WI	345
Vernon Co., WI	281	Vernon Co., WI	189
Iowa Co., WI	203	Iowa Co., WI	112
Jefferson Co., WI	80	Crawford Co., WI	52
Crawford Co., WI	52	Juneau Co., WI	29
Juneau Co., WI	41	La Crosse Co., WI	22
Rock Co., WI	41	Columbia Co., WI	19

Source: US Census Bureau, County-County Workflow (2000, 1990)

Table 6.5 Where Richland County Workers Work

2000		1990	
Location	Number	Location	Number
Richland Co., WI	5,917	Richland Co., WI	5,793
Grant County, WI	367	Grant County, WI	259
Vernon County, WI	302	Vernon County, WI	168
Sauk County, WI	205	Sauk County, WI	149
Crawford County, WI	153	Iowa Co., WI	75
Iowa Co., WI	129	Crawford County, WI	71
Dane Co., WI	56	Dane Co., WI	35
Jefferson Co., WI	19	La Crosse Co., WI	22
Juneau Co., WI	19	Rock Co., WI	14
Rock Co., WI	17	Juneau Co., WI	7

Source: US Census Bureau, County-County Workflow (2000, 1990)

**6.5 ANALYSIS OF NEW BUSINESS AND INDUSTRY DESIRED**

Recognition of the need and support to retain existing jobs and attract new business is strong in Richland County. The community survey results show that City of Richland Center residents view intergovernmental cooperation as essential. The surveys show strong support for coordinated efforts to actively recruit new business and industry.

Support for several types of business in Richland Center is very strong. Residents rated as essential, very important and important: commercial and retail development – 95%; industry and manufacturing – 94%; agricultural related business – 93%; tourism and recreation businesses – 90%; and downtown business development – 86%. There is also support for home based businesses – 69%.

**6.5.1 STRENGTHS AND WEAKNESSES FOR ECONOMIC DEVELOPMENT**

For success in economic development, a community needs to identify its strengths and weaknesses, then leverage the strengths, and minimize the affects of the weaknesses. Following is a summary of strengths and weaknesses based on a review of community survey responses and other plan elements.

**RICHLAND COUNTY AND CITY OF RICHLAND CENTER STRENGTHS**

- People want to live here for the beauty and clean environment.
- The economic base is diverse with agriculture, farm production and food processing.
- Communities that are safe, friendly and a great place to raise a family.

**RICHLAND COUNTY AND CITY OF RICHLAND CENTER WEAKNESSES**

- A population with slow growth and many workers nearing retirement is a challenge for retaining and recruiting employers.
- No four-lane highway or rail.
- Challenges to profitability for small business such as high costs of taxes, regulation, health care.
- Housing to accommodate new residents needs more diversity and more subdivisions to provide a range of locations and housing choices

**6.6 ANALYSIS OF BUSINESS AND INDUSTRY PARKS**

**6.6.1 EXISTING BUSINESS AND INDUSTRY PARKS**

There is land zoned for industry and with water, sewer and road access to accommodate light manufacturing in three communities. Map 6.2 in the attachments at the end of this chapter shows the City of Richland Center’s North Industrial Park and South Industrial Park. Map 6.3 in the attachments at the end of this chapter shows the Village of Viola Industrial Park and land in the Village of Lone Rock that is in a TIF District and is zoned industrial. Also in Lone Rock, in or adjacent to the TIF District are 11 acres of private owned land zoned industrial and with utilities and road access. Table 6.6 describes the location of land currently designated for light manufacturing, commercial and industrial use in Richland County.

Table 6.6 Richland County Business and Industry Parks

Name	Location	Total Acres	Available Acres
Richland Industrial Park North	Hwy 80 N	115	Approx. 30
Richland Industrial Park South	Hwy 14 W	184.13	Full
Viola Industrial Park	SR 131	10.6	6
Lone Rock TIF zoned industrial Privately owned, Bob Ewers, et al	Hwy 14	43 30	Full 11

Source: Richland County Economic Development Corp.

Clusters of businesses are also located in the central business areas of Villages and the City of Richland Center and in a few unincorporated communities in Towns. Like the national economy, the Richland County economy is experiencing a gradual shift of main street businesses from selling material goods to selling services.

### 6.6.2 FUTURE BUSINESS AND INDUSTRY PARKS

As employment in the manufacturing sector of the national and local economy has remained flat during the past fifteen years, communities often broaden their industry park covenants and zoning to allow businesses that support manufacturing and industry such as business services, suppliers and warehousing.

Table 6.6 shows there is a limited inventory of land countywide designated for industry and served by utilities and roads. As part of an economic development plan, it is important for municipalities and the county to work together to identify additional acres for business development. Of the acres currently identified as available, some may be difficult to develop due to environmental, cost or other issues. Further, large and relatively flat sites need to be available to attract some large development projects. A review of community survey responses and vision statements for Richland County municipalities suggests the degree of support for business park development ranges between mild to strong. For the City of Richland Center, 68 percent think the community should provide at least some land with infrastructure (water, sewer, access, etc.) for commercial or light manufacturing. Further, 74 percent agree that development at the edge of cities and villages should be required to have municipal water and sewer services.

### ENVIRONMENTALLY CONTAMINATED SITES

Table 6.7 indicates the location of Leaking Underground Storage Tanks (LUST) and Environmental Repair (ERP) sites in municipalities in Richland County. The list omits properties where no action is required, general spills, and minor contaminations.

Programs through the state of Wisconsin can often make it financially feasible for the owners or a municipality to remediate contaminations on a LUST or ERP site and prepare the site for redevelopment.

Table 6.7 Richland County LUST and ERP Sites

Jurisdiction	No. of LUST Sites	No. of ERP Sites	Jurisdiction	No. of LUST Sites	No. of ERP Sites
Basswood	1		Muscoda	1	
Bloom City	1		Port Andrew	1	
Blue River	1		Richland Center	26	7
Boaz	1		Rockbridge	3	
Cazenovia	1		Sextonville	1	
Gotham	2		Viola	2	1
Hub City	2		Yuba	2	
Ithaca	1	1			

Source: Wisconsin Department of Natural Resources (BRRTS)

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## 6.7 ECONOMIC DEVELOPMENT AGENCIES AND PROGRAMS

Providers of services can be a partner for the goals and objectives identified in this chapter. People with local government and business people can contact:

### 6.7.1 COUNTY AND LOCAL LEVEL RESOURCES

- Richland Area Chamber of Commerce/Main Street Partnership  
Susan Price, Executive Director  
397 W. Seminary Street, Post Office Box 128, Richland Center, WI 53581  
Phone: 608.647-6205, Toll Free: 800.422-1318  
Email: [info@richlandchamber.com](mailto:info@richlandchamber.com), Web site: [www.richlandchamber.com](http://www.richlandchamber.com)  
Membership is open to businesses throughout Richland County.
- Richland County Economic Development Corporation (RCEDC)  
Bruce Bullamore, Executive Director  
397 W. Seminary Street, Post Office Box 49, Richland Center, WI 53581  
Phone: (608) 647-4310  
Email: [rcedc@mwt.net](mailto:rcedc@mwt.net)  
Web site: <http://www.richlandcounty.com/>

### 6.7.2 REGIONAL LEVEL AGENCIES AND PROGRAMS

- Small Business Development Center of Southwest Wisconsin  
Ayla Annac, Program Director  
438 Gardner Hall, 1 University Plaza, Platteville, WI 53818-3099  
Phone: (608) 342-1038  
Email: [swsdbc@uwplatt.edu](mailto:swsdbc@uwplatt.edu) [Ayla Annac](mailto:Ayla Annac)  
Office on the campus of University of Wisconsin – Platteville  
Phone: 608.342.1038.  
Provides counseling, education and training in business planning, operation and management.  
Serves Grant, Lafayette, Green, Richland, Crawford and Iowa Counties.
- Southwestern Wisconsin Regional Planning Commission  
Amy Knox, Economic Development Planner  
719 Pioneer Tower, Platteville, WI 53818  
Phone: 608.342.1636  
Email: [mailto:knox@uwplatt.edu](mailto:mailto:knox@uwplatt.edu)  
Administers a regional revolving loan fund that can make low-interest loans to projects providing significant economic benefits to the area, or where there is a specific need identified in the community.
- Southwest Wisconsin Workforce Development Board  
Bob Borremans, Executive Director  
Southwest Job Centers Admin Office  
319 Elaines Court Dodgeville, WI 53533  
Phone: (608) 935-3116  
Email: [r.borremans@jobcenter.org](mailto:r.borremans@jobcenter.org)  
Web site for WDB: [www.swwdb.org](http://www.swwdb.org) web site for Job Centers: [www.jobcenter.org](http://www.jobcenter.org)

### 6.7.3 STATE LEVEL AGENCIES AND PROGRAMS

- Wisconsin Department of Commerce  
Bill Winter, Area Development Manager  
Office in the Richland Center City Hall  
Phone: 608.647.4613  
Email: [bwinter@commerce.state.wi.us](mailto:bwinter@commerce.state.wi.us)  
Web site: [www.commerce.state.wi.us](http://www.commerce.state.wi.us)

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The Department has a broad array of programs to assist a full spectrum of economic development strategies. Programs range from help to start a business to assisting large employer projects. Several new programs target the development of dairying and other agriculture. Other programs target businesses in rural areas. Programs include grants, loans and assistance with financing, labor training and cleaning up brownfield sites.

- Wisconsin Department of Agriculture, Trade and Consumer Protection  
Grow Wisconsin Dairy Team  
James Cisler  
Email: [james.cisler@datcp.state.wi.us](mailto:james.cisler@datcp.state.wi.us)  
Phone: 608.224.5137  
Web site: [www.datcp.state.wi.us](http://www.datcp.state.wi.us)
- Wisconsin Housing and Economic Development Authority  
David Sheperd, Area Representative  
Phone: 1-800-334-6873 Ext. 627  
Email: [david.sheperd@wheda.com](mailto:david.sheperd@wheda.com)  
Web site: [www.wheda.com](http://www.wheda.com)  
Sheperd serves Columbia, Dodge, Grant, Green, Iowa, Jefferson, Lafayette, Richland, and Sauk counties. WHEDA economic development programs target agricultural development, businesses owned by women and minorities, small businesses and construction projects.
- The Wisconsin Department of Natural Resources  
Linda Hanefeld, Hydrogeologist, Dodgeville Service Center  
Phone: 608.935.1948  
Email: [Linda.hanefeld@dnr.state.wi.us](mailto:Linda.hanefeld@dnr.state.wi.us)  
Web site: [www.dnr.wi.gov](http://www.dnr.wi.gov)  
DNR staff administer grant and loan programs, and work closely with local governments and organizations to plan and develop projects that protect public health, natural resources, the environment and outdoor recreational opportunities. Through loans, grants and reimbursement programs, the DNR programs target the cleanup of petroleum and other contamination to enable Brownfield site redevelopment, prevent pollution and minimizing waste.

#### 6.7.4 FEDERAL AGENCIES AND PROGRAMS

- Small Business Administration (SBA)  
Becky Freund, Economic Development Specialist  
Phone: 608.441.5519  
Email: [becky.freund@sba.gov](mailto:becky.freund@sba.gov)  
Web site: [www.sba.gov/wi](http://www.sba.gov/wi)  
The SBA helps businesses obtain financing for various needs through loan guarantee programs, loans and counseling and education services to small business owners.
- USDA - Rural Development  
Portage Local Office  
2912 Red Fox Run, Portage, WI 53901  
Phone: 608.742.5361  
Email: [RD.Portage@wi.usda.gov](mailto:RD.Portage@wi.usda.gov)  
Web site: [www.rurdev.usda.gov/wi](http://www.rurdev.usda.gov/wi)  
Rural Development programs help a rural community or business with economic development through loan guarantees, loans and grants.

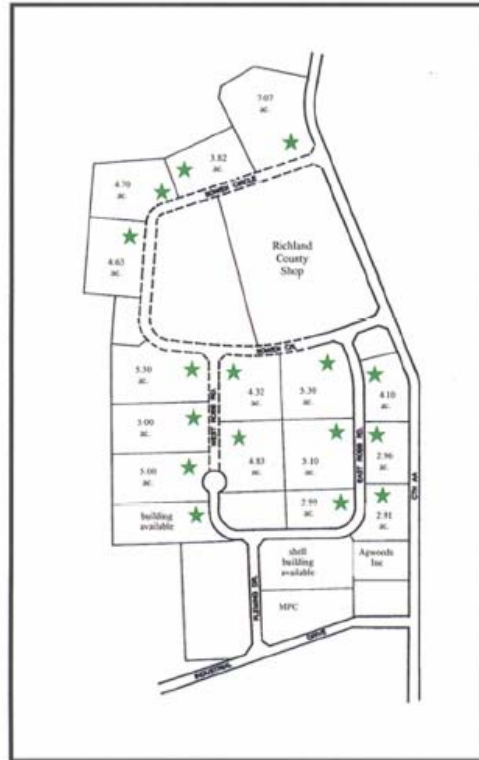
**ECONOMIC DEVELOPMENT  
CHAPTER ATTACHMENTS**

**Map 6.2**

**Richland Center Industrial Park -  
North  
Richland County, WI**

**LEGEND**

 **LOTS AVAILABLE**



**Richland Center Industrial Park -  
South  
Richland County, WI**

Table 6.8 Manufacturers

Company Name	Average WI Employees	Location
Rockwell Automation	340	Richland Center
Richland Center Foundry Company	280	Richland Center
S & S Cycle	165	Viola
Dean Foods	157	Richland Center
Merkle-Korf	156	-
Mercury Industries, Inc.	150	Richland Center
Hilltop Valley Dairy	138	-
Miniature Precision Components, Inc.	90	Richland Center
Foremost Farms, USA	63	Richland Center
Seats, Inc.	40	-
Lowe Manufacturing	40	Readstown
Indian Hollow Farms	25	Richland Center
Oakwood Fruit Farm, Inc.	25	Richland Center
Richland Patterns, Inc.	25	Richland Center
Woodward Communications	25	Richland Center
Profile Boat	20	-
Town & County Transfer	15	Richland Center
Performance Windows	15	-
Alcam Creamery Co., Inc.	10	Richland Center
Jim Greeley Signs & Awnings, Inc.	10	Richland Center
The Richland County Publishers	8	Richland Center
Hynek Prining	7	Richland Center
Rockbridge Sawmill, Inc.	5	Richland Center
Sylvan Millworks	5	Sylvan Twp.
A & W Maple Crest	4	Richland Center
Agwoods, Inc.	4	Richland Center
QMI, Ltd.	3	Richland Center
Richland Center Feed Supply	3	Richland Center
Decorating Showcase	2	Richland Center
Grell Lumber Company	NA	Gotham
Al's Apples, Inc.	NA	-
Nelson Sawmills	NA	-

Source: Wisconsin Department of Commerce



Table 6.9 Richland County Business Patterns (1998-2001)

Industry	Total Number of Establishments			Total Number of Employees			Annual Payroll (\$1000)			% Change in Payroll 1998-2000	% Change in Payroll 1998-2002
	1998	2000	2002	1998	2000	2002	1998	2000	2002		
	Total	348	360	411	4,507	4,704	4,987	\$103,269	\$109,202		
Forestry, fishing, hunting, and agriculture support	2	3	5	0-19	7	20-99	--	--	--	--	--
Utilities	2	3	3	20-99	20-99	20-99	--	--	--	--	--
Construction	35	36	46	102	106	125	\$3,498	\$3,466	\$4,750	-0.9%	37.0%
Manufacturing	25	24	28	1,936	1,670	1,690	\$58,535	\$56,254	\$52,602	-3.9%	-6.5%
Wholesale trade	14	16	16	108	116	109	\$1,555	\$2,030	\$2,340	30.5%	15.3%
Retail trade	79	75	84	860	1,119	1,069	\$12,644	\$16,023	\$18,441	26.7%	15.1%
Transportation & warehousing	11	17	20	20-99	122	142	--	\$2,227	\$2,864	--	28.6%
Information	9	7	9	80	63	66	\$1,260	\$1,112	\$1,147	-11.7%	3.1%
Finance & insurance	23	25	29	124	138	151	\$3,244	\$3,941	\$4,078	21.5%	3.5%
Real estate & rental & leasing	11	10	10	20-99	27	20-99	--	\$266	--	--	--
Professional, scientific & technical services	20	21	25	66	74	90	\$1,231	\$1,344	\$1,818	9.2%	35.3%
Management of companies & enterprises	1	1	1	0-19	0-19	0-19	--	--	--	--	--
Admin, support, waste mgt, remediation services	11	10	7	41	52	125	\$610	\$735	\$2,638	20.5%	258.9%
Educational services	1	2	1	20-99	20-99	20-99	--	--	--	--	--
Health care and social assistance	29	25	34	514	576	623	\$13,552	\$15,447	\$18,578	14.0%	20.3%
Arts, entertainment & recreation	5	5	7	20-99	20-99	49	--	--	\$389	--	--
Accommodation & food services	29	31	37	346	365	451	\$2,729	\$2,835	\$3,713	3.9%	31.0%
Other services (except public administration)	37	42	49	116	154	191	\$1,443	\$1,979	\$2,446	37.1%	23.6%

Source: US Census Bureau, County Business Patterns (2002, 2000 and 1998)

Table 6.10 Richland County Employment Status

Jurisdiction	Male	Male - In Labor Force	Male - Employed	Male - Unemployed	Female	Female - In Labor Force	Female - Employed	Female - Unemployed
Town of Akan	53.9%	72.9%	70.7%	2.2%	46.1%	58.7%	58.1%	0.6%
Town of Bloom	49.6%	80.6%	73.1%	7.5%	50.4%	65.7%	63.7%	2.0%
Village of Boaz	50.8%	90.3%	80.6%	9.7%	49.2%	70.0%	70.0%	0.0%
Town of Buena Vista	51.4%	77.2%	71.9%	5.3%	48.6%	67.1%	68.9%	2.1%
Village of Cazenovia	50.6%	52.3%	43.8%	6.3%	49.4%	61.6%	61.6%	0.0%
Town of Dayton	50.7%	69.6%	67.8%	1.7%	49.3%	59.1%	59.0%	1.8%
Town of Eagle	51.0%	77.0%	74.3%	2.6%	49.0%	66.1%	62.9%	3.2%
Town of Forest	52.8%	77.6%	73.0%	4.6%	47.2%	62.5%	59.6%	2.9%
Town of Henrietta	49.5%	67.0%	66.0%	1.0%	50.5%	60.1%	59.6%	0.5%
Village of Lone Rock	48.3%	74.4%	70.2%	4.2%	51.7%	74.2%	68.1%	6.1%
Town of Orion	49.2%	73.4%	71.7%	1.7%	50.8%	65.1%	64.3%	0.8%
Town of Richland	50.0%	71.3%	68.5%	2.8%	50.0%	55.7%	54.7%	0.9%
City of Richland Center	44.7%	67.0%	60.5%	6.5%	55.3%	54.5%	51.5%	3.0%
Town of Richwood	52.5%	72.2%	69.9%	2.3%	47.5%	56.8%	55.6%	1.2%
Town of Rockbridge	51.3%	80.9%	77.0%	0.0%	48.7%	63.8%	63.1%	0.7%
Town of Sylvan	52.3%	76.5%	75.1%	1.4%	47.7%	62.1%	61.1%	1.0%
Village of Viola	46.1%	62.7%	59.0%	3.7%	53.9%	66.5%	69.1%	2.1%
Town of Westford	52.9%	80.4%	78.7%	1.7%	47.1%	72.2%	64.9%	7.3%
Town of Willow	51.2%	80.4%	79.9%	0.5%	48.8%	72.8%	72.8%	0.0%
Village of Yuba	40.8%	74.2%	67.7%	6.5%	59.2%	51.1%	46.7%	4.4%

Source: US Census Bureau (2000)

Table 6.11 Richland County Employment by Industry in Detail

Jurisdiction	Agriculture/ Forestry/ Fishing/ Hunting/ Mining	Construction	Mfg.	Wholesale Trade	Retail Trade	Trans./ Warehousing/ Utilities	Info.	Finance/ Insurance/ Real Estate/ Rental/ Leasing	Professional/ Scientific/ Management/ Administrative/ Waste Management Svcs	Educational/ Health/ Social Svcs	Arts/ Entertainment/ Recreation/ Accommodation/ Food Svcs	Other Svcs (except Public Admin.)	Public Admin.
Wisconsin	2.8%	5.9%	22.2%	3.2%	11.6%	4.5%	2.2%	6.1%	6.6%	20.0%	7.3%	4.1%	3.5%
Richland County	11.4%	7.5%	25.7%	2.1%	12.4%	4.0%	1.3%	3.5%	2.6%	18.1%	5.5%	3.4%	2.5%
City of Richland Center	2.8%	7.0%	26.1%	1.4%	13.0%	2.4%	2.1%	5.3%	2.8%	22.4%	7.3%	4.4%	0.0%
Town of Akan	17.9%	14.7%	23.9%	0.9%	10.6%	4.1%	0.0%	0.9%	3.7%	15.6%	0.9%	2.3%	4.6%
Town of Bloom	25.3%	6.1%	21.7%	1.4%	7.6%	6.5%	0.7%	2.2%	2.9%	17.0%	3.6%	4.0%	0.0%
Town of Buena Vista	10.7%	6.8%	33.3%	2.7%	10.7%	4.8%	1.0%	2.2%	1.7%	17.2%	5.3%	2.3%	0.0%
Town of Dayton	17.0%	5.3%	22.6%	1.7%	13.1%	7.5%	80.0%	2.0%	2.0%	18.2%	4.7%	2.0%	0.0%
Town of Eagle	21.6%	3.5%	20.6%	1.6%	11.9%	5.8%	0.0%	2.3%	4.5%	15.5%	7.1%	2.6%	0.0%
Town of Henrietta	17.1%	8.9%	26.0%	0.8%	14.6%	0.8%	1.2%	4.9%	2.0%	13.8%	5.3%	1.6%	0.0%
Town of Orion	13.4%	9.3%	18.9%	3.7%	14.6%	5.6%	0.0%	7.1%	1.6%	13.7%	5.6%	3.7%	0.0%
Town of Richland	7.4%	8.9%	21.2%	1.2%	13.9%	2.3%	1.7%	6.2%	4.5%	19.2%	6.4%	3.3%	0.0%
Town of Richwood	16.9%	9.7%	22.5%	2.5%	11.3%	6.6%	0.3%	1.6%	0.9%	16.6%	5.9%	2.5%	0.0%
Town of Rockbridge	18.4%	6.2%	22.3%	2.1%	13.0%	2.8%	2.3%	2.8%	3.9%	16.3%	2.6%	4.9%	0.0%
Town of Sylvan	19.0%	3.9%	29.9%	1.4%	13.4%	6.3%	0.4%	2.8%	4.9%	1.9%	2.1%	3.2%	0.0%
Town of Westford	27.1%	3.7%	24.8%	1.6%	12.4%	4.1%	0.0%	2.2%	1.6%	10.5%	4.5%	3.8%	0.0%
Town of Willow	18.1%	10.3%	17.4%	4.6%	15.2%	3.9%	70.0%	1.1%	0.7%	16.3%	8.5%	2.5%	0.7%
Village of Boaz	6.5%	3.3%	48.9%	0.0%	5.4%	4.3%	0.0%	2.2%	4.3%	15.2%	2.2%	2.2%	0.0%
Village of Cazenovia	0.0%	10.3%	43.4%	0.0%	8.8%	2.9%	0.0%	4.4%	1.5%	16.9%	7.4%	4.4%	0.0%
Village of Lone Rock	1.9%	11.2%	31.8%	4.2%	17.0%	2.3%	1.5%	1.7%	1.5%	15.4%	6.9%	2.9%	0.0%
Village of Viola	2.5%	4.5%	30.3%	4.0%	5.6%	6.6%	2.5%	3.0%	3.0%	32.8%	2.5%	1.5%	0.0%
Village of Yuba	4.8%	4.8%	19.0%	11.9%	14.3%	14.3%	0.0%	4.9%	0.0%	4.8%	16.7%	4.8%	0.0%

Source: US Census Bureau (2000)



## 7.0 INTERGOVERNMENTAL COOPERATION

### 7.1 CHAPTER SUMMARY

Many cities, towns, villages, and counties begin cooperative arrangements to lower costs and promote efficiency. Most arrangements involve only two governmental units, but there are also agreements among multiple units. Intergovernmental cooperation may range from formal joint power agreements to unwritten understandings. For instance, two communities may have an unwritten agreement about sharing fire or EMT services, road repair equipment, or a cluster of cities and towns may have a written agreement concerning snow removal or economic development. Intergovernmental cooperation is an effective way for local governments to respond to changing and diverse needs by working with their neighbors, while maintaining their own identity. If an agreement can be reached among two or more units of government, services can often be provided with substantial cost savings. Cooperation can also eliminate unnecessary duplication of services or purchasing of equipment. The opportunities for intergovernmental cooperation are endless. This section examines what intergovernmental cooperation the City of Richland Center is engaged in today and what they may consider in the future.



#### Wisconsin State Statute 66.1001(2)(g)

##### **(g) Intergovernmental cooperation element.**

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under [s. 66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

## **7.2 GOALS**

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. Of these fourteen goals, the one listed below has the particular objective of intergovernmental cooperation.

- **Encourage coordination and cooperation among nearby units of government.**

## **7.3 OBJECTIVES AND POLICY RECOMMENDATIONS**

The following are the Intergovernmental Cooperation objectives and policy recommendations. They support the above goal and will guide intergovernmental cooperation decisions in the City of Richland Center over the next 20 years.

- 1. Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.**
- 2. Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.**
- 3. When appropriate, intergovernmental agreements with other local units of government should be created through written contracts / agreements.**

### **Extraterritorial and Annexation Policies**

- 4. Encourage joint work with the Town of Richland and surrounding Towns to support sound land use planning. Such planning should extend to issues which include, but are not limited to, the proper layout and design of streets and roads, assuring that proposed lots have adequate provision for wastewater treatment and water supply, and assuring proper stormwater management which prevents soil erosion and excessive run-off.**
- 5. Participate in Extraterritorial Zoning jointly with any adjoining town which desired to do so following the procedures established in Wisconsin State Law s.s. 62.23(7a).**
- 6. Exercise its extraterritorial plat review and official mapping powers as established in Wisconsin State Law Chapter 62.**
- 7. Adopt annexation guidelines after consulting with nearby Towns. The guidelines should address the fiscal, planning, and legal impacts on both the City and the Towns.**

**7.4 EXISTING AND POTENTIAL AREAS OF COOPERATION**

**7.4.1 EXISTING AREAS OF COOPERATION**

Table 7.1 lists services the City of Richland Center shares with its neighboring jurisdictions.

Table 7.1 Currently Shared Services

Neighboring Local Units of Government	Shared Service	Method of exchange (contract, taxes, other service)
Most Townships	Fire District	
Town of Richland	Building Inspection	
Richland County Sheriffs Dept.	Shared Services	Working on Mutual Aid Agreement
Towns of Orion/Dayton/Richland	Landfill	
Richland County	Road services (Economic Development)	
Richland County	Library (Natatorium/Recreation Complex)	
Richland County	Health Officer	

The City does not have any agreements or contracts with the school district.

**7.4.2 POTENTIAL AREAS OF COOPERATION**

No potential areas of cooperation with neighboring jurisdictions were identified.

**7.5 INTERGOVERNMENTAL RELATIONSHIPS**

**7.5.1 CONFLICTS AND SOLUTIONS**

The City of Richland indicated there are potential intergovernmental conflicts such as private wells and septic, ETZ boundaries, jurisdictional responsibilities within the ETZ after Comprehensive Plan adoption, and watershed and floodplain issues.

Addressing these possible conflicts could require boundary agreements, continued dialogue between neighbors, maintenance of structural relationships, ad hoc committees, and the joint ETZ committee. Analysis of the current quality of jurisdictional relationships (satisfactory versus unsatisfactory) existing between Richland Center and other units of government whose influence is felt in the City was not given.

**7.6 INTERGOVERNMENTAL COOPERATION AGENCIES AND PROGRAMS**

There are a number of available state agencies and programs to assist communities with intergovernmental projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency.

**INTERGOVERNMENTAL RELATIONS – WI DEPARTMENT OF ADMINISTRATION**

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin’s local governments and to improve the coordination and cooperation of state agencies in their land use activities.

**INTERGOVERNMENTAL RELATIONS – WIDOA**

**101 E. Wilson St.  
Madison, WI 53702**

**<http://www.doa.state.wi.us/dhir/>**

**WISCONSIN TOWNS ASSOCIATION**

Wisconsin Towns Association (WTA) is a non-profit, non-partisan statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,264 towns and to improve town government. In 2002 WTA celebrated its 55th year of service to town governments and the state's 1.6 million town residents. The association is organized into six districts and is headquartered in Shawano. WTA relies on regular district meetings, an annual statewide convention, publications, participation in cooperative training programs and other means to support the goal of keeping grassroots government strong and efficient in Wisconsin.

**LEAGUE OF WISCONSIN MUNICIPALITIES**

The League of Wisconsin Municipalities is a not-for-profit association of municipalities. First established in 1898, the League acts as an information clearinghouse, lobbying organization and legal resource for Wisconsin municipalities. Its membership consists of 386 villages and all of the 190 cities in the state.

**WISCONSIN COUNTIES ASSOCIATION**

WCA is an association of county governments assembled for the purpose of serving and representing counties. The direction of this organization is one that is determined by the membership and the WCA Board of Directors consistent with the parameters set forth by the WCA Constitution. The organization's strength remains with the dedicated county-elected official.

**SOUTHWESTERN WISCONSIN REGIONAL PLANNING COMMISSION**

The SWWRPC is the area-wide planning and development agency serving the five counties of Grant, Green, Iowa, Lafayette, and Richland. It was created in 1970, formed by executive order of the governor. Wisconsin statutes specify that regional planning commissions are to provide intergovernmental planning and coordination for the physical, social, and economic development of the region. Under Wisconsin law, RPC's have the following functions:

- They may conduct all types of research studies; collect and analyze data; prepare maps, charts and tables, and conduct necessary studies.
- They may make and adopt plans for the physical, social, and economic development of the region.
- They may publish and advertise their purposes, objectives, and findings, and may distribute reports thereon.
- They may provide advisory services on planning problems to the local governmental units within the region and to other public and private agencies in matters relative to its functions and objectives.

**WISCONSIN TOWNS ASSOCIATION**

**W7686 County Road MMM  
Shawano, WI 54166-6086**

**Phone: 715-526-3157  
Fax: 715-524-3917**

**<http://www.wisctowns.com/>**

**LEAGUE OF WISCONSIN MUNICIPALITIES**

**202 State Street, Suite 300  
Madison, WI 53703-2215**

**Phone: 608-267-2380**

**<http://www.lwm-info.org/>**

**WISCONSIN COUNTIES ASSOCIATION**

**22 E. Mifflin St., Suite 900  
Madison, WI 53703**

**Phone: 608-663-7188  
Fax: 608-663-7189**

**<http://www.wicounties.org/>**

**SWWPRC**

**719 Pioneer Tower  
One University Plaza  
Platteville, WI 53818**

**Phone: 608-342-1214  
Fax: 608-342-1220**

**<http://www.swwrpc.org/>**



## 8.0 LAND USE

### 8.1 CHAPTER SUMMARY

Land use is often one of the more controversial issues confronting communities. In many instances, communities were originally platted and land use decisions were made with little regard to natural limitations on development or the interests of the community as a whole. Today, with better knowledge of these limitations, communities are faced with making more intelligent choices as to where future development should occur. Instead of working with a clean slate, however, communities must contend with existing uses and how new development might affect or be affected by them. The land use decisions in this plan are meant to take into account the knowledge and policies of the other elements of this plan.

The purpose of this chapter is to analyze how the land in the City of Richland Center is currently being used, and what constraints to development exist in these areas. This chapter will also discuss the future land use needs in the City of Richland Center. Based on the information in this chapter, and preceding chapters, a set of goals and policies was developed to help guide the land use decisions in the City of Richland Center over the next 20 years.



#### Wisconsin State Statute 66.1001(2)(h)

##### (h) Land Use

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in [par. \(a\)](#), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in [par. \(d\)](#), will be provided in the future, consistent with the timetable described in [par. \(d\)](#), and the general location of future land uses by net density or other classifications.

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## 8.2 GOALS

The State of Wisconsin passed a comprehensive planning law in 2000 to compel municipalities to create comprehensive plans. The plans include nine basic chapters: Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation. In addition to these basic nine elements, fourteen Local Comprehensive Planning Goals were established which are more general in nature. The following are Land Use Goals. Since the land use element is a compilation of all other elements of this plan, all fourteen Comprehensive Planning Goals are listed.

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

### **8.3 OBJECTIVES AND POLICY RECOMMENDATIONS**

The following are the Land Use objectives and policy recommendations (not in order of priority) that support the above goals and will guide land use decisions in the City of Richland Center over the next 20 years.

*NOT IN ORDER OF PRIORITY*

- 1. Encourage large-parcel landowners seeking annexation to develop a long-range development master plan that identifies the general location of streets and utilities, describes proposed land uses, and provides a general timetable for development.**
- 2. Maintain a sense of the character and history of Richland Center through land use and development practices.**
- 3. Develop a visually pleasing and efficiently organized community, with proper regard for economic practicality, convenience, and aesthetics.**
- 4. Maintain a visual and physical separation between incompatible land uses.**
- 5. Promote contiguous, compatible development rather than sprawling and scattered development to maximize use of existing and presently programmed community facilities, and to minimize public service costs.**
- 6. Organize the location, character, and intensity of land use based on accessibility, environmental conditions, community facilities, neighborhoods environment, public safety, traffic impact and public utility capacity.**
- 7. Promote and encourage contiguous land uses, densities, and regulations that result in efficient development patterns to maximize use of existing and future programmed community facilities, and to minimize public service costs with positive regard to residential, commercial, industrial, and environmental concerns.**
- 8. Maintain a sense of character and history of Richland Center when making land use decisions, recognizing the critical role that farmland, open space, historical architecture, scenic vistas, land and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing the community's distinctive character.**
- 9. Design development to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species and woodlots should be encouraged to preserve the character of the community.**
- 10. Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.**
- 11. Encourage infill development and redevelopment on lands that are vacant, remediated, blighted, or underutilized.**
- 12. Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volume of traffic, parking, and other public needs.**
- 13. Encourage the use of conservation neighborhood design strategies for residential development in appropriate areas, to support the mixing of compatible, complimentary uses in close proximity to one another, such as small-scale neighborhood retail and service uses close to residential neighborhoods, if in accordance with community wishes.**

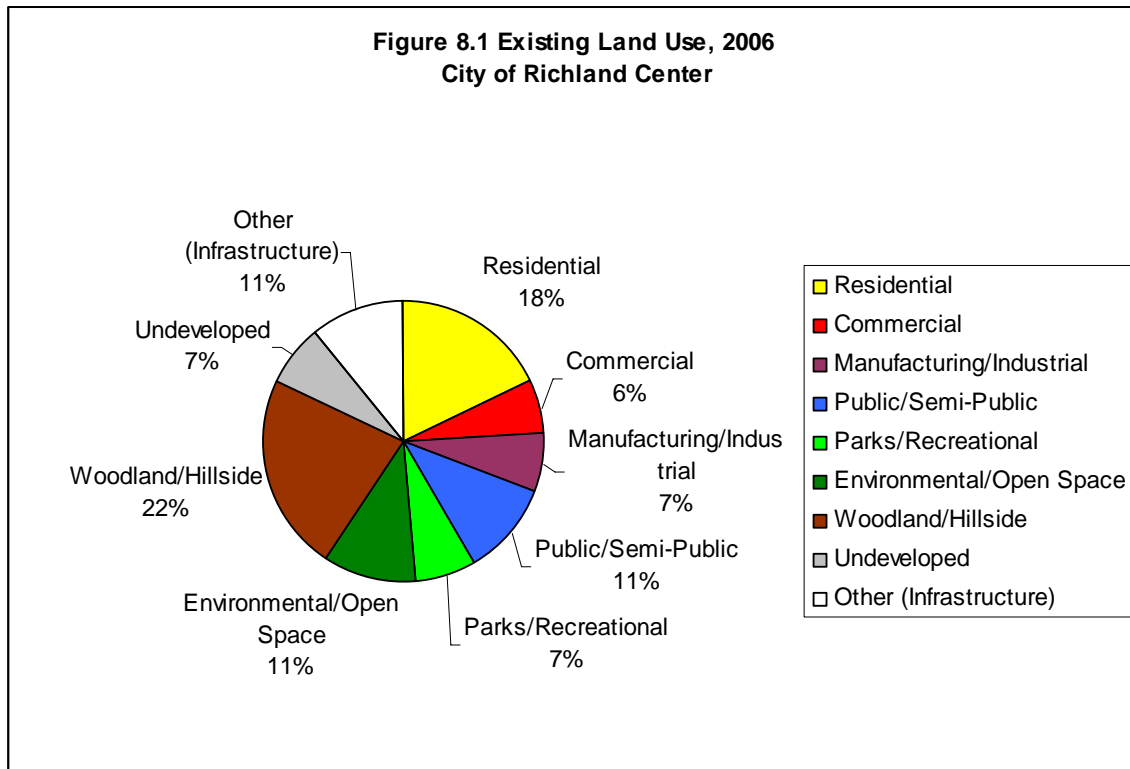
### 8.4 EXISTING LAND USES

The information below discusses the existing land uses in the City of Richland Center. An inventory of existing land uses was conducted in March of 2006 using data from Richland County, aerial photography, information from previous comprehensive plans, and spot field checks. City officials and members of the Plan Commission had an opportunity to review and suggest corrections to existing land use maps before they were finished.

Table 8.1 City of Richland Center Existing Land Use - 2006

Classification	Land Area (Acres)	% of Land Area
Residential	515	18%
Commercial	170	6%
Manufacturing/Industrial	186	7%
Public/Semi-Public	311	11%
Parks/Recreational	196	7%
Environmental/Open Space	298	11%
Woodland/Hillside	646	23%
Undeveloped	210	7%
Other (Infrastructure)	305	11%
<b>Totals</b>	<b>2837</b>	<b>100%</b>

(Source: SWWRPC)



Map 8.2, in the Land Use Chapter Attachments, illustrates the existing land use patterns for the City of Richland Center. The biggest contributors to the general layout of the City historically have been the topography of the area and the presence of Hwy 14. The following describes some of the key features of the existing land use patterns:

- The downtown area is located on the east side of the river and consists primarily of retail/service uses, public buildings, and quasi-public uses.

- US Highway 14 serves as the major commercial corridor along the southeast boundary of the City.
- There are two industrial parks in the City. The Richland Industrial Park North located along Hwy 80N and the Richland Industrial Park South located along Hwy 14E.
- There are established residential neighborhoods on both sides of the river. Most neighborhoods consist primarily of single family and two family homes, although scattered higher density residential units and business uses can be found in some neighborhoods, particularly those closest to the downtown.
- Many steep hillsides surround the City pushing development to the buildable valley sites.
- The UW-Richland Center Campus and Richland Center High School are located along Hwy 14 in the northwest portion of the City.

## 8.5 LAND USE TRENDS

### 8.5.1 LAND SUPPLY

Table 8.2 to 8.5 display the recent developments in land use classification and value for the City of Richland Center for the last 25, 15, 5, and the current year respectively. The information is from the WI Department of Revenue. Caution should be given as the WI-DOR has periodically switched the way they have reported certain land classifications over the years. In addition, technological advances have allowed the WI-DOR to better identify land. These changes can account for some land classifications not having a value in one year but than having one in another year. Also, local assessors have changed over time, which can account for some difference in the methods by which data was reported.

Table 8.2 City of Richland Center Land Use Assessment Statistics - 1979

Classification	Parcel Count	Total Acres	% of Land Area (Acres)	Aggregate Assesment	Equalized Value Assessment
Residential	1643	0	0.00%	\$15,889,840.00	\$44,476,100.00
Commercial	222	0	0.00%	\$7,067,650.00	\$19,587,200.00
Manufacturing	29	74	34.60%	\$2,950,400.00	\$8,225,600.00
Agricultural	9	140	65.40%	\$21,300.00	\$213,800.00
Undeveloped (formerly Swamp/Waste)	0	0	0.00%	\$0.00	\$0.00
AG-Forest	0	0	0.00%	\$0.00	\$0.00
Forest	0	0	0.00%	\$0.00	\$0.00
Other (Federal, State, County, School, etc.)	0	0	0.00%	\$0.00	\$0.00
<b>Real Estate Totals</b>	1903	214	100.00%	\$25,929,190.00	\$72,502,700.00

(Source: WI Department of Revenue, 1979 Statistical Report of Property Values)

Table 8.3 City of Richland Center Land Use Assessment Statistics - 1989

Classification	Parcel Count	Total Acres	% of Land Area (Acres)	Aggregate Assesment	Equalized Value Assessment
Residential	1665	8	2.50%	\$57,022,450.00	\$59,047,700.00
Commercial	229	114	35.30%	\$26,198,450.00	\$26,925,500.00
Manufacturing	20	86	26.60%	\$9,110,600.00	\$9,389,300.00
Agricultural	13	115	35.60%	\$174,550.00	\$99,500.00
Undeveloped (formerly Swamp/Waste)	0	0	0.00%	\$0.00	\$0.00
AG-Forest	0	0	0.00%	\$0.00	\$0.00
Forest	0	0	0.00%	\$0.00	\$0.00
Other (Federal, State, County, School, etc.)	0	0	0.00%	\$0.00	\$0.00
<b>Real Estate Totals</b>	1927	323	100%	\$92,506,050.00	\$95,462,000.00

(Source: WI Department of Revenue, 1989 Statistical Report of Property Values)

Table 8.4 City of Richland Center Land Use Assessment Statistics – 1998

Classification	Parcel Count	Total Acres	% of Land Area (Acres)	Aggregate Assessment	Equalized Value Assessment
Residential	1751	135	18.10%	\$78,439,200.00	\$95,650,200.00
Commercial	256	209	28.00%	\$35,478,850.00	\$37,996,200.00
Manufacturing	18	92	12.30%	\$8,323,300.00	\$9,720,900.00
Agricultural	8	117	15.70%	\$79,700.00	\$69,700.00
Undeveloped (formerly Swamp/Waste)	5	27	3.60%	\$1,950.00	\$5,100.00
AG-Forest	0	0	0.00%	\$0.00	\$0.00
Forest	8	166	22.20%	\$53,600.00	\$86,400.00
Other (Federal, State, County, School, etc.)	1	1	0.10%	\$2,000.00	\$5,100.00
<b>Real Estate Totals</b>	<b>2047</b>	<b>747</b>	<b>100.00%</b>	<b>\$122,378,600.00</b>	<b>\$143,533,600.00</b>

(Source: WI Department of Revenue, 1998 Statistical Report of Property Values)

Table 8.5 City of Richland Center Land Use Assessment Statistics – 2004

Classification	Parcel Count	Total Acres	% of Land Area (Acres)	Aggregate Assessment	Equalized Value Assessment
Residential	1780	118	15.40%	\$120,767,200.00	\$135,157,400.00
Commercial	270	244	31.80%	\$57,480,600.00	\$64,930,000.00
Manufacturing	18	85	11.10%	\$16,161,100.00	\$18,147,800.00
Agricultural	8	140	18.30%	\$13,900.00	\$20,600.00
Undeveloped (formerly Swamp/Waste)	4	23	3.00%	\$2,300.00	\$3,000.00
AG-Forest	0	0	0.00%	\$0.00	\$0.00
Forest	8	154	20.10%	\$131,400.00	\$279,000.00
Other (Federal, State, County, School, etc.)	3	3	0.40%	\$59,600.00	\$70,700.00
<b>Real Estate Totals</b>	<b>2091</b>	<b>767</b>	<b>100.00%</b>	<b>\$194,616,100.00</b>	<b>\$218,608,500.00</b>

(Source: WI Department of Revenue, 2004 Statement of Assessments)

**Aggregate Asset Value** – The dollar amount assigned to taxable real and personal property by the local assessor for the purpose of taxation. Assessed value is called a primary assessment because a levy is applied directly against it to determine the tax due. Accurate assessed values ensure fairness between properties within the taxing jurisdiction. The law allows each municipality to be within 10 percent of market value (equalized value), provided there is equity between the taxpayers of the municipality. (Source: 2005 Guide for Property Owners, WI-DOR)

**Equalized Value Assessment** – The estimated value of all taxable real and personal property in each taxation district. The value represents market value (most probable selling price), except for agricultural property, which is based on its use (ability to generate agricultural income) and agricultural forest and undeveloped lands, which are based on 50% of their full (fair market value). Since assessors in different taxing districts value property at different percentages of market value, equalized values ensure fairness between municipalities. The equalized values are used for apportioning county property taxes, public school taxes, vocational school taxes, and for distributing property tax relief. In summary, equalized values are not only used to distribute the state levy among the counties, but also the equalized values distribute each county's levy among the municipalities in that county. The WI-DOR determines the equalized value. (Source: 2005 Guide for Property Owners, WI-DOR)

**Agriculture** – Agricultural land includes land that produces a crop (including Christmas trees or ginseng), agricultural forest (forested lands contiguous with agricultural land), supports livestock, or is eligible for enrollment in specific federal agricultural programs.

**Residential** - Residential land includes any land with a residential home that does not fall into the agricultural land classification.

**Commercial** – Commercial land refers to any parcel that has a business on it, but does not include industrial properties. This may be a convenience store, car wash, bank, grocery store, tavern, etc., referring to any type of retail or business establishment.

**Manufacturing** – Manufacturing land refers to business and industry that is engaged in processing, manufacturing, packaging, treatment, or fabrication of materials and products.

**Forested** – Forested land including production forests and DNR-MFL.

**Ag-Forest** – Land that is producing or capable of producing commercial forest products if the land satisfies any of the following conditions:

- It is contiguous to a parcel that has been classified in whole as agricultural land, if the contiguous parcel is owned by the same person that owns the land that is producing or capable of producing commercial forest products. In this subdivision, "contiguous" includes separated only by a road.
- It is located on a parcel that contains land that is classified as agricultural land in the property tax assessment on January 1, 2004, and on January 1 of the year of assessment.
- It is located on a parcel at least 50% of which, by acreage, was converted to land that is classified as agricultural land in the property tax assessment on January 1, 2005, or thereafter.

**Undeveloped** – This land classification refers to areas that were formerly classified as swamp/waste. It includes bogs, marshes, lowlands brush land, and uncultivated land zoned as shoreland and shown to be wetland.

**Other** – Remaining land types that do not fall into the above categories, including federal, state, and county lands, school property, and cemeteries.

### 8.5.2 LAND DEMAND

Historically the demand for land throughout Richland County has occurred around the cities and villages. More recently, the demand for land has been highest in unincorporated areas in the eastern most communities, as Richland County has begun absorbing development pressure from Madison and Dane County. (Refer back to Map 4.1 and 4.2 in the Housing Chapter Attachments for maps displaying the percent increase in housing units over the last 30 and 10 years respectfully). It is expected that demand for land will continue to occur in the southern and eastern parts of Richland County and around major transportation corridors such as STH 14. It is also expected that most of the demand will be for residential purposes. Map 8.1, in the Land Use Chapter Attachments, displays the concentration of new residences in Richland County from 2001 to 2004 (reported from the Richland County Land Information and Zoning Departments). The map is similar to that of Map 4.2 (Housing Changes 1990-2000).

Specifically in Richland Center, the highest demand or land will continue to follow historic patterns. It is expected that most new construction will occur along Hwy 14 (especially in the southeast), Hwy 80, and in the buildable valleys.

### 8.5.3 LAND USE PRICES

The table below details the average value of new homes constructed in Richland County during 2002 through 2004. Through extraterritorial plat review, the City of Richland Center can assess its position in relation to housing values in neighboring Towns. The value of new homes constructed continues to be highest in towns in the southern, eastern, and far northwest parts of Richland County.

Table 8.6 Average Value of New Homes Constructed in Richland County 2002-2004

Town	2002 Average Value	2002 Percent of County Average	2003 Average Value	2003 Percent of County Average	2004 Average Value	2004 Percent of County Average
Akan	\$65,000	59%	\$135,000	105%	\$91,500	72%
Bloom	\$105,000	96%	\$110,000	86%	\$90,900	72%
Buena Vista	\$97,816	89%	\$124,193	97%	\$135,494	107%
Dayton	\$122,500	73%	\$158,500	123%	\$118,250	93%
Eagle	NA	NA	\$128,250	100%	NA	NA
Forest	\$108,800	99%	\$117,667	91%	\$142,500	113%
Henrietta	\$116,225	106%	\$125,000	97%	\$151,500	120%
Ithaca*	NA	NA	NA	NA	NA	NA
Marshall	\$115,000	105%	\$136,943	106%	\$190,000	150%
Orion	\$191,800	174%	\$166,750	130%	\$19,225	15%
Richland	\$100,000	91%	\$146,313	114%	\$142,847	113%
Richwood	\$123,000	112%	\$140,000	109%	\$220,000	174%
Rockbridge	\$132,000	120%	\$78,933	61%	\$180,000	142%
Sylvan	\$72,000	65%	\$60,000	47%	\$24,950	20%
Westford	\$100,667	92%	\$102,000	79%	\$111,267	88%
Willow	\$192,000	175%	\$106,000	82%	\$151,506	120%
<b>County Average</b>	<b>\$109,535</b>	<b>100%</b>	<b>\$128,636</b>	<b>100%</b>	<b>\$115,934</b>	<b>100%</b>

(Source: Richland County Land Information and Zoning Departments. \*Ithaca Township data is not available; therefore, the County Average does not include their figures and as a result, these results are somewhat skewed.)

### 8.6 FUTURE LAND USE

To adequately plan for future growth, a community must be aware of what its future needs will be in terms of additional land. The projection of land use needed is based upon several factors, including: historical community growth trends, population forecasts, anticipated economic and land use trends, and several assumptions. Forecasting is an inexact process. Since a number of outside factors affect the rate of growth of a community, assumptions and the resulting forecasts can only be used as a tool for charting future courses of action. Given the above limitations, a simple method of forecasting will be used to arrive at future land needs.

One method that can be used to estimate the future land needs is to use the population projections, discussed in Chapter 1, and the land use inventory taken in 2006, to compute the amount of additional land that will be needed. The assumption under this methodology is that the future population growth will consume approximately the same amount of land area as it has in the past.

In Chapter 1, the population projections were presented as both a low and high figure for the years 2010, 2020, and 2030. Using the population growth rate that those figures represented and the land use inventory presented early in this chapter, a forecast for the amount of land needed per classification was computed for five year increments.

Table 8.7 Forecasted acres needed per land use classification for the City of Richland Center for 2010, 2015, 2020, 2025, and 2030. – Based on Low Population Projection

Land Use	2006	2010	2015	2020	2025	2030
Residential	515	524	529	533	538	542
Commercial	170	173	175	176	178	179
Manufacturing/Industrial	186	189	191	193	194	196
Public/Semi-Public	311	316	319	322	325	327
Parks/Recreational	196	199	201	203	205	206
Environmental/Open Space	298	303	306	309	311	314
Woodland/Hillside	646	657	663	669	675	680
Undeveloped	210	210	210	210	210	210
Other (Infrastructure)	305	310	313	316	318	321
<b>Total</b>	<b>2837</b>	<b>2883</b>	<b>2907</b>	<b>2930</b>	<b>2953</b>	<b>2976</b>



Table 8.8 Forecasted acres needed per land use classification for the City of Richland Center for 2010, 2015, 2020, 2025, and 2030. – **Based on High Population Projection**

Land Use	2006	2010	2015	2020	2025	2030
Residential	515	618	667	717	832	947
Commercial	170	204	220	237	275	312
Manufacturing/Industrial	186	223	241	259	300	342
Public/Semi-Public	311	373	403	433	502	572
Parks/Recreational	196	235	254	273	317	360
Environmental/Open Space	298	358	386	415	481	548
Woodland/Hillside	646	775	837	899	1043	1187
Undeveloped	210	210	210	210	210	210
Other (Infrastructure)	305	366	395	425	493	561
<b>Total</b>	<b>2837</b>	<b>3363</b>	<b>3615</b>	<b>3867</b>	<b>4453</b>	<b>5039</b>

Since there is such a wide difference between the low and high population projections, an average forecast per land use classification was computed. (Table 8.9)

Table 8.9 Forecasted acres needed per land use classification for the City of Richland Center for 2010, 2015, 2020, 2025, and 2030. – **Average between the Low and High Projection**

Land Use	2006	2010	2015	2020	2025	2030
Residential	515	571	598	625	685	744
Commercial	170	188	197	206	226	246
Manufacturing/Industrial	186	206	216	226	247	269
Public/Semi-Public	311	345	361	377	414	450
Parks/Recreational	196	217	228	238	261	283
Environmental/Open Space	298	330	346	362	396	431
Woodland/Hillside	646	716	750	784	859	934
Undeveloped*	210	210	210	210	210	210
Other (Infrastructure)	305	338	354	370	406	441
<b>Total</b>	<b>2837</b>	<b>3123</b>	<b>3261</b>	<b>3398</b>	<b>3703</b>	<b>4007</b>

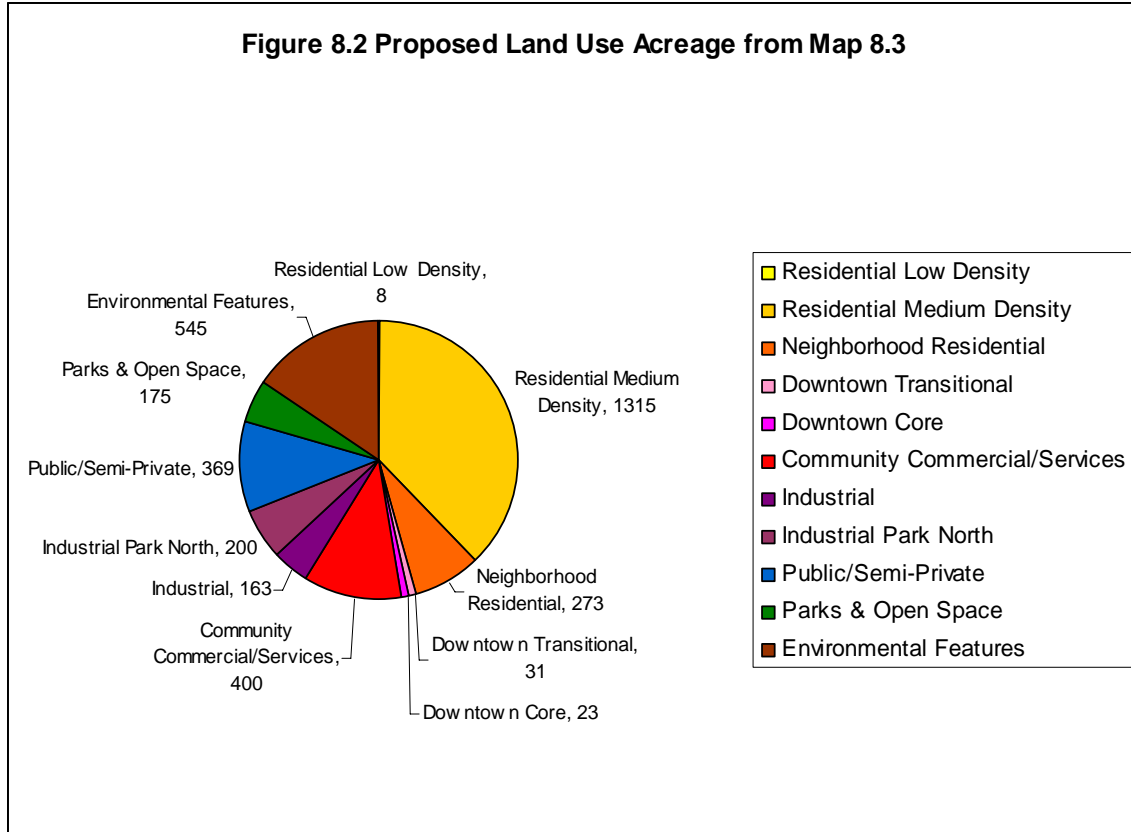
\*In 2006, the amount of undeveloped land within the City of Richland Center was 210 acres. It is unlikely that the undeveloped land use classification will grow at rates similar to the other land use classifications. In theory, this land use classification should decrease as it is converted to other uses. It is unlikely that the true amount of undeveloped land will ever reach zero acres, as some existing parcels will not be buildable. The forecast for undeveloped land will also cause the total acres to be slightly inflated.

**8.6.1 PROPOSED DEVELOPMENT**

Map 8.3, in the Land Use Chapter Attachments, displays the Proposed Development Areas for the City of Richland Center for the next 20 years. The information presented in the map is based on the same map in the previous comprehensive plan (2002), modified after review by the city officials and members of the Plan Commission.

Since it is difficult to predict where and when development will occur it is common practice to produce a proposed development map that is double the projected amount of land needed (Tables 8.7-8.9). Map 8.3 includes more land than Tables 8.7-8.9 indicated was needed to account for uncertainties and to provide a long-range plan to work from. It is anticipated that most of this land would not be developed until a majority of the existing subdivisions and infill lots are developed. These proposed development areas would be the most logical to develop due to ease of extending utilities and proximity to existing compatible land uses.

Richland Center created a Proposed Development Plan when writing their last comprehensive plan that continues to be sufficient to guide future land use decisions over the next 20 years.



**8.6.1.1 PROPOSED LAND USE DESCRIPTIONS/DEVELOPMENT GUIDELINES**

The following section describes in more detail the proposed land use classifications depicted on Map 8.3. The information came directly from the previous comprehensive plan (2002).

**Singly Family Residential – Low Density**

*Description:* The intent of Single Family-Low Density areas is to sensitively integrate residential development into the landscape while preserving open space and protecting and enhancing natural features corridors. Overall project gross densities are typically lower than existing neighborhoods in the balance of the community.

Single Family-Low Density areas encourage the creative application of open space in the development of single family neighborhoods to establish a transition in residential character between existing, in-town development and the rural countryside. The single Family-Low Density designations promote substantial open space buffers along existing and proposed collectors and arterials, and a publicly accessible interconnected linear open space system with pedestrian/bicycle pathways linking existing and future neighborhoods. Parks, floodplains, wetlands, swales, poor soils, detention areas, and buffers along perimeter collector roads are additional components of the Single Family-Low Density open space system. Future neighborhoods within Single Family-Low Density areas should be aesthetically and environmentally integrated within this open space system; the open space system should also be artfully utilized to reduce the visual impact of development.

***Characteristics:***

- Gross density range — 1.0 to 2.0 units per acre (including open space)
- Open Space prominently integrated into neighborhood design.

- Due to natural feature constraints and/or the distance of these areas away from existing utility systems, development of some Single Family-Low Density areas within the next five to ten years would likely require alternative utility systems.
- Curvilinear street patterns which blend into the topography and minimizes grading and impacts to natural features.
- Minimal curb cuts along collector roads. The spacing of curb cuts along collector roads shall generally be no less than 800 to 1,000 feet unless property ownership/access rights and/or sight distance requirements preclude this guideline.
- Required interior project roadway systems.
- Lots grouped to maximize contiguous project open space.
- Promote open space buffers along all peripheral and arterial collector roads.

There are no modifications to this Single Family-Low Density classification.

### **Single Family Residential — Medium Density**

***Description:*** Areas designated as Single Family Residential – Medium Density correspond to residential neighborhoods which are comprised of primarily single family detached dwellings. The Single Family Residential – Medium Density designation on undeveloped areas promotes single family residential developments which, to the greatest extent possible, are planned as extensions of existing residential neighborhoods. Strong pedestrian and vehicular linkages are required; individual isolated subdivisions are discouraged. Densities of new development should be compatible with densities of adjacent existing neighborhoods.

#### ***Characteristics:***

- Gross density range — 2.1 to 7 units per acre.
- Gross densities of new development compatible with adjacent existing neighborhoods.
- Open space amenities encouraged.
- Pedestrian and vehicular linkages between neighborhoods.
- Promote open space buffers along all peripheral collector roads.
- Encourage regional stormwater detention rather than parcel-by-parcel detention.

There are no modifications to this Single Family-Medium Density classification.

### **Neighborhood Residential**

***Description:*** These neighborhoods include a range of densities and housing types, although the pervasive character of development is single family. More so than within Single Family Residential areas, the Neighborhood Residential areas include a range of uses such as retail, service, as well as apartments and single family homes converted to two-family or multi-family dwellings. This mix of uses within these neighborhoods represent the development philosophy at the time.

#### ***Characteristics:***

- Single family dwellings encouraged on vacant infill parcels.
- Focused commercial/service uses at strategically located nodes as indicated on the Land Use Plan.
- A hierarchy of pedestrian streetscape enhancements to unify these neighborhoods and enhance safety and appearance.
- Aggressive streetscape maintenance programs.
- Coordinated, neighborhood-wide parking program.

There are no modifications to this Neighborhood Residential classification.

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### **Downtown Transitional**

**Description:** The Downtown Transitional land use category includes office, service, retail, and residential uses that serve as the transition between the Downtown and adjacent residential neighborhoods.

This land use category encourages the development/redevelopment of a variety of uses at the edge of the Downtown. By containing these uses within a Downtown Transitional zone, the Land Use Plan sets the limits to the extension of non-residential uses radiating from the Downtown.

**Characteristics:**

- Continued development of corridor streetscape enhancements, especially along the principal arterials, as gateways into the Downtown.
- Housing and commercial rehabilitation.
- River edge green space.
- Riverwalk bike and pedestrian path extensions.
- Extensive landscaping on redevelopment sites.
- Bike route linkages into the downtown.
- Preservation and enhancement of historical features.

There are no modifications to this Downtown Transitional classification.

### **Downtown Core (Central Business District)**

**Description:** The Downtown Core category refers to the civic, retail and office uses which comprise the traditional City of Richland Center downtown. Residential uses above first floor business uses are also included.

**Characteristics:**

- Development of specialty retail, offices, restaurant and entertainment uses, and cultural facilities within the downtown.
- Facade enhancements.
- Additional streetscape enhancements.
- Commercial rehabilitation.
- Bike route linkages into the downtown.
- Riverwalk bike and pedestrian path extensions.
- Preservation and enhancement of historical features.

There are no modifications to this Downtown Core classification.

### **Community Commercial/Service**

**Description:** The Community Commercial/Service classification encompasses retail, service and office uses that generally serve the Richland Center area market. Uses should be developed as unified centers. Parcel-by-parcel strip development should be avoided.

Whereas Neighborhood Commercial/Service areas are to be integrated into residential neighborhoods, Commercial/Service areas lie at the edges or outside residential neighborhoods, and are larger in scale and service area.

Commercial and service uses that serve a community-wide market and typically require substantial off-street parking distinguish this land use category from Neighborhood Commercial/Service. Large grocery stores, drug stores, banks, and restaurants are typical Community Commercial/Service uses.

Community Commercial/Service areas are located primarily along major and minor arterial streets. These areas are at the edges or outside of residential neighborhoods.

***Characteristics:***

- Coordinated/limited access points.
- Area-wide stormwater detention designed as a project amenity.
- Landscaped buffer yards separating commercial uses from residential areas.
- Compatible facade treatment, including signage.
- Landscaped setbacks along peripheral roads.
- Landscaped parking lots.
- Pedestrian linkages.
- Uses typically include grocery stores, drug stores, discount retail, banks, gas stations, automotive service and restaurants.

There are no modifications to this Community Commercial/Service classification.

**Industrial**

***Description:*** This land use category accommodates manufacturing, warehouse and distribution uses.

***Characteristics:***

- Grouped/combined stormwater detention rather than parcel-by-parcel detention.
- Flexible subdivision design permitting the assemblage of a variety of parcel sizes.
- Employment areas separated from residential areas by open space buffers and screening.

There are no modifications to this Industrial classification.

**Planned Industrial Park North**

***Description:*** This planned district is intended to control the development of lands to be used by industrial firms that have high standards of performance. This district is designed to permit operations of most manufacturing, wholesaling, and warehousing activities with adequate protection to adjacent district uses.

***Characteristics:***

- Master planned projects with parcel access via an internal roadway system, not individual traffic points of ingress and egress along peripheral collector streets.
- Compatible architectural building materials, height, bulk.
- Compatible ground mounted and building signage.
- Industrial park is often regulated by deed restrictions.

There are no modifications to this Planned Industrial Park North classification.

**Parks and Open Space**

***Description:*** The Parks/Open Space category also encompasses open space which is preserved as wetlands, floodplains, stormwater management, areas of existing vegetation, primary major roadway corridor enhancements, and key buffer areas. Ultimate ownership of areas designated as Parks/Open Space may either be public or private. Within future Single Family-Low Density areas, open space is schematically represented on the Land Use Plan to reinforce the concept of the integration of open space within future residential development.

The Land Use Plan indicates a system of linear open space swaths or greenways throughout the Richland Center planning area. These greenways are intended to promote environmental well-being, preserve natural corridors for wildlife migration, optimize aesthetic benefit, enhance community form, and provide a sense of community identity.

A vital component of future neighborhood development in accordance with the Land Use Plan is the expansion of the neighborhood park system. The Parks and Open Space Plan utilizes a service radius of 1/4

to 1/2 mile as the primary general location criterion. Based upon this neighborhood park service radius, the Land Use and Transportation Plan illustrates general future park locations. More detailed analysis of future park sizes and specific locations are based upon future populations within each neighborhood and proposed neighborhood layout.

These future parks should be developed as part of a greater connected open space system. Wherever possible, linkages between parks, environmental corridors and other open space elements should be provided.

Note that in peripheral Single Family-Low Density areas, residential development may occur through large lots at low densities. With substantial open space inherent in these large lots and resulting relatively low populations within these areas, such neighborhoods may not support park sites with 1/4 to 1/2-mile service radius.

***Characteristics:***

- Site neighborhood parks sites within 1/4 to 1/2 mile of future neighborhoods.
- Preserve environmental corridors and significant environmental features as open space.
- Provide linkages between open space elements.
- Continue to acquire or access right to property along the river as available.

There are no modifications to this Parks and Open Space classification.

**Environmental Features**

***Description:*** This land use classification is established to address the need to maintain our rich natural resource base and living environment. Development of these areas is to be discouraged but not totally prohibited except for those features where federal, state, and local laws call for prohibition. Floodplains, wooded upland slopes, and the ridge and bluff tops are environmental features that so well define the landscape of the area that attract people to live and visit the area. Development of these areas should be done sparingly so these environmental features can be maintained for future generations. Development on slopes of greater than 20% is discouraged, but considered on a case by case basis.

***Characteristics:***

- Environmental features include floodplains, steep slopes, woodlands, wetlands, streams, significant geologic formations, and cultural sites.

There are no modifications to this Environmental Features classification.

**8.6.2 DEVELOPMENT LIMITATIONS AND CONCERNS**

Development should only take place in suitable areas, which is determined by several criteria, including:

- A community's vision statement
- Land use goals and policies
- Surrounding uses
- Special requirements of the proposed development
- The ability to provide utility and community services to the area
- Transportation and economic development factors
- Cultural resource constraints
- Various physical constraints

The following is a review of the physical development limitations discussed and presented in Chapter 3 Agricultural, Natural, and Cultural Resources.

**8.6.2.1 FARMLAND POTENTIAL**

A review of Map 3.1.1, Soil Classifications, shows the location of Prime Soils (Class 1 and 2) and State Soils (Class 3) in the City of Richland Center. Prime Soils is land that is best suited for producing feed,

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food, forage, fiber and oilseed crops. State Soils is land of statewide importance for the production of food, fiber, forage and oilseed crops.

#### **8.6.2.2 DEPTH TO WATER TABLE/FLOOD HAZARDS**

A review of Map 3.2.1, Water Resources, Map 3.2.2 Depth to Water Table, and Map 3.2.3 Flood Frequency reveal development limitations associated with water resources. Because of potential flooding, and the problems associated with wet soils, these areas should be reviewed carefully before approving development.

#### **8.6.2.3 SLOPE LIMITATIONS**

A review of Map 3.2.8, Slopes, reveals areas in the City of Richland Center where development limitations occur due to steep slopes. Slope is an important limitation to consider since problems for development are usually associated with areas with extreme slope (because of erosion and other factors). In general, areas with slopes under 12 percent are best suited for development.

#### **8.6.2.4 SEPTIC LIMITATIONS**

The City of Richland Center can consider where septic limitations occur through its extraterritorial plat review powers. A review of Map 3.2.9, Septic Limitations, reveals areas in the City where development limitations occur due to the inability to install septic systems. The engineering interpretations in the soil survey indicate the degree to which sub-grade materials are influenced by surface drainage, depth of frost penetrations, and other factors. The limitations apply to domestic sewage disposal systems, primarily filter fields and seepage beds. How well a sewage disposal system functions depends largely on the rate at which effluent from the tank moves into and through the soil. If permeability is moderately slow, sewage effluent is likely to flow along the surface of the soil. If permeability is moderately rapid or rapid, effluent is likely to flow into the aquifer. Detailed testing at specific site locations may reveal pockets with fewer restrictions than indicated.

#### **8.6.2.5 DEPTH TO BEDROCK**

A review of Map 3.2.10, Depth to Bedrock, reveals areas in the City where development limitations occur due to the depth to the bedrock. The depth to bedrock is an important factor that influences other limitations such as those pertaining to septic tanks and building foundations. Bedrock that is too close to the surface not only hampers the absorption of surface water by the soil, but it poses an obstacle to construction.

#### **8.6.2.6 THREATENED AND ENDANGERED SPECIES AND RECREATION RESOURCES/ENVIRONMENTAL CORRIDORS**

A review of Map 3.2.5 Threatened and Endangered Species, Map 3.2.6 Natural and Recreational Resources, and Map 3.2.7 Environmental Corridors, reveals areas in the City of Richland Center where other development limitations may occur.

#### **8.6.3 OPPORTUNITIES FOR REDEVELOPMENT**

Refer to the Economic Development Chapter 6 section 6.6.3 for a list of Environmentally Contaminated Sites in the City. The WI-DNR Bureau for Remediation and Redevelopment maintains the database that lists contaminated lands and sites including the following: spills, leaks, Superfund sites, and other contaminated sites that have been reported to the WI-DNR or otherwise discovered.

#### **8.7 EXISTING AND POTENTIAL LAND USE CONFLICTS**

There are varieties of land uses that can potentially cause land use conflicts. One of the most common occurrences, especially in a rural setting, is the presence of agricultural operations near non-farm populations.

Agriculture can affect adjoining small rural lots, which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of agriculture enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses. Land use conflicts may arise in such situations through noise, odor, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding, and lack of

communication to name a few. However, as the box on the right suggests, conflicts can arise from more than agriculture/residential situations. For instance, in Richland Center, erosion control from hillside development is both an existing and potential land use conflict. Detention basins and watersheds need to be considered for any new hillside development. In the final analysis, there are a variety of land use issues that can cause conflict in Richland Center.

- Potential Land Use Conflicts**
- Landfills or Waste Facilities
  - Jails or Prisons
  - Halfway Houses or Group Homes
  - Airports, Highways, Rail Lines
  - Low Income Housing
  - Strip Malls and Shopping Centers
  - “Cell” Towers, Electrical Transmission Lines
  - Wind Farms
  - Large Livestock Operations
  - Industrial or Manufacturing Operations

**8.8 LAND USE AGENCIES AND PROGRAMS**

There are a number of available state agencies and programs to assist communities with land use projects. Below are brief descriptions of various agencies and programs. Contact information has been provided for each agency. To find out more specific information or which program best fits your needs contact the agency directly.

**CENTER FOR LAND USE EDUCATION (CLUE)**

The Center for Land Use Education is a joint venture of Cooperative Extension and the College of Natural Resources at the University of Wisconsin-Stevens Point. CLUE uses a team-based approach to accomplish its dual missions of campus based undergraduate and graduate education and Extension outreach teaching related to

- Land use planning,
- Plan and ordinance administration,
- Project impact and regional trends analysis and
- Public involvement in local land use policy development.

**CENTER FOR LAND USE EDUCATION**

**University of Wisconsin – Stevens Point – CNR**  
**800 Reserve St.**  
**Stevens Point, WI 54481**

**Phone: 715-346-2386**

**<http://www.uwsp.edu/cnr/landcenter>**

**WISCONSIN LAND COUNCIL – WI DEPARTMENT OF ADMINISTRATION**

The Wisconsin Land Council was created to gather and analyze land use and planning related information, coordinate high priority state initiatives including the development of a Wisconsin land information system, and provide recommendations to the Governor for improvements to the existing statewide planning framework. The Council is dedicated to identifying ways to enhance and facilitate planning efforts of Wisconsin’s local governments and to improve the coordination and cooperation of state agencies in their land use activities.

**WISCONSIN LAND COUNCIL – WIDOA**

**17 South Fairchild**  
**7<sup>th</sup> Floor**  
**Madison, WI 53703**

**<http://www.wisconsinplanners.org>**



**UNIVERSITY OF WISCONSIN**

The UW-Madison's department of Urban Planning can provide research and outreach services to area communities. The University also has the Land Information and Computer Graphics Facility (LICGF). The overall mission of the LICGF is to provide research, training, and outreach in the use of land and geographic information systems (LIS/GIS). Their mission focuses on land record modernization, land and natural resource management applications, and the use of information for land-use decision-making.

**UW-MADISON DEPARTMENT  
OF URBAN PLANNING**

**925 Bascom Mall Room 110  
Music Hall  
Madison, WI 53706-1317**

**Phone: 608-262-1004**

**<http://www.wisc.edu/urpl>**

**UW Land Information &  
Computer Graphics Facility**

**500 Babcock Drive  
Rm. B102  
Madison, WI 53706**

**Phone: 608-263-5534**

**<http://www.lic.wisc.edu>**

**LAND USE  
CHAPTER ATTACHMENTS**

## 9.0 IMPLEMENTATION

### 9.1 CHAPTER SUMMARY

The purpose of this chapter is to explain how the comprehensive plan will be utilized to guide future growth and development in the Richland Center and is intended to serve as the blueprint for the future. As change is inevitable, the plan will need to be amended to reflect major changes. Section 9.5 will review how each chapter of the comprehensive plan elements interrelate and how the plan will be monitored and evaluated. Section 9.9 discusses how the plan must be updated at a minimum of once every ten years.

#### Wisconsin State Statute 66.1001(2)(i)

##### (i) Implementation.

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement the objectives, policies, plans and programs contained in [pars. \(a\) to \(h\)](#). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

### 9.2 GOALS, OBJECTIVES AND POLICY RECOMMENDATIONS

The following are Implementation goals, objectives and policy recommendations. They support the goals, objectives, policies and programs specified in the previous eight chapters and will guide the implementation of this comprehensive plan in the City of Richland Center over the next 20 years.

1. **Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.**
2. **Enforce local ordinances to support the vision noted in Section 9.2.**
3. **Comply with applicable County, State, and Federal regulations.**
4. **Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.**
5. **Update the City of Richland Center Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.**

### 9.3 LOCAL ORDINANCE AND REGULATIONS

The intent of the local ordinances and regulations is to control land development within the City. By carefully applying these local ordinances and regulations, Richland Center will be accomplishing goals and policies of the comprehensive plan. Enforcement of such ordinances and regulations serve an important function by ensuring orderly growth and development. Richland Center will continue to use their Zoning Ordinances as a primary tool of enforcement. The City has a wide variety of zoning classifications:

- R-A, Residential-Agriculture
- R-1, Single-Family Residential
- R-2, One & Two Family Residential
- R-3/4, Three & Four Family Residential
- R-5, Five or More Family Residential
- R-O, Residential Office District
- MHP, Mobile Home Park Residential
- C-G, General Business
- C-DT, Central (Downtown) Business
- IND, General Industry
- IP, Industrial Park Industry

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At the time of completion of this comprehensive plan, the City was working on developing a new Subdivision Ordinance. Refer to the Richland Center Zoning Code for more information and for a map of the zoning districts in the City.

#### **9.4 CONSISTENCY AMONG PLAN ELEMENTS**

As required by Wisconsin State Statute 66.1001, all elements included in this plan are consistent with one another and no known conflicts exist. If there is a question regarding a decision that is not clearly conveyed in the details of this plan, then the decision should be based on the intent of the vision statement. All nine elements included in this plan work to achieve the desired future for the City of Richland Center.

#### **9.5 SEVERABILITY**

If any provision of this Plan shall be found to be invalid or unconstitutional, or if the application of this Plan to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Plan, which can be given effect without the invalid or unconstitutional provision or application.

#### **9.6 PLAN ADOPTION**

The first official action required to implement the City of Richland Center Comprehensive Plan is official adoption of the plan by the local Plan Commission. Once the local Plan Commission recommends the plan by resolution, the City Council then needs to adopt the comprehensive plan by ordinance as required by State Statute 66.1001. The Richland Center Comprehensive Plan will take effect when the City Council passes it. After the plan is adopted by ordinance, it then becomes the official tool for future development in the next 20 years. The plan is designed to guide development in a consistent manner.

#### **9.7 PLAN AMENDMENTS**

Amendments may be necessary due to changes in City policies, programs, or services, as well as changes in state or federal laws. An amendment may also be needed due to unique proposals presented to the City. Amendments are any changes to plan text or maps. The City Council can amend the Richland Center Comprehensive Plan at any time. Proposed amendments should be channeled through the local Planning Commission, with final action occurring at the City Council, including proper public notices and hearings. Amendments should be done with extreme caution: they should not be made simply to avoid local planning pressure.

#### **9.8 PLAN UPDATES**

As required by Wisconsin State Statute, this comprehensive plan needs to be updated at least once every ten years. An update is different from an amendment, as an update is a major revision of multiple plan sections including maps. The plan was originally written based on variables that are ever changing and future direction might be inaccurately predicted. A plan update should include public involvement, as well as an official public hearing.

#### **9.9 MEASURING PROGRESS**

The success of this comprehensive plan will be measured by the extent to which the City of Richland Center achieves its vision of the future for their community by following the goals, objectives, policies, and programs outlined in the plan. In order to do so, the Planning Commission will review this Comprehensive Plan every two (2) years.

## 9.10 VISION STATEMENT

The following is a review of the vision statement found in Chapter 1, Issues and Opportunities, section 1.8. The vision statement serves as the overall guide for land use decision making in the City of Richland Center.

- **Encourage a public-private consensus of a building process as the population increases to accommodate reasonable growth.**
- **Encourage preservation of open space, the parks and the scenic hills protecting the quality of the environment.**
- **Encourage redevelopment of the inner core of our City to remove blighted areas.**
- **Continue efforts to maintain transportation connections such as highways, bus service and adjacent airport services.**
- **Insure modern and constant update of our infrastructure system.**

## 9.11 GOAL AND POLICY SUMMARY

Comprehensive Plans are comprised of nine elements (Issues and Opportunities, Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural, and Cultural Resources, Economic Development, Intergovernmental Cooperation, Land Use, and Implementation). Each element has policy statements, which contribute to the overall plan, supporting a jurisdiction's vision and goals. Policy statements give the jurisdiction general guidelines to help in making land use decisions.

Chapter goals are summarized in Table 9.1. Plan policies are summarized in Tables 9.2 through 9.10, with policies listed by element and showing implementation actions and the party responsible for such actions in three separate columns. The key below describes Table notation.

### IMPLEMENTATION ACTION

- **Does not require specific action** – This policy is a general statement of direction that does not need a specific ordinance or program to be enforced. It is enforced through conscious decision making and by following the local comprehensive plan, which is passed by ordinance.
- **Ordinance** - The policy is enforced by an existing ordinance or an ordinance currently in development.

### RESPONSIBILITY

#### City of Richland Center

- **City Planning Commission** – The Planning Commission receives proposals/applications, reviews the proposal against the plan and any local ordinances, then makes a recommendation to the City Council.
- **City Council** – As the elected body of the community, the City Council acts as the decision making authority and has the responsibility to make sure that the specific policy is enforced. The Board reviews the Planning Commission's recommendation and makes a final decision.

Table 9.1 Goals

<b>Chapter 1, Issues and Opportunities</b>
<ul style="list-style-type: none"> <li>• Protect and improve the health, safety, and welfare of residents in the City of Richland Center.</li> <li>• Preserve and enhance the quality of life for the residents of the City of Richland Center.</li> <li>• Protect and preserve the community character of the City of Richland Center. <ul style="list-style-type: none"> <li>• Richland Center should have its own sense of place, and should be recognized by residents and visitors as a pleasant place to live, work, and shop.</li> </ul> </li> </ul>
<b>Chapter 2, Utilities and Community Facilities</b> <ul style="list-style-type: none"> <li>• Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.</li> <li>• 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.</li> </ul>
<b>Chapter 3, Agricultural, Natural, and Cultural Resources</b> <ul style="list-style-type: none"> <li>• Protect economically productive areas, including farmland and forests.</li> <li>• Protect natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.</li> <li>• Preserve cultural, historic, and archaeological sites.</li> </ul>
<b>Chapter 4, Housing</b> <ul style="list-style-type: none"> <li>• Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.</li> </ul>
<b>Chapter 5, Transportation</b> <ul style="list-style-type: none"> <li>• Encourage neighborhood designs that support a range of transportation choices.</li> <li>• Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, safety, and meets the needs of all citizens, including transit-dependent and disabled citizens.</li> </ul>
<b>Chapter 6, Economic Development</b> <ul style="list-style-type: none"> <li>• Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.</li> <li>• 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.</li> <li>• Promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.</li> <li>• Build community identity by revitalizing main streets and enforcing design standards.</li> <li>• Protect economically productive areas, including farmland and forests.</li> </ul>
<b>Chapter 7, Intergovernmental Cooperation</b> <ul style="list-style-type: none"> <li>• Encourage coordination and cooperation among nearby units of government.</li> </ul>
<b>Chapter 8, Land Use</b> <ul style="list-style-type: none"> <li>• Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.</li> <li>• Encourage neighborhood designs that support a range of transportation choices.</li> <li>• Encourage the protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and groundwater resources.</li> <li>• Encourage the protection of economically productive areas, including farmland and forests.</li> <li>• Encourage land-uses, densities and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.</li> <li>• Preserve cultural, historic and archaeological sites.</li> <li>• Encourage coordination and cooperation among nearby units of government.</li> <li>• Build community identity by revitalizing main streets and enforcing design standards.</li> <li>• Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.</li> <li>• 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.</li> <li>• Promote expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional and local levels.</li> <li>• Balance individual property rights with community interests and goals.</li> <li>• Plan and develop land uses that create or preserve varied and unique urban and rural communities.</li> <li>• Provide an integrated, efficient and economical transportation system that affords mobility, convenience and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.</li> </ul>
<b>Chapter 9, Implementation</b> <ul style="list-style-type: none"> <li>• Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.</li> <li>• Enforce local ordinances to support the vision noted in Section 9.2.</li> <li>• Comply with applicable County, State, and Federal regulations.</li> <li>• Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.</li> <li>• Update the City of Richland Center Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.</li> </ul>

Table 9.2 Issues and Opportunities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Protect and improve the health, safety, and welfare of residents in the City of Richland Center.	Does not require specific action	Planning Commission, City Council
Preserve and enhance the quality of life for the residents of the City of Richland Center	Does not require specific action	Planning Commission, City Council
Protect and preserve the community character of the City of Richland Center	Does not require specific action	Planning Commission, City Council
Richland Center should have its own sense of place, and should be recognized by residents and visitors as a pleasant place to live, work, and shop.	Does not require specific action	Planning Commission, City Council

Table 9.3 Utilities and Community Facilities

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Establish a capital improvements plan for community infrastructure needs and goals over 3, 5, and 7 year periods.	Specific action	Planning Commission, City Council

Table 9.4 Agricultural, Natural, and Cultural Resources

AGRICULTURAL POLICIES		
POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Support the education of local residents about the importance of agricultural resources.	Does not require specific action	Planning Commission, City Council
Encourage the rural and agricultural character of the community	Does not require specific action	Planning Commission, City Council
Encourage and enhance the scenic view and vistas.	Does not require specific action	Planning Commission, City Council
Support local farm product processing and marketing initiatives.	Does not require specific action	Planning Commission, City Council
Where and when appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect agricultural, forestry, and natural resources.	Does not require specific action	Planning Commission, City Council
Encourage bio-tech industries and by-product utilization.	Does not require specific action	Planning Commission, City Council
NATURAL RESOURCE POLICIES		
Encourage the preservation and maintenance of scenic views and vistas.	Does not require specific action	Planning Commission, City Council
Support tree preservation, municipal tree planting programs, and sustainable forestry practices in and near the City.	Does not require specific action	Planning Commission, City Council
Promote appropriate natural areas into parks and open spaces to protect natural areas and to provide recreational opportunities for the residents.	Does not require specific action	Planning Commission, City Council
Identify drainage corridors related to development in order to aid in storm/water retention, runoff, and mitigate flooding as well as support well head protection plans for all existing and future wells.	Specific action	Planning Commission, City Council
Discourage development in recharge areas of local wells and areas with potential contaminated sources.	Does not require specific action	Planning Commission, City Council
Establish water demand guidelines and policies.	Specific action	Planning Commission, City Council
Explore opportunities to capitalize on local natural resources as it relates to tourism.	Does not require specific action	Planning Commission, City Council
Where and when appropriate, utilize county, state, and federal programs and grants to conserve, maintain, and protect agricultural, forestry, and natural resources.	Does not require specific action	Planning Commission, City Council
Ensure an appropriate amount of land for parks and open space throughout the City and the surrounding area, placing special emphasis on preserving and enhancing the natural and scenic environment.	Does not require specific action	Planning Commission, City Council
Cooperate with the development community in acquiring land for parks and open space in order to meet the recreational and open space needs of the community.	Does not require specific action	Planning Commission, City Council
Maintain park, recreation, and open space policies in order to maintain consistency with sound planning principles.	Does not require specific action	Planning Commission, City Council

Table 9.4 (cont.) Agricultural, Natural, and Cultural Resources

NATURAL RESOURCE POLICIES		
Promote the bicycle/walking path system for recreation benefits.	Does not require specific action	Planning Commission, City Council
Maintain the quality of the environment by preserving the land's natural character through appropriate land development policies.	Does not require specific action	Planning Commission, City Council
Restrict development in environmentally sensitive areas to protect and conserve natural resources, especially groundwater, woodlands and wetlands.	Does not require specific action	Planning Commission, City Council
Promote those forms of development which will have the least impact on groundwater, woodlands, and wetlands, and which are appropriate to soil, geology, and slope conditions.	Does not require specific action	Planning Commission, City Council
Coordinate development plans with the appropriate governmental agencies to minimized air, noise, and water pollution.	Does not require specific action	Planning Commission, City Council
CULTURAL POLICIES		
Support the education of local residents on the importance of cultural resources and support partnerships with local clubs and organizations in order to protect important cultural areas and cultural resources in the community.	Does not require specific action	Planning Commission, City Council
Continue to implement the community's Historic Preservation Ordinance	Does not require specific action	Planning Commission, City Council
Continue to support important local community festivals and cultural events and explore opportunities to capitalize on other local cultural resources in conjunction with promoting tourism opportunities and continue to pursue efforts to capitalize on other local resources.	Does not require specific action	Planning Commission, City Council
When and where appropriate, utilize county, state, and federal programs or grants to conserve, maintain, and protect cultural resources.	Does not require specific action	Planning Commission, City Council

Table 9.5 Housing

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Continue to support the Neighborhood Housing Services of Richland Center	Does not require specific action	Planning Commission, City Council
Encourage the provision of an adequate supply of single-family homes, condominiums, and townhouses, apartments, duplexes, and manufactured homes, providing choices of owner and renter type-housing units to serve current and future needs of all residents through the distribution of multi-family developments in appropriate locations throughout the City in order to avoid excessive population densities in any single area.	Does not require specific action	Planning Commission, City Council
Assure that the fair housing rights of all citizens are protected.	Does not require specific action	Planning Commission, City Council
Encourage future residential development in areas that can be served with public utilities and community facilities.	Does not require specific action	Planning Commission, City Council
Identify areas and designate land as preferable for future housing developments taking into consideration the scenic values.	Does not require specific action	Planning Commission, City Council
Encourage contiguous development patterns that preserve and expand upon existing neighborhoods including areas that the city can provide infrastructure in a cost effective manner.	Does not require specific action	Planning Commission, City Council
Review new housing proposals and support those proposals and programs that meet the communities housing needs and are consistent with the policies outlined in the comprehensive plan.	Does not require specific action	Planning Commission, City Council
Encourage the continued property maintenance standards of housing and neighborhoods so as to prevent neighborhood decay and ensure community health and safety, ensuring a high-quality living environment within all residential areas.	Does not require specific action	Planning Commission, City Council



Table 9.5 (cont.) Housing

Table 9.5 (cont.) Housing		
Promote the provision of housing for the elderly, including different levels of assistance, to support the aging population.	Does not require specific action	Planning Commission, City Council

Table 9.6 Transportation

Table 9.6 Transportation		
POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Promote safe and reliable transportation networks.	Does not require specific action	Planning Commission, City Council
Adopt standards for the construction of public and private streets.	Ordinance	Planning Commission, City Council
Promote improvement of overall condition of secondary and collector streets needing improvement, as recommended by the Capital Improvement Program. Develop and maintain a Local Street Improvement Plan/Capital Improvement Program to address long-term needs for maintenance, upgrades, and/or new streets. Use existing city street network to the greatest extent possible, in order to minimize future street maintenance costs.	Specific action	Planning Commission, City Council
Promote the safety of non-motorized and alternative transportation modes, minimizing conflicts between vehicular, pedestrian, bicycle and truck traffic.	Does not require specific action	Planning Commission, City Council
Promote the development of multi-use trails, trail linkage, wide shoulders, sidewalks, or other transportation systems as part of new commercial, industrial, or residential development proposals.	Does not require specific action	Planning Commission, City Council
Consider the development of bicycle lane improvement routes on local streets, in cooperation with County and WisDOT comprehensive Bicycle Plans, to promote alternative modes of transportation.	Does not require specific action	Planning Commission, City Council
Promote the continuity and maintenance of sidewalk facilities throughout the city.	Does not require specific action	Planning Commission, City Council
Promote the development of local and regional express bus service.	Does not require specific action	Planning Commission, City Council
Use coordinated state and federal street program funding to maintain and enhance transportation facilities.	Does not require specific action	Planning Commission, City Council
Coordinate road access management for future developments with WisDOT and the County.	Does not require specific action	Planning Commission, City Council
Work with adjacent jurisdictions to promote transportation plan integration.	Does not require specific action	Planning Commission, City Council
Coordinate transportation planning with land use development by providing a transportation framework with which various land development patterns can be supported.	Does not require specific action	Planning Commission, City Council
Stage the construction of street improvements according to a capital improvements plan which coincides with demands of growth.	Does not require specific action	Planning Commission, City Council

Table 9.7 Economic Development

Table 9.7 Economic Development		
POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Seek entrepreneurial activity that has no or minimal impact on adjacent properties.	Does not require specific action	Planning Commission, City Council
Support commercial development of specific economic areas other than strip development.	Does not require specific action	Planning Commission, City Council
Encourage and promote new entrepreneurial business and activities that seek to market local recreational and cultural resources and the natural beauty of the area.	Does not require specific action	Planning Commission, City Council
Help attract tourists to the community and to local businesses such as through local or joint marketing, a web site, advertising and other methods.	Does not require specific action	Planning Commission, City Council
Encourage businesses that seek to provide services for the retirement population.	Does not require specific action	Planning Commission, City Council

Table 9.8 Intergovernmental Cooperation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Work with local governments, state and federal agencies, the regional planning commission, and local school districts to identify and coordinate land use and community development policies and initiatives by exchanging information about items of mutual concern.	Does not require specific action	Planning Commission, City Council
Explore new opportunities to cooperate with other local units of government to utilize shared public services, staff, or equipment where appropriate.	Does not require specific action	Planning Commission, City Council
When appropriate, intergovernmental agreements with other local units of government should be created through written contracts / agreements.	Does not require specific action	Planning Commission, City Council
The City should work jointly with the Town of Richland and surrounding Towns to encourage sound land use planning. Such planning should extend to issues which include, but are not limited to, the proper layout and design of streets and roads, assuring that proposed lots have adequate provision for wastewater treatment and water supply, and assuring proper stormwater management which prevents soil erosion and excessive run-off.	Does not require specific action	Planning Commission, City Council
The City should participate in Extraterritorial Zoning jointly with any adjoining town which desired to do so following the procedures established in Wisconsin State Law s.s. 62.23(7a).	Does not require specific action	Planning Commission, City Council
The City should exercise its extraterritorial plat review and official mapping powers as established in Wisconsin State Law Chapter 62.	Does not require specific action	Planning Commission, City Council
The City should adopt annexation guidelines after consulting with nearby Towns. The guidelines should address the fiscal, planning, and legal impacts on both the City and the Towns.	Does not require specific action	Planning Commission, City Council

Table 9.9 Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
The City should encourage large-parcel landowners seeking annexation to develop a long-range development master plan that identifies the general location of streets and utilities, describes proposed land uses, and provides a general timetable for development.	Does not require specific action	Planning Commission, City Council
Maintain a sense of the character and history of Richland Center through land use and development practices.	Does not require specific action	Planning Commission, City Council
Develop a visually pleasing and efficiently organized community, with proper regard for economic practicality, convenience, and aesthetics.	Does not require specific action	Planning Commission, City Council
Maintain a visual and physical separation between incompatible land uses.	Does not require specific action	Planning Commission, City Council
Promote contiguous, compatible development rather than sprawling and scattered development to maximize use of existing and presently programmed community facilities, and to minimize public service costs.	Does not require specific action	Planning Commission, City Council
Organize the location, character, and intensity of land use based on accessibility, environmental conditions, community facilities, neighborhoods environment, public safety, traffic impact and public utility capacity.	Does not require specific action	Planning Commission, City Council
Promote and encourage contiguous land uses, densities, and regulations that result in efficient development patterns to maximize use of existing and future programmed community facilities, and to minimize public service costs with positive regard to residential, commercial, industrial, and environmental concerns.	Does not require specific action	Planning Commission, City Council

Table 9.9 (cont.) Land Use

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Maintain a sense of character and history of Richland Center when making land use decisions, recognizing the critical role that farmland, open space, historical architecture, scenic vistas, land and riverscapes, natural resources and designated features, scenic roads, archeological, and cultural features play in defining and enhancing the community's distinctive character.	Does not require specific action	Planning Commission, City Council
Development should be designed to provide a functional relationship to the site's topography, existing vegetation, and other natural features. The conservation of mature plant species and woodlots should be encouraged to preserve the character of the community.	Does not require specific action	Planning Commission, City Council
Encourage development in areas where adequate utilities and community services exist or can be provided in a cost efficient manner.	Does not require specific action	Planning Commission, City Council
Encourage infill development and redevelopment on lands that are vacant, remediated, blighted, or underutilized.	Does not require specific action	Planning Commission, City Council
Encourage commercial activities to develop in existing commercial locations where public roads/facilities and services have capacity to accommodate high volume of traffic, parking, and other public needs.	Does not require specific action	Planning Commission, City Council
Encourage the use of conservation neighborhood design strategies for residential development in appropriate areas, to support the mixing of compatible, complimentary uses in close proximity to one another, such as small-scale neighborhood retail and service uses close to residential neighborhoods, if in accordance with community wishes.	Does not require specific action	Planning Commission, City Council

Table 9.10 Implementation

POLICIES	IMPLEMENTATION ACTION	RESPONSIBILITY
Comply with and enforce the 14 Planning Goals and the Policies and Programs outlined in this Comprehensive Plan.	Does not require specific action	Planning Commission, City Council
Enforce local ordinances to support the vision noted in Section 9.2.	Does not require specific action	Planning Commission, City Council
Comply with applicable County, State, and Federal regulations.	Does not require specific action	Planning Commission, City Council
Amend the local comprehensive plan and local ordinances only after careful evaluation of existing conditions and potential impacts.	Does not require specific action	Planning Commission, City Council
Update the City of Richland Center Comprehensive Plan at a minimum of every ten years as required by Wisconsin State Statute 66.1001.	Does not require specific action	Planning Commission, City Council