

***VILLAGE OF RUDOLPH***

***COMPREHENSIVE PLAN***

***APRIL 15, 2009***

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# Village of Rudolph Comprehensive Plan

## Village of Rudolph Comprehensive Planning Committee Mission Statement

As members of the Village of Rudolph Planning Committee our goal is to establish a plan to guide the present and future members of the community which will continually strive to improve the quality of life of its citizens. While developing this plan we will not lose sight of being good stewards of the land, its resources, and our rich long-time heritage of being a family oriented neighborhood and to keep in mind the visions and works of those who preceded us.

### Planning Committee Members:

Mark Bade

Rich Casper

Todd Dorshorst

Gary Erickson

Michaeleen Erickson

Kathy Hartjes

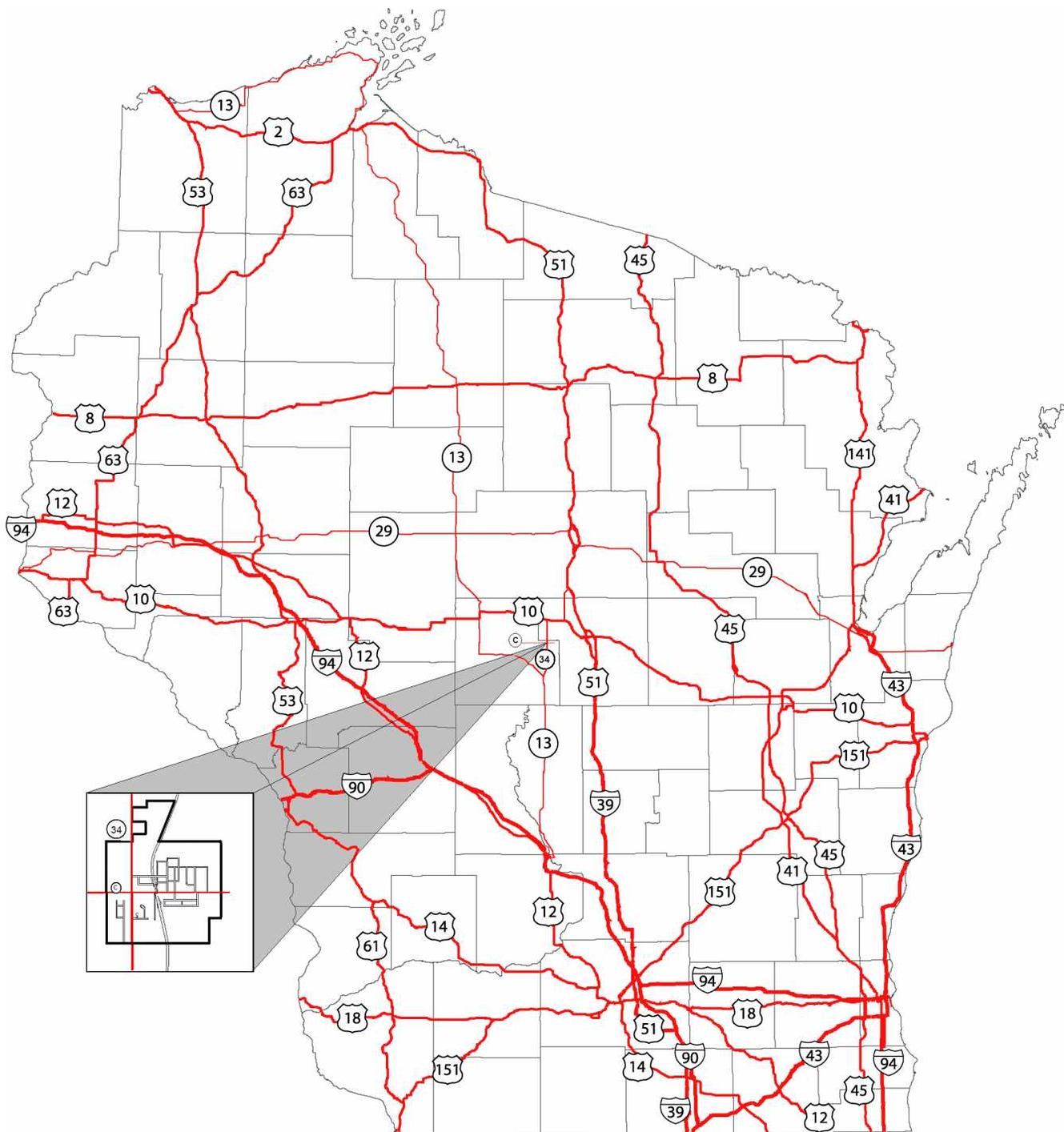
Joe Haupt

Ron Peters

Jerry Rybicki

James Suzda

Barb Ziebell



## **Village of Rudolph** **Wood County, Wisconsin 54475**

Population 423 (2000 Census)

Area = 1.09 square miles

Elevation = 1138 feet above sea level

## **CHAPTER I: Issues and Opportunities for Comprehensive Planning in the Village of Rudolph**

### **Section 1.1 Description and Brief History of Planning Area**

In the winter of 1827, Daniel Whitney of Green Bay obtained a permit from the Winnebago Tribe of Native American Indians granting him the privilege of making shingles on the Wisconsin River. He employed 22 Stockbridge Indians and conveyed them to the mouth of the Yellow River. In 1831, he obtained a permit from the war department to erect a sawmill and cut timber on the Wisconsin River. In 1831-1832, assisted by his nephews and A. B. Sampson, he built the first mill at the place known as Whitney's Rapids, below Point Basse and about 10 miles south of Wisconsin Rapids in 1836. These two establishments were the first lumbering plants on the Wisconsin River in Wood County.

Rudolph Township was established on October 8, 1856 after a petition was made by Francis Harkness and others. Legend has it that the name came about this way: Some early settlers who were seated in the living room of Horace Hecox's home paid little attention to a tot crawling around. The child would occasionally tug at their trousers and boots. One of the men, suddenly aware of the boy, turned to his host, Mr. Hecox, suggesting that since the little fellow was the first white boy born in the area, it might be appropriate to name the town after him. The child's name was Fredrick Rudolph Hecox. Most of the men were cool toward the name Frederick, however, they soon agreed that it should be Rudolph.

Originally, the town of Milladore, Sherry and most of Sigel were also part of Rudolph. But, by 1885, Rudolph was reduced to the size it is today.

The transient Indian tribe of Pottawatomie is most remembered as living in Rudolph. They arrived from Kansas in the spring and returned in the fall when the weather started to turn cool.

Logging and logging camps first appeared in Rudolph. They were followed by sawmills, stave factory, a general store, post office and cooper shop. In 1882 the Q. D. Worden Stone Quarry was built. Local farmers were primarily dairy farmers. This resulted in creameries and cheese factories being built. Today, one of the cheese factories is still in operation.

In 1835 early settlers received legislative approval to incorporate the Wisconsin Valley Railroad Company to haul timber from the area. It wasn't, however, until 1875 before the trains started running regularly through Rudolph. The railroad line is still in use throughout the village.

The Village of Rudolph was incorporated on April 6, 1960. Population was 260.

Rudolph's Volunteer Fire Department was organized in 1917 by John Blonien. In 2008 there are 92 firefighters, first responders and emergency medical technicians with a fleet of 18 modern firefighting and rescue vehicles. The Rudolph Volunteer Fire Department covers the town and village of Rudolph, town of Carson, town of Eau Plaine, town of Linwood, one-half of town of Sigel, and Junction City. In January 2008 the Village of Rudolph was issued an ISO Class 4 rating. Rudolph is the only village within the state without hydrants to receive this rating.

## **Section 1-2 Past Planning In Rudolph**

In 1980 the Village of Rudolph adopted its first official master planning report. The report identified the village as being surrounded entirely by the Township of Rudolph and extraterritorial area developments around the village. It also acknowledged that close coordination will be needed between the two governmental units.

## **Section 1-3 The Current Comprehensive Planning Process**

The Village of Rudolph Comprehensive Plan had its beginning in April 2007 with the participation of members of the community and members of the village board. Monthly meetings were held through February 17, 2009.

The first steps included research of other community plans, free information available from different sources, the how to begin the process, and what to include. A village resident questionnaire was prepared and mailed with a 61% response. The 1980 Master Plan was reviewed to determine what information will be included in this report.

Next was the formulation of a comprehensive report that would be an asset for the village board members when they are approached for future buildings, future roads, and future improvements.

## **Section 1.4 - Topography**

The Village of Rudolph lies generally in a “loamy soils” area. This group consists of associations of soils that have a surface layer of silt loam and a loamy to clayey subsoil. The majority of the area around Rudolph falls into the “Milladore – Eaupleine – Sherry association,” or the “Dolph – Altdorf” association. These soil associations are generally somewhat poorly drained and are formed in a thin layer of loess.

The following soil types are found in the Village of Rudolph and in the surrounding study area: Altdorf Silt Loam (Af), Dolph Silt Loam (Do) Eaupleine Silt Loam 2 to 6 percent slopes (EaB), Eaupleine Silt Loam 6 to 12 percent slopes (EaC), Eaupleine Silt Loam Silty Subsoil Variant (EcB), Eaupleine Silt Loam Clayey Subsoil Variant (EdB), Fenwood Silt Loam (FcB), Gale Silt Loam (GaB), Milladore Silt Loam (Mr). A description of each of these soils may be found in the Appendix.

These soils are classified by the U.S. Soil Conservation Service for a number of engineering interpretations of soils. Three classifications pertaining to the soils imitations are: *slight* meaning that soil properties are generally favorable or that imitations are minor and easily overcome., *moderate* meaning that some soil properties are unfavorable but can be overcome or modified by special planning or design, and *severe* means that soil properties are so unfavorable and so difficult to correct or overcome as to require major silt reclamation, special designs or intensive maintenance.

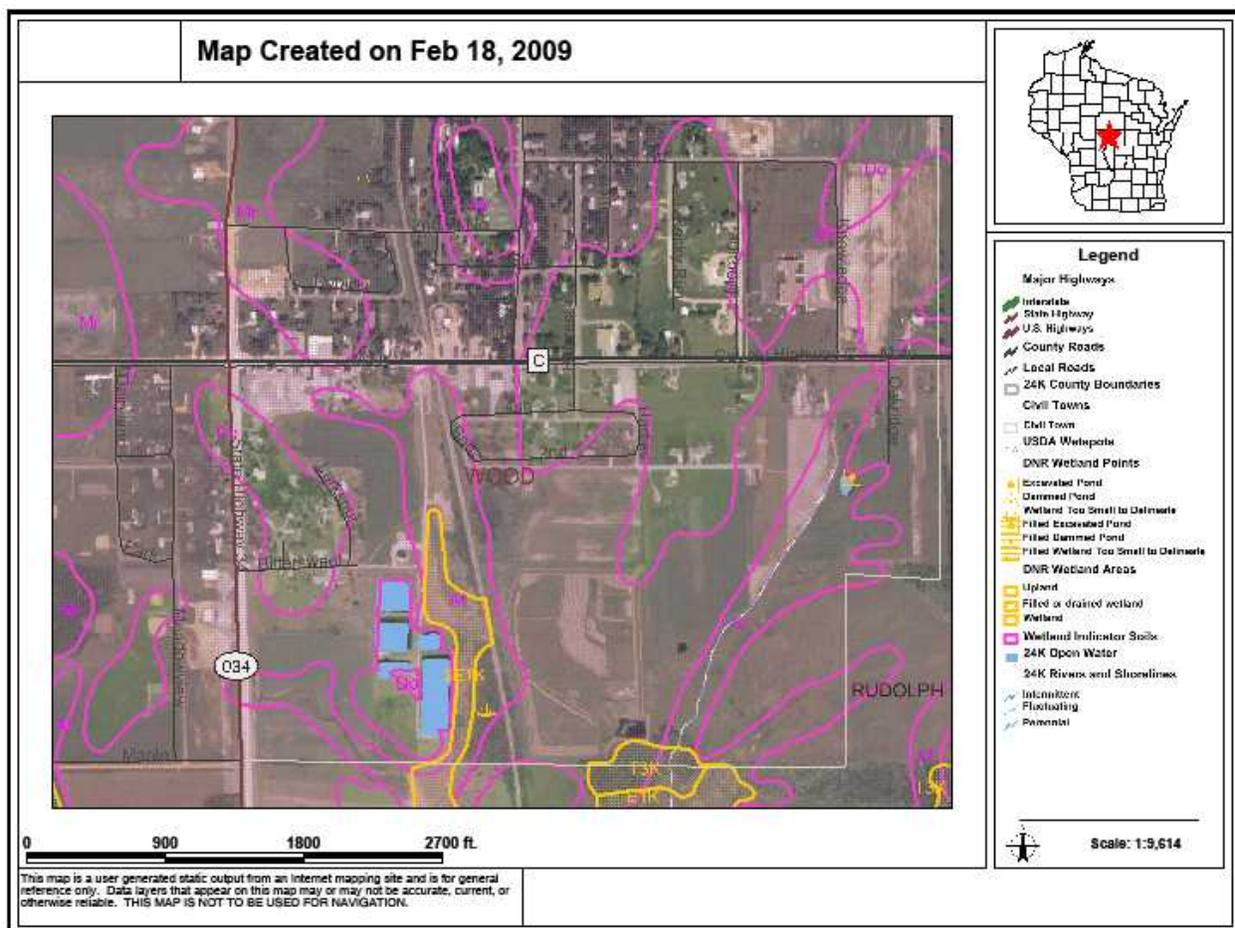
Very few areas in the vicinity of the Village of Rudolph have soils that are rated as having *slight* limitations. Most of the lands in and around the Village have marginal soils for most types of development, with a large portion of the area having *severe* limitations. A map showing soils limitations for development may be seen in Figure 4.

## Section 1.5 - Wetlands

Some soils in and around the Village displays seasonal changes in groundwater, thus temporarily creating moist surface conditions. These conditions are not considered wetlands, and the land remains suitable for agricultural use. A number of intermittent streams and unnamed drainage-ways are within the corporate limits, but these would be considered collectors of runoff, and are principally used as drainage under storm conditions. Some woody vegetation, such as dogwood or willows, may be present alongside some of the larger drainages..

The Department of Housing and Urban Development, Federal Insurance Administration has flood hazard maps for the unincorporated areas of Wood County. The nearest delineated flood hazard insurance area to the Village of Rudolph lies well outside of the Village limits to the northeast, where a tributary to Bear Creek is shown as having flood hazard potential. (H.U.D., F.I.A., Flood Insurance Rate Maps I-20, 21, 22, 26, 27, 32, and 33). Areas typically shown within flood hazard boundaries may be subject to wetland classification.

(Map Below)

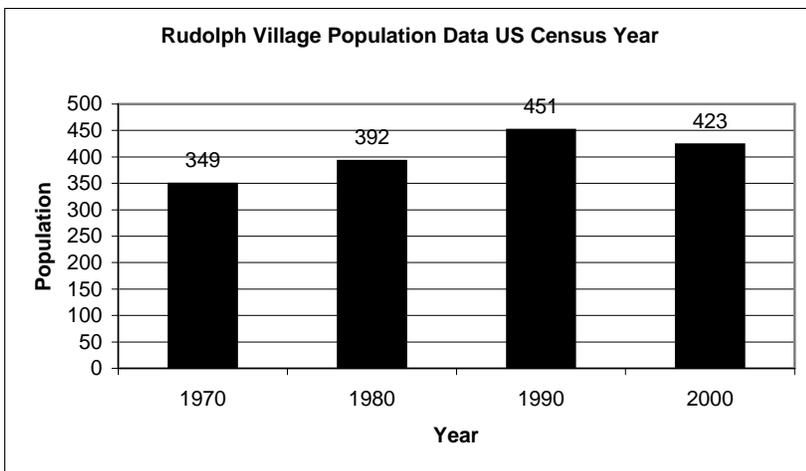
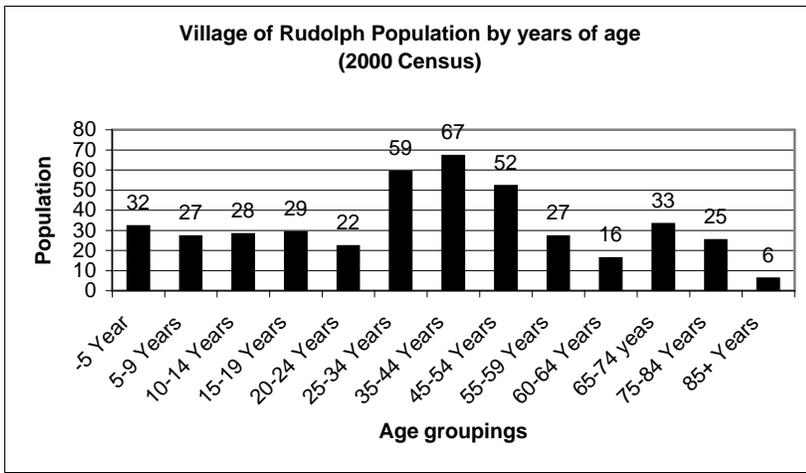


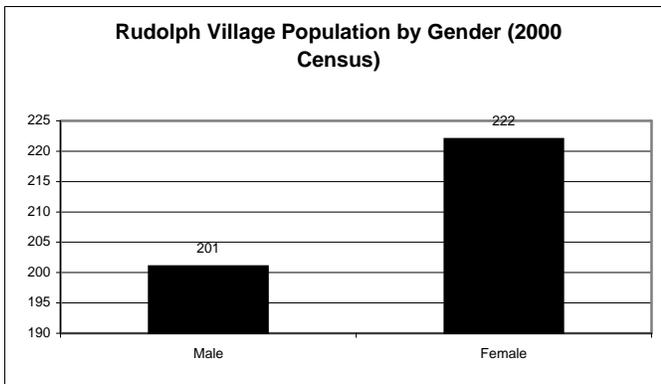
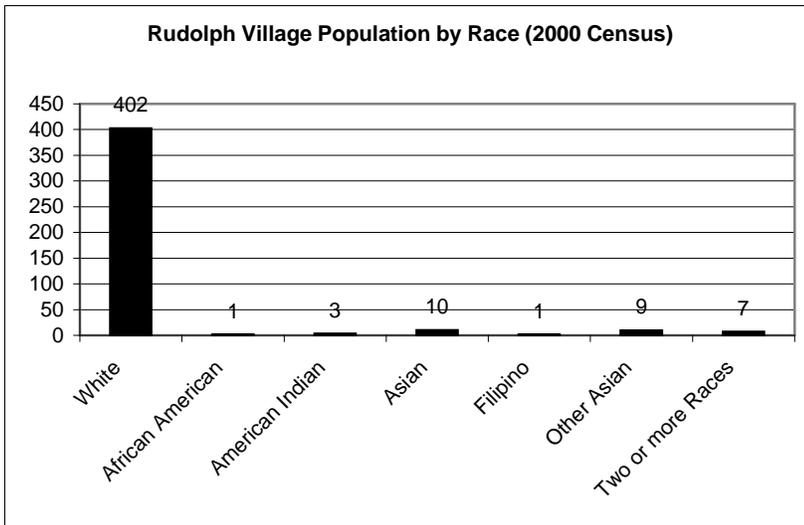
### Section 1.6 - Population Projections

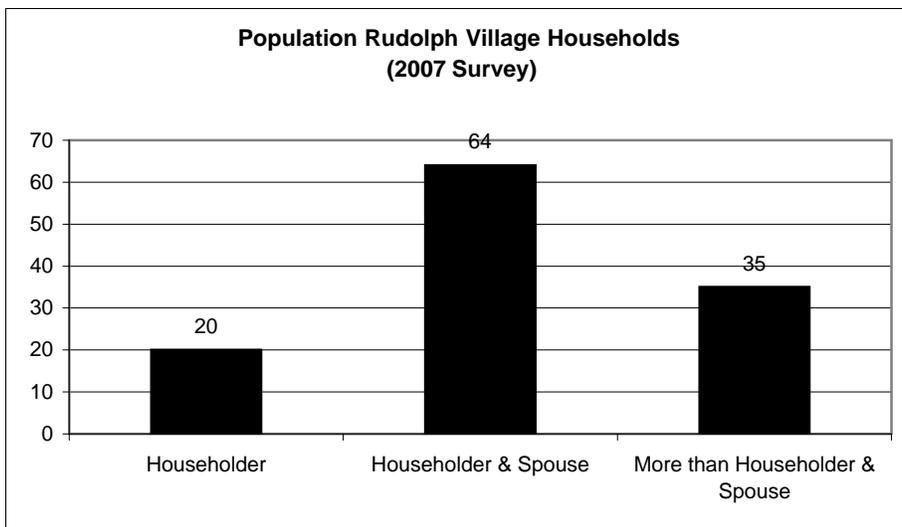
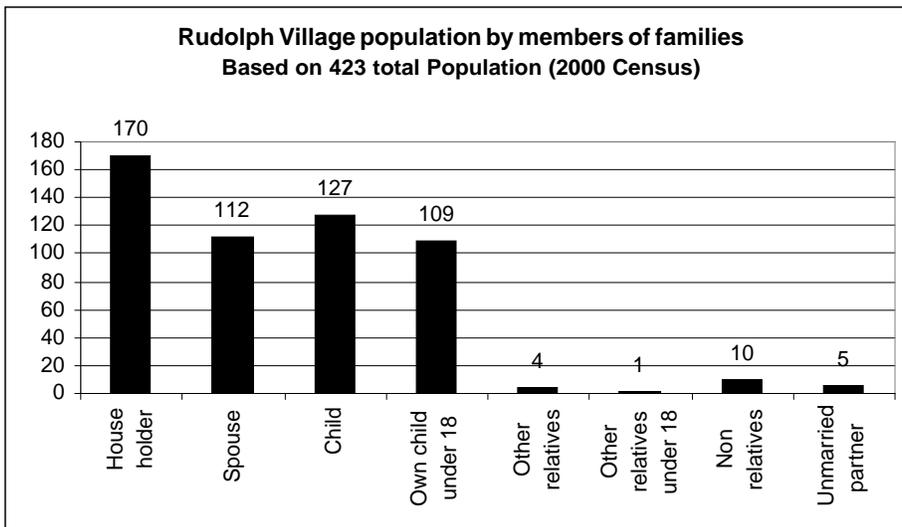
Considering the present population figure, the availability of land for new home structures, and the current median age of village residents, the committee has projected the population to increase to 450 within the next twenty years

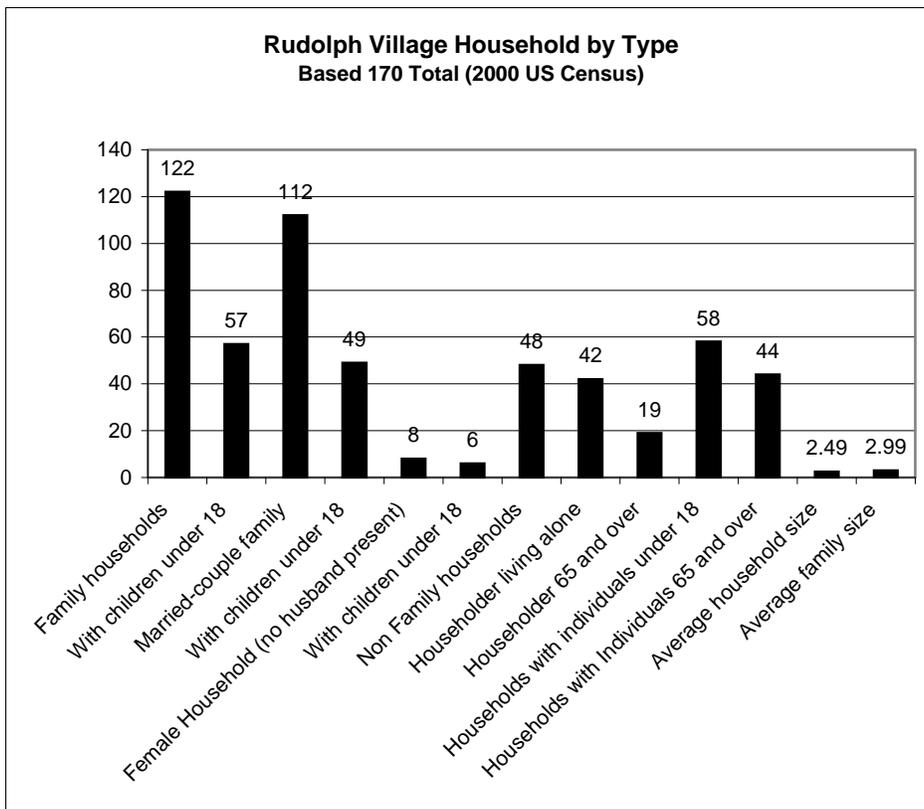
Population figures from Census Bureau:

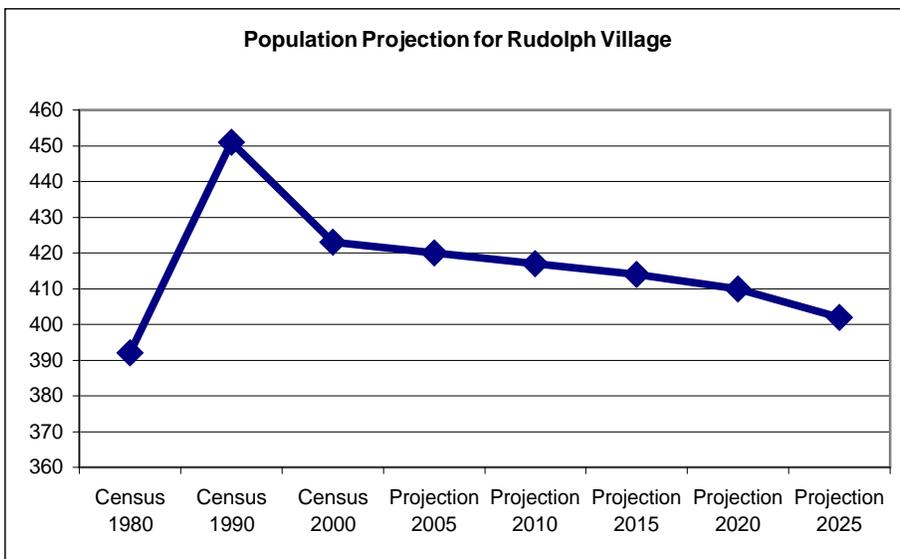
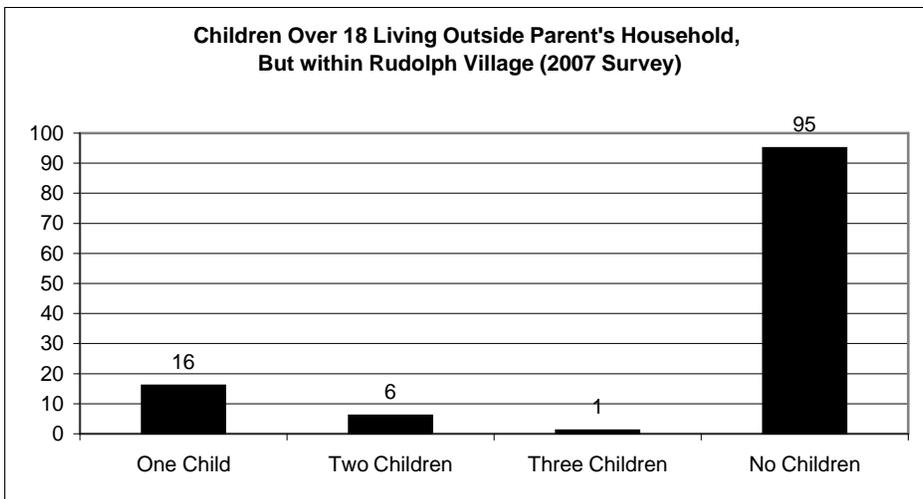
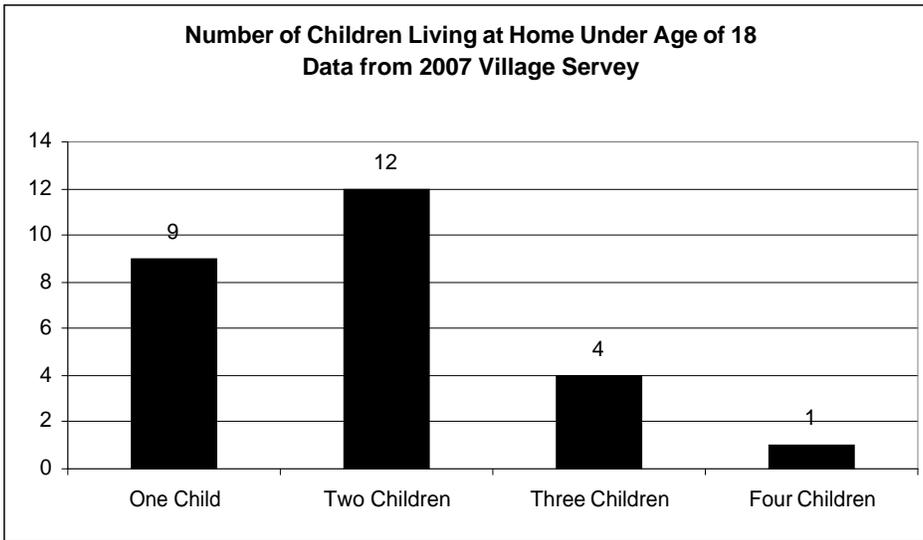
1970	349
1980	392
1990	451
2000	423









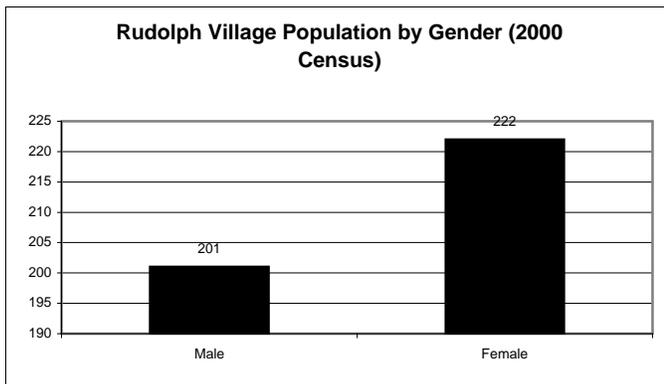


The following table is taken from the 2000 census:

**Sex and Age**

Subject	Number	Percentage
<b>Total population</b>	<b>423</b>	<b>100.00</b>
Male	201	47.5
Female.	222	52.5
Under 5 years	32	7.6
5 to 9 years	27	6.4
10 to 14 years	28	6.6
15 to 19 years	29	6.9
20 to 24 years	22	5.2
25 to 34 years	59	13.9
35 to 44 years	67	15.8
45 to 54 years	52	12.3
55 to 59 years	27	6.4
60 to 64 years	16	3.8
65 to 74 years	33	7.8
75 to 84 years	25	5.9
85 years and over	6	1.4

(X) Not applicable.



**Section 1.7 - Race/Ethnicity/Disability** - Below is some data from the 2000 census about the racial makeup and disability of the village residents. This subject was not addressed in the 2007 survey, so there is no comparison table. The village of Rudolph is as racially mixed as the entire Wood County area. Ethnicity of the early residents who formed the village reflects the current ethnicity.

**Race**

<b>Subject</b>	<b>Number</b>	<b>Percentage</b>
One race	416	98.3
White	402	95.0
Black or African American	1	0.2
American Indian and Alaska Native	3	0.7
Asian	10	2.4
Filipino	1.	0.2
Other Asian <sup>1</sup>	9	2.1
Two or more races	7	1.7
Race alone or in combination with one or more races: <sup>3</sup>		
Subject	Number	Percentage
White	409	96.7
Black or African American	1	0.2
American Indian and Alaska Native	10	2.4
Asian	10	2.4
<b>Hispanic or Latino And Race</b>		
Subject	Number	percentage
<b>Total population</b>	<b>423</b>	<b>100.0</b>
Hispanic or Latino (of any race)	6	1.4
Mexican	6	1.4
Not Hispanic or Latino	417	98.6
White alone	396	93.6
<b>Ancestry (single or multiple)</b>		
Subject	Number	Percentage
<b>Total population.</b>	<b>396</b>	<b>100.0</b>
<i>Total ancestries reported</i>	<i>523</i>	<i>132.1</i>
Czech <sup>1</sup>	15	3.8
Danish	1	0.3
Dutch	57	14.4
English	16	4.0
French (except Basque) <sup>1</sup>	12	3.0
French Canadian <sup>1</sup>	11	2.8
German	205	51.8
Irish <sup>1</sup>	35	8.8
Italian	2	0.5
Lithuanian	4	1.0
Norwegian	17	4.3
Polish	119	30.1
Swedish	16	4.0
United States or American	9	2.3
Other ancestries	4	1.0
<b>Disability status of the civilian noninstitutionalized population</b>		
Subject	Number	Percentage
<b>Population 5 to 20 years.</b>	<b>80</b>	<b>100.0</b>
With a disability	1	1.3
<b>Population 21 to 64 years</b>	<b>235</b>	<b>100.0</b>
With a disability	25	10.6
Percent employed	60	.0 (X)
No disability	210	89.4
Percent employed	81	.0 (X)
<b>Population 65 years and over</b>	<b>55</b>	<b>100.0</b>
With a disability	22	40.0

<sup>1</sup> Other Asian alone, or two or more Asian categories.

## Section 1.8 - Household Members

The following two tables taken from the 2000 census indicate how many people were living in each household. The comparison tables from the 2007 survey indicates how many people are living in each home, the number of children under the age of 18 living at home, and the number of children over the age of 18, living in Rudolph, but not with their parents. In 2007 there are 202 housing units in the Village. Adult children of long-term residents are not necessarily residing within the village limits. The present job market has made it necessary for children to seek employment out of the immediate area. On the other hand, there are some adult children who have returned to the community.

### Relationship

Subject	Number	Percentage
<b>Total population.</b>	<b>423</b>	<b>100.0</b>
In households.	423	100.0
Householder	170	40.2
Spouse	112	26.5
Child.	127	30.0
Own child under 18 years	109	25.8
Other relatives	4	0.9
Under 18 years	1	0.2
Nonrelatives	10	2.4
Unmarried partner	5	1.2

### Household by type

Subject	Number	Percentage
<b>Total Households</b>	<b>170</b>	<b>100.0</b>
Family households (families).	122	71.8
With own children under 18 years	57	33.5
Married-couple family	112	65.9
With own children under 18 years	49	28.8
Female householder, no husband present	8	4.7
With own children under 18 years	6	3.5
Nonfamily households	48	28.2
Householder living alone	42	24.7
Householder 65 years and over	19	11.2
Households with individuals under 18 years	58	34.1
Households with individuals 65 years and over	44	25.9
Average household size.	2.	.49 (X)
Average family size.	2.	.99 (X)

### Household Occupancy from 2007 Survey

Subject	Number	Percentage
One Person	20	16
Two People	64	52
Three People	11	9
Four People	10	8
Five People	7	6
Six People	1	1

**Children Under Age of 18 from 2007 Survey**

<b><u>Subject</u></b>	<b><u>Number</u></b>	<b><u>Percentage</u></b>
One child under the age of 18	9	7
Two children under the age of 18	12	12
Three children under the age of 18	4	3
Four children under the age of 18	1	1
No children	92	75

Following is the number of children over the age of 18 living outside parents' household, **but** within the Village of Rudolph

<b><u>Subject</u></b>	<b><u>Number</u></b>	<b><u>Percentage</u></b>
One Child	16	13
Two Children	6	5
Three Children	1	1
No Children	95	77

**Section 1.9 - Education/School Enrollment** –The first two tables are taken from the 2000 census and include how many village residents were attending school and what levels of education were attained. The third table shows education attainment information taken from the 2007 village survey. Everyone knows that education is important to succeed. This is evident in the response to the recent survey.

**SCHOOL ENROLLMENT**

<b>Subject</b>	<b>Number</b>	<b>Percentage</b>
<b>Population 3 years and over enrolled in school</b>	<b>92</b>	<b>100.0</b>
Nursery school, preschool	10	10.9
Kindergarten.	3	3.3
Elementary school (grades 1-8)	34	37.0
High school (grades 9-12)	35	38.0
College or graduate school	10	10.9

**EDUCATIONAL ATTAINMENT**

<b>Subject</b>	<b>Number</b>	<b>Percentage</b>
<b>Population 25 years and over</b>	<b>279</b>	<b>100.0</b>
Less than 9th grade	22	7.9
9th to 12th grade, no diploma.	18	6.5
High school graduate (includes equivalency)	123	44.1
Some college, no degree.	35	12.5
Associate degree.	29	10.4
Bachelor's degree	44	15.8
Graduate or professional degree	8	2.9
Percent high school graduate or higher	85.	.7 (X)
Percent bachelor's degree or higher	18	.6 (X)

**Education Level Attained**

<b>Subject</b>	<b>Number</b>	<b>Percentage</b>
Elementary School	4	3
High School Graduate	102	83
Junior College	12	9
Vocational/Trade School	53	43
College	33	26
Post Graduate	5	2
Other	1	1

(X) Not applicable.

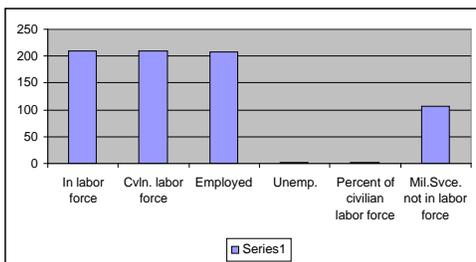
### Section 1.10 - Employment

Although employment in the manufacturing sector may decline over the next twenty years, the village projects that future job opportunities outside of this sector are projected to be created throughout the Wisconsin Rapids, Plover, Stevens Point, and Marshfield areas, in the service, government, finance, medical and insurance sectors.

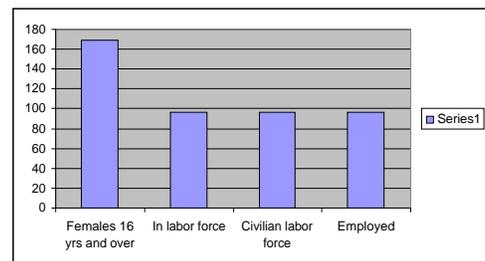
The 2000 census (first five) tables reveal how many village residents were employed. The last table from the 2007 survey includes the same information.

#### EMPLOYMENT STATUS

Subject	Number	Percentage
<b>Population 16 years and over</b>	<b>317</b>	<b>100.0</b>
In labor force	210	66.2
Civilian labor force.	210	66.2
Employed	208	65.6
Unemployed	2	0.6
Percent of civilian labor force	1	.0 (X)
Armed Forces. Not in labor force.	107	33.8



Subject	Number	Percentage
<b>Females 16 years and over</b>	<b>169</b>	<b>100.0</b>
In labor force	96	56.8
Civilian labor force.	96	56.8
Employed	96	56.8



Subject	Number	Percentage
<b>Own children under 6 years</b>	<b>32</b>	<b>100.0</b>
All parents in family in labor force	12	37.5

Taken from 2007 Survey

Subject	Number	Percentage
Employed	94	100
Self-Employed	21	17
Retired	67	67
Semi-retired	1	1
Other	2	1

(X) Not applicable.

**Section 1-11. Employment/Occupation** – The 2000 census tables show a detailed occupation of village residents. The last table from the 2007 survey in a general category of occupations of village residents.

**Employed civilian population  
OCCUPATION (from 2000 census)**

Subject	Number	Percentage
<b>16 years and over</b>	<b>208</b>	<b>100.0</b>
Mgmt., professional, and related occupations	46	22.1
Service occupations	21	10.1
Sales and office occupations	62	29.8
Construction, extraction, and maint. occupations	30	14.4
Production, transp and material moving occupations	49	23.6

**INDUSTRY (from 2000 census)**

Subject	Number	Percentage
Construction	15	7.2
Manufacturing.	72	34.6
Wholesale trade.	3	1.4
Retail trade	20	9.6
Transportation and warehousing, and utilities	9	4.3
Information	4	1.9
Finance, ins. real estate, and rental and leasing	17	8.2
Professional, scientific, management, admin.,etc,	8	3.8
Educational, health and social services	29	13.9
Arts, entertainment, recreation, acc.,food svce.	14	6.7
Other services (except public administration)	8	3.8
Public administration.	9	4.3

**CLASS OF WORKER (from 2000 census)**

Subject	Number	Percentage
Private wage and salary workers	178	85.6
Government workers.	24	11.5
Self-employed workers in own not incorp. Business	6	2.9

**From 2007 Survey**

<b>Subject</b>	<b>Number</b>	<b>Percentage</b>
Agriculture	2	1.9
Finance	4	3.8
Government Services	3	2.8
Retail sales	6	5.8
Personal Services	8	7.7
Management	5	4.8
Manufacturing	20	19.
Full time student	4	3.8
Education	9	8.7
Medical/Health	5	4.8
Clerical	10	9.7
Utilities/Communication	1	.9
Other Trades	19	18.
Other Professions	7	6.8

**Section 1.12 - Income** – The tables from the 2000 census indicate various categories of income by families living in the village. The 2007 survey did not address this issue, so there is no comparison table.

**INCOME IN 1999**

Subject	Number	Percentage
<b>Households.</b>	<b>171</b>	<b>100.0</b>
Less than \$10,000	14	8.2
\$10,000 to \$14,999	11	6.4
\$15,000 to \$24,999	22	12.9
\$25,000 to \$34,999	24	14.0
\$35,000 to \$49,999	33	19.3
\$50,000 to \$74,999	49	28.7
\$75,000 to \$99,999	6	3.5
\$100,000 to \$149,999	12	7.0

Subject	Number	Percentage
Median household income (dollars)	41,125	(X)
With earnings	136	79.5
Mean earnings (dollars) <sup>1</sup>	44,350	(X)
With Social Security income	49	28.7
Mean Social Security income (dollars) <sup>1</sup>	10,705	(X)
With Supplemental Security Income	7	4.1
Mean Supplemental Security Income (dollars) <sup>1</sup>	7,443	(X)

With public assistance income

Subject	Number	Percentage
Mean public assistance income (dollars) <sup>1</sup> . . . . . (X)		
With retirement income ..	38	22.2
Mean retirement income (dollars) <sup>1</sup> .	13,158	(X)

Subject	Number	Percentage
<b>Families</b>	<b>121</b>	<b>100.0</b>
\$10,000 to \$14,999.	1	0.8
\$15,000 to \$24,999	14	11.6
\$25,000 to \$34,999.	16	13.2
\$35,000 to \$49,999.	29	24.0
\$50,000 to \$74,999	43	35.5
\$75,000 to \$99,999	6	5.0
\$100,000 to \$149,999	12	9.9

Subject	Number	Percentage
Median family income (dollars)	50,625	(X)
Per capita income (dollars) <sup>1</sup> ..	18,895	(X)

**Median earnings (dollars):**

Subject	Number	Percentage
Male full-time, year-round workers.	40,500	(X)
Female full-time, year-round workers	28,750	(X)

(X) Not applicable.

## **CHAPTER 2 – HOUSING**

### **Section 2.1 - Introduction**

Shelter is one of the most basic of human needs. It also represents one of the largest expenditures one will make in his or her lifetime. Because of the importance of housing in the community, the Village of Rudolph believes it is important to allow for an adequate supply of housing to meet the needs of all citizens. This chapter will look at different characteristics of the housing stock and set goals and policies to help ensure the needs of present and future residents. It will also address the concerns of village residents in the 2007 survey.

### **Section 2.2 – Housing Inventory and Analysis**

Occupancy characteristics help indicates if the current amount of housing stock is sufficient to meet existing demand. The Department of Housing and Urban Development (HUD) has recommended an overall rate of 3% vacancy to assure an adequate choice for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5% while a vacancy rate of about 5% for rental units. As of April 15, 2008 the village has a vacancy rate of 4% of owner-occupied housing and 25% rate of rental units.

The first two tables from the 2000 census show housing occupancy numbers. The third table, taken from the 2007 survey, shows the length of time residents have been in their home:

<b>Housing Occupancy</b> <b>Subject</b>	<b>2000 Census</b>		<b>4/15/2008</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total housing units.</b>	<b>177</b>	<b>100.0</b>	<b>201</b>	<b>100.0</b>
Occupied housing units	170	96.0	<b>177</b>	<b>88.0</b>
Vacant housing units.	7	4.0	<b>23</b>	<b>11.4</b>
For seasonal, recreational, or occasional use.	1	.06	<b>1</b>	<b>.004</b>
Homeowner vacancy rate (percent)	1	.6 (X)		
Rental vacancy rate (percent).	6	.1 (X)		

<b>HOUSING TENURE</b> <b>Subject</b>	<b>2000 Census</b>		<b>4/15/2008</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Occupied housing units</b>	<b>170</b>	<b>100.0</b>	<b>201</b>	<b>100.0</b>
Owner-occupied housing units	124	72.9	<b>153</b>	65.3
Renter-occupied housing units.	46	27.1	<b>48</b>	34.7
Average household size of owner-occupied units.	2	.71 (X)		
Average household size of renter-occupied units	1	.89 (X)		

#### **Information taken from 2007 Village Survey**

<b><u>Length of Time</u></b>	<b><u>Number of residents</u></b>	<b><u>Percentage</u></b>
Less than one year	6	5
One – five years	14	11
Six – ten years	8	7
Eleven – fifteen years	8	7
Sixteen to twenty years	6	5
Over twenty years	73	59

(X) Not applicable.

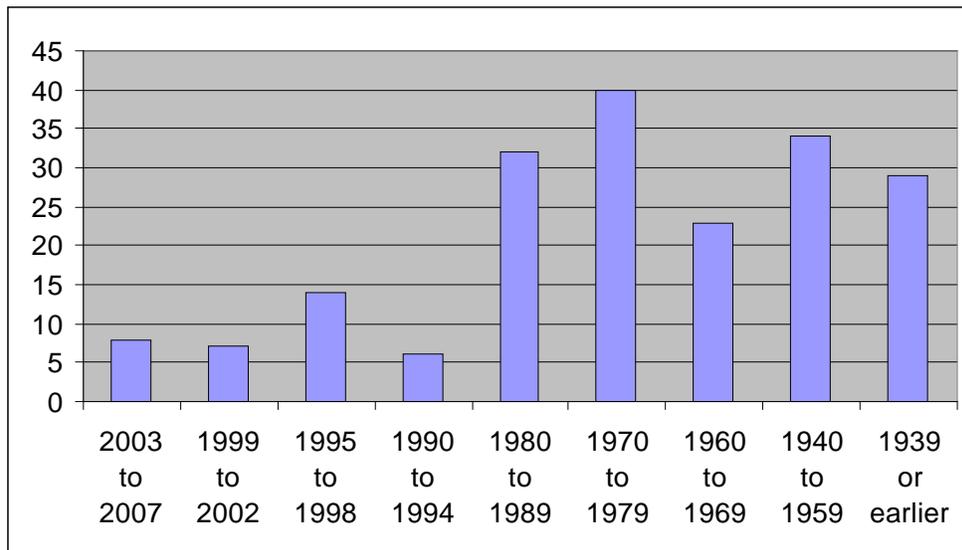
### Section 2.3 – Age Characteristics

Age is often used as a measure of a house’s condition, however, it should not be the sole criterion since many older homes are either remodeled or kept in a state of good repair to maintain their value. This table and graph are taken from the 2000 census and from the building permits issued to village residents from 1999 through 2007. It is the opinion of our committee that the majority of the homes in the village are maintained at a very high level of appearance.

**YEAR STRUCTURE BUILT**

Subject	Number	Percentage
2003 to 2007	8	
1999 to 2002	7	
1995 to 1998	14	7.9
1990 to 1994	6	3.4
1980 to 1989	32	18.0
1970 to 1979	40	22.5
1960 to 1969	23	12.9
1940 to 1959	34	19.1
1939 or earlier	29	16.3

**Figure – Housing Permits**



When comparing housing starts from period to period, the graph shows that growth in the village is comparable to the amount of land that is available for new housing.

### Section 2.4 – Structural Characteristics

Structure type information (single family, duplex, multi-family, etc) is a common method used to describe the physical characteristics of housing stock. The one unit detached and one unit attached are the most prevalent types of construction within the village.

2000 Census

Total Housing Units	Number	Percentage
Units in Structure	178	100.0
1 unit detached	134	75.5
1 unit, attached	3	1.7
2 units	14	7.9
3 or 4 units	7	3.9
5 to 9 units	6	3.4
10 to 19 units	14	7.9

### Section 2.5 – Value Characteristics

Housing value is another important aspect in gauging the overall assessment of current housing stock. The value of housing, along with median price, has risen significantly since 1980 within the village.

The first table is taken from the 2000 census. The second table is taken from the 2007 tax roles.

2000 Census

Specified owner-occupied units	113	100.0
VALUE	Number	Percentage
Less than \$50,000	9.	8.0
\$50,000 to \$99,999	74	65.5
\$100,000 to \$149,999.	22	19.5
\$150,000 to \$199,999	6	5.3
\$200,000 to \$299,999	2	1.8
Median (dollars)	80,300	(X)

2007 Tax Roles Information

Specified owner-occupied units	157	100.0
Value	Number	Percentage
\$25,000 to \$49,999	9	6.
\$50,000 to \$74,999	49	31.
\$75,000 to \$99,999	39	24.
\$100,000 to \$124,999	26	16.
\$125,000 to \$149,999	17	10.
\$150,000 to \$174,999	9	6.
\$175,000 to \$199,999	4	3.5
\$200,000 to \$224,999	4	3.5

## Section 2.6 – Housing Affordability

According to the U.S. Department of Housing and Urban Development, not more than 30% of a household income should be spent on monthly housing costs in order for that home to be considered affordable. The following tables from the 2000 census show mortgage costs and monthly owner costs. The 2007 survey did not address this subject, so there is not a comparison table.

### MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

Subject	Number	Percentage
With a mortgage	71	62.8
\$300 to \$499	16	14.2
\$500 to \$699	17	15.0
\$700 to \$999	20	17.7
\$1,000 to \$1,499	18	15.9
Median (dollars)	763	(X0
Not mortgaged	42	37.2
Median (dollars)	246	(X)

### SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999

Subject	Number	Percentage
Less than 15.0 percent	58	51.3
15.0 to 19.9 percent	20	17.17
20.0 to 24.9 percent	14	12.4
25.0 to 29.9 percent	11	9.7
30.0 to 34.9 percent	2	1.8
35.0 percent or more	8	7.1
Specified renter-occupied units	46	100.0

### HOUSE HEATING FUEL

Subject	Number	Percentage
Utility gas	122	71.8
Bottled, tank, or LP gas	2	1.2
Electricity	29	17.1
Fuel oil, kerosene, etc	11	6.5
Wood	6	3.5

## **Section 2.7 – Housing Programs**

To ensure that existing and future housing units are safe and adequate for occupancy, building and housing codes are in compliance with the State of Wisconsin Uniform Building Code. The vast majority of the responders to the 2007 survey state they want to see the housing growth remain as is over the next 25 years.

Although the population of the village may be approaching the “retirement community” status, only 33% of the survey responders think elderly housing should be addressed. An exact same figure would like to see duplex housing promoted.

The committee wants to include some federal/state programs that are available for housing assistance for maintenance and/or repair. They are:

Wisconsin Housing and Economic Development Authority (WHEDA) – provides a listing of numerous housing programs including low interest loans for first time homebuyers, home improvement loans, and tax credit programs for elderly and low-income family housing

Community Development Block Grant (CDBG) – CDBG is a federally funded program administrated by the Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations, to assist local governments with housing programs that primarily benefit low and moderate income residents. CDBG funds can be used for a wide variety of activities including owner-occupied and renter-occupied housing rehabilitation, homebuyer assistance, handicap accessibility modifications, public facility/infrastructure improvements and special housing projects like acquisition, demolition and relocation projects. While only municipalities can apply for the grant, CAP Services can assist with the application and administer the grant for a 10% administration fee that is paid for with grant money. MSA Professionals, who has made application in 2008 for the village, will charge not more than 15% as an administration fee.

## **Section 2.8 – Housing Issues**

The following housing issues were identified through the planning process

- Will the current village sewer system handle additional housing developments?
- Currently there are three “designated” areas that can be developed for new housing. Each proposed development will be analyzed by the Village Board.
- Will the village’s road infrastructure support new developments?

## **Section 2.9 – Housing Goals/Objectives/Policies**

- Currently, the present sewer system can handle some additional housing development, but not industrial.
- The village has a cost sharing ordinance for sewer access and road infrastructure.
- Support the 85% of the positive response to this survey question: Is maintaining the Village of Rudolph’s current rural small town “atmosphere” or “tradition” important to you?

## **CHAPTER 3:Transportation**

### **Section 3.1 Introduction**

Movement of people, goods, and services within and through the Village is an integral part of everyday life for the citizens of the Village of Rudolph. Decisions made regarding transportation can have a direct impact on the community's growth and quality of life. These decisions should be made to include choices that will most efficiently serve the community as a whole, maximize investment in transportation infrastructure, as well as minimize conflicts between modes of transportation as well as jurisdictions.

Perhaps a partial reason for the steady population of the Village of Rudolph is related to its regional location. Being only about six miles north of Wisconsin Rapids, and having a state highway as direct access, Rudolph provides a residential setting for those who do not prefer to live in a larger city. The access along State Highway 34 provides the link between the two communities. A similar link exists to Stevens Point with County Trunk Highway C being the connector. Stevens Point is about twelve miles east of the village. State Highway 34 and State Highway 10 link Marshfield which is approximately 35 miles west of the village.

### **Section 3.2 Major Roads and Village Street System**

The two major roads in the Village of Rudolph are State Highway 34 and County Highway C. Within the Village boundaries, County Highway C is named Main Street. The intersection of these two roads is a major junction within the Village, but interestingly has not necessarily been the heart of the community. The west end of the central business district only abuts this junction. State Highway 34 has three intersecting streets while passing through the Village and County Highway C has seven intersecting streets. In 2005 the ADT average daily traffic count for State Highway 34 was 3100 vehicles and for County Road C was 2100 vehicles.

All of the streets serving residences within the village limits are paved. The village's streets are generally in good condition. Due to runoff drains and culverts along most roadways, some soil erosion may be present. The streets are rated by a village board member. The results are filed with the WI DOT.

As of January 1, 2007, the road network within the Village of Rudolph consisted of a total of 6.69 miles. County roads account for 1.14 miles and municipal roads for 5.55 miles. At an estimated average of 30 foot roadbed width, this 6.69 miles translates to about 23.3 acres of land within Village limits that is used for streets. Two of the longest streets in the Village are Main Street at 2,980 feet and Highway 34 at about 2,640 feet. The total length of roads in Rudolph is important due to maintenance requirements such as repair and snow plowing.

### **Section 3.3 Transit and Transportation Options for the Elderly and Disabled**

The Wood County Department of Aging provides transportation services for transit-dependent adults and people with disabilities through busing and volunteer escort services. Bus rides are provided on a weekly basis to grocery shopping, senior center services, essential personal business, etc. Volunteer drivers may also be requested for those persons going to medical appointments or those otherwise not able to use the busing service. Persons requiring such services must call to make a reservation and are picked up and dropped off at their home. There is no set fee for this service, however, passengers are asked to make a donation. At this time, River Cities Taxi Service and Wheels of Independence are available on a cash basis.

### **Section 3.4 Bicycle/Walking Routes and Trails**

There is a bike/walking path on both sides of Highway 34 through Rudolph. See Transportation Plans and Programs (Sec 3.8) for additional bike/walking paths.

### **Section 3.5 Railroads**

A main line of the Canadian National Railway Company connecting Wisconsin Rapids with the Wausau area passes generally north-south through Rudolph. Runs along this route are climbing a rather steep grade to the north. Formerly, trains would not be able to make the climb north and would back down to take a second run. This situation has significantly decreased now, and is not considered to be a major factor in traffic circulation in the Village.

### **Section 3.6 Air Transportation**

The three main airports that serve the Village of Rudolph are: the Central Wisconsin Airport, the Wisconsin Rapids Municipal Airport and the Stevens Point Municipal Airport.

The Central Wisconsin Airport (CWA) is located approximately 25 miles northeast of the Village of Rudolph in Mosinee and is a full service, all weather airport offering around-the-clock service. Air cargo service is also available. The airlines offer overnight delivery and connections throughout the world.

Wisconsin Rapids Municipal Airport (ISW) is located at 3620 1st Street South. Stevens Point Municipal Airport (STE) is located at 4501 State Highway 66. Both are primarily for private carriers and general aviation.

### **Section 3.7 Trucking.**

Semi traffic in the Village generally consists of through traffic on State Highway 34 and County Highway C with normal delivery services for area businesses. There are no designated truck routes, however, the Wood County Highway Department posts weight limits on county roads in the spring to mitigate potential damage from the thawing frost layer in the soil. Village streets are classified Class B. County C and State Highway 34 are classified heavy traffic routes.

### **Section 3.8 Transportation Plans and Programs**

In 2010 there are plans to improve County C/Main Street through the village, with a bike path to be incorporated from the eastern village limits to Moraine Avenue where the sidewalk begins on the north side of the street and also includes an upgrade of the railroad crossing.

There are two DOT highway projects in progress. Below are explanations from the DOT website:

#### **US 10 expansion project**

US 10 serves central Wisconsin as an important east/west highway connecting the Twin Cities and the Fox Valley. It is an important regional, state and national link for business, industry, recreation and agriculture.

The Wisconsin Department of Transportation (WisDOT) is expanding 31 miles of US 10 between WIS 13 near Marshfield to Interstate 39, north of Stevens Point. The new four-lane highway will bypass the communities of Auburndale, Blenker, Milladore and Junction City. New US 10 will also bypass downtown Stevens Point west of I-39.

The US 10 expansion project will provide a highway facility that will safely and efficiently handle increasing traffic volumes. US 10 is on the National Highway System and is an important route in Wisconsin's Corridor 2020 transportation plan.

The project represents an estimated \$234 million investment in central Wisconsin's transportation system. Construction began in 2006 and is scheduled to be completed by 2012.

This highway route is located 7 miles north of Rudolph at the proposed Highway 34 interchange.

#### **WIS 13 and WIS 80 rerouting**

WisDOT is currently evaluating the rerouting of WIS 13 and WIS 80 in central Wisconsin. The proposed changes include:

- Rerouting WIS 13 to run concurrent with WIS 34 and US 10 from Wisconsin Rapids to Marshfield.
- Extending WIS 80 from Pittsville to US 10 on existing WIS 13.

WIS 73 and WIS 34 would remain on their current routes.

These changes would provide a more direct route for motorists traveling to US 10 and I-90/94. The distance and travel time between Wisconsin Rapids and Marshfield would be reduced.

Motorists would also benefit from more efficient travel by avoiding indirect travel to Veterans Parkway (WIS 13) in Marshfield and taking advantage of the most current safety and design standards used on Veterans Parkway, WIS 34 and new US 10.

The changes would be implemented when the new US 10 is completed from Marshfield to Stevens Point, which is currently scheduled for 2012.

## **CHAPTER 4: Utilities and Community Facilities**

### **Section 4.1 Introduction**

Adequate infrastructure, utilities, community facilities and services are important in meeting existing and future community needs. They are the framework of a community's life and without them the present day standard of living could not exist. The decisions made for the Village of Rudolph regarding the utilities and community facilities will have an impact on all present and future residents.

### **Section 4.2 Public Utilities Inventory**

#### **A. Sanitary Sewer Service**

Perhaps the most important local utility for Rudolph is its sanitary sewer system. The provision of sewer service allows for construction on many areas where other means of treating wastewater such as septic systems or holding tanks would be impractical or unacceptable.

The wastewater treatment facilities are located south of Main Street along the railroad tracks. Access to the treatment ponds is from Main Street. The Village operates a 2 pond wastewater treatment facility. Pond #1, 124 feet x 124 feet surface area. Depth of 9.7 feet, aeration provided by 10 EDI Flex Air Diffusers Model 44F. Pond #2 is 500 feet x 200 feet surface area. Depth of 5.7 feet. This pond is divided in half by a floating baffle. Pond 2A aeration is provided by 7 EDI Flex Air Diffusers. Model 44 F. Pond 2B aeration is provided by 3 EDI Flex Air Diffusers Model 44 F. The subsurface aerators are supplied air by three positive displacement blowers, each capable of providing 93 lcfm (84 scfm). The current operation has one blower providing air to Pond #1, and one blower providing air to Pond #2, and the third blower as a spare.

In April 1997 the design capacity of the Rudolph Wastewater Treatment plant, an aerated lagoon consisting of Pond #1 and Pond #2A and #2B has been determined to be 150,000 gallons per day, 270 pounds BOD per day and 270 pounds of suspended solids per day.

The Village owns and operates two lift stations. One is located on the north side of Main Street near the public grade school, and the other is on the east side of State Highway 34, about 1800 feet north of Second Street North. Both of these stations are sized to be able to accommodate some future development and consequent wastewater flow.

Being able to provide sewer service is fundamental to development in the village. Yet at the same time, provision of the service is a relatively high expense item that is presently incurred by a sewer rate paid by village residents and businesses. It is important, therefore, to optimize neighborhood road and lot layouts that will be the most efficient for provision of sewers. This will affect not only the proposed development but also any development beyond the initial plat.

In the near future, in order to comply with DNR standards the village may have to do some modernization and expansion of the capabilities to treat wastewater.

## B. Water Supply

All homes and businesses in the Village provide for their own water, as the Village does not have municipal water service. In 2006, the Village Board sent a survey to residents asking if they were interested in the village providing a water supply. Overwhelmingly, the residents stated they did not want this service.

## C. Storm Water Management

Most of the village has adequate drainage through the culverts alongside roadways. Storm sewers have been constructed along Main Street from about the Moravian Church to State Highway 34, on Grotto Avenue, Hillcrest Avenue, and on State Highway 34. Storm drains run into an unnamed drainage ditch just west of the railroad tracks, which eventually discharge to the Biron Flowage. Due to clay soils and underground springs, some homes in Rudolph experience water seepage in basements, but surface drainage seems to be adequate.

## D. Solid Waste and Recycling Facilities

The Village has a contract for solid waste and recycling services with Veolia Services of Wisconsin Rapids. Solid waste materials are picked up once a week and taken to a landfill owned by Veolia Services. Recyclables are picked up every other week and taken to a separate facility. The Village is satisfied with its current level of service but will review potential changes as the need arises.

## E. Corporate Utilities

Cable Facilities – The Village currently has contracts with Cable Construction Inc. of Ironwood, MI and Solarus of Wisconsin Rapids to provide cable service to the village residents.

Power Facilities – The Village currently receives its electric power from Alliant Energy.

Telephone and Internet Services – Telephone and Internet Services for Village residents are provided through Solarus and AT&T.

Natural Gas – WE Energies currently provides natural gas services to all areas of the village.

## **Section 4.3 Community Facilities Inventory and Analysis**

### A. Municipal Building

The Village Municipal Building is located at 1580 Main Street. The municipal building serves as the meeting place for the village board, official voting place of the village, community organizations, and state elected officials who come to the area to hold listening sessions for constituents.

### B. Village Garage

The village garage is located behind the Moravian Church on Main Street. The garage provides storage for the village street equipment, village Christmas decorations, and sign posts.

### C. Police, Fire, Rescue, Emergency Response

The Village of Rudolph is fortunate to have a very low major crime rate. The Village has a constable who is appointed by the Village Board. The Village is also served by the Wood County Sheriff's Department.

The Village of Rudolph has a volunteer fire department. At present there are 3.5 paid positions. With the volunteers, the fire department personnel total 92 with the fire fighters and First Responders.

Fire Station No. 1 is located on the south side of Main Street east from the railroad tracks. There are four more fire stations: Station 2 is located in the Town of Linwood; Station 3 is located in the Town of Eau Pleine; Station 4 is located in the Town of Carson; Station 5 is located in the Village of Junction City.

Currently, the fire department covers the Village of Rudolph, the Town of Rudolph, Town of Linwood, Town of Eau Pleine, Town of Carson, one-half of the Town of Sigel, and the Village of Junction City.

In May, 2008, the Rudolph Fire Department was issued an ISO Class 4 rating for the Village of Rudolph. Rudolph is the only village within the state without hydrants to receive this rating. All of the township service areas above are rated a 5.

The Rudolph Fire Department has a rescue unit which is manned by First Responders and EMT's who are professionally trained. Ambulance service is provided by Higgins Ambulance Service. The service is available 24 hours a day, 365 days a year and can respond to the Village within minutes of being called.

### D. Schools

The Village has one public elementary school. The Wisconsin Rapids Public School transit system also provides transportation to parochial students in the Wisconsin Rapids area. In addition, there is also a state licensed provider of child care (ages 2-12) and pre-school for 3 and 4 year olds.

The Rudolph Elementary School is on the north side of Main Street between Moraine Avenue and Knowledge Avenue on the east side of the Village. This school is about 30 years old, has a ball diamond, play area, and parking facilities. The school serves children from kindergarten to sixth grade. The school serves not only the Village residents but also children from the Town of Rudolph and other outlying rural areas. About three-quarters of all children are bussed to school each day. The other children must provide their own transportation.

High school students attend either Lincoln High School, Assumption High School, Wisconsin Rapids; Stevens Point Area High School, Pacelli High School, Stevens Point; or Northland Lutheran High School, Mosinee.

A number of post-secondary education opportunities for Village residents are available. State Universities include the University of Wisconsin-Stevens Point; University of Wisconsin-Marathon County in Wausau; University of Wisconsin-Wood County, Marshfield; and the University of Wisconsin-Oshkosh. Technical schools include Mid-State Technical Colleges in Wisconsin Rapids, and Stevens Point; North Central Technical College in Wausau, and Fox Valley Technical College with locations in Appleton, Oshkosh, and Waupaca. All of the facilities are within an hour and half drive from Rudolph.

#### E. Parks and Recreation Areas

Rudolph Community Park, an area of 21.42 acres, is located west of State Highway 34 at the intersection of Meadow View Lane and Park Street. It is a well developed recreation area with three baseball diamonds, one of which is lighted for night time play. There are also backstops, concession stands, a lighted scoreboard, tennis court, volleyball court, children's play area, and a "yellow brick road" walking path. The shelter house and restrooms are modern facilities. There are two paved parking areas. The ball diamonds are used regularly in the summer by the Rudolph area Little League and the Wilderness Sportsman's Club. The park shelter house can be rented from May through October.

A large recreation and play area is available by the grade school. The existing recreational equipment and development is principally oriented to younger children.

#### F. Cemeteries

The only cemetery within the village limits is All Souls Cemetery, which is located on Grotto Avenue, north of St. Philip's Catholic Church.

#### G. Health Care Facilities

Rudolph has one dental clinic. The closest health care facilities are located in the city of Wisconsin Rapids. Major hospitals are located at Riverview Hospital in Wisconsin Rapids, St. Michael's Hospital in Stevens Point, and St. Joseph's Hospital in Marshfield. Each is complemented by several area clinics.

#### H. Child Care Facilities

There is a state licensed Child Care Center located on Knowledge Avenue. The center provides child care for young children and has a pre-school program for 3-4 year olds.

#### I. Library

The village is located within the McMillan Memorial Library service area. It is located at 490 E. Grand Avenue, Wisconsin Rapids. Hours for the library can be obtained by calling 715-423-1040 or at their website: [www.mcmillanlibrary.org](http://www.mcmillanlibrary.org)

### **Section 4.4 Summary of Future Needs**

Taken from our 2007 survey of village residents:

A Main Street beautification program (52% of responders to survey suggested this)

Establish biking/hiking trails. (50% of responders to survey suggested this)

Establish a managed compost site. (35% of responders to survey suggested this)

## **CHAPTER 5: Agricultural, Natural and Cultural Resources**

66.1001 (2) (e) Wis. Stat.:

**Agricultural, Natural and Cultural Resources element.** A compilation of objectives, policies, goals, maps, and programs of the conservation, and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural area, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and non metallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

This element will discuss the agricultural landscape and the natural and cultural resources in and around the Village of Rudolph.

### **Section 5.1 Agricultural Resources Inventory**

#### **A. Agricultural Lands**

In general, agricultural and residential developments tend to have conflicts if located adjacent to each other. It seems, however, that this has not been a past issue in the Village of Rudolph. Residential development within the Village has occurred at a slow pace, which has resulted in limited conflicts over time with adjoining agricultural activities. Residential expansion is projected to be minimal throughout the planning period (see the housing chapter for further information). The Village of Rudolph has approximately 400 acres of “agricultural and idle” land within the village limits. It is assumed that the agricultural land within the village limits will ultimately be converted to “urban” uses and therefore considered a holding area for future development.

#### **B. Farm Numbers, Types, and Size**

The Village of Rudolph has one active farm within the village limits which raises beef and cash crops and is 40 acres.

#### **C. Farm Economy and Infrastructure**

There are four businesses in the community directly related to the agricultural economy of the surrounding area:

1. 34 Truck and Auto Repair – Includes farm equipment repair
2. A& B Butchering – Meat processing plant
3. Pete’s Market – Meat processing plant
4. Wisconsin Dairy State Cheese Company – a cheese production/retail outlet

### **Section 5.2 Natural Resources Inventory**

This section will describe the existing conditions of natural resources in the Village of Rudolph and surrounding area. Natural resources include: soils, groundwater, wetlands, forests, vegetation and wildlife.

#### **A. Geology**

The region’s surface was shaped by the Green Bay lobe of the continental glacier more than 10,000 years ago. Till and outwash are the major glacial deposits in the area. The Village of Rudolph is located in the Drift-Crystalline province of Wisconsin. This province consists of thin deposits of clay till, glacial outwash, and alluvium overlying crystalline bedrock located at a depth of 0-49 feet beneath the surface, ranging in thickness from 0-50 feet.

## B. Topography

The Village of Rudolph lies in a relatively level to gently sloping upland area. The general study area has a total relief of about 90 feet generally draining toward the south and east to the Wisconsin River. The surface features of the land can influence the design and cost of providing sewer service to local users. Topography already influenced the location of two wastewater lift stations in the Village. A map showing contours of the planning area is shown as Figure 1 (page 38). For more information on Topography, see Section 1.4, Chapter 1, Issues and Opportunities.

## C. Soils

Many of the costs associated to land development can be attributed to a relationship with the physical environment. Soils conditions are a physical resource element that is frequently related to construction problems. Generally these construction problems may be related to things like specific field percolation rates, contamination of groundwater, the costs involved with residential dwelling construction, basement seepage, structural foundation movement, commercial and industrial building construction, road settling, recreational use, sewer line extensions, excavation projects and so forth. Many of these mentioned impacts pertain to development in and around the Village of Rudolph.

The Village of Rudolph is generally in a “loamy soils” area. This group consists of associations of soils that have a surface layer of silt loam and a loamy to clayey subsoil. The majority of the area around Rudolph falls into the “Milladore – Eaupleine – Sherry association.” Or the “Dolph – Altdorf” association. These soil associations are generally somewhat poorly drained and are formed in a thin layer of loess.

The following soil types are found in the Village of Rudolph and in the surrounding study area: Altdorf Silt Loam (Af), Dolph Silt Loam (Do), Eaupleine Silt Loam 2 to 6 percent slopes (EaB), Eaupleine Silt Loam 6 to 12 percent slopes (EaC), Eaupleine Silt Loam Silty Subsoil Variant (EcB), Eaupleine. A map showing soil classifications is shown as Figure 2 (page 39).

## D. Groundwater

1. Ground water is found at varying degrees of success. At this time the village does not have a municipal water source.
2. Some people have plenty of water and some do not. The depth of wells varies because of the glacier drift.
3. If it is necessary that the village put in municipal water, the issue will be addressed at that time.

## E. Surface Water

There is a small creek starting at the northern end of the village limits and goes all the way to the southern boundary of the village. It is a tributary to the Biron Flowage.

## F. Wetlands

Some soils in and around the Village display seasonal changes in groundwater, thus temporarily creating moist surface conditions. These conditions are not considered wetlands, and the land remains suitable for agricultural use. A number of intermittent streams and unnamed drainage-ways are within the corporate limits, but these would be considered collectors of runoff, and are principally used as drainage under storm conditions. Some woody vegetation, such as dogwood or willows, may be present alongside some of the larger drainages.

The Department of Housing and Urban Development, Federal Insurance Administration has flood hazard maps for the unincorporated areas of Wood County. The nearest delineated flood hazard insurance area to the Village of Rudolph lies well outside of the village limits to the northeast, where a tributary to Bear Creek is shown as having flood hazard potential. (H.U.D., F.I.A., Flood Insurance Rate Maps 1-20, 21, 22, 26, 27, 32, and 33). Areas typically shown within flood hazard boundaries may be subject to wetland classification. (See wetlands map page 5, Section 1.5 – Wetlands, Chapter 1 Issues and Opportunities).

Wetlands are an important part of the watershed, as they act as a filter system for pollutants, nutrients, and sediments, along with serving as buffers for shorelands and providing essential wildlife habitat, flood control and groundwater recharge.

G. Shorelands. There are no shorelands located within the Village of Rudolph.

H. Floodplains. There are no floodplains located in the Village of Rudolph.

#### I. Vegetation/Forest Area

Rudolph was originally part of an extensive area of Wood County. Logging and logging camps were originally set up. They were followed by saw mills and stave factories. There was an abundance of various trees available. They were yellow, white and Norway pine, rock and soft maple, all varieties of oak, balsam fir, white and red cedar, spruce hemlock, ash, poplar, basswood, and hickory. The lumber markets west of the Mississippi were dependent upon the State of Wisconsin for its abundant supply.

There are five main areas of forest cover in the Village of Rudolph. One is located at the north end of Blonien Avenue, a second is located east of Highway 34 south of village property on Highway 34, and extending to Second Avenue N; a third is located at the south end of Second Avenue South; a fourth is located east of the village abutting Knowledge Avenue, and the fifth is the village park.

#### J. Wildlife

Rabbits, squirrels, turkeys, prairie chickens, raccoons and skunks are generally very plentiful in the Village of Rudolph. Some residents find the rabbits a nuisance because they eat the garden vegetation and/or landscape shrubs. Occasionally, squirrels are known to eat the food in residents' bird feeders. Whitetail deer, black bear, and coyote have been seen in or near the village limits on occasion.

#### K. Endangered Species

There are none of which we are aware.

### **Section 5.3 Cultural Resources Inventory**

#### A. Historical / Archeological / Cultural Resources

Cultural and historic resources often help link the past with the present and can give a community a sense of place or identity. These resources can include historic buildings and structures along with ancient and archeological sites. A wide range of historic properties have been documented that help create Wisconsin's distinct cultural landscape. Descriptions of existing locations are identified on the list of historic places by the Wisconsin Historical Society.

Many of the properties included in this inventory are privately owned and not necessarily open to the public. At this time, there are seven listings in Rudolph

1820 1<sup>st</sup> Street – St. Philip’s School

6975 Grotto Avenue – The Grotto

1490 Main St – Moravian Church

6860 Highway 34 – Dairy State Cheese

1585 Main Street – Fisher’s Antique Shop

1608 Main Street - Skmo’s Place (Tavern and Home)

1545 Main Street - Private residence

#### B. Cultural Resource Programs

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

#### C. Cultural Organizations and Traditions

Several organizations and events occur throughout the year in the Village for residents of all ages, including:

**Moravian Church** (Fall Chili Supper, a Spring Salad Luncheon, and food at Country Christmas)

**St. Philip’s Church** (Spring and Fall Pancake Breakfasts, and church picnic)

**Rudolph Community Progress Team** (Summer Farmer’s Market and Flea Market and Keepsake Ornament sales, Promoting ideas/projects directly benefiting rural community)

**Old Tractor Club Show** (Annual event on the second Sunday in August at the Rudolph Community Park)

**Rudolph Little League** (Annual league and tournament)

**Wilderness Sportsmen’s League** (Adult summer softball league and a tournament in July)

**Rudolph Fire Department** (Annual summer Street Dance)

**American Legion** (Participation in area community parades; Veterans’ Day celebrations at elementary school, Scotch Doubles Bowling Tournament, 25 Days of Christmas Raffle, Food stand at Country Christmas, Adopt-A-Highway, Cleanup of Cty C for a few miles west of village)

**Rudolph Lions’ Club** (Scotch Doubles Bowling Tournament and 25 Days of Christmas Raffle)

**Cub Scouts/Boy Scouts** (Food at Tractor Club Show, Games at Fire Department Street Dance Organization of parade at Country Christmas)

**Brownies/Girl Scouts** (Various activities)

**Badger 4-H Club** (Various activities)

**Rudolph River Rovers Snowmobile Club** (Winter (Jan/Feb) poker run and Food at Rudolph Country Christmas)

**Rudolph Fire Department Auxiliary** (Spring steak feed, Refreshments at Fire Department Street Dance and Crafters for Country Christmas)

**Rudolph Country Christmas Committee** (Annual event second Saturday in December)

**Rudolph Senior Citizens** – (meet once a month and have a dinner once or twice a year)

## **Section 5.4 Issues**

### **A. Agricultural Issues**

1. When future residential development occurs next to agricultural uses, new residential land owners must fully understand the agriculture operations that take place near the Village and may incorporate a buffer between housing and agricultural land.

### **B. Natural Resource Issues**

There are three underground contamination sites in the village of Rudolph. They still have open status with contaminated soil.

### **C. Historical and Cultural Resource Issues**

The village would like to preserve the historical and cultural resources of the community.

## **Section 5.5 Goals, Objectives and Policies**

### **A. Agricultural Goals/Objectives/Policies**

Goal: Agricultural practices are unencumbered by development.

Objective 1: New development (agricultural, residential or commercial) is responsible for providing appropriate buffers from incompatible uses.

Objective 2: Agricultural practices need to be environmentally sensitive and protect people, air, soil, water, and wildlife resources.

Policy: Educate the public about the operations and activities of the agriculture community.

### **B. Natural Resources Goals, Objectives and Policies**

Goal: As the Village of Rudolph is gaining population, the village should strive to protect environmental resources and maintain the ecological balance of the area.

Objective 1: Development takes into consideration the protection of our natural resources.

Policy: Support the creation of educational programs for municipal boards and the public related to natural resources issues.

Objective 2: Natural resources that provide recreational opportunities on public land are managed to ensure their lasting presence.

Policy: Develop partnership efforts that result in the preservation and restoration of natural resources.

Objective 3: Protection of the natural environmental qualities of the area.

Policy 1: Utilize agricultural practices that are environmentally sensitive and protect air, soil, water and wildlife resources.

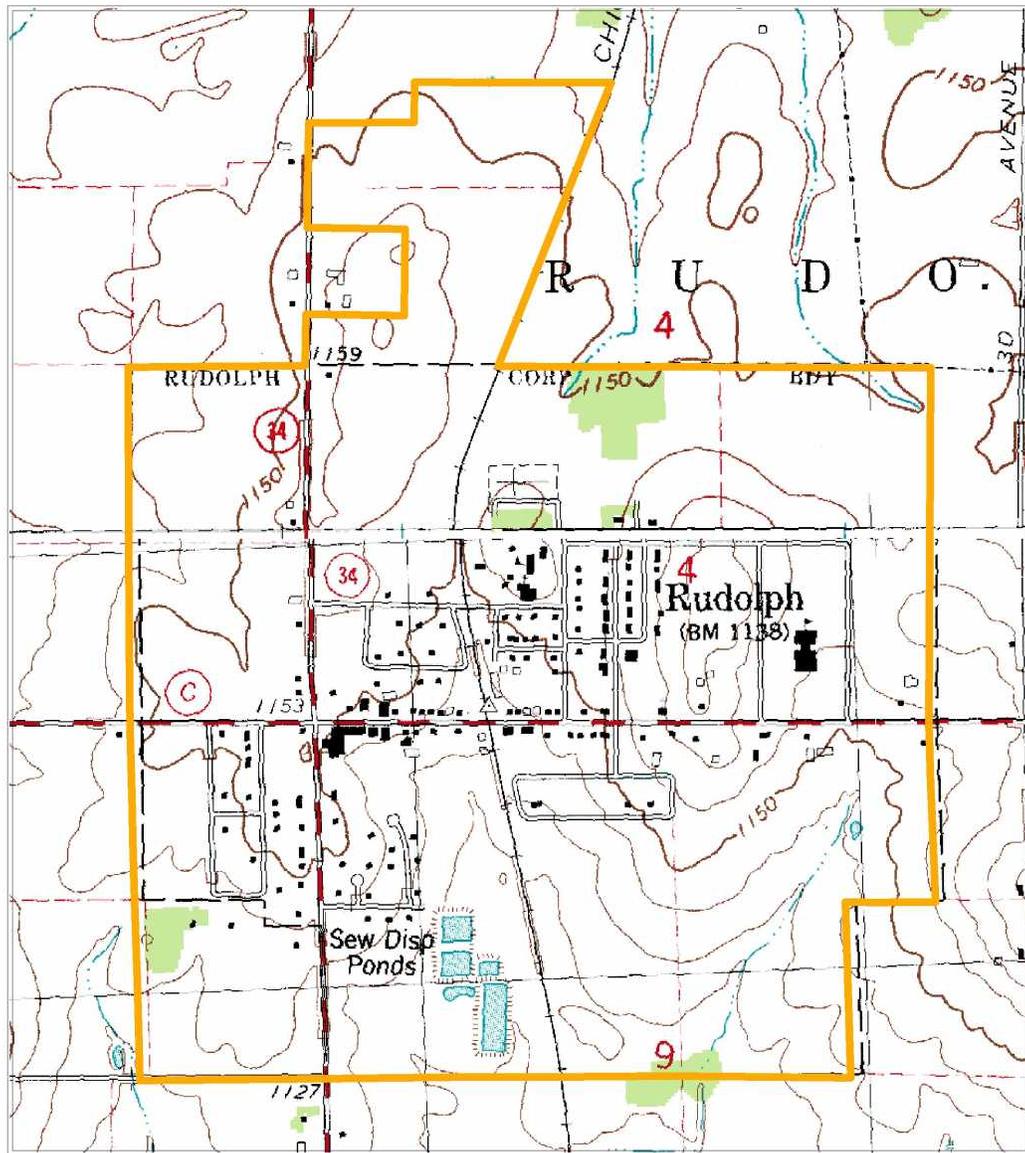
Policy 2: Assistance, in conjunction with the County in protecting water resources, including water quality abatement of erosion, and insuring compatible land usage around wells.

C. Cultural Resources Goals, Objectives, and Policies

Goal: Historic and cultural arts become an integral part of our community.

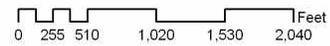
Objective: Make the general public more aware of cultural resources.

Policy: Support the historic and cultural events in the Village.



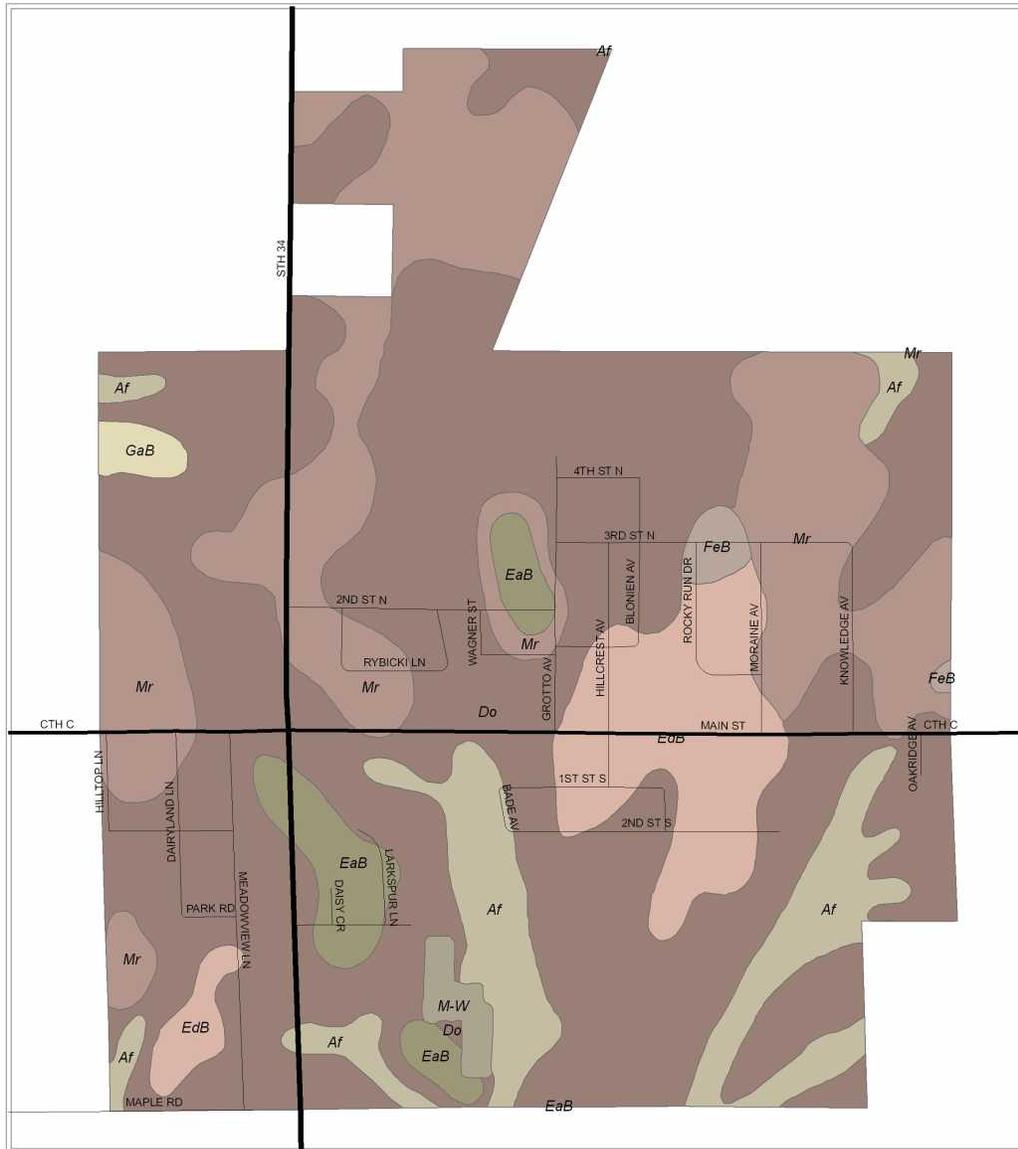
## Topographic Map

Village of Rudolph  
Wood County, Wisconsin



Source: U.S. Geological Survey  
October 2008

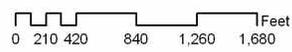
FIGURE 1



## Soil Classifications

Village of Rudolph  
Wood County, Wisconsin

Source: Natural Resources Conservation Service  
October 2008



### Soil Classifications

 Af	 FeB
 Do	 GaB
 EaB	 M-W
 EdB	 Mr

FIGURE 2

## **CHAPTER 6: Economic Development**

### **Section 6.1 Introduction**

This element will present information about the economy within the Village of Rudolph. Economic development, which can be defined as the type and level of business activity within an area, is often based on a combination of market forces, regulation, and the extent of local government encouragement. The Village of Rudolph has historically been a rural community of logging and small scale agricultural related commercial uses. Except for the logging, the trend of predominantly related agricultural related commercial uses continues to the present. There is also an increase in residential development. Different types of development in surrounding areas can have an impact on Village growth. For this reason the Village of Rudolph wishes to pursue economic development opportunities that will enhance the rural character of the area and assure the community the means to provide for the services and infrastructure needs of present and future residents.

This element concludes with goals, objectives, and policies to promote the stabilization, retention or expansion of the economic base. County and State economic development information is included to help the Village identify potential opportunities that could be used to pursue appropriate economic development activities.

### **Section 6.2 Labor Force and Economic Base**

#### **A. Labor Force Analysis**

##### **1. Educational Attainment**

As discussed in the Issues and Opportunities (Chapter 1) of this plan, and illustrated by the 2000 census table on page 13 of that chapter, 41.6% of the residents of the Village of Rudolph have achieved a degree higher than a high school diploma.

##### **2. Earnings and Income**

Wages are not the only form of income those residents receive. “Total income” is defined by the U.S. Census as the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other source of income received regularly such as Veterans; (VA) payments, unemployment compensation, child support, or alimony. According to the 2000 Census Issues and Opportunities (Chapter1), Page 16 79% of Village of Rudolph households were classified with earnings; 28% were households with social security income; 22% were households that received retirement income; 4% households received public assistance and 4% had other types of income.

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

Table 6.1 compares mean (average) earnings, along with mean household and per capita income, for households and individuals in communities with a comparable population to the Village of Rudolph and Wood County overall. The Village of Rudolph has the second highest mean earnings of the five communities compared and is very similar to Wood County overall.

**Table 6.1: Mean Earnings, Mean Household and Per Capita Income Comparison**

Municipality:	Population	Mean Earnings Per Household	Mean Income Per Household	Per Capita Income
Village of Rudolph	423	41,125.	50,625.	18,895.
Village of Vesper	541	38,750.	45,000.	19,327.
Village of Arpin	337	31,563.	43,125.	15,812.
Village of Milladore	268	46,458.	56,500.	19,235.
Village of Junction City	440	33,750.	42,031.	17,648.
Wood County	75,555	41,595.	50,798.	20,203.

Source: U.S.Census Bureau- 2000

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

### 3. Percent in Labor Force and Unemployment

Table 6.2 below examines labor force participation and employment percentages for the Village of Rudolph, as described in the 2000 Census. Age sixteen is considered to be the lower threshold for being eligible for employment. The Village had a 2000 labor participation rate of 66.2%, which is only .9% lower than the Wood County Average of 67.1%.

**Table 6.2: Employment Status of Village of Rudolph Population 16 Years and Above**

Employment Status	Number	Percent
Persons 16 years and over	317	100%
In labor force	210	66.2%
Civilian labor force	210	66.2%
Employed	208	65.6%
Unemployed	2	.6%
Armed Forces	0	
Not in labor force	107	33.8%

Source: U.S. Census 2000

### 4. Employment and Occupation

Table 6.3 below provides information regarding the type of occupation that Village of Rudolph residents were employed in 2000. The Sales and Office is the largest, followed by Production, Transportation and Material Moving. Tables on page 15 of the Issues and Opportunities (Chapter 1) summarize resident employment by industry from the 2000 census and from the 2007 questionnaire. Information for both these tables represents what type of occupation/industry the working residents of the Village were employed in, and is not a listing of the employment opportunities currently located in the Village of Rudolph.

**Table 6.3: Village of Rudolph Employment by Occupation**

Occupation	Number	Percent
Management, professional, and related occupations	46	22.1%
Service occupations	21	10.1%
Sales and Office occupations	62	29.8%
Construction, Extraction and Maintenance occupations	30	14.4%
Production, Transportation, and Material Moving occupations	49	23.6%
Total Employed	208	100%

Source: U.S. Census Bureau 2000

**5. Commuting**

According to Census 2000 data, 85.9% of employed residents worked outside of the Village of Rudolph, with a mean travel time to work of 17.4 minutes.

**B. Local Economic Base Analysis**

Table 6.4 lists the name and type of businesses located within the Village of Rudolph at the time of this report, September 2008. The community supports the development of any business that is in harmony with existing land uses and is complimentary to the rural, small town atmosphere of the community. Existing types of businesses in the Village of Rudolph include:

**Table 6.4 Local Businesses**

	Business Type
Wisconsin Dairy State Cheese	Retail cheese store and maker of cheese
Ricky’s Bar and Bowl	Restaurant/bar/bowling alley
Pete’s Market	Grocery store/organic meat processor
Rich’s Chain Saw Repair	Repairs chain saws and small equipment
Fischer’s Antiques	Vendor of Antiques
Tastefully Simple	Spices and Mixes
Heywood Music Studio	Private piano and voice lessons
Safe-Way Bus Terminal	School bus provider
Rudolph Moravian Church	Religious/Institutional
The Feed Mill	Vendor of Antiques
Skmo’s	Tavern
Bank-A-Count/Checks For Less	Financial institution business
Farmer’s and Merchant’s Bank	Financial institution
34 Truck and Auto	Automotive repair
St. Philip Church	Religious/Institutional
Rudolph Grotto	Religious
Main Street Hair Styles	Beauty Shop
One Stop	Gas Station/Restaurant
Little Dears Child Care Center	Child Care Service
Dr. Voelker and Associates	Dental Services
Mary Kay Cosmetics	Feminine grooming products

## **Section 6.3 Strengths and Weaknesses for Attracting/Retaining Business**

### **A. Strengths**

- Major highway access
- Excellent reputation of established businesses
- Urban communities within 8, 12, and 25 miles
- Railroad access
- Fire Department ISO Rating of 4
- Availability of land for light industrial development

### **B. Weaknesses**

- No municipal water
- In September 2008 the Village Board hired MSA Professionals to prepare a wastewater facility plan. This plan should be completed in August 2009.

## **Section 6.4 Desired Businesses**

New development proposals for industrial and commercial activities in the Village of Rudolph will be considered on a case-by-case basis. Many businesses can develop in the community with little or no impact on adjacent uses. Desired businesses in the Village include:

- Light Industry
- Small Business
- Home based businesses

## **Section 6.5 Environmentally Contaminated Sites**

Contaminated sites, also known as brown fields, serve as potential land base for economic development. Brown fields are defined as abandoned or under-utilized commercial and industrial properties where redevelopment is hindered by real or perceived contamination. The Wisconsin Departments of Commerce and Natural Resources have jointly prepared a guide to help finance brown fields cleanup and redevelopment. It can be found on the internet at:

<http://www.dnr.state.wi.us/org/aw/rr/archives/pubs/RR539.pdf>

There are three underground contamination sites in the Village of Rudolph. They still have open status with contaminated soil. A complete list of all brownfield sites can be obtained by contacting the DNR or through their website at: <http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>.

## **Section 6.6 Economic Development Resources**

- **Revolving Loan Fund Programs ( Wood County)**

The program was established in 2002. The first loans were set up between the applicant and the Wisconsin Department of Commerce, the agency that funds the program through the Federal Community Development Block Grant – Economic Development (CDBG-ED) and the Community Development Block Grant – Milk Volume Production (CDBG-MVP). Repayment of those loans is made to Wood County with principal and interest payments becoming available for loan to other businesses in Wood County.

The Loan Review Board is a board that is separate from the Wood County Board of Supervisors, but loans must ultimately be approved by the County Board upon recommendation of the LRB.

The following policies have been adopted by the LRB:

- Minimum loan amounts will be \$20,000.
- The business owner is not counted as an employee for purposes of the program requirement that one full-time employee position be created for each \$20,000 loaned.
- The maximum amount of any loan will be 50% of the fund balance.

- **County of Wood Community Development Block Grant for Economic Development (CDBG-ED)**

*Purpose:* The funding is used for projects in the county that create additional employment opportunities, leverage additional private investment in the county, expand the county's tax base and provide for the merchandising of products to the many households in Wood County.

*Use of Funds:* The RLF can also be used as a means for business and industry to begin, continue, or expand operations where conventional financing is insufficient, unavailable, or not feasible. Wood County, as the RLF lender, has the ability to set loan terms, interest rates, payment schedules, and to accept subordinate collateral positions. cts that make the project economically feasible.

*Amount Available:* Loan Amount. Loan amounts are subject to the availability of program funds.

- **Wisconsin Community Development Block Grant-Economic Development (WI Dept. of Commerce)**

*Purpose:* To provide resources to local governments to assist economic development projects that provides jobs to low-to-moderate income persons and expands the local tax base.

*Use of Funds:* Land, working capital, buildings, and inventory.

*Amount Available:* \$750,000 maximum award, \$75,000 to \$500,000 is usual. Provides fixed-rate long term financing.

*Advantage:* Offers terms to make the project economically feasible, maximize the return on public funds, and provide business with rate of return comparable to industry norms. In addition, these funds remain locally for the creation or expansion of an existing Revolving Loan Fund.

- **Wisconsin Rural Economic Development Program (WI Dept. of Commerce)**

*Purpose:* To stimulate the start-up and expansion of small businesses in rural and/or small communities.

*Use of Funds:* Planning and managerial assistance only. This could include development of a marketing strategy for a new product line. Program pays for technical assistance such as consulting fees.

*Amount Available:* Maximum loan award is \$30,000. This program allows straight loans and/or forgivable loans.

*Eligibility:* Businesses with fewer than 25 employees. The business should be starting or expanding operations.

- **Community Development Block Grant - Customized Labor Training (WI Dept. of Commerce)**

*Purpose:* To stimulate the expansion of existing businesses, the attraction and creation of businesses and the "retooling" of Wisconsin's Industrial base by providing customized labor training. Program is for new technology to industry and industry sector.

*Use of Funds:* Training costs incurred in the upgrading of manufacturing skills. This includes training on the shop floor while not producing salable product.

*Amount Available:* Grant Award. Training grant, competitively awarded, requires 50% match from company. Maximum \$2,500 per employee trained.

*Eligibility:* Proposed training must not supplant training available through existing federal, state and local resources (such as the Technical College and University System). Projects are evaluated on economic contribution; quantity and type of jobs created or saved; cost effectiveness significance of skill upgrading and local unemployment situation.

- **USDA – Rural Development Administration (Wisconsin)**

The Rural Development Administration is an organization affiliated with the United States Department of Agriculture that provides funding for home purchase and rehabilitation, technical assistance and funding to new cooperative ventures, and financing for new business development. A full list of their programs can be found on the internet at: <http://www.rurdev.usda.gov/wi/programs/index.htm>

### **Section 6.7 Technical Assistance**

- **Small Business Development Center**

The Small Business Development Center (SBDC) located at the University of Wisconsin - Stevens Point, is one of ten university-based SBDC's in Wisconsin. Their mission is to provide learning opportunities and practical guidance to help individuals make informed business decisions. The Stevens Point SBDC works with small business in eight central Wisconsin counties, and offers several types of services including seminars, customized in-house training, and individualized counseling. (715) 346-3838

- **Wisconsin Manufacturing Extension Partnership (WMEP)**

In an effort to improve quality and productivity of small to medium sized Wisconsin Manufacturers, a partnership between government, industry, labor, and education was formed. The WMEP assessment process is designed to be broad based rather than in-depth. The purpose is to "raise flags" where more effort should be placed. After the assessment, this can lead to a technical assistance project, in which your company is paired with a facilitator to help design and implement solutions.

- **Solid and Hazardous Waste Education Center (SHWEC)**

The University of Wisconsin-Extension's SHWEC program was created to provide pollution prevention services to waste generators in Wisconsin. SHWEC's pollution prevention specialists will assess hazardous waste systems, provide no-cost non-regulatory technical assistance, and identify potential waste reduction options.

### **Section 6.8 Economic Development Issues**

The following issues were identified during the comprehensive planning process:

- Expansion and/or capabilities of sewer system
- Lack of municipal water system

### **Section 6.9 Economic Development Goals, Objectives, and Policies**

Goal A Promote the stabilization of the current economic base.

Objective A.1 Encourage the maintenance or development of businesses in the Village.

Goal B Planned development areas are identified or established throughout the Village.

Objective B Encourage the development of light industry in the Village.

Policy B. 1. Be receptive to light industry development within the Village.

Policy B. 2. Address subdivision development proposals, on a case-by-case basis.

## **CHAPTER 7: Intergovernmental Cooperation**

The Intergovernmental Cooperation chapter identifies opportunities for establishing or maintaining cooperation between units of government. Cooperation improves lines of communication between different units of government, aids in the recognition and possible resolution of conflicts between jurisdictions, and allows for the identification of mutual service needs and improvements.

The intent of this chapter is to identify, inventory, and analyze existing and potential cooperative relationships for the Village of Rudolph.

### **Section 7.1 Inventory and Analysis Intergovernmental Relationships**

Inventory and examination of existing municipal relations allows for the understanding of how municipalities currently work together and how these relationships can be enhanced. As the Village of Rudolph develops over the next 20 years it is important for them to continue to work with surrounding municipalities, school districts, and other governmental units.

#### **A. Adjacent Unit of Government**

The Village of Rudolph is surrounded by the Town of Rudolph.

#### **B. Extra Territorial Jurisdiction**

Recognizing that land uses in village territory may affect neighboring towns that may need to grow beyond their borders, state laws have long provided these municipalities with certain “extraterritorial” authority over adjacent town lands and have provided methods for them to expand their borders through annexation. This city and village extraterritorial authority may, subject to the applicable laws, apply to planning, land division approvals, zoning and coverage of the city or village official map. The extra territorial jurisdiction for a city with a population of 10,000 or more is three miles from its corporate boundary, while the extra territorial jurisdiction for a city whose population is under 10,000 and for villages is one and one half miles from their corporate boundaries.

#### **C. School Districts**

The Village of Rudolph is served by the Wisconsin Rapids School District. The primary form of interaction with this entity is through the payment of property taxes which, in part, help to fund the district. The Village has little participation with the district regarding issues pertaining to administration or siting of new facilities.

#### **D. Wood County**

##### **1. Wood County Highway Department**

The Highway Department of Wood County maintains and plows State and County Roads in the Village. This Department also administers the dispersal of funds for local road projects as part of the Wisconsin Department of Transportation’s Local Roads Improvement Program.

##### **2. Wood County Sheriff’s Department**

The Village of Rudolph relies on the Wood County Sheriffs Department to provide protective services.

3. McMillan Library

Is available to the Village of Rudolph residents.

4. Wood County Planning and Zoning Department

The Conservation, Education and Economic Development Committee is a standing committee of the Wood County Board. Members are committed to the department mission “to encourage orderly development and land uses that preserve property values and protect the County’s natural resources to enhance the quality of life of Wood County residents.” In addition to providing oversight for the Planning and Zoning Department, this committee also is the oversight committee for the Land Conservation and university Extension Departments.

5. Wood County Parks Department

Wood County Parks Department maintains seven parks, one fish pond area, one rifle range and three boat landing sites. The Village of Rudolph has a municipal park. See Utilities and Community Facilities (Chapter 4) Section E, *Parks and Recreation Areas*.

6. Emergency Government

Provides assistance with purchase of heating fuel, temporary living arrangements, repair or replace furnace, other related emergency services.

E. State of Wisconsin

The two primary State agencies that the Village of Rudolph interacts with are the Wisconsin Department of Natural Resources (DNR) and the Wisconsin Department of Transportation (DOT). The DNR is responsible for natural resource protection, compliance monitoring, and law enforcement. The DOT is responsible for the planning and development of road networks and associated infrastructure and is the lead agency for the Local Roads Improvement Program (LRIP). Village road improvement projects must be submitted as part of a two year improvement plan.

**Section 7.2 Identification of Existing or Potential Issues and Conflicts with Other Governmental Units and Method of Conflict Resolution**

A. Existing Issues

The Village Comprehensive Planning (Smart Growth) Committee is not aware of any specific conflicts with other governmental units.

B. Potential Issues

In 2006 the Wisconsin Rapids School District announced the possibility of Rudolph Elementary School closing. The Village would like to keep the school in operation.

**Section 7.3 Intergovernmental Cooperation Goals/Objectives/Policies**

Goal: Share services with surrounding communities when economically beneficial.

Objective: Maintain or improve present level of communication with surrounding units of government.

Policy: Periodically meet with surrounding communities to review intergovernmental agreements and discuss land use issues.

## CHAPTER 8: Land Use

66.1001 (2) (h) Wis. Stat:

**Land Use element.** 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, and 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 show 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 service of public utilities and communities 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.

The purpose of this chapter is to compile an inventory of existing land use patterns and regulations, and present desired future development strategies, as created by the Village Plan Commission. These will be used to guide public and private actions concerning future land use and development. Future actions express ideas that are consistent with the desired character of the community and other chapters of the Village Comprehensive Plan.

### Section 8.1 Existing Land Use

In 2003-2007 there were eight new residences built within the village limits. During the same time period, many existing residential properties were put on the market for sale. The units sold very quickly. Table 8.1 below details the existing land use in the Village. The categories of land use in the Village of Rudolph are: A1 = Agricultural; B1 = Neighborhood Commercial District; B2 – Primary Commercial District; I1 = Industrial District; R1 = Single Family Residential; R2 = Multiple Family Residential.

**Table 8.1 Village of Rudolph Existing Land Use, (2008)**

Existing Land Use	Acres	Percentage
A1 – Agricultural District	332.6	49
B1 – Neighborhood Commercial	41.59	6
B2 – Primary Commercial	1.56	.2
I1 – Industrial District	136.2	19.8
R1 – Single Family Residential	125.78	19
R2 – Multiple Family Residential	8.4	1
Park	21.42	3
Road/Railroad Right-of-way	14.05	2
<b>Total</b>	<b>681.6</b>	<b>100</b>

#### A. Residential

In 2008, the Village of Rudolph had 134.18 acres of residential land, equaling 20% of total land area within the Village. Residential units are mainly located north and south of County C and east and west of Highway 34. Single family homes accounts for nearly 126 of these acres. Multi-family accounts for the remaining housing land use, on approximately 8 acres.

#### B. Commercial

Commercial land use accounts for 43.15 acres, or 9% of total land use in the Village. This includes retail, and services. The commercial area is located along Main Street (County C), south and north sides of the village (on Highway 34), and west side of Meadowview Lane.

#### C. Industrial

The total land area, 136.2 acres or 20% of the village is available for industrial use.

#### D. Institutional/Governmental

Institutional and Governmental land use for Rudolph includes Rudolph Elementary School, American Legion Hall, municipal building, two churches, one cemetery, and the post office. There is also a water treatment plant. This land accounts for 48.63 acres.

#### E. Parks

The Village of Rudolph has one park located within its boundary consisting of 21.42 acres, or 3% of the total land area.

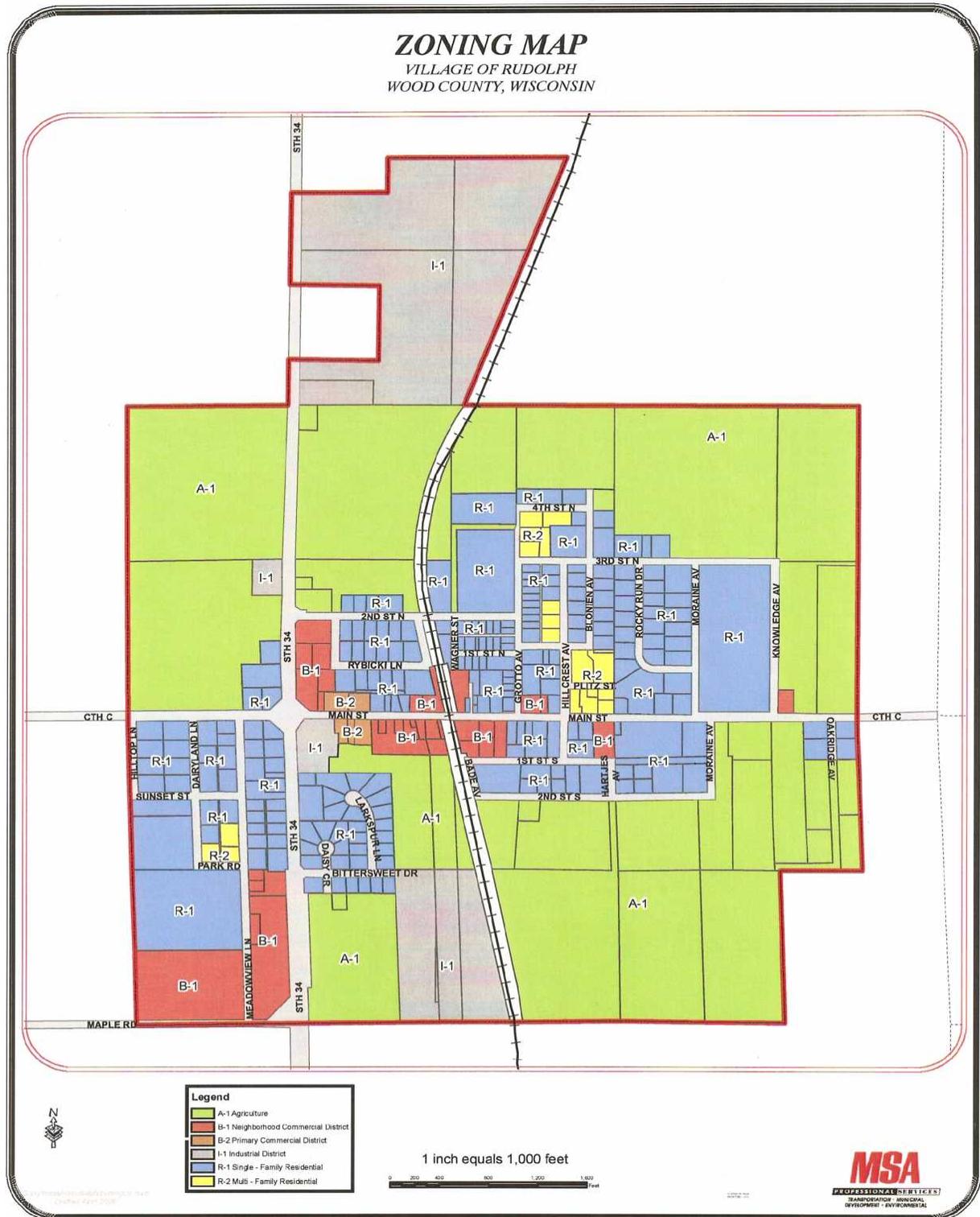
#### F. Agriculture

Agriculture land use in the Village of Rudolph is 332.6 acres, or nearly 49% of the total land area. This includes one active farm and one inactive farm.

#### G. Right-of-Way

Transportation right-of-way land uses include Village and County roads, USH 34, and a railroad network. The railroad network in the center of the Village takes up 7 acres, or 1% of the total land area. There are 7.05 miles of Village and County roads with most of the roads having a 66 foot right of way.

Map 8.1: Existing Land Use



**55Section 8.2 Land Use Trend Analysis and Projected Land Use**

**A. Trend Analysis**

There is currently some growth or activity occurring within the Village of Rudolph. The top two land uses currently in the Village are commercial and residential. The Village has increased in population since 1980, with a slight surge occurring since 2000. (1980 population: 392; 2000 population: 423)

**B. Projected Land Use**

Current zones have been established within the village. To encourage growth, changes in zoning might be necessary in future years.

**C. Trends in Land Values**

Table 8.2 below describes trends in equalized value for the different property types in Rudolph between 1990 and 2000.

**Table 8.2 Equalized Property Values, Village of Rudolph**

Type of Property	1990		2000		2008	
	Value	% of Total	Value	% of Total	Value	% of Total
Residential	\$ 6,027,810	73%	\$ 10,194,150	84%	\$ 16,576,075	87%
Commercial	\$ 1,420,414	17%	\$ 1,860,275	15%	\$ 2,290,225	12%
Manufacturing	-----		-----		-----	
Agricultural	\$ 304,781	4.5%	\$ 46,000	.07%	\$ 32,850	.07%
Swamp and Waste	\$0	0%	\$0	0%		
Forest	\$0	0%	\$0	0%		
Other	\$0	0%	\$0	0%		
Personal Property	\$ 439,086 *	5.5%	\$ 614.61 *	.03%	\$ 674.55 *	.03%
<b>Total Value</b>	<b>\$ 8,192,091</b>	<b>100%</b>	<b>\$12,102,039.61</b>	<b>100%</b>	<b>\$ 18,899,824.55</b>	<b>100%</b>

Source: Village of Rudolph Valuation Statements

\*Personal property of years ago is now exempt because of new state legislation. About all that remains is store counters, office equipment etc. But computers are tax exempt.

The value of residential units almost tripled between 1990 and 2008, while the value of commercial property almost doubled during the same time. Agricultural property values fell by 10.5% during the same time period. This was primarily caused by the implementation by the State of Wisconsin of “use value assessment” on agricultural lands.

**Section 8.3 Development Limitations**

1. There is no municipal water.
2. In 2008 the village is working on improvements to the sewer system.

**Section 8.4 Land Use Issues**

**A. Existing Land Use Issues**

1. At present the Village Board is preparing a waste water facility plan.
2. All land use development must be carefully reviewed by the Village Board.

**B. Potential Land Use Issues**

1. The Village does not see any potential land use conflicts.

**Section 8.5 Land Use Goals, Objectives and Policies**

Goal 1: Provide a balance of land uses to serve existing and future residents of the Village.

Objective 1: Ensure that proposed uses are reasonably compatible with surrounding uses; give consideration to the opinions of neighboring landowners and interests of the Village in general.

Objective 2: Encourage safe and attractive development; ensure that the development site is physically suited to the proposed use (e.g. soils suitable for on-site waste disposal); apply sound design and landscape principles in the planning, layout and construction of new development.

Goal 2: Maintain the small community atmosphere in the Village.

Policy 1: Support land uses that primarily serve local community needs.

**Section 8.6 Future Land Use Recommendations**

Table 8.3 illustrates the Future Land Use recommendations for the Village of Rudolph’s Comprehensive Plan, and identifies how development should proceed in the future to meet the Village’s goal of encouraging a pattern of community growth and development that will provide a quality living environment.

**Table 8.3: Future Land Use in the Village of Rudolph, 2020**

Existing Land Use	2008		2020		Change 2004 to 2020
	Acres	Percentage	Acres	Percentage	
Single-Family Residential	125.78	19%	129.10	20%	+ 3.32
Multi-Family Residential	8.4	1%	10.17	1.5%	+ 1.67
Neighborhood Commercial	41.59	6%	41.59	6%	0.0
Primary Commercial	1.56	.2%	1.56	.2%	0.0
Industrial	136.2	19.8%	136.2	19.8%	0.0
Park	21.42	3%	21.42	3%	0.0
Agriculture	332.6	49%	325.94	47%	- 6.66
Road/Railroad (ROW)	14.05	2%	14.19	2.5%	+ 1.67
<b>Total</b>	<b>681.6</b>	<b>100%</b>	<b>681.6</b>	<b>100%</b>	

*Source: Using the 2000 population figures in 8.2, increases and decreases were determined.*

Future development and improvements should be encouraged in an orderly pattern adjacent to and compatible with existing development, while taking into account the land’s ability or inability to embrace and sustain development.

Land Use recommendations for the Village of Rudolph will include both immediate and long range planning while striving to keep its small community atmosphere. The long-range Land Use Plan recommendations will be implemented over the course of the planning period as development proposals and land use changes are presented to the Village for consideration.

**A. Residential**

Residential growth is possible at three “designated” areas of the Village.

**B. Industry**

Industrial growth is possible in the designated areas of the village.

C. Agricultural

Agricultural lands may be farmed for as long as possible, until they either become idle or are converted to an urban use.

D. Transportation and Right of Ways

State Highway 34 and County Road C (Main Street) are two major routes through the Village of Rudolph. The Canadian National Railway Company has a main line that passes through the village.

E. Natural Areas

Natural areas in the Village of Rudolph are classified as being lands include the village park and DNR wetlands.

**Section 8.7 Redevelopment and New Development Opportunities**

The village will continually apply for a community development block grant.

**Section 8.8 Extraterritorial Area**

A City or Village with a population less than 10,000 has the opportunity to include in their planning efforts the area of land 1 ½ miles beyond their existing corporate limits; which is called their extraterritorial area.

## **CHAPTER 9: Implementation**

The Comprehensive Plan is intended to be used as the guide for future development decisions. Its real value, however, will be measured in the results it produces. To accomplish the goals, objectives, and policies of the plan, specific implementation measures must be taken to ensure the Village's actions meet the desires of its Comprehensive Plan.

### **Section 9.1 Comprehensive Plan Adoption Procedures**

The Wisconsin State Statutes establish the manner in which a Comprehensive Plan must be adopted by a community:

**66.1001(4) Procedures for adopting Comprehensive Plans.** *A local governmental unit shall comply with all of the following before its Comprehensive Plan may take effect:*

*(a) The governing body of a local governmental unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or amended elements of a Comprehensive Plan and shall provide an opportunity for written comments on the Plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.*

*(b) The Plan Commission or other body of a local governmental unit that is authorized to prepare or amend a comprehensive plan may recommend the adoption or amendment of a Comprehensive Plan only by adopting a resolution by a majority vote of the entire commission. The vote shall be recorded in the official minutes of the Plan Commission or other body. The resolution shall refer to maps and other descriptive materials that relate to one or more elements of a comprehensive plan. One copy of an adopted Comprehensive Plan, or of an amendment to such a Plan, shall be sent to all of the following:*

- 1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.*
  - 2. The Clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan that is adopted or amended as described in par. (b) (intro.).*
  - 3. The Wisconsin Land Council.*
  - 4. After September 1, 2003, the Department of Administration.*
  - 5. The Regional Planning Commission in which the local governmental unit is located.*
  - 6. The public library that serves the area in which the local governmental unit is located.*
- (c) No Comprehensive Plan that is recommended for adoption or amendment under par. (b) may take effect until the political subdivision enacts an ordinance or the Regional Planning Commission adopts a resolution that adopts the plan or amendment. The political subdivision may not enact an ordinance or the Regional Planning Commission may not adopt a resolution under this paragraph unless the Comprehensive Plan*

*contains all of the elements specified in sub. (2). An ordinance may be enacted or a resolution may be adopted under this paragraph only by a majority vote of the members of the Village of Rudolph Comprehensive Plan: Implementation Adopted February 17, 2009 elect, as defined in s. 59.001 (2m), of the governing body. An ordinance that is enacted or a resolution that is adopted under this paragraph and the plan to which it relates, shall be filed with at least all of the entities specified under par. (b).*

*(d) No political subdivision may enact an ordinance or no regional planning commission may adopt a resolution under par. (c) unless the political subdivision or Regional Planning Commission holds at least one public hearing at which the proposed ordinance is discussed. That hearing must be preceded by a class 1 notice under ch. 985 that is published at least 30 days before the hearing is held. The political subdivision or Regional Planning Commission may also provide notice of the hearing by any other means it considers appropriate. The class 1 notice shall contain at least the following information:*

- 1. The date, time and place of the hearing.*
- 2. A summary, which may include a map, of the proposed Comprehensive Plan or amendment to such a Plan.*
- 3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.*
- 4. Information relating to where and when the proposed Comprehensive Plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.*

The Village of Rudolph comprehensive planning efforts began in April 2007. The Village of Rudolph Comprehensive Planning Board held the following public meetings to discuss the different elements that make up their Comprehensive Plan:

April 24, 2007	November 6, 2007	July 15, 2008
May 15, 2007	December 4, 2007	August 19, 2008
June 19, 2007	February 26, 2008	September 18, 2008
July 17, 2007	March 18, 2008	October 16, 2008
August 21, 2007	April 15, 2008	November 18, 2008
September 18, 2007	May 20, 2008	January 20, 2009
October 16, 2007	June 17, 2008	February 17, 2009

Each of these meetings was open to the public and officially noticed, being posted in three public places. The Comprehensive Planning Board recommended the Plan to the Village Board for consideration on February 17, 2009, with copies of this recommended draft made available for inspection at the McMillan Library, Wood County Planning and Zoning offices, as well as being posted for viewing on the Village of Rudolph’s website. The village clerk will have a hard copy for viewing at the village hall. There will be a fee if someone requests a personal copy. The clerk will also have a cd available. A public hearing was held before the Village Board and Comprehensive Planning Board on April 15, 2009. The Village of Rudolph Comprehensive Plan was officially adopted by unanimous vote at the May 12, 2009 Village Board meeting.

## **Section 9.2 Comprehensive Plan Implementation**

Wisconsin State Statute 66.1001(3) establishes the actions that must be based on the adopted comprehensive plan (2003 Wisconsin Act 233 revised the original list of items to meet the consistency requirement) to include:

*(3) Actions, procedures that must be consistent with Comprehensive Plans. Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with that local governmental unit's Comprehensive Plan:*

*(g) Official mapping established or amended under s. 62.23 (6).*

*(h) Local subdivision regulation under s. 236.45 or 236.46.*

*(j) County zoning ordinances enacted or amended under s. 59.59.*

*(k) City or Village zoning ordinances enacted or amended under s. 62.23 (7).*

*(l) Town zoning ordinances enacted or amended under s. 60.61 or 60.62.*

*(q) Zoning of shorelands or wetlands in shorelands under s. 59.692, 61.351 or 62.231.*

The Village of Rudolph administers a zoning ordinance. The Village also utilizes the Wisconsin Uniform Dwelling Code to regulate building structure development.

In order to fully implement this Comprehensive Plan, the Village should undertake a review of regulatory tools in order to identify that these are compatible and consistent with the various goals, objectives, and policies of the adopted comprehensive plan, and identify any documents that may serve to accomplish this. The review period shall commence within 12 months of the initial adoption of the plan. Revision and final approval for the updated regulatory tools shall be completed within 36 months of initial plan adoption. For subsequent amendments or modifications to the Comprehensive Plan, the review of regulatory tools shall commence within 3 months of adoption, with revision and final approval to be completed within 18 months of plan adoption.

## **Section 9.3 Integration, Amendment, and Update of Comprehensive Plan Elements**

### **A. Integration**

The goals, objectives, and policies contained within the preceding eight elements (chapters) of this Comprehensive Plan, along with the accompanying inventory and analysis, have been thoroughly reviewed and approved by the Village of Rudolph Board.

Throughout the drafting and review process, great care was taken to include all issues and concerns from members, as well as from the community at large. Special attention was then given to making sure that the policies required to address the individual issues or concerns did not conflict, either with each other within the chapter, or between the different chapters. The future revision of any Comprehensive Plan goal, objective, or policy shall receive the same level of deliberation and analysis as the original Plan; special attention shall be given so that the new adopted language does not create conflicts within or between chapters.

## B. Plan Amendment and Update

State Statute section 66.1001(2) (i), states that the Comprehensive Plan shall be updated no less than once every 10 years. To comply with this requirement, the Village of Rudolph will need to undertake a complete update of this nine-chapter document and appendices by the year 2019.

### 1. Amendment Initiation

The following may submit an application for a Comprehensive Plan amendment:

- Village of Rudolph Board
- Any Village resident
- Any person having title to land within the Village
- Any person having a contractual interest in land to be affected by a proposed amendment
- Any agent for the above

The Village may commence the update at any time prior to 2019 as village conditions or needs change. Smaller-scale amendments to portions of the Comprehensive Plan may also be considered by the Village Board at any time. The public shall be notified of any proposed changes and allowed the opportunity to review and comment. The village should consider resident's opinions in evaluating a proposed change. The procedure for amendment and update will be the same as original Plan adoption outlined in Section 9.1 above.

### 2. Application and Review Procedure

The adoption process described in Section 9.1 shall also include the following step for Plan amendments:

- a. Submittal of Application. The applicant shall submit a complete application to the Village Clerk, along with any applicable application fees. A copy of the application shall be forwarded by the Clerk to each member of the Village Board.
- b. Application Review. The Village Board shall review the application at one of its regular or special meetings for compliance with the Comprehensive Plan. Upon conclusion of their review, the Village Board shall make a written recommendation to for either approval or denial. This recommendation shall include finding of fact to justify the recommendation.
- c. The Village Board shall hold a public hearing on the request, per State Statute requirements. After reviewing the application, recommendation, and comments from the public hearing, the Village Board shall make a decision to deny the proposed amendment; approve the proposed amendment; or approve the amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.
- d. Update History of Adoption and Amendment. The Village Board shall establish a table entitled "History of Adoption and Amendment" for the purpose of keeping records on Plan amendments.

### 3. Application Requirements

- a. An application submitted by a resident/landowner/agent to amend the Future Land Use Map shall include the following:
  - A scaled drawing of the subject property.
  - A legal description of each of the parcels in the subject property.
  - A map of existing land uses occurring on and around the subject property
  - A written description of the proposed change
  - A written statement outlining the reason(s) for the amendment
  - Other supporting information the Village or applicant deems appropriate.
- b. Other Amendments. For all other types of amendments, the application shall include the following:
  - A written description of the proposed change
  - A written statement outlining the reason(s) for the amendment
  - Other supporting information the Village or applicant deems appropriate.

### 4. Special Considerations for Plan Amendments

- a. Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.
- b. Granting special privileges or placing limitations is not permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.
- c. The amendment shall not create an adverse impact on adjacent land/land uses.
- d. The amendment shall not create an adverse impact on public facilities and services.

### **Section 9.4 Monitoring/Formal Review of the Plan**

To assure that this Comprehensive Plan will continue to provide useful guidance regarding development within the Village, the Village Board must periodically review and amend the Plan to ensure that it remains relevant and reflects current Village values and priorities.

In order to achieve this, the Village Board President shall request, at least once every year, to place the performance of the Comprehensive Plan on the agenda of a regular or meeting for discussion and recommendation to the Village Board. Discussion should include a review of the number and type of amendments approved throughout the previous year, as well as those that were denied. This information serves to gauge the adequacy of existing policies; multiple changes indicate policy areas in need of re-assessment. Other topics would include changes to either the development market or residents' attitudes and values toward different aspects of village life. As a result of this discussion, the Village Board would recommend either no change to the Plan, or one or more specific changes that should be addressed. At this point the process detailed in Sections 9.1 and 9.4 above would commence.

## APPENDIX

### SOIL SURVEY DESCRIPTIONS

(Af) – Altdorf Silt Loam (0 to 2 percent slopes). This soil is in upland drainage ways and broad upland depressions. Slopes are concave, uniform, and 100 to 500 feet long. Areas are 10 to 200 acres in size. Runoff is very slow to ponded.

The hazard of wetness is severe. Frost is also a hazard late in spring and early in fall. If this soil is drained, it is suited to corn, small grain, hay, and other crops commonly grown in the county.

(Do) – Dolph Silt Loam (0 to 2 percent slopes). This soil is on uplands. Slopes are long and uniform and are generally between 1 and 2 percent. Areas are irregularly shaped and 10 to 200 acres in size. The cultivated surface layer is almost uniformly dark grayish brown.

Included with this soil in mapping are small areas of Altdorf soils. Also included are some areas of soils that have a surface layer of loam and some areas of soils that have a sandy loam layer, less than 12 inches thick, in the subsoil.

This soil is slow to dry in spring, but it is suitable for general farm crops.

(EaB) – Eaupleine Silt Loam, 2 to 6 percent slopes. This soil is on upland ridges and knolls. Slopes are convex, uniform, and 100 to 300 feet long. Areas are irregularly shaped and 2 to 100 acres in size. If cultivated, the surface layer is nearly uniformly dark brown. Runoff is medium.

This soil has the profile described as representative of the series.

Included with this soil in mapping are some areas in Milladore Township of soils that have a surface layer of loam. Also included are some areas of soils that are mottled in the lower part of the subsoil.

The hazard of water erosion is moderate. This soil is well suited to corn, small grain, hay, and other crops commonly grown in the county. It is also suited to pasture and woodland.

(EaC) - Eaupleine Silt Loam, 6 to 12 percent slopes. This soil is on the sides of ridges or valleys. Slopes are convex, uniform, and 50 to 200 feet long. Areas are irregularly shaped and 3 to 15 acres in size. The cultivated surface layer ranges from dark brown to brown. Runoff is medium.

This soil has a profile similar to the one described as representative of the series, but the surface layer is thinner and lighter in color.

Included with this soil in mapping are some areas in Milladore Township of silts that have a surface layer of loam.

The hazard of water erosion is severe, but it can be controlled by relatively simple practices. This soil is suited to small grain hay, and other crops commonly grown in the county. If adequate erosion-control practices are used, corn can be grown in the rotation. The soil is also well suited to pasture and woodland.

(EcB) - Eaupleine Silt Loam, Silty Subsoil Variant, 2 to 6 percent slopes. This soil is on broad ridge tops. Slopes are long and uniform and are generally 2 to 3 percent. Areas are 10 to 40 acres in size. The surface layer is uniformly dark brown. Runoff is medium.

Included with this soil in mapping are some areas of soils that have a small amount of graying mottling in the lower part of the subsoil. Also included are a few small areas of soils that have thin (1 to 6 inches thick) layers of fine sandy loam in the lower part of the subsoil or in the sub stream.

The hazard of water erosion is moderate. This soil is suited to all general farm crops commonly grown in the county. It is well suited to green peas for canning.

(Ed) - Eaupleine Silt Loam, Clayey Subsoil Variant, 2 to 6 percent slopes. This soil is on the tops of low hills. Slopes are convex, uniform, and 50 to 300 feet long. Areas are irregularly shaped and 3 to 20 acres in size. The cultivated surface layer ranges from dark brown to brown. Runoff is medium.

This soil has a profile similar to the one described as representative of the series, but the silty upper part is somewhat thicker and the depth to reddish residuum ranges from 15 to 20 inches.

The hazard of water erosion is moderate. This soil is well suited to corn, small grain, hay, and other crops commonly grown in the county.

(FeB) - Fenwood Silt Loam, 2 to 6 percent slopes. This soil is on low hills. Slopes are convex, uniform, and 200 to 300 feet long. Areas are 5 to 30 acres in size. Runoff is medium.

This soil has the profile described as representative of the series.

Included with this soil in mapping are small areas of soils that have a brown surface layer. Also included are areas of soils that have a small amount of grayish mottling in the lower part of the subsoil.

The hazard of water erosion is moderate. Simple practices will control erosion on this soil. This soil is well suited to corn, small grain, hay, and other crops commonly grown in the county.

(GaB) - Gale Silt Loam, 2 to 6 percent slopes. This soil is on the tops and sides of low ridges. Slopes are convex, uniform, and 200 to 300 feet long. Areas are 10 to 30 acres in size. The surface layer is uniformly dark grayish brown. Runoff is medium.

This soil has the profile described as representative of the series.

Included with this soil in mapping are areas of soils that are underlain at a depth of 40 inches or more by loamy residuum from granite rock.

The hazard of water erosion is moderate. This soil is well suited to such general farm crops as corn, small grain, and hay.

(Mr.) - Milladore Silt Loam (0 to 2 percent slopes). This soil is on the tops and sides of broad low ridges on the upland plain. Slopes are convex, uniform, and 100 to 400 feet long. Areas are 5 to 100 acres in size. Runoff is slow.

Included with this soil in mapping are some areas of soils that have a surface layer of loam and sandy loam but that have a subsoil similar to that of Milladore soils. Also included are some areas of soils that are silty to a depth of 30 to 50 inches; in these soils the entire surface layer and subsoil formed in silt.

Wetness is a moderate limitation during part of the growing season.