



**2022 DRAFT**

# **Comprehensive Plan**

**Village of Park Ridge**

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## **Introduction**

Welcome to the Village of Park Ridge Comprehensive Plan. This Comprehensive Plan is the centerpiece of the community development planning process. It states our community's development goals, outlines public policies for guiding future growth, and functions as a practical guide to coordinate day-to-day decisions so they make sense in the future.

State Statute 66.1001 (Appendix A) defines minimum requirements for what content should be included within a comprehensive plan. These requirements include nine “elements” or chapters describing: *issues and opportunities; housing; transportation; utilities and community facilities; agriculture, natural and cultural resources; economic development; intergovernmental cooperation; land use; and implementation*. The Village of Park Ridge has used the required elements as an outline for its plan document.

## **CHAPTER 1: Issues and Opportunities for Comprehensive Planning** **In the Village Of Park Ridge**

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

**Issues and opportunities element.** Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

The purpose of a Comprehensive Planning program is to promote orderly and beneficial development, helping to create a community that offers residents an attractive, efficient, and “resident-friendly” environment in which to live.

The planning process involves understanding the various physical, economic, and social issues within the Village. It examines where the Village has been, where it is now, what goals or targets the community hopes to achieve, and what actions are necessary to reach these goals. A successful planning program can provide the direction needed to manage future growth or redevelopment by offering guidelines to government leaders, private enterprise, and individuals so that the Village development-related decisions are sound, practical and consistent.

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

On January 3, 1938, a petition was presented in Circuit Court, Judge Byron B. Park presiding. The petition sought an order from the court to incorporate 133.4 acres, then part of the Town of Hull, as a Village under the name of Park Ridge. Park Ridge, aptly named after the ridge that follows the west bank of the historic Plover River, voted for incorporation at an election held on January 25, 1938. The petition for incorporation was signed by Horace Coleman, Jr., George Lovejoy, Oscar Hofmeister, Joseph Johnson, and George Bacon. Apparently there was some thought of calling it “Plover Hills” as the document of incorporation was written with this name throughout, but corrected in ink above the scratched name of Plover Hills to make it Park Ridge, which was also spelled in the early documents as one word, “Parkridge.”

At the election for incorporation held January 25, 1938, the total number of votes cast was 56, of which 52 were for incorporation and four against. At the first election of officers held February 18, 1938 the following members were named to the first Village Board: H.W. Coleman, Jr., President; J.C. Johnson and George Lovejoy, Trustees; Elinor Bacon, Clerk; Oscar Hofmeister, Treasurer; A.A. Hetzle, Assessor; Horace Atkins, Supervisor; Joe Turzinski, Constable; and Charles Engbretson, Justice of the Peace.

The new Village faltered in its early months, and a movement got underway to dissolve the incorporation and revert to the Town of Hull. This petition, dated July 14, 1938, was acted upon at a special meeting for the Village Board held July 19, 1938. On a motion made by George

Lovejoy and seconded by Joe Johnson, the resolution was tabled. The reason given for this action was that the Village plan had not been given a fair trial.

In 1939, the Village got help from the Federal Works Project Administration to improve its streets, and at a meeting held August 31, 1939, the board voted “to notify the City of Stevens Point to keep their two ton trucks (when loaded) off the streets of Park Ridge after they have been oiled.”

The income for the 1940 budget was established at \$3,207.28, and the total valuation, according to the 1939 assessment roll, was \$111,650, fixing the tax rate of \$23 per \$1000 assessed valuation.

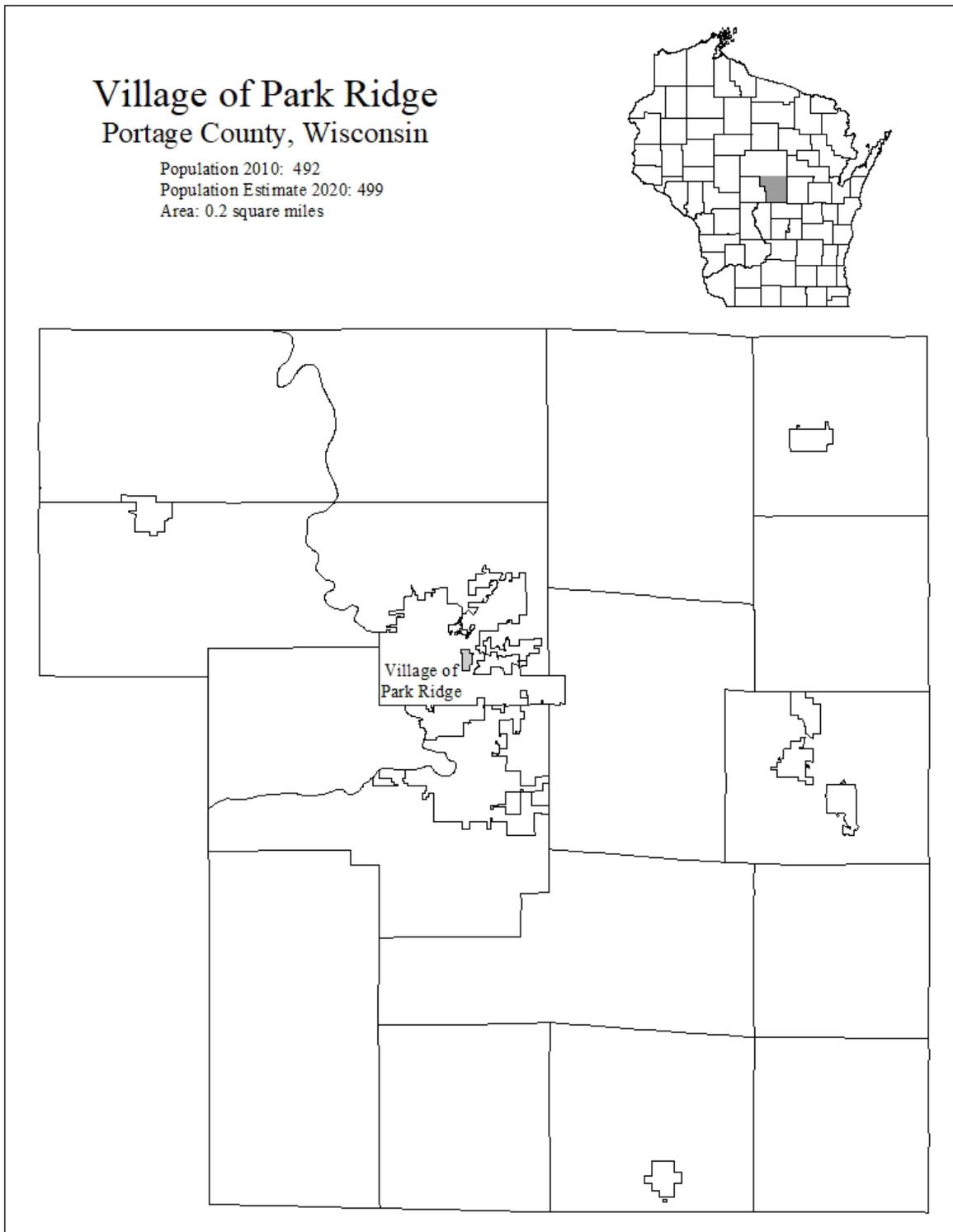
At the regular board meeting held October 31, 1940, it was resolved that the plat of Plover Hills, a subdivision north of Hwy 10 in the NE1/4 of Section 34, be accepted, but no further action was taken to include this subdivision into Park Ridge. At the same meeting the Village constable was authorized the purchase of a revolver and holster not to exceed \$18 in cost.

Action to build a new Village Hall was taken in December 1940 when a special assessment of two mills was established to cover the increased taxes. The attractive new hall, constructed of Ellis stone was completed the following year.

The Village passed an ordinance on December 20, 1948 “governing the organization and regulation of the volunteer fire department of the Village of Park Ridge”. Piece by piece the makings of a fire truck were purchased and assembled. By August 1950 the Village had a fire truck and volunteer fire department with an ordinance spelling out the powers and duties of the fire chief, fire inspector, and the authorities of the volunteer firemen.

Today, Park Ridge occupies nearly 128 acres (0.2 square miles, Figure 1.1), and operates under a Village President/Trustee system of government.

Figure 1.1: Village of Park Ridge



## **Section 1.2 Past Planning In Park Ridge**

The Village of Park Ridge created a 2004 Comprehensive Plan as part of a larger, County-wide planning project. The County-wide project was initiated in November 2000, when the Portage County Planning and Zoning Department submitted an application for a State of Wisconsin planning grant to help fund the creation of County-wide comprehensive plans that would meet newly enacted State Statute requirements for long range planning. In January 2001 grant funds totaling \$504,000 were awarded to Portage County to assist with the project. Two separate “large area” plan documents were developed: an Urban Area plan which encompassed the City of Stevens Point, Villages of Park Ridge, Whiting and Plover, and a portion of the unincorporated Towns of Hull, Stockton, Plover, Linwood and Carson; and the Portage County Comprehensive Plan, which included each of the seventeen unincorporated Towns (Alban, Almond, Amherst, Belmont, Buena Vista, Carson, Dewey, Eau Pleine, Grant, Hull, Lanark, Linwood, New Hope, Pine Grove, Plover, Sharon, Stockton) and six incorporated rural Villages (Almond, Amherst, Amherst Junction, Junction City, Nelsonville, Rosholt) that make up the rest of the County. In addition to the large area plans, the project included the adoption of a Comprehensive Plan for each of the County’s individual units of government.

Work during the first 18 months of the County-wide project was performed primarily by the Portage County Comprehensive Planning Joint Steering Committee. Their work centered on public participation, with the adoption of a “Public Participation Plan” on July 25, 2001. The Participation Plan detailed the different ways that residents of the County would be invited and encouraged to participate in the formulation of the Comprehensive Plans. The Village of Park Ridge adopted this Public Participation Plan to guide its own planning process on January 28, 2002.

The first step in soliciting public involvement was a County-wide opinion survey. Over 30,000 surveys were mailed, with an intended target of one for every household within the County. Over 6,600 of the households responded, a return rate of approximately 22%. The survey responses provided information on residents’ feelings in the areas of: County trends and land use; housing; utilities and community facilities; agriculture, natural and cultural resources; commerce and employment; transportation; and quality of life within the County. The information gathered in the survey led to a series of workshops and visioning sessions, and ultimately the generation of preliminary goal suggestions for the nine required Plan elements. This information was then forwarded to all local units of government in the fall of 2002.

Utilizing the information provided by the Joint Steering Committee, the Village of Park Ridge Plan Commission began the Village Comprehensive Planning process in earnest in September 2003. The Plan Commission met through the middle of 2004 to put together the first complete preliminary draft of the plan. The Comprehensive Planning process involved several basic phases:

The first phase involved research. Activities included acquiring a thorough knowledge of the existing community setting, identifying problems that required solutions, and analyzing critical factors that needed to be changed before progress could be made toward community goals, and establishing goals and objectives for growth and development.

The second phase involved the formation of planning policy. Planning policies recommend a course of action that will accommodate expected change, produce desired change, or prevent undesirable change.

The next phase involved identifying in general policy terms how development should proceed in the future to achieve community goals.

The final phase involved implementation of the plan and programs that influence the day-to-day decisions made by government officials, private enterprise, and individuals. Plan implementation provides the means by which community goals can be achieved. Three major tools of implementation are the zoning ordinance, subdivision regulations, and capital improvements program. Zoning regulations act to control growth and development so that it is harmonious with the proposals and recommendations set forth in the Comprehensive Plan. They promote sound, orderly development directed toward the preservation of property values and the improvement of the overall appearance of the community. Subdivision regulations assure that new land divisions are designed in an orderly and efficient manner and are in accordance with the Comprehensive Plan. The capital improvements program is a long-range financial plan for major public improvements. It proposes the best means for utilizing available financial resources to provide residents with necessary facilities and services.

On April 5, 2004, the Park Ridge Plan Commission recommended the Plan to the Village Board for consideration. A public hearing was held before the Village Board and Plan Commission on April 19, 2004, and the Village Board adopted the Park Ridge Comprehensive Plan at the May 17, 2004 Village Board meeting.

### **Section 1.3 The Current Comprehensive Planning Process**

This Comprehensive Plan update was initiated by the Village of Park Ridge Comprehensive Planning Committee. When discussing how to begin the required update of their Comprehensive Plan (a minimum of once every 10 years), the Village of Park Ridge Comprehensive Planning Committee made the decision to pursue a complete and thorough update of the 2004 planning document. This planning effort began by establishing a new Public Participation Plan in order to provide a range of opportunities for citizens to participate throughout the update process. The Public Participation Plan was adopted by the Park Ridge Village Board on March 15, 2021 (Appendix B). The Comprehensive Planning Committee then proceeded chapter-by-chapter to update the inventory of existing community resources, reevaluate issues, and reaffirm or revise community goals, objectives, and policies accordingly.

Concurrent with this planning process, the Village formed the Strategic Planning Task Force to tackle big issues. Three public input opportunities (a Village-wide resident survey, a business survey, and a public participation event) lead to the formation of the Village of Park Ridge Strategic Plan 2022-2026. The Comprehensive Planning Committee used goals, objectives, and actions within the Strategic Plan to provide recommendations for the goals, objectives, and policies within this Comprehensive Plan.

### **Section 1.4 Demographic Trends**

The demographic information in this Comprehensive Plan comes from the U.S. Census Bureau. Through the census the name, gender, age, date of birth, race, ethnicity, relationship and housing tenure is collected on every individual in the United States every ten years. Starting with the 2010 census, the method of collecting data beyond this primary information was changed. The more detailed demographic, housing, social, and economic information once collected during each census is now collected annually by the American Community Survey (ACS), which began sampling in 2005.

ACS is a branch within the U.S. Census Bureau, designed to provide communities with reliable and timely data. The Survey is sent to a small percentage of the population each year on a rotating basis throughout the decade. Information for the Village is produced every year and is based on 5-year estimates. For example, the 2015-2019 ACS 5-year estimates are based on data collected from January 1, 2015 to December 31, 2019. These multi-year estimates do not show what is going on in any particular year in the period, only what the average value is over the full period.

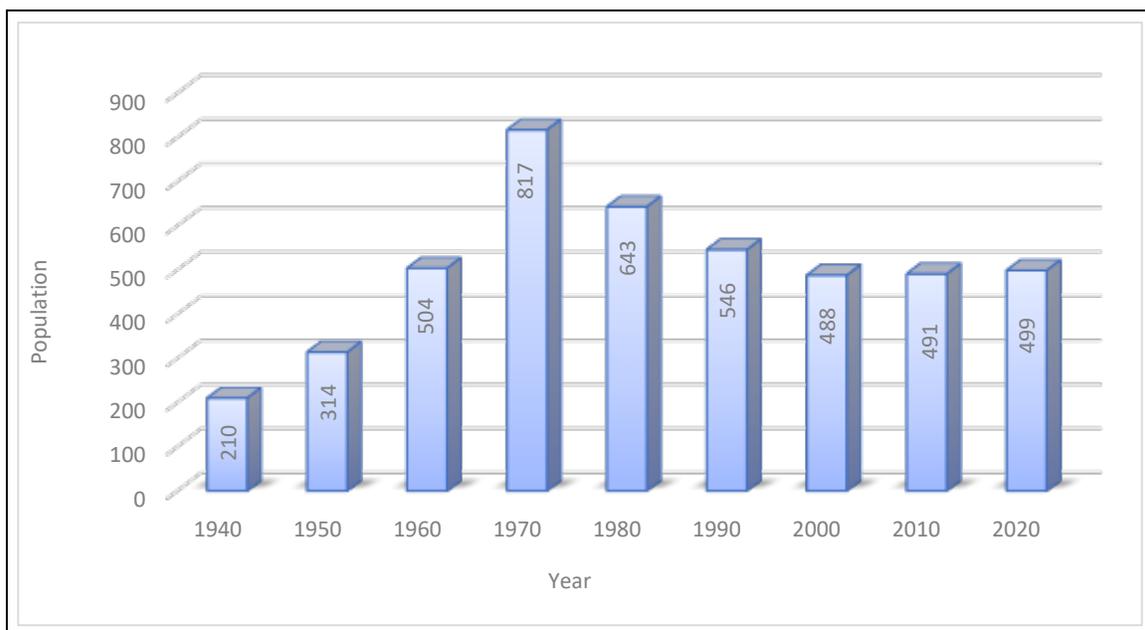
The tables and figures that follow use data from the ACS to compare the Village of Park Ridge with Portage County. This data is available at <https://data.census.gov/cedsci/>. To compare ACS estimates, the U.S. Census Bureau advises comparison of non-overlapping datasets (for example, compare 2010-2014 ACS 5-year estimates to 2015-2019 ACS 5-year estimates). When looking at the tables and figures remember that they are estimates and not based on a complete count. For this reason, it is recommended that derived measures (percents, means, medians, and rates) be compared rather than estimates of population totals.

While ACS estimates may have some error, they are the most accurate measure of what is happening within the Village that is available and is a valid tool for understanding the relative importance of the information it is describing.

#### A. Population Growth

The national decennial census is the best source of information to understand how a community’s population changes over time. Census data indicate two major historical population trends for the Village of Park Ridge. The first major trend was a steady increase in the Village’s population over a thirty-year period from 1940 to 1970. The second major trend was a steady decrease over the next thirty-year period from 1970 to 2000. According to the latest census information, the population leveled off between 2000 and 2010, with populations of 488 and 491 reported for the periods (see Figure 1.2 below).

**Figure 1.2: Village of Park Ridge Population Change, 1940 to 2020**



Source: U.S. Census Bureau, 1940-2010 Census; and Wisconsin Department of Administration, 2020 Population Estimate

The State of Wisconsin Department of Administration provides yearly population estimates for the years between census periods; the 2020 population estimate for the Village of Park Ridge was 499, an increase of 1.6% since the 2010 census (see Table 1.1).

**Table 1.1: Village of Park Ridge Population Change, 1990 to 2020**

|                       | Population by Census Year |           |           | Population Estimate 2020 | 1990-2010 Change | 2010-2020 Change |
|-----------------------|---------------------------|-----------|-----------|--------------------------|------------------|------------------|
|                       | 1990                      | 2000      | 2010      |                          |                  |                  |
| Village of Park Ridge | 546                       | 488       | 491       | 499                      | -10.1%           | 1.6%             |
| City of Stevens Point | 23,002                    | 24,551    | 26,717    | 26,269                   | 16.2%            | -1.7%            |
| Village of Plover     | 8,176                     | 10,520    | 12,123    | 13,486                   | 48.3%            | 11.2%            |
| Village of Whiting    | 1,838                     | 1,760     | 1,724     | 1,678                    | -6.2%            | -2.7%            |
| Portage County        | 61,405                    | 67,182    | 70,019    | 71,670                   | 14.0%            | 2.4%             |
| State of Wisconsin    | 4,891,769                 | 5,363,715 | 5,686,986 | 5,854,750                | 16.3%            | 2.9%             |

Source: U.S. Census Bureau, 1990 - 2010 Census; and Wisconsin Department of Administration, 2020 Population Estimate

Table 1.2 below helps to illustrate the migration patterns of the Village residents by examining where residents aged one year and older were living one year ago. The “Same House” category identifies the Park Ridge residents who lived in the same dwelling one year ago; a high percentage can be an indicator of long-term residency. The “Portage County” category identifies the Park Ridge residents who lived in a home outside the Village, but within Portage County, one year ago. The “Different County in Wisconsin” category identifies the Park Ridge residents who lived in a home outside of the Village and Portage County, but within the State of Wisconsin, one year ago. The “Different State” category identifies the Park Ridge residents who lived in a home outside the State of Wisconsin one year ago. The “Abroad” category includes those residents who previously lived in a foreign country, Puerto Rico, or one of the U.S. Island areas. Altogether, this information provides insight into the nature and pace of new residents moving into the Village.

Between 2015 and 2019, 95% of the Village's residents lived in the same house as they did one year prior, up 2% from the previous five-year period of 2010-2014. Roughly 3% of Village residents moved into the Village after living in other parts of Portage County (up from 2%); 0.4% lived in a different Wisconsin County before moving to Park Ridge (down from 1%), and 2% moved to the Village from another State (down from 4%).

**Table 1.2: Comparison of Place of Residence One Year Ago for Residents One Year and Older**

| Place of Residence One Year Ago | Village of Park Ridge |           | Portage County |           |
|---------------------------------|-----------------------|-----------|----------------|-----------|
|                                 | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Same House                      | 93%                   | 95%       | 81%            | 82%       |
| Portage County                  | 2%                    | 3%        | 11%            | 9%        |
| Different County in Wisconsin   | 1%                    | 0.4%      | 6%             | 7%        |
| Different State                 | 4%                    | 2%        | 2%             | 1%        |
| Abroad                          | 0%                    | 0%        | 0.1%           | 0.7%      |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

## B. Age Distribution

Insight into the nature of the Village population’s change over time can be gained through examining how age groups (or “cohorts” as they are called when tracking a group of same-aged people) change as they move through their life cycles. Table 1.3 below details the percentage of Village residents who occupied 10-year age groups over the five-year periods of 2010 to 2014 and 2015 to 2019, along with similar information for the County as a whole.

The entire population continually ages into older age groups over time, and babies fill in the youngest age group. Since the age groups and time periods both span 10 years, we can expect some of the same people will occupy a certain age group during both five-year time periods. For example, the 5-to-14 year old cohort comprised 11% of the County population between 2010 and 2014 and 2015 and 2019, while the 15-to-24 year old cohort comprise 20% during the same periods. The Village of Park Ridge saw more change throughout their cohorts than the County. The Village experienced a notable 11% increase in people aged 25-to-34 years old between the two five year periods (from 3% to 14%). Between 2015 and 2019, the largest cohorts in the Village of Park Ridge were the 25-to-34 year old’s and 75-to-84 year old’s, each comprising 14% of the population.

**Table 1.3: Distribution of Population, by Ten-Year Age Groups**

| Age               | Village of Park Ridge |           | Portage County |           |
|-------------------|-----------------------|-----------|----------------|-----------|
|                   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Under 5 years     | 4%                    | 7%        | 5%             | 5%        |
| 5 to 14 years     | 13%                   | 11%       | 11%            | 11%       |
| 15 to 24 years    | 16%                   | 9%        | 20%            | 20%       |
| 25 to 34 years    | 3%                    | 14%       | 12%            | 12%       |
| 35 to 44 years    | 10%                   | 9%        | 11%            | 11%       |
| 45 to 54 years    | 19%                   | 10%       | 14%            | 12%       |
| 55 to 64 years    | 13%                   | 11%       | 13%            | 13%       |
| 65 to 74 years    | 9%                    | 11%       | 8%             | 9%        |
| 75 to 84 years    | 9%                    | 14%       | 4%             | 5%        |
| 85 years and over | 6%                    | 4%        | 2%             | 2%        |
| Median Age        | 49.3                  | 45.3      | 36.0           | 37.0      |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

The median age for the Village of Park Ridge has dropped 4 years. The “median age” is the point where ½ of the population lies above and ½ lies below; the older this age is, the older the overall population for a place is becoming. In spite of this decline, the Village still has a significant percentage of older folks. The percentage of the Village population over the age of 65 has increased from 23% to 29%.

**Table 1.4: Comparison of Population Aged 65+**

| Age               | Village of Park Ridge |           | Portage County |           |
|-------------------|-----------------------|-----------|----------------|-----------|
|                   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| 65 Years and Over | 23%                   | 29%       | 14%            | 16%       |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

With the aging of the population, however, comes the possibility of an influx of younger residents as the seniors pass away or move to a different location. The Comprehensive Plan does consider this eventuality as a part of the Village future land use needs.

**C. Race**

The U.S. Census Bureau collects race data according to guidelines provided by the U.S. Office of Management and Budget (OMB), and these data are based on self-identification. OMB requires five minimum racial categories (White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander), with a sixth category, “Some Other Race”, added with OMB approval. People can report more than one race to indicate their racial mixture.

**Table 1.5: Race**

| Race  | Village of Park Ridge |           | Portage County |           |
|---|-----------------------|-----------|----------------|-----------|
|   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| <b>One Race (Percent of Total Population)</b>                   | 100%                  | 97%       | 99%            | 99%       |
| White   | 98%                   | 95%       | 94%            | 93%       |
| Black or African American                                       | 0%                    | 0%        | 0.7%           | 0.8%      |
| American Indian and Alaska Native                               | 0%                    | 0.2%      | 0.7%           | 0.3%      |
| Asian   | 2%                    | 1%        | 3%             | 3%        |
| Native Hawaiian and Other Pacific Islander                      | 0%                    | 0%        | 0%             | 0%        |
| Some Other Race   | 0%                    | 0%        | 0.5%           | 2%        |
| <b>Two or More Races (Percent of Total Population)</b>          | 0.5%                  | 3%        | 1%             | 2%        |
| White and Black or African American                             | 0%                    | 0%        | 0.5%           | 0.6%      |
| White and American Indian and Alaska Native                     | 0%                    | 0.5%      | 0.2%           | 0.3%      |
| White and Asian   | 0.5%                  | 3%        | 0.5%           | 0.2%      |
| Black or African American and American Indian and Alaska Native | 0%                    | 0%        | 0%             | 0%        |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

**D. Education Levels**

Table 1.6 below compares the educational attainment information for the Village of Park Ridge and Portage County as a whole. Data is classified according to the highest degree or the highest level of schooling that is completed. The percentage of Village residents aged 25+ that have achieved less than a 12<sup>th</sup> grade education (no diploma) has remained very low between the five-year periods of 2010 to 2014 and 2015 to 2019. The Village of Park Ridge continues to have a much greater percentage of its 25+ population achieving bachelors and graduate/professional degrees than Portage County overall.

**Table 1.6: Comparison of Educational Attainment**

| Educational Attainment<br>(Persons 25 years +) | Village of Park Ridge |           | Portage County |           |
|--|-----------------------|-----------|----------------|-----------|
|  | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Less Than 9th Grade                            | 0.3%                  | 1.4%      | 3%             | 2%        |
| 10th to 12th Grade (No Diploma)                | 2%                    | 0%        | 5%             | 4%        |
| High School Graduate                           | 23%                   | 18%       | 34%            | 32%       |
| Some College (No Degree)                       | 11%                   | 17%       | 20%            | 18%       |
| Associate Degree                               | 12%                   | 11%       | 10%            | 11%       |
| Bachelor's Degree                              | 26%                   | 36%       | 19%            | 23%       |
| Graduate/ Professional Degree                  | 26%                   | 17%       | 9%             | 10%       |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

E. Households and Income

The Village of Park Ridge residential community is made up of different types of households. Table 1.7 below details the changes in the make-up of Village households over the five-year periods of 2010 to 2014 and 2015 to 2019, and compares them to the data for Portage County. “Family Households” consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. “Nonfamily Households” consist of people living alone or households which do not have any members related to the householder.

Family households, traditionally the largest group within the Village, have seen their percentage of total households hold steady at 64%. Non-family households have also remained steady at 36% of total households. Married-couple households, traditionally the largest group within the Village of Park Ridge family households, have seen their number and percentage increase. Both male-headed and female-headed family households have decreased in percentage. In Non-Family households, Park Ridge has a much greater percentage of residents living alone than the County overall.

The Person Per Household calculation for both the Village and the County has continued a shrinking trend.

**Table 1.7: Household Type Comparison**

| Households by Type  | Village of Park Ridge |           | Portage County |           |
|---|-----------------------|-----------|----------------|-----------|
|   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| <b>Family Households</b> (Percent of Total Households)    | 64%                   | 64%       | 62%            | 61%       |
| Married-Couple Families                                   | 50%                   | 59%       | 51%            | 49%       |
| Other Family, Male Householder                            | 1%                    | 0%        | 4%             | 4%        |
| Other Family, Female Householder                          | 12%                   | 5%        | 7%             | 8%        |
| <b>Nonfamily Households</b> (Percent of Total Households) | 36%                   | 36%       | 38%            | 39%       |
| Householder living alone                                  | 33%                   | 36%       | 28%            | 28%       |
| Householder 65 years and over                             | 17%                   | 21%       | 10%            | 11%       |
| Persons Per Household                                     | 2.48                  | 2.26      | 2.39           | 2.35      |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

Another instructive piece of information on the state of households within the Village is the level of income that each household achieves. Table 1.8 below describes how household incomes have changed between the five-year periods of 2010 to 2014 and 2015 to 2019. It is a testimony to both the inflation of wages and the increased earning power of the residents of the Village of Park Ridge that the percentage of households making greater than \$75,000 per year has increased from 38% to nearly 48%. Median household income has increased from \$62,946 to \$72,813. The median household income for Park Ridge continues to be higher than the County.

**Table 1.8: Household Income Comparison**

| Household Income Per Year | Village of Park Ridge |           | Portage County |           |
|---------------------------|-----------------------|-----------|----------------|-----------|
|                           | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Less Than \$10,000        | 1%                    | 1%        | 7%             | 5%        |
| \$10,000 to \$14,999      | 1%                    | 4%        | 6%             | 5%        |
| \$15,000 to \$24,999      | 11%                   | 6%        | 10%            | 9%        |
| \$25,000 to \$34,999      | 5%                    | 9%        | 11%            | 10%       |
| \$35,000 to \$49,999      | 9%                    | 12%       | 16%            | 14%       |
| \$50,000 to \$74,999      | 36%                   | 19%       | 21%            | 19%       |
| \$75,000 to \$99,999      | 16%                   | 14%       | 13%            | 14%       |
| \$100,000 to \$149,999    | 14%                   | 28%       | 12%            | 16%       |
| \$150,000 or more         | 8%                    | 6%        | 5%             | 9%        |
| Median Household Income   | \$62,946              | \$72,813  | \$50,837       | \$58,853  |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

With the examination of income information, the Village should also assess the poverty status of its residents. “Poverty” is generally defined as a set of money income thresholds that vary by family size and composition to determine who is poor. If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically. That is, they are the same throughout the United States. However, the poverty thresholds are updated annually for inflation using the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and does not include capital gains and non-cash benefits (such as public housing, food stamps, and Medicaid). Poverty is not defined for people in military barracks, institutional group quarters, or for unrelated children under age 15 (such as foster children). Table 1.9 below outlines poverty thresholds for 2000, 2010, and 2020.

Table 1.10 lists information on poverty for residents, persons aged 65 and above, and families within the Village of Park Ridge and Portage County as a whole. The Village of Park Ridge has historically had a lower percentage of residents earning below the poverty level than the County as a whole.

**Table 1.9: Poverty Thresholds – 2000, 2010, and 2020**

| Size of Family Unit<br>(Poverty Threshold) | Poverty Thresholds |          |          |
|--|--------------------|----------|----------|
|  | 2000               | 2010     | 2020     |
| One Person                                 | \$8,794            | \$11,139 | \$13,172 |
| Two Persons                                | \$11,239           | \$14,218 | \$16,725 |
| Three Persons                              | \$13,738           | \$17,374 | \$20,586 |
| Four Persons                               | \$17,603           | \$22,314 | \$26,495 |
| Five Persons                               | \$20,819           | \$26,439 | \$31,404 |
| Six Persons                                | \$23,528           | \$29,897 | \$35,562 |
| Seven Persons                              | \$26,753           | \$34,009 | \$40,510 |
| Eight Persons                              | \$29,701           | \$37,934 | \$45,010 |
| Nine Persons or More                       | \$35,060           | \$45,220 | \$53,527 |

Source: U.S. Census Bureau, 2000 and 2010 Poverty Thresholds by Size of Family and Number of Children; and 2020 Preliminary Estimate of Weighted Average Poverty Thresholds

**Table 1.10: Poverty Comparison**

| Poverty Statistics For<br>Selected Populations | Village of Park Ridge |           | Portage County |           |
|--|-----------------------|-----------|----------------|-----------|
|  | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Persons Below Poverty                          | 1%                    | 7%        | 15%            | 12.1%     |
| Persons 65 Years and Over Below Poverty Level  | 3%                    | 1%        | 8%             | 8%        |
| Families Below Poverty                         | 0.7%                  | 3%        | 7%             | 6%        |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

#### F. Employment Characteristics

Table 1.11 below summarizes employment by industry data for the five-year periods of 2010 to 2014 and 2015 to 2019. This information represents the type of industry working residents aged 16 years and over were employed by, and is not a listing of the employment currently located within the Village of Park Ridge. The discussion of the Village economy will take place within the Economic Development Element of this Comprehensive Plan.

**Table 1.11: Summary of Employment by Industry**

| Industry   | Village of Park Ridge |           | Portage County |           |
|--|-----------------------|-----------|----------------|-----------|
|  | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Agriculture, Forestry, Fishing and Hunting, and Mining                                     | 2%                    | 1%        | 4%             | 3%        |
| Construction   | 6%                    | 1%        | 5%             | 5%        |
| Manufacturing  | 11%                   | 18%       | 14%            | 15%       |
| Wholesale Trade  | 1%                    | 2%        | 2%             | 2%        |
| Retail Trade   | 15%                   | 8%        | 14%            | 12%       |
| Transportation and Warehousing, and Utilities  | 4%                    | 0%        | 5%             | 5%        |
| Information  | 5%                    | 3%        | 2%             | 1%        |
| Finance and Insurance, and Real Estate and Rental and Leasing                              | 7%                    | 12%       | 10%            | 11%       |
| Professional, Scientific, and Management, and Administrative and Waste Management Services | 4%                    | 6%        | 5%             | 7%        |
| Educational Services, and Health Care and Social Assistance                                | 36%                   | 30%       | 22%            | 24%       |
| Arts, Entertainment, and Recreation, and Accommodation and Food Services                   | 4%                    | 6%        | 11%            | 9%        |
| Other Services, Except Public Administration   | 6%                    | 10%       | 4%             | 4%        |
| Public Administration  | 1%                    | 4%        | 3%             | 3%        |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

## **Section 1.5 Forecasts**

### **A. Population Projections**

The Wisconsin Department of Administration produces population projections for each of the municipalities within the County. The population projections for the Village of Park Ridge are as follows:

Year 2025: 505    Year 2030: 505    Year 2035: 500    Year 2040: 495

When compared to the 2010 Census population (491 people), these projections suggest that the Village will experience minimal growth through the year 2040, with a projected increase of 4 residents, or less than 1%, from 2010 to 2040. The Village Comprehensive Planning Committee, questions the accuracy of these DOA projections. The large number (418) of Village residents who voted during the recent 2020 presidential election suggest that these population projections are underestimated.

### **B. Housing Unit Projections**

The Wisconsin Department of Administration also provides household projections for each municipality. The household projections for Park Ridge are as follows:

Year 2025: 228    Year 2030: 230    Year 2035: 229    Year 2040: 227

These projections suggest that the Village will grow from 217 households in 2010 to 227 households in 2040, an increase of ten households, or 4.61%. The number of Persons per Household (PPH) is projected to decline from 2.26 persons in 2010 to 2.18 persons in 2040.

### C. Employment Projections

The Village of Park Ridge has a minimal amount of land available for commercial use (See Table 8.1 and Map 8.1 in the Land Use Chapter). While limitations for existing commercial businesses exist, they will not preclude the expansion of businesses or the Village from attracting new businesses to try and make the best use of the limited amount of land available.

While it is not realistic that the Village will recruit a large manufacturing business, it is possible that existing businesses could expand or new businesses could develop at a higher intensity (multiple-story development), increasing the amount of jobs, and tax base for the Village. While there are limited amounts of jobs available within the Village of Park Ridge, the Village is located within the Urban Area, which offers numerous employment opportunities for the residents.

#### **Section 1.6 Issues Identified by the Comprehensive Planning Committee**

1. The Village is nearly built out with very limited vacant residential and commercial lots available.
2. Adequately addressing the need for funding to support public investment in improved infrastructure and services costs money.
3. Sustainability of Village government.
4. Communication with Village residents.

#### **Section 1.7 Conclusions**

1. After experiencing a thirty-year decline in population, the Village of Park Ridge has maintained a stable population (reaching 491 in 2010 and 495 in 2019).
2. The Village of Park Ridge will continue to increase in population as older residents are replaced by new, younger families.
3. The Village of Park Ridge continues to have a much greater percentage of its 25+ population achieving bachelors and graduate/professional degrees than Portage County as a whole.
4. The median household income for Park Ridge continues to be higher than the County.
5. The Village of Park Ridge has historically had a lower percentage of residents earning below the poverty level than Portage County as a whole.
6. The Village of Park Ridge has approved a Planned Unit Development for residential housing north of Park Ridge Drive and is working with the developer to ensure that new development will be compatible with existing uses of land.

#### **Section 1.8 Community Goals, Objectives and Policies**

The Village of Park Ridge acknowledges that it has a limited amount of land available within the Village for new development, and is limited to expand the Village through annexation due to the surrounding City of Stevens Point.

Goals, objectives and policies provide the framework for guiding future community development activities in the Village of Park Ridge. Goals are stated as desirable conditions to strive for in the future. They are common ideals of the community that can be achieved through the actions of government leaders, private enterprise, and individuals. Objectives are general targets to be achieved along the path of satisfying community goals. Policies are methods of action to accomplish these stated objectives. Together these three pieces express the uniqueness of the community while stating changes that will produce desirable patterns for growth and development.

#### A. Goal

Park Ridge shall pursue policies that preserve its current quality living environment. It is the goal of the Village to maintain the overall aesthetic quality, quality of life, and appearance of its residential and commercial areas.

#### B. Objectives

1. Continue to promote the maintenance and improvement of existing development within Park Ridge.
2. Any new development or redevelopment should be designed in a manner that allows available urban services to be most efficiently and economically provided.
3. Ensure that newly developed or redeveloped areas are compatible with existing uses of land.
4. That all development or redevelopment must take into consideration the aesthetics of the Village.
5. Enhance natural beauty and foster the green and peaceful park-like feel of the Village of Park Ridge.
6. Enhance capacity to fund Village government functions, including capital improvements and routine maintenance.

#### C. Policies

1. Effective implementation tools, such as the zoning ordinance, official street map, and Village ordinances should be used and enforced.
2. Implement the Village of Park Ridge Strategic Plan.
3. The Village should encourage development that protects and enhances the Village's tax base.
4. The Park Ridge Village Board, Comprehensive Planning Committee, and Zoning Committee should maintain an active role in assessing Village needs, evaluating development, and utilizing the planning process as a means of accomplishing the recommendations contained in the Comprehensive Plan and Strategic Plan.

5. Develop a facilities development manual to include guidance for both commercial and residential areas.
6. Develop a stable base of operational revenue for Village government.
7. Establish a funding policy for Village operation and capital improvements.

## **CHAPTER 2: Housing**

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

**Housing Element.** A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit’s housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit, and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate income housing, and policies and programs to maintain or rehabilitate the local governmental unit’s existing housing stock.

This chapter will look at different characteristics of the Village’s housing stock to help ensure that the needs of present and future residents are addressed.

### **Section 2.1 Housing Inventory**

#### **A. Housing Tenure**

Housing tenure provides a measurement of home ownership, which has long been an indicator of the economy. Vacancy status can also help indicate if the current amount of housing stock is sufficient to meet existing demand. Between 2015-2019, 99% of all housing units in the Village were occupied, while less than 1% were vacant units for seasonal, recreational, or occasional use (Table 2.1). Occupied housing units are further classified as either owner occupied, or renter occupied. Between 2015-2019, 93% of housing units in the Village were owner occupied while 7% were renter occupied.

**Table 2.1: Comparison of Housing Occupancy**

| Occupancy  | Village of Park Ridge |           | Portage County |           |
|--|-----------------------|-----------|----------------|-----------|
|  | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| <b>Occupied Housing Units</b> (% of Total Housing Units) | 95%                   | 99%       | 93%            | 93%       |
| Owner Occupied   | 87%                   | 93%       | 63%            | 64%       |
| Renter Occupied  | 8%                    | 7%        | 29%            | 29%       |
| <b>Vacant Housing Units</b> (% of Total Housing Units)   | 5%                    | 0.8%      | 8%             | 7%        |
| For Rent   | 0%                    | 0%        | 2%             | 2%        |
| Rented, Not Occupied                                     | 0%                    | 0%        | 0.4%           | 0.1%      |
| For Sale Only  | 0%                    | 0%        | 0.9%           | 0.5%      |
| Sold, Not Occupied                                       | 0%                    | 0%        | 0%             | 0.3%      |
| For Seasonal, Recreational, or Occasional Use            | 4%                    | 0.8%      | 2%             | 2%        |
| For Migrant Workers                                      | 0%                    | 0%        | 0%             | 0%        |
| Other Vacant   | 0.8%                  | 0%        | 2%             | 2%        |
| Homeowner Vacancy Rate                                   | 0%                    | 0%        | 1.4%           | 0.8%      |
| Rental Vacancy Rate                                      | 0%                    | 0%        | 5.4%           | 6.1%      |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

The U.S. Department of Housing and Urban Development has established a minimum target rate for overall unit vacancy of 3% to assure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5%, while a vacancy rate of 5% is acceptable for rental units. The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant “for sale”, while the rental vacancy rate is the proportion of the rental inventory that is vacant “for rent”. According to the 2015-2019 ACS five-year estimates, the Village of Park Ridge has a homeowner vacancy rate and rental vacancy rate of 0%. The low vacancy rates may indicate a higher demand for housing than there is supply. This can be explained in part by the limited supply of undeveloped land within the Village and the popularity of the Village as a place to reside.

## B. Structure Type

The following “units in structure” (also referred to as “type of structure”) information provides information on the housing inventory by subdividing the inventory into one-family homes (1-unit detached and 1-unit attached, such as a duplex), apartments, and mobile homes. The data reflects the percentage of housing units within the building they are located, rather than the percentage of residential buildings.

Table 2.2 below compares the distribution of structure types within the Village of Park Ridge and Portage County between the five-year periods of 2010 to 2014 and 2015 to 2019. The Village has had a higher percentage of single-family housing than the County. Between 2015-2019, single-family homes (1-unit detached and 1-unit attached) made up 95% of Park Ridge housing units, compared to 72% in Portage County. The Village of Park Ridge has seen an increase of 1-unit attached housing, which are units found in structures like duplexes, row houses, or townhouses.

**Table 2.2: Comparison of Total Housing Units and Structure Type**

| Units in Structure   | Village of Park Ridge |           | Portage County |           |
|----------------------|-----------------------|-----------|----------------|-----------|
|                      | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| 1-Unit Detached      | 90%                   | 86%       | 69%            | 69%       |
| 1-Unit Attached      | 7%                    | 9%        | 3%             | 3%        |
| 2 to 4 Units         | 3%                    | 5%        | 10%            | 8%        |
| 5 to 9 Units         | 0%                    | 0%        | 6%             | 7%        |
| 10 or more Units     | 0%                    | 0%        | 7%             | 8%        |
| Mobile Home or Other | 0%                    | 0%        | 4%             | 5%        |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

## C. Housing Conditions: Age and Value

Age is often used as a measure of a houses condition. It should, however, not be the sole criterion since many older homes are either remodeled or kept in a state of good repair to maintain their value. Table 2.3 below shows a comparison of housing age between the Village of Park Ridge and Portage County.

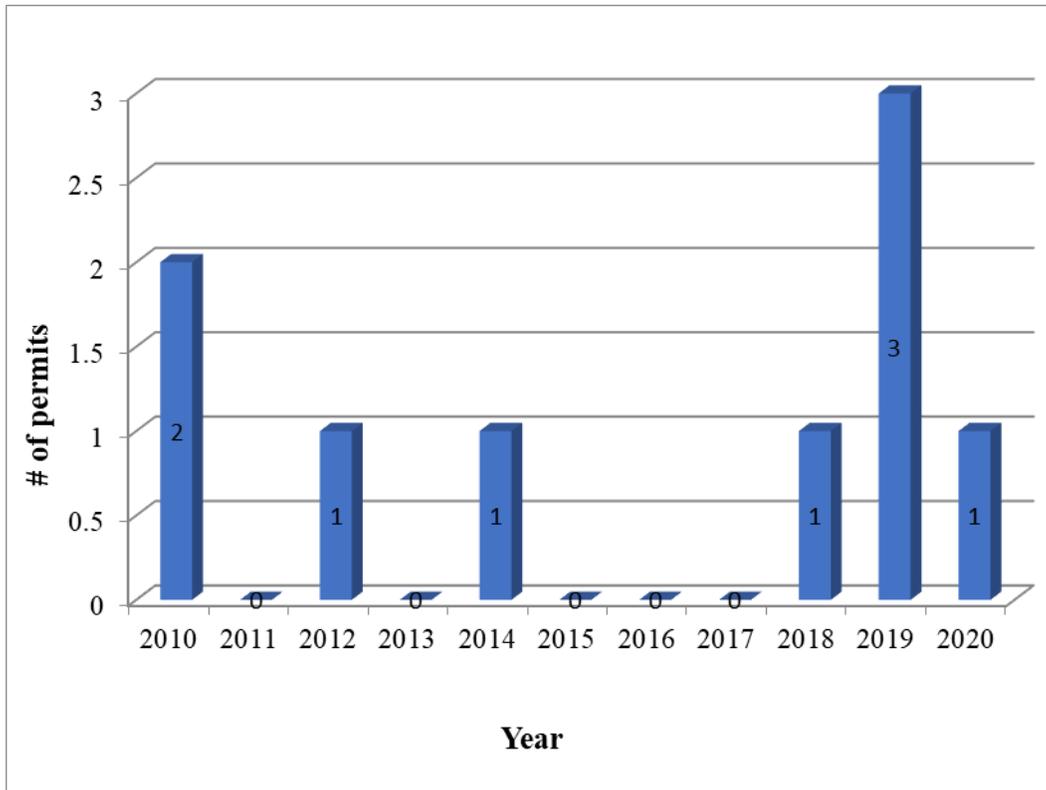
**Table 2.3: Comparison of Housing Age**

| Year Structure Built | Village of Park Ridge |           | Portage County |           |
|----------------------|-----------------------|-----------|----------------|-----------|
|                      | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| 2010 or Later        | 3%                    | 6%        | 1%             | 4%        |
| 2000 to 2009         | 6%                    | 7%        | 15%            | 13%       |
| 1990 to 1999         | 2%                    | 0%        | 16%            | 16%       |
| 1980 to 1989         | 2%                    | 5%        | 14%            | 14%       |
| 1970 to 1979         | 12%                   | 10%       | 18%            | 19%       |
| 1960 to 1969         | 22%                   | 28%       | 8%             | 9%        |
| 1950 to 1959         | 21%                   | 25%       | 7%             | 6%        |
| 1940 to 1949         | 11%                   | 11%       | 4%             | 4%        |
| 1939 or Earlier      | 22%                   | 9%        | 18%            | 16%       |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

Figure 2.1 takes a deeper look into newer homes in the Village through an examination of building permit data for the past 10 years.

**Figure 2.1: New Home Permits**



Source: Village of Park Ridge, 2010-2020 Permit Data

Housing value is another important aspect for gauging the overall condition of the current housing stock. Table 2.4 shows the distribution of housing values across various price ranges, as well as the median home price, for the Village of Park Ridge and Portage County.

**Table 2.4: Comparison of Housing Value**

| Housing Value<br>(Owner Occupied) | Village of Park Ridge |           | Portage County |           |
|-----------------------------------|-----------------------|-----------|----------------|-----------|
|                                   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Less than \$50,000                | 5%                    | 0%        | 5%             | 6%        |
| \$50,000 to \$99,999              | 6%                    | 4%        | 18%            | 11%       |
| \$100,000 to \$149,999            | 28%                   | 26%       | 28%            | 23%       |
| \$150,000 to \$199,999            | 28%                   | 25%       | 23%            | 24%       |
| \$200,000 to \$299,999            | 26%                   | 37%       | 17%            | 23%       |
| \$300,000 or more                 | 8%                    | 8%        | 8%             | 13%       |
| Median Value                      | \$165,200             | \$186,400 | \$147,600      | \$168,100 |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

Between 2015 to 2019, 70% of Park Ridge’s housing units were valued at \$150,000 or more, compared to only 60% of the County’s housing units. The latest median value for housing within the Village of Park Ridge was \$186,400. This was higher than the median value for Portage County as a whole (\$168,100).

#### D. Housing Affordability

According to the U.S. Department of Housing and Urban Development, no more than 30% of household income should be spent on monthly housing costs in order for that home to be considered affordable. The U.S. Census provides data on housing costs as a percentage of household income for homeowners (Table 2.5) and renters (Table 2.6). The following information is taken from the 2010-2014 and 2015-2019 American Community Survey 5-year estimates. The “not computed” category represents units occupied by households reporting no income or a net loss, or for which no cash rent was paid.

Table 2.5 below shows monthly housing costs for homeowners as a percentage of their household income for the Village of Park Ridge and Portage County. Between 2015-2019, 89% of the households within the Village of Park Ridge paid less than 30% of their monthly income toward housing costs, and those units were, therefore, considered affordable to those living in them. This percentage is higher than that of Portage County as a whole (82%).

**Table 2.5: Monthly Owner Costs as a Percentage of Household Income**

| Monthly Owner Costs<br>as % of Household Income | Village of Park Ridge |           | Portage County |           |
|---|-----------------------|-----------|----------------|-----------|
|   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Less than 20.0%                                 | 54%                   | 62%       | 43%            | 57%       |
| 20.0 to 24.9%                                   | 23%                   | 14%       | 19%            | 16%       |
| 25.0 to 29.9%                                   | 10%                   | 13%       | 11%            | 9%        |
| 30.0 to 34.9%                                   | 0%                    | 5%        | 8%             | 6%        |
| 35% or more                                     | 14%                   | 7%        | 18%            | 14%       |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

Table 2.6 below shows monthly housing costs for renters as a percentage of their household income for the Village of Park Ridge and Portage County. Between 2015-2019, 71% of renters

were paying a monthly rent that was affordable to them. This percentage is higher than that of Portage County (57%). Park Ridge renters have a smaller percentage paying over 35% of income on rent than Portage County.

**Table 2.6: Monthly Renter Costs as a Percentage of Household Income**

| Monthly Renter Costs<br>as % of Household Income | Village of Park Ridge |           | Portage County |           |
|--|-----------------------|-----------|----------------|-----------|
|  | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Less than 20.0%                                  | 25%                   | 50%       | 30%            | 31%       |
| 20.0 to 24.9%                                    | 10%                   | 14%       | 10%            | 14%       |
| 25.0 to 29.9%                                    | 30%                   | 7%        | 11%            | 12%       |
| 30.0 to 34.9%                                    | 0%                    | 0%        | 7%             | 7%        |
| 35% or more                                      | 35%                   | 29%       | 43%            | 36%       |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

### E. Housing Programs

Several means are available to the Village of Park Ridge to maintain and improve housing conditions and satisfy the needs of all residents. First, to ensure that existing and future housing units are safe and adequate for occupancy, building and housing codes could be reviewed and updated. Second, to meet the needs of residents with low and moderate income, and elderly and handicapped residents needing housing assistance, the Village should make residents aware of Federal, State, and County housing programs that make available loans and grants to build, repair or obtain adequate housing. Some of these programs are listed below.

The 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.

The Housing Authority of Portage County (HAPC) offers a housing assistance program through the Housing Choice Voucher Program. Federal funds are available to help low income persons pay rent on privately owned dwelling units. Most housing types can qualify, including single-family homes, duplexes, apartments, mobile homes, and town homes. All units must meet HUD’s standards.

Currently, the Village of Park Ridge does not participate in these housing programs provided by the Housing Authority of Portage County.

CAP Services, a non-profit corporation, also has several programs available to low and moderate income residents of Portage County, including Home Buyer’s Assistance, Housing Rehabilitation, and Weatherization programs. Financial assistance under these programs is provided through a deferred loan, which is due upon sale of the home or transfer of title.

- To encourage home ownership, the Home Buyer’s Assistance program provides down payment and rehab assistance. Buyers must contribute some of their own money to the home buying process and complete home buyer education. The down payment assistance can also be used for closing costs.
- To assist low and moderate income homeowners, CAP’s Housing Rehabilitation program provides funds for necessary repairs, including, but not limited to: roof work, door,

window, and siding replacement; foundation repair; handicap accessibility; well and septic systems; electrical, heating system, and water heater replacement; and lead hazard reduction.

Another housing program available to municipalities is the Community Development Block Grant (CDBG). CDBG is a federally funded program administered by the Wisconsin Department of Administration 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 financial and technical assistance to improve and expand housing, increase affordable housing opportunities and provide services to people without housing. The variety of federal and state programs it manages benefits persons with disabilities, low and moderate income residents and homeless populations. The Division partners with local governments, homeless service providers, developers and housing organizations throughout the state to improve housing conditions for low to moderate income Wisconsin residents. This allows smaller municipalities like Park Ridge, who may not have the experience or resources to administer a grant, to improve the housing conditions in their community.

## **Section 2.2 Housing Demand**

### **A. Population Trends**

As discussed in the Issues and Opportunities chapter of this plan, the Village of Park Ridge population has remained relatively stable (reaching 491 in 2010 and 499 in 2020), and will possibly increase slightly before falling back to 495 in twenty years.

### **B. Household Trends**

Most of the communities within Portage County have seen the average number of residents that inhabit each home or apartment decrease over time. This statistic identified by the U.S. census is *persons per household*, or PPH, and it is calculated by dividing the number of *residents living in occupied housing units* (those not living in group or institutional quarters) by the number of *occupied housing units* (those not classified as vacant). Persons per household have declined from 2.48 to 2.26 between the five-year periods of 2010 to 2014 and 2015 to 2019. This trend is likely to plateau until younger families move into the village. Park Ridge cannot anticipate any substantial number of new housing units due to the lack of vacant land. Thus, it is anticipated that the number of housing units will fluctuate very little, while the persons per household will determine the number of residents within in the Village of Park Ridge.

### **C. Housing Development Environment**

In 2021, approximately 64% of the total land area of Park Ridge contains residential development. There is a limited amount of vacant developable land within the existing corporate boundary of the Village of Park Ridge.

### **D. Housing Issues Identified by the Comprehensive Planning Committee**

There were no issues identified by the Plan Commission at this time.

## **Section 2.3 Conclusions – Housing Analysis**

- A. Between 2015-2019, single-family homes (1-unit detached and 1-unit attached) made up 95% of Park Ridge housing units. Roughly 86% were 1-unit detached and 9% were 1-unit attached, which indicates Park Ridge has a significant amount of duplex and row housing.
  - Park Ridge had a higher percentage of homes in the 1-unit categories than Portage County.
- B. The low vacancy rate may indicate a higher demand for housing than there is supply. This can be explained in part by the limited supply of developable land within the Village and the Village being a desirable place to live.
- C. According to 2015-2019 ACS data, 87% of Park Ridge’s housing units built before 2000, indicating an older housing stock.
- D. Between 2015-2019, the Village of Park Ridge had a larger median housing value (\$186,400) than Portage County (\$168,100).
- E. There is a limited amount of vacant developable land within the existing corporate boundary of the Village of Park Ridge.

## **Section 2.4 Issues Identified by the Comprehensive Planning Committee**

The Village is nearly built out with very limited vacant residential and commercial lots available.

## **Section 2.5 Housing and Residential Development Goals, Objectives, Policies**

### A. Goals

1. To preserve or improve the quality and integrity of existing residential housing and neighborhoods.

### B. Objectives

1. Protect existing residential neighborhoods from intrusion by non-compatible or undesirable land use activities.
2. Promote the maintenance and improvement of housing conditions in the community in order to provide a decent and safe living environment for all residents.
3. Housing development and redevelopment takes into consideration the protection of natural resources and open spaces.
4. Ensure neighborhood design enhances community character with all development and redevelopment.

### C. Policies

1. The Village of Park Ridge should continue to use the zoning ordinance to maintain the character of existing residential neighborhoods.

2. Existing building and housing codes should be utilized to ensure the quality and safety of new and existing housing units.
3. The Village will support individual attempts to utilize any available housing programs.

## **CHAPTER 3: Transportation**

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

**Transportation element.** A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function, and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

### **Section 3.1 Transportation Facility Inventory**

#### **A. Streets & Highways**

There are a total of 5.3 miles of public roadway within the Village. Highway 66/Park Ridge Drive occupies 0.4 miles and Village streets account for the remaining public right-of-way.

The Wisconsin Department of Transportation (WisDOT) conducts Annual Average Daily Traffic (AADT) counts for some roadways within the Village (Map 3.1). These counts represent an estimate of the number of vehicles traveling along a given point of roadway on an average day in the year. The AADT is a short-term count (usually 48 hours) that is collected over a three-year cycle. The most recent count data was released in 2017.

Streets and highways in the Village of Park Ridge transportation network are officially classified by WisDOT using the [Functional Classification Criteria](#) (Map 3.1). The functional class system categorizes streets and highways according to their two primary purposes: 1) to move vehicles (traffic mobility), and 2) to serve adjacent land (land access). “Principal Arterials” serve major economic activity centers of an urbanized area, the highest Average Daily Traffic corridors, and regional and intra-urban trip lengths. “Minor Arterials” serve important economic activity centers, moderate Average Daily Traffic corridors, and intercommunity trip lengths. “Collectors” provide direct access to residential neighborhoods, commercial, and industrial areas, and serve moderate to low Average Daily Traffic corridors and inter-neighborhood trips. “Local Streets” serve to provide access to adjacent land uses, and serve the ends of most trips.

#### **1. Principal Arterials**

The only principal arterial in the Village is State Highway 66, locally named Park Ridge Drive. In 2017, AADT for the portion of Highway 66/Park Ridge Drive that falls between Wilshire Boulevard and Sunset Boulevard was 15,500 vehicles.

#### **2. Minor Arterials**

Green Avenue is considered a minor arterial in the Village.

### 3. Collectors

Greenbriar Avenue, Ridgewood Drive, and most of Hillcrest Drive within the Village of Park Ridge are considered collector roadways.

### 4. Local Streets

The remaining roadways are classified as local streets.

## B. Pedestrian & Bicycle Facilities

The Green Circle Trail is a 27-mile hiking and biking trail with a collection of 12 continuous segments that wind through forests and parks, and along rivers, lake shores, and other natural areas in the Stevens Point urban area. The trail, which connects with over 45 miles of additional trails, was made possible through a cooperative effort of private, public and business interests that include donated easements on 25 private parcels of land. Portions of the Green Circle Trail travel through the Village of Park Ridge. (Map 3.1)

Sidewalks in the Village are located on a portion of the north side and all of the south sides of Highway 66/Park Ridge Drive and on the east and west sides of Sunset Boulevard north of Highway 66/Park Ridge Drive.

## C. Transit

Portage County Aging & Disability Resource Center (ADRC) transportation services and Stevens Point transportation services merged to form Central Transportation and offer a variety of transportation services for Village residents. There is a cost to use some of these services, while donations are welcome for others.

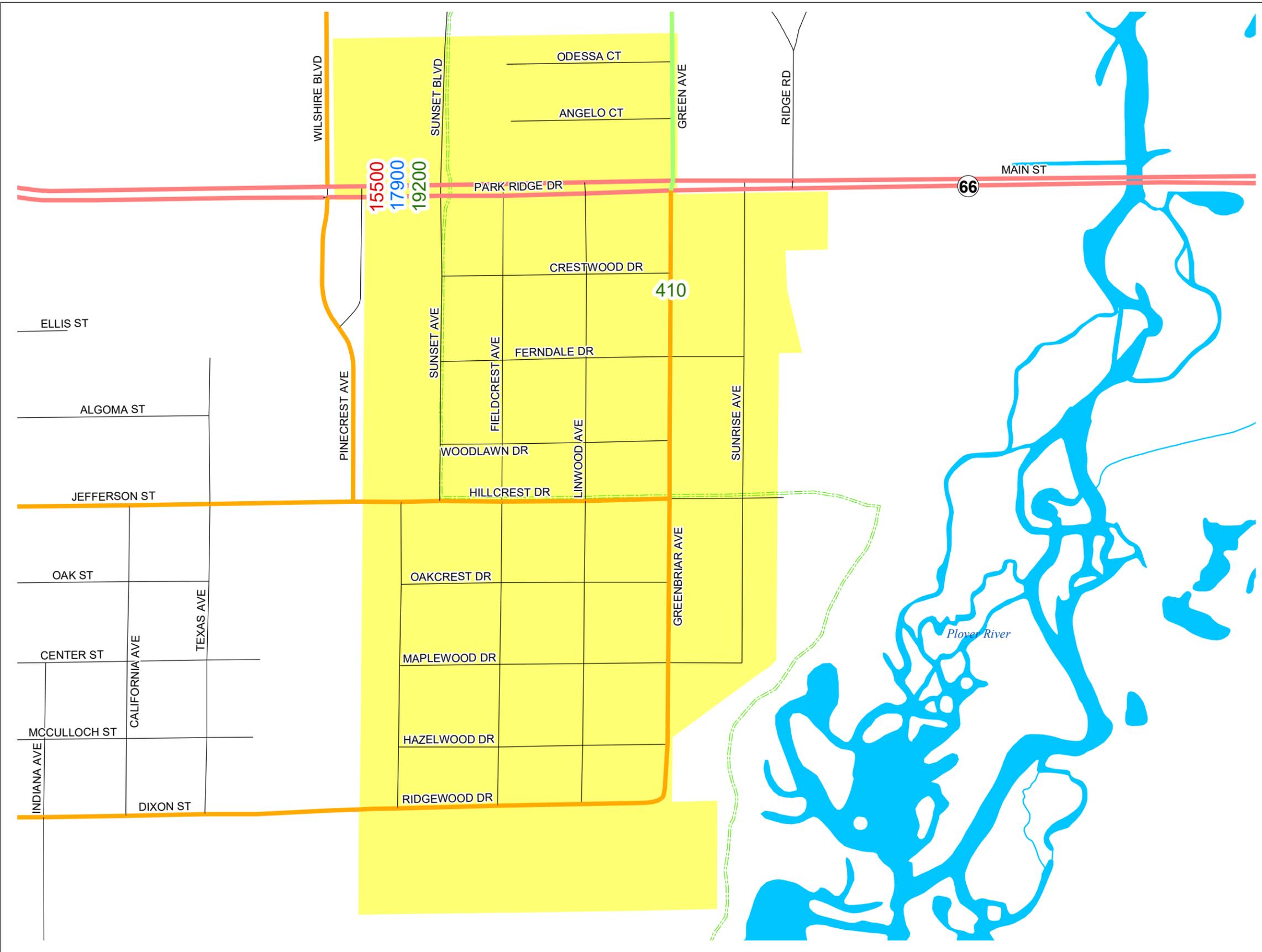
### 1. Fixed Route City Bus Service

Fixed Route Service provides city bus rides to Stevens Point, Whiting and the Crossroads Commons shopping center in Plover. Busses, which are handicap accessible, travel five different routes throughout the Stevens Point area. Each bus travels a designated route and returns to the downtown transfer station located at the corner of Strongs Avenue and Main Street in downtown Stevens Point. The [route](#) that passes through the Village of Park Ridge goes south along Wilshire Boulevard and then east on Highway 66/ Park Ridge Drive, and has two bus stops located within Village limits.

### 2. Point Plus Paratransit Service

Point Plus is a door-to-door service available to individuals who qualify under the Americans with Disabilities Act (ADA) guidelines. Passengers are picked up at their home and are transported wherever they need to go within the city, whether it be work, shopping, appointments, or to simply visit a friend. Point Plus service requires reservations 24 hours in advance to guarantee a ride.

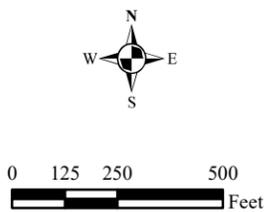
# Map 3.1 Urban Functional Road Classification



- Functional Road Class**
- Urban Principal Arterial
  - Urban Minor Arterial
  - Urban Collector
  - Urban Local

2017 - Annual Average Daily Traffic  
2014 - Annual Average Daily Traffic  
2011 - Annual Average Daily Traffic

- - - - Green Circle Trail



Source: Wisconsin Department of Transportation 2021

Map Produced: May, 2021

## Village of Park Ridge Comprehensive Plan


 Portage County  
 Planning & Zoning  
 1462 Strongs Ave.  
 Stevens Point, WI 54481

### 3. Nutrition Program

Through the Nutrition Program, rides to senior dining sites are available to individuals aged 60+ and their spouses. The dining sites include the Lincoln Center in Stevens Point, Junction City Park Lodge, Plover Municipal Center, and Jensen Community Center in Amherst. Rides should be reserved at least 24 hours in advance.

### 4. Volunteer Driver Program

The Volunteer Drive Program provides rides to medical, nutritional and other essential business appointments for individuals aged 60+, as well as individuals with disabilities. Rides should be reserved at least 48 hours in advance.

### 5. Grocery Shopping

Individuals aged 60+, and individuals with disabilities, can get rides to grocery shopping sites on Mondays. Rides should be reserved at least 24 hours in advance.

### 6. Taxi Service

The local taxi service provides rides to medical, nutritional, and other essential business in the Stevens Point/Plover area for individuals aged 60+ and individuals with disabilities. Rides should be reserved at least 24 hours in advance.

### 7. Veterans Program

The Veterans Program provides safe and reliable transportation to Veterans who need assistance traveling to and from VA medical appointments. Rides should be reserved at least 48 hours in advance.

## D. Rail

There are no rail lines running through the Village of Park Ridge.

## E. Trucking

Semi-trailer truck traffic in the Village generally consists of through-traffic on Highway 66/Park Ridge Drive. Truck traffic on remaining Village streets is prohibited.

## F. Air Transportation Facilities

The two main airports that serve the Village are the Central Wisconsin Airport, and the Stevens Point Municipal Airport. The Central Wisconsin Airport is located 26 miles north of Park Ridge on State Highway 153 in Mosinee. The airport is owned by Marathon and Portage Counties. Three airlines offer regular daily commuter and passenger service to Chicago, Minneapolis/St. Paul, and Detroit, with connections anywhere in the world. Air cargo service is also available with overnight delivery.

The Stevens Point Municipal Airport is located in Stevens Point on State Highway 66. The airport is owned and operated by the City of Stevens Point. The airport serves as a domestic

transportation center and supports business activity. While there is no passenger service available, the airport plays a critical role in fostering business growth and economic development in the region by providing facilities for agricultural spraying, emergency medical flights, law enforcement, and pilot training.

### **Section 3.2 Inventory/Analysis of Applicable Transportation Plans & Programs**

#### **A. Village Street Improvements**

The Village strategic planning process identified development of a conceptual plan for street improvements as a priority.

#### **B. Bicycle / Pedestrian Plan**

In 2014, Portage County adopted the [Countywide Bicycle and Pedestrian Plan](#). The Plan identifies bicycle and pedestrian facility recommendations for the Towns, Villages, and City of Stevens Point. The intended result is a single, unified network of safe and useful bicycle and pedestrian facilities that serves the transportation and recreational needs of all County residents and visitors. While not required, the Countywide Bicycle and Pedestrian Plan recommendations may be used to direct resources in planning for future bicycle and pedestrian projects within the Village of Park Ridge.

### **Section 3.3 Transportation Issues Identified by the Plan Commission**

Street safety issues, such as:

- Inadequate storm water management
- Poor street conditions including pavement and cross sections
- Deteriorating streetlights

### **Section 3.4 Transportation Goals/Objectives/Policies**

#### **A. Goal**

1. Provide a multi-modal transportation system that maximizes efficiency, safety, and sustainability for local traffic in conjunction with complimentary infrastructure.

#### **B. Objectives**

1. Develop a transportation planning and funding approach.
2. Improve and maintain streets and complementary infrastructure over time.
3. Promote aesthetic and functional improvements to the business corridor (along Highway 66/Park Ridge Drive) such as decorative streetlights, sidewalks and pavement, plantings, signage, and parking.

4. Transportation options are available for seniors and persons with disabilities.
5. Encourage and accommodate human-powered transportation options.

C. Policies

1. Regularly review street conditions and prioritize needs for maintenance, repair and replacement.
2. Coordinate street reconstruction projects with the development of infrastructure needed for improved fire protection (additional fire hydrants), access to municipal drinking water, stormwater management, street lighting, and telecommunications.
3. Engage in discussions with the State of Wisconsin Department of Transportation to ensure Village interests are represented when improvements are made to Highway 66/Park Ridge Drive.
4. Consider the recommendations of the Portage County Bicycle and Pedestrian Plan in directing resources for planning bike/pedestrian accommodations within the Village of Park Ridge.
5. Maintain right-of-way along Ferndale Ave. between Sunset Ave. and Pinecrest Ave as a footpath.

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

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

**Utilities and community facilities element.** A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

### **Section 4.1 Public Utilities Inventory**

The physical wellbeing of the Village of Park Ridge is dependent upon the adequacy of its public utilities and services. A safe and ample source of water, an adequate means of disposing of solid and liquid waste, and adequate supplies of energy are essential in maintaining the public health, economy and natural resource base of the Village.

#### **A. Wastewater Treatment**

The Village of Park Ridge does not have its own sewage treatment facility. The Village receives wastewater treatment services through a contract with the City of Stevens Point. The 99 year agreement to provide wastewater treatment services to Park Ridge was originally signed in 1956 and amended in 1994. Village residents are assessed at the same rate as City residents for sewer service, plus an additional 25% surcharge for costs associated with retirement of debt and a \$5.00 surcharge associated with the cost of metering. Regular maintenance and cleaning of sewer lines is performed by the City, however, all costs associated with maintaining sewer lines within Village limits are borne by the Village. In addition there is a 15 inch line, primarily used by the City of Stevens Point that flows through the Village.

#### **B. Private Wells**

The Village does not have a municipal water system. Residents rely on individual, on-site private wells or the City of Stevens Point water utility for their water supply. According to water quality testing data from private wells, water quality is generally found to be good and there is no cause for concern at this time ([WI Well Water Viewer - Center for Watershed Science and Education | UWSP](#)). Those Village residences and businesses located on Highway 66/Park Ridge Drive have access and the ability to hook up to City of Stevens Point water. Currently, 46 residences and business complexes are served City water. Cost is determined by a quarterly rate by size of meter and an additional rate per 100 cubic feet.

### C. Storm Water Drainage Facilities

The Village does not have a storm sewer and curb and gutter system, however, fourteen drywells are located within the Village to aid in storm water management (Map 4.1). There are limited swales along the shoulders of some roadways for stormwater retention and infiltration as well. The Village recognizes that the stormwater management system is inadequate and needs to be addressed.

### D. Solid Waste Disposal

The Village of Park Ridge is one of a number of Portage County communities that are part of Portage County Solid Waste & Recycling programs. The Village contracts with private companies for collection of solid waste and recycling. Waste and recyclables are collected weekly. “Fall clean-up” curb side pickup is currently provided as a service to Village residents for larger household items. Residents may take yard material, like grass clippings, pine needles, leaves, and branches up to 4" in diameter to the City Garage at 100 Sixth Avenue.

### E. Corporate Utilities

1. Natural Gas - Natural gas is available throughout the Village from the Wisconsin Public Service (WPS) Corporation. Wisconsin Public Service offices are located in the Village of Plover at 1101 Plover Road. Gas is provided to WPS via the ANR Pipeline Company.
2. Electric Power - Electricity is provided by the Wisconsin Public Service Corporation (WPS).
3. Telephone, Cable Television, and Internet Service (including hi-speed fiber optic) - Local service is provided primarily by a variety of sources.

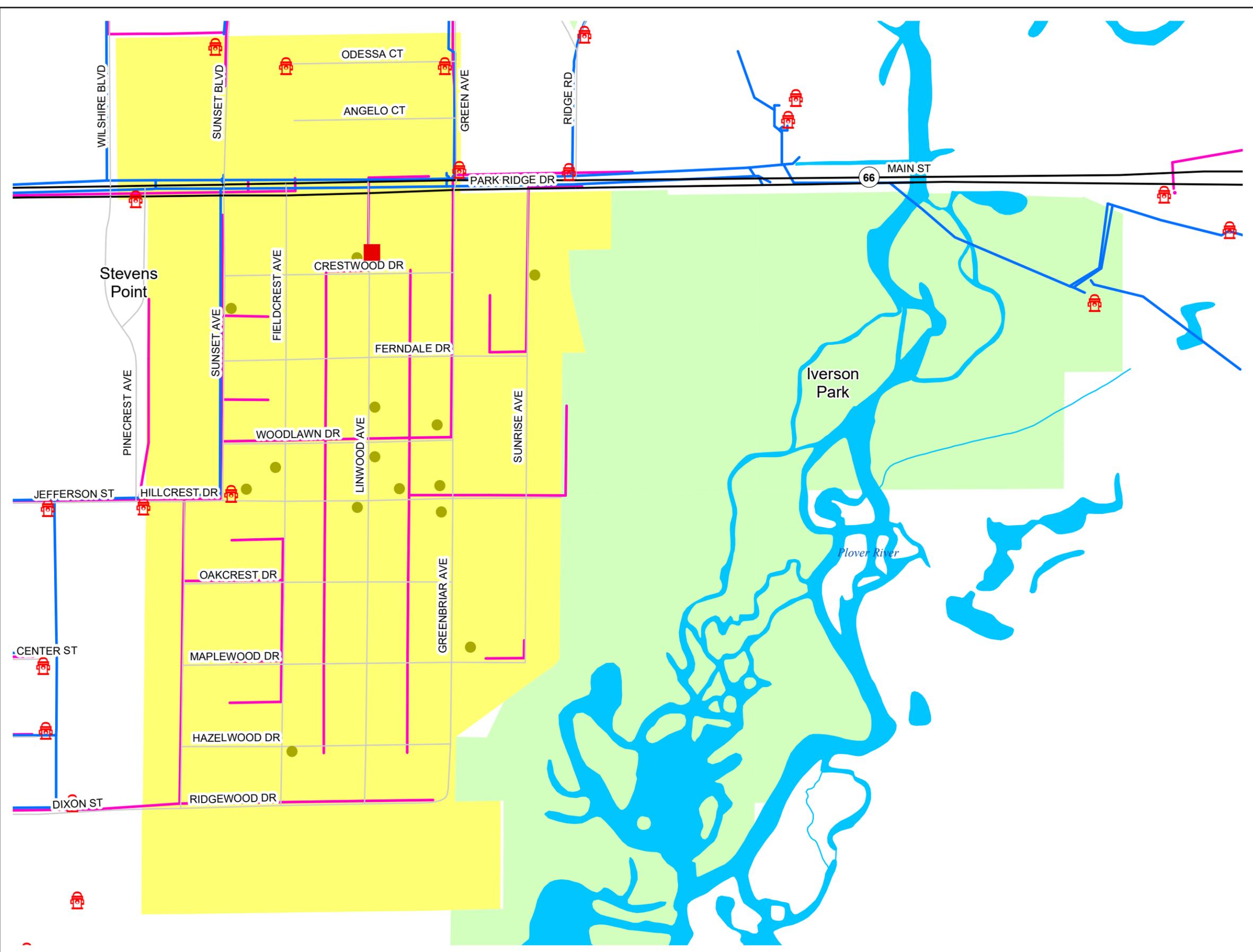
## **Section 4.2 Community Facilities Inventory**

### A. Village Facilities and Services

1. Municipal Center - The Park Ridge Municipal Center is located at 24 Crestwood Drive. It serves as the Village polling place, meeting room, and Village Fire Department. The Village has the ability to access other all-purpose rooms when a larger meeting space is required. Visit the Village website at <https://park-ridge.us/>.
2. Police Protection and Ambulance service – The Village does not have its own police department. The Portage County Sheriff’s office provides protective services through periodic patrols and on a “call-out” basis. The Portage County Ambulance service (operated by the Stevens Point Fire Department) also provides service to Park Ridge.
3. Fire Protection – The Park Ridge Fire Department is located at 24 Crestwood Drive in Park Ridge. The department is served completely by volunteer fire fighters covering a fire district of 144 acres. Assistance is provided to and from neighboring fire departments through a countywide mutual aid agreement. Limited fire hydrants are located within the Village to assist with water supply (Map 4.1).



# Map 4.1 Community Facilities



- Municipal Center & Fire Department
- Fire Hydrant
- DryWells
- Sanitary Sewer Lines
- Water Mains



Source: Portage County Planning & Zoning (2021)  
City of Stevens Point (2021)

Map Produced: May, 2021

## Village of Park Ridge Comprehensive Plan



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## B. School Facilities

### 1. Stevens Point Area School District

The Village is serviced by the Stevens Point School District, which offers a 4K program, nine K-6 grade elementary schools, two 7-9 grade junior high schools, one 10-12 grade senior high school, and other specialized schools. In addition, the 45-acre Boston School Forest and 40-acre Halladay School Forest are educational facilities used by students for environmental education programs throughout the school year.

### 2. Parochial School System

Pacelli Catholic Schools is a unified Catholic school system comprised of early childhood, two K-4 elementary schools, one 5-8 grade middle school, and one 9-12 grade high school.

St. Paul Lutheran School serves students in kindergarten through eighth grade. The early childhood program offers 3K and 4K classes for 3-5-year-old children not yet enrolled in kindergarten. The Stevens Point Christian Academy, located just west of the city limits on Highway 66, offers instruction for grades K through twelve.

### 3. Mid-State Technical College

Mid-State Technical College (MSTC) is one of 16 regional colleges in the Wisconsin Technical College System with campuses in Stevens Point, Marshfield, Wisconsin Rapids, and Adams. They offer associate degrees, technical diplomas, and certificates in a variety of high-demand career fields designed to meet local workforce needs.

### 4. University of Wisconsin-Stevens Point

UW-Stevens Point offers three campuses, Stevens Point, Marshfield and Wausau. The Stevens Point campus offers more than 100 academic program options within 80 majors and 90 minors, plus 17 graduate programs throughout four colleges (fine arts, letters and science, natural resources, and professional studies). Associate, bachelor's and master's degree options are available at the Marshfield and Wausau campuses.

## C. Other Community Facilities

1. Health Care Facilities: With the Village's central location within the Urban Area of Portage County, residents have access to a wide variety of health care facilities. Both Stevens Point and Plover offer a full line of medical-related services.
2. Child Care Facilities: The Village's location within the Urban Area provides for access to a large number of facilities in the area.
3. Cemeteries: The Village has one cemetery, owned and operated by the Jehovah's Witnesses, located in the northwestern part of the Village between Sunset Avenue and Wilshire Boulevard.

4. Libraries - The Village of Park Ridge does not have its own public branch library. The main branch of the Portage County library is located 2 miles west of Park Ridge at 1001 Main Street, Stevens Point. University of Wisconsin Stevens Point library resources are located 1½ miles west of the Village north of Main Street; these facilities are also available to Village residents.

#### D. Parks and Recreation and Open Space

##### 1. Park Facilities

There are no parks located within the Village of Park Ridge; however, Iverson Park, 127.57 acres, borders the Village to the east. The Village makes a per resident annual contribution to the City of Stevens Point for access to the All-Purpose Lodge.

##### 2. Green Circle Trail

The Green Circle Trail is an approximately 27-mile pedestrian/bicycle recreational trail that encircles the Stevens Point urban area. Existing trails located along the Wisconsin River, between Bukolt Park and the River Pines Living Center facility on Sherman Avenue, formed the foundation of the trail, which was eventually linked with additional public property and private property easements throughout Stevens Point, the Villages of Whiting and Plover, and the Town of Hull.

The Green Circle Trail is intended to meet the growing recreational needs of area residents and provide access to open spaces, close to where these people live. The trail provides for activities including bicycling/bicycle trails, jogging, cross-country skiing and nature study, all of which have experienced dramatic growth in popularity, but have not been typical responsibilities of area recreation managers.

### **Section 4.3 Utility and Community Facilities Goals/Objectives/Policies**

#### A. Goal

1. Provide adequate infrastructure, utilities, and community facilities and services to meet existing and future community needs.

#### B. Objectives

1. Protect water resources County-wide.
2. Provide access to municipal water where feasible.
3. Provide adequate public safety.
4. Share services across County or municipal borders whenever possible.

#### C. Policies

1. Continue to monitor water quality in the Village.

2. Encourage best management practices for protecting groundwater quality (such as limiting the amount of salt spread on roads).
3. Explore development of design standards for future street developments including street pavement, street lighting, watermain extension, and stormwater management.
4. Continue to work with the City of Stevens Point to provide access to municipal water, sanitary sewer, public safety, and provide access to community facilities, such as Iverson Park.
5. Coordinate the development of infrastructure needed for improved fire protection (additional fire hydrants), access to municipal drinking water, stormwater management, streetlights, and telecommunications to coincide with street reconstruction projects.
6. Complete and implement a conceptual plan for provision of public safety services.
7. Develop a financial strategy for infrastructure improvements and establish local support for that investment.
8. Develop a strategy for soliciting resident feedback on services provided within the Village.

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

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

The Agricultural, Natural and Cultural Resources element is 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 consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

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

The Village of Park Ridge has no agricultural land, farms, or farm-related businesses located within the Village limits.

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

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

#### **A. Geology and Bed Rock**

The Village of Park Ridge is located in a geologic province known as the sand plain province. The sand plain is characterized by thick deposits of sand and gravel. The depth to bedrock is generally between 30 to 50 feet.

#### **B. Soils**

The most prevalent soil type in the Village is Plainfield loamy sand, which occurs throughout the majority of the Village. This soil consists of deep, nearly level, excessively drained soils. (Map 5.1)

#### **C. Watersheds and Surface Water**

The Village is situated west of the County's groundwater divide and, as such, is part of a larger watershed known as the Plover and Little Plover Rivers Watershed (Map 5.2). A watershed can be defined as an area of land that is drained by a waterway that flows to a lake, reservoir or river. The Plover and Little Plover Rivers Watershed drains into the Wisconsin River and eventually the Mississippi River. Land use practices within a watershed can affect the water quality and habitat of a water body.

No surface water bodies are located within the Village limits. However, the Plover River runs through Iverson Park, which borders the Village's east side. The Plover River corridor has many environmental and recreational qualities, which have been a strong factor in shaping urban development in the area.

#### D. Groundwater

The Village of Park Ridge is served by the unconfined aquifer that covers most of the County. This aquifer provides abundant groundwater that supplies approximately 195 private wells that serve residences and businesses within the Village.

The depth to groundwater ranges from 20 to 40 feet throughout the Village. Depths to groundwater can vary seasonally. Groundwater elevation can help determine the approximate depth to groundwater in a given area by subtracting the groundwater elevation from land surface elevation. It can also be used to determine the direction in which groundwater flows, which is generally from higher to lower elevations. Groundwater within the Village generally flows from northwest to southeast (Map 5.2). Knowing the direction of groundwater flow can be a helpful piece of information when determining proper siting of wells and on-site waste systems.

Groundwater within the Village is generally of good quality, however continued protection of this resource is important. The relatively sandy soils found within the Village are particularly vulnerable to contamination due to their coarse-textured, highly permeable nature, which allows pollutants to leach rapidly downward into the groundwater. Potential sources of groundwater pollution may include underground storage tanks, pesticides and fertilizer use within the Village and within the area that contributes groundwater to the Village, and improperly abandoned wells. Care should be given when siting land use activities so that potential impacts to the groundwater resource are considered and minimized.

Nitrate is not only the leading groundwater contaminant in Portage County, but in the state of Wisconsin. As many Village of Park Ridge residents are served by private wells, owners should be aware of this potential contaminant. Nitrate is a chemical commonly found in agricultural and lawn fertilizer. It is also formed when waste materials such as manure, bio-solids, or septic effluent decompose. Nitrate is the highly soluble and mobile form of nitrogen. Landscapes where no nitrogen is artificially added are nitrogen limited, meaning plants take up all available nitrogen. As a result, expected natural levels of nitrate-nitrogen in Wisconsin are less than 1 parts per million (ppm). State and Federal regulations advise that nitrate-nitrogen levels in drinking water not exceed 10 ppm for health reasons. Groundwater testing data compiled over the past 25 years (1993-2018) by the Wisconsin Well Water Viewer found that only 1% of samples tested in the Village of Park Ridge exceeded nitrate levels above 10 ppm. Nitrate concentrations in drinking water samples from within the Village ranged from 0.4 ppm to 12.5 ppm.

The Village of Park Ridge lies entirely within the Groundwater Protection Overlay Districts for the City of Stevens Point's municipal water supply. Both the City of Stevens Point and Portage County have a Wellhead Protection Ordinance for the purpose of instituting land use regulations and restrictions to protect municipal water supplies, and promoting the public health, safety and general welfare of residents.

The Wellhead Protection Ordinance is defined by three Groundwater Protection Overlay Districts: A, B, and C. Each District is subject to land use and development restrictions based on distance to municipal well and threat of potential contamination. Approximately 16 acres in the Village of Park Ridge are located within Groundwater Protection District A due to the proximity to City of Stevens Point municipal wells (Map 5.3). District A covers the cone of depression surrounding a municipal well. Management measures in District A are the most restrictive because of the close proximity to the well. Roughly 126 acres within the Village are located

within Groundwater Protection District B. District B extends from the edge of District A out to the five year time of travel, meaning that groundwater within that area would take approximately five years to reach the municipal well. Management measures in District B are less restrictive than District A. Only 2 acres of land in the Village lies within Groundwater Protection District C. District C covers all of the recharge areas upgradient of District B for a municipal well, and includes surface water basins that may also contribute to well recharge. Management measures in this District are the least restrictive of the recharge areas due to longer flow times and a greater opportunity for remediation, dilution, and attenuation.

Since the Village is an incorporated municipality its Zoning Ordinances are separate from those of the City of Stevens Point and Portage County, meaning it does not need to abide by the land use regulations within the identified Groundwater Protection Districts. It is important however, to note the close proximity that the Village has to these municipal water sources and the impacts that the Village's land use decisions may have on them.

#### E. Wetlands

There are no wetlands located within the Village (Map 5.4).

#### F. Shorelands

Shorelands are defined as lands within 1,000 feet of the ordinary high water mark (OHWM) of a lake, pond or flowage; and within 300 feet of the OHWM of a river or stream, or to the landward side of the flood plain, whichever distance is greater. Shorelands from the Plover River extend into the southeast corner of the Village (Map 5.5). Shoreland zoning regulates development in shoreland areas in order to protect water quality, fish and wildlife habitat, recreation, and natural beauty. The Village of Park Ridge does not have a shoreland zoning ordinance, nor is it required to have one unless unincorporated shorelands are annexed to the Village, or wetlands are located within Village shoreland areas.

#### G. Floodplain

According to the Federal Emergency Management Agency (FEMA), floodplain in the Village of Park Ridge is associated with the Plover River (Map 5.6). A floodplain is defined as land which has been or may be covered by flood water during the regional flood. It includes the floodway and flood fringe, and may include other designated floodplain areas for regulatory purposes. During a regional flood, the flood fringe is the area of standing water, while the floodway is the area of rapidly flowing water. Floodplains provide many benefits such as natural flood and erosion control, water quality maintenance, groundwater recharge, and fish and wildlife habitat.

Floodplain regulations are used to reduce flood risk and maintain the natural values of undeveloped floodplains. The State has required counties, cities, and villages to regulate floodplains since 1968 under [Chapter NR 116, Wisconsin Administrative Code](#). The federal government has set standards for floodplain management as part of the requirements for participating in the National Flood Insurance Program (NFIP) since 1968. The requirements for the NFIP can be found in [44 Code of Federal Regulation 59-72](#). As of 2021, the Village does not have a floodplain zoning ordinance.

## H. Vegetation/Forest Area

The residential lots within the Village of Park Ridge are heavily wooded. There are no parks or public forest lands in the Village.

## I. Wildlife

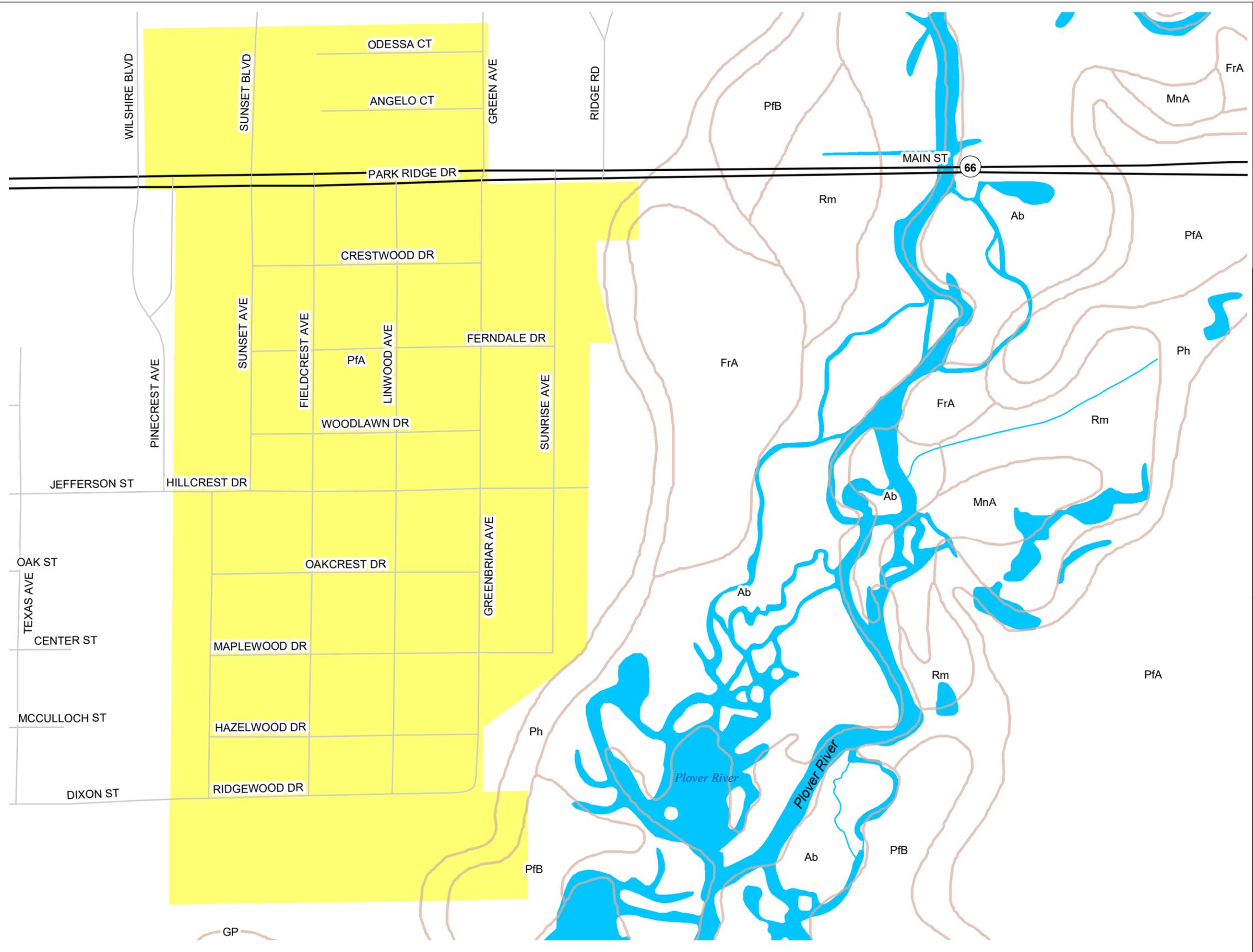
Fish and wildlife habitat is concentrated in the Plover River corridors. Scattered woodlands exist throughout the Village, which provide habitat for various wildlife species, including white tailed deer.

## J. Endangered Species

The Wisconsin Department of Natural Resources (DNR) uses the Wisconsin's Natural Heritage Inventory (NHI) Working List to track the location and protection status of species that are known or suspected to be rare in the State, and to track natural communities and geological features native to Wisconsin. The NHI includes species legally designated as "endangered" or "threatened" as well as species in the advisory "special concern" category. An endangered species is one whose continued existence is in jeopardy. A threatened species is one that is likely, within the foreseeable future, to become endangered. Special concern species are those species about which some problem of abundance or distribution is suspected but not yet proven. The main purpose of the special concern category is to focus attention on certain species before they become endangered or threatened.

The [township tool](#) can be used to search the NHI database for rare species and other natural features that have been documented in a given township. Table 5.1 shows those that have been documented in Township 24 North, Range 8 East, where the Village resides. Due to the way the Wisconsin DNR identifies endangered species it is difficult to determine their location within the Village of Park Ridge, if at all.

# Map 5.1 Soils



- Ab - Alluvial land, wet
- FrA - Friendship loamy sand, 0 to 3 percent slopes
- PfA - Plainfield loamy sand, 0 to 2 percent slopes
- PfB - Plainfield loamy sand, 2 to 6 percent slopes
- Ph - Plainfield and Kranski soils
- Rm - Roscommon muck
- GP - Gravel Pit
- MnA - Meehan loamy sand



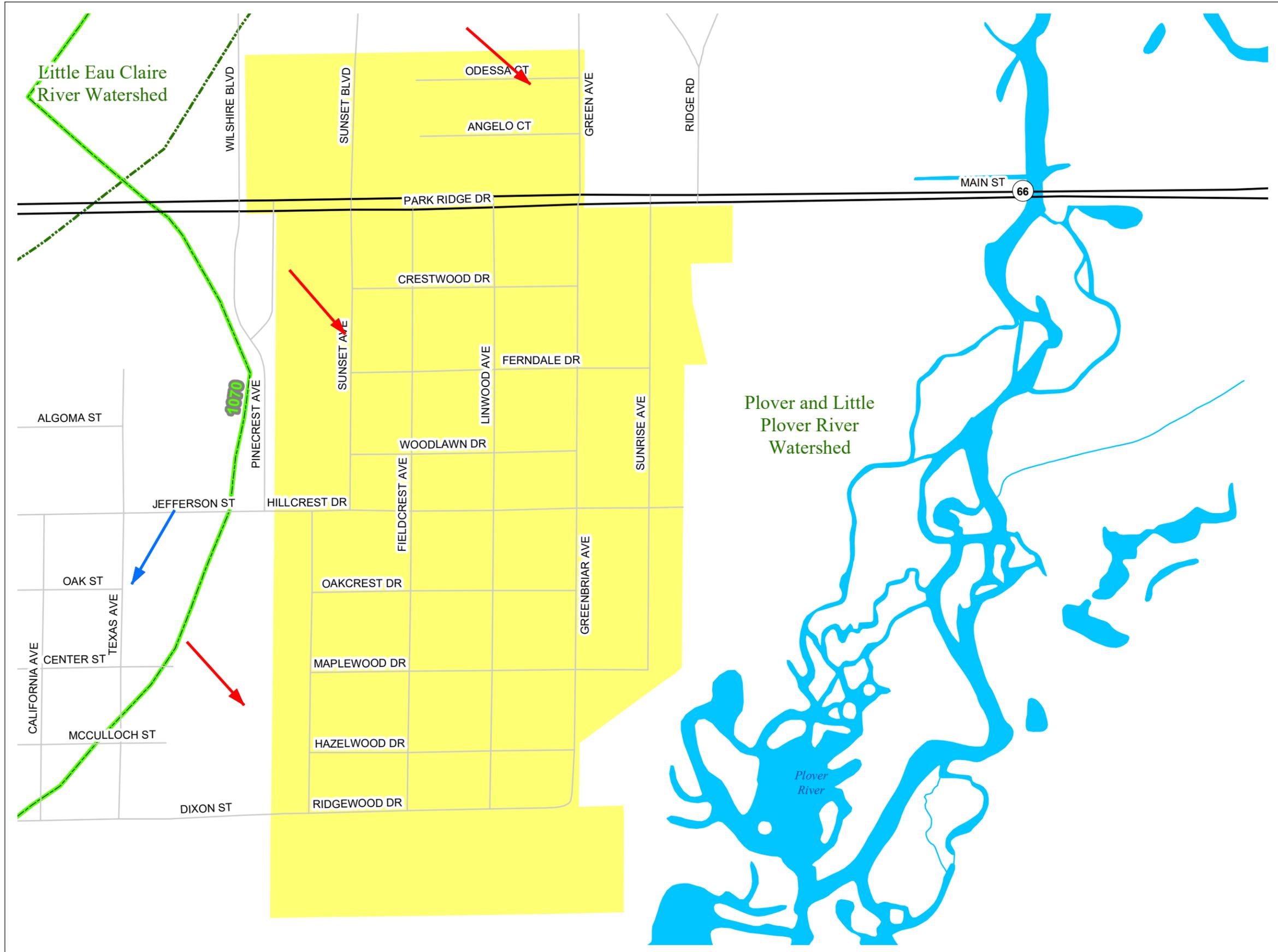
Source: Portage County Planning & Zoning (2021)  
Natural Resource Conservation Service (1998)

Map Produced: May, 2021

## Village of Park Ridge Comprehensive Plan



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Map 5.2  
Ground Water Flow

-  Groundwater Elevation
-  Watershed Boundary
-  Ground Water Flow Direction



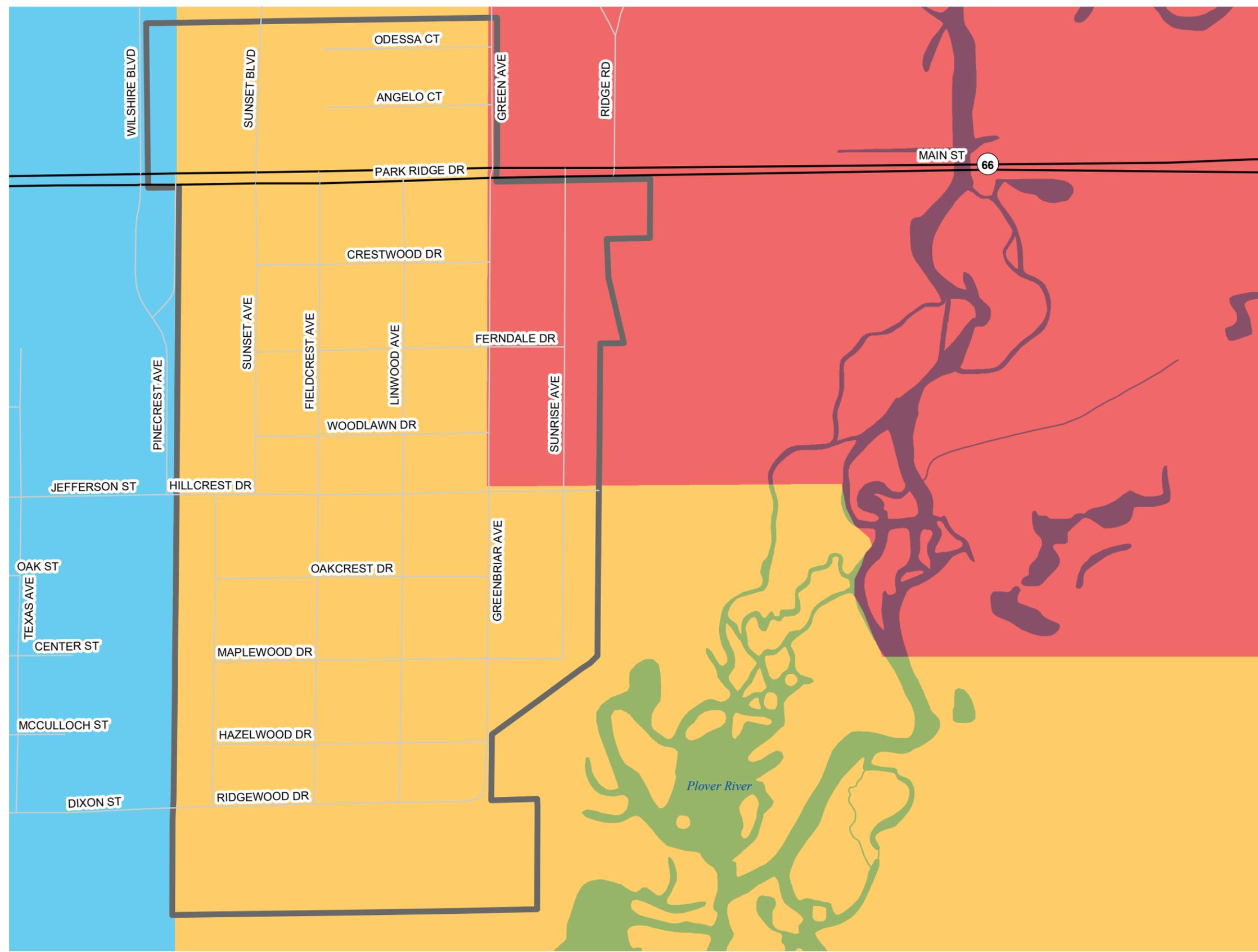
Source: Portage County Planning & Zoning (2021)  
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**Village of Park Ridge  
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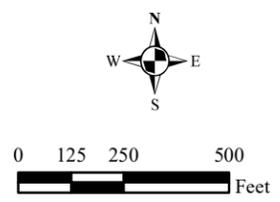
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# Map 5.3 Groundwater Protection Districts



- District A
- District B
- District C

\*District A, which is the "cone of depression" surrounding the municipal wells; District B, which is the land which lies within the five- or ten-year time-of-travel zone upgradient from municipal wells; and District C, which is the remainder of the recharge areas upgradient of District B, and includes surface water basins that may contribute to well recharge.



Source: Portage County Planning & Zoning (2021)

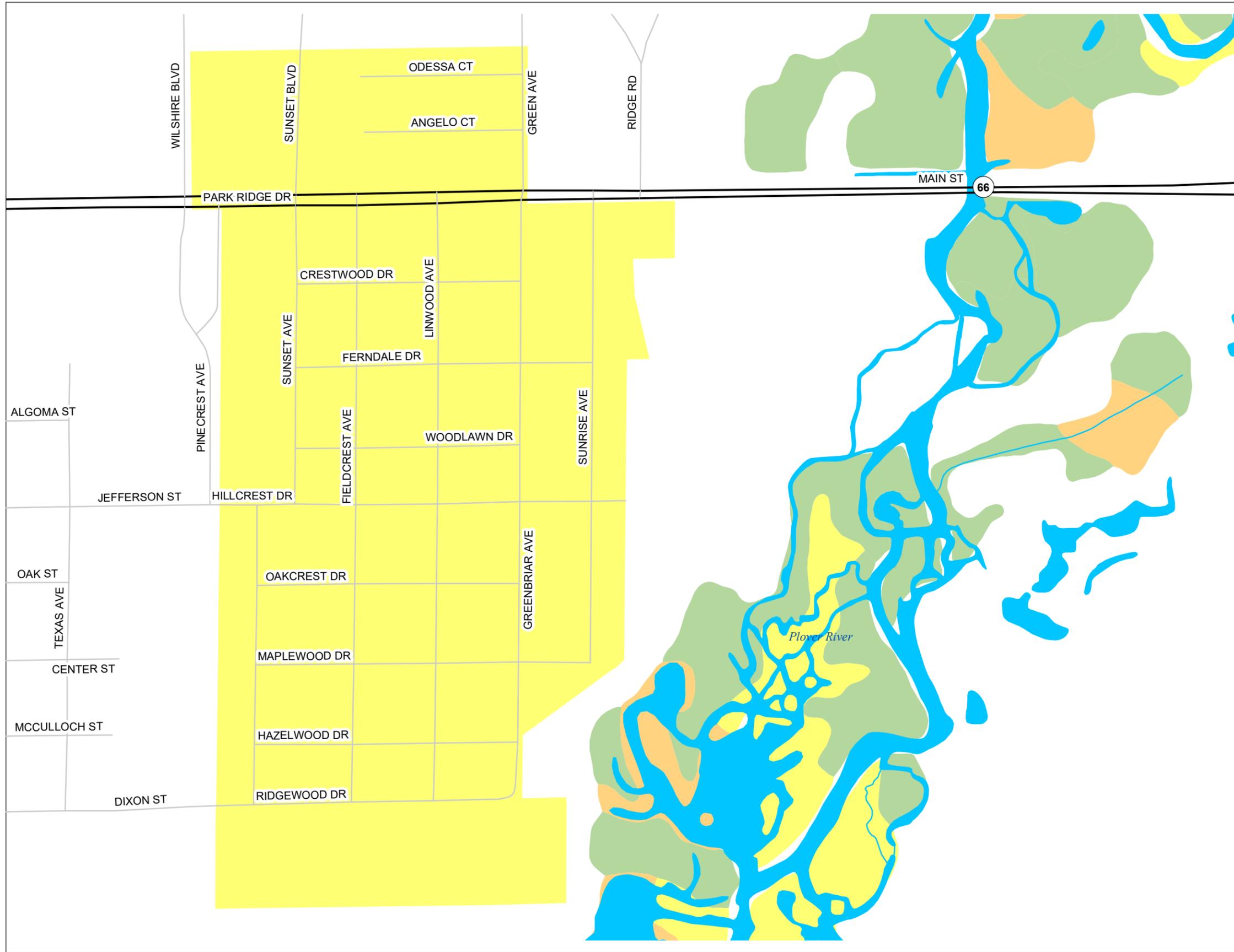
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# Map 5.4 Wetlands



- Wetland Class**
- Emergent/Wet Meadow
  - Scrub/Shrub
  - Forested



Source: Digital Wisconsin Wetlands Inventory (DNR) 2016

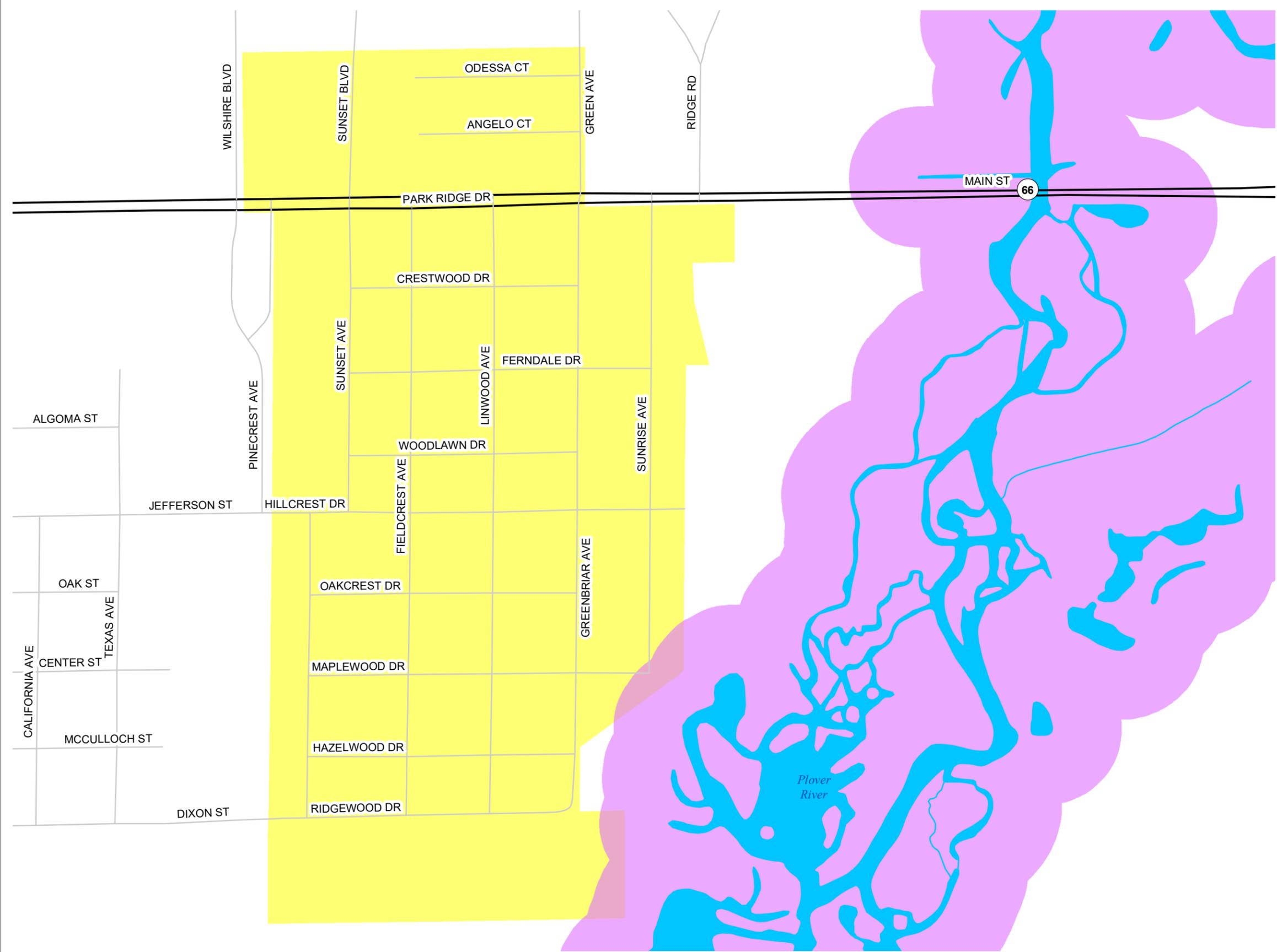
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# Map 5.5 Shoreland Zoning



 Shoreland Zoning



Source: Portage County Planning & Zoning (2021)

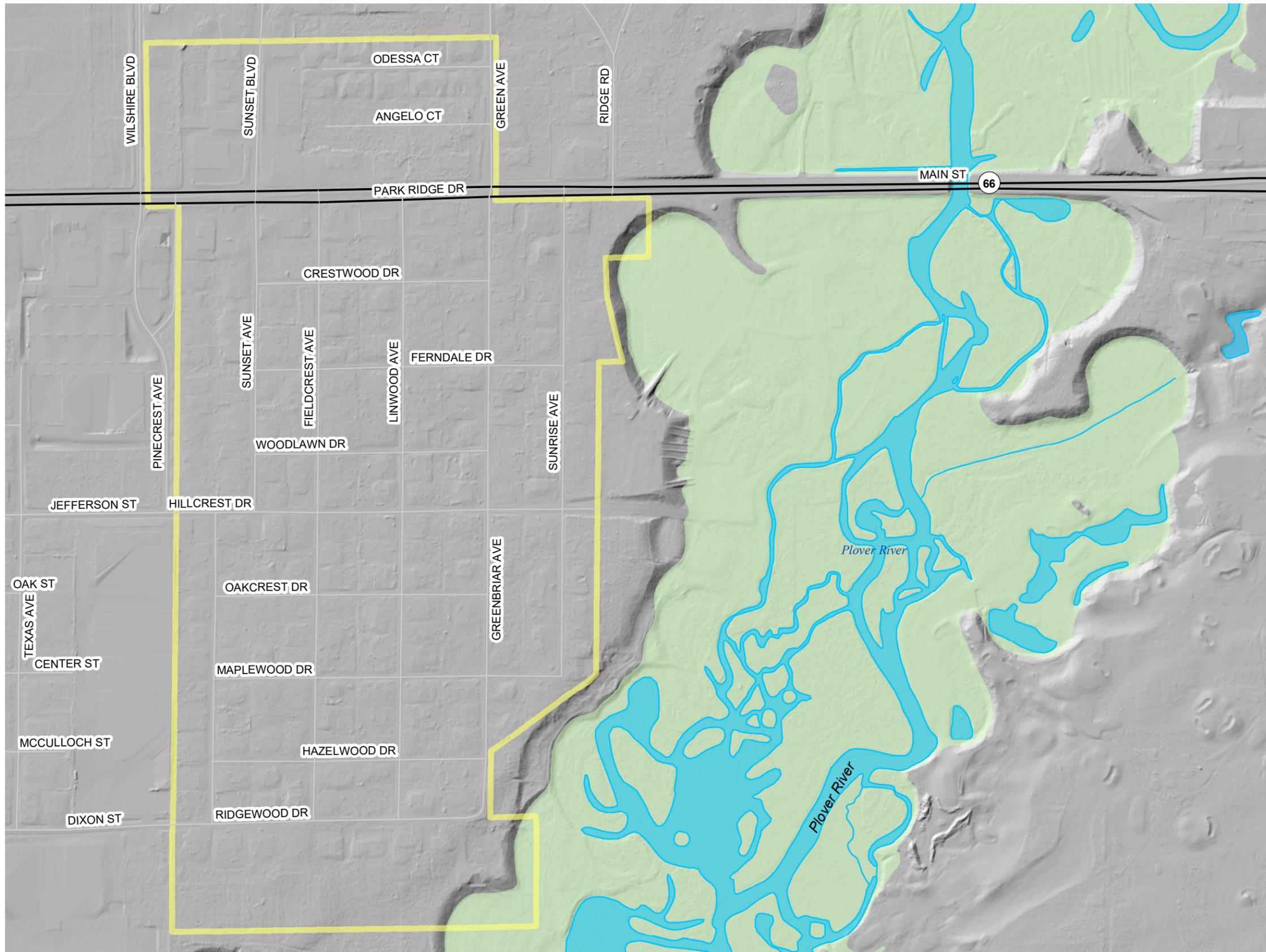
Map Produced: May, 2021

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# Map 5.6 Floodplain



 100 Year Floodplain



Source: Federal Emergency Management Agency (FEMA) 2009

Map Produced: May, 2021

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**Table 5.1: Threatened and Endangered Species**

| Group     | Scientific Name                    | Common Name               | State Status | Federal Status |
|-----------|------------------------------------|---------------------------|--------------|----------------|
| Bee       | <i>Bombus affinis</i>              | Rusty Patched Bumble Bee  | SC/FL        | LE             |
| Bee       | <i>Bombus perplexus</i>            | Confusing Bumble Bee      | SC/N         |                |
| Bird      | <i>Buteo lineatus</i>              | Red-shouldered Hawk       | THR          |                |
| Butterfly | <i>Chlosyne gorgone</i>            | Gorgone Checker Spot      | SC/N         |                |
| Butterfly | <i>Lycaeides melissa samuelis</i>  | Karner Blue               | SC/FL        | LE             |
| Community | <i>Northern sedge meadow</i>       | Northern Sedge Meadow     | NA           |                |
| Community | <i>Stream - fast, hard, cold</i>   | Stream - Fast, Hard, Cold | NA           |                |
| Dragonfly | <i>Ophiogomphus smithi</i>         | Sioux (Sand) Snaketail    | SC/N         |                |
| Fish      | <i>Etheostoma microperca</i>       | Least Darter              | SC/N         |                |
| Fish      | <i>Lythrurus umbratilis</i>        | Redfin Shiner             | THR          |                |
| Lichen    | <i>Usnea strigosa</i>              | Bush Beard Lichen         | SC           |                |
| Lizard    | <i>Plestiodon septentrionalis</i>  | Prairie Skink             | SC/H         |                |
| Mammal    | <i>Glaucomys sabrinus</i>          | Northern Flying Squirrel  | SC/P         |                |
| Mammal    | <i>Microtus ochrogaster</i>        | Prairie Vole              | SC/N         |                |
| Mammal    | <i>Sorex palustris</i>             | Water Shrew               | SC/N         |                |
| Moth      | <i>Hemileuca nevadensis ssp. 3</i> | Midwestern Fen Buckmoth   | SC/N         |                |
| Plant     | <i>Asclepias ovalifolia</i>        | Dwarf Milkweed            | THR          |                |
| Plant     | <i>Eleocharis robbinsii</i>        | Robbins' Spike-rush       | SC           |                |
| Plant     | <i>Potamogeton diversifolius</i>   | Water-thread Pondweed     | SC           |                |
| Plant     | <i>Potamogeton vaseyi</i>          | Vasey's Pondweed          | SC           |                |
| Turtle    | <i>Emydoidea blandingii</i>        | Blanding's Turtle         | SC/P         | SOC            |
| Turtle    | <i>Glyptemys sabrinus</i>          | Wood Turtle               | THR          | SOC            |

Source: Wisconsin DNR - Natural Heritage Inventory, November 2020

Federal protection status designated by U.S. Fish and Wildlife Service include: LE = Listed Endangered; LT = Listed Threatened; PE = Proposed for Listed as Endangered; PT = Proposed for Listed as Threatened; NEP = Nonessential Experimental Population(s) in Part of its Range; C = Candidate for Future Listing; CH = Critical Habitat; SOC = Species of Concern; HPR = High Potential Range

State protection categories designated by Wisconsin DNR include: END = Endangered; THR = Threatened; SC = Special Concern

Wisconsin DNR and federal regulations regarding Special Concern species range from full protection to no protection. The categories and their levels of protection are as follows: SC/P = Protected Wild Animal; SC/N = No laws regulating use, possession, or harvesting; SC/H = Take regulated by establishment of open closed seasons; SC/FL = Federally protected as endangered or threatened, but not so designated by DNR; SC/M = Fully protected by federal and state laws under the Migratory Bird Act

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

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. This section will provide goals and policies that promote the effective management of historic and cultural resources.

## A. Cultural and Historic Resources

The Wisconsin Historical Society identifies two properties in the Village of Park Ridge on their Wisconsin Architecture and History Inventory (AHI) list. It's important to note that these properties are privately owned, and may not be open to the public.

### 1. The Silver Coach

The Silver Coach is the last remaining original business left from the time of incorporation of the Village of Park Ridge (1938). In the mid 1930's, John and Fred Bablitch bought the vintage 1905 Minneapolis-St. Paul-Sault Ste., Marie railroad car from the Soo Line Railroad and moved it to its present location where it was converted into a bar. They sold it to Pat "Coach" Boland, a one-time coach of the Chicago Rockets football team, who operated it until April 1, 1955 when he sold it to Pete Redfield.

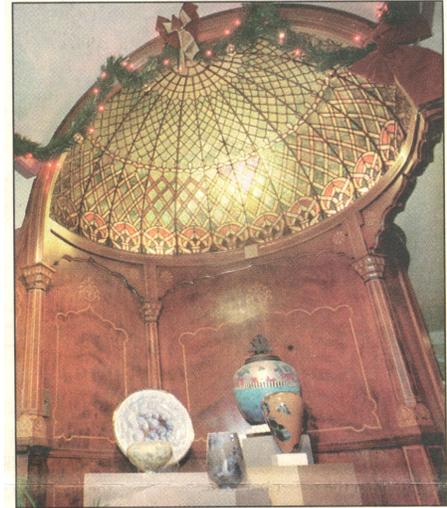


Photo from Stevens Point Journal by Doug Wojcik

Charles "Pete" Redfield owned and operated the Silver Coach for 32 years and was considered as the community's master of hospitality. Mr. Redfield not only ran the Silver Coach, in the 1970's, he was one of the founders, and eventually Chairman of the Board, of the Bank of Park Ridge. He was also a director of the First Affiliate Bank Cooperation, president of the Former Silver Dairy, and partner with Joe and Harry Koshnick in an amusement park in Waupaca. From the citation given to Pete by the State of Wisconsin Legislature – "Mr. Redfield played a major role in the development of today's impressive business district in the Village of Park Ridge."

Pete retired on March 9, 1987 and the restaurant was sold to Jim Gitter and Judy Barseness. Jim Gitter took several years to restore the interior, and used old rail compartments to create two small private dining rooms, the 2 seat "Barney and Smith" compartment and the 4 seat "Glen For" compartment. Jim also spent 8 weeks restoring the exterior to near original condition. In August 2001, Jim sold the restaurant to Robert and Brenda Tuszka, who own and operate the Silver Coach today.

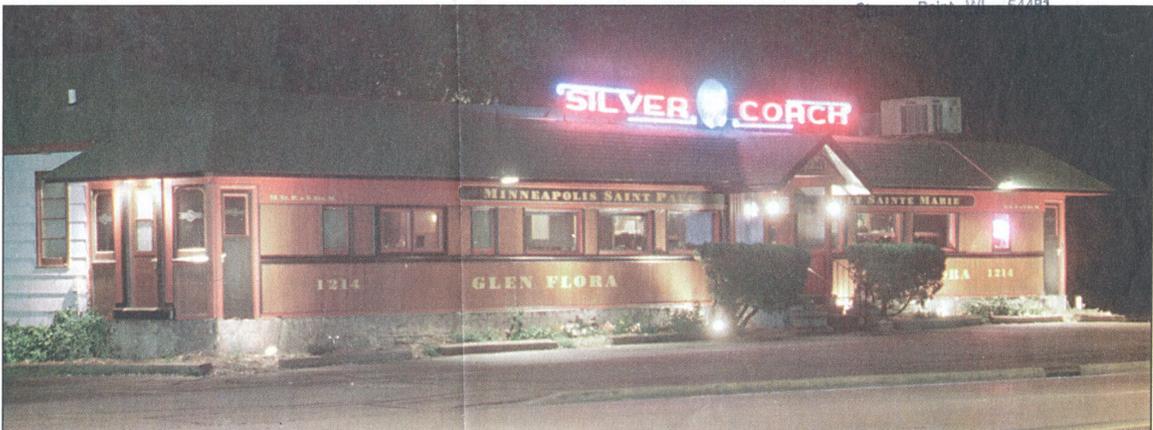


Photo from Stevens Point Journal by Doug Wojcik

## 2. Anton C. Krembs House and Garage

Anton C. Krembs was a well-known businessman and politician. He was born in the City of Stevens Point, and attended the parochial schools and high school in Stevens Point. He then graduated from the University of Notre Dame. Krembs was involved with his family's hardware business: the Krembs Hardware Company. He was recognized as a leader in the hardware business and as a leader among businessmen in the City. In 1914, Krembs was elected and served one term in the Wisconsin State Assembly. As an assemblyman, he was instrumental in securing the appropriation which made possible the construction of Nelson Hall, the dormitory for girls at the Central State Teachers College (now University of Wisconsin – Stevens Point).

Anton C. Krembs' house and garage are located at 51 Park Ridge Drive. Built in 1929, the buildings are historically significant for their Tudor Revival architectural style. The first floor of the house is faced with cobblestone, and the roof is asphalt "thatch".



Photos from Wisconsin Historical Society, Wisconsin Architecture and History Inventory

Another historically significant landmark includes two stone pillars located on the east side of Fieldcrest Avenue between Crestwood and Park Ridge Drive. These pillars once marked the Yellowstone Trail, the first transcontinental automobile highway in the United States that ran through the northern states. The trail began in 1912, a time when there were few good, all-weather roads, and there were no useful long distant roads or government marked roads. The trail was fully established by 1917.



In 1918, Wisconsin became the first state to number its highways. As roads were developed by the state and development motivated traffic pattern changes, the Yellowstone Trail was rerouted. Several different route changes were made between Stevens Point and Amherst. The route passing through the Village of Park Ridge was established after 1920. A tourist camp/hotel was built on the southeast corner of Fieldcrest Avenue and Park Ridge Drive. It had fifteen furnished cabins and thirty rooms. The hotel was razed in the 1970's. The last cabin is on display at Heritage Park in Plover.



Map of the Yellowstone Trail Route through Portage County from <http://www.yellowstonetrail.org/>

## B. Traditions

Despite all the changes the Village of Park Ridge has gone through, some traditions have remained constant in the village. One tradition is the annual visit from Santa to the children of the village. It began when the Garden Club asked the board if the village would pay for candy for Santa to give to the Children. The first Santa was George Lovejoy, wearing the first suit purchased in 1940 (\$2.15). As the population of the Village increased, there was a need for two Santa's. In 1953, the second was added. The Garden Club took care of filling the bags of candy until it disbanded, for a few years after former club members made the preparations. Since 1953, the volunteers who play Santa and his helpers arrive at homes via a Village fire truck, with lights flashing and sirens wailing.



2003 Christmas, Mr. and Mrs. Santa

One tradition that has remained constant in the village, among the present and former residents alike, is the feeling that Park Ridge is "A Good Place to Live".

Another tradition is the Village-wide Rummage sale, which is held annually by Village residents.

## **Section 5.4 Issues Identified by the Plan Commission**

A. There were no issues identified by the Plan Commission at this time.

## **Section 5.5 Conclusions**

A. The Plover River and natural forest land are important recreational and scenic resources for the Village of Park Ridge.

- B. The majority of the Village’s potable water system relies on private wells. Groundwater should be protected to assure safe water for Village residents.
- C. Groundwater is generally good in quantity and quality.

**Section 5.6 Natural and Cultural Resources Goals, Objectives and Policies**

A. Goals

- 1. Protect the natural resources that support and sustain us.
- 2. Encourage identification and protection of historic and cultural resources.

B. Objectives

- 1. Development takes place in ways that protect our natural resources.
- 2. Participate in local units of government working together to define and develop appropriate public access to natural resources.
- 3. Support recreational opportunities in the area.
- 4. Develop partnership efforts that result in the preservation and restoration of natural resources.
- 5. Maintain and enhance traditional community events and create new engagement opportunities.

C. Policies

- 1. Encourage the preservation of existing trees.
- 2. Encourage the continuation of University Stevens Point forestry classes inventorying and studying Village trees. (Recommend an Urban Forestry Plan done by the forestry department and students).
- 3. Village right-of-way should be maintained.

## **CHAPTER 6: Economic Development**

66.1001 (2)(f) Wis. Stat:

A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

### **Section 6.1 Introduction**

This section of the Comprehensive Plan summarizes the Village of Park Ridge existing economic activity and conditions while understanding its tie to the Urban Area economy. 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 Park Ridge is not able to expand its borders, limiting the potential for economic development or redevelopment. Maintaining the current economy and level of business activity is a priority for the Village.

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 Economic Base Characteristics**

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

##### **1. Education attainment**

Table 1.6 of the Issues and Opportunities Chapter compares the attainment information for the Village of Park Ridge and Portage County as a whole. Between 2015 and 2019, the Village of Park Ridge had a much greater percentage of its residents aged 25+ achieving bachelor and graduate degrees (53%) compared to Portage County (33%).

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

Wages are not the only form of income that residents receive. "Total income" is defined by the U.S. Census as the sum of the amounts reported separately for wages or salary income, including earnings received for work performed as an employee (i.e. wages, salary, Armed Forces pay, commissions, piece-rate payments, cash bonuses, and tips); self-employment income; 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; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Department of Veterans Affairs (VA) payments, unemployment compensation, child support, or alimony. Between 2015 and 2019, 63% of Park Ridge households were classified as households with earnings; 44% were households with interest, dividends, or net rental income; 47% were households with social security income; 1.6% were households with SSI; 35% were households that received retirement income; 5% of households received public assistance and 12% had other types of income.

In order to better understand the existing wage-earning realities within the Village of Park Ridge, “earnings” data was considered to be more informative. “Earnings” are defined by the U.S. Census Bureau as the algebraic sum of wage or salary income and net income from self-employment, representing the amount of income received regularly for people aged 16 years old and over before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

Table 6.1 compares mean (average) earnings, and mean household and per capita income, for households and individuals in communities within the Urban Area and Portage County overall. The Village of Park Ridge has increased earnings and income at a slower rate than the City of Stevens Point and Villages of Plover and Whiting, and the County overall; Park Ridge’s mean income, however, is higher than the Urban Area communities and Portage County overall. Per capita income, which is the mean income computed for every man, woman and child, is also highest for the Park Ridge.

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

|                       | Mean Earnings Per Household |           |        | Mean Income Per Household |           |        | Per Capita Income |           |        |
|-----------------------|-----------------------------|-----------|--------|---------------------------|-----------|--------|-------------------|-----------|--------|
|                       | 2010-2014                   | 2015-2019 | Change | 2010-2014                 | 2015-2019 | Change | 2010-2014         | 2015-2019 | Change |
| Village of Park Ridge | \$75,283                    | \$73,502  | -2%    | \$78,862                  | \$86,950  | 10%    | \$31,899          | \$38,377  | 20%    |
| City of Stevens Point | \$51,438                    | \$61,896  | 20%    | \$51,413                  | \$61,717  | 20%    | \$21,320          | \$25,564  | 20%    |
| Village of Plover     | \$69,468                    | \$78,346  | 13%    | \$67,765                  | \$79,357  | 17%    | \$27,288          | \$33,099  | 21%    |
| Village of Whiting    | \$55,942                    | \$81,746  | 46%    | \$52,885                  | \$69,364  | 31%    | \$26,006          | \$31,336  | 20%    |
| Portage County        | \$62,367                    | \$75,624  | 21%    | \$62,649                  | \$76,448  | 22%    | \$25,462          | \$31,453  | 24%    |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates  
 Mean earnings = total earnings / # h/holds with earnings; Mean income = total income / # h/holds with income;  
 Per capita income = total income / total population

Table 1.8 of the Issues and Opportunities Chapter details changes in household income between the five-year periods of 2010 to 2014 and 2015 to 2019, as reported in the US Census. Between 2015 and 2019 the Village of Park Ridge median household income (\$72,813) was considerably higher than Portage County (\$58,853).

### 3. Percent in labor force

Table 6.2 below shows the employment status of residents 16 years and above living in the Village of Park Ridge and Portage County. Age sixteen is considered to be the lower threshold for being eligible for employment. The labor force consists of civilians classified as employed or unemployed plus active duty members of the U.S. Armed Forces. Those people who are classified as members not in the labor force consists mainly of students,

homemakers, retired workers, seasonal workers in their off-season, institutionalized people, and people doing unpaid work. The labor force participation rate has remained steady for both Park Ridge and Portage County.

**Table 6.2: Employment Status by Percentage of Population 16 Years and Above**

| Employment Status<br>(Persons 16 Years +) | Village of Park Ridge |           | Portage County |           |
|---|-----------------------|-----------|----------------|-----------|
|   | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| <b>Not in Labor Force</b>                 | 43%                   | 44%       | 32%            | 33%       |
| <b>In Labor Force</b>                     | 57%                   | 56%       | 68%            | 67%       |
| Armed Forces (% Labor Force)              | 0%                    | 0%        | 0.1%           | 0.1%      |
| Civilian Labor Force (% of Labor Force)   | 57%                   | 56%       | 68%            | 67%       |
| Employed (% of Civilian Labor Force)      | 54%                   | 54%       | 62%            | 65%       |
| Unemployed (% of Civilian Labor Force)    | 3%                    | 2%        | 5%             | 2%        |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

#### 4. Type of Employment for Village Residents

Table 6.3 below provides information regarding the type of occupation that Village of Park Ridge residents are employed in. The Management/Professional category continues to contain the largest number of employed residents, which corresponds with the Village’s increasing educational attainment and income data previously discussed.

Table 1.11 of the Issues and Opportunities Chapter summarizes resident employment by industry for the five-year periods of 2010 to 2014 and 2015 to 2019. 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 in the Village.

**Table 6.3: Park Ridge Employment by Occupation**

| Occupation                                       | Village of Park Ridge |           | Portage County |           |
|--|-----------------------|-----------|----------------|-----------|
|  | 2010-2014             | 2015-2019 | 2010-2014      | 2015-2019 |
| Management, Business, Science, and Arts          | 42%                   | 47%       | 31%            | 35%       |
| Service  | 12%                   | 17%       | 19%            | 16%       |
| Sales and Office                                 | 31%                   | 24%       | 26%            | 22%       |
| Natural Resources, Construction, and Maintenance | 8%                    | 0.8%      | 9%             | 9%        |
| Production, Transportation, and Material Moving  | 6%                    | 12%       | 16%            | 18%       |

Source: U.S. Census Bureau, 2010-2014 and 2015-2019 American Community Survey Five-Year Estimates

#### 5. Commuting

Between 2015 and 2019, only 5% of employed Village residents worked in Park Ridge. Yet, the data on travel time to work suggests that most residents work close to home, with 41% of residents taking less than ten minutes to get from home to work, and another 27% taking ten to 14 minutes. The mean travel time to work for Village residents was 16.2 minutes.

## B. Economic Base Analysis

The Village of Park Ridge has a mix of commercial businesses, most of which are concentrated along the Highway 66/ Park Ridge Drive corridor. Businesses include professional offices; restaurants; retail establishments; dental, chiropractic, and medical offices; non-profit organizations, etc. Appendix C lists the businesses located in the Village of Park Ridge in December 2021.

### **Section 6.3 Community Assessment: Strengths and Weaknesses Analysis**

It is necessary for Park Ridge to look at the factors that influence their economy now, and may influence the economy in the future. In 2021, the Village is predominately comprised of single family, low density residential uses and limited commercial development along Highway 66/Park Ridge Drive.

Park Ridge is located within an urban area of nearly 50,000 people, which offers a quick commute to a variety of employment opportunities, higher education institutions (University of Wisconsin Stevens Point and Mid-State Technical College), entertainment, medical facilities, and numerous other urban amenities.

The Village does not have municipal water. However, the City of Stevens Point provides municipal water to landowners along and north of Highway 66/Park Ridge Drive, or what is known as the commercial sector in the Village. All landowners have municipal sewer provided by the City of Stevens Point. The Village also has adequate police and fire protection, through the Portage County Sheriffs Department and the Park Ridge Volunteer Fire Department, respectively. The Park Ridge Fire Department has a Mutual Aid agreement with surrounding fire departments to efficiently and effectively serve the area. (See the Utilities and Community Facilities chapter of this plan for a more thorough discussion.)

The following information is based on discussions held by the Village Plan Commission and Village Board, with input taken from a survey of local businesses. The list of types of desired businesses indicates a desire to maintain the level of occupancy and mix of commercial/office activity currently existing within the Village. The survey responses, including a list of strengths and weaknesses for doing business in Park Ridge, are compiled in Appendix D.

#### A. Categories or types of new businesses and/or industries that are desired by the community

- Community building for multi-purpose use and events venue
- Appropriate business that keeps occupancy rates high

#### B. Community Strengths for attracting/retaining businesses and industry

- High quality of housing stock
- Location along the Highway 66/Park Ridge Drive commercial corridor
- Location in Urban Area
- Proximity to Interstate-39 on/off ramps
- Utilities – Sewer and Water (Water utilities are available to those residents and businesses along Highway 66/Park Ridge Drive).
- Adequate Police and Fire protection

- High quality of life
- High traffic volumes

C. Community weaknesses for attracting/retaining businesses and industry

- New commercial development areas are limited
- Limited opportunities for receiving grant funds
- North side of Highway 66/Park Ridge Drive is not pedestrian friendly
- Parking may be limited

D. Opportunities for attracting/retaining businesses and industry

- When the WisDOT develops the next improvement project on Highway 66/Park Ridge Drive, the Village should engage with the DOT in planning efforts to ensure the redevelopment accommodates a multi-modal traffic corridor, to include: Americans with Disabilities Act (ADA) compliant walking lanes and crosswalks, bike lanes, vehicle turn lanes, more parking, greenspace, and aesthetic improvements to sidewalks, lights, etc.

**Section 6.4 Identification of Developable Land**

- There are limited development opportunities within the Village because it is nearly built out, but there are opportunities for redevelopment.
- The Village encourages the development of the wooded lot on the north side of Park Ridge Drive, and is receptive to appropriate commercial development along Highway 66/Park Ridge Drive.

**Section 6.5 Environmentally Contaminated Sites**

Contaminated sites, also known as brownfields, serve as potential land base for economic development. Brownfields are defined as abandoned or underutilized commercial and industrial properties where redevelopment is hindered by real or perceived contamination. The Wisconsin Department of Natural Resources (DNR) has prepared a guide to help finance brownfields cleanup and redevelopment. It can be found on the internet at:

<https://dnr.wi.gov/files/pdf/pubs/rr/rr539.pdf>

The Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web is the DNR's on-line database containing information on the investigation and cleanup of potential and confirmed contamination to soil and groundwater via spills and leaky underground storage tanks, among other activities. Currently, there are no sites within the Village of Park Ridge listed by the Wisconsin DNR as a contaminated site with open status.

**Section 6.6 Economic Development Programs**

This section contains a brief description of the Village of Park Ridge development actions and various programs that could potentially assist the Village's businesses with loans and grants.

#### A. Village of Park Ridge

Residents in the Village of Park Ridge rely heavily on surrounding Urban Area (City of Stevens Point, Village of Plover, Village of Whiting) communities for their commercial needs along with employment opportunities.

The Village currently has no established incentive programs to assist local economic needs. However, the Village should continue making positive planning decisions that will result in the continuation of the Village as an attractive place for business.

#### B. Portage County Business Council

The Portage County Business Council (PCBC) serves as the chamber of commerce and economic development organization for the Portage County community. PCBC works with local municipalities and state agencies to promote business development in the area and smooth the way for businesses expanding or relocating to Portage County. The Business Council promotes the Portage County community by featuring available properties, resources and news of interest to potential and growing businesses.

#### C. Central Wisconsin Economic Development Fund

The Central Wisconsin Economic Development Fund (CWED) is a regional loan program established from the consolidation of state-funded Community Development Block Grant Revolving Loan Funds within Central Wisconsin. Participating counties include Adams, Forest, Juneau, Langlade, Lincoln, Marathon, Oneida, Portage, Vilas and Wood. CWED works with entrepreneurs and their lenders to structure financing packages for start-up and expanding businesses to encourage economic growth in the area. CWED loans usually have low interest rates, reduced collateral requirements, and flexible terms. Use of funds may be put toward acquisition of land, buildings, and fixed equipment; site preparation, construction, or remodeling; equipment financing; working capital; and investment in technology to keep the business competitive.

#### D. Centergy (Central Wisconsin Alliance for Economic Development)

Centergy is a nonprofit regional marketing and economic development organization representing the central Wisconsin counties of Adams, Lincoln, Marathon, Portage, and Wood. The corporation works with area chambers, including economic development organizations to encourage business cluster development, support local businesses, attract new businesses, achieve growth for higher education facilities, and improve life in general for all central Wisconsin residents.

#### E. Wisconsin Economic Development Corporation

Wisconsin Economic Development Corporation (WEDC) is the state's lead economic development agency. WEDC helps businesses, communities and individuals take advantage of new opportunities for growth and job creation through innovative market-driven programs. WEDC's economic development programs are designed to retain and attract businesses, create jobs and encourage economic growth.

#### F. Wisconsin Department of Administration

The Wisconsin Department of Administration (DOA) has a broad range of financial assistance programs to help communities with economic development. The federally funded Community Development Block Grant (CDBG) program can be used for housing, economic development and public facilities improvements.

#### G. Small Business Development Center

The small business Development Center (SBDC) located at the University of Wisconsin Stevens Point is one of 12 university-based SBDC's in Wisconsin. The center offers confidential, no-cost business counseling and resources to existing and startup businesses located throughout nine counties including Adams, Langlade, Lincoln, Marathon, Oneida, Portage, Vilas, Waupaca, and Wood.

#### H. Wisconsin Manufacturing Extension Partnership

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.

### **Section 6.7 Economic Development Issues/Concerns**

A. There is a lack of available vacant land, which limits tax revenues.

### **Section 6.8 Economic Development Goals/Objectives/Policies**

#### A. Goal

1. Promote the stabilization, expansion, and redevelopment of the current economic base, while fostering an environment of high aesthetic appeal for existing and new commercial development.

#### B. Objectives

1. Maintain Highway 66/Park Ridge Drive and Sunset Avenue as the Village's main economic corridor.
2. Promote potential improvement to the streetscape of the business corridor (Highway 66/Park Ridge Drive).

#### C. Policies

1. Encourage continued development and redevelopment of commercial property along Highway 66/Park Ridge Drive and Sunset Avenue.

2. Adopt practices to promote the business corridor as a good location for business and help fill vacant commercial buildings.

## **CHAPTER 7: Intergovernmental Cooperation**

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

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

The intergovernmental cooperation chapter identifies opportunities for establishing or maintaining cooperation between local units of government. Cooperation improves lines of communication between different units of government, and 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.

### **Section 7.1 Inventory of Intergovernmental Agreements**

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 Park Ridge develops and redevelops over the next 20 years, it is important for them to continue to work with surrounding municipalities.

#### **A. City of Stevens Point**

Over the years, the Village of Park Ridge and the City of Stevens Point have become aware of their common interests. Things that help the City and the Village separately, when done cooperatively, can have a much greater impact for both communities. The Village and City currently have a number of agreements between them. Below is a brief description of each.

##### **1. Municipal Water Contract**

City of Stevens Point Chapter 13 Ordinance states that the City will provide water service beyond its corporate limits to the following territory in the Village of Park Ridge: Park Ridge Drive (4, 10, 11, 20, 22, 23, 28, 29, 31, 32, 37, 38, 39, 41, 49, 51, and 69), 105 Sunrise Ave, 112 Sunrise Ave, and 77 Sunset Boulevard. However, the City of Stevens Point has extended water service beyond these addresses, to include residences on Odessa Court and Angelo Court.

The City acknowledges that the current ordinance is hard to interpret due to the fact that addresses do not accurately represent what happens to parcel lines over the years. The City

has expressed a willingness to consider ordinance amendments that better reflect a service area to make the interpretation of the ordinance much easier. Upon request of the Village, the City will likely put such changes on an appropriate agenda for discussion.

## 2. Fire Protection and Emergency Medical Services

The Village of Park Ridge Fire Department participates with local fire departments in a Mutual Aid Box Alarm System (MABAS). MABAS is a mechanism to coordinate fire protection and emergency medical services across jurisdictional boundaries in the event of a large-scale emergency, natural disaster, or man-made catastrophe. The Park Ridge Fire Department is one of 14 fire departments within the Portage County MABAS Division 110. The agreement provides that in the event of an emergency, participating fire departments will assist one another to the extent necessary. Requests are made according to predetermined lists, called “Box Alarm Cards”; each box covers a specific set of needs and equipment. These “boxes” allow fire departments to quickly request additional help when needed. The box alarm cards for Park Ridge can be viewed online at: <https://sites.google.com/view/cwmabas/home>.

The Village Park Ridge Fire Department has an agreement with the Wisconsin Department of Natural Resources (DNR) to fight wildland fires.

In 1993, the Village of Park Ridge and City of Stevens Point agreed to construct a water main and hydrant at the northeast corner of Sunset Avenue and Hillcrest Drive, for use by the Village for fire protection purposes only. The Village is responsible for any future servicing expenses along with payments of a quarterly fee and rate (determined by the Public Service Commission) for the availability of the hydrant and the water. As stated with this agreement, the Village agrees to remain a member unit in the MABAS Division 110. This agreement (contract) was last updated in August 2015 for a period of 5 years.

The Portage County Ambulance service (operated by the Stevens Point Fire Department) provides service to Park Ridge.

## 3. Sewage Disposal

In September 1956 (and amended in July 1975), the City of Stevens Point, Stevens Point Sewage Disposal Department and Village of Park Ridge executed a contract through which the City of Stevens Point agreed to treat all of the sewage from the residential and commercial users in the Village of Park Ridge through the City’s sewage treatment plant and facilities. The residents of Park Ridge are charged the same as a city resident, plus an additional 25% surcharge.

## 4. Parks, Recreation, and Open Space

The Village of Park Ridge voluntarily contributes \$5.50 per Village resident annually to the City of Stevens Point for park purposes. This permits the Village to rent the all-purpose room at Iverson Park up to 12 times annually without having to pay an additional cost.

## 5. Cable Communications Franchise Agreement

The intent of this agreement was to issue a nonexclusive franchise agreement to provide public cable television and other services within the urban area. The Village of Park Ridge participates in this agreement along with the City of Stevens Point, Villages of Plover and Whiting, and the Towns of Hull, Plover, Stockton, Sharon, Carson, and Linwood.

## 6. Yard Waste Disposal

Park Ridge has an agreement, at a negotiated price, with the City to allow Village residents to take their yard waste materials to the Stevens Point recycling and yard waste drop-off station located in the City at 100 Sixth Avenue.

## B. School Districts

There is no intergovernmental agreement specifically with the Stevens Point Area Public School District.

## C. Portage County

### 1. Portage County Sheriff Protection and Ambulance

The Village relies on the Portage County Sheriff's Office and ambulance service to provide protective services through periodic patrols and on an "on-call" basis. See the Utilities and Community Facilities chapter of this plan for a complete description.

### 2. Portage County Solid Waste and Recycling

Through the Portage County Municipal Solid Waste & Recycling Agreement, the Village of Park Ridge is a participant of the Portage County Solid Waste and Recycling programs. These agreements go through December 31, 2029, or longer if renewed. The Village contracts with Harter's Fox Valley Disposal, based out of Wittenberg, for collection of solid waste and recycling. Waste is collected weekly and transported to the Portage County Transfer Facility in the Village of Plover before going to a landfill. Recyclables are collected weekly and transported to the Portage County Material Recovery Facility, also in the Village of Plover.

### 3. Portage County Humane Society

Portage County offers municipalities in Portage County the opportunity to participate in a county-wide animal control program. The program is coordinated by Portage County, administered by the Sheriff's Office, and contracted through the Humane Society of Portage County (HSPC). The Village of Park Ridge participates in this program, and as such they receive a wide range of services offered by the HSPC and Sheriff's Office. This includes animal control, licensing, rabies clinics, abandoned animal surrender, stray animal control, quarantine facilities, free or reduced veterinary care, educational services, kennel and commercial facilities inspections, and County ordinance enforcement.

#### D. State of Wisconsin

There is no intergovernmental agreement specifically with the State of Wisconsin.

### **Section 7.2 Analysis of Intergovernmental Agreements**

The Village Comprehensive Planning Committee feels that all agreements should be:

- Documented in a filing system, to include what the agreement is and date of adoption.
- More accessible to residents.
- Reviewed periodically and adjusted as needed.

### **Section 7.3 Issues/Conclusions Regarding Intergovernmental relations**

The Village Plan Commission has not identified any issues at this time.

### **Section 7.4 Intergovernmental Cooperation Goals/Objectives/Policies**

#### A. Goals

1. Encourage cooperation between local units of government to ensure efficient delivery of services.

#### B. Objectives

1. Share services across municipal borders whenever possible.
2. Participate in area-wide transportation planning approaches.
3. Work with Portage County, the City of Stevens Point, and other surrounding municipalities regarding agreements, land use, and other related issues.

#### C. Policies

1. Encourage updating and clarifying shared service agreements with Portage County and the City of Stevens Point.
2. Create a system for keeping a list of intergovernmental agreements.
3. Find ways to make agreements more accessible to residents.
4. Review agreements periodically and adjust as needed.
5. Explore additional opportunities for intergovernmental and other agreement opportunities.

## **CHAPTER 8: Land Use**

66.1001 (2)(h) Wis. Stat:

A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment, and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses, including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that 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 plan's land use chapter is to compile an inventory of existing land use patterns, and establish the goals, objectives and policies which will be used to guide public and private actions concerning future land use and development. These goals, objectives and policies express ideas that are consistent with the desired character of the community and the other chapters of the Comprehensive Plan.

### **Section 8.1 Existing Land Use**

The Village of Park Ridge consists of predominantly single family homes on narrow streets, with commercial development along the Highway 66/Park Ridge Drive corridor. Table 8.1 below and Map 8.1 on the following page illustrate the distribution of different land use categories across the Village.

**Table 8.1 Acreage of Existing Land Use Village of Park Ridge**

| Existing Land Use           | Acres        | Percentage    |
|-----------------------------|--------------|---------------|
| Single Family               | 87.3         | 60.7%         |
| Plex (2-5 unit)             | 0.4          | 0.3%          |
| Commercial/Office           | 12.1         | 8.4%          |
| Governmental/ Institutional | 1.7          | 1.2%          |
| Road Right-of-Way           | 37.2         | 25.9%         |
| Vacant                      | 5.1          | 3.6%          |
| <b>Total</b>                | <b>143.9</b> | <b>100.0%</b> |

Source: Village of Park Ridge and Portage County Planning and Zoning Department

The Village of Park Ridge currently has a net density of 2.9 housing units per acre. While the Village may see an increase in housing and/or commercial units with the development of vacant land on the north side of Park Ridge Drive and west of Green Avenue, the net density can not significantly change for the Village due to its lack of available land and its inability to expand its borders.

A. Residential Land Use

Existing residential development is separated into two categories: single family and duplex. Single Family residential, the largest land use category, covers 87.3 acres (61%) of the Village land area. Duplex-residential accounts for slightly less than a ½ acre of Village land, and is the smallest land use category.

B. Commercial/Office Land Use

Commercial development accounts for 12 acres (8.4%) of Village land area, and is concentrated along the Highway 66/Park Ridge Drive corridor, which passes through Park Ridge at the northern end of the Village.

C. Government/Institutional

Government and Institutional land uses (Village Hall/Fire Department, and small cemetery in the northwest corner of the Village) account for less than 2 acres.

D. Road (right-of-way)

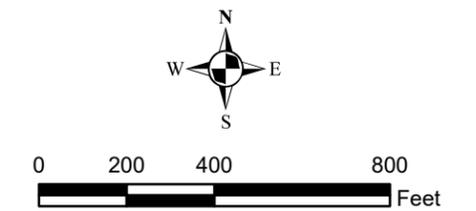
This land use category includes all of the right-of-way for the Village, and at 37.2 acres, accounts for almost ¼ of the total Village area.

E. Vacant

In 2021, 5.1 acres of land within the Village is vacant. The majority of this land is located at the northwest corner of the intersection of Park Ridge Drive and Green Avenue

# Map 8.1 Existing Land Use

- Existing Land Use**
- Single Family
  - Plex (2-5 Units)
  - Governmental/Institutional
  - Commercial/Office
  - Vacant
  - Road Right-of-Way



Source: Village of Park Ridge (2021)  
Portage County Planning & Zoning (2021)

Map Produced: September, 2021

## Village of Park Ridge Comprehensive Plan

Portage County  
Planning & Zoning  
1462 Strongs Ave.  
Stevens Point, WI 54481



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

The Village of Park Ridge is a community that is almost “built out” and is unable to expand its borders to accommodate any new development. Future development will consist of infilling appropriate vacant parcels, and redevelopment of land currently developed. It will also take into consideration the quality of life, character and aesthetics of the area.

### **A. Residential Land Use**

The Village population and number of housing units have been slowly increasing for the last 20 years. It’s anticipated that the Village population will cycle up and down over time, while the number of persons per household will determine the number of residents within the Village of Park Ridge.

### **B. Commercial Land Use**

To encourage commercial vitality within the Village of Park Ridge, it will be necessary to maintain and improve the appearance and quality of existing businesses, while efficiently encouraging redevelopment of areas where needed. It is necessary for the Village to utilize all of its commercial property due to the limited supply and inability to gain any new land for commercial use.

### **C. Trends in Land Values**

Table 8.2 below describes the increase in the equalized values for the different property types, as compiled by the State of Wisconsin Department of Revenue.

**Table 8.2: Equalized Property Values, Village of Park Ridge**

| Type of Property         | 2000                |            | 2010                |            | 2021                |            |
|--------------------------|---------------------|------------|---------------------|------------|---------------------|------------|
|                          | Value               | % of Total | Value               | % of Total | Value               | % of Total |
| Residential              | \$26,320,200        | 81%        | \$39,534,600        | 82%        | \$49,139,500        | 82%        |
| Commercial               | \$5,316,600         | 16%        | \$7,567,000         | 16%        | \$9,810,600         | 16%        |
| Manufacturing            | \$0                 | 0%         | \$0                 | 0%         | \$0                 | 0%         |
| Agricultural             | \$0                 | 0%         | \$0                 | 0%         | \$0                 | 0%         |
| Undeveloped <sup>1</sup> | \$0                 | 0%         | \$0                 | 0%         | \$0                 | 0%         |
| Ag Forest <sup>2</sup>   | \$0                 | 0%         | \$0                 | 0%         | \$0                 | 0%         |
| Forest                   | \$0                 | 0%         | \$0                 | 0%         | \$0                 | 0%         |
| Other                    | \$0                 | 0%         | \$0                 | 0%         | \$0                 | 0%         |
| Personal Property        | \$667,900           | 2%         | \$874,200           | 2%         | \$791,300           | 1%         |
| <b>Total Value</b>       | <b>\$32,304,700</b> |            | <b>\$47,975,800</b> |            | <b>\$59,741,400</b> |            |

Source: Wisconsin Department of Revenue Equalized Values Interactive Data

<sup>1</sup>The Swamp and Waste property classification was renamed Undeveloped in 2004 (per 2003-04 Act 33)

<sup>2</sup>The Ag Forest property classification was created in 2004 (per 2003-04 Act 33)

#### D. Redevelopment Areas

The Village of Park Ridge Comprehensive Planning Committee does not foresee any areas within the Village being redeveloped within this planning period.

#### E. Infill Development Areas

In 2019, the Village of Park Ridge approved a Planned Unit Development (Francisco Estates – Angelo Court Development) for residential housing located at the northwest corner of the intersection of Park Ridge Drive and Green Avenue. The Village is working with the developer to ensure that new development will be compatible with surrounding land use.

There are also several vacant lots located within the residential area of the Village. These areas could also be developed as single-family residential, but some lots may have size limitations that could make it difficult.

### **Section 8.3 Land Use Conflicts**

The Village Comprehensive Planning Committee has not identified any existing or future conflicts.

### **Section 8.4 Future Land Use Recommendations**

Table 8.3 below and Map 8.2 illustrate the Future Land Use recommendations for the Village of Park Ridge 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. Future development and redevelopment should be encouraged in an orderly pattern adjacent to and compatible with existing development.

Land Use recommendations include both immediate and long range planning recommendations to be implemented. The long-range Land Use Plan recommendations are not considered to be inconsistent or in conflict with the Village’s existing zoning map because they will be implemented over the course of the planning period as development proposals and land use changes are presented to the Village for consideration.

**Table 8.3: Future Land Use in the Village of Park Ridge, 2040**

| Land Use Category           | 2040 Future Land Use Acres | %             |
|-----------------------------|----------------------------|---------------|
| Single Family               | 83.9                       | 58.3%         |
| Plex (2-5 Units)            | 0.4                        | 0.3%          |
| Planned Unit Development    | 7.8                        | 5.4%          |
| Commercial/Office           | 12.9                       | 9.0%          |
| Governmental/ Institutional | 1.7                        | 1.2%          |
| Road Right-of-Way           | 37.2                       | 25.8%         |
| <b>Total</b>                | <b>143.9</b>               | <b>100.0%</b> |

Source: Village of Park Ridge and Portage County Planning and Zoning Department.

# Map 8.2 Future Land Use



- Future Land Use**
- Single Family
  - Plex (2-5 Units)
  - Governmental/Institutional
  - Commercial/Office
  - Planned Unit Development
  - Road Right-of-Way



Source: Village of Park Ridge (2021)  
Portage County Planning & Zoning (2021)

Map Produced: September, 2021

## Village of Park Ridge Comprehensive Plan



Portage County  
Planning & Zoning  
1462 Strongs Ave.  
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## **Section 8.5 Future Land Use Categories**

Future Land Use categories remain the same as the Existing Land Use categories. Below is a description and intent of each category.

### A. Residential Land Use

Existing residential development is separated into two categories: single family and duplex.

### B. Planned Unit Development (PUD)

This category is intended to permit and promote, pursuant to section 62.23 (7)(b) of the Wisconsin Statutes, development that would derive maximum benefit from: coordinated area site planning, diversified location of structures, and mixed compatible uses. This would result in the provision of a safe efficient system for pedestrians and vehicular traffic, attractive recreation and landscaped open spaces, economic design and location of public and private utilities and community facilities, and insuring adequate standards of construction and planning.

Any request made for development within the PUD designation, would require submittal of a site plan for review and approval by the Comprehensive Planning Committee.

### C. Commercial/Office Land Use

Commercial development is concentrated along the Highway 66/Park Ridge Drive corridor, which passes through Park Ridge at the northern end of the Village.

### D. Government/Institutional

Government and Institutional land uses include the Village Hall/Fire Department, and small cemetery in the northwest corner of the Village.

### E. Road (right-of-way)

This land use category includes all of the right-of-way for the Village.

## **Section 8.6 Land Use Goals, Objectives and Policies**

### A. Goals

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

### B. Objective

1. Minimize conflicts between commercial and residential land uses.

### C. Policies

1. Support land uses that primarily serve local community needs.
2. Encourage development in all buildable areas of the Village that is consistent and compatible with surrounding areas.

## **CHAPTER 9: Implementation**

66.1001 (2)(i) Wis. Stat:

A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinance, official maps or subdivision ordinances, to implement the objectives, policies, plans and programs contained in par. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

*66.1001 (1) Definitions. In this section:*

- (a) *"Comprehensive Plan" means a guide to the physical, social, and economic development of a governmental unit that is one of the following:*
1. *For a county, a development plan that is prepared or amended under s. 59.69(2) or (3)*
  2. *For a city or village, or for a town that exercises village powers under s. 60.22 (3), a master plan that is adopted or amended under s. 62.23 (2) or (3)*
  3. *For a regional planning commission, a master plan that is adopted or amended under s. 66.03039 (8), (9) or (10)*
- (am) *"Consistent with" means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.*
- (b) *"Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.*
- (c) *"Political subdivision" means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.*

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 Park Ridge's actions meet the desires of the 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 Department of Administration.*
- 4. The regional planning commission in which the local governmental unit is located.*
- 5. 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-elect, as defined in [s. 59.001 \(2m\)](#), of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to all of the entities specified under [par. \(b\)](#).*

*(d) No local governmental unit may enact an ordinance under [par. \(c\)](#) unless the local governmental unit 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 local governmental unit 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.*

*(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:*

1. *An operator who has obtained, or made application for, a nonmetallic mining permit that is described under s. 295.12 (3) (d).*
2. *A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.*
3. *Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).*

*(f) A political subdivision shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. Annually, the political subdivision shall inform residents of the political subdivision that they may add their names to the list. The political subdivision may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under ch. 985; publishing on the political subdivision's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy or summary of the proposed ordinance, to all such persons whose property, the allowable use of which, may be affected by the proposed ordinance. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision, including electronic mail, voice mail, or text message. The political subdivision may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person.*

The process to update the Village of Park Ridge 2004 Comprehensive Plan began in 2021. The Comprehensive Planning Committee recommended the Plan to the Village Board for consideration on **May 31, 2022**, with copies of the recommended draft made available for inspection at the Village Hall and Portage County Planning and Zoning offices, as well as being posted for viewing on the Portage County Comprehensive Planning website. A public hearing was held before the Village Board and Comprehensive Planning Committee **on April 19, 2004**, and the Park Ridge Comprehensive Plan was officially adopted by unanimous vote **at the May 17, 2004** Village Board meeting.

## **Section 9.2 Comprehensive Plan Implementation**

Wisconsin State Statute 66.1001(3) establishes the ordinances that must be consistent with the comprehensive plan:

*66.1001 (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 ordinances enacted or amended under [s. 62.23 \(6\)](#).*
- (h) Local subdivision ordinances enacted or amended under [s. 236.45](#) or [236.46](#).*
- (j) County zoning ordinances enacted or amended under [s. 59.69](#).*
- (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) Shorelands or wetlands in shoreland zoning ordinances enacted or amended under [s. 59.692](#), [61.351](#), [62.231](#) or [62.233](#).*

*\*Areas that are shaded do not apply to the Village of Park Ridge*

The Village currently utilizes the following ordinances to direct development within Park Ridge: zoning ordinance, building code, site plan review.

The Park Ridge Zoning Ordinance was first adopted in 1938, and last updated in the year 2002.

The Building Code: The Wisconsin Uniform Dwelling Code was adopted in 1999.

The Village shall periodically review these regulatory tools for compatibility and consistency with the various goals, objectives and policies of the adopted comprehensive plan, and identify any sections of the documents that may need updating to accomplish this.

## **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 Park Ridge Comprehensive Planning Committee and Village Board. Throughout the drafting and review process, great care was taken to include all issues and concerns from Board and Committee 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

As cited at the beginning of this chapter, 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 Park Ridge will need to undertake a complete update of this nine-chapter document and appendices within ten years of adoption. The Village may commence the update at any time prior to ten years 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 should be notified of any proposed changes and allowed the opportunity to review and comment. The Village should consider residents' opinion 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.

### 1. Amendment Initiation

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

- Park Ridge Village Board
- Park Ridge Comprehensive Planning Committee
- 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 applicant that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the remainder of the Plan.

\*\*Any Park Ridge resident may request for the Village Comprehensive Planning Committee to review future land use for a parcel of land (not owned by the resident making the request); and determine if it is in the Village's best interest to move forward with the request or deny it.

### 2. Application and Review Procedure

The amendment process described in Section 9.1 shall also include the following steps:

- 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 Comprehensive Planning Committee.
- b. Application Review. The Comprehensive Planning Committee shall review the application at one of its regular or special meetings for compliance with the Comprehensive Plan. Upon conclusion of their review, the Comprehensive Planning Committee shall make a written recommendation to the Village Board 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, Comprehensive Planning Committee 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 Comprehensive Planning Committee 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 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 Park Ridge Comprehensive Planning Committee must periodically review and amend the Plan to ensure that it remains relevant and reflects current Village attitudes.

In order to achieve this, the Village Comprehensive Planning Committee Chair shall request, at least once every five years, to place the performance of the Comprehensive Plan on the agenda of a regular or special 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 resident attitudes toward different aspects of Village life. As a result of this discussion, the Comprehensive Planning Committee 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 9.3 and 9.1 above would commence.

# Appendix A

## Wisconsin Statute

66.1001

## Comprehensive Planning

Village of Park Ridge  
2022 Comprehensive Plan



# WISCONSIN STATE LEGISLATURE

HOME SENATE ASSEMBLY COMMITTEES SERVICE AGENCIES

DOCS OPTIONS HELP 

Menu

## 66.1001 Comprehensive planning.

**(1) DEFINITIONS.** In this section:

- (a) "Comprehensive plan" means a guide to the physical, social, and economic development of a local governmental unit that is one of the following:
1. For a county, a development plan that is prepared or amended under s. 59.69 (2) or (3).
  2. For a city, village, or town, a master plan that is adopted or amended under s. 62.23 (2) or (3).
  3. For a regional planning commission, a master plan that is adopted or amended under s. 66.0309 (8), (9) or (10).
- (am) "Consistent with" means furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.
- (b) "Local governmental unit" means a city, village, town, county or regional planning commission that may adopt, prepare or amend a comprehensive plan.
- (c) "Political subdivision" means a city, village, town, or county that may adopt, prepare, or amend a comprehensive plan.

**(2) CONTENTS OF A COMPREHENSIVE PLAN.** A comprehensive plan shall contain all of the following elements:

- (a) *Issues and opportunities element.* Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.
- (b) *Housing element.* A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain o



rehabilitate the local governmental unit's existing housing stock.

- (c) *Transportation element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, electric scooters, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation. The element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.
- (d) *Utilities and community facilities element.* A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.
- (e) *Agricultural, natural and cultural resources element.* A compilation of objectives, policies, goals, maps and programs for the conservation, and promotion of the effective management, of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources consistent with zoning limitations under s. 295.20 (2), parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.
- (f) *Economic development element.* A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit.
- (g) *Intergovernmental cooperation element.* A compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts, drainage districts, and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts, drainage districts, and adjacent local governmental units, and to the region, the state and other governmental units. The element shall consider, to the greatest extent possible, the maps and plans of any military base or

installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, with which the local governmental unit shares common territory. The element shall incorporate any plans or agreements to which the local governmental unit is a party under s. 66.0301, 66.0307 or 66.0309. The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

- (h) *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, industrial and other public and private uses. The element shall analyze trends in the supply, demand and price of land, opportunities for redevelopment and existing and potential land-use conflicts. The element shall contain projections, based on the background information specified in par. (a), for 20 years, in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future, consistent with the timetable described in par. (d), and the general location of future land uses by net density or other classifications.
- (i) *Implementation element.* A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years.

**(2m) EFFECT OF ENACTMENT OF A COMPREHENSIVE PLAN, CONSISTENCY REQUIREMENTS.**

- (a) The enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.
- (b) A conditional use permit that may be issued by a political subdivision does not need to be consistent with the political subdivision's comprehensive plan.

**(3) ORDINANCES THAT MUST BE CONSISTENT WITH COMPREHENSIVE PLANS.** Except as provided in sub. (3m), beginning on January 1, 2010, if a local governmental unit enacts or amends any of the following ordinances, the ordinance shall be consistent with that local governmental unit's comprehensive plan:

- (g) Official mapping ordinances enacted or amended under s. 62.23 (6).
- (h) Local subdivision ordinances enacted or amended under s. 236.45 or 236.46.
- (j) County zoning ordinances enacted or amended under s. 59.69.
- (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) Shorelands or wetlands in shorelands zoning ordinances enacted or amended under s. 59.692, 61.351, 61.353, 62.231, or 62.233.

**(3m) DELAY OF CONSISTENCY REQUIREMENT.**

- (a) If a local governmental unit has not adopted a comprehensive plan before January 1, 2010, the local governmental unit is exempt from the requirement under sub. (3) if any of the following applies:
1. The local governmental unit has applied for but has not received a comprehensive planning grant under s. 16.965 (2), and the local governmental unit adopts a resolution stating that the local governmental unit will adopt a comprehensive plan that will take effect no later than January 1, 2012.
  2. The local governmental unit has received a comprehensive planning grant under s. 16.965 (2) and has been granted an extension of time under s. 16.965 (5) to complete comprehensive planning.
- (b) The exemption under par. (a) shall continue until the following dates:
1. For a local governmental unit exempt under par. (a) 1., January 1, 2012.
  2. For a local governmental unit exempt under par. (a) 2., the date on which the extension of time granted under s. 16.965 (5) expires.
- (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. The written procedures shall describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property, or to persons who have a leasehold interest in property pursuant to which the persons may extract nonmetallic mineral resources in or on property, in which the allowable use or intensity of use of the property is changed by the comprehensive plan.
- (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.).
  4. After September 1, 2005, 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-elect, as defined in s. 59.001 (2m),

of the governing body. One copy of a comprehensive plan enacted or adopted under this paragraph shall be sent to 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 or resolution 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.

(e) At least 30 days before the hearing described in par. (d) is held, a local governmental unit shall provide written notice to all of the following:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12 (3) (d).
2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20.
3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the local governmental unit provide the property owner or leaseholder notice of the hearing described in par. (d).

(f) A political subdivision shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance, described under par. (c), that affects the allowable use of the property owned by the person. Annually, the political subdivision shall inform residents of the political subdivision that they may add their names to the list. The political subdivision may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under ch. 985; publishing on the political subdivision's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. At least 30 days before the hearing described in par. (d) is held a political subdivision shall provide written notice, including a copy or summary of the proposed ordinance, to all such persons whose property, the allowable use of which, may be affected by the proposed ordinance. The notice shall be by mail or in any reasonable form that is agreed to by the person and the political subdivision, including electronic mail, voice mail, or text message. The political subdivision may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person.

- (5) APPLICABILITY OF A REGIONAL PLANNING COMMISSION'S PLAN.** A regional planning commission's comprehensive plan is only advisory in its applicability to a political subdivision and a political subdivision's comprehensive plan.
- (6) COMPREHENSIVE PLAN MAY TAKE EFFECT.** Notwithstanding sub. (4), a comprehensive plan, or an amendment of a comprehensive plan, may take effect even if a local governmental unit fails to provide the notice that is required under sub. (4) (e) or (f), unless the local governmental unit intentionally fails to provide the notice.

**History:** 1999 a. 9, 148; 1999 a. 150 s. 74; Stats. 1999 s. 66.1001; 1999 a. 185 s. 57; 1999 a. 186 s. 42; 2001 a. 30, 90; 2003 a. 33, 93, 233, 307, 327; 2005 a. 26, 208; 2007 a. 121; 2009 a. 372; 2011 a. 257; 2013 a. 80; 2015 a. 391; 2019 a. 11.

A municipality has the authority under s. 236.45 (2) to impose a temporary town-wide prohibition on land division while developing a comprehensive plan under this section. *Wisconsin Realtors Association v. Town of West Point*, 2008 WI App 40, 309 Wis. 2d 199, 747 N.W.2d 681, 06-2761.

The use of the word "coordination" in various statutes dealing with municipal planning does not by itself authorize towns to invoke a power of "coordination" that would impose affirmative duties upon certain municipalities that are in addition to any other obligations that are imposed under those statutes. With respect to the development of and amendment of comprehensive plans, s. 66.1001 is to be followed by the local governmental units and political subdivisions identified in that section. [OAG 3-10](#).

Menu

Appendix B

Public Participation Plan

and

Resolution to Adopt Public Participation Plan

Village of Park Ridge  
2022 Comprehensive Plan

# Village of Park Ridge Comprehensive Plan Update: Public Participation Plan

## Introduction

The Village of Park Ridge is in the beginning stages of updating its 2004 Comprehensive Plan pursuant to Wisconsin's Comprehensive Planning Law (section [66.1001](#) of Wisconsin Statutes). This law recognizes the need for effective public participation in deciding a vision for a community's future and requires the adoption of a written Public Participation Plan as stated in subsection 66.1001(4)(a).

This Public Participation Plan offers residents, businesses, and various interest groups, a range of opportunities to participate throughout the Comprehensive Plan update process and subsequently, to help shape the future of the Village. The majority of public participation activities will focus on public awareness and input.

## Public Participation Opportunities

The Village of Park Ridge has established the following opportunities for public participation in its Comprehensive Plan update process:

A. Comprehensive Planning Committee Meetings and Notification Methods – Monthly Committee meetings to review and update the Comprehensive Plan are held virtually or at the Village Hall, 24 Crestwood Drive. All meetings are open to the public. Notices are posted on the Village website (<https://park-ridge.us/agendas-minutes/>) and at the following locations at least 48 hours prior to any scheduled meeting:

- Village Hall
- Walgreens, 10 Park Ridge Drive
- ODC (Opportunity Development Center), 41 Park Ridge Drive

Each chapter of the Comprehensive Plan will be reviewed in detail by the Comprehensive Planning Committee. Upon request to the Village Clerk, a copy of the meeting materials will be available electronically at no charge, or printed for a fee. Time will be set-aside at each meeting to allow for public input.

B. Public Awareness – The Comprehensive Planning Committee will use postcards, the quarterly newsletter, Village of Park Ridge website, as well as other avenues of public communication to build awareness of the comprehensive planning update process and opportunities to participate.

C. Village Website – The Village will use its website to keep residents informed of the planning process, to encourage public involvement, and to provide an opportunity for residents to submit questions and comments to the Plan Commission at any time regarding the Comprehensive Plan update process.

D. Written Comment – Written comments will be collected both electronically and via paper throughout the Comprehensive Plan update process. Electronic comments may be emailed to the Village Clerk at [clerk@park-ridge.us](mailto:clerk@park-ridge.us). Written comments may be directed to the Village Clerk at 24 Crestwood Drive, Stevens Point, WI 54481. All comments will be forwarded to the Comprehensive Planning Committee and County Planner, and will be addressed at a

Comprehensive Planning Committee meeting. Direct written responses will be made where a response is appropriate.

- E. Optional Community Survey – A survey may be drafted early in the process to help identify issues and obtain public opinion on a number of key topics addressed in each of the nine Comprehensive Plan elements. The survey will be made available utilizing the methods described in Section B: Public Awareness. Responses will be used to form the goals, objectives and policies of the Comprehensive Plan.
- F. Optional Public Information Meeting – The Comprehensive Planning Committee may schedule a public information meeting/open house prior to the required public hearing. The public informational meeting will provide an opportunity for the public to review maps and a draft of the proposed update. No formal procedures or notice requirements are required for the informational meeting; however, the Village will provide notice according to the notification methods for Committee meetings listed above.
- G. Public Hearing – The Village Board will hold at least one public hearing as required by subsection [66.1001\(4\)\(d\)](#) of Wisconsin Statutes. The public hearing will be preceded by a Class 1 notice under [Chapter 985](#) of Statutes, that is published in the Portage County Gazette at least 30 days before the hearing is held. The notice will contain the following information:
  - The date, time and place of the hearing.
  - A summary of the proposed update.
  - The name of an individual employed by the Village who may provide additional information regarding the proposed ordinance.
  - Information relating to where and when the proposed update may be inspected before the hearing, and how a copy of the update may be obtained.

After the notice of the public hearing has been published, written comments will be accepted by the Village Clerk up to one week prior to the hearing. These comments will be addressed at the hearing. The public hearing will be open to the public and additional written and oral testimony will be taken.

A copy of the proposed update will be made available for viewing at the Village Hall and the Portage County Planning and Zoning Department, as well as being posted for viewing on the Village website (<https://park-ridge.us/>) and Portage County website ([www.co.portage.wi.us](http://www.co.portage.wi.us)).

In accordance with subsection [66.1001\(4\)\(f\)](#) of Wisconsin Statutes, the Village Clerk will provide a copy of the public hearing notice, including a copy or summary of the proposed update, to any person who submits a written request to receive such notice of a proposed update at least 30 days before the public hearing is held. The notice will be by mail or in any reasonable form that is agreed to by the person and the Village Clerk, including electronic mail, voice mail, or text message. The Village may charge a fee to cover the cost of providing such notice.

- H. Plan Approval – The Comprehensive Planning Committee will be the first body to act on the update. The Comprehensive Planning Committee may only recommend an update of the Comprehensive Plan by adopting a resolution by a majority vote of the entire Committee. Their vote will be recorded in their official minutes. Upon receiving the Committee’s recommendation, the Village Board will schedule a public hearing according to the procedures listed above. Following the public hearing, the Village Board will vote to approve, deny, or refer the proposed update back to the Comprehensive Planning Committee. The Village Board will need to enact an ordinance by a majority vote of its trustees for the update to take effect.

In accordance with subsections [66.1001\(4\)\(b\)](#) and [66.1001\(4\)\(c\)](#) of Wisconsin Statutes, the Village Clerk will provide copies of the resolution and ordinance updating the Comprehensive Plan to the following:

- The clerk of every local governmental unit that is adjacent to the Village of Park Ridge.
- The Wisconsin Department of Administration.
- The North Central Regional Planning Commission.
- The Portage County Public Library in Stevens Point.

Adopted by the Park Ridge Village Board on March 15, 2021.

**RESOLUTION NO 005-2021R**

**ADOPTING A PUBLIC PARTICIPATION PLAN  
FOR THE VILLAGE OF PARK RIDGE COMPREHENSIVE PLAN UPDATE**

WHEREAS, pursuant to section 66.1001 of Wisconsin Statutes, beginning on January 1, 2010, if a town, village, city, or county enacts or amends an official mapping, subdivision, zoning, or shoreland zoning ordinance, it must be consistent with that community's comprehensive plan; and

WHEREAS, the Village Board of Park Ridge adopted the Village of Park Ridge 2004 Comprehensive Plan under the authority of, and procedures established by, subsection 66.1001(4) of the Wisconsin Statutes on May 17, 2004; and

WHEREAS, pursuant to subsection 66.1001(2)(i) of Wisconsin Statutes, a Comprehensive Plan shall be updated no less than once every 10 years; and

WHEREAS, the Village of Park Ridge Comprehensive Planning Committee is in the beginning stages of updating its 2004 Comprehensive Plan; and

WHEREAS, subsection 66.1001(4)(a) of Wisconsin Statutes, describes 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; and

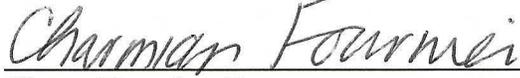
WHEREAS, a Public Participation Plan was adopted to foster public participation during the process of creating the Village of Park Ridge 2004 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Park Ridge hereby adopts the Public Participation Plan for the Village of Park Ridge Comprehensive Plan Update, attached hereto, to fulfill the requirements of subsection 66.1001(4)(a) of Wisconsin Statutes.

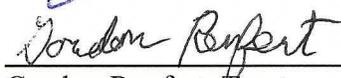
Adopted this 15<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Steven Menzel, Village President

  
\_\_\_\_\_  
Bill Dunham, Trustee

  
\_\_\_\_\_  
Charm Fournier, Trustee

  
\_\_\_\_\_  
Brian Kozlowski, Trustee

  
\_\_\_\_\_  
Gordon Renfert, Trustee

Published/Posted this 28 day of May, 2021.

Attest: Char Woyak  
Char Woyak, Village Clerk

## Appendix C

Village of Park Ridge Business Directory

Compiled December 2021

Village of Park Ridge  
2022 Comprehensive Plan

| BUSINESS NAME                             |                                     |
|---|-------------------------------------|
| AIRPORT BAR                               | MIDWEST MEDIA SUPPLY                |
| ADVANCED AUTO                             | NATURAL CONNECTION MASSAGE          |
| ANCHOR POINT THERAPY                      | NEW KREATIONS LLC                   |
| BLINDS & DESIGNS BY KELLY                 | NEXTHOME PRIORITY                   |
| CHILD SAFETY CENTER                       | NICE AS NEW LLC                     |
| CRICKET MOBILE                            | ON POINT NUTRITION                  |
| CROWE DENTISTRY                           | OPPORTUNITY DEVELOPMENT CENTERS INC |
| DANCE EDUCATION                           | PERFECT BALANCE ENERGY THERAPY      |
| DANCE STUDIO TORBA LLC                    | POINT OF BEAUTY                     |
| DOGGIE BOUTIQUE                           | PRECISION CELLULAR & SOUND          |
| DOLCE DIGITAL IMAGING & PRINTING          | STATE FARM MUTUAL AUTO INS CO       |
| EDWARD JONES & CO                         | STEVEN KROPIDLOWSKI                 |
| FIRST STATE BANK                          | SYNCHRONIZED VIBES                  |
| FITERNAL CROSSFIT                         | TACTICAL ESCAPE 101                 |
| GNI OF PARK RIDGE LLC C/O WALGREEN TAX DT | TAP AND TACKLE                      |
| HAPPY FOOT SHOE SERVICE                   | THE BOTTLE STOP                     |
| KRIEDEMANS INTERIORS & ASSOC              | THE HAIR PERFORMERS                 |
| LES' UPHOLSTERY & FINE FURNITURE          | THE SILVER COACH RESTAURANT INC     |
| MADLENA PERFORMANCE THERAPY               | THE STORE                           |
| MARTIN CHIROPRACTIC OFFICE                | UNIVERSAL INC - SCHIERL CO SUBWAY   |
| MATAFIED CUTS                             |                                     |

## Appendix D

### Village of Park Ridge Business Survey Results

Compiled December 2021

Village of Park Ridge  
2022 Comprehensive Plan

## Park Ridge - Business Survey - 2021

### What are the strengths of doing business at your location in PR?

- 1 Visibility from the main drag (road), lots of opportunities to get involved in the community. :-)
- 2 Great Corner Location
- 3 Visible to Public. Smooth, moderate traffic
- 4 Easy access off Main Street as well as HWY 39
- 5 Close to Interstate
- 6 Lower taxes than Stevens Point
- 7 Good traffic flow, lots of parking, good shopping in area.
- 8 Good locattion from all parts of the city. Our office has been at this location since 1986.
- 9 For my patients, it is easy to recognize, easy parking and many recognizable landmarks that make direction easy for patients.
- 10 Easy access to our store - having other business establishments around us.
- 11 Accessibility
- 12 The stop light at PRD and Sunset. Good Parking. Having Metro Market and Walgreens clse by. Close to HWY 39.
- 13 Visibility; easy for clients to find us. Safe parking lot for car seat installs.
- 14 It's an easy location for people to find
- 15 Because we have small, affordable spaces & the location is good - - we are almost always full.
- 16 It's the right location/building spspace - marketing, etc.

### What are the weaknesses of doing business at your location in PR?

- 1 Lower population base than our other locations (Rice Lake, Eau Claire & Maplewood, MN)
- 2 Commercial Rentals
- 3 Costs, rent, water.
- 4 Not a Park Ridge problem, but parking.
- 5 Available Parking
- 6 Development is moving toward HH & other Areas of Plover
- 7 Hard to see from main highway.
- 8 The intersection at Linwood Ave and Hwy 10/66. Turning left from Linwood onto 66, then cars traveling east and turning into the Silver Coach Restaurant. Horrible intersection.
- 9 Cannot think of any negatives.
- 10 None
- 11 Noise of HWY 10, especially engine braking "Jake braking"
- 12 I am a little off the main drag.
- 13 Cost - we are a non-profit with limited funds.
- 14 Parking remains an issue. We used to be able to park next to our building on the street but that was taken away. Also, snow removal on the streets is not good.
- 15 Parking is always an issue for new tenants. We ask them to park on the back streets but durin gthe winter the raods aren't cleared well enough.
- 16 Honestly, people don't know what we are...marketing scenario/building

### What are the opportunities you see in the future at your location in PR?

- 1 Expanding with new rooms if we can draw enough businss in. :-)
- 2 People parking in my parking lot from Dosie Printing building all the time.
- 3 Being connected to other local businesses, becoming part of the community
- 4 -
- 5 Expansion
- 6 Remodel
- 7 More business coming in or restaurants.
- 8 -
- 9 Continual businesses working on entry spots, that bring more recognition to existing business.
- 10 -
- 11 Not interested
- 12 Development at the corner of Green Ave and PRD could help.
- 13 -
- 14 -
- 15 I really don't see any new opportunities.
- 16 Lots of HWY 10 Marketing

**What are the threats you foresee in doing business at your location in PR?**

- 1 None at this time.
- 2 No
- 3 Inflation
- 4 Again, parking.
- 5 Stevens Point annexing Park Ridge
- 6 Hwy 10 has been rerouted & development in other areas is diverting retail traffic.
- 7 I hope none.
- 8 Again, the intersection is dangerous - people turning west onto 66, all the U-turns also.
- 9 As a renter, I do not foresee any threats.
- 10 None
- 11 Noise
- 12 -
- 13 -
- 14 We worry about any road work on main street. It would hurt if customers couldn't reach us.
- 15 Just concerns about widening roads and eliminating any parking.
- 16 Pandemic

**Do you anticipate any major changes in your business in the next 10 years?**

- 1 No No major changes - just new rooms if all goes well!
- 2 -
- 3 Yes Expanding
- 4 Yes We will be moving hence selling our building.
- 5 Yes Possible Expansion
- 6 No -
- 7 Yes. Retirement, relocate.
- 8 No -
- 9 No Possible Expansion of Employees
- 10 No -
- 11 Yes Managed care will eliminate people like me
- 12 Yes I hope to retire in 3 years and sell the business.
- 13 Yes Our funding is decreasing; we may not be able to continue in the next few years
- 14 No -
- 15 -
- 16 No Just making developments & constantly evolving

**Are there ways that the Village could help your business be more successful?**

- 1 No. I'm relatively new to the organization, so I may be better able to answer at a later date.
- 2 -
- 3 - Come get your hair cut.
- 4 -
- 5 No. -
- 6 No. IDK
- 7 No. -
- 8 -
- 9 No. I don't think there are any current issues that I foresee.
- 10 Yes Promoting the business community through ads, etc.
- 11 Yes Enforce engine braking laws
- 12 No. -
- 13 Yes Advertise & market that we are here.
- 14 -
- 15 -
- 16 Yes Inform them of opportunities in the area to better their health/wellness

**If there was one thing you wish the VoPR Trustees better understood about your business, it would be:**

- 1 Unsure
- 2 Yes
- 3 -
- 4 -
- 5 Liquor Laws
- 6 -
- 7 Our business completely depends on how the owner markets him or herself
- 8 -
- 9 -
- 10 -
- 11 Noise disrupts my work
- 12 -
- 13 -
- 14 -
- 15 -
- 16 No, they do a good job

**Would you be willing to participate in a business round-table discussion?**

- 1 Yes - Only if a new perspective is valuable at the moment. :-)
- 2 -
- 3 No
- 4 -
- 5 Yes
- 6 Yes
- 7 No
- 8 No
- 9 -
- 10 No
- 11 -
- 12 No
- 13 No
- 14 Yes
- 15 Yes
- 16 Yes