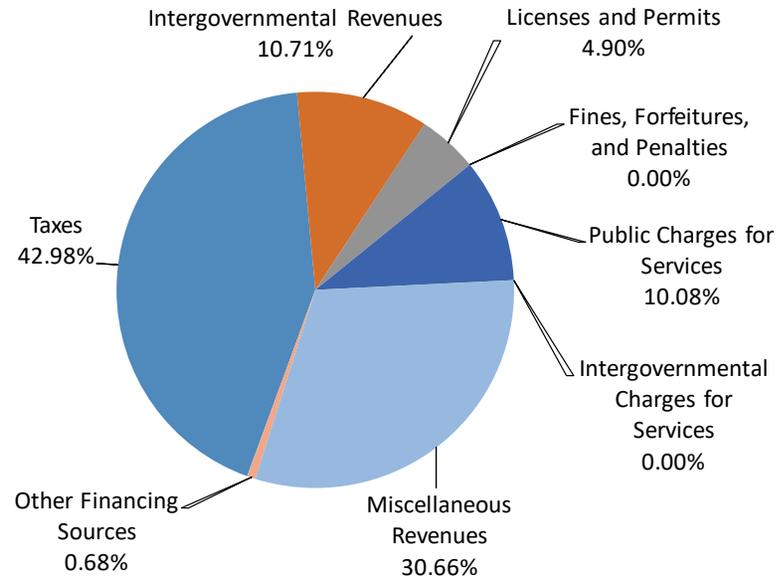


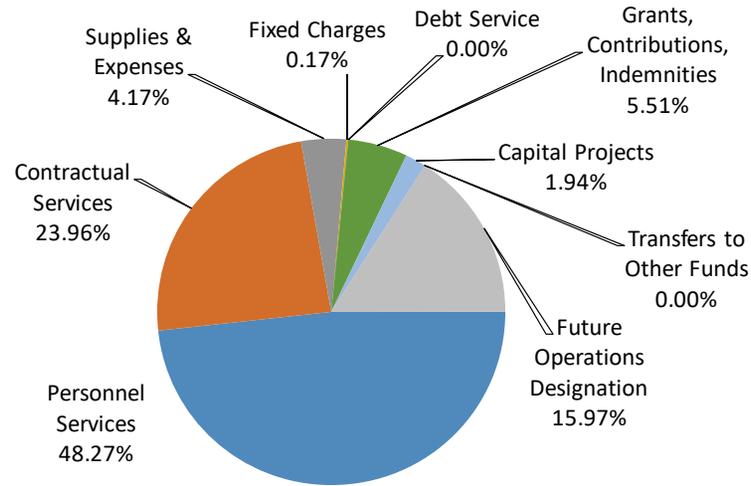
2019 REVENUES BY CLASSIFICATION – CONSERVATION AND DEVELOPMENT



	2018 Modified Budget	2019 Proposed Budget	Change from 2018 Modified Budget	
			Amount Change	Percent Change
Taxes	1,117,125	1,108,508	(8,617)	0.00%
Intergovernmental Revenues	443,575	276,272	(167,303)	-37.72%
Licenses and Permits	124,265	126,265	2,000	1.61%
Fines, Forfeitures, and Penalties	-	-	-	0.00%
Public Charges for Services	257,920	259,950	2,030	0.79%
Intergovernmental Charges for Services	-	-	-	0.00%
Miscellaneous Revenues	523,614	790,850	267,236	51.04%
Other Financing Sources	123,735	17,528	(106,207)	-85.83%
Total Revenues	2,590,234	2,579,373	(10,861)	-0.42%

*These totals may vary from the 2019 County Wide Budget Summary as the amounts reflected include all budgets represented in this section.

2019 EXPENDITURES BY CLASSIFICATION – CONSERVATION AND DEVELOPMENT



	2018 Modified Budget	2019 Proposed Budget	Change from 2018 Modified Budget	
			Amount Change	Percent Change
Personnel Services	1,224,115	1,244,971	20,856	1.70%
Contractual Services	811,279	618,027	(193,252)	-23.82%
Supplies & Expenses	126,591	107,653	(18,938)	-14.96%
Fixed Charges	4,498	4,408	(90)	-2.00%
Debt Service	-	-	-	0.00%
Grants, Contributions, Indemnities	154,250	142,250	(12,000)	-7.78%
Capital Projects	97,028	50,028	(47,000)	-48.44%
Transfers to Other Funds	-	-	-	0.00%
Future Operations Designation	172,473	412,036	239,563	138.90%
Total Expenses	2,590,234	2,579,373	(10,861)	-0.42%

*These totals may vary from the 2019 County Wide Budget Summary as the amounts reflected include all budgets represented in this section.

PLANNING AND ZONING

MISSION:

To protect and promote the health, safety, and general welfare of all citizens and visitors of Portage County through providing long-range planning services, and professional administration and equitable enforcement of applicable County Codes and Ordinances, and State laws/codes relating to land use and development, resource conservation, and surface and groundwater protection.

OVERVIEW:

The Planning and Zoning Department (P&Z) consists of seven sections: Planning, Zoning, Land and Water Conservation, Geographic Information Systems, On-Site Waste, Water Resources, and Economic Development. The office is responsible for overseeing the development and implementation of the County's Comprehensive Plan, review and approval for residential, commercial, and industrial developments in rural areas of Portage County, and implementation and enforcement of land use tools and land development regulation policies as adopted by the County Board of Supervisors. Staff also provides support services to local municipal boards, committees, and commissions. The department provides a one stop shop for citizens for permits and development applications, and staff is available to answer questions regarding local, County, State, and Federal regulations.

With regard to economic development, P&Z staff provide primary assistance and support for the County's activities with the Central Wisconsin Economic Development (CWED) Revolving Loan Fund program, as well as the Community Development Block Grant (CDBG) Housing Program.

P&Z is also responsible for the administration of the Central Wisconsin Windshed Partnership Group (CWWP). CWWP seeks solutions to wind erosion and wildlife habitat enhancement through implementation of the following three beneficial public services to clients: windbreak

establishment, wildlife habitat development, and information and education to increase awareness of wind erosion.

ON THE HORIZON:

The Planning and Zoning Department has a number of major projects to wrap up from 2018, and launch in 2019.

- Facilitate a discussion by County Oversight Committees of issues and possible actions related to improving groundwater quality.
- Collaborate with Parks Department to update the State-required County Outdoor Recreation Plan.
- Expand education and information delivery efforts for residents and local municipalities on local land use/resource issues, particularly regarding groundwater issues, as well as the overall functions/services provided by the Planning and Zoning Department.
- Work toward implementation of the Adopted Land and Water Resource Management, Farmland Preservation, Groundwater Management, and Countywide Bicycle/Pedestrian Plans.
- Work to update County Ordinances and Regulations (Zoning Ordinance, Subdivision Ordinance, On-Site Waste Ordinance, etc.), based on adopted long-range plans.
- Review departmental procedures and functions to optimize efficiency.
- Provide staff assistance for long-range planning and development issues for the County's 17 towns, nine villages and the City of Stevens Point.
- Work with the Portage County Business Council and Portage County Capital Improvements/Economic Development Committee to participate in a countywide discussion on various aspects of the local economy, and help define Portage County's role.
- Coordinate long-range planning efforts (i.e. Groundwater Management, Farmland Preservation, Economic Development, the future of County facilities and services, etc.); and incorporate these planning efforts into the County Comprehensive Plan.

PLANNING AND ZONING

FINANCIAL SUMMARY

	2017 Actual	2018	2018	2019 Budget	Change from 2018 Modified Budget	
		Modified Budget	Projected Budget		Amount Change	Percent Change
Revenue						
Taxes	0	0	0	0	0	N/A
Intergovernmental Revenue	261,054	443,575	440,565	276,272	(167,303)	-37.72%
Licenses and Permits	124,740	124,265	125,090	126,265	2,000	1.61%
Fines, Forefeits and Penalties	0	0	0	0	0	N/A
Public Charges for Service	223,550	257,920	177,510	259,950	2,030	0.79%
Intergovernmental Charges for Service	0	0	0	0	0	N/A
Miscellaneous Revenue	13,750	46	800	0	(46)	-100.00%
Other Financing Sources	0	54,500	55,592	2,500	(52,000)	-95.41%
Total Revenue	\$623,094	\$880,306	\$799,557	\$664,987	(\$215,319)	-24.46%
Expenditures						
Personnel Services	1,208,924	1,224,115	1,224,340	1,244,971	20,856	1.70%
Contractual Services	239,408	386,924	374,445	222,166	(164,758)	-42.58%
Supplies & Expenses	73,114	126,591	96,715	107,653	(18,938)	-14.96%
Building Materials	0	0	0	0	0	N/A
Fixed Charges	4,327	4,488	4,542	4,397	(91)	-2.03%
Debt Service	0	0	0	0	0	N/A
Grants, Contributions, Indemnities	5,464	52,750	45,200	40,750	(12,000)	-22.75%
Capital Projects	5,845	32,000	32,500	0	(32,000)	-100.00%
Cost Allocations	0	0	0	0	0	N/A
Transfers to Other Funds	0	0	0	0	0	N/A
Future Operations Designations	0	73,053	28,643	52,058	(20,995)	-28.74%
Total Expenditures	\$1,537,082	\$1,899,921	\$1,806,385	\$1,671,995	(\$227,926)	-12.00%
County Allocation	\$913,988	\$1,019,615	\$1,006,828	\$1,007,008	(\$12,607)	-1.24%
Addition to (Use of) Fund Balance	\$54,206					

PLANNING AND ZONING

FINANCIAL SUMMARY HIGHLIGHTS:

- Intergovernmental revenues decrease overall by 37.72% due to the removal of \$150,000 for Targeted Runoff Management (TRM) grant funding and removal of \$12,000 for Healthy Lakes.
- Licenses and permits increase \$2,000 related to Groundwater section sanitary permit fees.
- Public charges for services increase due to anticipated Central Wisconsin Partnership Group (CWWP) administrative fees.
- Other financing sources decrease in the 2019 budget due to the previous year's replacement of a vehicle.
- Personnel services increase overall by 1.7% due to a 1.00% annual adjustment increase to the County's wage and classification plan along with a 2.00% decrease for health insurance premiums.
- Contractual services decrease overall by 42.58% due to the removal Targeted Runoff Management (TRM) grant related expenses and a reduction in Soil and Water Resource Management (SWRM) Cost share.
- Supplies and expenses decrease by 14.96% due to costs related to purchasing/replacing windshed equipment.
- Grants, contributions and indemnities decrease for the removal of expenses related to the Healthy Lakes grant.
- Capital projects decrease due to the removal of expenses related to the purchase of a vehicle.
- Designated for future operations decrease for the removal of Soil and Water Resource Cost allocations carry over funds.

PLANNING AND ZONING

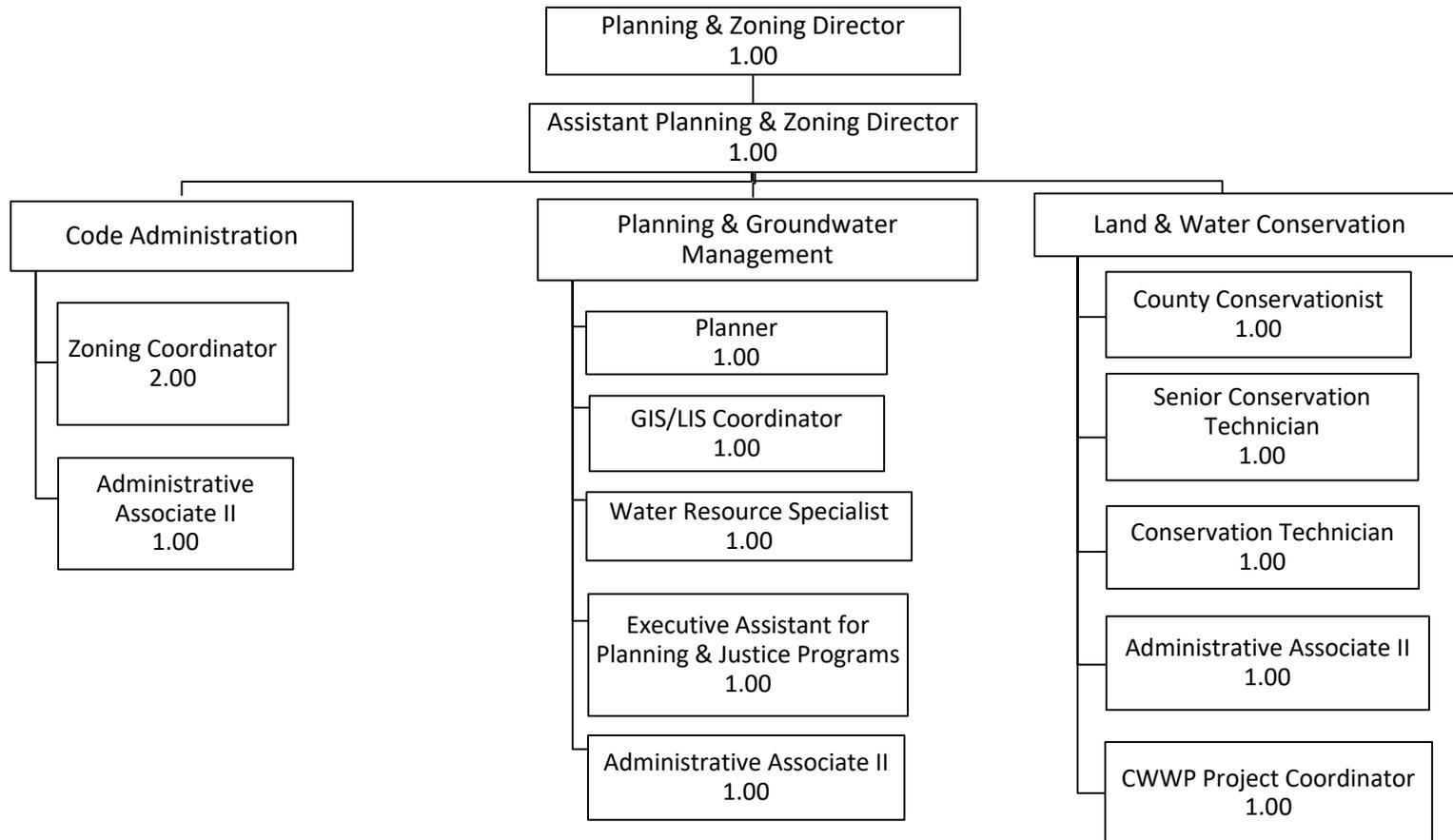
CONTRACTED SERVICES

Type of Services Provided	Annual Cost
LWCD Soil & Water Resource Management Cost Share	66,750
CWWP Consulting Services	25,000
Wildlife Damage Abatement & Claims Program	24,500
UWSP Intern Program	16,000
CWWP Professional Services	7,500
Digital Scanning Project	4,500
Other Contractual	77,916
Total	222,166

CAPITAL OUTLAY

Description	Amount
None	

PLANNING & ZONING



Position Summary (FTE)	2017	2018	2019
Regular Positions	15.00	15.00	15.00
Extra Help	0.00	0.00	0.00
Total	15.00	15.00	15.00

1.00 FTE is reflected in the Land Records Modernization Section.

COMMUNITY DEVELOPMENT BLOCK GRANT

MISSION:

To develop a successful housing rehabilitation/revolving loan fund program for low-and-moderate income (LMI) owner-occupied/renter-occupied homes, and direct assistance to LMI households to facilitate homeownership.

OVERVIEW: (Portage County CDBG-Housing Program)

Wisconsin Community Development Block Grant-Housing Program (CDBG-Housing) funding became available in 2007, through a grant to Portage County from the U.S. Department of Housing and Urban Development (HUD), which passed through the State of WI Department of Commerce (now Department of Administration). Portage County contracted with CAP Services to administer its CDBG-Housing Program. This contractual agreement remains in place today.

Portage County's participation in CDBG-Housing created a revolving loan fund to assist eligible residents with qualified projects, which include, but are not limited to: 1. deferred payment housing rehabilitation loans; 2. low-interest rehabilitation loans; 3. sewer and water laterals; 4. well and septic systems; 5. neighborhood code enforcement activities; and 6. hazard mitigation such as flood proofing and/or "safe rooms" for tornadoes or other severe storms.

Funds for rehabilitation of LMI owner-occupied units will be 0% deferred payment loans to those with incomes at or below LMI levels established by HUD. Rehabilitation of LMI renter-occupied units will be 1.5% regular monthly installment loans, and 75% of the rehabilitated units must be rented to LMI households. Funds may also be used for closing costs and up to 50% of a reasonable down payment for the purchase of a home by an LMI household utilizing a 0% deferred payment program.

OVERVIEW: (CHR-State of WI Regional Housing Program)

Portage County joined a regional housing program effort, the Central Housing Region (CHR), in 2013. The CHR includes money coming into the WI Department of Administration from HUD to be awarded to various established housing regions across the State of Wisconsin. The CHR is administered by Juneau County Housing Authority. As with Portage County's established housing program, loan repayments will revolve out to other eligible applicants.

The CHR effort does not include the transfer of funds currently available in established Housing Programs, such as the one Portage County established in 2007. At this time, those funds will remain segregated from CHR and will continue to be administered by CAP Services through contract with Portage County. CAP Services and CHR have collaborated together on awarding various loan requests.

If an eligible applicant comes forward for funds, Portage County's established program dollars will be utilized first, with the remainder coming from CHR funds. This will allow all CDBG-Housing Programs to continue to grow and revolve dollars back into the County.

ON THE HORIZON:

Both the Portage County CDBG-Housing and Regional CHR Housing Programs are viable and strong. At this time, it appears HUD will continue funding housing programs, which support continued homeownership in Portage County and the entire CHR.

COMMUNITY DEVELOPMENT BLOCK GRANT

FINANCIAL SUMMARY

	2017 Actual	2018 Modified Budget	2018 Projected Budget	2019 Budget	Change from 2018 Modified Budget	
					Amount Change	Percent Change
Revenue						
Taxes	0	0	0	0	0	N/A
Intergovernmental Revenue	0	0	0	0	0	N/A
Licenses and Permits	0	0	0	0	0	N/A
Fines, Forfeits and Penalties	0	0	0	0	0	N/A
Public Charges for Service	0	0	0	0	0	N/A
Intergovernmental Charges for Service	0	0	0	0	0	N/A
Miscellaneous Revenue	4,517	8	23	23	15	187.50%
Other Financing Sources	0	217	202	0	(217)	-100.00%
Total Revenue	\$4,517	\$225	\$225	\$23	(\$202)	-89.78%
Expenditures						
Personnel Services	0	0	0	0	0	N/A
Contractual Services	92	225	225	0	(225)	-100.00%
Supplies & Expenses	0	0	0	0	0	N/A
Building Materials	0	0	0	0	0	N/A
Fixed Charges	0	0	0	0	0	N/A
Debt Service	0	0	0	0	0	N/A
Grants, Contributions, Indemnities	0	0	0	0	0	N/A
Capital Projects	0	0	0	0	0	N/A
Cost Allocations	0	0	0	0	0	N/A
Transfers to Other Funds	0	0	0	0	0	N/A
Future Operations Designations	0	0	0	23	23	N/A
Total Expenditures	\$92	\$225	\$225	\$23	(\$202)	-89.78%
County Allocation	(\$4,425)	\$0	\$0	\$0	\$0	N/A
Addition to (Use of) Fund Balance	\$4,425					

COMMUNITY DEVELOPMENT BLOCK GRANT

FINANCIAL SUMMARY HIGHLIGHTS:

- The Portage County CDBG-Housing and CHR Regional Loan Programs are viable and strong.
- There are waiting lists for those seeking funds at both the County and CHR programs. As loans are repaid, the money will revolve out to eligible applicants.

REDRLF

MISSION:

To assist with the growth of business development in rural Portage County through a Rural Economic Development Revolving Loan Fund (REDRLF) process. As money loaned is repaid, those funds will be placed into a Revolving Loan Fund for distribution back out to additional businesses that have loan needs.

OVERVIEW:

In 2002, through an earmark from the United States Small Business Administration a one-time grant was authorized to Portage County in the amount of \$150,000 to be used towards economic development. Loans would be made to eligible businesses to: 1. provide financing to new/expanding businesses that anticipate high growth as a result of receiving funds; 2. encourage creation/retention of permanent jobs; 3. encourage leveraging of new private investment into rural Portage County; 4. to perpetuate a positive and proactive business climate; 5. to implement Portage County's economic goals and objectives; 6. to maintain and promote a diverse mix of employment opportunities; 7. to encourage development and use of modern technology; and 8. to work in partnership with lenders to address the needs of rural Portage County businesses.

In 2007, a loan in the amount of \$145,000 was approved for one applicant, who became unable to repay the loan in 2008, and ultimately filed bankruptcy leaving the loan in permanent default. NOTE: Grant award was \$150,000, minus a \$5,000 administration fee, equals an available \$145,000.

The REDRLF account balance as of June 30, 2018 is \$46,021.74.

ON THE HORIZON:

Portage County joined the Central Wisconsin Economic Development (CWED) regional revolving loan fund program in 2008, as authorized by the Portage County Board of Supervisors. Regionalization of Portage County's Revolving Loan Funds resulted in loan documentation and funds being transferred into this regional fund to be administered by a third party. Funds transferred into CWED came from loans repaid to Portage County originating from the State of Wisconsin Department of Commerce's Community Development Block Grant-Economic Development Program.

However, REDRLF money originated from the Federal Government through the Small Business Administration causing them to be segregated from the funds transferred to CWED. REDRLF dollars continue to reside in Portage County's budget earning interest monthly. There may be a possibility of authorizing a transfer of REDRLF funds to the CWED Program in the future.

REDRLF

FINANCIAL SUMMARY

Revenue	2017 Actual	2018 Modified Budget	2018 Projected Budget	2019 Budget	Change from 2018 Modified Budget	
					Amount Change	Percent Change
Taxes	0	0	0	0	0	N/A
Intergovernmental Revenue	0	0	0	0	0	N/A
Licenses and Permits	0	0	0	0	0	N/A
Fines, Forefeits and Penalties	0	0	0	0	0	N/A
Public Charges for Service	0	0	0	0	0	N/A
Intergovernmental Charges for Service	0	0	0	0	0	N/A
Miscellaneous Revenue	69	60	141	141	81	135.00%
Other Financing Sources	0	0	0	0	0	N/A
Total Revenue	\$69	\$60	\$141	\$141	\$81	135.00%
Expenditures						
Personnel Services	0	0	0	0	0	N/A
Contractual Services	0	0	0	0	0	N/A
Supplies & Expenses	0	0	0	0	0	N/A
Building Materials	0	0	0	0	0	N/A
Fixed Charges	0	0	0	0	0	N/A
Debt Service	0	0	0	0	0	N/A
Grants, Contributions, Indemnities	0	0	0	0	0	N/A
Capital Projects	0	0	0	0	0	N/A
Cost Allocations	0	0	0	0	0	N/A
Transfers to Other Funds	0	0	0	0	0	N/A
Future Operations Designations	0	60	141	141	81	135.00%
Total Expenditures	\$0	\$60	\$141	\$141	\$81	135.00%
County Allocation	(\$69)	\$0	\$0	\$0	\$0	N/A
Addition to (Use of) Fund Balance	\$69					

REDRLF

FINANCIAL SUMMARY HIGHLIGHTS:

- REDRLF dollars of approximately \$46,000 continue to reside in Portage County's budget earning interest monthly.
- Miscellaneous revenues and future operations designations increase slightly due to interest rates.

BUSINESS PARK

MISSION:

To create a centralized location for new high-quality business and industrial development, which will provide for the creation of family-supporting jobs, provide economies of scale for business operations, and bring increased structure and value to the overall Portage County economy.

OVERVIEW:

The Portage County Business Park was developed by the Portage County Planning and Zoning Department through funding and approvals granted by the Portage County Board of Supervisors. The Park provides a 420 acre quality building environment for industrial, interchange commercial, and professional office development. The quality of the development environment is enhanced by Deed Restrictions and Protective Covenants (DRPC's) enforced by the County, and attractive County owned and maintained landscape and waterscape features strategically located within the Park and at Park entrances. The Park is served with sanitary sewer, water, curb, gutter, natural gas, and fiber optic communications.

The first sale of the land was made in 1997 before the Park construction was completed, and as of August 2018, 95% of developable land has been sold. Approximately 17 acres of development acreage remain, consisting of:

- Large Scale Rail Industrial – SOLD OUT
- Medium/Large Scale Industrial – 7 acres
- Highway Office – SOLD OUT
- Office/Light Industrial – SOLD OUT
- Business/Professional Offices – 3.35 acres
- Small Office Development (Oakwood Center) – 6.6 acres

The Planning and Zoning Department, through the Director, Assistant Director, and Executive Assistant, is responsible for administering the DRPC's that regulate development within the Park, including oversight of land sales, review and approval of development proposals, and enforcement/compliance with regulations. The Planning and Zoning Department works closely with the Corporation Counsel's office to accomplish these tasks.

Revenues include proceeds from land sales, and payments made by property owners within the Park to offset annual maintenance and upkeep costs. Expenses include maintenance, upkeep costs and debt service payment.

ON THE HORIZON:

In August 2017, the City of Stevens Point amended the boundaries of Tax Incremental District (TID) No. 9 and included the entirety of the Portage County Business Park within the TID. TID No. 9 has a maximum statutory life of 23 years, and must close not later than May 20, 2031, resulting in final collection of increment in budget year 2034. The City of Stevens Point and the Capital Improvement Projects/Economic Development Committee for Portage County will need to coordinate during 2019, to determine how the TID will create economic benefit while recognizing the investment and maintenance needs of current Business Park occupants.

Additional projects happening in 2019, include:

- Construction of the new Marten Machining building.
- Possible replacement of Business Park identification signage.
- Possible replacement of Business Park entry landscaping.

BUSINESS PARK

FINANCIAL SUMMARY

	2017 Actual	2018 Modified Budget	2018 Projected Budget	2019 Budget	Change from 2018 Modified Budget	
					Amount Change	Percent Change
Revenue						
Taxes	0	0	0	0	0	N/A
Intergovernmental Revenue	0	0	0	0	0	N/A
Licenses and Permits	0	0	0	0	0	N/A
Fines, Forfeits and Penalties	0	0	0	0	0	N/A
Public Charges for Service	0	0	0	0	0	N/A
Intergovernmental Charges for Service	0	0	0	0	0	N/A
Miscellaneous Revenue	161,223	523,500	294,651	790,686	267,186	51.04%
Other Financing Sources	0	0	0	0	0	N/A
Total Revenue	\$161,223	\$523,500	\$294,651	\$790,686	\$267,186	51.04%
Expenditures						
Personnel Services	0	0	0	0	0	N/A
Contractual Services	154,598	424,130	210,143	395,861	(28,269)	-6.67%
Supplies & Expenses	30	0	0	0	0	N/A
Building Materials	0	0	0	0	0	N/A
Fixed Charges	9	10	11	11	1	10.00%
Debt Service	0	0	0	0	0	N/A
Grants, Contributions, Indemnities	0	0	0	0	0	N/A
Capital Projects	0	0	0	35,000	35,000	N/A
Cost Allocations	0	0	0	0	0	N/A
Transfers to Other Funds	0	0	0	0	0	N/A
Future Operations Designations	0	99,360	84,497	359,814	269,814	271.55%
Total Expenditures	\$154,637	\$523,500	\$294,651	\$790,686	\$267,186	51.04%
County Allocation	(\$6,586)	\$0	\$0	\$0	\$0	N/A
Addition to (Use of) Fund Balance	\$6,586					

BUSINESS PARK

FINANCIAL SUMMARY HIGHLIGHTS:

- Miscellaneous revenue land sales increase based on the remaining parcels of land for sale.
- Contractual services decrease by 6.67% for anticipated grounds maintenance for 2019.
- Capital projects \$35,000 for 2019 includes major repairs to the business park ponds, fountains, irrigation, and other infrastructure.
- The Business Park is reimbursing the County for debt previously paid by the County for Business Park improvements. The transfer to the Debt Service fund was removed for 2017, 2018 and 2019, in anticipation of future capital projects. These repayments of previous Business Park borrowings are used to maintain a flat debt service levy and will be needed in future budgets based on the 2019 – 2023 Capital Improvement Projects Plan.
- Based on the proposed revenues and expenses for 2019, \$359,814 is budgeted to be placed in fund balance and utilized for future operations.

BUSINESS PARK

CONTRACTED SERVICES

Type of Services Provided	Annual Cost
Grounds Maintenance	105,000
Landscaping Services	100,000
Business Park Signage	100,000
Real estate sales commissions	55,261
Other contractual	35,600
Total	395,861

CAPITAL OUTLAY

Description	Amount
None	