

CHAPTER 1 Issues and Opportunities for Comprehensive Planning in the Village of Nelsonville

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 a more attractive, efficient, and “resident-friendly” environment in which to live.

The planning process involves understanding the various physical, economic, and social issues within Nelsonville. 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 by offering guidelines to government leaders, private enterprise, and individuals so that the Village’s development-related decisions are sound, practical and consistent.

Section 1.1 Brief History and Description of the Planning Area

The Village of Nelsonville is located in the eastern part of Portage County within the Town of Amherst, about 12 miles east of Stevens Point. The Village was incorporated in 1913 and encompasses approximately 700 acres of level to rolling terrain. A three member Board of Trustees governs the Village; they are elected by the voters every two years to serve on a part-time basis.

In 1851, two young men, Charles Stoltenberg and a Mr. Firesocker (Fairesticke) left Germany for the United States. They spent a year in Missouri and then decided to move to Wisconsin. In 1852, Charles Stoltenberg took up a homestead of eight acres on the western edge of what is now Nelsonville. His farm was occupied by his son Andrew Stoltenberg well into the 20th century. Mr. Firesocker took up a homestead on the neighboring 80 acres just west of Mr. Stoltenberg. Mr. Stoltenberg built his first cabin near the Lake (Stoltenberg Lake--now called Lake Elaine).

The community takes its name from Jerome Nelson, an Englishman who started a sawmill in the area in 1855 or 1856. Nelson built a dam along the Tomorrow River that not only provided electricity to his mill but to all the residents of the Village. For \$1, he bought the rights from Charles and Anna Stoltenberg to create a mill pond on their land along the Tomorrow River.

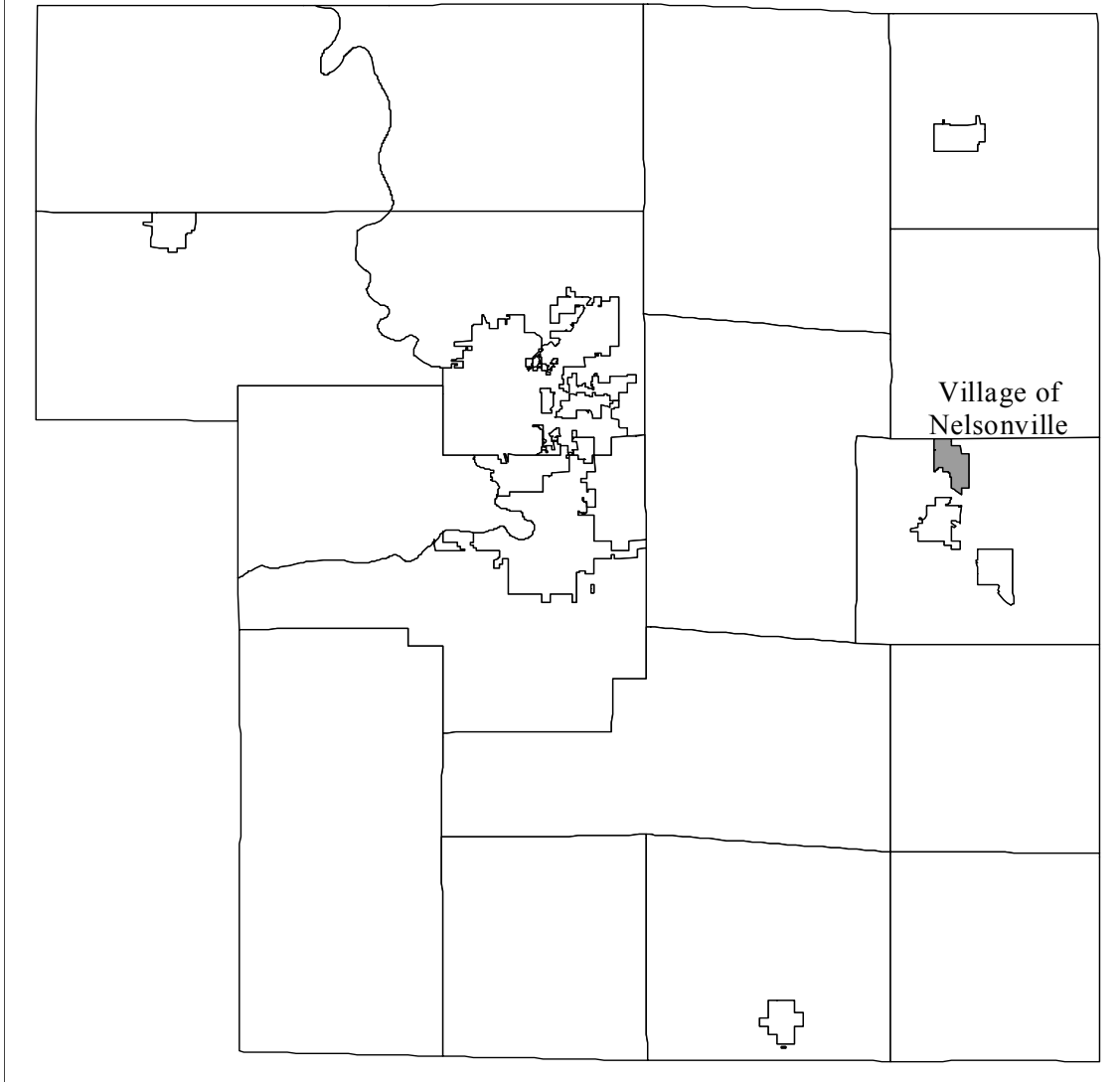
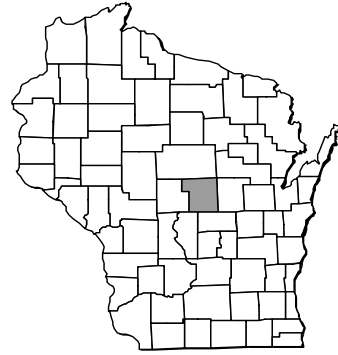
At the time of its incorporation in 1913, there were 177 people living in the Village, slightly less than today’s population of, 192.

Village of Nelsonville

Portage County, Wisconsin

Figure 1.1

Population 2000: 191
Area: 1 square mile



Section 1.2 Past Planning In Nelsonville

A. 1988 Land Use Plan

In 1988 the Village of Nelsonville Plan Commission adopted a Land Use Plan. This document consisted of background analysis, development objectives, and Land Use Plan Map. The Land Use Plan was written for the general purpose of guiding and accomplishing coordinated and harmonious development within the Village, in accordance with existing and future needs, while promoting public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.

Section 1.3 The Current Comprehensive Planning Process

As mentioned in the introduction to this document, this Village of Nelsonville Comprehensive Plan update had its beginning as a part of the County-wide planning project started in June 2001. The work during the first 18 months of the County-wide project, performed primarily by the Portage County Comprehensive Planning Joint Steering Committee, centered on public participation, visioning, and 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 Nelsonville Plan Commission began the Village Comprehensive Planning process in earnest in January 2003. The Plan Commission met monthly through September 2004 to put together the first complete preliminary draft of the plan. The comprehensive planning process involves several phases:

The first phase involves research. Activities include acquiring a thorough knowledge of the existing community setting, identifying problems that require solutions, analyzing critical factors that need to be changed before progress can be made toward community goals, and establishing goals and objectives for growth and development.

The second phase involves 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 involves the development of different plan alternatives for guiding future growth and the selection of a preferred alternative. The Land Use Element contains the different options that were discussed and relates how the Village is expected to grow, identifying in general terms how development should proceed in the future to achieve community goals. It proposes the most efficient use of land within the financial capabilities of the community by identifying where residential, commercial and industrial development should occur.

The final phase involves implementation of the plan and programs that will 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. A 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.

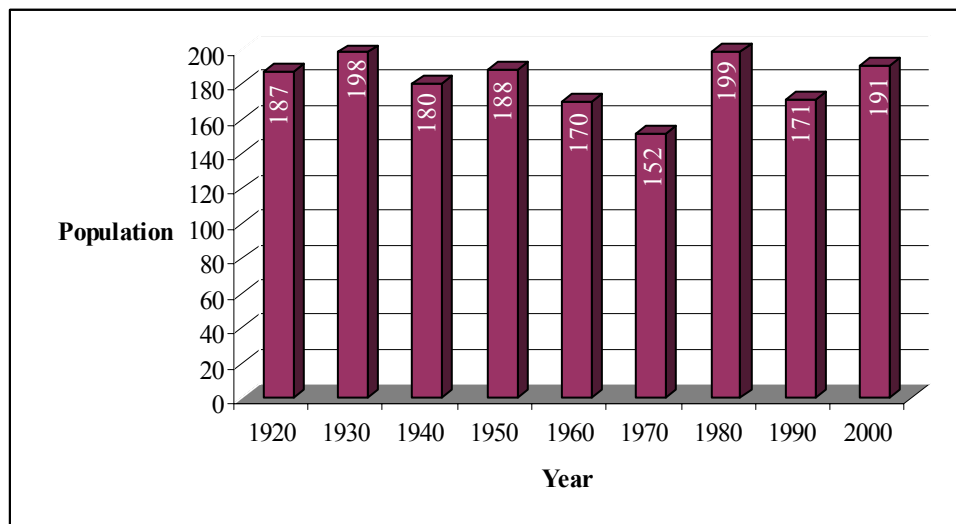
The Comprehensive Plan is the primary link between the past, the present, and the future, making it perhaps the best resource for achieving continuity over a period of time. It is to be used as a guide by those making decisions with regard to the development of the community. The Comprehensive Plan must also remain flexible so that it can be modified to reflect the processes of actual development and the changing attitudes and priorities of the community. To maintain an updated Comprehensive Plan, new information must be continually gathered and studied to determine trends and reevaluate projections, forecasts, and plans. Even policy recommendations, which are relatively permanent statements, may require periodic review to determine their appropriateness and suitability in relation to the direction and character of community development at that time. A well thought-out and updated Comprehensive Plan, with a solid base of public involvement, is one of the most fruitful investments a community can make. As a collection of policies and plans designed to guide future growth and development, it will help ensure continuity over time as changes occur within the Village of Nelsonville.

Section 1.4 Demographic Trends

A. Population Growth

Every 10 years the Federal government performs the National Census, and these Census results are the main source of the information used to understand how communities change over time. The Village of Nelsonville has seen considerable fluctuations in its population over the last 40 years. The population increased by 47 people (31%) between 1970 and 1980. Between the years of 1980 and 1990 there was a decrease of 28 people (14%), while in 1990 to 2000 the population increased by 20 people (11.6%). This is a distinct departure from the previous period (1920 to 1960), which saw a relatively flat population trend (see Figure 1.2 below).

Figure 1.2: Village of Nelsonville Population Change, 1920 to 2000



Source: US Bureau of Census

According to Census data, the Village of Nelsonville population grew at a rate of 26% from 1970 to 2000. This rate was greater than the Village of Almond (+4.3%), Village of Junction City (+11.1%) and Village of Rosholt (11.2%), while it was less than the Villages of Amherst and

Amherst Junction over the same time period. The 2003 State of Wisconsin Department of Administration population estimate for the Village of Nelsonville was 189, a decrease (-1.3%) since the 2000 Census.

Table 1.1: Village of Nelsonville Population Change, 1970 to 2000

	U.S. Census Data				State DOA Estimate	1970 to 2000 Change	2000 to 2003 Change
	1970	1980	1990	2000	2003		
Village of Nelsonville	152	199	171	191	189	25.7%	-1.3%
Village of Almond	440	477	455	459	453	4.3%	-1.3%
Village of Amherst	585	701	792	964	1,024	64.8%	6.2%
Village of Amherst Jct.	141	225	269	305	319	116.3%	4.6%
Village of Junction City	396	523	502	440	430	11.1%	-2.3%
Village of Rosholt	466	520	512	518	513	11.2%	-0.9%
Portage County	47,541	57,420	61,405	67,182	68,664	41.3%	2.2%

Source: US Census Bureau; State of Wisconsin Dept. of Administration; Portage County Planning and Zoning Dept.

Table 1.2 below helps to illustrate the migration patterns of Village residents by examining where residents were living five years prior to the Census. The “Same House” column identifies the Nelsonville residents that lived in the same dwelling in both 1995 and 2000 (or 1985 and 1990); a high percentage can be an indicator of long-term residency. The “Different House, Portage County” column identifies the Nelsonville residents that lived in a home outside the Village, but within Portage County, in 1995. The “Different House, Different County” column identifies the Nelsonville residents that lived in a home outside of the Village and Portage County, but within the State of Wisconsin, in 1995. The “Different State” column identifies the Nelsonville residents that lived in a home outside the State of Wisconsin in 1995.

Table 1.2: Comparison of Place of Residence, Five Years Prior to 1990 & 2000 Census

	Same House				Different House, Portage County				Different House Different County				Different State			
	1985		1995		1985		1995		1985		1995		1985		1995	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
V. Nelsonville	90	55%	125	70%	59	36%	25	14%	4	2%	29	16%	10	6%	0	0%
V. Almond	487	88%	276	39%	52	9%	86	12%	17	3%	25	4%	7	1%	7	1%
V. Amherst	823	68%	528	40%	235	19%	277	21%	77	6%	100	8%	79	7%	36	3%
V. Amherst Jct.	137	53%	141	54%	51	20%	84	32%	49	19%	37	14%	21	8%	0	0%
V. Junction City	306	72%	205	57%	68	16%	94	26%	29	7%	53	15%	22	5%	9	2%
V. Rosholt	297	63%	309	58%	119	25%	148	28%	48	10%	43	8%	7	1%	35	7%
Portage County	51%		56%		21%		22%		21%		16%		7%		5%	

Source: U.S. Census Bureau, 1980 and 2000 Census

Altogether, this information can be an indicator of resident turnover and where new residents are coming from. Based on 2000 Census information, the percentage of Nelsonville residents living in the same house as they did in 1995 increased by 15% from the 1990 Census. This is an indication that residents are settling down in the area. Residents moving from outside of the

state decreased to zero, while the residents moving from other parts of the county also decreased by 22%. These numbers provide information that the majority of the Village of Nelsonville residents are staying in the same dwelling, with an increasing amount coming from outside the County and none moving in from outside the State of Wisconsin.

B. Age Distribution

Table 1.3 below details the number of Village of Nelsonville residents that occupied specific age groups in each of the last three Census years, along with similar information for the Rural Village Average and the County as a whole (see Appendix E for individual Village comparison).

If you were to examine the Village of Nelsonville age group data straight across the Census years, you can get a feeling for how the increase in Village population in the last 10 years has been distributed. The “Under 5 to 14”, “25-to-34”, “45-to-64” and “over 85” categories added a total of 41 people since 1990, in contrast to the “15-to-24”, “35-to-44”, and “65-to-84” categories lost 21 people. Altogether, the Village gained 20 residents from 1990 to 2000, with the biggest increase in 25-to-34 and 45-to-64 year olds.

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

Age	Village of Nelsonville			Rural Village Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Under 5 years	17 8.5%	11 6.4%	19 9.9%	44 9.1%	41 8.1%	39 7.3%	4,343 7.6%	4,226 6.9%	3,964 5.9%
5 to 14 years	35 17.6%	30 17.5%	33 17.3%	71 14.5%	87 17.2%	88 16.5%	8,671 15.1%	9,080 14.8%	9,118 13.6%
15 to 24 years	25 12.6%	22 12.9%	14 7.3%	78 16.0%	64 12.6%	79 14.8%	15,270 26.6%	13,081 21.3%	13,983 20.8%
25 to 34 years	38 19.1%	23 13.5%	37 19.4%	73 15.0%	76 15.1%	74 13.8%	9,180 16.0%	9,897 16.1%	8,322 12.4%
35 to 44 years	20 10.1%	33 19.3%	27 14.1%	47 9.7%	72 14.2%	83 15.5%	5,593 9.7%	8,690 14.2%	10,261 15.3%
45 to 54 years	8 4.0%	17 9.9%	24 12.6%	29 6.0%	46 9.1%	64 11.9%	4,447 7.7%	5,489 8.9%	8,945 13.3%
55 to 64 years	19 9.5%	9 5.3%	16 8.4%	55 11.2%	31 6.0%	41 7.6%	4,185 7.3%	4,299 7.0%	5,235 7.8%
65 to 74 years	18 9.0%	13 7.6%	8 4.2%	51 10.4%	45 8.9%	27 5.0%	3,391 5.9%	3,610 5.9%	3,791 5.6%
75 to 84 years	17 8.5%	10 5.8%	8 4.2%	32 6.5%	33 6.6%	29 5.3%	1,806 3.1%	2,273 3.7%	2,565 3.8%
85 years and over	2 1.0%	3 1.8%	5 2.6%	8 1.6%	9 1.7%	12 2.3%	534 0.9%	720 1.2%	998 1.5%
Total	199	171	191	487	506	537	57,420	61,405	67,182
Median Age	30.4	34.8	33.5	32.4	32.7	33.0	25.4	29.3	33.0

Source: U.S. Census Bureau, 1980, 1990, 2000 Census. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt.

Further insight into the nature of the Village population’s change over time can be gained through examining how these age groups change as they move through their life cycles. The age groups (or “cohorts” as they are called when tracking a group of same-aged people) have been

displayed within the table in ten-year increments to more easily see how their numbers increase or decline over different Census years. The diagonal series of gray or white boxes within Table 1.3 indicate the path of each age cohort through the three Census periods. For example, the 5-to-14 year old cohort numbered 35 people in 1980. This number decreased to 22 in 1990 (as the 5-to-14 year olds became 15-to-24 year olds), but increased to 37 in 2000 as 25-to-34 year olds. The cohorts of 25-to-44 and 55-to-74 have been steadily decreasing over the last three census periods. As for the cohort of 45-to-54, this age group has remained relatively the same over the years.

The “median age” is the point where ½ of the population lies above and ½ below; the older this age is, the older the overall population for a place is becoming. The median age for the Village of Nelsonville rose three full years since 1980 (30.4 to 33.5 years of age). The Village Average (Almond, Amherst, Amherst Junction, Junction City, and Rosholt) rose by only ½ a year, while Portage County as a whole increased seven and a half years since 1980.

The overall percentage of Rural Village population over the age of 65 has been declining since 1980. The Village of Nelsonville 65+ population segment decreased from 18.6% to 11.0% between 1980 and 2000 (Table 1.4). The Average Rural Village saw this segment decline from 18.7% to 12.7%. In comparison, the percentage of population 65 years and older in Portage County as a whole has been slowly increasing over the last 20 years. This trend for Nelsonville and the Rural Villages could be due to the fact that there is not enough elderly housing and support services provided for these residents and they are moving out of the area to where there are such accommodations.

Table 1.4: Comparison of Population Aged 65+

Age	Village of Nelsonville			Rural Village Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
65 years and over	37 18.6%	26 15.2%	21 11.0%	91 18.7%	87 17.2%	68 12.7%	5,731 10.0%	6,603 10.8%	7,354 10.9%
Total Population	199	171	191	487	506	537	57,420	61,405	67,182
Median Age	30.4	34.8	33.5	32.4	32.7	33	25.4	29.3	33

Source: U.S. Census Bureau, Portage County Planning and Zoning Dept. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt

C. Education Levels

Table 1.5 below compares the educational attainment information contained in the 1990 and 2000 Census data for the Village of Nelsonville, Rural Village Average, and Portage County as a whole.

Nelsonville raised its overall educational attainment during the 1990’s. This was a result of the combination of in-migration, continued educational involvement by the existing residents of the Village, and the passing of older residents who did not have the educational opportunities enjoyed today. The number and percentage of Village of Nelsonville residents aged 25 and over that had less than a 9th grade education decreased between 1990 and 2000. The percentage of 25+ year-olds residents who completed some college, or completed a college degree program rose from twenty-eight (28%) percent to forty-four (44%) percent over the same period. This ten-year increase in attainment was the same as the Village Average (28% to 44%) and larger

than that of Portage County overall (40% to 49%). Portage County as a whole, however, still has a larger percentage of residents with some college, or completed college education.

Table 1.5: Comparison of Education Attainment

Ed. Attainment (Persons 25 yrs+)	Village of Nelsonville		Rural Village Average		Portage County	
	1990	2000	1990	2000	1990	2000
Less Than 9th Grade	9 8.3%	7 5.5%	49.2 15.7%	18 5.4%	4,065 11.6%	2,420 6.0%
9th to 12th Grade (No Diploma)	10 9.3%	12 9.4%	35 11.2%	29 8.6%	3,029 8.7%	3,019 7.5%
High School Graduate	59 54.6%	53 41.4%	142 45.2%	141 42.3%	14,082 40.2%	14,952 37.2%
Some College (No Degree)	14 13.0%	24 18.8%	43 13.8%	64 19.2%	5,205 14.9%	7,572 18.9%
Associate Degree	2 1.9%	4 3.1%	12 3.7%	27 8.2%	1,922 5.5%	2,802 7.0%
Bachelor's Degree	12 11.1%	21 16.4%	26 8.3%	41 12.3%	4,594 13.1%	6,468 16.1%
Graduate / Professional Degree	2 1.9%	7 5.5%	7 2.1%	13 4.0%	2,107 6.0%	2,910 7.2%
Total	108	128	313	332	35,004	40,143

Source: U.S. Census Bureau 1990, 2000. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt.

D. Households and Income

The Village of Nelsonville residential community is made up of different types of households. The US Census defines a household as “including all of the people who occupy a housing unit”. People not living in households are classified as living in group quarters. Table 1.6 below details the changes in the make-up of Village households over the last 20 years, and compares them to the Rural Villages and Portage County data. Family households, traditionally the largest group within the Village, have seen their percentage of total households decrease over the last 20 years, even as their number has continued to increase. Even with the decrease, Nelsonville maintains a slightly higher level of Family Household than the Rural Village Average or Portage County overall. Non-family households, or households made up of non-related residents, have increased from 24% of all households in 1980 to over 26% in the year 2000.

Married-couple households, traditionally the largest group within Nelsonville’s Family households, have seen both their number and percentage increase over the last 20 years. Single-father or mother headed family households have decreased from 16.7% in 1980 to 7.6% in 2000, with a majority of the drop attributable to the decrease in single-mother headed households.

The Persons Per Household (PPH) calculation for both the Village of Nelsonville and the County have continued a similar shrinking trend over the last 20 years, with Nelsonville’s PPH decreasing by 0.25 person compared to the County’s more accelerated rate of 0.39 person. On average the other Rural Villages have maintained their persons per household level.

Table 1.6: Household Type Comparison, Village of Nelsonville

Household Type	Village of Nelsonville			Rural Village Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Family Households <i>(Percent of Total Households)</i>	54 76.1%	49 77.8%	53 73.6%	133 70.7%	134 68.7%	139 65.6%	13,257 72.4%	14,883 69.9%	16,496 65.9%
Married-Couple Families <i>(Percent of Family Households)</i>	45 83.3%	44 89.8%	48 90.6%	114 85.7%	111 82.8%	105 75.5%	11,592 87.4%	12,645 85.0%	13,808 83.7%
Other Family, Male Householder <i>(Percent of Family Households)</i>	0 0.0%	0 0.0%	1 1.9%	4 3.0%	6 4.5%	11 7.8%	437 3.3%	602 4.0%	861 5.2%
Other Family, Female Householder <i>(Percent of Family Households)</i>	9 16.7%	5 10.2%	4 7.6%	14 10.5%	17 12.7%	23 16.5%	1,228 9.3%	1,636 11.0%	1,827 11.1%
Non-Family Households <i>(Percent of Total Households)</i>	17 23.9%	14 22.2%	19 26.4%	55 29.3%	61 31.3%	73 34.4%	5,056 27.6%	6,423 30.1%	8,544 34.1%
Householder Living Alone <i>(Percent of Non-Family Households)</i>	17 100%	14 100%	17 89.5%	49 89.1%	54 88.2%	62 84.9%	3,730 73.8%	4,679 72.8%	6,130 71.7%
Householder 65 Years and Over <i>(Percent of Non-Family Households)</i>	~	5 35.7%	5 26.3%	~	31 51.3%	32 43.8%	~	1,933 30.1%	2,196 25.7%
Total Households	71	63	72	188	195	212	18,313	21,306	25,040
Persons Per Household	2.80	2.71	2.65	2.60	2.60	2.62	2.93	2.71	2.54

Source: U.S. Census Bureau 1990, 2000. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt.

Another instructive piece of information on the state of households within the Village is the level of income that each household achieves. Again the Census provides insight into the range of incomes present within the Village of Nelsonville. Table 1.7 below describes how incomes have changed in the last 20 years.

Table 1.7: Household Income Comparison

Household Income Per Year	Village of Nelsonville			Rural Village Average			Portage County		
	1979	1989	1999	1979	1989	1999	1979	1989	1999
Less Than \$10,000	21 30.0%	12 19.7%	8 10.7%	78 38.0%	43 19.2%	22 8.4%	5,300 28.9%	3,210 15.0%	1,767 7.0%
\$10,000 to \$14,999	13 18.6%	6 9.8%	2 2.7%	38 18.4%	29 13.0%	22 8.4%	2,919 15.9%	1,978 9.3%	1,608 6.4%
\$15,000 to \$24,999	19 27.1%	9 14.8%	14 18.7%	53 25.9%	47 21.3%	27 10.6%	5,423 29.6%	4,072 19.1%	3,174 12.6%
\$25,000 to \$34,999	11 15.7%	15 24.6%	6 8.0%	21 10.1%	40 18.1%	36 13.9%	2,907 15.8%	3,654 17.1%	3,425 13.6%
\$35,000 to \$49,999	6 8.6%	14 23.0%	10 13.3%	11 5.4%	39 17.4%	46 17.8%	1,223 6.7%	4,370 20.5%	4,484 17.9%
\$50,000 to \$74,999	0 0.0%	2 3.3%	23 30.7%	2 1.1%	18 7.9%	69 26.6%	380 2.1%	2,983 14.0%	5,771 23.0%
\$75,000 to \$99,999	0 0.0%	3 4.9%	4 5.3%	2 1.1%	3 1.4%	29 11.1%	193 1.1%	661 3.1%	2,820 11.2%
\$100,000 to \$149,999	0 0.0%	0 0.0%	2 2.7%	0 0.0%	3 1.3%	4 1.6%	0 0.0%	274 1.3%	1,346 5.4%
\$150,000 or more	0 0.0%	0 0.0%	6 8.0%	0 0.0%	1 0.5%	4 1.6%	0 0.0%	134 0.6%	717 2.9%
Total Households	70	61	75	206	222	258	18,345	21,336	25,112
Median H-Hold Income	\$15,833	\$27,917	\$41,875	\$12,980	\$24,926	\$40,600	\$16,659	\$28,686	\$43,487

Source: U.S. Census Bureau 1980, 1990, 2000. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt.

It is a testimony to both the inflation of wages and the increased earning power of the residents of the Village of Nelsonville that the percentage of its households making greater than \$50,000 per year has increased from 0% in 1979 to almost 47% in 1999. Median household income level has increased from \$15,833 to \$41,875 (+164%) over the same period. The Village of Nelsonville 2000 median household income level is slightly higher than the Rural Village Average (\$40,600), but is nearly 4% lower than Portage County Average (\$43,487). Median household income for the different communities within Portage County ranges from approximately \$33,000 to a high of over \$56,000.

With the examination of income information, the Village should also assess the poverty status of its residents. “Poverty” is generally defined as 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 the age of 15 (such as foster children). Table 1.8 below outlines poverty thresholds for 1980, 1990, and 2000. Table 1.9 lists the Census information on poverty for the total number of residents, persons age 65 and above, and families within the Village of Nelsonville, the other Rural Villages, and Portage County as a whole.

Table 1.8: Poverty Thresholds – 1980, 1990, and 2000

Size of Family Unit	Poverty Threshold		
	1980	1990	2000
One Person	\$4,190	\$6,652	\$8,794
Two Persons	\$5,363	\$8,509	\$11,239
Three Persons	\$6,565	\$10,419	\$13,738
Four Persons	\$8,414	\$13,481	\$17,603
Five Persons	\$9,966	\$15,792	\$20,819
Six Persons	\$11,269	\$17,839	\$23,528
Seven Persons	\$12,761	\$20,241	\$26,754
Eight Persons	\$14,199	\$22,582	\$29,701
Nine Persons or More	\$16,896	\$26,848	\$35,060

Source: U.S. Census Bureau

Table 1.9: Percent in Poverty, Village of Nelsonville, Rural Villages, and Portage County

	Village of Nelsonville		Rural Village Average		Portage County	
	1989	1999	1989	1999	1989	1999
Persons	173	191	494	537	57,805	67,182
Below Poverty Level	34 19.7%	5 2.6%	58 11.7%	51 9.5%	7,454 12.9%	6,074 9.0%
Persons 65 Years and Over	20	21	88	68	5,327	7,354
Below Poverty Level	4 20.0%	3 14.3%	13 15.2%	7 10.6%	740 13.9%	561 7.6%
Families	46	54	134	145	14,927	16,643
Below Poverty Level	7 15.2%	0 0.0%	10 7.5%	11 7.5%	1,051 7.0%	725 4.4%

Source: U.S. Census Bureau, 1990, 2000 Census. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt

According to the Census information from 1990 and 2000, the Village of Nelsonville has a lower percentage of total persons, but a higher percentage of persons aged 65 and over, and families living below the poverty level than that of the Rural Village Average and Portage County as a whole. The percentage of Nelsonville families living below poverty level in 2000 dropped dramatically from 15.2% to 0% since the 1990 Census.

E. Employment Characteristics

Table 1.10 below summarizes employment by industry data provided for the last three Census years. This information represents what type of industry that the working residents in the Village were employed, and is not a listing of the employment currently located within the Village of Nelsonville. The discussion of the Village economy will take place within the Economic Development Element of this Comprehensive Plan. It should be noted that the method used for classifying industries was changed between the 1990 and 2000 Census, and therefore the information included is not entirely consistent for comparison between these years. The table attempts to place the three years in a useable context.

Table 1.10: Summary of Employment by Industry

Industry	Village of Nelsonville			Rural Village Average			Portage County		
	1980	1990	2000	1980	1990	2000	1980	1990	2000
Agriculture, Forestry, Fisheries, Mining	2 3.3%	5 5.9%	11 10.9%	10 5.6%	20 9.2%	12 4.4%	1,816 7.3%	1,755 5.8%	1,241 3.5%
Construction	0 0.0%	8 9.4%	8 7.9%	12 6.3%	13 6.0%	16 6.1%	1,004 4.0%	1,297 4.3%	1,707 4.8%
Manufacturing	12 20.0%	15 17.6%	20 19.8%	39 21.1%	49 22.0%	51 18.8%	4,637 18.6%	5,373 17.8%	6,314 17.7%
Transportation, Warehousing, Utilities	10 16.7%	10 11.8%	6 5.9%	19 10.4%	10 4.6%	25 9.3%	1,214 4.9%	1,511 5.0%	1,948 5.5%
Information	0 0.0%	0 0.0%	5 5.0%	0 0.0%	0 0.0%	10 3.9%	0 0.0%	0 0.0%	835 2.3%
Communications/ Other Public Facilities	0 0.0%	0 0.0%	0 0.0%	4 2.3%	6 2.8%	0 0.0%	325 1.3%	367 1.2%	0 0.0%
Wholesale Trade	6 10.0%	0 0.0%	0 0.0%	9 4.7%	6 2.6%	10 3.6%	885 3.5%	1,026 3.4%	1,235 3.5%
Retail Trade	11 18.3%	25 29.4%	7 6.9%	31 16.8%	41 18.4%	30 11.0%	4,317 17.3%	5,667 18.8%	4,813 13.5%
Finance, Insurance, Real Estate	6 10.0%	2 2.4%	10 9.9%	13 7.2%	19 8.7%	19 7.2%	2,971 11.9%	3,359 11.1%	3,682 10.3%
Professional, Management, Administrative	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	10 3.7%	0 0.0%	0 0.0%	1,627 4.6%
Business and Repair Services	0 0.0%	5 5.9%	0 0.0%	2 1.0%	8 3.4%	0 0.0%	518 2.1%	941 3.1%	0 0.0%
Personal Services	0 0.0%	0 0.0%	0 0.0%	0 0.0%	5 2.2%	0 0.0%	0 0.0%	777 2.6%	0 0.0%
Arts, Entertainment, Recreation Services	0 0.0%	2 2.4%	17 16.8%	4 2.1%	3 1.3%	17 6.4%	734 2.9%	388 1.3%	3,005 8.4%
Educational, Health, Social Services	9 15.0%	9 10.6%	13 12.9%	32 17.1%	30 13.3%	55 20.4%	5,331 21.4%	5,617 18.6%	7,192 20.2%
Other	2 3.3%	4 4.7%	2 2.0%	6 3.2%	8 3.7%	9 3.3%	624 2.5%	1,362 4.5%	1,236 3.5%
Public Administration	2 3.3%	0 0.0%	2 2.0%	4 2.1%	4 1.8%	5 1.9%	571 2.3%	710 2.4%	842 2.4%
Total Employed Persons	60	85	101	186	222	269	24,947	30,150	35,677
Unemployed Persons	7	2	5	20	11	15	2,013	1,590	2,255
Total Labor Force	67	87	106	206	233	284	26,960	31,740	37,944
Percent Unemployed	10.4%	2.3%	4.7%	9.7%	4.6%	5.3%	7.5%	5.0%	5.9%
Persons 16 Years +		121	144		366	396		47,202	53,135

Source: U.S. Census Bureau, 1990, 2000 Census. Rural Villages = Almond, Amherst, Amherst Junction, Junction City, Rosholt.

Section 1.5 Forecasts

A. Population Projections

Portage County Planning and Zoning Department prepares population projections for each of the municipalities within the county. The methodology for this projection is included in Appendix D of this Comprehensive Plan.

The Village of Nelsonville Plan Commission has adopted the following projected population totals for the planning period:

Year 2005: 200 Year 2010: 206 Year 2015: 211 Year 2020: 216

B. Household Projections

Based on the anticipated increase in population and the projected level of occupancy (2.57 persons per household), the Village may need to add approximately 14 new housing units over the next twenty years.

C. Employment Projection

The Village of Nelsonville has 9.8 acres of land currently available for commercial use (see Map 8.1 Existing Land Use). The Village has also identified an additional 13.2 acres of land for future commercial use/expansion (Map 8.2 Future Land Use). As indicated in the Portage County Economic Study, the Village of Nelsonville has 27.3% of residents living and working within the Village.

It is anticipated that current commercial businesses will expand along with additional commercial development. Resulting in an increase of opportunity for residents to live and work in the community.

Section 1.6 Issues identified by the Plan Commission

- A. The Village should stay zoned primarily for single family residents with the exception of some duplexes, commercial, and light industrial.
- B. Want renovation incentives for vacant buildings, both residential and commercial.
- C. Would like to maintain the Village identity and quality of life. Neighborhood compatibility should be stressed in any new construction. Newer homes should match older ones. The historic nature of the commercial building along First and High Streets should be maintained.

Section 1.7 Conclusions from the Issues and Opportunities Analysis

- A. Within the last ten years, the Village of Nelsonville has had an increasing number of its residents residing in the same house.
- B. Growth projections for the Village suggest that, barring any unforeseen or extraordinary measures, Nelsonville will grow at a slow pace over the planning period.
- C. The Village's poverty rate is considerably lower than the Rural Village Average and Portage County as a whole.

Section 1.8 Community Goals, Objectives and Policies

Goals, objectives and policies provide the framework for guiding future community development activities in the Village of Nelsonville. Goals are stated as desirable conditions to strive for in the future. They are common ideas 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 staged 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

1. Seek to maintain the desirable rural/small-town characteristics of the Village, while allowing for growth in the community.

B. Objectives

1. Encourage safe and attractive development; ensure that the development site is physically suited to the proposed use (e.g. soils suitable for on-site waste disposal); apply sound design and landscape principles in the planning, layout, and construction of new development.
2. Ensure that proposed uses are reasonably compatible with surrounding uses; give consideration to the opinions of neighboring landowners and interests of the Village in general.
3. Avoid leapfrog or sprawled development patterns in order to minimize public service costs.
4. Ensure the fair consideration of all property owner rights.

C. Policies

1. The Village should encourage development, which protects and enhances the Village character.