

Village of Rothschild Development and Village Services Guide



V I L L A G E O F
Rothschild

Rothschild Village Hall, 211 Grand Avenue, Rothschild WI 54474

Phone: (715) 359-3660 Fax: (715) 359-7218

www.rothschildwi.com

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A full list of permit applications can be found at www.rothschildwi.com.

VILLAGE DEPARTMENT DIRECTORY

Department	Contact	Email	Phone (715)
Village President	George O Peterson	gpeterson@rothschildwi.com	359-3660 (Office) 581-5451 (Cell)
Clerk/Treasurer	Debbie Espeland	despeland@rothchildwi.com	359-3660 (Office)
Admin. of Public Works	Timothy D Vergara, PE	tvergara@rothschildwi.com	359-3660 (Office) 581-4414 (Cell)
Police Department	Chief Jeremy Hunt	jeremy.hunt@co.marathon.wi.us	359-3879 (Office)
Fire Department/ Emergency Services	Chief Jim Schmidt Asst. Chief Engebretson Asst. Chief LaPorte	2jim.schmidt@gmail.com rfd81ac@charter.net	359-5100 (Office) 581-2212 (Cell)
Economic Development	Kristen Fish (Contracted)	kfish@redevelopment-resources.com	581-4339 (Cell)
Planning and Zoning	Timothy D Vergara, PE	tvergara@rothschildwi.com	359-3660 (Office) 581-4414 (Cell)
Building Inspection	Dale Bates (Contracted)	dmsbates@uniontel.net	340-1933 (Cell)
Water Utility	Sandra Balz	sbalz@rothschildwi.com	359-5637 (Office)
Municipal Court	Clerk	courtclerk@kronenwetter.org	693-4219 (Office)
Property Maintenance Inspector	Bob Kamke	robertk.vor@gmail.com	581-8585 (Cell)
Pavilion Manager	Warren Fristed	wfristed.vor@gmail.com	581-8595 (cell)

MONTHLY MEETING SCHEDULE

<i>Village Board</i>	<i>Meets Every Second and Fourth Monday of Every Month</i>
<i>Board of Review</i>	<i>Meets May or September/October</i>
<i>Planning & Zoning Commission</i>	<i>Meets as needed</i>
<i>Zoning Board of Appeals</i>	<i>Meets as needed</i>
<i>Water Utility Commission</i>	<i>Fourth Monday of the Month</i>
<i>Police & Fire Commission</i>	<i>Meets as needed</i>
<i>Aquatic Center Commission</i>	<i>Meets as needed</i>
<i>Finance Committee</i>	<i>Meets as needed</i>
<i>Board of Public Works Committee</i>	<i>Meets as needed</i>
<i>Legislation Committee</i>	<i>Meets as needed</i>
<i>Parks, Grounds, & Buildings Committee</i>	<i>Meets as needed</i>
<i>Public Facilities & Public Health Committee</i>	<i>Meets as needed</i>
<i>Personnel Committee</i>	<i>Meets as needed</i>
<i>Public Safety Committee</i>	<i>Meets as needed</i>

Building Permit: Commercial, Industrial, & Multi-family

A building permit in the Village of Rothschild is required for all new buildings, additions, and alternations/remodels to help insure compliance with both local and state regulations for safety and to provide a structure for intended activity.

Applicants should check with the Building Inspector or Zoning Administrator if you are unsure whether or not a permit is required.

A full list of permit applications can be found at www.rothschildwi.com.

- Building permits can be applied for at the Village Hall from Monday through Friday: 7:30 a.m. – 4:30 p.m.
- Building Permit Process:
 - ✓ Applicant must submit two sets of state approved plans consistent with the approved site plan materials, a completed WI Uniform Permit Application the commercial use.
 - ✓ Payment is required at time of the permit submittal. All project costs that exceed \$5,000 in worth require a fully refundable \$1,000 deposit as a construction bond to insure work is completed.
 - ✓ The permit is issued upon review of the Building Inspector and left at the Village hall for the applicant to pick up.
 - ✓ The applicant deals directly with the Building Inspector after permit approval unless there are issues such as drainage, erosion, wetland, weight restrictions, etc. where the Zoning Administrator will be involved.
 - ✓ The building inspector issues the final occupancy and submits a copy to the Village. If a construction bond was required, it will be refunded within 7-10 days.

Most applications are completed in about 2-3 days and are effective for one year from the date of issuance.

Building Permit: Single Family & Two Family Residences

A building permit in the Village of Rothschild is required for all new buildings, additions, and alternations/remodels to help insure compliance with local and state codes and regulations, plus a safe living environment in the Village.

Applicants should check with the Building Inspector or Zoning Administrator if you are unsure whether or not a permit is required.

A full list of permit applications can be found at www.rothschildwi.com.

- Building permits can be applied for at Village Hall from Monday through Friday: 7:30 a.m. – 4:30 p.m.
- Building Permit Process:
 - ✓ Applicant must submit two sets of complete plans, drainage/erosion plans, energy calculations, and right-of-way impact area(s) and a completed WI Uniform Permit Application.
 - ✓ Payment is required at time of the permit submittal. All project costs that exceed \$5,000 in worth require a fully refundable \$1,000 deposit as a construction bond to insure work is completed.
 - ✓ The permit is issued upon review of the Building Inspector and left at the Village hall for the applicant to pick up.
 - ✓ The applicant deals directly with the Building Inspector after permit approval unless there are issues such as drainage, erosion, wetland, weight restrictions, etc. where the Zoning Administrator will be involved.
 - ✓ The building inspector issues the final occupancy and submits a copy to the Village. If a construction bond was required, it will be refunded within 7-10 days.

Most applications are completed in about 2-3 days and are effective for one year from the date of issuance.

Architectural Standards, Development Standards, Site Plan Submittal, and Approval

Planning and Zoning Commission

This process is needed when proposing a new commercial, industrial, or multi-family dwelling; or when making site improvements to the same. It is the responsibility of the Village Planning & Zoning Committee to review the proposal as it compares to the requirements of the Villages Zoning Code to make sure that construction meets the business park covenants standards for appearance and will not be contrary to the neighborhood.

The following are the subject Articles that will be referenced – excluding any signage.

Zoning, Chapter 590.

- ✓ 590-31: Floodplain Overlay District;
- ✓ 590-32: Wellhead Protection Overlay District;
- ✓ Article III. Environmental Performance Standards;
- ✓ Article IV. Stormwater Management and Erosion Control;
- ✓ Article VI. Development Standards;
- ✓ Article X. Site Plan and Architectural Review for Commercial, Industrial, and Multifamily Districts.

Initiate the process by discussing proposed site and building plans with the Zoning Administrator before submitting an application and plans for architectural and design review approval.

The Village will make every reasonable attempt to expedite the proposal. As such plans must be submitted to the Administrator of Public Works at least 7 days prior to a regular Plan Commission meeting, which the applicant(s), or applicants' representative, should attend. The Planning & Zoning Commission meets on an as needed basis. The Village will try to have the P&Z Commission meeting on the same evening as the normal Board meeting thereby expediting the process for the developer. A staff report will be generated and recommendations made to the P&Z Commission for approval of the process. Upon approval of the P&Z, the Village Board will have the final approval.

What you need to submit:

- ✓ 1 set full scale set of plans 24" x 36";
- ✓ 13 sets of plans reduced to 11" X 17".

Plans shall include:

- ✓ Area site plan with setbacks;

- ✓ Floor plans;
- ✓ Building elevations;
- ✓ Landscape plan, identifying existing and proposed plantings by type and size;
- ✓ Drainage and erosion control plans;
- ✓ Professional engineer stamped stormwater plan if determined to be needed;
- ✓ Wetlands and high water marks;
- ✓ Lighting plan and foot candle rendering with specification sheets of proposed lighting.

What to bring to the meetings:

- ✓ Laptop or tablet to utilize the Board Room flat screen if desired (HDMI compatible);
- ✓ Full sized color renderings on hard board for display and presentation;
- ✓ Contracted consultants or contractors;

The P&Z Commission will review submitted materials at a regularly scheduled meeting and may decide to approve the plans as submitted, approve the conditions or modifications, or deny approval of the plans.

When the P&Z Commission grants architectural and design review approval, with or without conditions or modifications and no appeal is forthcoming, the Village Board also approves the proposal as recommended from the P&Z Commission, the applicant may proceed by obtaining other necessary approvals from the Village which may include the following: building permit, Fire Department approval, excavation permit, water and sewer permit, and or any other permits pertaining to the approved project.

APPEAL PROCESS

Any action of the P&Z Commission regarding architectural and design review approval may be appealed , with a submitted permit and fee, to the Board of Appeals by either the applicant or other aggravated person(s).

Conditional Use Permit Process

Chapter 590, Article X Conditional Use Permits

A conditional use is defined as “Uses of a special nature as to make impractical their predetermination as a principal use in a district.”

The simple way to determine if a use is permitted or designated as a conditional use is to reference the zoning of the land in question by the Village’s Official Zoning Map. After the zoning is obtained, reference Chapter 590, Article II, Zoning Districts to determine if the proposed use is permitted, not allowed, or conditional.

If it is allowed conditionally in the current zoning, then the proposed use may be granted or permitted if certain standards are met to assure neighbors that the use of adjacent properties will be compatible with property use established by the neighborhood.

To File for Conditional Use Permit:

- ✓ Meet with Planning/Zoning staff prior to submitting an application for a conditional use permit;
- ✓ Completed the application and fee;
- ✓ Submit proposed plans for the project showing all available information; i.e. area site plan, setbacks, access points and parking, existing and proposed structures, etc.;

Depending on the complexity and issues of the request, the following items may be required but not limited to:

1. Building plans and elevations;
2. Landscape plan;
3. Specific planning, engineering, or transportation information;
4. Other items, as requested.

After all submissions have been made and fees paid, staff will schedule a public hearing and publish the official notice of the hearing in the Wausau Daily Herald. Staff will mail notices of the public hearing to property owners within 100 feet, or greater, and to other parties of interest. Staff submits a report and recommendations to the P&Z Commission prior to the public hearing.

At the public hearing the submitter will present their request in front of the P&Z Commission and members of the public. Members of the public may state their support, opposition, or concerns about the proposed project. The P&Z Commission considers the comments of the reviewing Village Departments and presented information. The Commission also takes into account the need for the proposed use at location identified.

Following a public hearing, the P&Z Commission determines if the conditional use

standards can be met and then grants or denies the request. The Commission will likely attach certain conditions or restrictions to the conditional use to further assure its compatibility with the neighborhood and Village requirements. Once the conditional use is approved and no appeal of the decision is forthcoming, the applicant may proceed by obtaining any required permits or approvals. Failure to act on the approved conditional use permit within one year form the date of approval renders the approval null and void.

Rezoning Request

Chapter 590, Article VIII Amendments

If a property owner desires to utilize their property in a manner that is not permitted under its current zoning, and the property owner can verify that the proposed alternative use would be accepted by neighboring property owners, then that property owner may submit a rezoning request.

Village zoning ordinance divides all lands into zones using accepted planning methods for various land uses, such as residential, commercial and industrial, and sets regulations for the use of land and buildings and their spatial relationships. This is done to protect owners and residents from uses that may detract from the enjoyment of their property and to ensure basic standards for health and safety.

To File for a Rezone Request:

- ✓ Meet with Planning/Zoning staff prior to submitting an application for a rezone;
- ✓ Consider meeting with neighboring property owners prior to application submittal for their concurrence;
- ✓ Complete the application and submit fee;
- ✓ Submit proposed plan for the project showing all available information; i.e. area site plan, setbacks, access points and parking, existing and proposed structures, etc.;
- ✓ Any other information relevant to understanding your request, or as required by staff.

To change the zoning of a property, an ordinance must be passed by the P&Z Commission and the Village Board, signed by the Village President, and published in the Wausau Daily Herald. This process typically takes 3-6 weeks.

Staff will schedule a public hearing before the P&Z Commission, and publishes an official notice of the hearing in the Wausau Daily Herald. Staff will mail notices of the public hearing to the property owners and to other parties of interest.

Staff will submit a report and recommendations to the P&Z Commission prior to the public hearing. At the public hearing, applicants present their request and members of the public may state their support, opposition, or concerns about the proposed project. The P&Z Commission considers the comments of the reviewing Planning/Zoning staff, the testimony of the applicant, and that of the interested parties.

If the Commission recommends approval of the rezoning, the commission may attach conditions to the request. An ordinance and/or resolution are prepared by staff for the rezone.

The P&Z Commission's recommendation is considered by the Village Board at the next regularly scheduled meeting. The Board may choose to approve or deny the rezoning request.

If the rezoning is approved, you may proceed with obtaining other required approvals.

Zoning Variance or Administrative Appeal

Chapter 590, Article XVI Zoning Board of Appeals

A variance is needed when a proposed project does not meet requirements of the existing zoning code. An administrative appeal is required if the interpretation of the zoning code that was made by an administrative official regarding the use of the property is subject to dispute.

The process is in place to ensure that any project is consistent with neighboring developments; that a proposed development does not infringe on the enjoyment of property belonging to neighboring owners, nor detract from surrounding buildings or lots, that the proposed development is not out of character with the neighborhood, and that a proposed project meets all necessary public health and safety standards.

To file for a Zoning Variance or Administrative Appeal

- ✓ It is recommended to meet with Planning/Zoning staff prior to submitting your application. Staff will review the standards for variance with you prior to your filling out of the application;
- ✓ The appeal must establish that due to some peculiarity of the lot's shape, size, or topography, etc., it would be a "hardship or practical difficulty" to meet zoning code requirements. It should be noted that these circumstances are not to be self-imposed or self-created;
- ✓ Complete application and submit fee;
- ✓ Copy of the site plan showing the present and proposed development on the lot;
- ✓ Any additional maps, exhibits, etc. that you feel are related to your request;
- ✓ Any other information relevant to understanding your request, or required by staff.

To file for an Administrative Appeal

- ✓ You must establish that the administrative official's interpretation and application of the ordinance is not in accord with the terms of the ordinance and state law;
- ✓ Completed the application and fee;
- ✓ Any other information relevant to understanding your request, or required by staff.

The Board of Appeals, in consultation with the Board Chairperson, will schedule a public hearing before the Board of Appeals. Notice of the hearing is sent to the applicant, owners of the property within 200 feet or a minimum of the three closest property owners. The hearing notice is also published in the Wausau Daily Herald.

This process usually takes 4-6 weeks.

The process is non-refundable regardless of the outcome of the decision of the Board of Appeals.

Following the public hearing, the Board will generally deliberate immediately and make a decision on the case. The Board may impose conditions and restrictions to protect the interest of you, other citizens and the Village.

If the request is approved, you may then continue to obtain any other required approvals and permits.

Any action of the Board of Appeals may be appealed to a circuit court in Marathon County by filing a petition within 30 days of the filing of the Board's decision. Parties interested in appealing the Board's decision should contact an attorney.

Land Division

Chapter 590, Article XVII, Land Division

Land Division is required if a landowner wants to split land into smaller plot(s) for purposes of development, sale, or combining of lots. The process is required to insure that all impacts of development are considered, that proper urban services are available and the integrity of exclusive agricultural land is maintained, as well as to insure the orderly development of the Village.

To File for a Zoning Variance or Administrative Appeal as Part of the Land Division Process

- ✓ It is recommended to meet with Planning/Zoning staff prior to submitting an application. Staff will review the standards for any land division with the applicant prior to filling out of the application;

For CSM's (Certified Survey Maps), Preliminary Plats, and Final Plats

- 1 full size copies of certified survey map prepared by a registered surveyor
- 13 11"x17" Copies
- A PDF copy;
- Information as required per Chapter 590, Article XVII of the Rothschild Village Ordinance.
- Complete application and fee

Staff submits copies of CSM, preliminary plat, and/or final plat to various Village Departments for review and comment. Staff then will prepare a report and making recommendations to the P&Z Commission. The P&Z Commission then reviews the land division proposal along, with staff comments, and makes a recommendation, often with conditions, to the Village Board.

The Village Board makes the final determination to approve or deny a land division request.

In the case of a CSM, if the Village Board approves the proposal, the applicant shall pay the final fees final fees and record the CSM at the Marathon County Register of Deeds within 90 days of approval.

A copy or pdf of the registered document with the Country shall be supplied to the Village.

In the case of a preliminary plat approval, the applicant may proceed by preparing and submitting the final plat, taking into consideration those conditions which may have been attached to the preliminary plat approval. The final plat must be submitted within 6 months of the preliminary plat approval.

If the final plat conforms substantially to the preliminary plat as approved, including any conditions of approval and with applicable Village plans and ordinances, the final plat shall be entitled to approval.

During the review period for the final plat, the Village's legal staff will begin work on the development contract, which requires approval by the Village Board and signed by the Village and applicant prior to recording the final plat.

Once all approvals have been received and documents signed, the applicant shall record the final plat with the Marathon County Registers of Deeds. State Statute requires that the final plat shall be recorded within 30 days of approval.

Recorded copy versions of both the preliminary and final plats must be submitted to the Village along with a pdf of the same.

**Note to applicant: Please see land division ordinance for specific requirements of Certified Survey Maps, preliminary plats and final plats. Applicants are responsible for all legal and engineering costs incurred by the village and may be required to find special studies or to submit specific plan and engineering data may be required by the Village.*

Special Districts: (Planned Unit Development Districts)

Chapter 590-30, Planned Unit Development

If a developer or landowner is interested in proposing an innovative and environmentally sound development that is within the confines of the Land Use Plan, but is not addressed within the normal regulatory framework, then it fall under the umbrella of a Planned Unit Development District

This situation requires a discussion with the Zoning Administrator before initiating the process. Staff will provide specific guidelines and assistance in preparing the request.

Staff will suggest an initial discussion and review of the proposal with the P&Z Commission, the outcome of which is not binding.

The procedure for rezoning a Planned Unit Development District (PUD) shall be the same as required for any other district change, but will require submission of additional information including a general development plan: Chapter 590-30, Planned Unit Development. Details on what needs to be included in these plans are provided in the Zoning Ordinance.

After review of your proposal by the P&Z Commission, you may choose to submit your rezoning application, general development plan, and application and fee(s) to the Zoning Department.

Staff will schedule a public hearing, which will be for the purpose of obtaining input on both the rezoning request and the general development plan. The P&Z Commission holds the public hearing after which they will make a recommendation to the Village Board. The Board makes the final decision on the request.

If the request is approved and the appropriate ordinance is passed, the property will be designated PUD (Planned Unit Development). The Village files the zoning designation with the Marathon County Register of Deeds and the *applicant is responsible for paying the recording fee.*

Following this initial approval, you then submit a specific implementation plan, which staff will review and make a report with recommendations to the P&Z Commission. The P&Z Commission reviews all submitted materials and makes a recommendation to the Village Board. The Board again makes the final decision regarding this phasing of the PUD.

If the Village Board grants approval to the specific implementation plan, the Village will file this designation at the Marathon County Register of Deeds and the *applicant will pay the filing fees.*

Applicant may then proceed by obtaining building permits and any other required approvals.

Special Districts: Wetland & Floodplain Zoning Districts

Chapter 584 Shoreland-Wetland Zoning & Chapter 572, Floodplain Zoning

The Village of Rothschild intends to protect the habitats of the area's wild and aquatic life, preserve its historic natural beauty, and control water pollution. With that said, the Village also understands there is a balance point between environmental protection and economic vibrancy.

Requirements for development in ecologically sensitive areas are outlined in Chapters 584 and 572 of the Village Ordinance.

The Village of Rothschild discourages development in wetland and floodplain areas, but does make provisions to allow conditional uses in these districts.

Contact the Zoning Administrator for the location of wetland designations in the Village and to discuss any proposed development within wetlands and floodplain areas.

Sign Permit(s)

Chapter 590, Article XVIII Signs

Rothschild strives to provide standards to safeguard life, health and property, eliminate hazards to motorists and pedestrians, and to enhance the appearance of the Village for various reasons including economic benefit.

If a property or business owner wishes to install new signs, change signs, reface signs, or add new signs, Chapter 590, Article XVIII should be referenced to determine the correct course of action.

To File for a Sign Permit (*prior to sign purchase*):

- ✓ Submit proposed project plan, with all existing sign information, to include: pictures: dimensions, type, placement (location on building or other proposed placement), and any other pertinent information;
- ✓ Submit additional project plan with a scale drawing showing any or all removals, re-facing, and/or new signs. Include information such as the sign rendering, dimensions, type of signage, illumination type, setbacks (if needed), etc.;
- ✓ Other required information includes the actual parcel dimensions, lot designation (single frontage, corner lot, double faced lot, etc.), building location with street frontage dimensions;
- ✓ Completed application and fee;
- ✓ Any other information relevant to understand your request, or required by staff for the business or property.

Staff will review the submitted material, and if the proposed sign meets the code requirements.

Permit fees are based on each face of the sign whether refaced or new. The official permit is completed administratively and finally approved by the Board.

Once the proposal is approved and fees are paid, submitter may proceed to install the sign(s).

Refuse & Recycling

Chapter 464 Solid Waste

The Village of Rothschild does provide for collection of refuse and recycling to protect the environment and the health and safety of the community.

Recycling is mandatory under Village, State, and County law. Owners of businesses and multi-family dwellings in Rothschild are required by Village law to provide separate containers for the collection of recyclables and regular collection of those materials. Apartment owners must also provide educational information for their tenants.

The Village provides collection of refuse and recyclables from single family homes, duplexes, three unit, and four unit residences.

Because the Village does not collect refuse and recyclables from businesses and larger multi-family dwellings, owners must contract privately for waste disposal and recycling service.

The Village contracts with a private waste hauler for refuse and recycling collection for all the homes as designated above. Collection is paid through the general fund as opposed special charges on tax or utility bills.

Receptacles and containers for refuse and rubbish shall be placed in collection locations prior to 7:00 a.m. of the scheduled collection day, but not more than 12 hours prior to such time. All receptacles and containers shall be removed from the curbside collection point within 12 hours after the regular collection time. If the scheduled collection day falls on a holiday, collection will be on the following scheduled working day.

The Village contracts with IROW based out of Mosinee, WI for recycling and refuse collection. For more information contact IROW or the Village Hall.

Excavation (Right-of-Way) Permits

Road/Street Pavement Openings, Curb Cuts, Repairs or Culvert Installation

In order to ensure proper purpose and technique for roadway disturbance or changes, Department of Public Works Permit Approval is required prior any work in the right-of-way including such tasks as open cutting of street pavement, driveway placement, sidewalk placement, culvert placement or work, etc. on all Village roadways.

To file for an Excavation Permit:

- ✓ Download the Excavation Permit form from the Village's website;
- ✓ Submit proposed project plan with a scale drawing of the project, including all proposed work include information such as type of work, how the work is to be completed, all right of way restoration and/or repairs;
- ✓ Other information that may be required includes building location, other utility locations, street frontage dimensions, schedule, traffic plan, etc.;
- ✓ Completed application and fee;
- ✓ Any other information relevant to the request, or required by staff for the business or property.

Call or meet with the Administrator of Public Works to review the project for approval.

Utilities - General Information

Rothschild Waterworks and its sanitary utilities are responsible for water and sanitary sewer service to a large portion of the Village of Rothschild. Weston Utilities are responsible for the remaining areas of the Village as a result of past agreements regarding annexations. In general, the area *east of Volkman Street and north of the Cedar Creek swamp basin* is under the Weston utilities' jurisdiction.

All rates and charges for the water service have the prior approval of the Public Service Commission of Wisconsin for both the Rothschild and Weston service areas. The Rothschild Water Commission approves all rates and charges for municipal sewerage service under supervision of the Public Service Commission of Wisconsin (PSC).

Rothschild Waterworks office is located at 211 Grand Avenue, Rothschild, WI 54474 & the Weston Utilities is located at 5500 Schofield Avenue, Weston, WI 54476

Rothschild Waterworks - (715) 359-5637: Office hours are 7:30 a.m. - 4:30 p.m. Monday-Friday

Weston Utilities – (715) 359-6114: Office Hours are 8:00 a.m. - 5:00 p.m. Monday-Friday

Water Service Charge: Charges are based on the quantity of water used as determined from quarterly water meter readings and on the size of the water meter. Rates and charges are set by the PSC.

Sanitary Sewer Service Charges: Charges are based on the quantity of water used as determined from water meter readings, and on the size of the water meter serving the user. Rates are set by both Village Boards for their area of jurisdiction.

Charges for Water Wasted Due to Leaks: Water losses that occur on the premises, which are registered by the water meter, shall be the responsibility of the customer. It is the sole responsibility of the customer to prevent leakage in all piping fixtures on the premises at and beyond the metering point. Any leaks or other loss of water registered by the meter will be billed at the scheduled rates.

Private Fire Protection: These are unmetered water service connections for automatic sprinkler systems, stand pipes, and private fire hydrants. Charges for these connections are set by the Public Service Commission of Wisconsin.

Public Fire Protection: Rothschild Waterworks infrastructure for public firefighting is paid for by the Village's General fund for its customers. The Weston Water Utility bills an itemized cost to provide infrastructure for fighting fires directly to all water customers. This charge is based on the size of the water meter serving the user.

Property Assessment

All real estate and personal property in the Village of Rothschild is assessed annually. The purpose of an assessment is to assure that all property in the Village is valued fairly and equitably for taxing purposes.

The Village of Rothschild has contracted with Bowmar Appraisal Inc. to assess real estate and personal property in the Village.

ASSESSMENT GUIDES & PUBLICATIONS

Additional information on property assessments in Rothschild, including parcel information, maps, tax history, and the assessment process, can be viewed online at the Wisconsin Department of Revenue, (www.revenue.wi.gov/) or access Marathon County website and GIS sites at (<http://www.co.marathon.wi.us/>), or by formal request of the Village Clerk.

Property Taxes

The Village of Rothschild collects taxes for five taxing jurisdictions, the State of Wisconsin, Marathon County, DC Everest School District, Northcentral Technical College, and the Village of Rothschild.

Real estate tax payments are made at Village Hall through January 31st. Real estate property taxes are payable in full by January 31st, or the first installment as shown on the tax bill by January 31st. The remaining balance or second installment is paid to the Marathon County Treasurer by July 31st. All real estate property tax payments made after January 31st must go to the office of the Marathon County Treasurer.

Personal property taxes are taxes on non-real estate business property. All personal property tax payments are made at Village Hall. Personal property taxes are due in full by January 31st. Late fees of 1.5% per month will be assessed on all personal property taxes paid after January 31st.

Park Facilities and Community Center

The Village of Rothschild has made significant investments into a number of its public parks. The general listing of parks can be found it Rothschild's website at www.rothschildwi.com.

The historic Pavilion overlooking a portion of the Lake Wausau, rebuilt in 1913 after a complete loss due to a fire, can be rented by the general public for a fee. Recently, the facility has been fully renovated and retrofitted with new air conditioning and heating systems.

George Street Park, River Street Park, and Gaska Parks all have pavilions with preparation rooms and bathrooms that can be rented seasonally.

The Village also rents out a large room, called the Community Room, located in the Village Hall located at 211 Grand Avenue.