



ADAMS COUNTY



WELCOME TO ADAMS COUNTY!



GUNDERSEN
HEALTH SYSTEM®

Frank Pérez-Guerra
Administrator/CEO

**GUNDERSEN MOUNDVIEW
HOSPITAL AND CLINICS**



THE CENTER OF COMMUNITY, RECREATION AND ADVENTURE

There's no place in the world quite like Adams County. Visitors come from all over the Midwest and beyond to see its larger-than-life waterparks, towering vertical cliff faces and eccentric community festivals. Living here gives you access to:

- Stunning natural landscapes and awe-inspiring geographic features
- World-class outdoor recreation trails and top-tier golf courses
- Peaceful lifestyle with close-knit communities and small-town charm



QUALITY OF LIFE





LOCAL AND REGIONAL DATA



Angel Laidlaw
President & CEO

CENTERGY



Transportation

Major Highways

State Highways: 13, 21, 23, 73, 82

U.S. Highways: None

Interstate Highways: None

Rail Service

Union Pacific Railroad

Air Service

Local Service: Adams County Airport

Classification: Transport/Corporate

Scheduled Service: La Crosse & Madison Airports

Airline Service(s): American, Delta, Frontier, Sun Country, and United Airlines

Area Institutions

Technical College

Mid-State Technical College, Adams

Nearest University

University of Wisconsin – Stevens Point (Portage Co.)

Educational Attainment

High School Diploma:

88.4%

College Degree:

15.6%

Source: ACS 2022

Healthcare

Primary Hospital:

Gundersen and Aspirus

County Contact

Adams County Economic Development

P.O. Box 236

Friendship, WI 53934

Phone: (608) 339-6945

Website: <https://www.co.adams.wi.us/services/economic-development>

Major Employers

Chula Vista Resort

WestRock

Lake Arrowhead Golf

Sand Valley

Allied Cooperative

Adams-Friendship Area School District

Adams-Columbia Electric Cooperative

Gundersen Moundview Hospital and Clinics

Links

www.co.adams.wi.gov
www.developadamscountywi.com
www.inwisconsin.com
www.locateinwisconsin.com
www.ncwrpc.org



Regional Contact

NCWRPC

210 McClellan St., Suite 210

Wausau, WI 54403

Phone: (715) 849-5510

Website: www.ncwrpc.org

Adams County, Wisconsin Profile



Demographics

Population:

	2010	2022
Adams County	21,044	20,730
Wisconsin	5,686,986	5,882,128

Housing Units:

	2010	2022
Adams County	17,067	16,789
Wisconsin	2,593,073	2,734,511

Median value of:

	Owner-Occ. Units	Gross Rent
Adams County	\$168,400	\$719
Wisconsin	\$231,400	\$992

Data source: American Community Survey, 2010 & 2022

Economy

County Employment by Industry

Industry	Employees
Natural Resources	295
Construction	507
Manufacturing	1,237
Trade, Transport. & Utilities	1,810
Information	72
Financial Activities	375
Professional & Business Services	587
Education and Health	1,329
Leisure and Hospitality	1,037
Other Services	438
Public Administration	515

Employment Trends

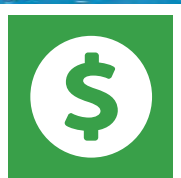
	2010	2022
Adams County Labor Force Participation Rate	50.9%	47.5%
Adams County Employed	8,354	8,202
Adams County Unemployed	768	434
Adams County Unemployed Rate	11.1%	5.0%
Wisconsin Labor Force Participation Rate	69.0%	65.7%
Wisconsin Unemployment Rate	9.6%	3.4%

2022 Median Wages (Full time, year-round)

Occupation	County	State
Natural Resources	\$36,146	\$36,049
Construction	\$55,256	\$55,359
Manufacturing	\$46,134	\$53,998
Trade, Transport. & Utilities	\$46,349	\$45,890
Information	\$22,396	\$53,649
Financial Activities	\$46,139	\$59,818
Professional/Business Services	\$27,702	\$52,622
Education and Health	\$34,420	\$44,469
Leisure and Hospitality	\$24,257	\$16,332
Other Services	\$29,773	\$34,107
Public Administration	\$55,739	\$60,237

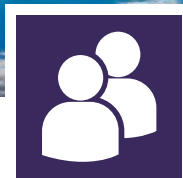
2022 Income (Per Capita)

Adams County	\$32,223
State of Wisconsin	\$40,130
United States	\$41,804



51.9K

**Median
Household
Income**



21K

Population



1,740

**Veteran
Population**

(The national average for
an area this size is 1,092.)

**As of 2022, the region's population increased by 6.6%
since 2017, growing by 1,321. The population is expected
to **increase** between 2022 and 2027,**

REGIONAL DATA

 **332K+**

PEOPLE LIVING IN CENTRAL
WISCONSIN

Source: [Lightcast Q4 2023 Data Set](#)

 **172K+**

WORKERS IN CENTRAL
WISCONSIN

Source: [Lightcast Q4 2023 Data Set](#)

 **\$220K**

AVERAGE HOUSING COST IN
CENTRAL WISCONSIN

Source: [2023 YTD](#)

SITE INFORMATION

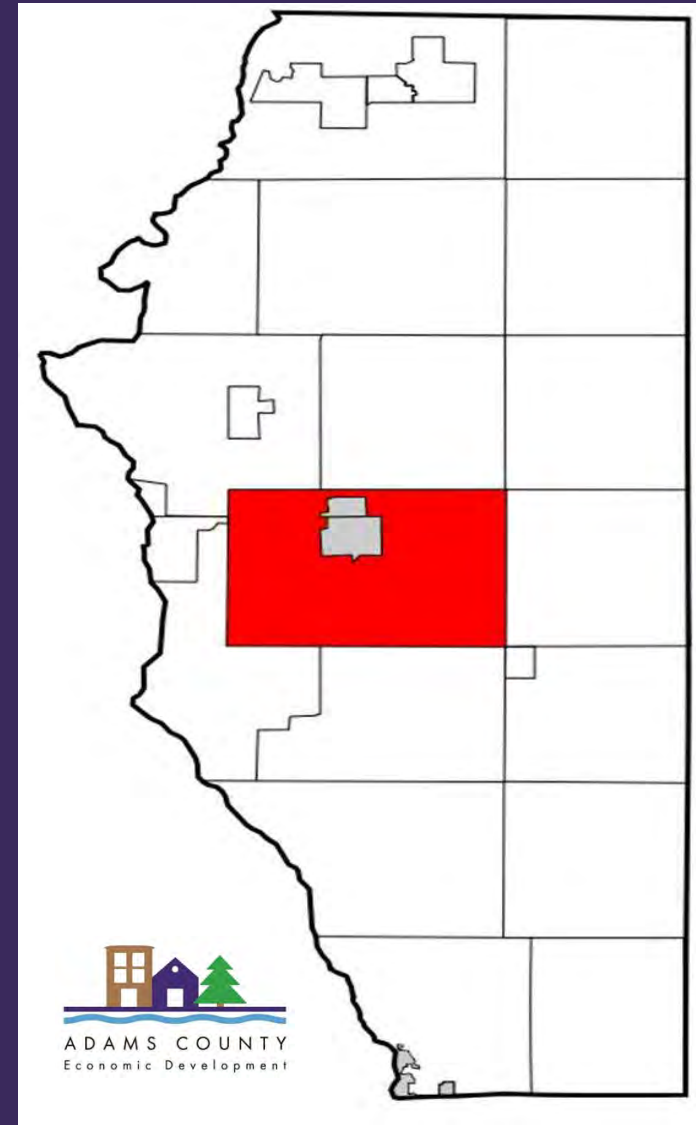
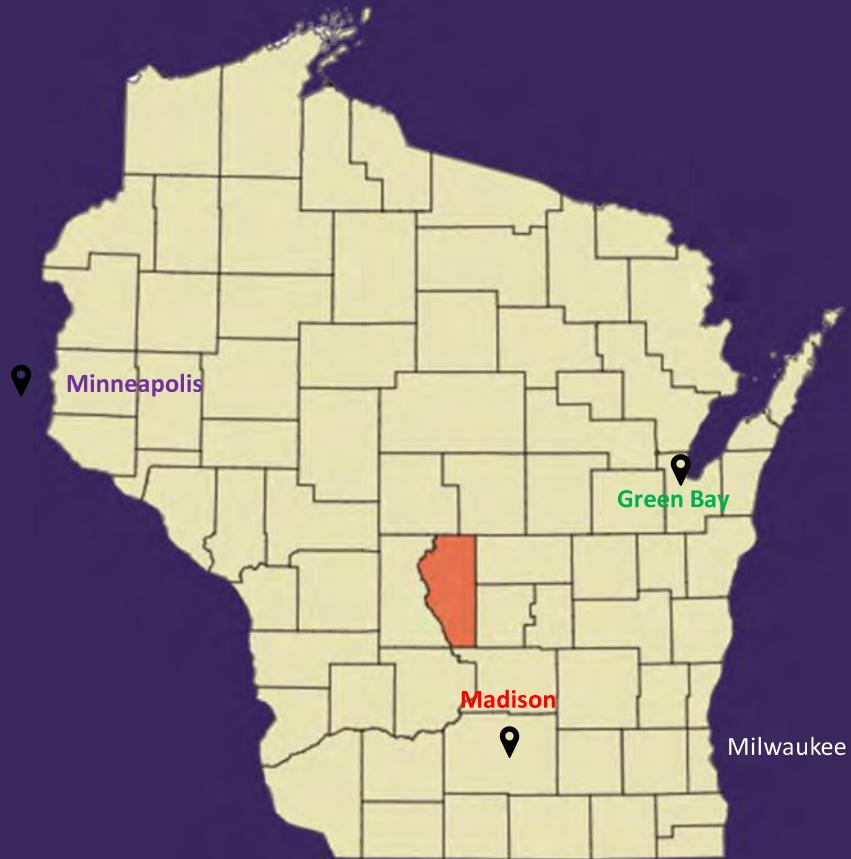


Andrew Kurtz
Advisor

ADAMS COUNTY ECONOMIC DEVELOPMENT



GEOGRAPHIC REFERENCE



Parcels of Interest
Adams County, WI



Legend

- Railroad
- Local Road
- Municipal Boundary
- Surrounding Parcels
- Parcels of Interest

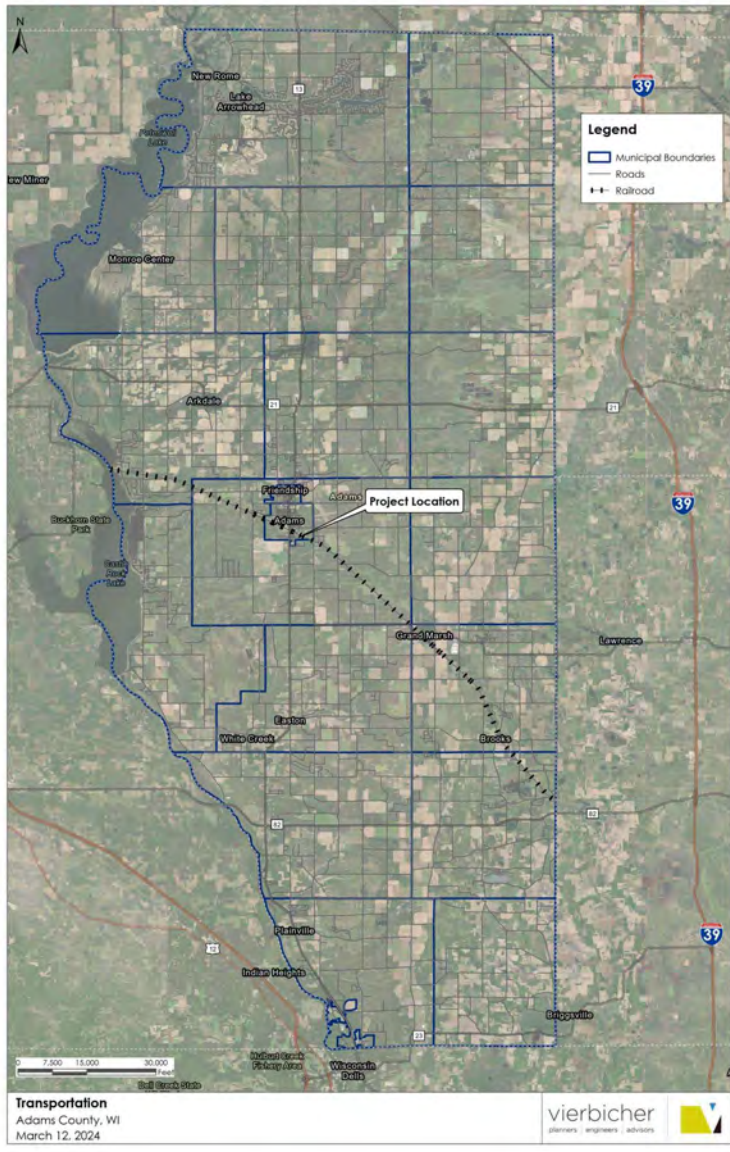
0 0.07 0.15 0.3 Miles



TRANSPORTATION

Adams is centrally located in Wisconsin. The area is served by a network of local, County, State and Interstate Highways enabling quick and efficient delivery of raw product to and finished product from the Agristo Facility.

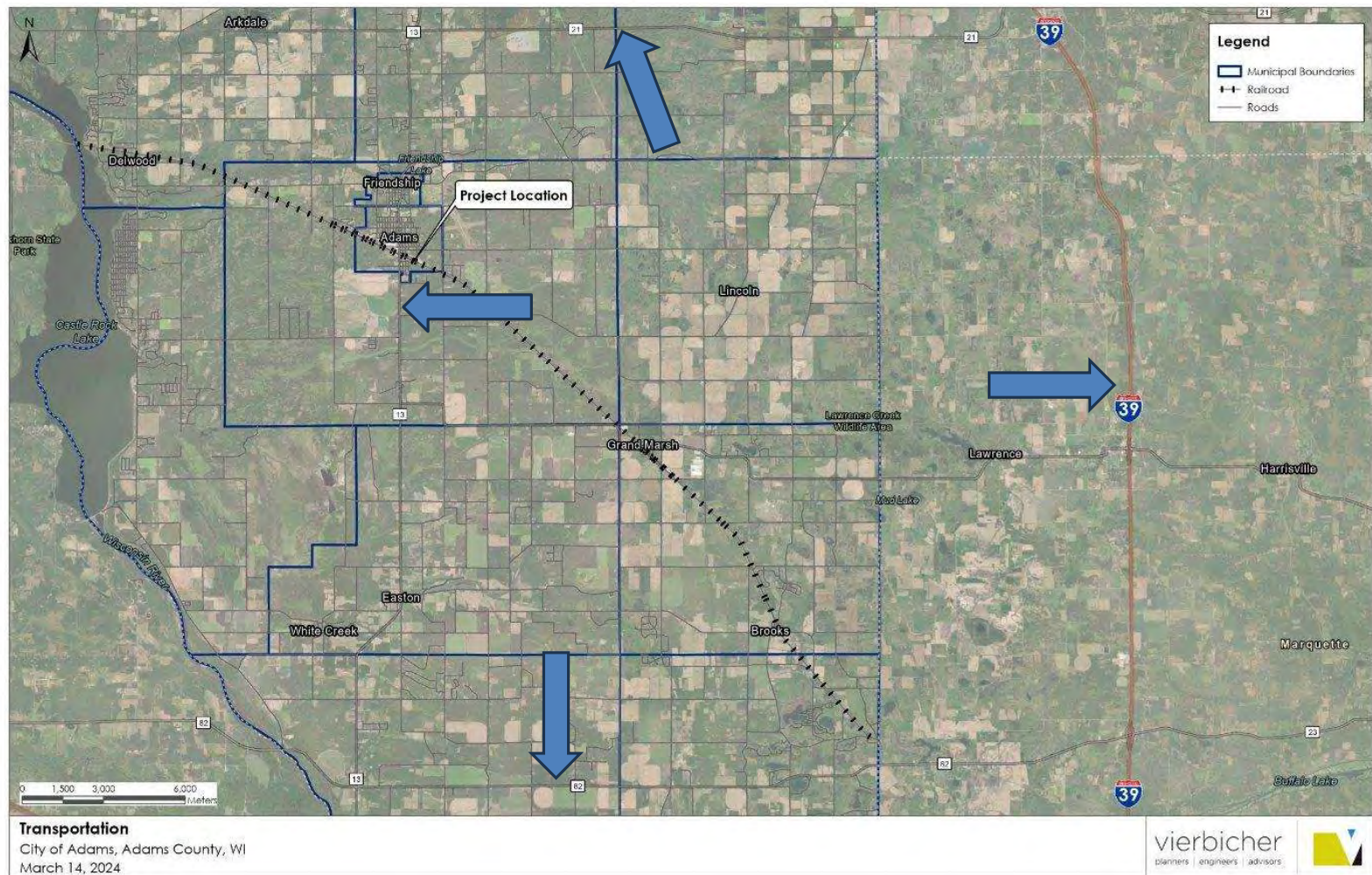
Adams is directly served by the Union Pacific Railroad facilitating shipment by rail of finished product from the Agristo Facility nationwide.



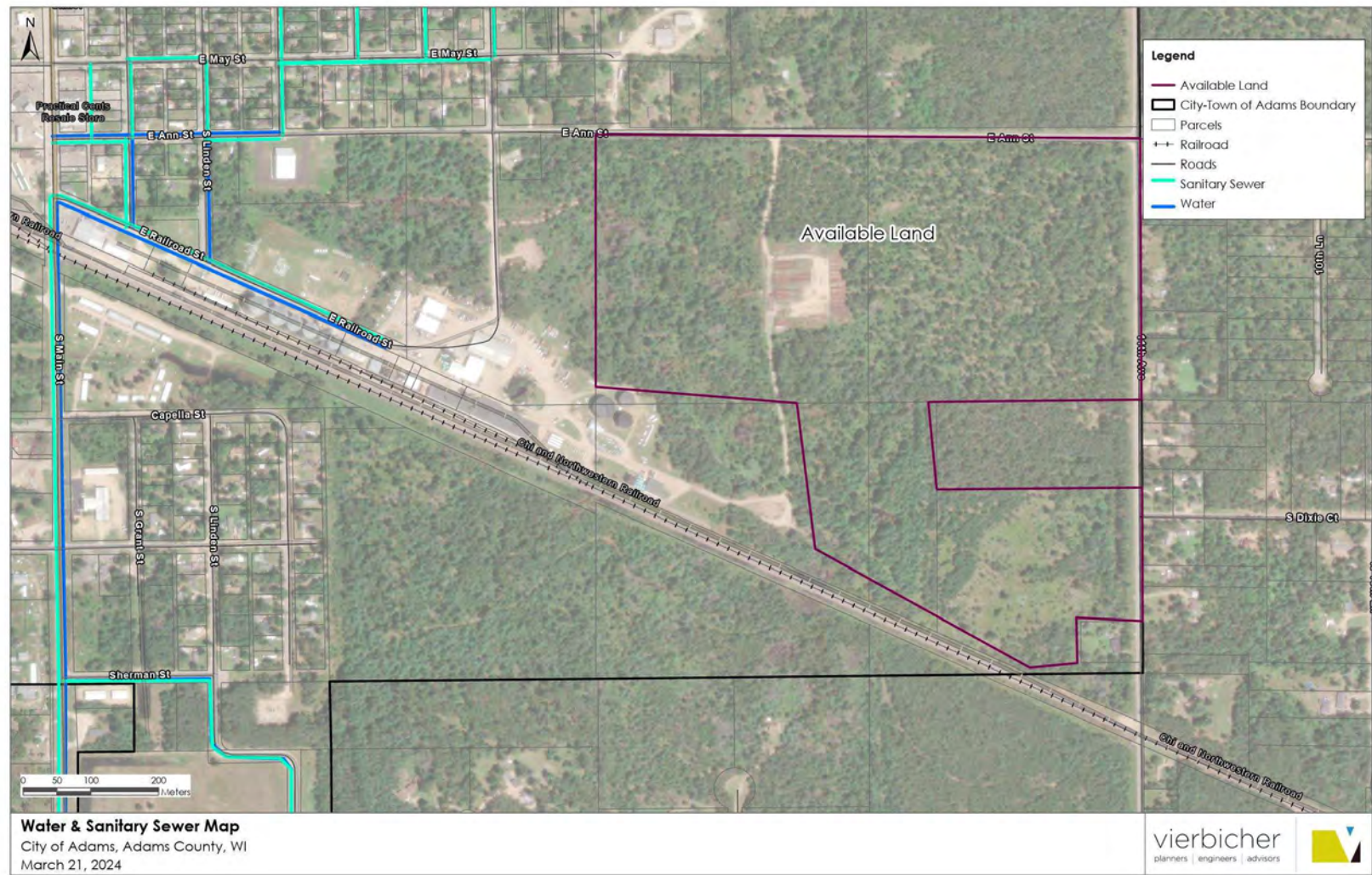
TRANSPORTATION

- State Highway 13 is <1KM from either site
- State Highway 21 is 7.8KM North
- State Highway 82 is 20.8 KM South
- Interstate 39 is 31.6 KM to the North and East or 47.1 KM South and East

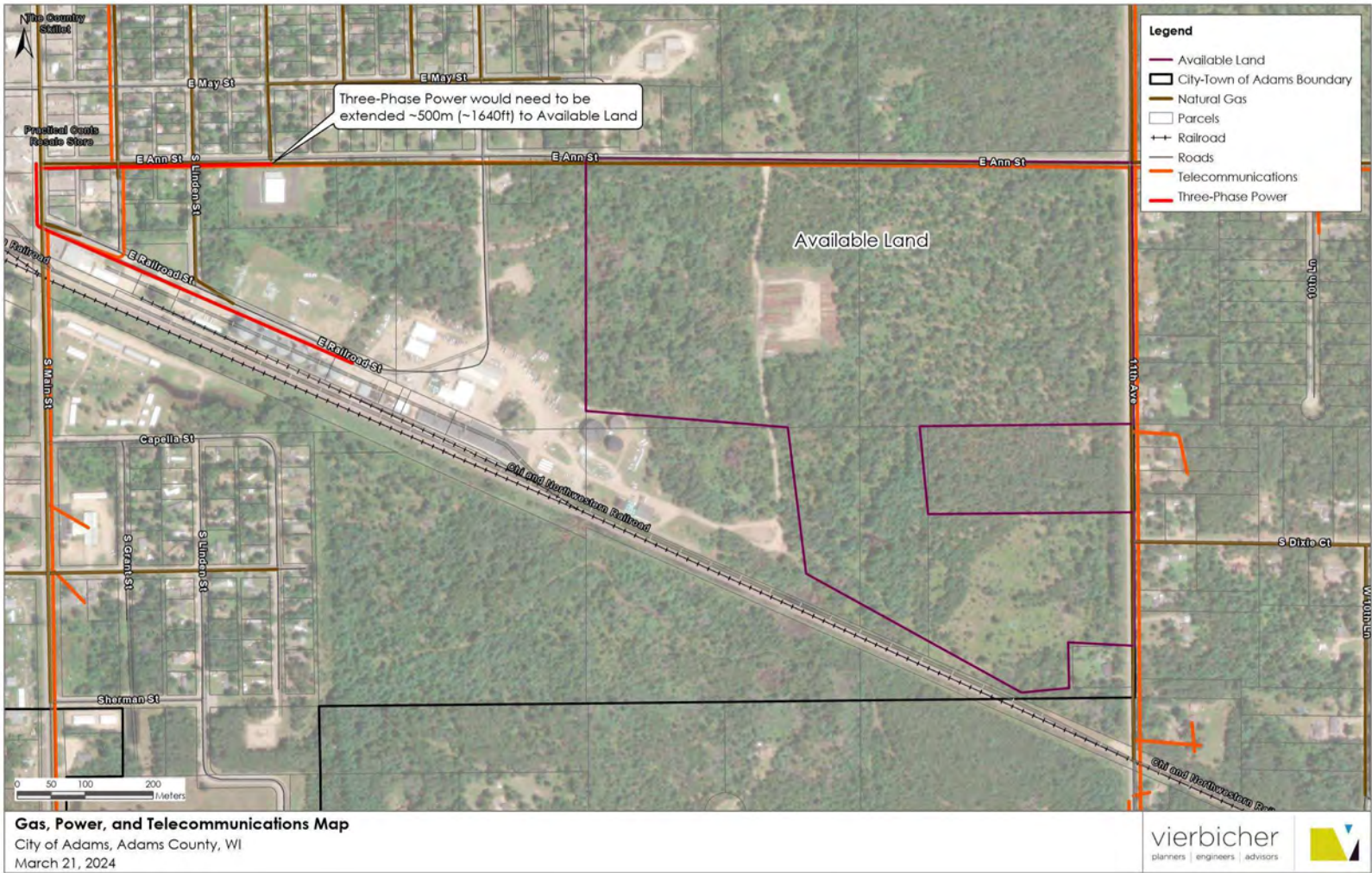
TRANSPORTATION



UTILITIES



UTILITIES





REGULATORY ENVIRONMENT

Project Focus and Local Assistance

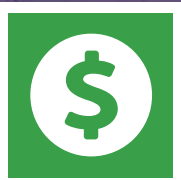
Adams County Economic Development and the City of Adams are aligned to help Agristo navigate the planning, plan review and permitting required for this project. Members of the Adams project team will work closely with you to assure the process goes smoothly.



PLAN REVIEW AND PERMITTING

- Complete Plan Set Is Require For Submission to the Department of Safety and Professional Services (DSPS)
- Plan Review and Approvals Completed by DSPS Staff
- Wisconsin Department of Natural Resources (WDNR) Stormwater Permit Required for Site
- WDNR Permitting Required for Water and Sanitary Sewer Extensions
- City of Adams Construction Permit Is Issued Contingent on State Approvals

WORKFORCE



2.4%

**Population Change
- Net Migration**
(WI average .08%)



8,137

**Labor
Participation**



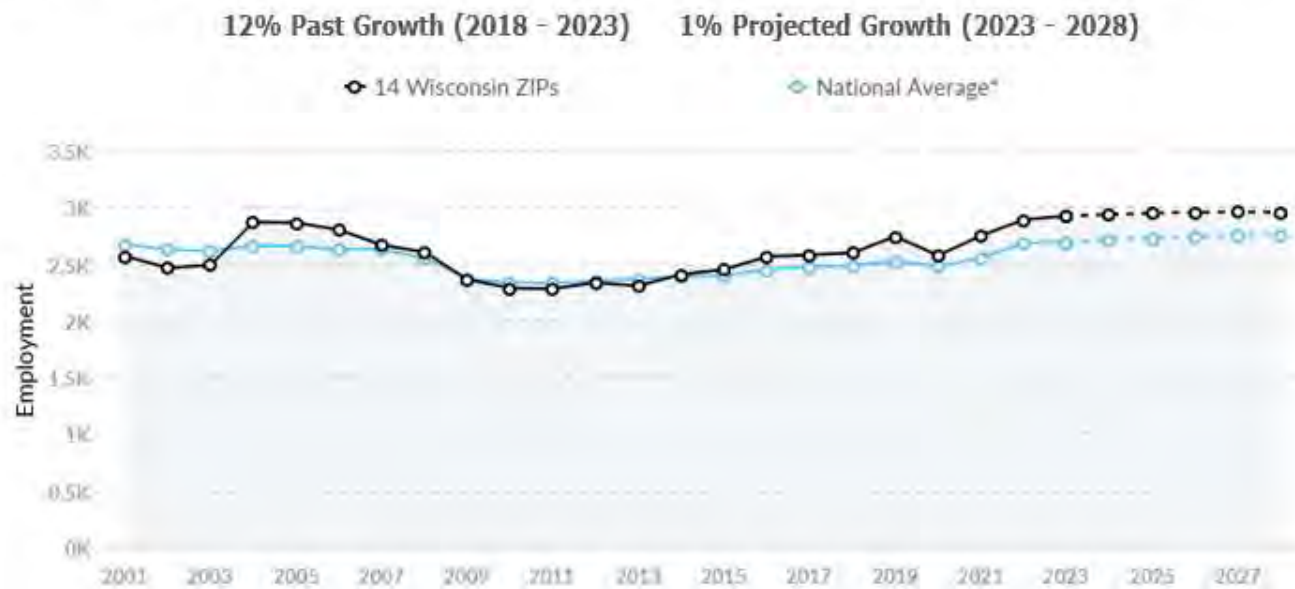
5,631

**Employment
Turnover**
(number of workers
looking for employment)

Supply (Jobs)

Supply Is About Equal to the National Average

The regional vs. national average employment helps you understand if the supply of your occupations is a strength or weakness for your area, and how it is changing relative to the nation. An average area of this size would have 2,688* employees, while there are 2,921 here. The gap between expected and actual employment is projected to narrow over the next 5 years.



*National average values are derived by taking the national value for your occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.

Aug 2023 Labor Force Breakdown



	Population
● 16+ Civilian Non-Institutionalized Population	17,814
● Not in Labor Force (16+)	9,677
● Labor Force	8,137
● Employed	7,722
● Unemployed	415
● Under 16, Military, and institutionalized Population	3,587

Educational Attainment

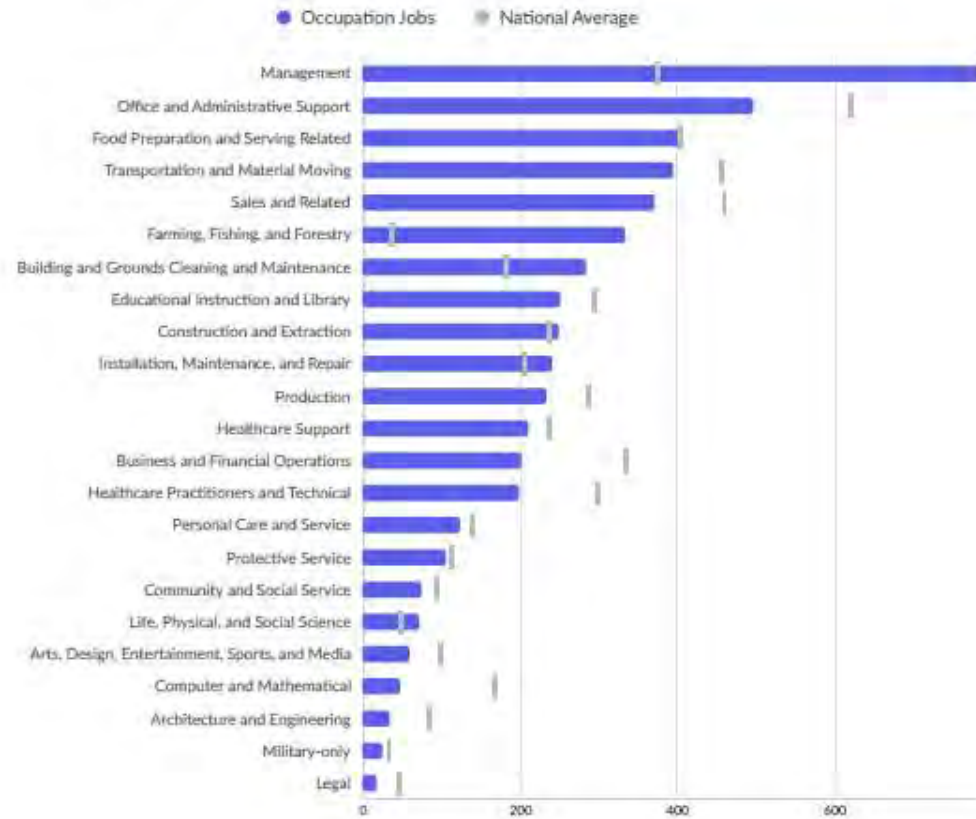
Concerning educational attainment, 12.1% of Adams County, WI residents possess a Bachelor's Degree (8.8% below the national average), and 8.6% hold an Associate's Degree (0.3% below the national average).



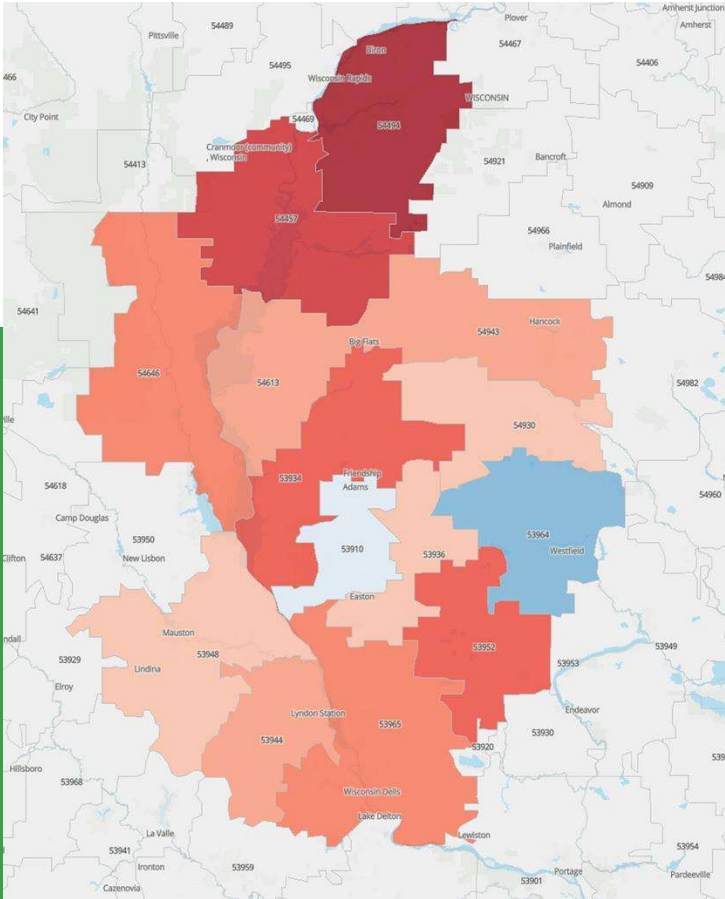
	% of Population	Population
● Less Than 9th Grade	2.5%	438
● 9th Grade to 12th Grade	9.5%	1,634
● High School Diploma	41.2%	7,113
● Some College	22.6%	3,894
● Associate's Degree	8.6%	1,477
● Bachelor's Degree	12.1%	2,082
● Graduate Degree and Higher	3.6%	626

Workforce Characteristics

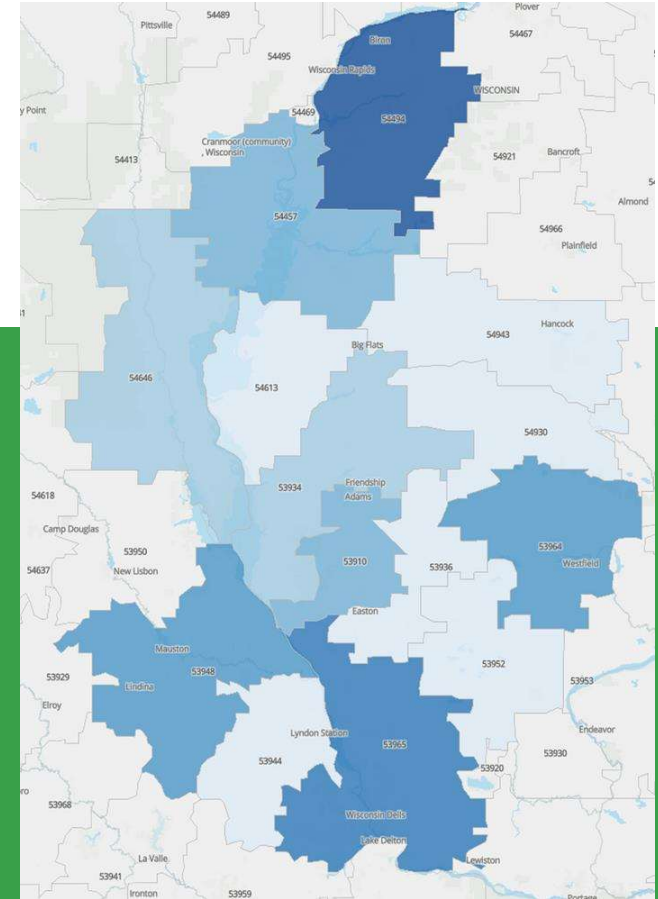
Largest Occupations



WORKFORCE



Commuter Map



Employer Location



LOCAL INCENTIVES

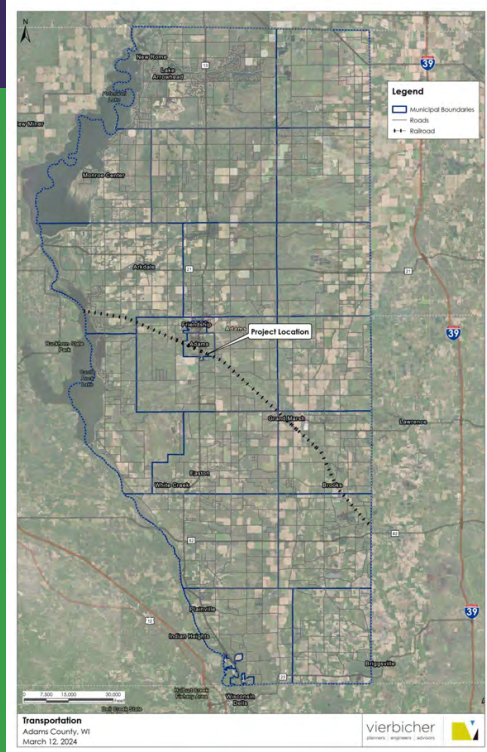
- Tax Increment Financing Is the Primary Tool Available to Local Government
- A Municipal Financing Tool to Accomplish Specific Community Development Objectives
 - Promote Industrial Development
 - Promote Mixed-use Development
 - Eliminate Blight Areas
 - Rehabilitate Deteriorating Areas
 - Environmental Clean-up
- Leverages Increment Value of Development to Finance Eligible Expenses

TAX INCREMENT FINANCING

- Today Over 1390 Active Tax Increment Districts Located in 400+ Communities in Wisconsin
- City of Adams Has 1 Active TID (#3)
- City of Adams Would Create A New TID To Support The Agristo Project



ELIGIBLE TIF PROJECTS



- Located Within the TID or Within One-half Mile Radius
- Projects Must Benefit TID
- Eligible Projects Include:
 - Infrastructure
 - Land Acquisition / Demolition
 - Site Development
 - Development Incentives
 - Environmental Remediation
 - Marketing & Promotion
 - Administration



STATE & FEDERAL PROGRAMS



Melinda Osterberg
Regional Economic Development Director

WEDC



Welcome to Wisconsin.

Let's look forward together.



Meet your workforce of today—
and tomorrow.



Welcome to Wisconsin.

Let's look forward together.

Wisconsinites aren't just friendly—we're highly skilled, well-educated and hardworking. We have the talent pool you need today and are actively developing your workforce of tomorrow.



#2

in the nation for
manufacturing
employment
concentration



Net inflow of people
AGES 25-54
since 2017

Meet your new neighbors—other companies finding success in Wisconsin.



Why have some of today's most respected companies chosen to be in Wisconsin?



Valuable Tax 
Incentives



Geographic 
Stability

DISCOVER MORE



**BUSINESS &
INDUSTRY**



**LOCATION &
INFRASTRUCTURE**



**TALENT &
WORKFORCE**



INCENTIVES



**ECONOMIC
WELL-BEING**



BUSINESS & INDUSTRY

OUR TAX CODE IS BUILT FOR YOUR COMPANY'S SUCCESS



Wisconsin is a stable, low-tax, low-regulation environment for your business. As of January 2024, Wisconsin no longer imposes a business personal property tax. You'll also find valuable tax credits as well as sales and use tax exemptions.



0.4% TAX RATE

Manufacturing and
Agriculture Tax Rate



**NO PERSONAL
PROPERTY TAX**

as of January 2024

LOW RISK OF TAX INCREASES

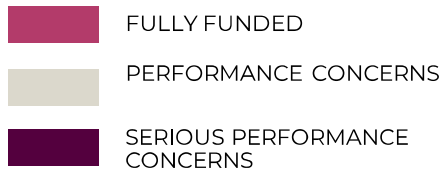
Our proven record of fiscal responsibility means a low risk of increasing tax bills from the state



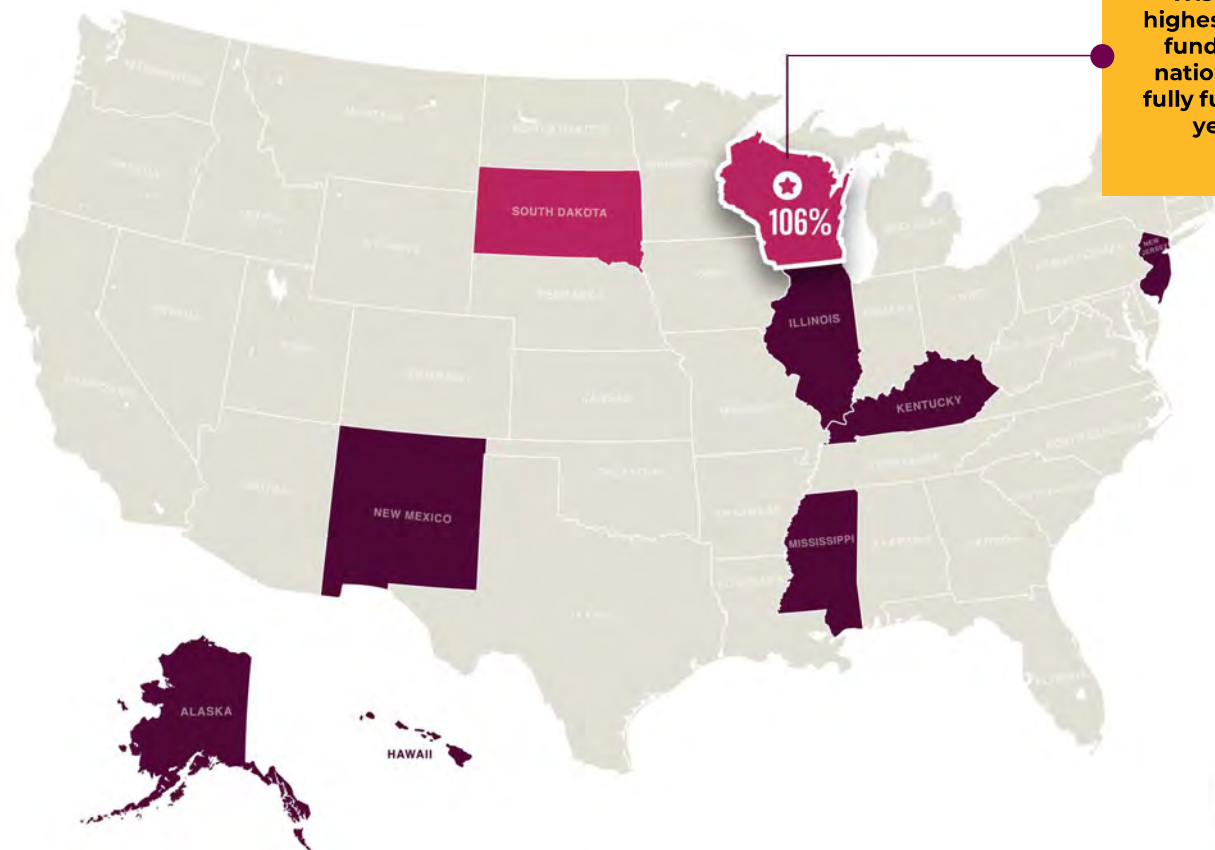
AA+ FITCH

And AA1 Moody's
Credit Rating

PUBLIC PENSION FUNDING RATIOS



Source: www.pewtrusts.org



Wisconsin has the highest public pension funding ratio in the nation, and has been fully funded for over 10 years running.

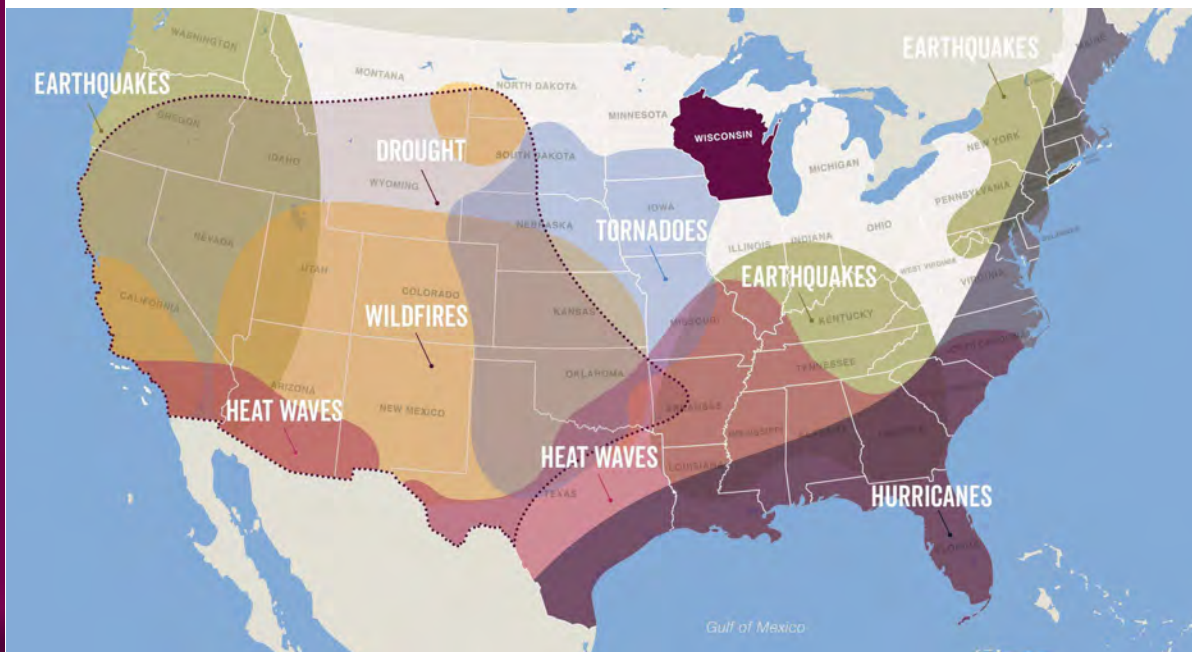
WISCONSIN
ECONOMIC DEVELOPMENT



LOCATION & INFRASTRUCTURE

WISCONSIN

Low risk of natural disaster



“ A single severe event that disrupts production for 100 days — something that happens every five to seven years on average — could erase almost a year’s earnings in some industries.

”

MCKINSEY & CO.

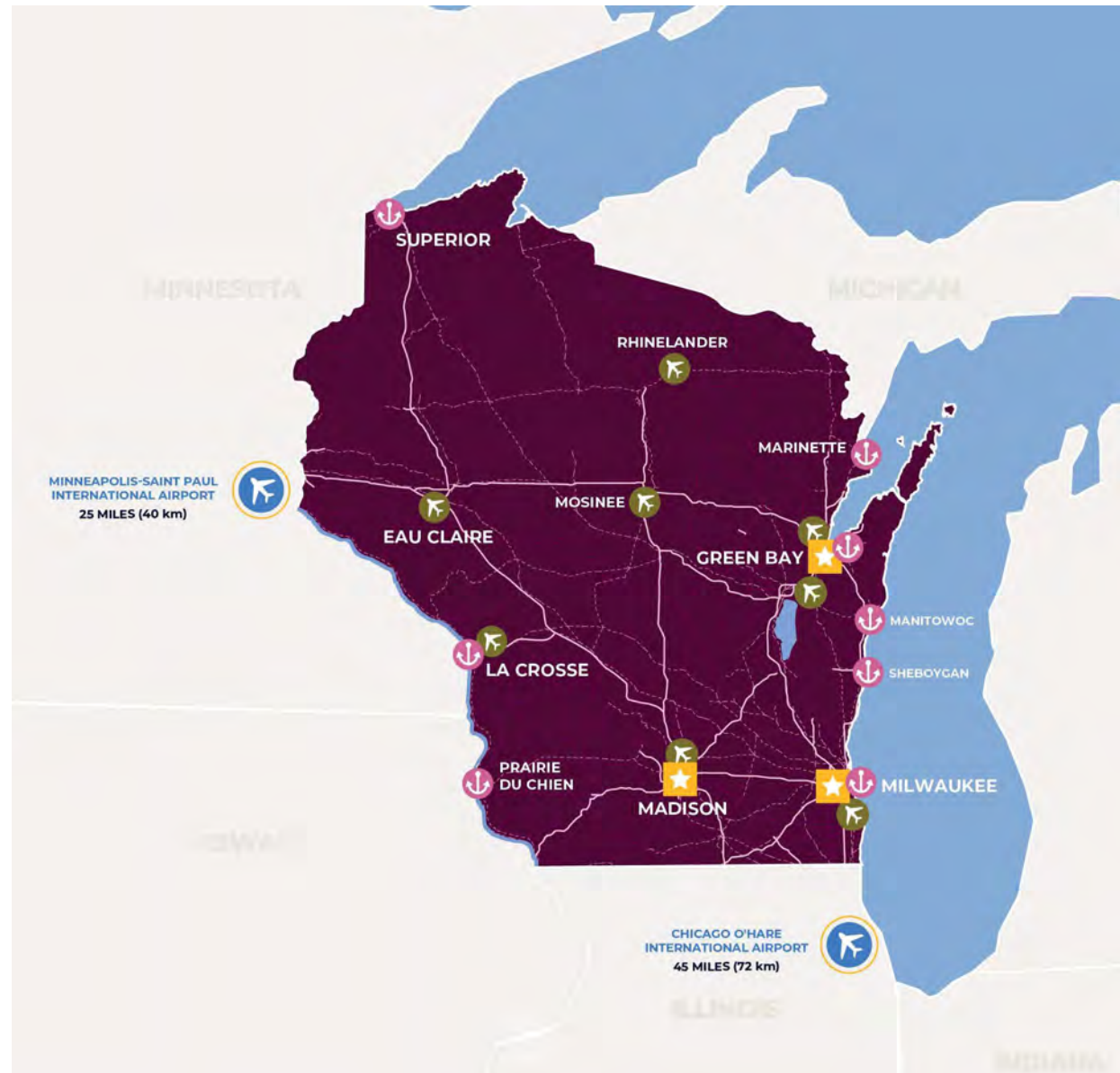
INFRASTRUCTURE

in Wisconsin

One of Wisconsin's strongest advantages is our central location, uniquely positioned for delivering products to U.S. markets within a single business day, connecting you with suppliers and customers galore.

INFRASTRUCTURE

in Wisconsin





TALENT & WORKFORCE

ACADEMIC EXCELLENCE

Companies and Communities Throughout the State Benefit From Wisconsin's Longstanding Investments in Higher Education

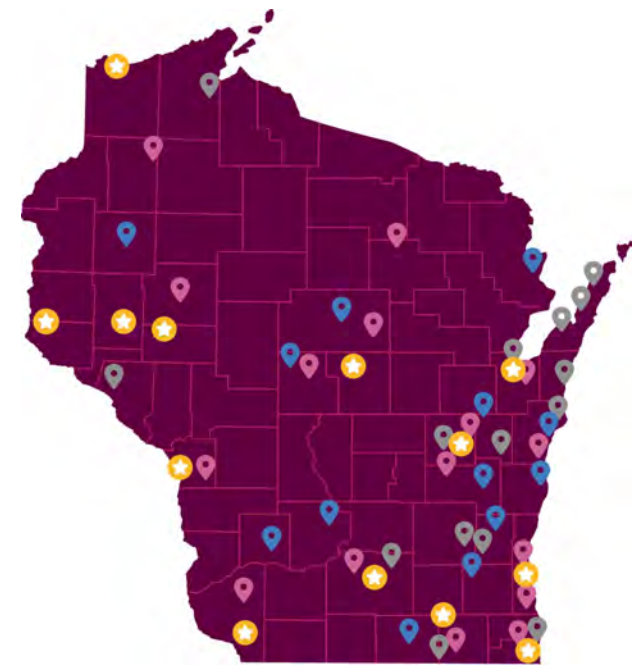
KEY

★ 13 4-Year UW Campuses

📍 13 2-Year UW Campuses

📍 16 WTCS Campuses

📍 22 WAICU Campuses



YOUR COMPANY'S FUTURE WORKFORCE

awaits you in Wisconsin

Educating your future talent pool

WISCONSIN WAS THE **1ST**

U.S. state to establish a technical college system.

Nearly

95,000

degrees and certificates
awarded in 2021

*Lightcast 2022.4 Dataset
using U.S. NCES IPEDS data*

9 IN 10

Wisconsin employers who hired
technical college graduates said
those employees' abilities met or
exceeded expectations.

Wisconsin Technical College System

YOUR COMPANY'S FUTURE WORKFORCE awaits you in Wisconsin

Manufacturing excellence



Wisconsin's advanced manufacturing workforce possesses skills and expertise that serve all of Wisconsin's key industries—including **biohealth; energy, power, and controls; food and beverage processing; and water technology.**

#2 IN THE U.S.

for manufacturing jobs as a
percent of total workforce

Business Facilities magazine, July/August 2022

15%

of all Wisconsin workers are
employed in manufacturing.

Lightcast 2022 Q4 Dataset



INCENTIVES

INCENTIVES AND GRANTS

to meet your individualized project needs



WE'RE INVESTED IN YOUR SUCCESS.

Wisconsin offers valuable incentives and grants tailored to your project.

INCENTIVES AND GRANTS

to meet your individualized project needs

STATE TAX CREDITS:

[Business Development](#) & [Enterprise Zone](#) project-based **Tax Credit Programs** We offer refundable tax credits to support your company's job creation, retention, and capital investment. These refundable tax credits reduce your company's state income tax liability or provide a refund creating a valuable incentive (application required).

INCENTIVES AND GRANTS

to meet your individualized project needs

GRANTS

[Transportation Economic Assistance \(TEA\) Program](#)

We want your company to continue to grow. The TEA Program provides matching state grants to governing bodies for road, rail, harbor, and airport projects that support new infrastructure required for capital intensive projects creating or retaining jobs in Wisconsin.

[Wisconsin Fast Forward Training Program](#)

Once your business is here, we're dedicated to providing you with a steady pipeline of high-quality workers. This program awards funds that reimburse the costs of customized occupational training for unemployed, underemployed, and incumbent workers. This business-driven training qualifies workers for full-time employment, higher level employment, or increased wages.

[Workforce Advancement Training \(WAT\) Grants](#) –

You'll have support in upskilling your workforce from Wisconsin's well-established technical college system. Wisconsin's Technical Colleges pursue WAT grants to offset your costs of customized training, to retain workers and advance their skills.

CLEAN ENERGY IN WISCONSIN

Wisconsin prioritizes clean energy projects



State Office of Sustainability & Clean Energy We have programs and policies that support your company's use of clean energy resources and technology, to help address climate change.



Focus on Energy Program We provide information, resources, and financial incentives to help your company implement energy efficiency and renewable projects.



Energy Innovation Grant Program (EIGP) Your company can access funding for a wide variety of projects that reduce energy consumption and support renewable energy vehicles and infrastructure.



Wisconsin DNR's Green Tier Program If your organization is exploring a path to sustainability, we have a systematic approach to minimize environmental risk. We add value by helping align business objectives with environmental stewardship.



Research Tax Credits Your company can be reimbursed for research activities related to certain energy-efficient products.



Property Assessed Clean Energy (PACE) We'll help your company obtain low-cost, long-term loans for energy efficiency, renewable energy, and water conservation improvements on your property.



ECONOMIC WELL-BEING

A STATE OF WELL-BEING

in wisconsin



Wisconsin is consistently ranked at the top, from health care and cost of living to career opportunities and outdoor recreation. Here are just a few reasons Wisconsin stands out when it comes to quality of life for your present and future workforce.

A STATE OF WELL-BEING

in wisconsin

#8

U.S. state of overall
quality of life

TOP 10



Among the best public-school
systems in the U.S.

#4

least stressed state

TOP 10



Among the top U.S. states for
health care quality

2ND

Wisconsin's rural critical access
hospitals were ranked 2nd best in
the nation

3RD

Green Bay is ranked 3rd and
Madison is ranked 7th in the
nation for best places to live for
families

A STATE OF WELL-BEING

in wisconsin

3RD

Wisconsin has the third most **SKI RESORTS** in the country

RECREATION

6

Wisconsin boasts six of Golfweek's top 50 best public **GOLF COURSES** you can play

84,000



Enjoy 84,000 miles of rivers and streams and 15,000 inland lakes



THANK YOU

ADAMS COUNTY ECONOMIC DEVELOPMENT