



TOWN OF ARMENIA COMPREHENSIVE PLAN 2021

Prepared with the assistance of the North Central Wisconsin Regional Planning Commission



Town of Armenia

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Chapter 1

Demographics

This chapter reviews the demographics of the Town of Armenia and identifies the major trends impacting the Town over the next few decades. Both Juneau County and the State of Wisconsin are presented for comparison.

Background

The Town of Armenia is located in northern Juneau County, Wisconsin. The Town is bounded by Wood County to the north and the Wisconsin River/Petenwell Lake to the east, the Town of Finley to the west, and the Town of Necedah to the west and south. Development in the Town is clustered along the lake and dominated by agriculture throughout much of the interior. See the Planning Area Map.

Planning Process

In the fall of 2020 the Town initiated a process to update its 2012 plan. The state planning law – 66.1001 – requires that a comprehensive plan be updated every ten years. A variety of Plan Commission meetings were held over the course of 2020 and 2021 to prepare the plan. A final Plan Commission meeting was held in early 2021 to review the final draft and recommend adoption of the plan by the Town Board.

Public Participation

An important part of any planning process is public involvement. Public involvement provides the citizens of the town an opportunity to express their views, ideas, and opinions on issues that they would like addressed regarding the future development of their town. Local officials use this input to guide policies and decisions with greater awareness of the public's desires and consensus. See the adopted Public Participation Plan in Appendix A. The Town of Armenia posted all Plan Commission meetings to invite the public and held a Public Hearing to collect public input.

Issues and Opportunities

During the planning process for this plan update, the Town Plan Commission identified and discussed a number of issues/opportunities currently facing the Town, as follows:

- Wetland and floodplain mapping inaccuracies result in added expense to residents for field verifications and flood insurance.

- High nitrate levels are a water quality concern of residents.
- Maintaining property rights of current land holders.
- Town zoning ordinance may need clarification in areas related to issuance of permits, accessory dwelling units, etc.
- The fencing off of the Volk Field bombing range has had a variety of impacts on the Town and residents.
- Petenwell Lake is a significant asset / draw for the Town.

Population and Households

Historical Trends

The estimated 2018 population for the Town of Armenia provided by the American Community Survey is 726 people. As shown in Table 1, the Town has experienced a steady increase in population since 1990, with a slight downturn from 2000 to 2010. From 1990 to 2010, the percentage increase of 18.07 percent was less than Juneau County and greater than the State of Wisconsin as a whole at 23.16 percent and 16.26 percent respectively. From 2010 to 2018, the population increased somewhat at a rate of 3.86 percent, which was more than the county or the state. The county experienced marginal decline, at a rate of 0.92 percent and the state increased at a rate of 1.61 percent.

Table 1: Demographic Change 1990-2018						
Minor Civil Division	1990	2000	2010	2018	1990-2010 % Change	2010-2018 % Change
Total Population						
T. Armenia	592	707	699	726	18.07%	3.86%
County	21,650	24,316	26,664	26,419	23.16%	-0.92%
State	4,891,769	5,363,675	5,686,986	5,778,394	16.26%	1.61%
Total Households						
T. Armenia	209	267	302	316	44.50%	4.64%
County	8,265	9,696	10,527	10,640	27.37%	1.07%
State	1,822,118	2,084,544	2,279,768	2,343,129	25.12%	2.78%
Average Household Size						
T. Armenia	2.83	2.61	2.30	2.25	-18.73%	-2.17%
County	2.59	2.47	2.38	2.31	-8.11%	-2.94%
State	2.61	2.50	2.43	2.40	-6.90%	-1.23%

Source: U.S. Census, American Community Survey 2018 5-year estimates

Growth in the number of households has followed a steady increase since 1990. This growth was substantial from 1990 to 2010 at a rate of 44.50 percent, and levelled somewhat from 2010 to 2018 at a rate of only 4.64 percent. Juneau County followed the same pattern and increased at a rate of 27.37 percent from 1990 to 2010, but only 1.07 percent from 2010 to 2018. The state also followed with a high rate of increase in the number of households at a rate of 25.12 percent from 1990 to 2010, and a much smaller increase of 2.78 percent from 2010 to 2018. This high rate of growth in population and households was experienced in Armenia, the county, and the state from 1990 to 2010, with uniform stabilization after 2010.

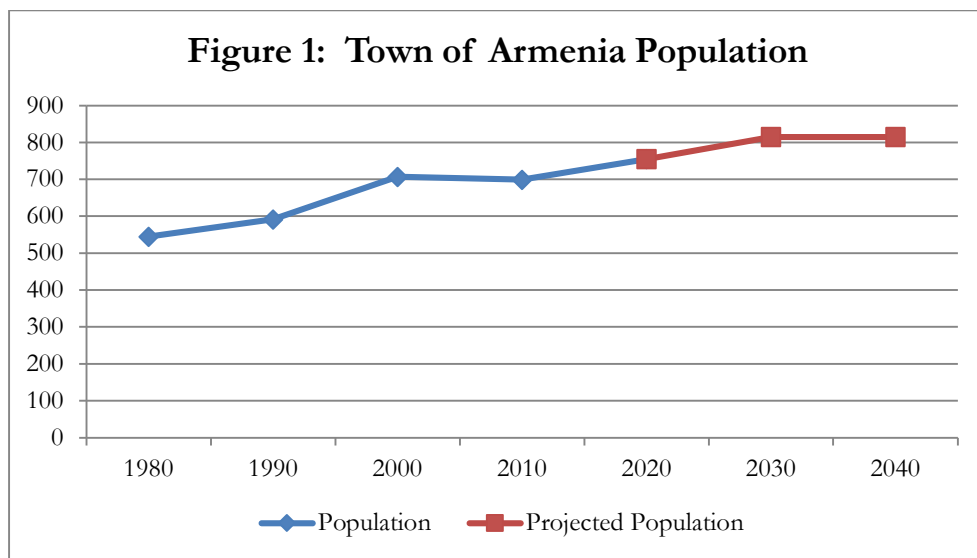
The average household size has been decreasing steadily across the nation over the past few decades. This is due to a multitude of factors including longer life spans, less people having children, and people having fewer children. In the Town, the average household size has decreased fairly steadily in the past few decades, from 2.83 average people per household in 1990 to 2.25 in 2018, for a decrease of 0.58 persons per household. This decrease is more substantial than in the county which has dropped from 2.59 in 1990 to 2.31 in 2018, for a total of 0.28 persons per household. The state household size dropped, but not to the extent of the Town or the county. The state went from an average household size of 2.61 in 1990 to 2.40 in 2018, for a net reduction of 0.21 persons per household on average.

Projections

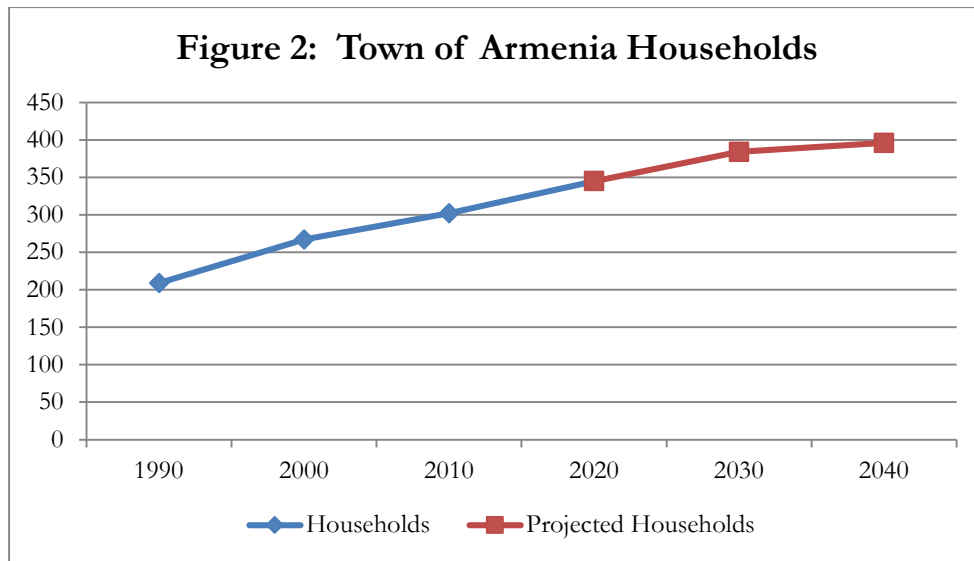
Figure 1 shows population projections for the Town of Armenia and Table 2 compares projected population in the Town to Juneau County, based on projections made by the Wisconsin Department of Administration (DOA). The Wisconsin DOA population projections are recognized as Wisconsin’s official population projections. These projections are based on historical population and household growth in the community, with more recent years given a greater weight. The Town of Armenia is expected to experience an increase in population through 2040 at a rate of 16.60 percent. This is consistent and slightly higher than Juneau County as a whole which is expected to grow at a rate of 10.50 percent through 2040.

Figure 2 and Table 3 include household projections completed by the WDOA. Projections indicate that although both population and number of households are expected to increase through 2040, the number of households is expected to do so to a greater extent. This is likely due to the trend of decreased household size. The number of households is expected to increase 31.13 percent for the Town of Armenia and 24.27 percent for Juneau County through 2040.

Household size has been steadily decreasing through the past few decades and this trend is expected to continue. The average household size was 2.30 in 2010 and is expected to decrease to 2.05 by 2040.



Source: U.S. Census, WI DOA



Source: U.S. Census, WTD OA

Table 2: Population Projections, 2010-2040								
Total Population by Year								
	2010	2015	2020	2025	2030	2035	2040	% change 2010-2040
T. Armenia	699	730	755	790	815	820	815	16.60%
Juneau County	26,664	27,305	28,130	29,080	29,790	29,805	29,465	10.50%

Source: WTD OA Population Projections, 2013

Table 3: Household Projections, 2010-2040								
Total Households by Year								
	2010	2015	2020	2025	2030	2035	2040	% change 2010-2040
T. Armenia	302	327	345	367	384	393	396	31.13%
Juneau County	10,527	11,187	11,774	12,389	12,871	13,059	13,082	24.27%

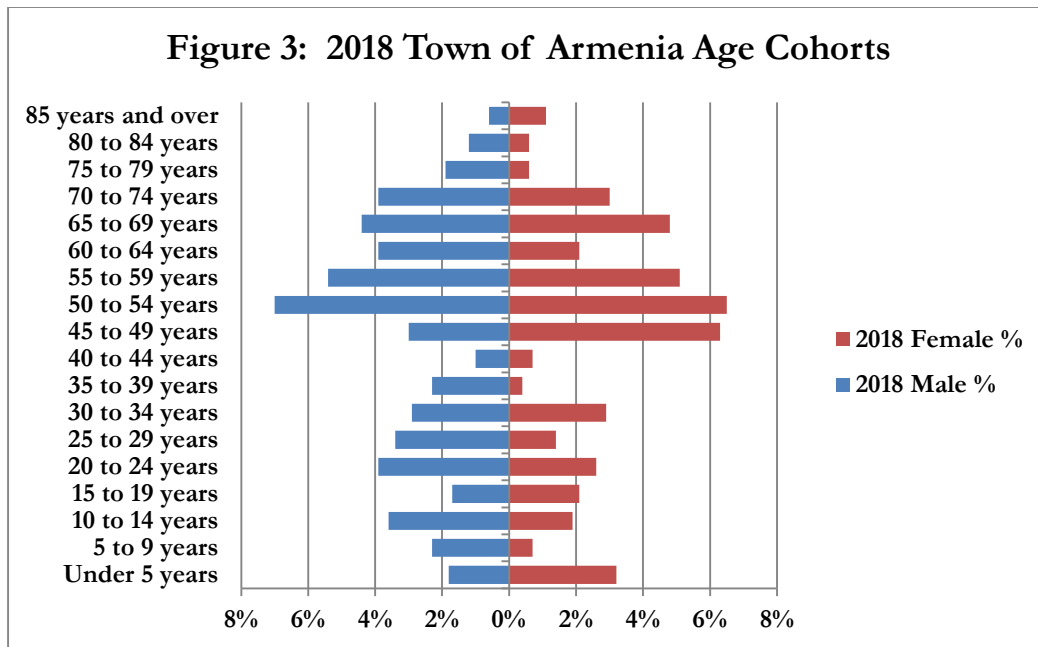
Source: WTD OA Household Projections, 2013

Age

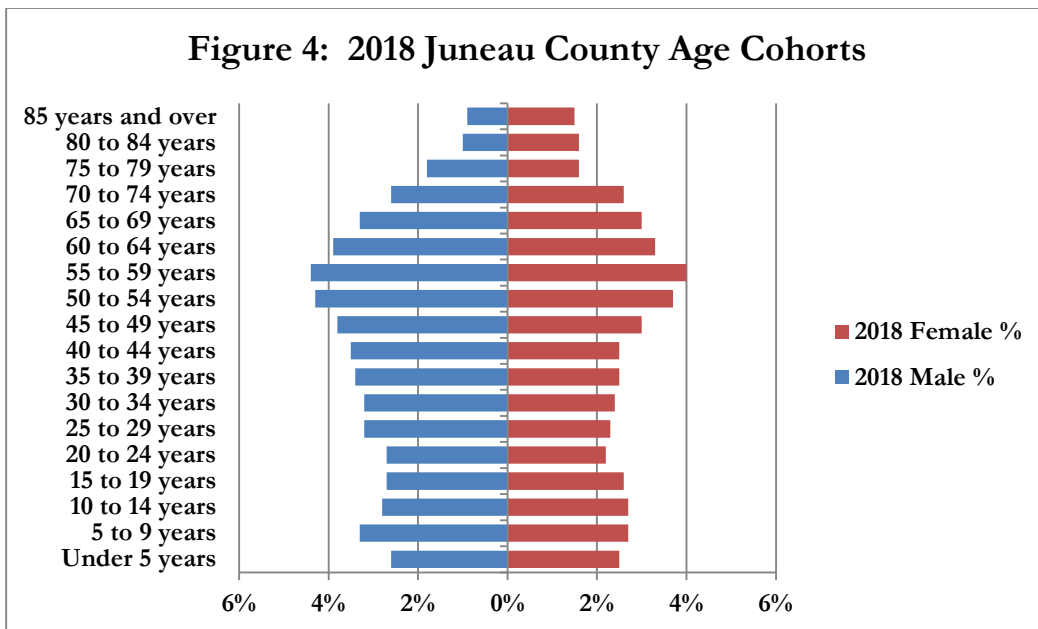
Figures 3 and 4 compare the distribution of age group for the Town of Armenia and Juneau County. Juneau County's population pyramid is stationary with fairly similar numbers across all age ranges. Stationary population pyramids are characteristic of areas with low birth rates and long life expectancies. This is indicative of slow, steady population growth. In contrast, the Town of Armenia has a highly constrictive population pyramid with very few residents in the younger age categories. The vast majority of residents are 45 and older versus 44 and younger. Most males and females in the Town are in the 50-54 year old age category.

In 2018, the median age in the Town was 50.9 years, up from 45.1 in 2010. The county's median age was 45.2 in 2018. The median age for both the Town and the county was significantly higher

than the state which had a median age of 39.6 in 2018.



Source: American Community Survey, 2018 5-year estimates



Source: American Community Survey, 2018 5-year estimates

Population distribution is important to the planning process. Two age groups are of particular note, those 17 years of age and younger and those 65 years of age or older. These are often referred to as dependent populations, but each have different needs. For example, the younger group requires schools and child care and the older group requires increased levels of medical care.

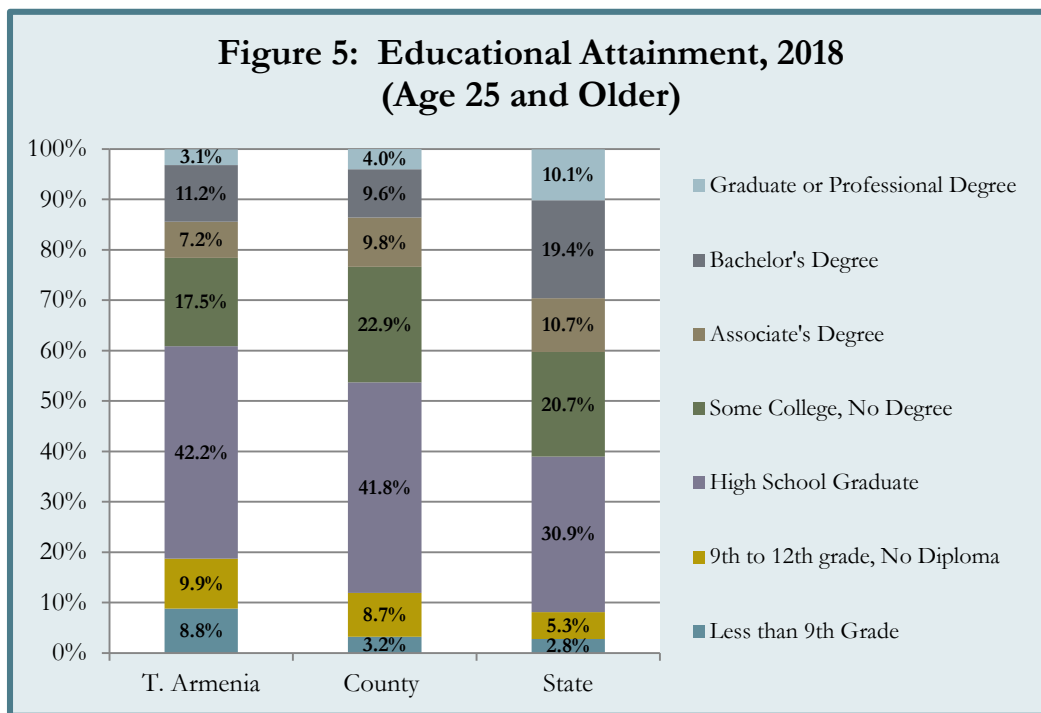
From 2010 to 2018, the population of 17 and younger group in Armenia decreased from 19.3

percent of the population to 15.4 percent of the population. In short, this was a net loss of 23 people from this age cohort. From 2010 to 2018, the population percentage of those in the 65 and older group increased from 16.6 percent in 2010 to 22.0 percent in 2018, with a net gain of 42 people. Due to longer life expectancy and the size of the Baby Boomer generation, the 65 and older age group is expected to continue to increase in size. The trend is occurring at the state and national levels and to an even greater degree within the rural Wisconsin counties. This population trend whereby older age categories increase significantly while younger age categories decline will impact the future labor supply, school system, and health care industry at the national, state, and local levels.

Education and Income Levels

Education

Figure 5 compares educational attainment of those in the Town of Armenia to the county and the state. In 2018, 81.2 percent of town residents age 25 and older had a high school education or higher. This was 6.9 percent lower than the county average and 10.7 percent lower than the state average.



Source: American Community Survey, 2018 5-year estimates

In 2018, 14.3 percent of Town residents ages 25 years and over had earned a bachelor's degree or higher. This was slightly higher than Juneau County at 13.6 percent. However both the Town and the county had much fewer bachelor degree or higher recipients than the state at 29.5 percent. Education and how it relates to economic development will be discussed in the economic development chapter.

Income

Median household income and per capita income are two commonly used measures of income.

Median household income is the amount that divides the income distribution into two equal groups, meaning half of all households have income above that amount, and half have income below that amount. Per capita income is the average income earned per person.

Median household income for Town of Armenia residents was \$54,444 in 2018. Table 4 shows that this was higher than the whole of Juneau County, but lower than the State of Wisconsin. Similarly, in 2010, the Town of Armenia median income was slightly higher than the county, but lower than the state. When adjusted for inflation, the median household income in the Town has risen 2.9 percent over than past several years. This was not the case in the county, where median income dropped, or the state, where median income stagnated when adjusted for inflation.

Table 5 illustrates that in 2018 income per capita in the Town of Armenia was \$31,084, which was higher than the county, but lower than the state. This was not true in 2010, where per capita income in the Town was higher than both county and the state. Per capita income in the Town has increased 0.2 percent when adjusting for inflation from 2010 to 2018. This rate of increase is lower than both the state at 6.2 percent and the county at 0.9 percent.

Minor Civil Division	2010	2018	*Net Change	*% Change
T. Armenia	\$46,406	\$54,444	\$1,360	2.9%
Juneau County	\$45,664	\$51,056	-\$1,179	-2.6%
Wisconsin	\$51,598	\$59,209	\$186	0.4%

*Source: American Community Survey, 2010, 2018 5-year estimates
Adjusted for inflation in 2018 dollars

Minor Civil Division	2010	2018	*Net Change	*% Change
T. Armenia	\$27,227	\$31,084	\$61	0.2%
Juneau County	\$23,026	\$26,137	\$202	0.9%
Wisconsin	\$26,624	\$32,108	\$1,653	6.2%

*Source: American Community Survey, 2010, 2018 5-year estimates
Adjusted for inflation in 2018 dollars

Employment Characteristics

Tables 6 and 7 illustrate the breakdown of the labor force and employed population living in the Town of Armenia in 2010 and 2018. The “employed population” includes those that are 16 and older. There was a decrease of 33 people in the labor force from 2010 to 2018 in the Town. This is likely due to the rise in median age, whereby more people are entering retirement. This decline was in contrast to the labor force growth seen the state. The decline was slightly less than the county, which had a negative 9.1 percent change in the labor force from 2010 to 2018.

Labor force participation indicates the percent of those 16 years and over that are in the labor force. The labor force participation rate decreased 7.2 percent in the Town of Armenia from 2010 to 2018. There was a decrease in the county and state during this period also, but to a lesser degree.

Table 6: Labor Force

Minor Civil Division	Labor Force			Labor Participation Rate	
	2010	2018	2010-2018 % Change	2010	2018
T. Armenia	392	359	-8.4%	64.6%	57.4%
Juneau County	13,983	12,714	-9.1%	65.1%	58.6%
Wisconsin	3,078,465	3,092,330	0.5%	69.0%	66.7%

Source: 2010, 2018 American Community Survey 5-Year Estimates

In 2010, the Town of Armenia had an employed population of 381 people. This number decreased 33 people to 348 by 2018, for a decline of 8.7 percent. From 2010 to 2018, the employed population decreased in the county at a rate of 4.7 percent, and increased 3.3 percent in the state. The U.S. Census classifies individuals as unemployed if they are not working, actively seeking work, and available to accept a job. The unemployment rate in the Town was 3.1 percent in 2018. This was lower than both the county and the state at 3.7 percent and 4.0 percent respectively.

Table 7: Employment

Minor Civil Division	2010	2018	2010-2018 % Change	Unemployment Rate
T. Armenia	381	348	-8.7%	3.1%
Juneau County	12,745	12,143	-4.7%	3.7%
Wisconsin	2,869,310	2,964,540	3.3%	4.0%

Source: 2010, 2018 American Community Survey 5-Year Estimates

As shown in Table 8, in 2018 most Armenia residents were employed in the areas of natural resources, construction, and maintenance occupations. This is a shift from 2010, when most residents were employed in production, transportation, and material moving occupations. In 2018, the second sector most represented was the area of service occupations followed by sales and office occupations. From 2010 to 2018, the most significant increase was seen in service positions. The most significant decrease during this time period was in production, transportation, and material moving occupations.

Table 8: Resident Occupations 2010-2018

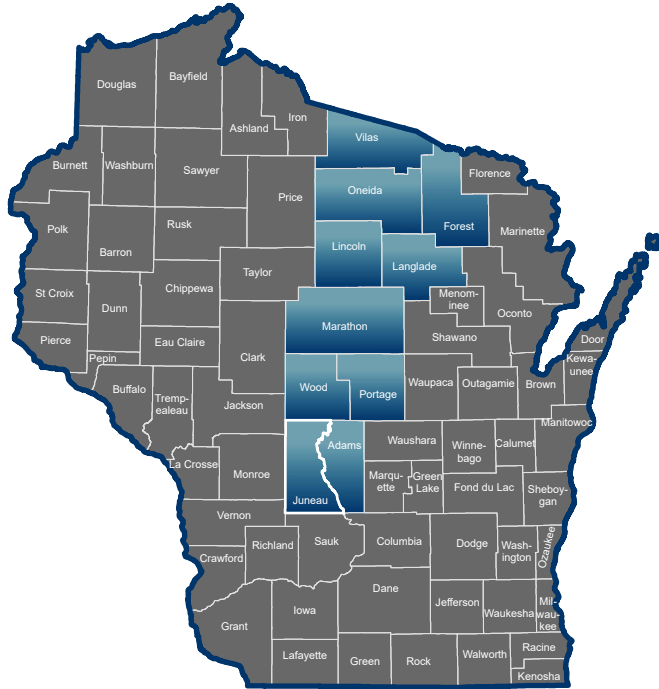
Occupation Sector	2010	2018
Management, business, science, and arts	74	66
Service occupations	55	73
Sales and office occupations	71	72
Natural resources, construction, and maintenance occupations	80	79
Production, transportation, and material moving occupations	101	58
Total employed*	381	348

Source: 2010, 2018 American Community Survey 5-Year Estimates

*Total employed represents employed civilian population 16 years and over

Demographic Snapshot

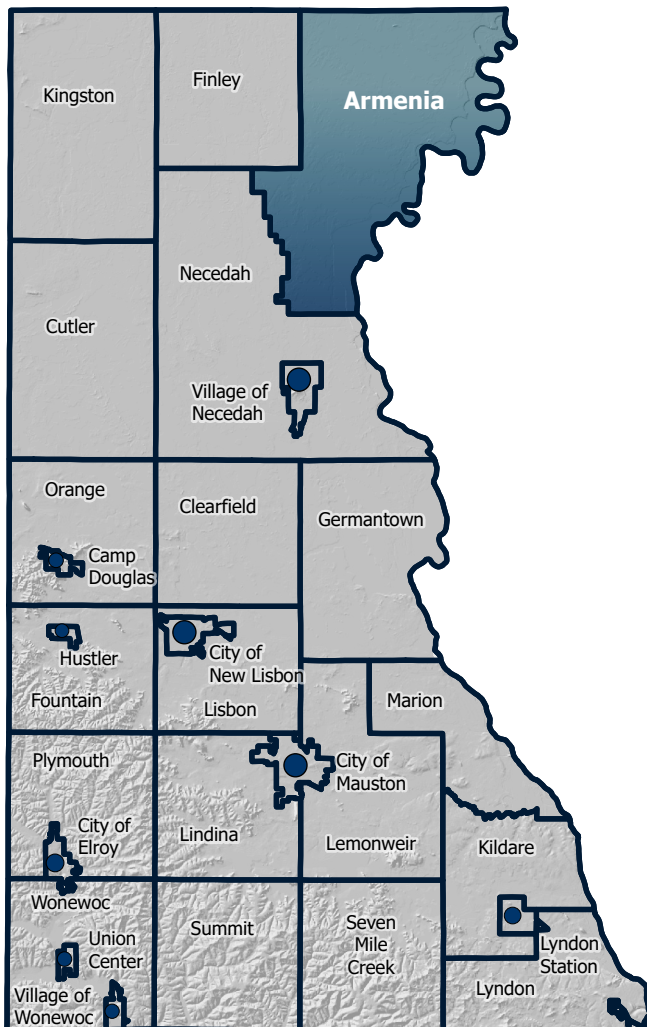
- The population and number of households have increased steadily since 1990, with a slight drop in population from 2000 to 2010. There has been a notable decline in household size over the past few decades.
- The Town of Armenia is expected to experience a steady increase in population, with a slight decline after 2035. A steady increase in the number of households is expected through 2040.
- There are a large number of people in the older age categories and the median age is higher than the county and the state.
- The median age rose 5.8 years from 45.1 in 2010 to 50.9 in 2018.
- In 2018, 81.2 percent of Town of Armenia residents had a high school diploma or higher and 14.3 percent of residents had a bachelor's degree or higher. In both categories, the state had more, but when compared to Juneau County there were more bachelor's degree recipients in the Town, but fewer high school graduates.
- The 2018 average household income of \$54,444 was lower than the state, but higher than the county. The 2018 per capita income of \$31,084 was also lower than the state, but higher than the county.
- The labor participation rate is lower than the county or the state. However, the unemployment rate is lower than either the county or the state.
- Most people working in the Town of Armenia work in the areas of natural resources, construction, and maintenance.



The Town of Armenia is located in northern Juneau County, Wisconsin. The Town is bounded by Wood County to the north and the Wisconsin River/Petenwell Lake to the east, the Town of Finley to the west, and the Town of Necedah to the south. Development in the Town is clustered along the lake and dominated by agriculture throughout much of the interior.

Armenia has an overriding rural character, and is abundant with natural resources, agricultural resources, and archaeological resources. The Town also is home to many recreational resources, including Cranberry Mound State Natural Area, Juneau County Wilderness Park, Veteran's Park and Armenia Town Park.

Due to its presence along Petenwell Lake, the Town of Armenia is a prime destination for seasonal residents. Nearly half of the Town's housing stock is used for seasonal purposes, indicating a strong seasonal presence within the Town.



Population:
Total: 726
Median Age: 50.9



Housing Units:
Total: 690
Occupied: 316
Vacant: 374



Income:
Median Income: \$54,444
Per Capita Income: \$31,084



Employment Data:
Residents Employed: 348
Unemployment: 3.1%
Jobs within Town: 635



Natural Features:
Petenwell Lake/Wisconsin River
Yellow River
Cranberry Creek Mound Group SNA



Major Roadways:
CTH F
CTH G

GOALS, OBJECTIVES AND POLICIES

Goal 1: Planned Growth

Objectives:

1. The Town wishes to manage development.

Policies

1. The Town is not resistant to growth. Instead the Town wants to ensure that growth is well planned, so that it improves the tax base and preserves and enhances the rural quality of life in the Town.

Goal 2: Ordinance Maintenance

Objectives

1. The Town has ordinances that establish standards and procedures to handle future development.

Policies

1. The Town will periodically maintain and update its zoning ordinance to manage land use and development.

Chapter 2

Natural, Agricultural, and Cultural Resources

This chapter describes local land and water conditions in detail as well as agricultural resources and cultural heritage. It is important to consider the patterns and interrelations of natural resources on a broader scale because they do not follow geo-political boundaries. In addition, many of the programs for protecting or mitigating impacts to natural resources are administered at the County, State, or Federal level. Thus an overview of recent county-wide natural resource planning efforts is described below, followed by a description of local natural resource conditions. Of particular interest are geographic areas of the landscape encompassing valued natural resource features grouped below by resource type, including soil and biological resources.

PREVIOUS NATURAL, AGRICULTURAL, AND CULTURAL RESOURCE PLANS AND STUDIES

In the last decade, several plans were prepared by Juneau County specifically to address protection and management of natural resources. These plans may be used as resources to guide local policy and decision making regarding resource management and protection.

Juneau County Land and Water Resource Management Plan, 2019

This conservation plan lists areas of resource concern that include: loss of agricultural lands and open spaces; fragmentation of habitat and loss of corridors for wildlife; surface water pollution; decline in riparian habitats and shoreline erosion; & illegal dumping of waste products. The plan provides an extensive inventory of the County's natural resources and a series of goals and objectives intended to improve and protect these resources in the future.

The 2019 Land and Water Resource Management Plan identifies ten primary goals. Goals are intended to protect or improve one of the following resources: soil erosion, water quality, and land use management.

Juneau County Outdoor Recreation Plan, 2017

The primary focus of this recreation plan is to provide continued direction in meeting the current and future recreational needs of the county. This plan provides an inventory and analysis of existing outdoor recreational facilities and provides recommendations to meet identified needs. Specific park and forest parcel improvement lists exist within the plan.

Juneau County Farmland Preservation Plan, 2013

The primary goal of this plan was to develop a process to create Farmland Preservation Plan mapping areas that best describe the criteria decided upon in a systematic approach to the farmland

preservation process. The goal is to preserve farmland that contributes to the economic and cultural importance to the county, while still allowing for necessary growth that leads to a vibrant and diverse community.

NATURAL RESOURCES

Examining the natural environment is essential to the planning process. For instance, soils, topography and geology can pose limitations to certain types of development, while an inventory of surface water resources, vegetation types, environmentally significant areas, and historical features identify those resources and areas which should be protected from over-development. This section of the plan identifies both the land and water resources of the town.

Land Resources

The Town is located in the northeast corner of Juneau County. The Town is bounded by the Town of Port Edwards in Wood County to the north, Adams County beyond Petenwell Lake to the east, and the Towns of Finley and Necedah to the west and south.

Topography and Geology

The Town is located in central Wisconsin where two ecological landscapes meet. The northeast portion of Juneau County is contained in the “Central Sands Plains” ecological landscape and the southwest portion in the “Western Coulee and Ridges” ecological landscape. Armenia is in the “Central Sands Plains” landscape.

The Central Sands Plains ecological landscape occurs on a flat, sandy lake plain, formed in and around what was once Glacial Lake Wisconsin, which contained glacial melt water extending over 1.1 million acres at its highest stage. Soils are primarily sandy lake deposits, with some silt, loam, loess caps. Sandstone buttes carved by rapid drainage of the glacial lake, or by wave action when they existed as islands in the lake, are distinctive features of the landscape. The historic vegetation of the area includes extensive wetlands of many types. Prairies, forests, savannahs, and barrens also occur. The Wisconsin River is the largest river that flows through this landscape

Soils

Soils occur in an orderly pattern that is related to the physical geography, climate, and natural vegetation. Each kind of soil is associated with a particular kind of landscape or segment within the landscape. By observing the landscape within an area, by reviewing the soil map, and by understanding what is possible with each soil type, relationships can be created to determine the most productive use for an area. Most of the soils in Juneau County formed under forest vegetation. This resulted in a light-colored soil that has a relatively low content of organic matter. Also because tree roots intercept water at greater depths than grasses, there is more effective leaching. This leaching removes nutrients and allows clay accumulation at greater depths. There is an abundance of microflora, such as bacteria and fungi, which play important roles in decomposing organic matter and recycling the nutrients. Animals in the soil, including earthworms, insects, and rodents, mix the soil and contribute to additional activity which accelerates natural soil processes.

The Town is comprised of two primary soil associations. The northwestern section is composed of

the Newson-Meehan-Dawson association, which is characterized by deep, nearly level, and gently sloping land. It somewhat poorly drained to poorly drained, sandy, and mucky. It is found within outwash plains, stream terraces, and in basins of glacial lakes. The eastern section is composed of the Friendship-Plainfield association. This association is characterized by deep, and nearly level to moderately steep slopes, is either excessively drained or moderately drained. It is found on outwash plains, stream terraces, and in basins of glacial lakes.

Forests

Woodlands and forests cover a significant portion of the Town, with over 59 percent forested. Forests are an important resource in the Town. Forests provide protection for environmentally sensitive areas, such as steep slopes, shorelands, wetlands, and flood plains. In addition, expansive forests provide recreational opportunities aesthetic benefits, and economic development. Today, most of the forest can be classified as mixed forest coniferous/deciduous.

Most of the forestland in the Town of Armenia is privately owned, including approximately 3,548 acres enrolled in Managed Forest Law (MFL) program, as of 2019. Some, but not all of this land is open to public access. This program has been established to preserve and protect woodlands through practicing proper management techniques in exchange for a reduction in property taxes.

Agricultural Areas

Agriculture is a major industry in Juneau County. In 2012 in Juneau County there were over 827 farms that covered over 180,000 acres of farmland. These farms included over 24,000 cattle and calves, over 15,000 hogs and pigs, over 73,000 acres of corn for silage, over 65,000 acres of winter wheat for grain, and over 26,000 acres of soybeans.

Agriculture has been an integral part of the Town of Armenia since its inception and this continues to be true today. Existing farms consist mainly of irrigation farms for cash crops and cranberries. Over 10,430 acres, 17.04 percent of the Town is agricultural. In addition, cranberry bogs account for 1,037 acres, or 1.69 percent, of the Town. Much of the land within the Town of Armenia is designated as a Farmland Preservation Area under the Juneau County Farmland Preservation Plan.

Non-Metallic Mining

Nonmetallic mining is the extraction of stone, sand, rock or similar materials from natural deposits. The most common examples of nonmetallic mines are quarries and pits. Nonmetallic mining is a widespread activity in Wisconsin. The Town of Armenia currently has no operating non-metallic mining sites located within the Town and no registered deposits.

Environmentally Remediated Areas

Brownfields are commercial or industrial properties that contain or may contain hazardous substances, pollutants, or contaminants. Expansion, redevelopment, or reuse of these properties can be especially difficult. The Bureau for Remediation and Redevelopment Tracking System (BRRTS) is an online database that provides information about contaminated properties and other activities related to the investigation and clean-up of properties with contaminated soil and/or groundwater. Contaminated sites are not uncommon as all communities with commercial and industrial development have the potential for air emissions, groundwater contamination, soil spills, and surface water contamination. Contaminated sites originate when a property is used for such activities as a gas station, industrial processing facility, a landfill, or a laundromat. There are no listed open sites on

the BRRTS currently in the Town of Armenia.

Rare Species and Natural Communities

Wisconsin's National Heritage Inventory Program (NHI) is responsible for maintaining data on the locations and status of rare species, natural communities, and natural features throughout the State. The program's database, on the Wisconsin DNR website, identifies species and natural communities that are currently tracked by the NHI. As of April 2019, NHI tracked five species or communities in the Town of Armenia. The plant and animal species tracked by NHI include the Gray Wolf, the Whip Nutrush plant species, the Sioux (Sand) Snaketail Dragonfly, and the Karner Blue Butterfly. Additionally, Armenia is included within a 20 county area identified as a "Karner Blue Federal High Potential Range", which is an area where is the Karner Blue Butterfly Has the highest probability of occurrence. The Karner Blue Butterfly is a Federally Endangered and Wisconsin Special Concern Species.



Karner Blue Butterfly (U.S. Fish and Wildlife Service)

Wisconsin's biodiversity goals are to identify, protect and manage native plants, animals, and natural communities from the very common to critically endangered for present and future generations. Knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems are critical to their survival and greater benefit to society.

Water Resources

The Town of Armenia, as well as the whole of Juneau County, contains an array of natural surface water features, including rivers, streams, lakes and wetlands. This section discusses the characteristics of the major surface water features located within the Town.

Watersheds

A watershed is an area of land in which water drains to a common point. In Wisconsin, watersheds vary in scale from major river systems to small creek drainage areas and typically range in size from 100 to 300 square miles. River basins encompass several watersheds. There are 32 river basins in

Wisconsin, which range in size from 500 to over 5,000 square miles.

The Town of Armenia is a part of three watersheds. The northwestern portion of the Town is located in the Cranberry Creek watershed, a sizeable eastern section of the Town is located within the Wisconsin Rapids watershed, and the southwestern section is located within the Lower Yellow (Juneau County) River watershed.

Surface Water

Rivers and streams in the Town furnish an abundant supply of surface water. The main uses of surface water are as fish and wildlife habitat, for irrigation, and for the enjoyment of anglers, boaters, hunters, and tourists. The major soil type being porous sand allows for most surface water to leach directly into the ground. Other waters travel from small wetlands, ponds and lakes along small creeks and streams, draining into the Wisconsin River along its eastern boundary.

The Wisconsin Department of Natural Resources uses trout stream classifications to classify different types of trout streams throughout Wisconsin. The Town does have one Class 2 Trout Stream, which is the W. Petenwell Ditch. Streams within the Class 2 category have some natural reproduction, but not enough to utilize available food and space. Therefore, stocking is required to maintain a desirable sport fishery. Class 1 streams are high quality trout waters and Class 3 are marginal trout habitat.

Rivers

The Town of Armenia contains many river systems and streams that run through the Town. The Wisconsin River, Yellow River and the Cranberry Creek and its branches are three most substantial rivers in the Town. There are several smaller creeks which are unnamed.

Lakes

Petenwell Flowage is the second largest inland water body in Wisconsin. The lake is 23,173 acres and encompasses 36 square miles. It was created in 1948 by damming the Wisconsin River near Necedah. Its maximum depth is 44 feet and it is well known for its excellent fishing and waterfowling. American eagles winter at the dam and can be observed daily during the season. The Petenwell dam is operated by the Wisconsin River Power Company, who has worked in cooperation with Juneau and Adams Counties to provide public access and wildlife habitat on the lands surrounding the flowage.

There are several invasive species affecting the lake including Cyllindro, Eurasian Water-Milfoil, and Zebra Mussel. The Petenwell and Castle Rock Stewards and Petenwell/Castle Rock Property Owner's Association are two lake associations that assist in the management of this water body.

The Town also has a variety of small lakes and ponds, most of which are unnamed.

Outstanding and Exceptional Resource Waters

The Wisconsin DNR classifies major surface water resources. These classifications allow water bodies of particular importance to be identified because of their unique resource values and water quality. The DNR has two categories including Outstanding Resource Waters (ORW) which have the highest quality water and fisheries in the state deserving of special protection, and Exceptional Resource Waters (ERW) which have excellent water quality and valued fisheries.

Outstanding Resource Waters (ORWs) and Exceptional Resource Waters (ERWs) share many of the same environmental and ecological characteristics. The primary difference between the two is that ORWs typically do not have any direct point sources discharging pollutants directly to the water. In addition, any pollutant load discharged to an ORW must meet background water quality at all times. Exceptions are made for certain types of discharge situations to ERWs to allow pollutant loads that are greater than background water quality when human health would otherwise be compromised. There are no ORWs or ERWs within the Town of Armenia.

Impaired Waters

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” A water body is considered impaired if a) the current water quality does not meet the numeric or narrative criteria in a water quality standard or b) the designated use that is described in Wisconsin Administrative Code is not being achieved. A documented methodology is used to articulate the approach used to list waters in Wisconsin. Every two years, states are required to submit a list of impaired waters to EPA for approval.

There are several impaired waters located within the Town of Armenia. The Yellow River is listed as an impaired water due to high phosphorus levels. The Wisconsin River is listed as impaired due to high levels of mercury. The Petenwell Flowage has been on the state’s 303(d) impaired waters list since 1998 for total phosphorus, dioxin, polychlorinated biphenyl, and mercury. These water bodies continued to be monitored by the Wisconsin DNR.

Invasive Aquatic Species

Surface water resources in Juneau County are threatened by the introduction of invasive aquatic species. Invasive species can alter the natural ecological relationships among native species and affect ecosystem function, economic value of ecosystems, and human health. It is recommended that the Town continue to work with the Juneau County Land and Water Resources Department to develop public outreach education strategies. It is also beneficial that lake districts and associations continue to work with the DNR and property owners to manage invasive aquatic species within lakes and waterbodies throughout the Town of Armenia.

Wetlands

Wetlands perform many indispensable roles in the proper function of the hydrologic cycle and local ecological systems. In terms of hazard mitigation, they act as water storage devices in times of high water. Like sponges, wetlands are able to absorb excess water and release it back into the watershed slowly, preventing flooding and minimizing flood damage. As more impermeable surfaces are developed, this excess capacity for water runoff storage becomes increasingly important.

Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Calm wetland waters, with their flat surface and flow characteristics, allow particles of toxins and nutrients to settle out of the water column. Plants take up certain nutrients from the water. Other substances can be stored or transformed to a less toxic state within wetlands. As a result, the lakes, rivers and streams are cleaner.

Wetlands that filter or store sediments or nutrients for extended periods may undergo fundamental changes. Sediments will eventually fill in wetlands and nutrients will eventually modify the

vegetation. Such changes may result in the loss of this function over time. Eradication of wetlands can occur through the use of fill material. This can destroy the hydrological function of the site and open the area to improper development. The DNR has promulgated minimum standards for managing wetlands.

A notable amount of wetland is associated with the Yellow River and its tributaries along the western side of the Town as shown in the Wisconsin Wetland Inventory. There is also some wetland associated with the Petenwell. These wetlands exhibit great diversity in hydrologic and vegetative characteristics. The majority of the wetlands are forested areas with wet soils. These lowland areas support mixed hardwood and needle-leaved coniferous/deciduous plant communities. Wetter areas support scrub/shrub and emergent vegetation types. Although the Wetland Inventory data is somewhat dated, it remains one of the best references for the possible existence of wetland areas for planning purposes. Local reports verify the particular problems with map accuracy in this area. The presence and exact location of wetlands must be verified by field survey, and applicable permits obtained prior to any land disturbing activity.

Floodplains

A floodplain is generally defined as land where there is a one percent chance of flooding in any year. The primary value of floodplains is their role in natural flood control. Floodplains represent areas where excess water can be accommodated whether through drainage by streams or through storage by wetlands and other natural detention/retention areas. Specific areas that will be inundated will depend upon the amount of water, the distance and speed that water travels, and the topography of the area. If uninterrupted by development, the areas shown on a map as floodplains should be able to handle the most substantial (regional) flood, i.e. those that have a probability of occurring once every one hundred years. Due to the nature of the geography and hydrology of the area, floodplain mapping is also known to have accuracy issues in this area. The presence and exact location of floodplains must be verified by field survey, and applicable permits obtained prior to any land disturbing activity.

Groundwater

Groundwater is water found underground in the cracks and spaces in soil, sand, and rock. It is replenished by rain and snow melt that seeps down into cracks and crevices beneath the land's surface. The type of soil and bedrock that a well is drilled into often determines water's pH, saturation index, and the amount of hardness or alkalinity in water. Glacial lake and outwash deposits make up an aquifer that is the major source of ground water for private water supplies in the northern two-thirds of Juneau County. This aquifer is thickest (50-100 feet) along the Wisconsin River. In this area yields of about 500-1,000 gallons per minute can be expected. West of the Wisconsin River in a band several miles wide, yields of between 50-500 gallons per minute could be expected.

The WDNR in conjunction with the University of Wisconsin Extension, Wisconsin Geological and Natural History Survey and USGS, analyzed the ease whereby contaminants can be carried through overlying materials to groundwater. Variables relevant to this are depth to bedrock, type of bedrock, soil characteristics, depth to water table, and characteristics of surficial deposits. The northeastern portion of Juneau County which includes the Town of Armenia has been identified as being susceptible to groundwater contamination.

In addition, the WDNR maintains a Groundwater Retrieval Network database, which includes monitoring data from public and private water supply wells. A review of this database indicates that there have been a number of monitoring results that exceed the preventative action limit (PAL) for Nitrogen, some pesticides, volatile organic chemicals, and a number of inorganic substances. Water normally contains a very small amount of nitrate, but elevated nitrate levels indicate contamination. The southern, southwest, and northeast sections of the county, where agricultural operations are most prevalent contain the highest recorded levels of nitrate-nitrogen concentrations. This includes the Town of Armenia.

The water quality throughout the Town is generally good for most use, but treatment may be needed for specific purposes. The water is relatively hard, but local differences in quality are caused by a variety of factors. Calcium, magnesium, manganese, and bicarbonate ions derived from dolomite are present. Minor water problems can occur locally due to high concentrations of iron.

HISTORICAL AND CULTURAL RESOURCES

A cultural resource is a broad term that can encompass many aspects of heritage. Cultural resources may include archaeological sites and cemeteries, historic buildings and landscapes, historic transportation routes, or traditional cultural properties important to Native Americans or other cultural groups. Cultural resources are those elements that signify heritage and help to evoke the sense of place that makes an area distinctive. Cultural resources include buildings; sites and landscape that help communities retain their sense of identity in an increasingly homogenized society.

Resources

Historic structures and cultural areas provide a sense of place, enhance community pride, and reinforce social and cultural enrichment. The identification of existing historic structures and cultural areas are an important consideration in all town planning efforts, as these features are critical to defining a community's look and character.

There are no properties within the Town on the National or State Register of Historic Places or on the Wisconsin Architectural History Inventory. However, there is a culturally significant property located within the Town of Armenia, which is the Cranberry Creek Mound Group State Natural Area.



Cranberry Creek Area Sign (WDNR)

The Cranberry Creek Mound Group is owned by the State of Wisconsin and was designated a State Natural Area in 1986. It is one of the most significant archeological sites in Wisconsin and one of the largest and best preserved mound areas in the Upper Midwest. The site contains excellent examples of conical, linear, oval, and effigy mounds built by Native Americans of the Woodland period (ca. 100-800 A.D.).

The northern cluster has been altered somewhat by plowing, however the southern cluster remains unaltered. The mounds include bear/panther mounds and a 50 foot long bird effigy mound with a 125 foot wingspan. The site also contains a diversity of natural communities including large river birch, silver maples, red maples, and old-growth northern dry forest.

In addition, Cranberry Rock Lookout is a land feature located at the National Guard Bombing and Gunnery Range. This is one of twenty-one geologic sites located within Juneau County.

Natural, Agricultural, and Cultural Resources Programs

Natural, agricultural, and cultural resource programs available to the town are identified below. The following list is not all-inclusive. For specific program information, the agency or group that offers the program should be contacted.

Aquatic Habitat Protection Program

The WDNR provides basic aquatic habitat protection services. Staff members include Water Management (Regulation) Specialists, Zoning Specialists, Rivers (Federal Energy Regulatory Commission-FERC) Specialists, Lakes Specialists, Water Management Engineers, and their assistants (LTEs). The program assists with water regulation permits, zoning assistance, coordination of rivers, lake management, and engineering.

County Conservation Aids

Funds are available to carry out programs for fish or wildlife management projects as per §23.09 (12), Wis. Stats. and NR 50, Wis. Adm. Code. Projects related to providing improved fish or wildlife habitat or projects related to hunter/angler facilities are eligible. Projects that enhance fish and wildlife habitat or fishing and hunting facilities have priority. Contact the WDNR for further information.

Drinking Water and Groundwater Program

This WDNR program is responsible for assuring safe, high quality drinking water and for protecting groundwater. This is achieved by enforcing minimum well construction and pump installation requirements, conducting surveys and inspections of water systems, the investigation and sampling of drinking water quality problems, and requiring drinking water quality monitoring and reporting. A team of specialists, engineers, hydrogeologists, and a program expert and program assistants staff the program. WDNR staff provide assistance to public and private well owners to help solve water quality complaints and water system problems. They also provide interested citizens with informational or educational materials about drinking water supplies and groundwater.

Wisconsin Fund

This is a program by the Wisconsin Department of Commerce, Safety and Buildings Division. Grants are provided to homeowners and small commercial businesses to help offset a portion of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure.

Endangered Resources Program

The WDNR's Endangered Resources staff provides expertise and advice on endangered resources. They manage the Natural Heritage Inventory Program (NHI), which is used to determine the existence and location of native plant and animal communities and Endangered or Threatened Species of Special Concern. The NHI helps identify and prioritize areas suitable for State Natural Area (SNA) designation, provides information needed for feasibility studies and master plans, and maintains the list of endangered and threatened species. All management activities conducted by Wildlife Management and Forestry staff must be reviewed to determine the impact on NHI-designated species. A permit for the incidental take of an Endangered or Threatened species is required under the State Endangered Species Law. The Endangered Resources Program oversees the permit process, reviews applications and makes permit decisions. Funding for the Endangered Species Program comes from a number of sources, including tax checkoff revenue, license plates, general program revenues (GPR), gaming revenue, Natural Heritage Inventory chargebacks, wild rice permits, general gifts and Pittman Robertson grants.

Fisheries Management Program

The WDNR funds this program primarily through the sale of hunting and fishing licenses. The program assists with fishery surveys, fish habitat improvement/protection, and fish community manipulation. This program may also be used to fund public relations events and a variety of permitting and administrative activities involving fisheries.

Forest Management Program

Support for the Forest Management Program is received from the federal & state government, from recreation fees, from sale of forest products, from sale of state produced nursery stock, forest tax law payments, and other miscellaneous sources. All activities of the Forestry Program help support efforts to promote and ensure the protection and sustainable management of Wisconsin's forests.

Private Forestry

The WDNR's goal is to motivate private forest landowners to practice sustainable forestry by providing technical forestry assistance, state and federal cost-sharing on management practices, sale of state produced nursery stock for reforestation, enrollment in Wisconsin's Forest Tax Law Programs, advice for the protection of endangered and threatened species, and assistance with forest disease and insect problems. Each county has at least one Department forester assigned to respond to requests for private forestland assistance. These foresters also provide educational programs for landowners, schools, and the general public. Both private and industrial forest landowners have enrolled their lands under the Managed Forest Law.

Managed Forest Law (MFL)

The purpose of the MFL is to promote good forest management through property tax incentives. Management practices are required by way of an approved forest management plan. Landowners

with a minimum of 10 contiguous acres (80% must be capable of producing merchantable timber) are eligible and may contract for 25 or 50 years. Open lands must allow hunting, fishing, hiking, cross-country skiing, and sight-seeing, however, up to 80 acres may be closed to public access by the landowner. There is a 5% yield tax applied to any wood products harvested. Contact the WDNR for further information.

Nonpoint Source Pollution Abatement Program

This WDNR program is currently undergoing restructuring and being gradually replaced by short-term grants that will address specific projects rather than focusing on entire watersheds. The goal of this voluntary program is to improve and protect the water quality of surface waters and groundwater within the watershed. Landowners are encouraged to control nonpoint pollution on their properties through cost sharing of Best Management Practices. This program will be replaced by Targeted Runoff Management projects (TRM). These are projects that are more specific in nature and may last up to three years. They are scored on a competitive basis, based on the amount of pollutant control they will achieve and the degree of impairment of the location. One nonpoint source coordinator is located in the Rhinelander WDNR Service Center. This coordinator administers and oversees the priority watershed program and will also assist with the TRM grants. The coordinator also provides nonpoint source pollution advice to counties that are implementing their land and water plans.

Parks and Recreation Program

The WDNR gets its authority for administering the Parks and Recreation Program from Chapter 27 Wisconsin Statutes. This program provides assistance in the development of public parks and recreation facilities. Funding sources include: the general fund, the Stewardship Program, Land and Water Conservation fund (LAWCON), and the recycling fund, and program revenue funds.

Stewardship Grants for Nonprofit Conservation Organizations

Nonprofit conservation organizations are eligible to obtain funding for the acquisition of land or easements for conservation purposes and restoration of wildlife habitat. Priorities include acquisition of wildlife habitat, acquisition of lands with special scientific or ecological value, protection of rare and endangered habitats and species, acquisition of stream corridors, acquisition of land for state trails including the Ice Age Trail and North Country Trail, and restoration of wetlands and grasslands. Eligible types of projects include fee simple and easement acquisitions and habitat restoration projects. All projects must be in a WDNR approved outdoor recreation plan. Contact the WDNR or NCWRPC for further information.

Wastewater Program

The Department of Natural Resources provides this program to address point and non-point source pollution control. Operating funds for this program come from the federal government's Clean Water Act funding as well as state general program revenues. The core work of this program involves the issuance of wastewater discharge permits that discharge directly to surface or groundwater and enforcing the requirements of these permits. The program closely monitors the impacts of industry, septic tanks, sludge, and stormwater on the environment. Pretreatment plants for wastewater are offered economic assistance and provided with plan review services before the facility is established.

Watershed Program

The WDNR seeks to protect wild and domestic animals, recreational activities, natural flora and fauna, agriculture, business, and other land uses through watershed management. Funds to run this program are provided by the federal government through Clean Water Act and through state general program revenues. The program assists with watershed planning, water quality monitoring and modeling, and development of water quality standards and policy.

Wetlands Reserve Program (WRP)

The purpose of the WRP is to restore wetlands previously altered for agricultural use. The goal of the WRP is to restore wetland and wildlife habitats. Lands that have been owned for at least one year and can be restored to wetland conditions are eligible. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost sharing; 10-year contract pays 75% cost share only. Permanent or 30-year easements are recorded with a property deed, however 10-year contracts are not. Public access is not required. Contact the USDA Natural Resources Conservation Service for further information.

Wildlife Management Program

The WDNR's Bureau of Wildlife Management oversees a complex web of programs that incorporate state, federal and local initiatives primarily directed toward wildlife habitat management and enhancement. Programs include land acquisition, development and maintenance of State Wildlife Areas, and other wild land programs such as State Natural Areas. Wildlife Staff work closely with staff of state and county forests to maintain, enhance, and restore wildlife habitat. Wildlife Management staff conduct wildlife population and habitat surveys, prepare property needs analysis's, develop basin wildlife management plans and collaborate with other WDNR planning efforts such as Park, Forestry or Fishery Area Property Master Plans to assure sound habitat management. Funding comes from the federal government in the form of Endangered Species grants and Pittman-Robertson grants and from state government in the form of hunting and trapping license revenues, voluntary income tax contributions, general program revenue and Stewardship funds.

Wisconsin Historical Society, Office of Preservation Planning (OPP)

The OPP can provide information on how to protect and preserve your own historic property, to implement grassroots strategies for preserving and protecting historic properties, and on state or federal laws and regulations that may be applicable to a given case.

Forest Land Enhancement Program

The Forest Land Enhancement Program (FLEP) encourages the long-term sustainability of non-industrial private forestlands by providing financial, technical and educational assistance by state forestry agencies to assist private landowners in actively managing their land. To be eligible for cost-share assistance, an owner of a non-industrial private forest (NIPF) must develop and implement a management plan (addressing certain criteria) that provides for the treatment of no more than 1,000 acres of non-industrial private forestlands. The acreage may be increased to 5,000 acres if it is determined that the treatment of additional acres will result in significant public benefit.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Conservation

Objectives

1. Protect natural areas, including wetlands, floodplains, wildlife habitats, ponds, open spaces and groundwater resources.

Policies

1. New development in the Town should not negatively impact natural resources.
2. New development, both agricultural and residential, in the Town should encourage and support the preservation of natural open spaces that minimize flooding such as wetlands and floodplains.
3. New development in the Town should seek to minimize impact to the Town's natural resources from non-metallic mineral mining.
4. The Town should consider creating a committee to examine and evaluate data on ground water quality from all relevant agencies.

Goal 2: Agriculture

Objectives

1. The Town should protect and support agriculture as an important economic activity and land use within the Town.

Policies

1. Land divisions on prime and productive farmland should be discouraged.
2. Existing agricultural uses should be taken into consideration when locating new development to avoid conflicts.
3. Non-farm development should be located in areas away from agricultural activities in order to minimize conflicts.

Goal 3: Cultural Resources

Objectives

1. The Town should preserve and protect cultural resources.

Policies

1. Development proposals should be reviewed for potential impacts to these resources.

Goal 4: Scenic Beauty

Objectives

1. The Town should place a high priority on the preservation of scenic beauty and the aesthetic features of the Town which give the community its unique; rural character.

Policies

1. The Town will maintain ordinances which protect scenic beauty and encourage the clean-up and maintenance of properties.
2. The Town will encourage higher standards for architectural and landscape design for commercial development, and the Town will regulate nuisances so that residents have recourse against nuisance properties.

Chapter 3

Housing

Housing characteristics and trends are important components of comprehensive planning. The physical location of housing can determine the need of many public facilities and services. Furthermore, understanding dynamics in the market likely to affect housing development in the future provides a basis for the formulation of policy to coordinate transportation facilities with a sustainable pattern of residential development. Understanding the factors affecting people’s ability to meet their own housing needs provides a basis for reinforcing community ties, fostering economic development and environmental sustainability and improving the quality of life.

PREVIOUS HOUSING PLANS AND STUDIES

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the U.S. Department of Housing and Urban Development (HUD) in the application process required of the states in accessing formula program funds of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants and Housing Opportunities for Persons with AIDS (HOPWA).

“The Consolidated Plan provides the Framework for a planning process used by states and localities to identify housing, homeless, community, and economic development needs and resources and to tailor a strategic plan for meeting those needs.”

Regional Livability Plan, 2015

The 2015 Regional Livability Plan (RLP), written by the North Central Wisconsin Regional Planning Commission (NCWRPC), addresses issues of livability in the areas of housing, transportation, economic development and land use. The RLP identifies a number of issues affecting community livability related to housing:

- Aging Population
- Smaller household sizes
- Lack of Housing Options
- Increase in Housing Costs related to incomes

Juneau County Housing Study, 2018

The 2018 Juneau County Housing Study, written by the North Central Wisconsin Regional Planning Commission (NCWRPC), issues and opportunities related to housing in Juneau County. The study notes that Juneau County has a higher number of mobile homes and seasonal units than the state. It also notes that cost burdens are increasing particularly among renters. The population of those 60

and older is increasing and is expected to do so. Therefore senior housing and facilitating “aging in place” has become a priority.

HOUSING ASSESSMENT

Housing Type and Tenure

In 2018, the Town of Armenia had approximately 316 occupied housing units, 80.1 percent of which were owner occupied, see Table 9. The Town of Armenia had a significantly higher percentage of owner-occupied homes than the State of Wisconsin, and slightly more than the whole of Juneau County. There were 3.2 percent more owner-occupied homes than in Juneau County and 13.2 percent more than in Wisconsin. The average household size of 2.26 was slightly lower than the county and the state, at 2.31 and 2.40 respectively. In 29.4 percent of households the householder lived alone and 45.3 percent of households had an individual age 60 or older. The number of households that included someone age 60 or older was slightly higher in the Town of Armenia (45.3%) when compared to the county (44.5%) and the state (39.7%).

	T. Armenia	Juneau County	Wisconsin
Total occupied housing units	316	10,640	2,343,129
Owner occupied units	253	8,185	1,568,040
Renter occupied units	63	2,455	775,089
Average household size	2.26	2.31	2.40
% owner occupied	80.1%	76.9%	66.9%
% householder living alone	29.4%	29.8%	29.2%
% with individuals 60 or over	45.3%	44.5%	39.7%

Source: 2018 American Community Survey 5-Year Estimates

Seasonal Housing

In the Town of Armenia, much of the housing stock is used seasonally. As shown in Table 10, in 2018, 330 of the 690 total housing units were seasonal housing units, for a total of 47.8 percent. This was substantially higher than the statewide average of 7.3 percent. However, it was even notably higher than the Juneau County average of 21.0 percent. Almost one out of every two housing units in the Town are for seasonal usage only.

	Total Housing Units	Seasonal Housing Units	% Seasonal Housing Units
T. Armenia	690	330	47.8%
Juneau County	15,073	3,165	21.0%
Wisconsin	2,681,232	194,810	7.3%

Source: 2018 American Community Survey 5-Year Estimates

Structural Characteristics

Tables 11 and 12 detail the number and percentage of housing units by type. Housing in the Town of Armenia is overwhelmingly single-family detached housing, with a small amount of single-family attached housing. The one marked exception is mobile homes. There are 171 mobile homes in the Town, which account for 24.8 percent of the total units. Juneau County is also comprised mainly of single family housing, but does have a variety of housing types. Apartment style homes with five or more units make up 6.2 percent of the total housing units in Juneau County. Mobile homes make up a significant amount of Juneau County housing stock at 2,848 units, or 18.9 percent.

Although there is a small percentage of multi-family housing across different structural types, there is a need for additional diversity in housing styles within the county. Additionally, there is a distinct need for a variety of styles within the Town. This would better accommodate those at various income levels and from different economic backgrounds.

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Armenia	500	19	0	0	0	171	0	690
Juneau County	10,492	194	333	263	942	2,848	1	15,073
Wisconsin	1,785,339	113,291	172,688	99,630	416,560	93,043	681	2,681,232

Source: 2018 American Community Survey 5-Year Estimates

	1- Detached	1- Attached	2	3 or 4	5 or more	Mobile Home	Other	Total
T. Armenia	72.5%	2.8%	0%	0%	0%	24.8%	0%	100%
Juneau County	69.6%	1.3%	2.2%	1.7%	6.2%	18.9%	0%	100%
Wisconsin	66.6%	4.2%	6.4%	3.7%	15.5%	3.5%	0%	100%

Source: 2018 American Community Survey 5-Year Estimates

Age Characteristics

The age of a community’s housing stock typically reflects several important factors including size, offered amenities, and overall maintenance costs. Age of the home often also reflects different regional and national trends in housing development. Housing predating the 1960’s for example, was typically smaller and built on smaller lots. In subsequent decades, both average lot and home sizes have increased. For example, average homes constructed in the later part of the previous century and the first decade of the millennium are typically much larger than housing built in previous decades. This can be seen in both the rural and more urban environments of Juneau County. Additional bedrooms, bathrooms, and attached garage space are among the amenities found in newer housing units.

Tables 13 and 14 outline build dates of housing units throughout the Town, county, and state based on 2018 American Community Survey data. A majority of the housing in the Town of

Armenia was built in 1980 or later, for a total of 57.1 percent. In Juneau County, 47.3 percent of the total homes have been constructed since 1980. In the Town of Armenia, the greatest percentage increase was seen between 2000 and 2009, when a total of 203 or 29.4 percent of homes were constructed. Only 23.4 percent of homes in the Town were built prior to 1970. This is lower than the county at 35.8 percent and the state at 45.7 percent. The housing stock in the Town is comparatively newer than the county and state.

Table 13: Year Structure Built, 2018

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Armenia	27	12	49	74	134	67	88	203	36
Juneau County	2,797	517	866	1,228	2,532	1,756	2,495	2,408	474
Wisconsin	523,371	149,246	293,236	261,113	394,062	266,845	372,967	341,400	78,992

Source: 2018 American Community Survey 5-Year Estimates

Table 14: Year Structure Built (Percentage), 2018

	1939 or earlier	1940 to 1949	1950 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	2000 to 2009	2010 or later
T. Armenia	3.9%	1.7%	7.1%	10.7%	19.4%	9.7%	12.8%	29.4%	5.2%
Juneau County	18.6%	3.4%	5.7%	8.1%	16.8%	11.6%	16.6%	16.0%	3.1%
Wisconsin	19.5%	5.6%	10.9%	9.7%	14.7%	10.0%	13.9%	12.7%	2.9%

Source: 2018 American Community Survey 5-Year Estimates

Value Characteristics

Table 15 details housing values in owner-occupied homes throughout the Town, county and state. In 2018, the median housing value was \$119,600 in the Town of Armenia. This was slightly lower than Juneau County, at \$124,100 and significantly lower than the State of Wisconsin at \$173,600. When compared to the state, there are far fewer homes valued at \$200,000 or greater in the Town of Armenia and in Juneau County. Additionally there are far more homes valued under \$100,000 in the Town of Armenia and Juneau County than in the state.

Most homes (30.0%) within the Town are valued between \$50,000 and \$99,999. There is a range of housing across a broad spectrum of valuations in the Town and the county.

Table 15: Housing Values Owner Occupied, 2018

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 or more	Median Value
T. Armenia	9.1%	30.0%	22.5%	13.8%	12.6%	11.9%	\$119,600
Juneau County	11.2%	28.1%	22.5%	17.2%	12.2%	8.9%	\$124,100
Wisconsin	5.1%	13.4%	20.6%	19.9%	23.1%	17.9%	\$173,600

Source: American Community Survey 5-Year Estimates

Summary of Housing Characteristics

The Town of Armenia is regarded as a desirable location for year-round residents, and attracts a sizable number of seasonal residents as well. The Town has an overriding rural character, and is abundant with natural resources, agricultural resources, and archaeological resources. Most housing consists of single-family detached housing and mobile homes. Nearly one out of every two units are seasonal housing units. Most year round homes are owner-occupied. Housing is generally newer and more affordable than the county or state on average.

Housing is available across a range of values. There are a large number of senior residents in the Town. Seniors typically desire housing that is smaller, accessible, and near needed healthcare services and amenities. This need will continue throughout the upcoming decade.

The high number of seasonal residents and visitors also present unique challenges and opportunities. These tourists and visitors create opportunities for economic development. However, they do tax infrastructure and natural resources all within a very concentrated timeframe. These are important considerations when looking at future housing policy and planning.

Housing Programs

The following are housing programs available to the Town:

The Wisconsin Housing and Economic Development Authority (WHEDA) administers the Federal Low Income Housing Tax Credit (LIHTC). Investors who allocate a number of units as affordable to low-income families for a certain period of time (usually 15 years) are allowed to take a credit on their income tax.

The U.S. Department of Agriculture-Rural Development (USDA-RD) is focused on rural areas. A list of available programs follows:

Section 502 Homeownership Direct Loan program of the Rural Health Service (RHS) provides loans to help low-income households purchase and prepare sites or purchase, build, repair, renovate, or relocate homes.

Section 502 Mutual Self-Help Housing Loans are designed to help very-low-income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65 percent of the construction under qualified supervision.

Section 504 Very-Low-Income Housing Repair program, provides loans and grants to low-income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.

Section 515 Multi-Family Housing Loan program supports the construction of multi-family housing for low-income residents. Under the program, which has been in operation in Wisconsin since 1969, USDA underwrites fifty-year mortgages at a one percent interest rate in exchange for an agreement to provide housing for low and very low-income residents.

Section 521 Rural Rental Assistance program provides an additional subsidy for households with incomes too low to pay RHS-subsidized rents.

Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low-income or very-low-income housing. Assistance is available for landlords or members of a cooperative.

The U.S. Department of Housing and Urban Development (HUD) administers the following programs:

The HUD Self-Help Homeownership Opportunity Program finances land acquisition and site development associated with self-help housing for low-income families.

The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to homebuyers, new construction, rehabilitation, or acquisition of rental housing.

U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers are administered locally by the Central Wisconsin Community Action Corporation (CWCAC). The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.

The Small Cities Development Block Grant (CDBG) program is the rural component of HUD's Community Development Block Grant program, which is administered by the State of Wisconsin, Department of Administration. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low- and moderate-income people.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Preserve Rural Character

“Rural Character” is a reference to the predominant visual elements of the landscape making up a particular area or community. These elements include open spaces, hills, forests, and farms and other features that define the area. The activities which preserve such features balance environmental, forest, and farm protection with rural development and recreational opportunities.

Objectives

1. All housing shall be consistent with the rural character of the community.

Policies

1. Residential development should be directed away from existing agricultural uses to avoid conflicts.
2. Multi-family residential development should be avoided in the Town, and should be directed toward neighboring villages and cities, which have municipal sewerage systems and other public utilities and services that can handle intensive residential development.

Goal 2: Preserve Farmland

Objectives

1. The Town should discourage the conversion of good, sustainable, financially-viable farmland into residential or commercial development.

Goal 3: Preserve Woodland

Objectives

1. The Town should discourage the conversion of woodlands into residential, commercial or agricultural development.

Goal 4: Affordable Housing

Objectives

1. The Town should allow the development of affordable housing for all income and age groups, provided it is consistent with the rural character of the community.

Goal 5: Quality Housing

Objectives

1. The Town should work to improve the quality of housing in the Town.

Goal 6: Building Procedures

Objectives

1. The Town should work to ensure that zoning regulations and permitting procedures do not create an unreasonable burden on the development of housing consistent with the rural nature of the community.

Goal 7: Unsuitable Areas

Objectives

1. The Town should discourage residential development in areas that are unsuitable for the long-term, safe, efficient, and economically-viable development of housing (e.g. housing should be discouraged in swampy or low-lying areas, or in drainage ways, or on steep slopes, or in areas which present ingress-egress obstacles, etc.).

Goal 8: Orderly Growth

Objectives

1. The Town should provide for orderly growth and development by limiting residential development to densities and locations that are best suited to preserving the scenic, recreational, and environmental qualities of the area.

Chapter 4

Utilities and Community Facilities

Utilities and community facilities, provided by either public or private entities, are critical for community development. Utilities include things such as electrical service, natural gas, telephone, cable and internet. Community facilities include local government buildings, libraries, educational facilities, and maintenance and storage facilities, as well as services like police, fire protection, and emergency medical services.

Utilities and community facilities play an important role in the economy and livability of a community.

PREVIOUS PLANS AND STUDIES

Juneau County All Hazards Mitigation Plan, 2018

This plan examines general conditions, including an inventory of utilities, community facilities, and emergency services throughout Juneau County. Risk assessment is at the heart of the all-hazards mitigation program. In order to mitigate the risks, it is necessary to assess their relative importance. The report looks at a series of mostly weather-related disasters; how they have affected the county in the past and how future instances are likely to affect the county and how local government should respond to such occurrences.

The report concludes with suggested mitigation measures that might be taken by local governments to reduce the risk from identified hazards. Counties and incorporated municipalities are required to adopt such plans with updates every five years.

Juneau County Outdoor Recreation Plan, 2017-2021

The primary purpose of the Juneau County Outdoor Recreation Plan is to provide continued direction in meeting the current and future recreation needs of Juneau County. This direction takes the form of an inventory and analysis of outdoor recreational facilities followed by establishing recommendations to meet identified needs.

UTILITIES

Water Service

The Town of Armenia does not have a public water supply system. Instead, private wells supply the water for public and private facilities within the Town.

Wastewater

There is no public sewer system in the Town of Armenia. Therefore, all development in the Town uses on-site septic systems that discharge to underground drainage fields and may include: conventional (underground), mound, pressure distribution, at-grade, holding tank, or sand filter systems. Wisconsin Administrative Code regulates these on-site wastewater treatment systems.

Solid Waste and Recycling

The Town does not own or operate a garbage truck or other garbage/dump facilities. However, the Town contracts with a private firm to provide weekly curbside trash/recycling pickup to residential dwelling units in the Town. All garbage collected in the Town is dumped at approved sites located outside the Town.

Energy and Telecommunications

Electric and Natural Gas

Oakdale Electric Cooperative provides electrical service to the Town. There is no natural gas service to the Town and residents must rely on propane gas (LP), which is available through several service vendors in the area.

Cable/Internet

Cable and internet services are provided by a choice of satellite or DSL providers.

COMMUNITY FACILITIES

Town Operations

Town Hall

The Armenia Town Hall is located on County Road G and 17th Avenue. Town staff includes an elected Town Board, Town Clerk/Treasurer and two constables. Additionally, the Town owns and operates a public works building adjacent to the Town Hall which houses public works equipment.

Public Safety

Law Enforcement

The Juneau County Sheriff's Office provides primary law enforcement services to all areas not included within municipal police department boundaries, including the Town of Armenia. The Sheriff's Department has an office located at the Justice Center in the City of Mauston and provides law enforcement, crime investigation, patrol, traffic supervision, and community programs such as D.A.R.E.

Fire

Fire protection services are provided by the Armenia Volunteer Fire Department and First Responders, which are located adjacent to the Town Hall. The Department of Natural Resources

also has two fire protection units, including the Necedah Fire Response Unit and the Babcock Fire Response Unit.



Armenia FD Fire Engine

Maintaining rural fire service is a challenge. The Town must continue to invest in and maintain fire protection equipment to ensure the protection of the public health and safety as population and housing growth increases service demands. Fire equipment has to be continually updated and replaced, and training requirements must be met. Volunteer fire departments across the state struggle with maintaining sufficient membership to meet the needs of the community.

Emergency Medical Services and Medical Facilities

The Town of Armenia's Volunteer First Responders provide emergency medical services throughout the Town.

The Town does not have any medical facilities within the Town proper. The hospitals nearest the Town of Armenia are Aspirus Riverview Hospital in Wisconsin Rapids, located 25 miles away and Mile Bluff Medical Center in Mauston, located 29 miles away.

Cemeteries

Wisconsin Statute 157.70 provides for the protection of all human burial sites, including all marked and unmarked burials and cemeteries. There are six known cemeteries in the Town of Armenia.

Town-maintained:

- Novotny Cemetery
- Searles Prairie Cemetery
- Zion Cemetery
- Blueberry Cemetery

Private:

- St. Paul Cemetery
- Greenwood Cemetery



Greenwood Cemetery

Child Care Facilities

There are no licensed childcare facilities located within the Town of Armenia.

Education

Primary and Secondary Schools

The northeastern section of the Town of Armenia is located within the Nekoosa School District. The southern and northeastern section is located within the Necedah Area School District. At the elementary level, those within the Nekoosa School District attend Humke Elementary School in Nekoosa. The school serves students in grades K-3, and 290 students were enrolled during the 2019-2020 school year. They then move to Alexander Middle School (AMS), which serves students in grades 4-8. During the 2019-2020 school year, there were 346 students enrolled at AMS.

Those within the Necedah Area School District attend Necedah Elementary School from grades K4-5. There were 266 total students enrolled at Necedah Elementary School during the 2019-2020 school year. Students in grades 6-8 attend Necedah Middle School and 137 students were enrolled during the 2019-2020 school year.

Throughout grades 9 through 12, students attend either Nekoosa High School or Necedah High School depending on location. Nekoosa High School had 318 students enrolled and Necedah High School had 212 students enrolled during the 2019-2020 school year.

Post-Graduate Education

There are two post-graduate college options located within 30 miles of the Town of Armenia. Mid-State Technical College is a public two-year technical college located in Wisconsin Rapids. Western Technical College is also a public two-year technical college that has six regional locations, including one in Mauston.

Libraries

Juneau County is served by the Winding Rivers Library Systems (WRLS). The WRLS provides services to a seven county library system including Juneau County. Within Juneau County, the WRLS has libraries located in Necedah, New Lisbon, Mauston, Elroy, and Wonewoc. The Necedah location is closest to the Town of Armenia, approximately 12 miles away.

Recreation

Parks

- Juneau County Wilderness Park comprises 70 wooded acres on the Lake Petenwell. The park offers camping as well as recreational opportunities including swimming, boat ramp, water skiing, fishing, canoeing, and playground equipment.

- Veteran’s Park consists of approximately five acres and is located on 10th Street. It has a pavilion, boat launch and dock, ADA accessible fishing pier, and swimming in Lake Petenwell.
- Armenia Town Boat Launch is located at 7th Street and Longview Lane and is approximately two acres. The park includes a boat ramp, beach and parking area on Lake Petenwell.
- Armenia Township Park is located at County Road G and 17th Avenue kiddy-corner from the Town Hall and Fire Station. This park is about 3 acres. There is a shelter and picnic tables associated with the VFW in this location.



Juneau County Wilderness Park

Campgrounds

There are two campgrounds located within the Town:

- Wilderness Park Campground
- Moonlight Campground

Geologic Sites

Cranberry Rock Lookout is located within the Town adjacent to the location of the National Guard Bombing and Gunnery Range.

State Natural Area

Cranberry Creek Mound Group is a nature preserve located within the Town of Armenia. It is one of the best-preserved mound areas in the Upper Midwest. For more information, see Chapter 2 Natural, Agricultural, and Cultural Resources.

County Forest Management Units

The Juneau County Forestry Department manages 17,798 acres of county forest. The land is managed for multiple uses, and is independently certified as sustainably managed and harvested. Some of the county forest is closed to motorized vehicles. Examples of permitted recreational activities are hunting, fishing, hiking, snowmobiling, camping, bough cutting, firewood collection, and wildlife observation. The New Miner North and South Units are located within the Town of Armenia.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Fire and Rescue Service

Objectives

1. The Town will continue to provide fire service by owning and operating its own fire department.
2. The Town will continue to provide rescue services by contracting with other municipalities.

Goal 2: Recreation

Objectives

1. The Town will continue to operate and maintain the Town Parks.

Goal 3: Garbage

Objectives

1. The Town will continue to provide garbage/recycling pickup for dwelling units.

Goal 4: Utilities

Objectives

1. The Town will continue to work with utility providers to supply services to Town residents and businesses.
2. At this time, the Town does not contemplate the creation of any new Town utilities or community facilities. However, the Town will cooperate with other governmental entities and providers, who wish to construct or expand such utilities and community facilities in the Town.

Chapter 5

Transportation

The transportation system in the Town includes all the state, county, and local roads. The local transportation network is an important factor in the safe movement of people and goods, as well as in the physical development of the Town. There is not transit, passenger rail, air or water transportation service within the Town's jurisdiction.

PREVIOUS PLANS AND STUDIES

Juneau County Bicycle and Pedestrian Plan, 2019

The focus of this plan is to enhance the viability of bicycling and walking as a form of transportation throughout communities, including Armenia, in Juneau County. This plan focuses on guidelines for planning bicycle facilities, with general design and funding information included. This plan also examines existing conditions for biking and walking countywide and suggests routes and segments on which to prioritize bicycling and walking improvements. Recommendations of this plan focus on policies, programs, and facility treatments intended to improve the safety, convenience, and attractiveness of bicycling and walking for Juneau County residents and visitors. Recommendations specific to Armenia include:

- **Corridor #2: Wilderness to Mather:** The corridor would provide a route to connect Nekoosa to Necedah including bike loops within the Necedah National Wildlife Refuge. It would include a section within the Town of Armenia.
- **Corridor #3 Necedah to Babcock:** The corridor would connect Necedah to Babcock, including a section within the Town of Armenia.

Regional Livability Plan, 2015

Transportation is one of the four elements included in the NCWRPC's 2015 RLP. The Transportation Assessment Report, a component of the Plan, looks in detail at the transportation network through the ten-county region and identified trends and issues facing transportation. The RLP addresses three issues: the modes of transportation to work, the age of drivers in the region, and high transportation maintenance costs. The three transportation goals of the Plan are as follows.

- Provide and improve transportation access to people of all ages and abilities to ensure lifelong mobility and accessibility.
- Fund the maintenance and expansion of the transportation system
- Enhance the regional economy by supporting airports and freight rail.

North Central Wisconsin Regional Bicycle and Pedestrian Plan, 2018

This plan is a regional effort to improve bicycling and walking across communities throughout the north central Wisconsin region. The Plan assesses existing conditions related to bicycling and walking, identifying other potential trail and route user groups, identifying routes and describing policies and programs to assist local governments in improving bicycling and walking to promote connectivity between communities and destinations throughout North Central Wisconsin.

Connections 2030

Connections 2030 is WisDOT's long-range transportation plan for the State of Wisconsin. Adopted in 2009, the Plan addresses all forms of transportation over a 20-year planning horizon: highways, local roads, air, water, rail, bicycle, pedestrian, and transit.

State Trails Network Plan, 2001

This Plan documents the DNR's role and strategy in the provision of all types of trails. The plan identifies a series of potential trail corridors that would link existing trails, public lands, natural features, and communities. This statewide network of interconnected trails would be owned and maintained by municipalities, private entities, and partnerships of the two. Preserving transportation corridors, such as old rail lines, is specifically discussed as a very important strategy in the creation of recreational and alternative transportation corridors.

ROAD NETWORK

In analyzing the road system, several aspects and factors should be examined to discern possible shortcomings as well as plan for future needs. Analysis of traffic patterns through the examination of the road system, analysis of road conditions, review of traffic counts, discussion with individuals at the local, county and state levels, and finally observation can assist in providing possible recommendations relevant to the system.

The Town of Armenia road network consists of 21.24 miles of county highway and 107.00 miles of local roads, for a total of 128.24 miles. There are no federal or state highways. As Map 4 depicts, the Town's road configuration generally follows the typical rural roadway pattern of primarily north-south and east-west roads. The road system is composed of two levels of government jurisdiction. These include the Town system, encompassing the local roads and the county system of trunk highways. Although the local roads comprise the greatest net mileage, CTH G and CTH F carry the most significant traffic volumes.

Jurisdictional and Functional Classification

Functional Classification

A functionally classified road system is one in which streets and highways are grouped into classes according to the character of service they provide, ranging from a high degree of travel mobility to land access functions. At the upper limit of the system (principal arterials, for example), are those facilities that emphasize traffic mobility (long, uninterrupted travel), whereas at the lower limits are those local roads and streets that emphasize access.

The functional classifications are generally defined as:

- **Principal Arterials** – The principal function is to provide the most efficient movement for relatively large volumes of traffic at increased speeds. Movement to and from other road facilities is limited to controlled interchanges. Regional movement of traffic contributes an increasing portion of the traffic counts.
- **Minor Arterials** – The principal function is to provide efficient traffic movement for larger volumes of traffic. Little or no direct access is strived for with non-local destinations comprising a major portion of the traffic.
- **Major Collectors** – The principal function is to provide an intermediary link between efficient movement of arterials and accessibility of local roadways. They serve to funnel or collect traffic from local roadways to arterials. More efficiency of movement is strived for in favor of accessibility.
- **Minor Collectors** – The principal function is to provide traffic with access to and from property. It is the grass roots classification where accessibility for vehicles and pedestrians is emphasized and efficiency of movement is secondary.
- **Local Roads** – provide direct access to residential, commercial, and industrial developments.

Using the roadway classifications, the Town of Armenia has the service of two major collectors, CTH G and CTH F. All other roads in Town are local roads.

Jurisdiction

Jurisdiction refers to a governmental ownership, not necessarily responsibility. For example, some state owned roads are maintained by local jurisdictions. Additionally, the designation of a “Federal aid highway” does not alter its ownership or jurisdiction as a state or local road, only that its service value and importance have made the road eligible for Federal-aid construction and rehabilitation funds.

Ownership is divided among the federal, state and local governments. States own over 20 percent of the national road network. The Federal Government has responsibility for about five percent, primarily in national parks, forests and Indian reservations. Over 75 percent of the road system is locally controlled. As of January 2020, there were 128.24 total miles of roadways in the Town under both the jurisdiction of the Town of Armenia and Juneau County.

Road mileage by jurisdiction for the Town of Armenia is indicated in Table 16.

Jurisdiction	Arterial	Collector	Local	Totals
Federal	0	0	0	0
State	0	0	0	0
County	0	21.24	0	21.24
Town	0	9.97	97.03	107.00
Totals	0	31.21	97.03	128.24

Source: WisDOT

In addition to these main classifications, a road or segment of road may hold a number of other designations, such as forest road, rustic road, emergency or evacuation route, truck route, or bike route.

Pavement Conditions

WisDOT requires all local units of government to submit road condition rating data every two years as part of the Wisconsin Information System for Local Roads (WISLR). The Pavement Surface Evaluation and Rating (PASER) program and WISLR are tools that local governments can use to manage pavements for improved decision making in budgeting and maintenance. Towns can use this information to develop better road budgets and keep track of roads that are in need of repair. A summary of pavement conditions in the Town of Armenia can be found in Table 17. Roads exhibiting a surface condition rating at or below “fair” must be examined to determine what type of reconstruction or strengthening is necessary.

The roads that display a surface rating of “good” or better will only require minimal preventative maintenance to promote safe travel conditions. Most Town roads are in relatively good condition, as about 2.4 percent of roads rate as “Poor” or “Very Poor” and about 97.6 percent of roads rate as “Fair” or better. Most Town roads, 73.8 percent, have a “Fair” rating.

Surface Type	Miles
Unimproved	31.49
Sealcoat or Gravel Road	65.48
Asphalt or Concrete	9.91
Surface Condition Rating	Miles
Very Poor	0.00
Poor	2.60
Fair	78.93
Good	21.06
Very Good	0.75
Excellent	3.54
Total	106.88

Source: WisDOT

Traffic and Safety

Traffic Volumes

Annual average daily traffic (AADT) counts are measured and calculated on selected high traffic roads and highways every three, six, or ten years (depending upon functional classification) by the Wisconsin Department of Transportation (WisDOT). Monitoring these counts provides a way to gauge how traffic volume is changing in the Town of Armenia.

There are two traffic count sites within the Town, on CTH G between 1st and 3rd streets (AADT: 1,100 in 2004, 1,500 in 2010 & 1,000 in 2019) and on CTH G between 7th and 8th streets (AADT: 840 in 2004, 650 in 2010 & 720 in 2019).

Although County Highway G, the northern segment in particular, has been identified as a high traffic area within the Town, traffic volumes are relatively low throughout much of the Town. It remains important to balance planned land use with existing roadway infrastructure. Land use type and intensity has a direct relationship on traffic volumes, with higher density and intensity of land use generally leading to higher traffic volumes. To maximize safety, proposed land use should be considered in conjunction with the existing road network.

Increased traffic volume, congestion concentrated in certain areas, and even the types of vehicles travelling to and from a site can be impacted depending on land use. Mitigation is possible through measures such as creation of new access points, changes in circulation patterns, and general roadway modifications. Uncontrolled division of land tends to affect highways because of the increased intensity, which impairs safety and impedes traffic movements.

Evacuation Routes

The town should plan for evacuation of residents and visitors in the event of an emergency and meet with the Juneau County Sheriff's Office to discuss options and their role in such a situation. Areas of high population concentration like campgrounds and other high-density developments should be a focus of plans for efficient evacuation in times of emergency.

ALTERNATIVE TRANSPORTATION MODES

Airports

The nearest commercial air service is the Central Wisconsin Airport located near Mosinee in Marathon County, about 58 miles to the northeast from New Miner. The Wisconsin Rapids Airport is located approximately 15 miles north and the Necedah airport is located approximately 15 miles south. There is no air service in the Town, however there are two airstrips for crop dusters.

Bus/Transit

There are few transit systems near and within Juneau County. A taxi is available from Wisconsin Rapids, and Uber is available from Mauston and Wisconsin Rapids. Intercity bus routes exist from Tomah to Madison; Rockford, IL; & Milwaukee; and Tomah to Eau Claire; and Minneapolis, MN.

Rail

The closest rail service is in the City of New Lisbon, at the intersection of two rail lines: Canadian National owns the former Wisconsin Central that run north-south parallel to the Yellow River to

Babcock and from there to Wisconsin Rapids; and the Canadian Pacific runs east-west, from Portage to Tomah, connecting Milwaukee and La Crosse. There is regular freight service on both lines. Amtrak provides passenger rail service, which has stations in Tomah and Wisconsin Dells.

ATV/UTV

All-terrain and utility terrain vehicles are becoming increasingly popular. More and more communities are allowing these vehicles on local roadways. The Town Board has the authority to open its roads to these vehicles. A town can designate some or all of its roads. Signage is critical to informing the public which roads are open or closed. The Town of Armenia has designated ATV/UTV routes and posts route information.

Snowmobile

Juneau County contains over 240 miles of snowmobile trails. The trail network is maintained by seven clubs within the county. These clubs work closely with landowners in placement of the trails. They also assist with pre-season preparation, brushing, grading, signing the trails, grooming, safety inspections, and fund raising. The “Sunset Drifters” club maintains the trails that pass through the Town of Armenia.

Pedestrian/Bicycle

All roads within the Town are available for bicycle and pedestrian travel. The 2019 Juneau County Bicycle and Pedestrian Plan identified opportunities that include the Town of Armenia. The plan recommended connections between Nekoosa and Necedah and Necedah and Babcock. Both connections would include sections through the Town of Armenia. Additionally, along Lake Petenwell there is a walking path in the 100-foot easement along the shoreline.

Specialized

The Aging & Disability Resource Center of Eagle Country provides transportation for persons 60 and over and those with disabilities. Arrangements must be made at least 48 hours in advance for local trips and at least one week in advance for out-of-town trips. There is also the Senior Citizen’s Bus, located outside of the Mauston area that can be used for doctor appointments, shopping, banking, and other business. The nearest arrival/departure point for the Senior Citizen’s Bus is in Necedah (11 miles away) the fourth Friday of each month and is wheelchair accessible.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Intergovernmental Cooperation

Objectives

1. The Town should cooperate with the DOT and the county on transportation projects that affect the Town.

Goal 2: WISLR/PASER System

Objectives

1. The Town should utilize the WISLR/PASER Internet Database to inventory and rate local roads, and to evaluate maintenance needs on local roads.

Goal 3: TRIP Program

Objectives

1. The Town should establish and maintain a Town Road Improvement Program (TRIP), which establishes a six-year capital improvement program to address road maintenance and reconstruction priorities for the Town's road system.

Goal 4: Development Impacts

Objectives

1. All proposed development in the Town should be evaluated to determine the impact of such developmental road usage and volumes.

Policies

1. Land uses, which generate heavy traffic volumes or which employ heavy vehicles, will be discouraged on local roads that have not been constructed or upgraded for such use.
2. The placement of road access (i.e. driveways) should be spaced and constructed to maintain safety and preserve capacity.

Goal 5: Transportation Priorities

Objectives

1. The Town should maintain, widen and improve existing roads where possible before constructing new roads.

Policies

1. All Town roads should have an improved hard surface, and should accommodate access requirements for emergency services, as well as school bus and snow removal equipment.

Goal 6: New Roads

Objectives

1. The Town should establish clear standards for the design and construction of new roads, both public and private.

Policies

1. Road locations, extensions, and connections should be carefully evaluated when reviewing plans and proposals for new development.

Chapter 6

Economic Development

The economic base of the community serves as an important driver for current and future land use. Economic characteristics include such components as the size of the civilian labor force, comparative employment growth, employment by industry, unemployment rates, and commuting patterns. Employment patterns and economic trends generally occur on a regional scale. Residents of one community often work in another. Similarly, changes in a major industry can impact jobs and growth far beyond the community where the business is physically located. It is therefore important to understand a local community's economy in light of its regional context.

Assessment of these components of the economic base provides an important historical perspective on current land use patterns, and provides insights that help to predict possible future directions and opportunities for growth of the local economy.

PREVIOUS PLANS AND STUDIES

Comprehensive Economic Development Strategy (CEDS), 2017

Juneau County is one of ten counties included in the North Central Wisconsin Economic Development District as designated by the U.S. Department of Commerce, Economic Development Administration (EDA). The NCWRPC is the agency responsible for maintaining that designation. As part of the designation, the NCWRPC annually prepares a CEDS. This report summarizes and assesses economic development activities over the past year and presents new and modified strategies to promote growth.

Regional Livability Plan (RLP), 2015

Economic Development is one of four elements included in the RLP, adopted by the NCWRPC in 2015. The Economic Development Assessment Report within the RLP observes in detail the economic health of the ten-county region and identifies trends and issues facing the local economy. The RLP addresses three economic development issues:

- Available Labor Force and Employment – Businesses need a workforce with the proper education to meet the demands of an ever changing job market. High labor needs combined with an older workforce preparing for retirement will result in a labor force shortage and inability to meet the workforce needs of area businesses. The future availability of a quality labor force is a major concern for the business community.
- Living Wage – over the past ten years, the region's cost of living (i.e. home prices and rent) have increased faster than per capita and household incomes. Consequently, many working adults must seek public assistance and/or hold multiple jobs in order to meet the basic needs of their families. Occupations paying a living wage provide families resources for savings,

investments, education, and the purchasing of goods which improves the local economy and increases the quality of life of the region's population.

- Broadband – High-speed broadband connections are crucial for government services, healthcare, education, library systems, private businesses, and residents. Improving the region's telecommunication network can assist existing businesses, attract new businesses, and allow residents to access education opportunities.

ALICE: A Study of Financial Hardship in Wisconsin

This report, developed by the United Way, described the 34 percent of households in Juneau County that are above the federal poverty level, but still struggle to afford basic household necessities, or "ALICE" households (Asset Limited, Income Constrained, Employed). These households are largely employed but do not earn enough in wages to meet the "household survival budget," which does not allow for any savings. The report states that many ALICE households provide vital services, such as retail, health care, child care, and security, but cannot make ends meet on the income provided from these jobs.

- The ALICE report shows that 50 percent of Armenia households are either below the federal poverty level or are considered ALICE households, indicating that the average household in Armenia is relatively less financially prosperous than the average Juneau County household at-large.

Juneau County Comprehensive Plan, 2009

The Juneau County Comprehensive Plan covers economic development in both the inventory and plan recommendation sections. The inventory information is a brief overview of labor force, commuting patterns, economic base, environmentally contaminated sites, and economic development programs. Goals, objectives, policies, and recommendations are provided in the plan recommendation section. Some of the recommendations include expanding the economic base, engaging in workforce development and training programs, marketing available sites and buildings, and protecting cultural, agricultural, and social resources of the County and the municipalities located within Juneau County.

ARMENIA AREA ECONOMIC ENVIRONMENT

The Town of Armenia's economy was shaped by the lumber industry, whereby lumbermen came to harvest old-growth forest and float logs down the Wisconsin River. As the lumber era came to a close, the land was drained in the hope that it would be made suitable for farming. This was met with mixed success, and some landowners abandoned their property. However, it was found that parts of Armenia were very suitable to the growing of cash crops through irrigation. Cash crops, including cranberries continue to be a successful industry throughout the Town today.

In addition to the large amount of agricultural business, there is a small degree of commercial and industrial business throughout the Town.

JUNEAU COUNTY ECONOMIC ENVIRONMENT

Traditionally, the economy in Juneau County has been largely centered around the manufacturing industry. In recent years there has been a shift away from manufacturing. Therefore, diversification away from the traditional reliance on manufacturing will be required to better position the county to compete in a changing marketplace.

Many of the communities in Juneau County are located along the Interstate 90/94 Corridor making them something of a “midpoint” between the larger cities of Madison and Eau Claire/La Crosse, and between Chicago and Minneapolis. Manufacturers seeking to serve markets in these communities find the location of Juneau County advantageous. The transportation linkage is beneficial to employers and to commuters as well. This creates opportunities within the warehousing and transportation sectors and offers potential for development within Juneau County. Based on Census figures, 200 more workers leave Juneau County to work elsewhere than enter the county to work each day. Many people working in the areas of Tomah and Baraboo reside in Juneau County. Nearly 17 percent of Juneau County’s resident labor force leaves the County each day to work. This is offset by the incoming labor force from surrounding counties each day, which amounts to approximately 15 percent of the county’s total workforce.

Economic success often hinges on the characteristics of the population. These human resources are critical to the diversification of the economy in Juneau County. A diversified community requires more employees with a wider variety of skills than a “one-industry focus” community. These workers must be adaptable to changes in the demand for labor and be capable of quickly retraining in new vocations to meet that demand. The county lags behind the state in educational attainment and the population is slightly older than the state as a whole. In spite of these factors, which could be considered handicaps to economic diversification, there has been steady job growth within the county over the last twenty years.

ECONOMIC ANALYSIS

Economic Sectors

Table 18 details employment by sector for the Town of Armenia. In 2018, there were 348 persons employed in the eleven basic economic sectors in the Town, down 8.7 percent since 2010.

Between 2010 and 2018, there were several dramatic shifts throughout most of the sectors. The three fastest growing sectors were Other Services, Leisure and Hospitality, and Natural Resources and Mining. In terms of total employment, the Trade, Transportation and Utilities industry is the largest segment of the economy, followed by Education and Health Services and Natural Resources and Mining. It should be noted that the number of employees in certain sectors, particularly those workers engaged in Natural Resources and Mining which includes agriculture, forestry and fishing, may be understated in this data set.

In Juneau County there were 12,143 persons employed in 2018, down 4.7 percent since 2010. Most people were employed in the area of Education and Health Services, followed by Trade,

Transportation and Utilities. The fastest growing sector from 2010 to 2018 was Natural Resources and Mining. The area that experienced the most significant downward trend was Financial Activities.

Table 18: Employment by Sector						
Sector	Town of Armenia			Juneau County		
	2010	2018	% Change	2010	2018	% Change
Natural Resources and Mining	34	54	58.8%	497	591	18.9%
Construction	37	37	0.0%	854	765	-10.4%
Manufacturing	95	41	-56.8%	2,672	2,313	-13.4%
Trade, Transportation and Utilities	88	66	-25.0%	2,681	2,388	-10.9%
Information	11	0	-100.0%	88	90	2.3%
Financial Activities	15	19	26.7%	438	366	-16.4%
Professional and Business Services	8	11	37.5%	427	483	13.1%
Education and Health Services	62	54	-12.9%	2,264	2,392	5.7%
Leisure and Hospitality	18	44	144.4%	1,444	1,331	-7.8%
Other Services	4	14	250.0%	449	486	8.2%
Public Administration	9	8	-11.1%	931	938	0.8%
Total	381	348	-8.7%	12,745	12,143	-4.7%

Source: U.S. Census and American Community Survey 2010, 2018

Labor Force Analysis

Labor Force

Labor force is defined as the number of persons, sixteen and over, employed or looking to be employed. Overall, while the Town population has increased slightly from 2010 to 2018, the number of people in the labor force has declined. There were 33 fewer people in the labor force from 2010 to 2018, for a loss of 8.4 percent. The percent reduction was slightly less than in Juneau County as a whole, which experienced a net decline of 1,269 individuals in the labor force, for a 9.1 percent decrease. The state of Wisconsin had a marginal increase in the labor force from 2010 to 2018, at a rate of 0.5 percent.

Unemployment

Unemployment is defined as the difference between the total civilian labor force and total persons employed. Stay-at-home parents, retirees, or persons not searching for employment are not considered unemployed because they are not considered part of the labor force. In 2010, the Town of Armenia had 2.8 percent unemployment, and in 2018 unemployment was slightly up at 3.1 percent. Although it rose slightly, the unemployment rate was still lower than Juneau County (3.7%) and the State of Wisconsin (4.0%) in 2018.

Table 19: Labor Force

	2010	2018	% Change
Population 16 years and over	607	625	3.0%
Labor Force	392	359	-8.4%
Employed	381	348	-8.7%
Unemployed	11	11	0.0%
Unemployment Rate	2.8%	3.1%	10.7%
Participation Rate	64.6%	57.4%	-11.1%

Source: U.S. Census and American Community Survey 2010, 2018

Workforce Participation

Workforce participation is a measure expressed in terms of a percentage of persons actively seeking employment divided by the total working age population. People not participating in the labor force may not seek employment due to a variety of reasons including retirement, disability, choice to be a homemaker, or are simply not looking for work. In 2010, 64.6 percent of Armenia’s population over the age of 16 was in the labor force. By 2018, that percentage dropped to 57.4 percent. The state participation percentage was 66.7 percent in 2018, while Juneau County’s participation rate was 58.6 percent. The labor force participation rate in the Town likely fell from 2010 to 2018 in large part due to an increase in the size of the retired population. The significant rise in median age from 2010 to 2018 would support this presumption.

Laborshed

A laborshed is an area or region from which an employment center draws its commuting workers. In 2017, approximately 6 of the 70 total jobs within the Town of Armenia were filled by Armenia residents. About 64 workers traveled to Armenia during the average work day. In contrast, 338 Armenia residents commuted to locations outside of the Town for work, indicating that Armenia’s laborshed extends beyond its municipal boundaries. Figure 7 shows the inflow-outflow patterns of the Town of Armenia’s laborshed.

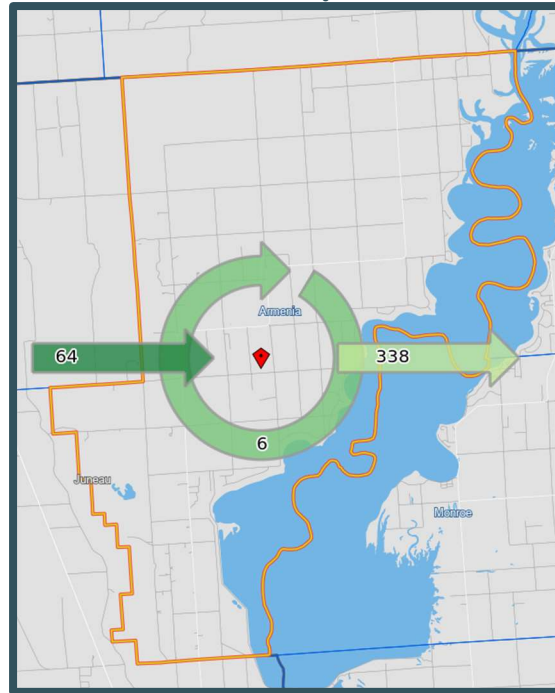
In-Migration

The majority of in-commuters live in close proximity to Armenia. Workers commute from a variety of locations, most commonly the Village of Necedah (14.3%).

Out-Migration

Town of Armenia residents commuting outside of the Town’s boundaries travel across Wisconsin. About 338 residents are employed outside of the Town’s boundaries. Like in-commuters, the majority of employed residents work in nearby communities. The largest percentage (17.4) of workers leaving Armenia for work travel to the Village of Necedah, followed by the City of Tomah where 10.2 percent of workers travel for work.

Figure 7: Inflow/Outflow Analysis Town of Armenia 2017



Source: U.S. Census "On the Map"

Occupations

Table 20 identifies the five main occupational categories by number and percentage and provides comparison with the Town, county and state.

Table 20: Resident Occupation, 2018						
Occupation	Town of Armenia		Juneau County		Wisconsin	
	Management/Business/Science	66	19.0%	3,035	25.0%	1,068,930
Service	73	21.0%	2,490	20.5%	494,858	16.7%
Sales/Office	72	20.7%	2,454	20.2%	622,193	21.0%
Natural Resources/Construction	79	22.7%	1,380	11.4%	253,223	8.5%
Production/Transportation	58	16.7%	2,784	22.9%	525,336	17.7%
Total	348	100%	12,143	100%	2,964,540	100%

Source: U.S. Census and American Community Survey 2010, 2018

Natural Resources and Construction workers are the largest component of the labor force in the Town of Armenia, followed by Service and then Sales/Office workers. This is in contrast to the county and state where Management/Business/Science workers make up a majority of the workforce by a substantial margin. Production/Transportation workers make up the second largest group in Juneau County, whereas Sales/Office positions are second in the state.

Economic Development Strengths and Weaknesses

The Town's strengths for attracting and retaining a diverse workforce include central proximity to the Interstate 90/94 corridor making it something of a "midpoint" between larger cities like Madison and Eau Claire/LaCrosse, and between Chicago and Minneapolis. This transportation linkage impacts employers in the warehousing and transportation industries and allows commuting access for employees. The primary weaknesses for attracting or retaining a diverse workforce are the lack of employment opportunities, a lack of starter houses for young families, and the general distance to more urban areas and their amenities. Additionally, the Town lacks a commercial and industrial base.

There is potential for those interested in agriculturally based businesses. There is also opportunity for those with home based business potential. However, there is a need to continue to expand broadband access to create viable options throughout the Town for home based businesses and all technology dependent businesses.

ECONOMIC DEVELOPMENT PROGRAMS

There are a number of economic development programs available to businesses and local governments in Juneau County. Following is a partial list of those programs.

Local

The Juneau County Economic Development Corporation (JCEDC)

The Juneau County Economic Development Corporation (JCEDC) is a non-profit organization that promotes the economic development of Juneau County, Wisconsin, and its respective cities, villages, and towns. JCEDC is comprised of area businesspersons, citizens, local government, utility company representatives, state agencies and elected officials, educational institutions and other organizations essential to the growth of Juneau County. JCEDC is prepared to serve the needs of new businesses coming to our area as well as assist existing companies.

Regional

North Central Wisconsin Regional Planning Commission

The Town is a member of the North Central Wisconsin Regional Planning Commission, as are all local governments in Juneau County based on county membership. Membership brings with it a variety of planning benefits and service. Benefits include participation in the Economic Development District, including eligibility for a variety of grants administered by the U.S. Department of Commerce Economic Development Administration. In addition, resulting in membership with the NCWRPC, the county is a member of the North Central Wisconsin Development Corporation which manages a revolving loan fund designed to address a gap in private capital markets for long-term, fixed-rate, low down payment, low interest financing.

Northwest Wisconsin Manufacturing Outreach Center (NWMOC)

The Northwest Wisconsin Manufacturing Outreach Center provides operations assessments, technology training, and on-site assistance to help firms in western Wisconsin modernize and streamline manufacturing processes.

State

Rural Economic Development Program

This program administered by the Wisconsin Economic Development Corporation (WEDC) provides grants and low interest loans for small business (less than 25 employees) start-ups or expansions in rural areas. Funds may be used for "soft costs" only, such as planning, engineering, and marketing assistance.

Wisconsin Small Cities Program

The Wisconsin Department of Administration provides federal Community Development Block Grant (CDBG) funds to eligible municipalities for approved housing and/or public facility improvements and for economic development projects. Economic Development grants provide loans to businesses for such things as: acquisition of real estate, buildings, or equipment; construction, expansion or remodeling; and working capital for inventory and direct labor.

University of Wisconsin Extension Office

The Center for Community Economic Development, University of Wisconsin Extension, creates, applies and transfers multidisciplinary knowledge to help people understand community change and identify opportunities.

The Wisconsin Innovation Service Center (WISC)

This non-profit organization is located at the University of Wisconsin at Whitewater and specializes in new product and invention assessments and market expansion opportunities for innovative manufacturers, technology businesses, and independent inventors.

Wisconsin Small Business Development Center (SBDC)

The UW SBDC is partially funded by the Small Business Administration and provides a variety of programs and training seminars to assist in the creation of small business in Wisconsin.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Federal

Economic Development Administration (EDA)

EDA offers a guaranteed loan program as well as public works grant program. These are administered through local units of government for the benefit of the local economy and, indirectly, private enterprise.

US Department of Agriculture – Rural Development (USDA – RD)

The USDA Rural Development program is committed to helping improve the economy and quality of life in all of rural America. Financial programs include support for such essential public facilities and services as water and sewer systems, housing, health clinics, emergency service facilities, and electric and telephone service. USDA-RD promotes economic development by supporting loans to businesses through banks and community-managed lending pools. The program also offers technical assistance and information to help agricultural and other cooperatives get started and improve the effectiveness of their member services.

Small Business Administration (SBA)

SBA provides business and industrial loan programs that will make or guarantee up to 90% of the principal and interest on loans to companies, individuals, or government entities for financing in rural areas. Wisconsin Business Development Finance Corporation acts as an agent for the U.S. Small Business Administration (SBA) programs that provide financing for fixed asset loans and for working capital.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Encourage Controlled Development

Objectives

1. Although the Town does not have the resources to actively recruit business into the Town, the Town should cooperate with other agencies and groups to encourage business development which does not conflict with the quiet, rural character of the Town.

Goal 2: Agriculture

Objectives

1. Development should not conflict with existing agriculture, and should avoid using prime, sustainable farmland.

Chapter 7

Land Use

Land use analysis is a means of broadly classifying how land is used. Each type of use has its own characteristics that can determine compatibility, location and preference to other land uses in the Town. The land use plan brings together consideration for both the physical development as well as the social characteristics of the town. Land use mapping and related information is used to analyze the current pattern of development, and serves as the framework for formulating how land will be used in the future.

To arrive at an optimum plan that will be both effective and implemented, the plan must account for past development activity as well as current market factors and conditions that shape where and how land will be developed. This chapter discusses uses of land in the Town of Armenia. The existing land use types are defined, current land uses are analyzed, and existing and potential land use conflicts are identified.

PREVIOUS PLANS AND STUDIES

Regional Livability Plan, 2015

Land use is one of the four elements included in the RLP, adopted by NCWRPC in 2015. The Land Use Assessment Report, a component of the plan, looks in detail at the land uses through the ten-count region and identifies issues and trends related to land use: housing density and farmland preservation. The two land use goals of the plan are as follows:

- Preserve and protect the Region’s landscape, environmental resources and sensitive lands while encouraging healthy communities.
- Manage and reduce vacant land and structures.

Juneau County Comprehensive Plan, 2009

The Juneau County Comprehensive Plan is a policy plan. The Plan describes existing and future land uses, and regulatory tools for land use. The overall goal of the Comprehensive Plan is to provide consistency between official mapping, zoning and subdivision ordinances, local plans, and other implementation tools.

Town of Armenia Comprehensive Plan, 2012

Town of Armenia Comprehensive Plan is a policy plan that describes existing and future land uses, and regulatory tools for land use. The overall goal of the Comprehensive Plan is to provide consistency between official mapping, zoning and subdivision ordinances, local plans, and other implementation tools.

Volk Field Hardwood Range Joint Land Use Study, 2011

The Volk Field Hardwood Range Joint Land Use Study was prepared with the following goals:

- increase communication between the military and the community;
- evaluate the potential impact of current and future military operations on surrounding communities; and
- evaluate the potential impact of growth and development on the long-term viability of Volk Field/Hardwood Range's mission.

The ultimate goal was to reduce potential land use conflicts, accommodate growth and sustain the regional economy.

EXISTING LAND USE

The Town of Armenia covers about 49,733 acres in Juneau County. The Town of Armenia is adjacent to the Towns of Finley and Necedah to the west, Wood County to the north, Petenwell Lake to the east, and the Town of Necedah to the south. The Town is generally flat, with scattered rocky outcroppings and fairly extensive forest and scrubland.

Knowledge of the existing land use patterns within a town is necessary to develop a desired “future” land use pattern. The Existing Land Use Map was developed using air photos from a countywide flight in 2015, with updates as identified. Twelve basic categories were used to classify the various existing land uses. The categories include: Agriculture, Commercial, Cranberry Bog, Governmental/Institutional, Industrial, Open Lands, Outdoor Recreation, Quarry, Residential, Transportation/Utility, Woodlands, and Water.

Land use classifications are groups of land uses that are compatible, and that separate conflicting uses. The classifications are not zoning districts and do not have the authority of zoning, but are intended for use as a guide when making land use and zoning decisions.

Existing Land Use Classifications

Map 5 outlines the existing land use pattern throughout the Town. The intent of an existing land use map is to illustrate the location of existing land use categories within the Town for planning purposes. Land use classifications are grouped by the use most central to each parcel. For example, lands classified as residential may also have a barn or home based business on site.

Existing land use classifications and acreage totals are presented in Table 21. As can be observed, woodlands is the largest land use category, with 53.67 percent or 26,691.25 acres in the Town. Agriculture follows with a total of 10,241.55 acres and an additional 986.11 of cranberry bog, for a total of 22.57 percent. Residential, commercial, and industrial property, constitute only 689.36 acres, or 1.39 percent of the total Town area. Residential development is spread throughout the Town, mostly in low density, consisting of farms and secluded homes. However there are a limited number of higher density housing subdivisions throughout the Town.

Table 21: Existing Land Use, 2015		
Land Use Classification	Acres	Percent
Agriculture	10,241.55	20.59%
Commercial	111.64	0.22%
Cranberry Bog	986.11	1.98%
Governmental/Institutional	8.32	0.02%
Industrial	17.57	0.04%
Open Lands	1,660.51	3.34%
Outdoor Recreation	101.91	0.20%
Residential	560.15	1.13%
Transportation	1,130.33	2.27%
Utility	1.07	0.01%
Water	8,222.80	16.53%
Woodlands	26,691.25	53.67%
Total	49,733.21	100.00%

Source: NCWRPC GIS

MFL & Public Lands

According to Wisconsin Department of Revenue, there are 3,548 acres enrolled in the Managed Forest Law (MFL) program, which are subject to a substantial reduction in property taxes. In addition, tax exempt lands include approximately 5,810 acres of Juneau County Forest Cropland, 1,234 Juneau County acres (not Forest Crop), 5,580 state acres, and another 7,917 acres of tax-exempt land. Of the 7,917 acres, 7,259.15 is state owned and under the control of the Air National Guard.

Land Supply and Demand

As shown by the existing land use inventory, the majority of the Town is “undeveloped” woodlands, so the supply of land “available” for development appears to be adequate. Nevertheless, even under a rapid growth scenario, the supply of land in the Town of Armenia is more than sufficient to accommodate projected demand over the next 20 years for all use categories.

Land Values

Table 23 displays the assessed land values in the Town of Armenia. It is important to note that lands enrolled in the Managed Forest Law and Forest Crop Law programs and other exempt lands (such as the State lands) are not included in values for Table 23. Overall, land value per acre in the Town is valued at about \$5,816 per acre based on assessed land values from the Juneau County tax information. Residential properties have the highest value per acre, followed by commercial properties.

Table 23: Town of Armenia Land Values, 2019

Land Classification	Total Value of Land and Improvements	Total Acres	Average Value per Acre
Residential	\$115,158,400	3,906	\$29,482
Commercial	\$601,000	21	\$28,619
Manufacturing	\$0	0	\$0
Agricultural	\$1,646,200	10,949	\$150
Undeveloped	\$1,164,300	2,497	\$466
Agricultural Forest	\$214,400	216	\$993
Forest Lands	\$12,579,600	6,159	\$2,042
Other	\$9,834,300	571	\$17,223
Total	\$141,198,200	24,319	\$5,816

Source: WI Department of Revenue and NCWRPC

Opportunities for Redevelopment

The vast majority of the Town currently consists of open farmland, scrubland, and wetlands, all of which has experienced very little development. Hence the need for “redevelopment” is negligible. Some developed areas may not meet current development standards or may have fallen into disrepair since they were developed. Some of these properties may be in need of rehabilitation by property owners rather than needing a comprehensive redevelopment strategy.

Existing and Potential Land Use Conflicts

Land use conflicts within the Town of Armenia are typical of rural Wisconsin communities. These include agricultural and other traditionally “rural” activity versus residential development. As more people establish residences in attractive landscapes in rural areas, there is greater potential for concern over noise, dust, odor, etc.

FUTURE LAND USE

Map 6 is the Future Land Use Plan Map, which details the desired arrangement of preferred land uses for the future of the Town of Armenia. The Future Land Use Map is not a zoning map. The Future Land Use Map is general in nature and was developed as a general guide for future development in the town. Although general, the future land use plan map indicated appropriate future land uses, and as a result shows where rezoning may occur. In many areas the existing zoning districts already reflect the desired future land uses; while in other areas, zoning map or text changes may be required to meet some of the desired future land uses.

The identification of desired future land use types through the map does not imply that an area is immediately appropriate for rezoning. Given service demands and a desire for controlled growth, careful consideration to the timing of zoning decisions is essential. In some places, it may be desirable to rezone land to reflect the planned land use designations as soon as possible. In other cases, it may be appropriate to wait to rezone the area until an actual development proposal is brought forward.

Future land use planning assists local governments with balancing individual property rights and community goals, minimizing conflict between different land uses, and maximizing use of public expenditures. It is essential that future land use planning is ongoing and flexible. Periodic plan updates ensure that the plan continues to reflect future community preferences.

Future Land Use Map Classifications

1. Residential 1

This category includes existing residential development and land suited to future residential development consisting of low density homes that maintain an estate community character. Typically this designation includes single-family detached residences.

2. Commercial

This category identifies areas recommended for both large and small scale commercial development, while keeping in scale and intensity of the overall community character. The designation also includes existing commercial establishments located throughout the Town. Typical uses may include office, retail and lodging.

3. Agricultural/Recreational/Open

This classification provides for the continuation and preservation of agriculture, woodland and open space. This category serves to preserve the agricultural base and to protect the rural lifestyle that accompanies it. It also serves to maintain woodland and open space areas in their natural state and to safeguard them from the intrusion of incompatible uses.

LAND USE PROGRAMS AND TOOLS

The principle land use program in Wisconsin is the comprehensive planning program. The primary land use tools are zoning, subdivision ordinance, and official mapping.

Zoning

Under Wisconsin Statutes, counties and local units of government are authorized to adopt zoning ordinances. Zoning is a method for implementing or carrying out the land use plan by predetermining a logical pattern of land use development.

A zoning ordinance consists of a map and written text. The zoning map arranges the community into districts or zones, agriculture, residential, commercial, industrial, etc. Within each of these districts, the text of zoning ordinance specifies the permitted land uses, the size of buildings, yard/lot dimensions, and other prerequisites in obtaining permission to develop. The goal of the zoning ordinance is to set a reasonable development pattern by keep similar and related uses together and separating dissimilar, unrelated and incompatible uses; particularly in relationship to transportation facilities, utilities and public services and facilities.

A county may promulgate a zoning ordinance as described above for the unincorporated areas of the county, that is, outside the corporate boundaries of cities and villages, but it is only effective if a town adopts it for application to its jurisdiction. In the absence of a county zoning ordinance, towns can elect to adopt their own zoning

Shoreland Zoning

All counties are mandated by Wisconsin law to adopt and administer a zoning ordinance that regulates development in shoreland and floodplain areas of the county outside of villages and cities in accordance with state shoreland zoning standards. Towns may apply their own zoning in shoreland areas as long as it does not impose requirements on matters regulated by their county. Juneau County Shoreland Zoning regulates land use within shoreland and floodplain areas throughout the Town.

Land Division

The Town also has its own subdivision ordinance. The purpose of this ordinance is to regulate and control the division of land within the limits of the Town in order to further the orderly layout and appropriate use of land. A careful review of the Land Division Ordinance should take place after the Comprehensive Plan is adopted.

Other Tools

Additional tools and approaches can be utilized by the Town to achieve the goals of the plan. These include but are certainly not limited to the following: fee simple land acquisition, easements (purchased or volunteered), deed restrictions, land dedication, and ordinances or programs regulating activities such as impact fees, land division, building permits, erosion control, etc.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Comprehensive Plan

Objectives

1. The Town will follow the Comprehensive Plan when making future planning and land use decisions.

Goal 2: Zoning Ordinance

Objectives

1. The Town will maintain and effectively administer the Town of Armenia Zoning Ordinance which gives the Town better control over development in the Town, especially commercial and agricultural development so that growth is orderly and consistent with this plan, community input, and the welfare of the community.
2. The Town should consider revisions to its zoning ordinance that address administrative issues with permitting and developing issues, such as accessory dwelling units, identified during the Comprehensive Plan Update.

Goal 3: Subdivision Ordinance

Objectives

1. The Town will maintain and effectively administer the Town of Armenia Subdivision Ordinance to better control the design and creation of new Town subdivisions and expansion of existing subdivisions. This ordinance establishes standards for road construction, and it ensures completion and dedication of roads, which are designed to meet the current and future needs of the Town, in a safe and efficient manner.

Policies

1. The Town should continue to discourage the creation of new subdivisions until the existing subdivisions are more fully developed and occupied.

Goal 4: Campgrounds and Camping

Objectives

1. The Town will discourage the expansion of existing campgrounds, the creation of new campgrounds, and use of lands not located within campgrounds for camping, because of the burden which camping places on the Town, including its scenic beauty, its natural resources, and its quality of life.

Policies

1. Existing campgrounds should be encouraged to become more secluded and less visible from public roads.

Goal 5: Tree Cover, Erosion Control and Water Quality Preservation

Objectives

1. The Town should consider the adoption of ordinances to regulate the removal of trees and/or creation of conservation-buffers to control erosion and protect ground water quality.

Policies

1. The protection of economically productive areas, including farmland and commercial forest is important to the Town of Armenia, it is important to be done while maintaining links between woodlands and fields around the farm and community and continued protection of ground water.

Chapter 8

Intergovernmental Cooperation

The issue of intergovernmental cooperation is increasingly important; since many issues cross over political boundaries, such as watersheds, labor force, commuter patterns, and housing. Communities are not independent of each other, but rather dependent on each other. The effects from growth and change on one spill over to all surrounding communities and impact the region as a whole.

OVERVIEW

Wisconsin Statute §66.30, entitled “Intergovernmental Cooperation”, does enable local governments to jointly do together whatever one can do alone. Unfortunately, there is little public policy in Wisconsin law that encourages, let alone requires, horizontal governmental relationships such as town to town and municipality to county or town. The result is that towns, municipalities, and counties act more as adversaries than as partners.

State-wide, Wisconsin has more than 2,500 units of government and special purpose districts. Having so many governmental units allows for local representation, but also adds more players to the decision making process. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communication and information sharing, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue.

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them. Intergovernmental cooperation makes sense for many reasons including trust, cost savings, consistency, and ability to address regional issues. Cooperation can lead to positive experiences and results that build trust between jurisdictions. It can save money by increasing efficiency and avoiding unnecessary duplication. It can lead to consistency of goals, objectives, plans, policies, and actions of neighboring communities. Finally, by communicating and coordinating their actions and working with regional and state jurisdictions, local communities are able to address and resolve issues that are regional in nature.

The major beneficiary of intergovernmental cooperation is the local resident. They may not understand, or even care about, the details of a particular intergovernmental issue, but residents can appreciate their benefits, such as cost savings, provision of needed services, a healthy environment, and a strong economy.

A variety of factors, some long-standing and others more recent, have brought the issue of intergovernmental cooperation to the forefront. Some of these factors include:

- Local government’s financial situation;
- Opportunity to reduce costs by working together;
- Elimination of duplication of services;
- Population settlement patterns and population mobility; and
- Economic and environmental interdependence.

In addition, as more jurisdictions create and implement comprehensive plans and share them with surrounding communities, new opportunities for intergovernmental cooperation will be identified.

INTERGOVERNMENTAL RELATIONSHIPS

School Districts

Primary and Secondary Schools

The Town of Armenia is served by the Necedah School District and the Nekoosa School District. In addition, the Wisconsin Open Enrollment program allows children to attend other nearby school districts, provided that the district has the necessary space to accept the student. There are no school district facilities located within the Town.

Post-Graduate Education

There are two post-graduate college options located within 30 miles of the Town of Armenia. Mid-State Technical College is a public two-year technical college located in Wisconsin Rapids. Western Technical College is also a public two-year technical college that has six regional locations, including one in Mauston.

The main form of interaction with both school and college districts are through payment of property taxes, which help to fund both districts’ operations. The Town has little participation in issues pertaining to administration or siting of new facilities. All school and college board meetings are open to the public.

Adjoining Units of Government

The Town of Armenia is adjacent to the Towns of Finley and Necedah to the west, Wood County to the north, the Towns of Rome and Monroe beyond Petenwell Lake to the east, and the Town of Necedah to the south. In addition to providing fire protection and emergency medical services throughout the Town, the Town of Armenia contracts with the Town of Finley to provide first responder service to the Town of Finley.

Juneau County

Juneau County directly and indirectly provides a number of services to the Town and the Town enjoys a good working relationship with many of the responsible departments. These departments include Treasurer, Highway, Sheriff’s Office, and Land, Forestry and Parks. The County Treasurer

collects local property tax for the Town. The Juneau County Sheriff's Office provides primary law enforcement services to all areas not included within municipal police department boundaries, including the Town of Armenia. The Sheriff's Department has an office located at the Justice Center in the City of Mauston and provides law enforcement, crime investigation, patrol, traffic supervision, and community programs such as D.A.R.E. The Land, Forestry and Parks Department is responsible for managing, conserving, and protecting the natural resource base within the county, including Wilderness Park located within the Town of Armenia.

In many cases where state and federal agencies require area-wide planning for various programs or regulations, Juneau County sponsors a county-wide planning effort to complete these plans and include each individual local unit in the process and resulting final plan. Examples of this include the County Outdoor Recreation plan which maintains the eligibility for Wisconsin Department of Natural Resources administered park and recreation development funding of each local unit that adopts it, and All Hazard Mitigation Plans which are required by the Federal Emergency Management Agency in order for individual local units of government to qualify for certain types of disaster assistance funding.

North Central Wisconsin Regional Planning Commission

The North Central Wisconsin Regional Planning Commission (NCWRPC) was formed under §60.0309 Wis. Stats. as a voluntary association of governments within a ten county area. Juneau County is a member of the NCWRPC, which qualifies the Town of Armenia for low cost local planning assistance. Typical functions of the NCWRPC include (but are not limited to) land use, transportation, economic development, intergovernmental and geographic information systems (GIS) planning and services.

State and Federal Government

The Wisconsin departments of Natural Resources and Transportation are the primary agencies the Town might deal with regarding development activities. Many of the goals and objectives of this plan will require continued cooperation and coordination with these agencies.

The Wisconsin Department of Natural Resources takes a lead role in wildlife protection and sustainable management of woodlands, wetland, lakes, and other wildlife habitat areas, while Wisconsin Department of Transportation is responsible for the planning and development of state highways, railways, airports, and other transportation systems. State agencies make a number of grant and aid programs available to local units of government like the Town of Armenia. Examples include local road aids, the Local Roads Improvement Plan (LRIP) and the Priority Watershed Program. There are also a number of mandates passed down from the state that the Town must comply with, such as the biannual pavement rating submission for the Wisconsin Information System for Local Roads (WISLR).

Most federal programs are administered by the states, so the Town would be dealing with the responsible state agency with regard to federal programs and regulations.

A majority of the Hardwood Range, which is operated in conjunction with Volk Field in Camp Douglas, Wisconsin, is located within the Town of Armenia. Together Volk Field and the Hardwood Range are one of four Air National Guard Combat Readiness Training Centers. A Joint Land Use Study for Volk Field Hardwood Range was prepared by the NCWRPC in 2011. The ultimate goal of this study was to reduce potential land use conflicts, accommodate growth and sustain the regional economy. It is recommended that the Town continue to coordinate with the Office of Economic Adjustment under the U.S. Department of Defense if there are concerns with development proposals and activity adjacent to/or in close proximity to the Volk Field Hardwood Range.

EXISTING OR POTENTIAL INTERGOVERNMENTAL CONFLICTS

No existing or potential intergovernmental conflicts were identified in the Town of Armenia. The process for resolving any conflicts will in part be a continuation of past practices as new mechanisms evolve. The Town will continue to meet with surrounding towns when significant issues of mutual concern arise.

PROGRAMS

66.0301-Intergovernmental Cooperation: Wisconsin Statute §66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, and sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with §66.0301, formerly §66.30, are the most common forms of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

66.0305-Municipal Revenue Sharing: Wisconsin Statute, §66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least ten years. The agreement must specify the formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement may be invalidated after the minimum 10 year period.

GOALS, OBJECTIVES AND POLICIES

Goal 1: Governmental Cooperation

Objectives:

1. The Town shall encourage coordination and cooperation by and between units of government.

Goal 2: Bombing Range

Objectives

1. The Town shall encourage coordination and cooperation with the Hardwood Bombing Range.

Goal 3: Wisconsin River Dam

Objectives

1. The Town will encourage coordination and cooperation with the Wisconsin River Power Company that operates the dam on Lake Petenwell, which controls the water level in Lake Petenwell.

Goal 4: Shared Service Agreements

Objectives

1. The Town will periodically review and update shared service agreements and explore additional agreements with other service providers, in an effort to provide the best, cost-effective services to Town residents.

Chapter 9

Implementation

A primary reason for a community to prepare a comprehensive plan is to establish a framework for the future, especially as it relates to decisions regarding growth and regulation of development to protect and maintain the health, safety and welfare of the community. A plan also helps to set priorities for public expenditures. To be effective, this plan should be actively used as a tool to guide decisions concerning:

- The implementation and enforcement of regulatory ordinances based on the goals and objectives identified in this plan.
- The development of programs and support systems that further the goals and objectives set forth in this plan.
- The location of specific land uses as identified in the comprehensive plan, and based on goals and objectives.
- The establishment and support of a continued planning process providing for periodic review and updates to this plan and other land use control measures.

IMPLEMENTATION TOOLS

Having the appropriate tools to implement the recommendations in this comprehensive plan is critical. Zoning ordinance and subdivision (or land division) regulations are used to protect existing development and guide future growth and development as identified in this comprehensive plan. There are also non-regulatory approaches to implementing the comprehensive plan. These generally involve decisions about how the community will spend its limited funding resources on capital improvements, staffing and maintenance. These decisions will affect the development demand and the location of development in the Town.

The State planning law requires certain programs and/or actions that affect land use must be consistent with the locally adopted comprehensive plan. Following the adoption of this comprehensive plan update, the Town of Armenia should evaluate and update, as necessary, its related ordinances to ensure meeting this requirement

Zoning Ordinance and Map

The Town of Armenia Zoning Ordinance is the primary land use regulation for the Town. Zoning is used to manage and control how land is used and developed. Zoning ordinances typically establish detailed regulations concerning how land may be developed, including setbacks, the density or

intensity of development, and the height and bulk of building and other structures. The general purpose of zoning is to minimize undesirable externalities from development by segregating and/or buffering incompatible uses and by maintaining standards that ensure development will not negatively impact the community's character or environment. The zoning ordinance also controls the scale and form of development, which heavily influences how people will interact with their environment and their neighbors.

The establishment of zoning districts and the zoning map indicates where specific types of development can and should be located. Zoning districts shown on the zoning map should be coordinated with the land use plan and map. While the zoning map and land use map do not need to directly match at the time the land use map is adopted, the intent is that the land use map will serve as a guide indicating how the property should eventually be zoned. Therefore, indiscriminate zoning changes may result in weakening of the comprehensive plan. In fact, changes to zoning district boundaries should only be made if they are consistent with the adopted land use map and the goals of the comprehensive plan.

Subdivision (Land Division) Ordinance

The Town of Armenia Subdivision Ordinance regulates new subdivisions and the expansion of existing subdivisions. Subdivision regulations are an important tool ensuring the orderly development of unplatted and/or undeveloped land. These regulations may regulate lot sizes, road access, street design, public utilities, storm water drainage, parks and open space, and other improvements necessary to ensure that new development will be a public asset.

Capital Improvement Plan (CIP)

This is an ongoing financial planning program that allows local communities to plan ahead for capital expenditures and minimize unplanned expenses. A capital improvement plan consists of a list of proposed projects according to a schedule of priorities over a four-to-six year period. It identifies needed public improvements, estimates their costs, and identifies financing methods and sources. Public improvements or expenditures typically considered in a CIP include:

- Public buildings (i.e., fire stations)
- Park and trail acquisition and development
- Roads and highways (maintenance and new construction/paving)
- Fire and law enforcement protection equipment

A CIP is simply a method of planning for and scheduling expenditures for public improvements over a period of several years in order to maximize the use of limited public funds. Each year the CIP should be reviewed and extended one year to compensate for the previous year that was completed. This keeps the improvement program current and allows for modifications to meet the community's changing needs.

The preparation of a CIP is normally a joint responsibility between the town board, plan commission, staff, and citizen commissions. The preparation of a capital improvement program may vary from community to community depending on local preferences, the local form of government

and available staff. The proposed capital improvement plan should be reviewed in light of the priorities outlined in the comprehensive plan.

Annual Operating Budget

The Town prepares a budget each year and it is one of the most important policy documents prepared. It is a statement of the prioritization and allocation of financial resources to achieve certain objectives over a specific time period. The budget is based on the needs of Town residents and priorities set by the Town Board. The budget and the services provided by that budget are instrumental in achieving the goals and objectives of the plan.

Brownfield Redevelopment

Pursuing funding from state agencies for redevelopment of contaminated sites can reduce the uncertainty that otherwise prevents contaminated properties from being redeveloped. Action by the Town to evaluate contaminants or begin remediating the property is often necessary before the private sector is willing to invest in redevelopment. This may require some upfront investment from the community. However, as sites are improved and reused they generate tax base.

CONSISTENCY AMONG PLAN CHAPTERS

The State of Wisconsin planning legislation requires that the Implementation Chapter describe how each of the required chapters will be integrated and made consistent with the other chapters of the plan. Since the Town of Armenia completed all planning chapters simultaneously, no known inconsistencies exist. It is noted that some overlap naturally exists between the nine plan chapters. Where deemed appropriate, goals, objectives, and policies have been repeated under all applicable chapters to reinforce their importance.

PLAN ADOPTION, AMENDMENTS, UPDATES, AND MONITORING

While this comprehensive plan provides a long-term framework to guide development and public spending decisions, it must also respond to changes that occur in the community and region that were not foreseen when the plan was initially adopted. Some elements of the plan are rarely amended while others need updating on a more regular basis. Plan maps should also be updated periodically. In general, key maps, such as the future land use map, should be reviewed annually to make sure they are still current.

Plan Adoption

The first step in implementing this plan involves adoption of the plan by local officials. The formal review and adoption process involves plan review by the Plan Commission which must recommend the plan to the Town Board via resolution. The Plan Commission recommendation is forwarded to the Town Board who must adopt the plan by ordinance. A public hearing is required to allow public comment on the ordinance during a 30-day review period prior to final action to adopt the plan. Adoption formalizes the plan document as the framework to guide local development decisions over the next 20 years. The adopted plan should also be recognized as a tool for

communicating the community's land use policy and goals and objectives regarding coordination of growth and development.

Plan Amendments

The Town of Armenia Comprehensive Plan may be amended at any time by the Town Board following the same process described above for initial Plan adoption, regardless of how minor the proposed amendment or change. Amendments may be appropriate throughout the lifecycle of the plan, particularly if new issues emerge or trends change. These amendments will typically consist of minor changes to the plan text or maps. Large-scale changes or frequent amendments to meet individual development proposals should be avoided or the plan loses integrity.

The following criteria shall be considered when reviewing plan amendments:

- The change corrects an error made in the original plan.
- The change is consistent with the overall goals and objectives of the Town of Armenia Comprehensive Plan.
- The change does not create an adverse impact on public facilities and services that cannot be mitigated.
- Development resulting from the change does not create an undue impact on surrounding properties. Such development shall be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability.
- The change allows a more viable transition to the planned uses on adjacent properties than the current land use.
- The change does not have a significant adverse impact on the natural environment that cannot be mitigated by improvements on the site or in the same vicinity.
- There is a change in town actions or neighborhood characteristics that would justify a change.
- There is a community or regional need identified in the comprehensive plan for the proposed land use or service.
- The change does not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration, or dedication.
- The change does not adversely affect water quality and the overall health of residents.

Proposed amendments must be reviewed by the Plan Commission prior to final action and adopted by the Town Board. The public should be notified of proposed Plan changes and allowed an opportunity for review and comment. For major amendments, the Town might consider soliciting

public opinion through surveys and/or community meetings prior to the official public hearing.

Plan Updates

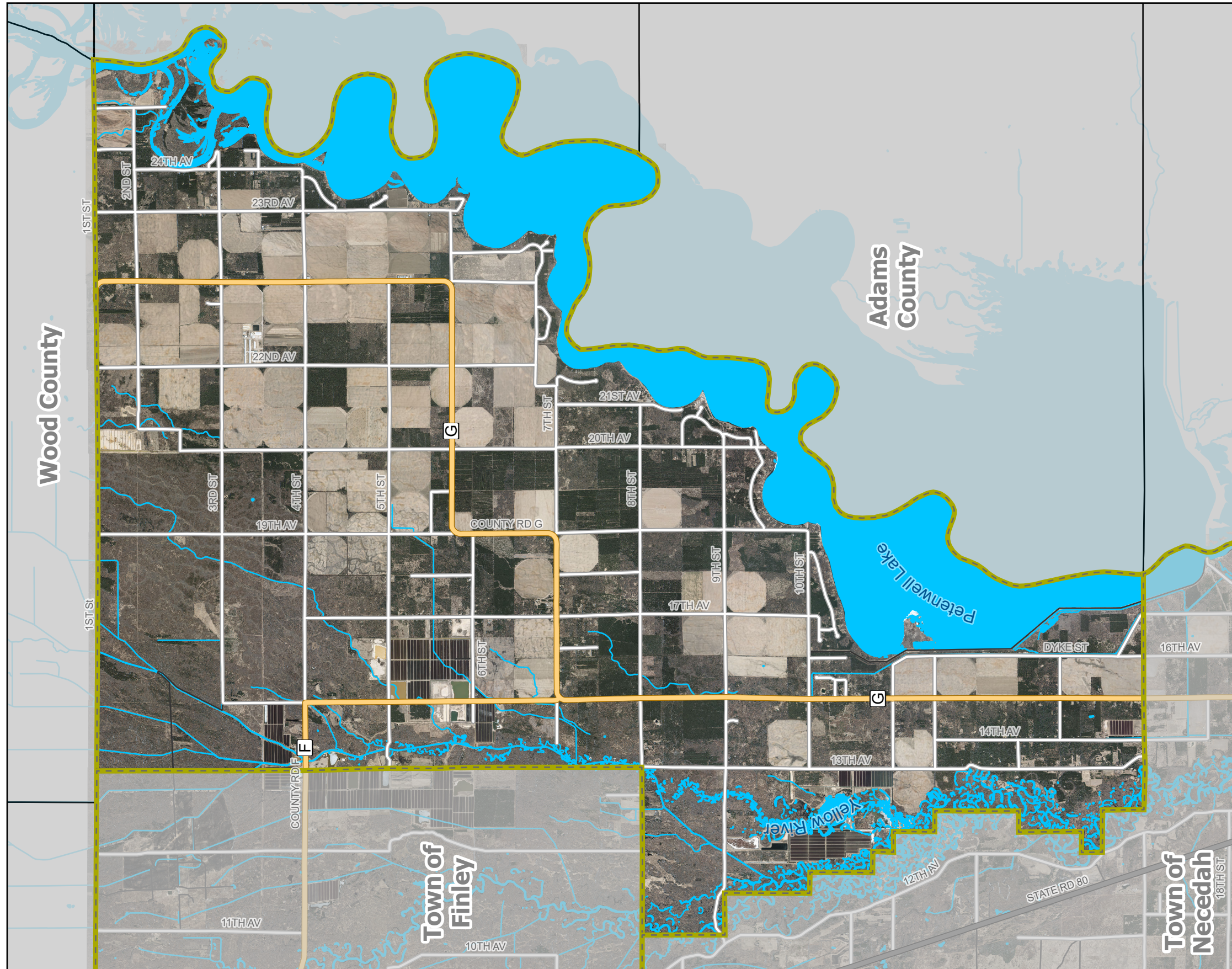
According to the State comprehensive planning law, comprehensive plans must be updated at least once every ten years. As opposed to the more routine amendments described above, plan updates often involve rewriting of whole sections of the plan document and significant changes to supporting maps. A plan update should include a thorough examination of the community's goals and objectives based on an analysis of current growth trends and major changes that have occurred since the plan was initially adopted or last amended. Plan updates must be formally adopted following the same procedure described above for initial plan adoption.

Plan Monitoring

The adopted plan should be used as a tool by Town when making land use and development decisions. Decisions concerning private development proposals, public investments, regulations, incentives, and other actions should be consistent with the goals, objectives, policies, and recommendations outlined in this plan.

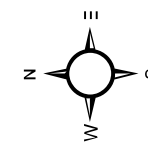
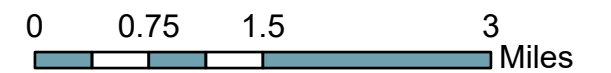
Although this plan describes policies and actions for future implementation, it is impossible to predict the exact future condition. As such, the goals, objectives, and actions in this plan should be monitored on a regular basis to maintain concurrence with changing conditions and respond to unanticipated events.

This plan should be evaluated at least every 5 years, and updated at least every 10 years. Members of the Town Board, Plan Commission, and any other local decision-making bodies should periodically review the plan and identify areas that might need to be updated. The evaluation should involve first reviewing the goals and objectives to ensure they are still relevant and reflect current community desires. Then the strategies and actions should be reviewed and refined to eliminate completed tasks and identify new approaches if appropriate.



Planning Area

- Minor Civil Division
- Roads
 - State Highway
 - County Highway
 - Local Road
 - Private Road
- Water

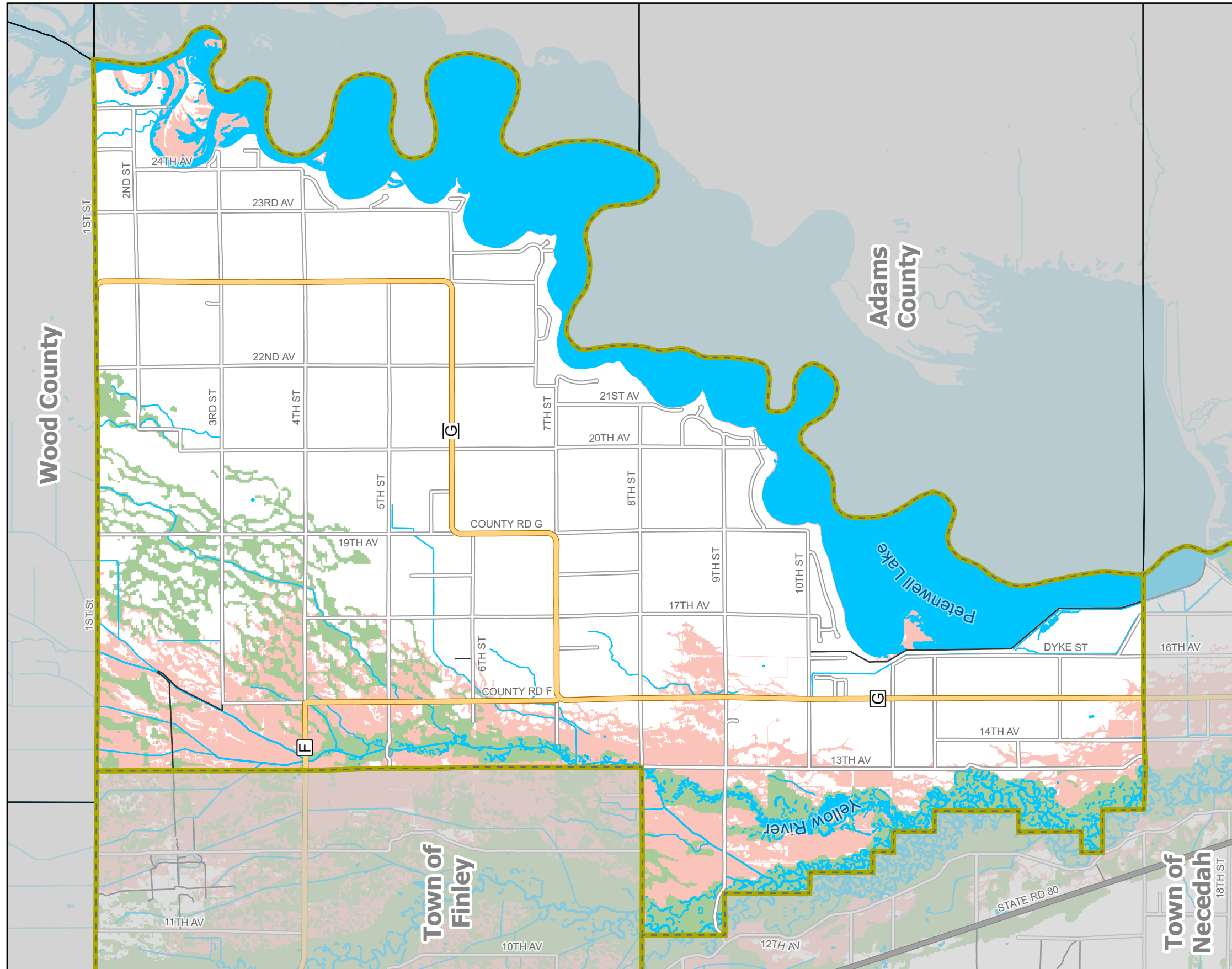


Source: WisDOT, WI DNR, NCWRPC, Juneau Co
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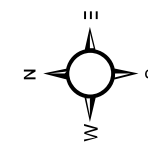
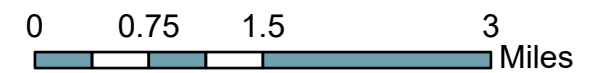
Prepared By:
North Central Wisconsin Regional Planning Commission

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Natural Resources

- Minor Civil Division
- Roads**
- State Highway
- County Highway
- Local Road
- Private Road
- Water
- Wetlands
- Floodplains

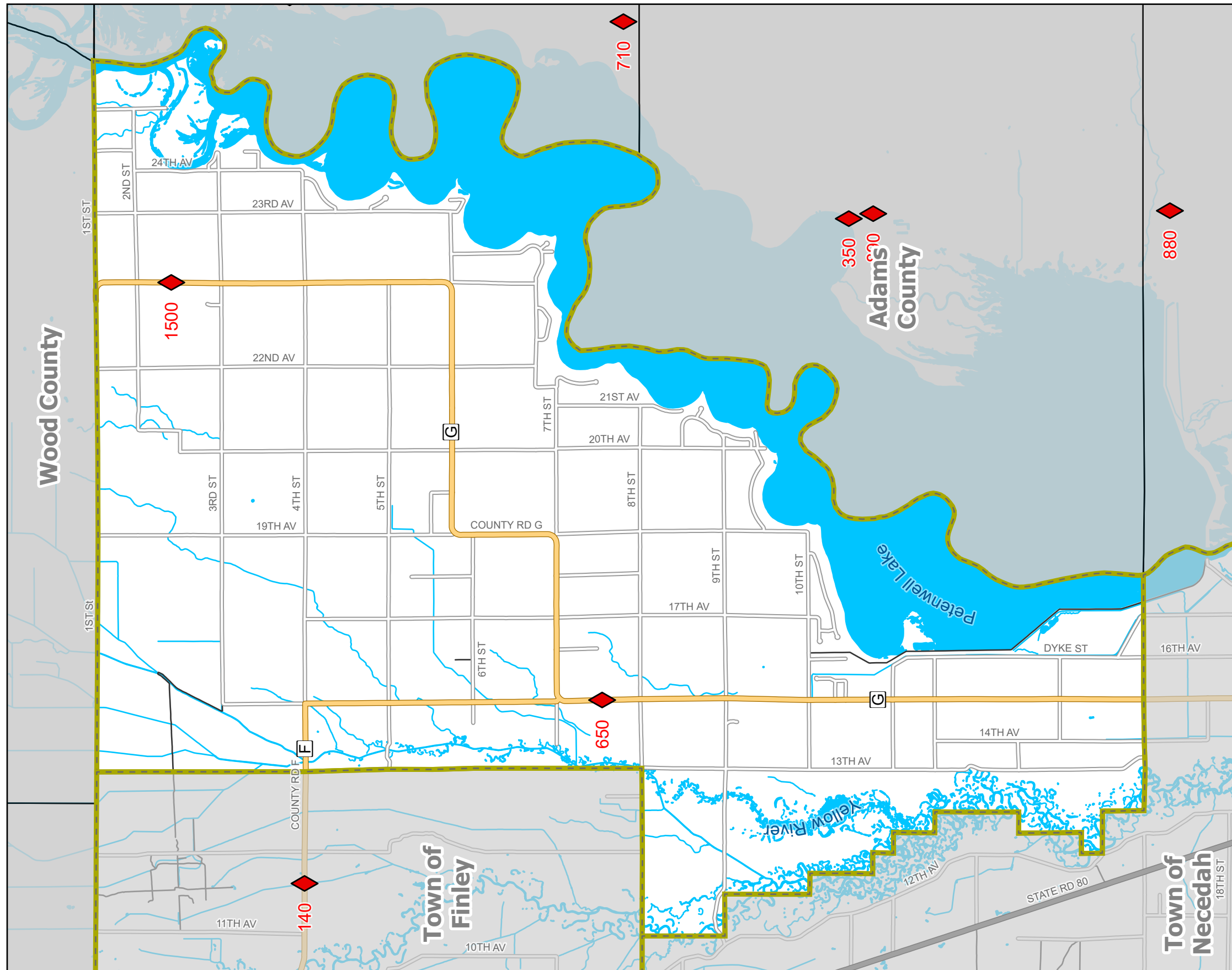


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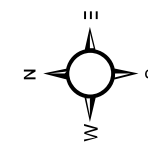
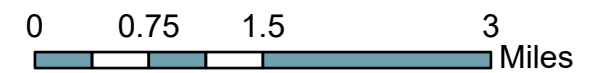
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Transportation

- Minor Civil Division
- Roads**
- State Highway
- County Highway
- Local Road
- Private Road
- Traffic Counts
- Water

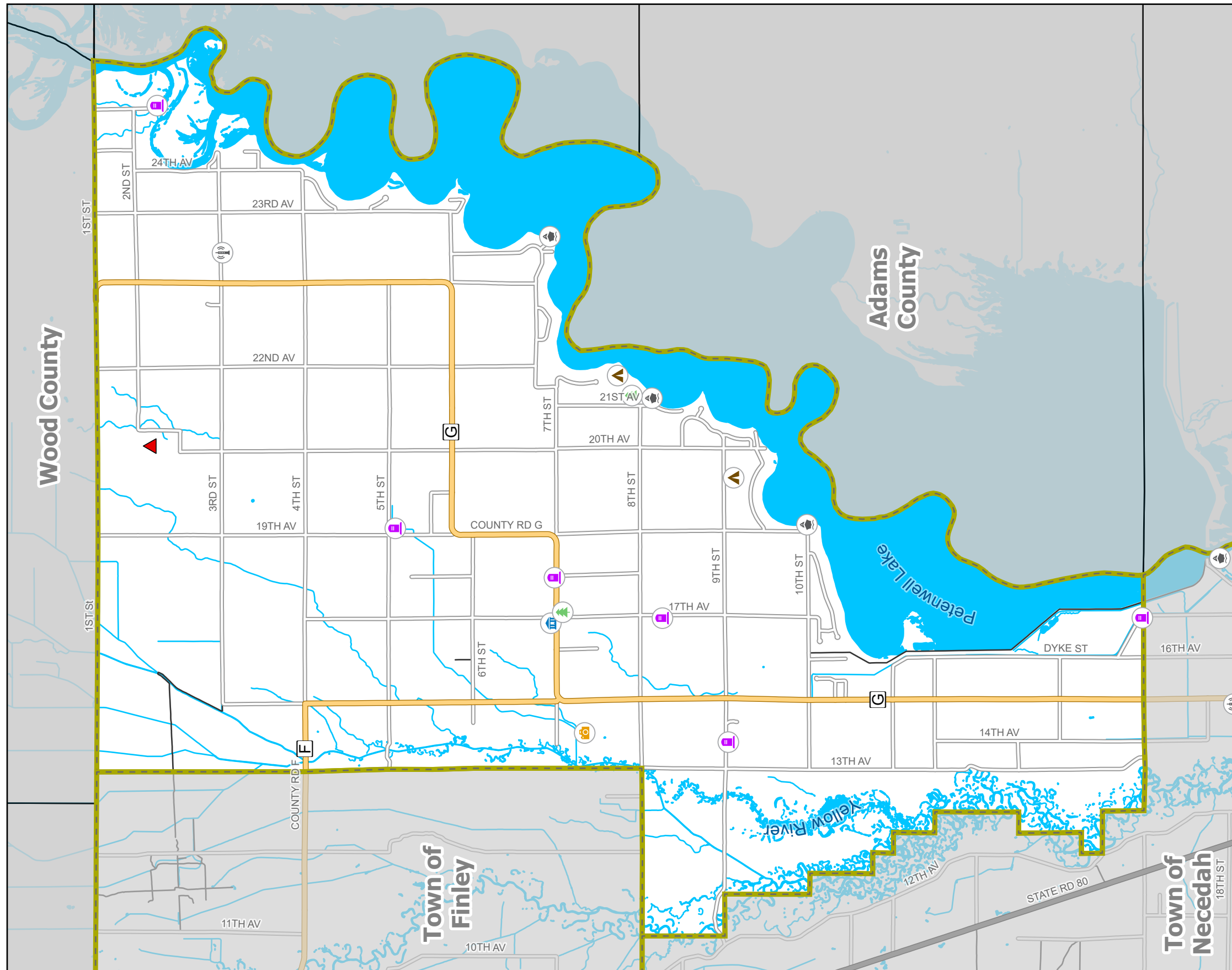


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Utilities & Community Facilities

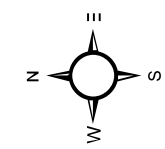
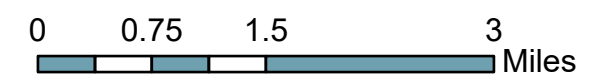
Minor Civil Division

Roads

- State Highway
- County Highway
- Local Road
- Private Road
- Water

Utilities & Community Facilities

- Cemeteries
- Historical Site
- Lookout Tower
- Town Hall/Fire Station/Town Garage
- Boat Launch
- Campgrounds
- Communication Towers
- Parks

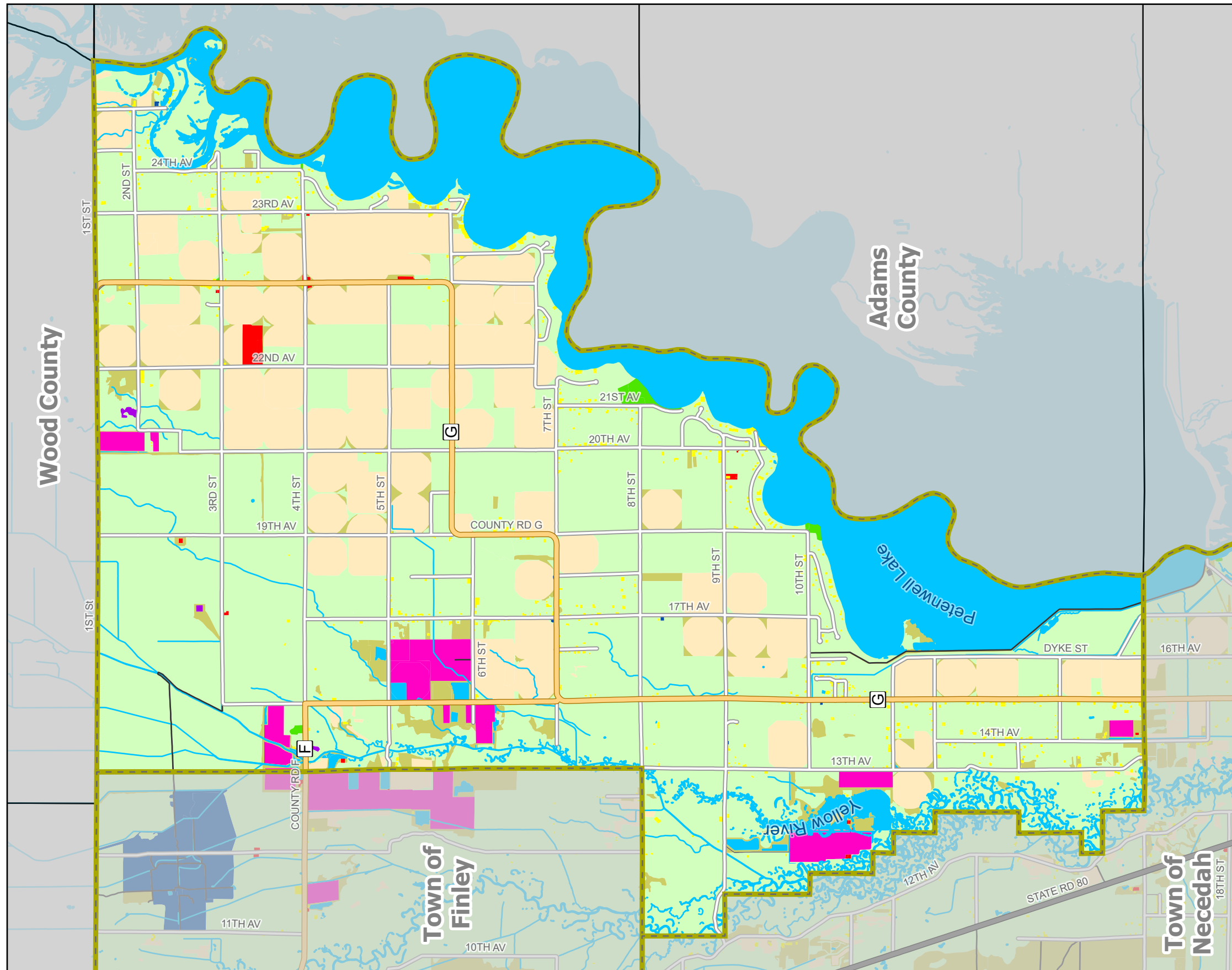


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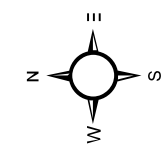
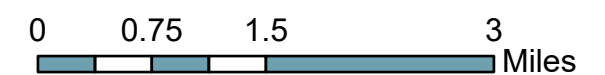
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Existing Land Use

- Minor Civil Division
- Roads**
- State Highway
- County Highway
- Local Road
- Private Road
- Existing Land Use**
- Agriculture
- Commercial
- Cranberry Bog
- Governmental / Institutional
- Industrial
- Open Lands
- Outdoor Recreation
- Residential
- Transportation / Utility
- Woodlands
- Water

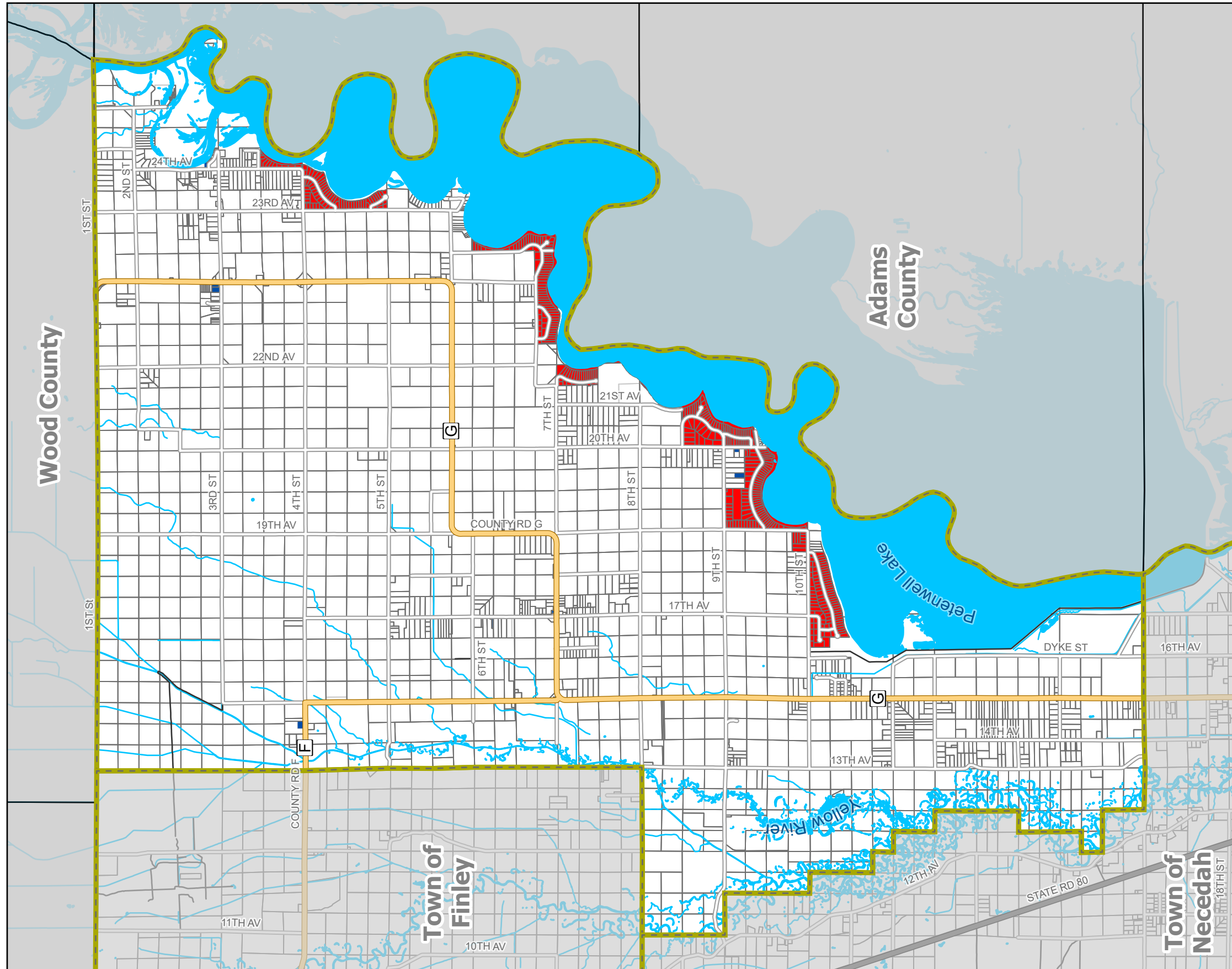


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Future Land Use

Minor Civil Division

Roads

State Highway

County Highway

Local Road

Private Road

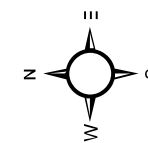
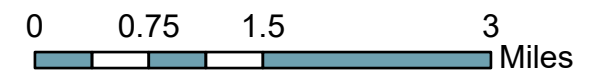
Water

Future Land Use

Ag/Recreational/Open

Commercial

Residential 1



Source: WisDOT, WI DNR, NCWRPC, Juneau Co
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**APPENDIX A
PUBLIC PARTICIPATION PLAN**

TOWN OF ARMENIA

PUBLIC PARTICIPATION PLAND (PPP)

The Town of Armenia recognizes the importance of public participation on the planning process. As such, a goal during the comprehensive planning process will be to inform and involve the public in the planning process.

I. Plan Development

Throughout the plan process, the Planning Commission will provide oversight for the update of the Comprehensive plan. The Planning commission will also recommend adoption of the Public Participation Plan to the Town Board.

The public participation plan will incorporate the following:

1. All meetings for the planning process will be posted and open to the public.
2. Plan related material will be available at the Town Hall for review by the public.
3. The draft plan and maps will be available on a website for review by the public.
4. A public hearing will be held to solicit comment from the public.
5. The Comprehensive Plan will be distributed as outlined in state statute.

The Planning Commission will review and recommend adoption of the Comprehensive Plan to the Town Board.

II. Implementation, Evaluation & Update:

The Comprehensive Plan will be used as a general guideline for the development in the Town. The plan will support the existing zoning and other regulations that the Town has in place.

As with all plans, it is critical for the Comprehensive Plan to be maintained and updated on a regular basis to keep it current as things change.

Resolution for Adoption of a

PUBLIC PARTICIPATION PLAN (PPP)

THE TOWN OF ARMENIA DOES HERBY RESOLVE AS FOLLOWS:

WHEREAS, the Town is updating its Comprehensive Plan as outlined in Wisconsin Statutes; and

WHEREAS, public participation is critical for the development of a plan; and

WHEREAS, it is necessary for the Town Board to approve a process to involve the public in the planning effort; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board does approve and authorize the Public Participation Plan as attached to this resolution.

I, Deb Nelson, Clerk/Treasurer, do hereby certify that the foregoing resolution was duly adopted at a Town Board meeting, held at the Town Hall on 14th day of October, 2020, at 6:00 pm.



Clerk/ Treasurer-Armenia Township

**APPENDIX B
PLAN ADOPTION**

PLANNING COMMISSION RESOLUTION

RESOLUTION #1/2021

Town of Armenia, Juneau County, Wisconsin

The Planning Commission of the Town of Armenia, Juneau County, Wisconsin, by this resolution, adopted on proper notice with a quorum and by a roll call vote of a majority of the town planning commission present and voting resolves and recommends to the town board of the Town of Armenia as follows:

Adoption of the Town Comprehensive Plan.

The Town of Armenia Planning Commission, by this resolution, further resolves and orders as follows:

All maps and other materials noted and attached as exhibits to the Town of Armenia Comprehensive Planning are incorporated into and made a part of the Town of Armenia Comprehensive Planning.

The vote of the town planning commission in regard to this resolution shall be recorded by the clerk of the town planning commission in the official minutes of the Town of Armenia Planning Commission.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. stats.

Adopted this 10th day of March 2021.

Planning Commission

Robert Owens Robert L. Owens
Russ Nelson Russ Nelson
Greg Thiele Greg Thiele
Brian Schauer Brian Schauer
Mark Dietrich Absent
Tom Camerano Tom Camerano

Attest:

Deb Nelson Deb Nelson
Clerk of Planning Commission

**ARMENIA TOWNSHIP
ORDINANCE FOR PLAN ADOPTION**

ORDINANCE #2021-1

Town of Armenia, Juneau County, Wisconsin

SECTION I – TITLE/PURPOSE

The title of this ordinance is the Town of Armenia Comprehensive Plan Ordinance. The purpose of this ordinance is for the Town of Armenia to lawfully adopt a comprehensive plan as required under s. 66.1001 (4) (c), Wis. stats.

SECTION II – AUTHORITY

The town board of the Town of Armenia has authority under its township powers under s. 60.22, Wis. stats., its power to appoint a town plan commission under ss. 60.62 (4) and 62.23 (1), Wis. stats., and under s. 66.1001 (4), Wis. stats., to adopt this ordinance. The comprehensive plan of the Town of Armenia must be in compliance with s. 66.1001 (4) (c), Wis. stats., in order for the town board to adopt this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board of the Town of Armenia, by this ordinance, adopted on proper notice with a quorum and roll call vote by a majority of the town board present and voting, provides the authority for the Town of Armenia to adopt its comprehensive plan under s. 66.1001 (4), Wis. stats., and provides the authority for the town board to order its publication.

SECTION IV – PUBLIC PARTICIPATION

The town board of the Town of Armenia has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by s. 66.1001 (4) (a), Wis. stats.

SECTION V – TOWN PLAN COMMISSION RECOMMENDATION

The Plan Commission of the Town of Armenia, by a majority vote of the entire commission, recorded in its official minutes, has adopted a resolution recommending to the town board the adoption of the Town of Armenia Comprehensive Plan, which contains all of the elements specified in s. 66.1001 (2), Wis. stats.

SECTION VI – PUBLIC HEARING

The Town of Armenia, has held a public hearing on this ordinance, with notice in compliance with the requirements of s. 66.1001 (4) (d), Wis. stats.

SECTION VII – ADOPTION OF TOWN COMPREHENSIVE PLAN

The town board of the Town of Armenia, by the enactment of this ordinance, formally adopts the document entitled Town of Armenia Comprehensive Plan pursuant to s. 66.1001 (4) (c), Wis. stats.

SECTION VIII – SEVERABILITY

If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision of application, and to this end, the provisions of this ordinance are severable.

SECTION IX – EFFECTIVE DATE

This ordinance is effective on publication or posting.
The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

Adopted this **14th** day of **April** 2021.

Armenia Township Board:

Chairman-Bob Owens Robert L. Owens

Supervisor-Bob Halbur B. Halbur

Supervisor-Kris Parker Kris Parker

Attest:

Clerk/Treasurer-Deb Nelson Deb Nelson

APPENDIX C
WOODLAND PRESERVATION

COMPREHENSIVE PLAN ISSUE
PRESERVATION OF WOODLANDS
TOWN OF ARMENIA

➤ Issue

Towns across Wisconsin are dealing with preservation of woodlands in order to maintain their rural character and protect water quality.

➤ Potential Responses

Towns have employed a number of approaches to address these concerns.

Such approaches may include, but are not limited to:

- ❖ Zoning
- ❖ Conservation Buffers
- ❖ Tree Removal Regulations

➤ Discussion

Creation of one or more zoning districts may be able to control the expansion into new areas of land uses that may lead to loss of woodland cover. However, zoning by itself may not be able to mitigate the effects of woodland loss in certain pre-existing land uses or other zones.

Conservation buffer or tree removal language, either integrated with zoning or as stand-alone regulations, may be beneficial.

Development of new zoning districts requires processes to tailor language specific to the community and its base ordinance. Examples of conservation buffer and tree removal ordinances are available from other Wisconsin communities. Sample ordinances are included here for reference.

Any regulatory approach should involve review and advice of the Town's Corporation Counsel to ensure proper legal standing.

Town of Monroe

Adams County, Wisconsin

ORDINANCE ON PLACING A CONSERVATION BUFFER IN THE TOWN OF MONROE

Now therefore the Town Board of the Town of Monroe, County of Adams, State of Wisconsin does hereby ordain as follows:

Whereas enlarging of agricultural fields as needed requires sensitivity to maintaining wildlife habitat, reducing soil erosion from wind and water, and also protecting soil and water quality. The Town of Monroe continues to value the protection of natural features for the benefit of the environment and for future generations, including but not limited to; water quality, woodland, wildlife, soil quality.

Whereas protection of economically productive areas, including farmland and commercial forest is important to the Town of Monroe, it is important to be done while maintaining links between woodlands and fields around the farm and community and continued protection of the ground water.

Whereas the State of Wisconsin in Wisconsin Statute 92.14 and the County of Adams through the Land and Water Resource Management Plan 2016-2025 have showed the importance to conserve and protect the County's soil, water and related natural resources using Best Management Practices.

Section 1.

Any clearing of 40 - 80 acres for any land use (including acreage previously cleared), a Conservation Buffer of a minimum of 12 feet will be placed along the border/roadway/edge outside of the road right of way.

- (1) Conservation buffers are small areas or strips of land in permanent vegetation, designed to slow water runoff, provide shelter and stabilize land. Strategically placed buffer strips in the agricultural landscape can effectively mitigate the movement of sediment, nutrients, and pesticides within farm fields and from farm fields.
- (2) Buffers include: contour buffer strips, field borders, filter strips, grassed waterways, living snow fences, riparian buffers, shelter belts/windbreaks, (grass, shrubs and trees), and wetlands.
- (3) The small amount of land taken out of production helps producers meet environmental and economic goals.
- (4) Conservation buffers protect soil, improve air and water quality, enhance fish and wildlife habitat, and beautify the landscape.
- (5) Conservation buffers shows a land owner's commitment to conservation and their willingness to protect the environment.
- (6) Benefits of Conservation Buffers
 - Slow water runoff.
 - Remove up to 50% or more of nutrients and pesticides in runoff.
 - Remove up to 60% or more of pathogens in runoff.
 - Remove up to 75% or more of sediment in runoff.
 - Reduce noise and odor.
 - Serve as a source of food, nesting cover, and shelter for wildlife.
 - Stabilize stream-banks and reduce water temperature in stream.
 - Provide a setback distance for agricultural chemical use from watercourses.

- Reduce downstream flooding
 - Represents profitable, common sense conservation for landowners.
 - Reduced risk of tractor rollover due to set back of steep ditch or creek.
 - Take advantage of incentives provided for agriculture to establish buffers from local, state, and federal programs.
 - Establishment of natural vegetation.
- (7) Conservation Barriers set outside of the road right of way assist in maintaining the Town of Monroe's Firewise management practices.
- (8) Due to erosion from wind and due to the need for living snow fences, a higher profile conservation buffer is preferred.
- (9) Types of buffers:

*Contour buffer strips – narrow bands of vegetation established across the slope of a crop field and alternated down the slope with strips of crops.

*Field border – strips of vegetation planted at the edge of fields, that can be used for turn areas or travel lanes for machinery.

*Filter strips – strips of grass or other vegetation used to slow water runoff from a field. These intercept or trap sediment, nutrients, pesticides and other pollutants before they reach a river, lake or stream.

*Grassed waterways – strips of grass on areas where water is concentrated as it runs off a field. Used primarily to prevent and control gully erosion, waterways also act as a filter, trapping sediment and other pollutants.

*Living snow fence – Trees and/or shrubs designed to control drifting snow to protect buildings, roads and other property. They can be installed to help protect nearby areas for livestock, provide wildlife cover and enhance soil moisture.

*Riparian buffers – streamside plantings of trees, shrubs and grasses that can intercept pollutants from both surface and ground water before they reach a river or stream. Provides habitat for wildlife and also enhances fish habitat.

*Shelterbelts/windbreaks – a row or rows of trees and/or shrubs used to reduce wind erosion, protect field crops and shelter from blowing snow. Shelterbelts also provide protection from the elements for houses, farm buildings, livestock and wildlife.

*Wetlands – areas of shallow water within or near cropland that have water loving grasses, shrubs and/or trees growing in and around the area. These act as a filter and provide wildlife habitat.

Section 2.

Any clearing of 40 - 80 acres for any land use (including acreage previously cleared) will require an application filled out from the Town of Monroe that will need to include a plan for a minimum of 12 feet Conservation Buffer.

(1) Example- Existing agriculture 40 acres has an additional 40 acres added to the area. This represents an area in which compliance will need to be met.

Section 3.

In accordance to the above reasoning, any new commercial business or development will also plan for a minimum of 12 feet Conservation Buffer.

This Ordinance is effective from after its' adoption.

Adopted this 18th day of October, 2016.

Approved:

Chairman Dwaine C. Hays

Supervisor 1 Robert A. Hissinger

Supervisor 2 James R. Poluse

**AN ORDINANCE TO REGULATE THE REMOVAL OF TREES
AND RELATED EROSION CONTROL IN THE TOWN OF MONROE,
ADAMS COUNTY, WISCONSIN**

The Town Board of the Town of Monroe, Adams County, Wisconsin, does ordain as follows:

Section 1. Removal of Trees and Cover

- A. **Findings and Intent.** Protection of economically productive areas (including farmland and commercial forests) is important to the Town of Monroe. To protect the quality of life and the natural features in the Town of Monroe, and help sustain the property values of all Town homes, it is in the best interest of landowners to protect and nurture the trees, shrubs, and other vegetation that grow on their land. This Ordinance recognizes that woods and other natural areas that remain in the Town of Monroe are an important community asset. It is the intent of this Ordinance to protect those limited natural resources that remain within the Town, from clear cutting acreage, in a manner such that the Town of Monroe will continue to be an attractive community in which to live.
- B. **Applicability.** This ordinance applies to the removal of trees on parcels located within the Town of Monroe. Before trees exceeding a defined threshold are removed from a parcel, a permit must first be applied for with the Town of Monroe.
- C. **Definitions.**
1. Acreage: for purposes of this Ordinance, Acreage shall mean land to be clear cut along with land to be used as a buffer.
 2. Deforestation: shall mean clear cutting of forestry/woodland without the intent of replanting forestry/woodland to harvest.
 3. Existing Cleared Land: for purposes of this Ordinance, Existing Cleared Land shall mean land which has been cleared in the Town of Monroe prior to the Effective Date of this Ordinance.
- D. **Permitting Requirements.**
1. **General.**
 - i. All tree cutting exceeding the limitations of **Section E** shall require a permit from the Town of Monroe.

E. Limitations on Removal of Trees and Cover.

1. **Preservation of Trees and Vegetation.** Except as set forth in this section, trees shall be preserved as far as practicable, and if removed, shall be replaced with vegetation that is equally effective in meeting the objectives of this Ordinance.
2. **Prohibition of Clear Cutting.** Clear cutting of trees shall be prohibited other than for the following purposes:
 - i. Clear cutting of ten (10) or fewer acres per quarter-quarter (1/4 1/4) section by a property owner (including acreage previously cleared and excluding Existing Cleared Land as defined in this Ordinance) for any land use.
 - ii. Where governmental bodies perform cutting.
 - iii. Public or Private Utilities performing cutting (Public or Private Utilities are required to inform the Town of Monroe prior to initiating any trimming or tree removal within the Town of Monroe).
 - iv. The removal of dead, dying or diseased trees or shrubbery, when performed in a professionally accepted manner as a matter of forestry management.

F. Alternative Tree Removal and Cover Limitations.

1. **General.** A special cutting plan allowing cutting greater than that set forth in Section E may be permitted by the Town of Monroe by issuance of a Special Permit.
2. **Application Requirements.** In applying for such a permit, the parcel owner shall provide the Town of Monroe Clerk the following items:
 - i. 10 copies of a completed Clear Cutting Application.
 - ii. 15 copies of a completed Neighbor Notification Form (required if greater than ten (10) acres are proposed to be cut).
 - iii. 10 copies of a Plat Map, at least 8 1/2" by 11" in size, with the corresponding area proposed for clearing marked.
 - iv. 10 copies of a Scaled Drawing, at least 8 1/2" by 11" in size, of area, including buffer plan and any irrigation to be placed.
3. The Town may grant a permit with alternative limitations only if it finds that such special cutting plans:
 - i. Will not cause undue erosion or destruction of scenic beauty.
 - ii. Will provide substantial screening of dwellings, accessory structures, and parking areas (when applicable).
 - iii. Do not allow any individual landowner to clear greater than eighty (80) acres of land for personal/agriculture or Commercial use per quarter (1/4) section, in the Town of Monroe.

iv. Do not allow an individual landowner clearing a total of eighty (80) acres of land within any four (4) adjoining quarter-quarter (1/4 1/4) sections in the Town of Monroe.

4. In reviewing and approval of special cutting plans, the Town may require replacement plantings, and the submission of a bond that guarantees the establishment and maintenance of the planned tree or shrubbery planting by the parcel owner.

Section 2. Existing Cleared Land.

Limitations on removal of trees found in this Ordinance shall not apply to land which has been cleared in the Town of Monroe prior to the Effective Date of this Ordinance.

- A. Existing Cleared Land shall not be counted toward total acreage limitations under Section E.
- B. Existing Cleared Land shall not be considered in special cutting plan limitations under Section F(3).

Section 3. Severability.

This Ordinance does not replace or restrict any part of the Adams County Zoning Ordinance that may apply. In the event that this Ordinance requires additional restrictions, the owner must comply with this Ordinance as well as the Adams County Zoning Ordinance. In the event that any provision hereof is found to be unenforceable, such provision only shall be unenforceable, with the balance of this Ordinance remaining in full force and effect.

Section 4. Violations and Penalties.

Any person who violates any provision of this Ordinance may be required, upon conviction thereof, to forfeit not more than One Thousand Dollars (\$1,000.00) and costs of prosecution for each violation. Each acre cleared on a parcel beyond ten (10) acres, without obtaining a permit, shall be considered a separate violation for which a separate penalty may be applied.

Section 5. Repealer

All ordinances of the Town of Monroe which are in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This Ordinance shall take effect upon its passage and publication, as provided by law.

Passed and adopted by the Town Board of the Town of Monroe, Adams County Wisconsin, this
26th day of September, 2017.

Approved.

Chairperson: Quaine C. Hays

Supervisor 1: Robert A. Kusig

Supervisor 2: James Peterson