

Appendix A

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in the Village of Palmyra based on the best available data. The purpose of these indicators is to enable informed choices about the future of the Village. This report is included as an appendix to the Comprehensive Plan so that it may be easily updated from time to time as new data becomes available.

- » Demographics
- » Housing
- » Mobility & Transportation
- » Economic Prosperity
- » Agriculture, Natural, & Cultural Resources
- » Community Facilities & Services
- » Collaborations & Partnership
- » Land Use



ABOUT THE DATA

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time.

Because the ACS estimates are based on a sample of the population, they

include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or greater than the estimate, the value in the table is **bolded** and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial

census data because they are measured in different ways. While some of the tables in this report show both decennial census data and ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

	Village of Malibu		Chevrolet County		
	Number	%	Number	%	
1980	124	2.2	79,564	5.0	
1990	138	3.4	100,60	6	
2000	145	10	145,452	7.	
2010	150	12	179,638	8	← Census data
Avg. 2009-2013	<u>378</u>		53,053		← ACS data
	↑		↑		
	error exceeds 10%		error less than 10%		

Note: This report is a summary of current conditions and recent trends in the Village of Palmyra, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the Village.

DEMOGRAPHICS

This element provides a baseline assessment of the Village of Palmyra past, current, and projected population statistics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development in the Village of Palmyra.

POPULATION

Based on Wisconsin Department of Administration (WIDOA) data:

- From 1990 through 2010, the population in the Village of Palmyra increased by 16%, as compared to growth rates for Jefferson County (23%) and the State (16%) during the same time period
- 2040 population projected to be 1,915 (an increase of 3.5% since 2020) or 0.18% per year
- The Village projected growth rate is similar to the Town of Palmyra and much lower than the County and State.

AGE & SEX

Based on data from the U.S. Census, American Community Survey, and WIDOA:

- 2016: median age in the Village was 39.3, which is the same as the County and State.
- The Town of Palmyra's median age is significantly higher at 45.2.
- The Village's age cohorts all in step with that of the County and State. In the future, the cohort of those 65 and older is expected to increase as baby boomers age.
- In 2016, 47% of the population was male and 53% female.

Population Trends & Projections

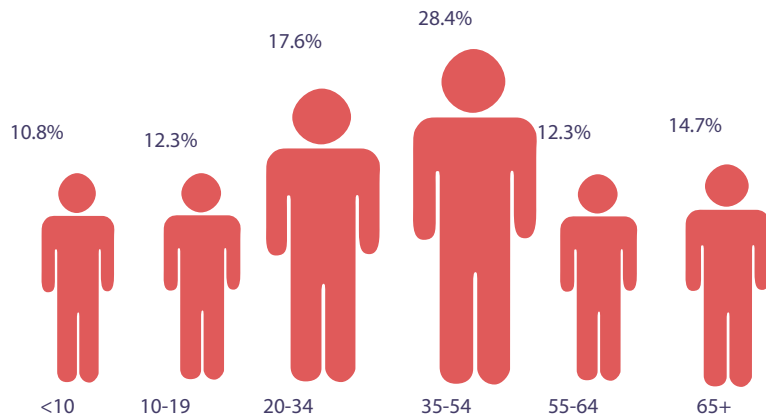
Source 2010 Census; Wisconsin Dept. of Admin.

Population	Village of Palmyra	Town of Palmyra	Jefferson County	Wisconsin
1970	1,341	875	60,060	4,417,821
1980	1,515	1,069	66,152	4,705,642
1990	1,540	1,176	67,783	4,891,769
2000	1,766	1,145	75,767	5,363,675
2010	1,781	1,186	83,686	5,686,986
2018*	1,769	1,294	85,129	5,813,568
Projection	WIDOA**			
2020	1,850	1,157	79,030	5,563,896
2025	1,890	1,168	82,161	5,751,470
2030	1,925	1,178	85,178	5,931,386
2035	1,930	1,189	88,302	6,110,878
2040	1,915	1,202	91,464	6,274,867
Percent Growth (2020-2040)	3.5%	3.9%	15.7%	12.8%

Source: US Census, *US Census, ACS, **Projection WIDOA - 2013 Estimate

Age Profile, 2016

Source 2016 Census, American Community Survey



Note: According to the WIDOA, predictions of the population are based on the primary assumption that past demographic and economic patterns, on a large scale, will hold true into the future.

Population projections are not a statement of what will happen, but an inference of what might happen, if past patterns and probable future trends hold true.

HOUSING

This element provides a baseline assessment of the Village of Palmyra current housing stock. Information includes: past and projected number of households, age & structural characteristics, occupancy & tenure characteristics, and value & affordability characteristics. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of housing in the Village of Palmyra.

TRENDS + PROJECTIONS

As is the trend across the United States, the number of person per household has decreased and is forecasted to continue that pattern.

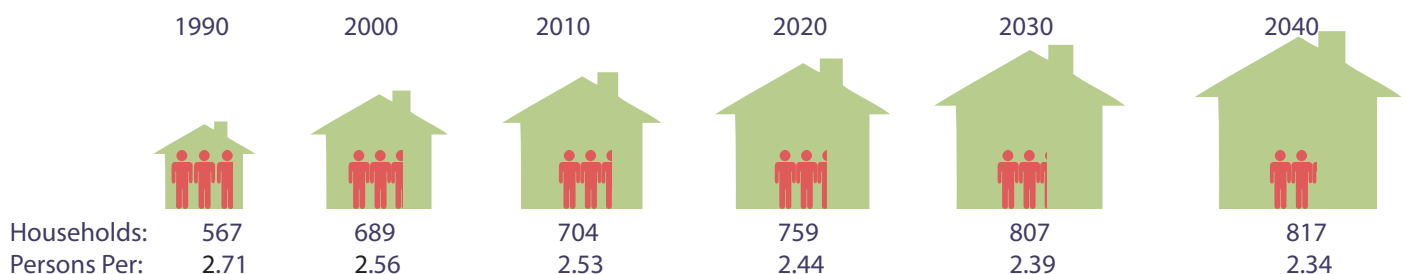
The Housing projections allow a community to begin to anticipate future land use needs. The household projections were derived using the 2013 report from the Wisconsin Department of Administration. Here is what they predict will happen in Palmyra:

- An increase of about 100 households by 2040.
- The average persons per household to decline to 2.34 by 2040.
- Palmyra to continue on trend with Jefferson County and Wisconsin, albeit at a smaller scale and pace.

Household Trends & Projections

Source: U.S. Census Bureau & WI DOA Projections

	Village of Palmyra		Town of Palmyra		Jefferson County		Wisconsin	
	Number	Person Per	Number	Person Per	Number	Person Per	Number	Person Per
1970	414	3.23	Unknown	Unknown	17,800	3.37	1,328,804	3.32
1980	526	2.90	Unknown	Unknown	22,264	2.97	1,652,261	2.85
1990	567	2.71	417	417	24,019	2.82	1,822,118	2.68
2000	689	2.56	435	435	28,205	2.55	2,084,544	2.57
2010	704	2.53	471	471	32,117	2.49	2,279,768	2.43
2015	724	2.41	479	455	32,366	2.50	2,371,815	2.38
2020	759	2.44	479	2.42	35,974	2.20	2,491,982	2.35
2025	784	2.41	509	2.29	37,843	2.17	2,600,538	2.32
2030	807	2.39	518	2.27	39,666	2.15	2,697,884	2.30
2035	817	2.36	519	2.29	40,825	2.16	2,764,498	2.28
2040	817	2.34	514	2.34	41,522	2.20	2,790,322	2.26



AGE + STRUCTURAL CHARACTERISTICS

The age of a home is a simplistic measure for the likelihood of problems or repair needs. Older homes, even when well cared for, are generally less energy efficient than more recently-built homes.

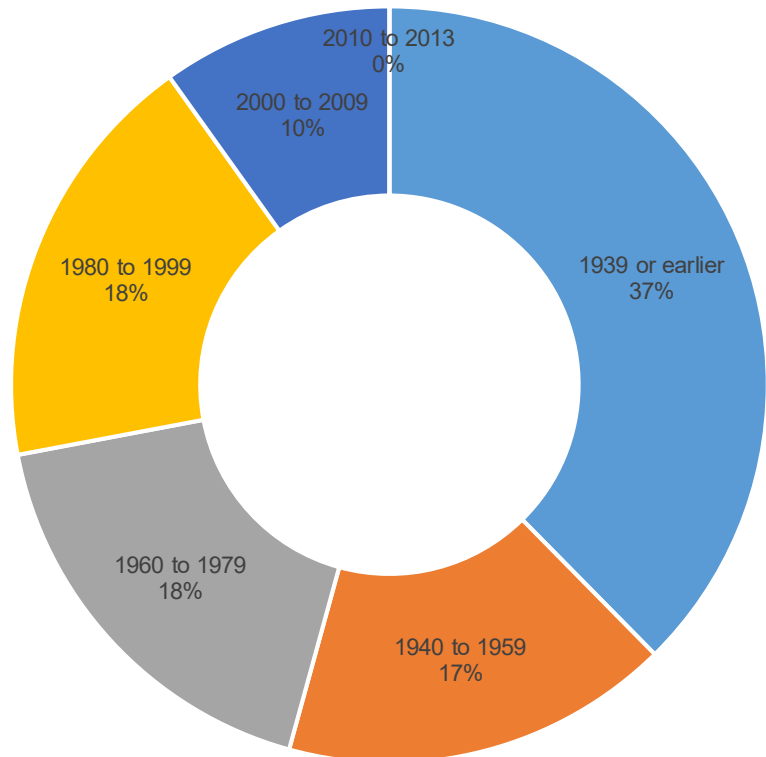
- Approximately 72% of the Village's housing stock was built prior to 1980. These older homes are prone to needing more maintenance and are likely to have components known to be unsafe due to structure/product make-up (e.g. lead pipes, lead paint and asbestos).
- Between 1980-1999, the Village saw a fairly significant increase in home construction. This correlates to the increase in population the Village saw during the same period. However, since 2010 there has been limited new home construction within the Village. A major contributor to the lack of home construction can be attributed to the Great Recession, which has impacted the entire nation since the late 2000s.

The housing stock in the Village of Palmyra is similar to the typical housing stock found in a community with a population of similar size in the Midwest.

- The most prevalent type of unit is single family homes (70%)
- Followed by 10+ unit multi-family buildings (12%).

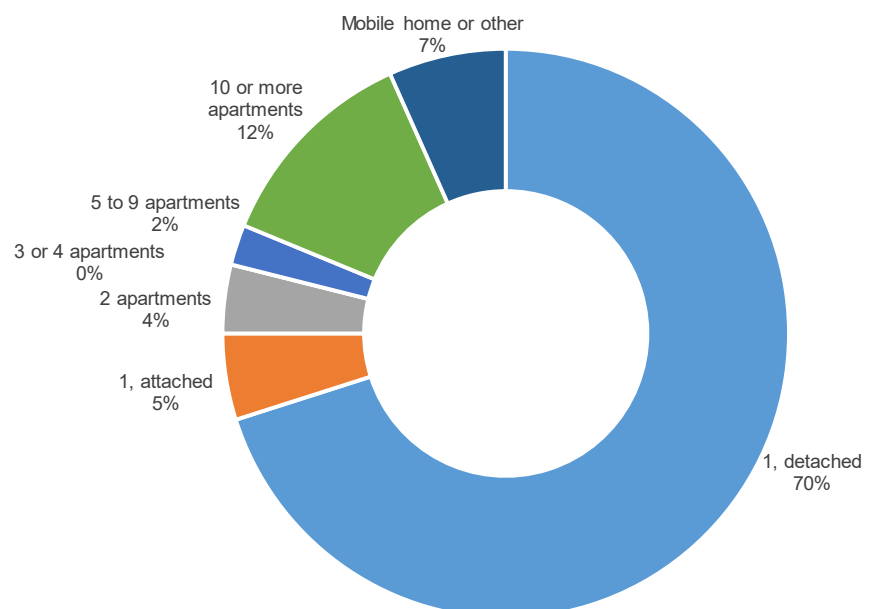
Year Structure Built, 2012-2016 Average*

Source : American Community Survey



Unit Type, 2012-2016 Average*

Source : American Community Survey



OCCUPANCY

A healthy vacancy rate for housing stock, both rental and owned, is typically 1-2% reflecting the fact that sellers typically live in their homes while they are on the market and units are rarely vacant. According to the 2016 American Community Survey Estimates, the following insights to the Village of Palmyra's housing stock are listed below:

- 67% of Village residents live in owner-occupied housing.
- The vacancy rate for owner-occupied housing stock approximately 0.0%.
- The rolling estimates suggest the rental vacancy rate is has jumped the last 16 years to 12.4%. *A healthy balance of rental units is around 5% allowing renters options in the market and the ability to move in immediately.*
- The percentage of renter occupied units in Palmyra has steadily declined since the Great Recession. This reflects an increase in home ownership of single-family houses, detached houses and condominiums. Unit occupancy has also declined.
- A large percentage of residents moved into their unit between 2000 and 2009 (38.4%).

Unit Occupancy

Source: U.S. Census Bureau & American Community Survey

Occupancy	1990	1990 Percent	2000	2000 Percent	2010	2010 Percent	2016	2016 Percent
Owner Occupied Housing Units	360	60.0%	466	64.3%	492	64.0%	490	66.5%
Renter Occupied Housing Units	207	34.5%	223	30.8%	212	27.6%	198	26.9%
Vacant Housing Units	33	5.5%	36	5.0%	65	8.5%	49	6.6%
Homeowner Vacancy Rate	-	NA	-	0.6%	-	1.2%	-	0.0%
Rental Vacancy Rate	-	NA	-	4.7%	-	13.4%	-	12.4%

Unit Tenure

Source: U.S. Census Bureau & American Community Survey

Year Head of Household Moved into Unit	Percent of Housing Units	Residence in 2015	Population 5 years and older
Moved in 2015 or later	4.2%	Same House in 2015	1,496
Moved in 2010 to 2014	20.2%	Different House in US in 2015	149
Moved in 2000 to 2009	38.4%	Same County	40
Moved in 1990 to 1999	16.0%	Different County	109
Moved in 1980 to 1989	7.1%	Same State	103
Moved in 1979 or earlier	14.1%	Different State	6

AFFORDABILITY & VALUE

Affordable housing opportunities are often provided through the sale of older housing units. According to the U.S. Department of Housing and Urban Development, housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Based on the rolling average between 2012-2016:

- Roughly 22% of Village homeowners and 48% of renters exceeded the “affordable” threshold. *While these numbers are important indicators of affordability, it is also important*

to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses, homeowners in particular.

- The median value of a home in the Village is assumed to be around \$154,700, an annual average increase of 2.4% since 2000.
- The median Rent for a unit is \$712.
- These figures suggest that homeownership is more affordable in Palmyra than rental in the Village.

Selected Monthly Owner Costs as a Percentage of Household Income

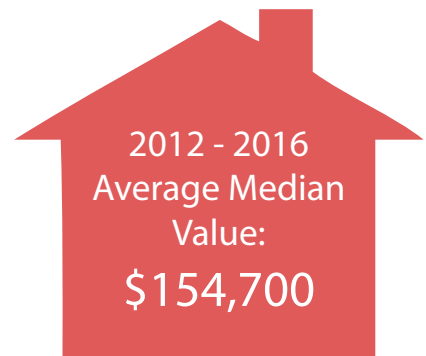
Source: U.S. Census Bureau & 2016 American Community Survey

Selected Monthly Owner Costs as a Percentage of Household Income	Percent	Gross Rent as a Percentage of Household Income	Percent
Less than 15%	11%	Less than 20%	19%
15% to 19%	9%	20% to 24.9%	21%
20% to 24.9%	13%	25% to 29.9%	6%
25% to 29.9%	10%	30% to 34.9%	15%
30% to 34.9%	2%	35% or more	33%
35% or more	20%	Not computed	7%
Not computed	0%		
Median (1990) with mortgage	21.6%	Median (1990) with mortgage	24%
Median (2000) with mortgage	19.8%	Median (2000) with mortgage	23%
Median (2010) with mortgage	30.4%	Median (2010) with mortgage	24%
Median (2016) with mortgage	24.8%	Median (2016) with mortgage	30%

Value of Housing Units

Source: U.S. Census Bureau & 2016 American Community Survey

Value of Owner-Occupied Units	1990 Percent	2000 Percent	2016 Percent*	Gross Rent for Occupied Units	1990 Percent	2000 Percent	2016 Percent*
Less than \$50,000	0.4%	1.3%	10.0%	Less than \$200	17.6%	2.3%	0.0%
\$50,000 to \$99,999	57.5%	31.0%	9.6%	\$200 to \$299	29.8%	5.9%	9.1%
\$100,000 to \$149,999	3.3%	56.9%	25.9%	\$300 to \$499	44.9%	29.4%	15.7%
\$150,000 to \$199,999	0.3%	6.4%	32.4%	\$500 to \$749	3.4%	48.9%	32.8%
\$200,000 to \$299,999	0.0%	4.4%	15.1%	\$750 to \$999	0.0%	10.0%	20.7%
\$300,000 to \$499,999	0.0%	0.0%	4.3%	\$1,000 to \$1,499	0.0%	0.0%	16.7%
\$500,000 to \$999,999	0.3%	0.0%	2.7%	\$1,500 or more	0.0%	0.0%	0.0%
\$1,000,000 or more	0.0%	0.0%	0.0%	No cash rent	4.4%	3.6%	5.1%
Median Value	\$54,300	\$112,300	\$154,700	Median Rent	\$301	\$563	\$712



HOUSING PROGRAMS

Public Housing: Public housing programs provide publicly-owned and publicly-operated housing for low-income families and individuals. Local housing authorities set income limits, and rent may not exceed 30% of income. Contact the Jefferson County Housing Authority or the Community Action Coalition for South Central Wisconsin (CAC) for details.

Jefferson County Low Income Housing List: The County provides a list of all available units which meet HUD's affordability criteria. Contact the Housing Authority or the CAC for more information.

Section 8 Housing Subsidies: The federal Department of Housing and Urban Development (HUD) contracts, either directly or through a local housing authority, with owners of new, existing or rehabilitated housing units. HUD pays the difference between rent charged on the private market and the tenant's contribution, which is based on income. The participating owners may be public or private. Apartments, houses and rented mobile homes may be eligible. Another type of Section 8 program provides a rent subsidy certificate to a qualified applicant who then finds a landlord who is willing to participate. Sometimes it is possible to obtain a subsidy for the tenant's current dwelling. Contact the Jefferson County Housing Authority or the Community Action Coalition for South Central Wisconsin for details.

Rural Rent Assistance: In rural areas, the Rural and Economic

Development office administers a rent assistance program similar to the Section 8 program. The rural program uses the same income guidelines to establish eligibility. The rent charged to the tenant is generally limited to 30% of the tenant's income. Priority is given to tenants in program-sponsored projects who are paying the highest percentage of their income toward rent. Contact the local Rural and Economic Development office for details, which is generally located at the county seat.

Rural & Economic Development Loans: Rural and Economic Development "Section 502" loans are available to rehabilitate homes that fail to meet minimum standards for "decent, safe and sanitary" housing, and to make homes accessible to persons with disabilities. Contact the local Rural and Economic Development office.

Home Improvement Loan Program: The Wisconsin Housing and Economic Development Authority (WHEDA) administers the Home Improvement Loan Program (HILP) and the Home Energy Loan Program (HELP). These programs are designed to enable homeowners with low or moderate incomes to repair and improve their homes. The program makes FHA-insured home improvement loans available at an interest rate below the market rate. A third program, the Home Energy Incentive Program, is used with HILP for energy conservation projects. To apply for a loan, visit a participating lending institution, or call 800-334-6873.

Low-Income Energy Assistance Program: The Low-Income Energy

Assistance Program provides energy assistance for low-income renters and homeowners. Eligibility is limited to households that have an income not greater than 150% of the poverty level, and that show an "energy burden". This means the household must directly pay a fuel provider or pay rent that includes heat. Applications usually must be made through the county Energy Assistance Office. Payments are made based on a multi-tier schedule depending on income, household size, and fuel type. One payment at the appropriate benefit rate is made for the entire heating season.

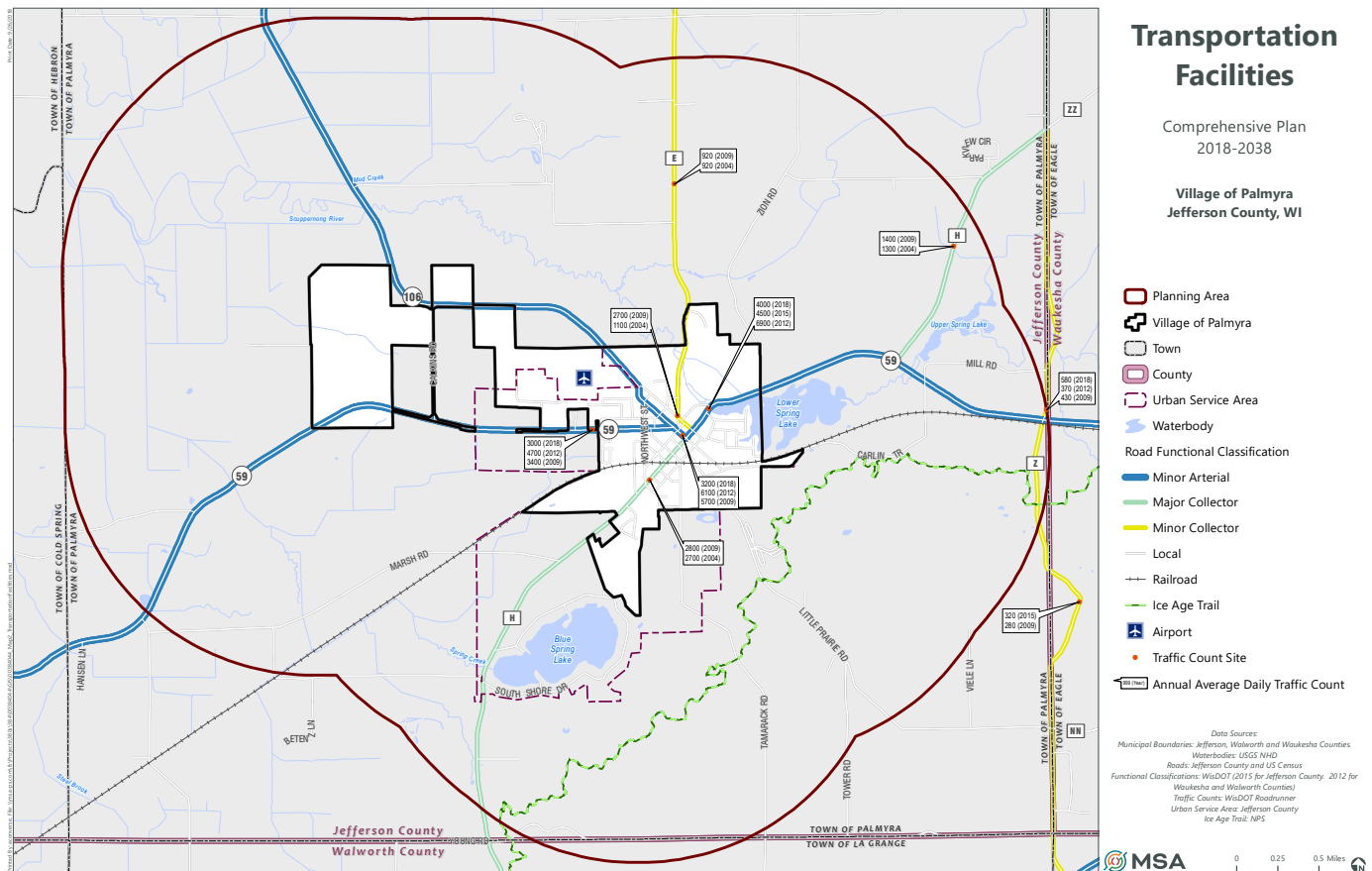
Eviction Prevention: Offers rent assistance for a short period of time and intervention with your landlord on your behalf. While this is happening, you'll work with CAC staff to make sure that a threat of eviction doesn't happen again.

Rapid Rehousing: Offers help finding an apartment, help with the cost of a security deposit, help with rent payments for a limited time and coaching support with any concerns that might affect your long-term housing. The Rapid Re-Housing program is an option for those who are literally homeless and have a limited household income.

Emergency Shelter: For those who are literally homeless, offers temporary shelter at a local hotel. During the hotel stay, CAC staff will work with you to find a long-term housing solution, and deal with other concerns that may be getting in the way of long-term housing.

MOBILITY & TRANSPORTATION

This element provides a baseline assessment of the Village of Palmyra transportation facilities. Information includes: commuting patterns, traffic counts, transit service, transportation facilities for the disabled, pedestrian & bicycle transportation, rail road service, aviation service, trucking, water transportation, maintenance & improvements, and state & regional transportation plans. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of transportation facilities in the Village of Palmyra.



There are approximately 43.3 miles of roadway within the Planning Area. All federal, state, county, and local roads are classified into categories under the "Roadway Functional Classification System." Functional classification is the process by which the nation's network of streets and highways are ranked according to the type of service they provide. It determines how travel is "channeled" within the roadway network by defining the part that any road or street should play in serving the flow of trips through a roadway network. In general, roadways with a higher functional classification should be designed with limited access and higher speed traffic.

- Arterials –accommodate interstate and interregional trips with severe limitation on land access. Arterials are designed for high-speed traffic.
- Collectors – serve the dual function of providing for both traffic mobility and limited land access. The primary function is to collect traffic from local streets and convey it to arterial roadways. Collectors are designed for moderate speed traffic.
- Local Roads – provide direct access to residential, commercial, and industrial development. Local roads are designed for low speed traffic.

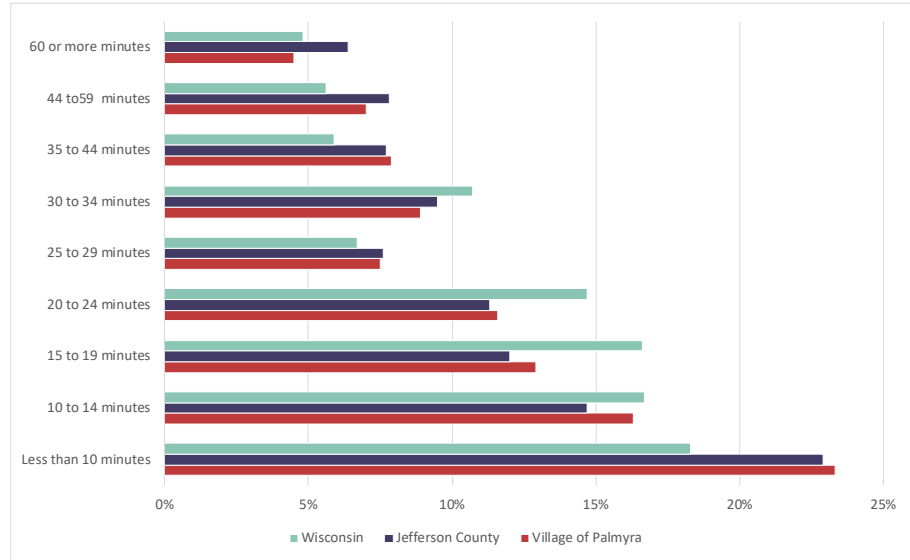
COMMUTING

In general, the Village of Palmyra's workforce (16 years or older) is commuting shorter distances than the workforce within Jefferson County and the State as a whole.

- About one-third of Palmyra's workforce commute more than 30 minutes to work.
- For all three geographies, the commute time for approximately 50% the workforce is less than 20 minutes.
- Commuting in the Village is mostly done by car, with 81.0% of commuters traveling in a single occupant vehicle and 13.2% done with ride-sharing.
- Approximately 31.9% of the Village's workforce commutes outside of the County, which is less than the workforce within the County (53.7%), but expected given Palmyra's location relative to Walworth and Waukesha counties.

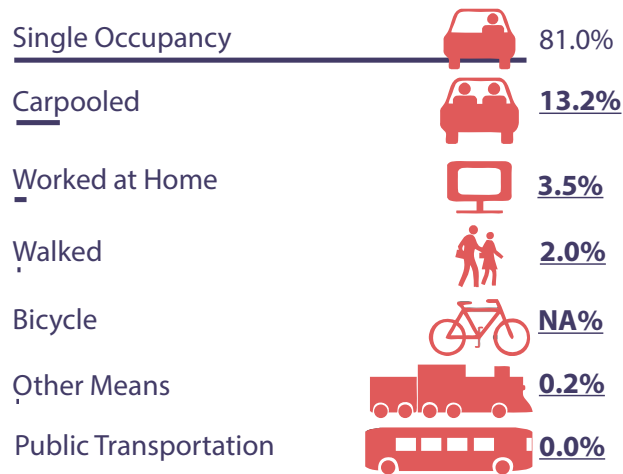
Commuting Time to Work, Average, 2012-2016

Source: American Community Survey



Percentage of Residents Commuting, 2012-2016

Source: 2016 American Community Survey



Place of Work, 2012-2016

Source: 2016 American Community Survey

Place of Work, Residents 16 Years or Older	Village of Palmyra	Percent	Jefferson County	Percent
In County	256	31.9%	23,381	53.7%
Outside of County	543	67.7%	19,870	45.7%
Outside of State	3	0.4%	263	0.6%

TRAFFIC COUNTS

Annual Average Daily Traffic (AADT) counts are defined as the total volume of vehicle traffic in both directions of a highway or road for an average day. The AADT counts can offer indications of traffic circulation problems and trends and also provide justification for road construction and maintenance. WisDOT provides highway traffic volumes from selected roads and streets for all communities in the State once every three years. WisDOT calculates AADT by multiplying raw hourly traffic counts by seasonal, day-of-week, and axle adjustment factors. The Transportation Facilities Map (Pg. A-9) displays AADT along STH & CTH in the Village of Palmyra for 2009, 2012, and 2018). All of these primary Village streets are operating well below design capacity, which according to the Highway Capacity Manual (Second Edition) is 13,000 AADT for a two lane urban street.

ADDITIONAL MOBILITY

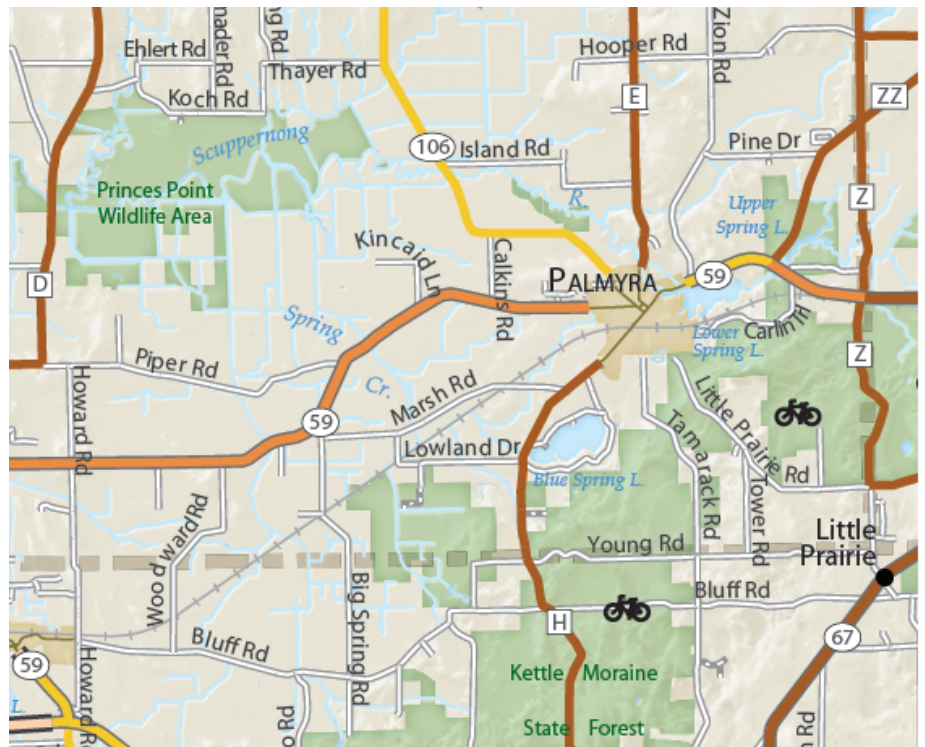
Transit Service: Currently no bus service exists within the Village of Palmyra. The need for this service should be monitored and coordinated with Jefferson County. Greyhound Lines does make stops at the Johnson Creek Mall, approximately 20 miles from the Village. In addition, there is a Park – N – Ride lot in Johnson Creek along Interstate 94.

Transportation Facilities for the Elderly or Disabled: Jefferson County Department of Human Services provides transportation for elderly and disabled citizens of Jefferson County. Transportation

services are available which allow County residents to get to medical appointments. The service uses voluntary drivers and operates on requested donations per trip.

Pedestrian + Bicycle Transportation: Walkers and bikers currently use the Village's existing roadways and sidewalks, although sidewalks are not available in some portions of the Village. Jefferson County maintains a map for the Village. http://www.jeffersoncountywi.gov/Parks/Trails/Bicycling/BikeMap_LowRes.pdf. As does the WisDOT: <https://wisconsindot.gov/Documents/travel/bike/bike-maps/county/jefferson.pdf>. The map below displays the portion of the DOT maintained map for the Planning Area.

Dark Brown routes indicate roadways considered to be in the best condition for biking, Orange routes indicate moderate conditions for biking, and Yellow routes indicate undesirable conditions. In addition, Jefferson County has two off road trails, although neither connects to the Village of Palmyra. The Glacial Drumlin Trail, developed in 1986, bisects the County from east to west. It starts in Cottage Grove (Dane County) and traverses 52 miles to the Fox River Sanctuary in Waukesha. Closest access for Village residents is in the Village of Sullivan (via County E) approximately 10 miles away. The other notable trail is the Glacial River Trail, a multi-modal trail that travels from the City of Fort Atkinson south to the Rock County line on a former railroad bed along Highway 26.



Planned Trail Improvements

Source: Jefferson County, Wisconsin



Trail Improvements: In 2010, Jefferson County updated their Bikeway and Pedestrianway Plan. Near term improvements included STH 106 from County CL into Palmyra from the northwest (see map above). Improvements would be 5 foot shoulders to provide destination to Kettle Moraine State Park.

This step furthers the objectives from the 1996 plan which stated the following about Palmyra:

"The Village of Palmyra is beginning to promote itself as "The Heartbeat of the Kettle Moraine" to capture some of the tourism activity generated by mountain bicyclists visiting the Kettle Moraine area. Increasing bicycle travel to and through Palmyra is therefore a major goal of the Village."

"The village streets and town roads around Palmyra are low volume/

low speed roadways well suited for bicycling activities. Major roadway improvement projects are therefore not a high priority. Instead, the distribution of bicycling guide maps and tourism information to Kettle Moraine visitors is viewed as the highest priority bicycle/pedestrian project for Palmyra. However, the Village does wish to pursue a future off-road bicycle accommodation to link with the Kettle Moraine trails."

Rail Road Service: The Village is bisected from east to west by a Wisconsin & Southern Railroad Company freight line.

Trucking: The trend toward less freight movement by rail and air has led to an increase in the trucking industry. Freight is trucked through the Village of Palmyra using STH 59 & 106, and CTH E & H.

Roadway Improvement Projects: Wisconsin's Six Year Highway Improvement Program identifies projects by county and project limits. This list provides projects to be completed between 2017 and 2022. There are no projects in the 2017-2022 plan within the Village's planning area.

Water Transportation: The Village of Palmyra does not have its own access to water transportation but is less than 50 miles from port access to Lake Michigan in Milwaukee.

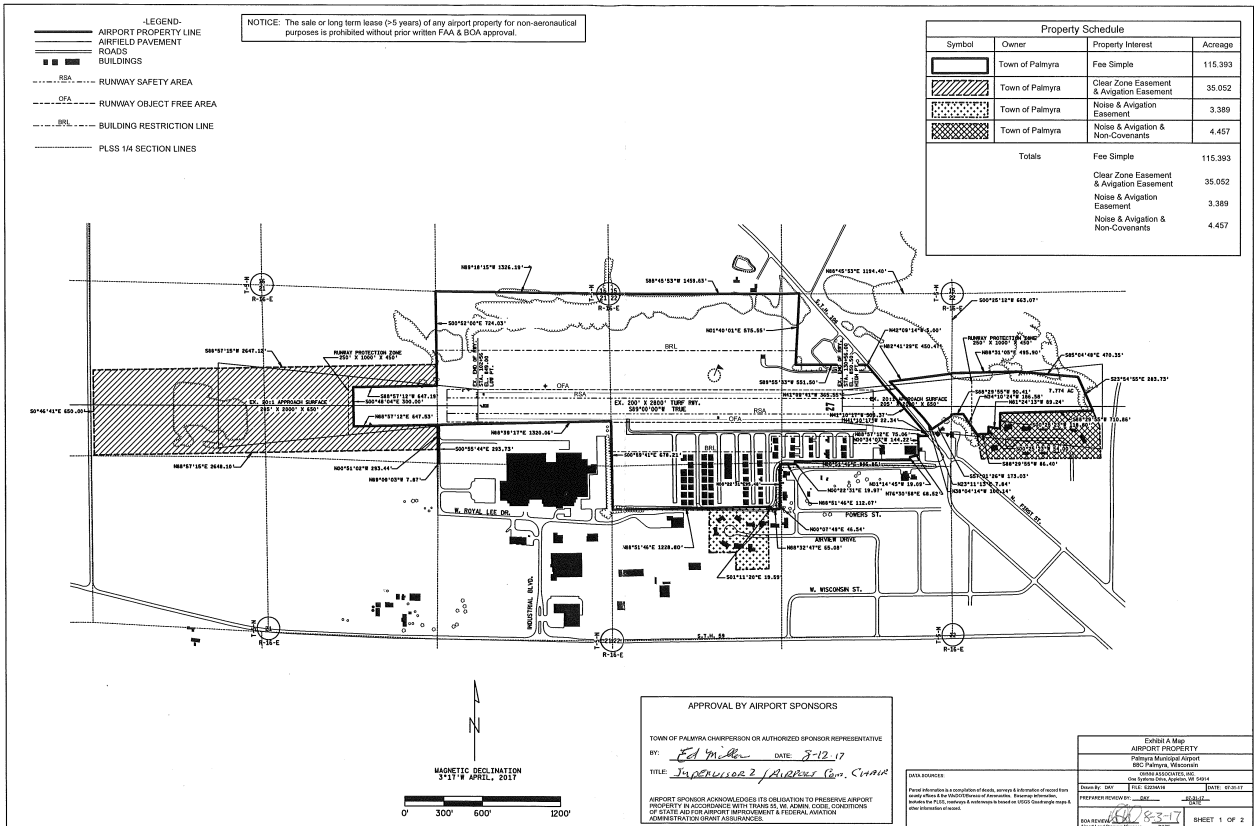
Aviation Service: There are two public airports serving Jefferson County with hard-surface runways (Watertown and Fort Atkinson) and seven other private and turf-surfaced runways, including Palmyra Municipal Airport. Palmyra Municipal Airport is located on the northside of the Village along STH 106 and is owned and operated by the Town of Palmyra. A map of the airport property is shown below along with a map of the airport's height limitations restrictions within three miles of the airport (see next page). The airport has one 2,800' x 200' turf runway. The WisDOT does not anticipate Palmyra Municipal Airport will change in classification from Basic Utility by year 2040.

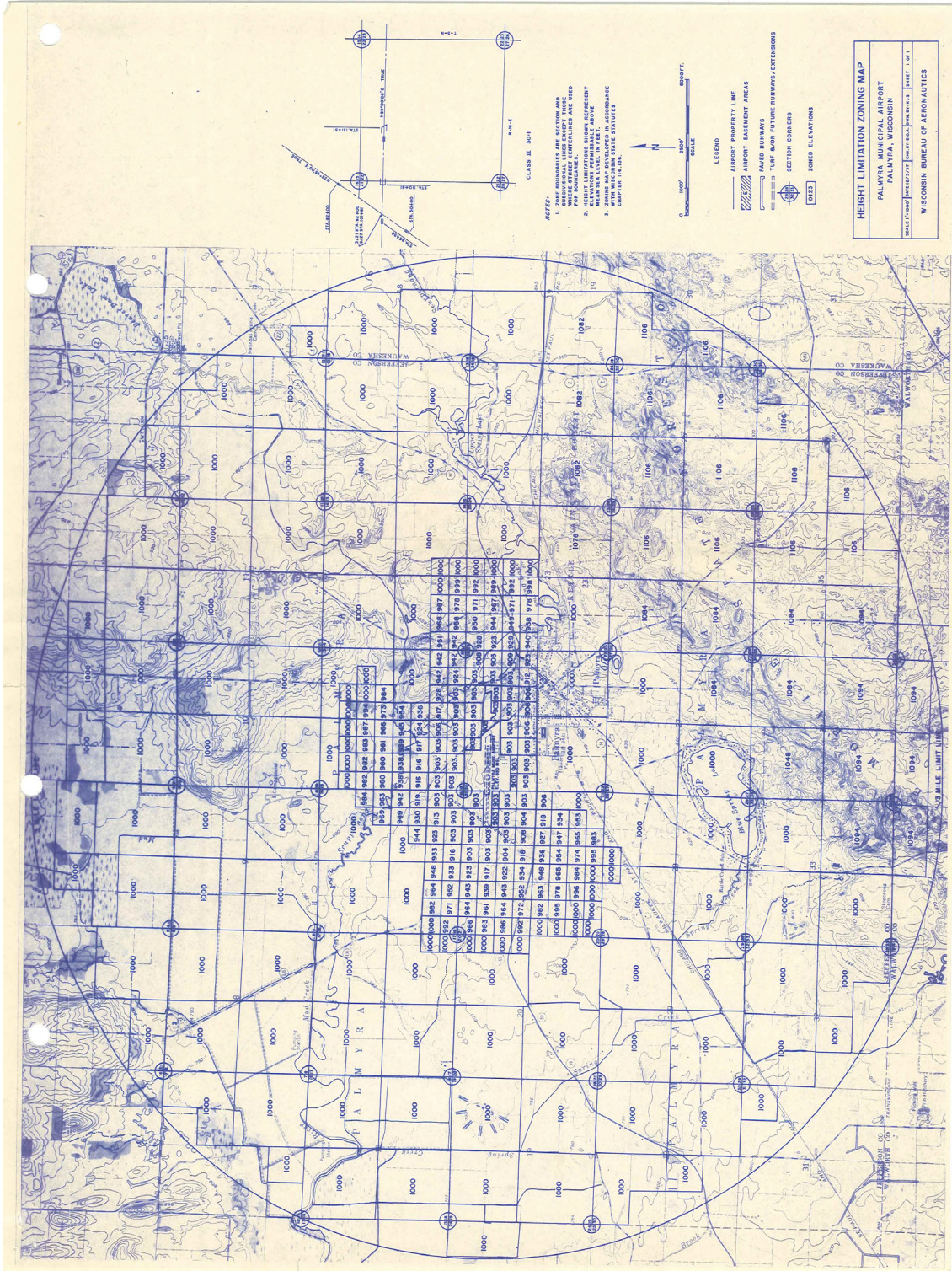
The WisDOT 5-Year Airport Improvement Program lists projects for year 2018, 2019, 2020, 2022. Improvements include:

- 2018: Crack seal and mark airport pavements. Reimbursement for donated land (boundary survey and Exhibit A update)
- 2019: Purchase and install AWOS.
- 2020: Conduct Wildlife Site Visit, install perimeter fence and add security lighting (phase 1 terminal area), ALP update, clearing newly acquired lands, reimbursement for land use zoning ordinance.

- 2021: Install PAPI, construct connector taxiway from hangar are to runway end, replace runway lighting, construct 8-unit T-hanger.
- 2022: Install new water system.

Listing of projects in the 5-Year Airport Improvement Program does not guarantee funding for the completion of projects.





ECONOMIC PROSPERITY

This element provides a baseline assessment of the Village of Palmyra economic development. Information includes: labor market statistics, economic base statistics, new businesses desired, strength & weaknesses for economic development, analysis of business & industry parks, and economic development programs.

EDUCATION

Educational attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities.

According to the 2016 rolling average for Palmyra:

- Looking at higher education, only 9.8% of residents obtained a bachelor's degree which is lower than the County (16.4%) and the State (18.7%).
- The Village is on pace with the County and State for having residents with at least a high school diploma (91.0%)

INCOME

- According to the 2016 rolling average the per capita, median family, and median household

income matrix for the Village are lower than those of the County and State, which was the same condition in 2010. More concerning is that it appears that incomes in Palmyra are declining or growing at slower pace than incomes in the County and State from 2010 to 2016.

- The ACS data does suggest the number of persons below the poverty level has slightly decreased in Palmyra (7.7% to 7.3%) while the County and State saw increases for the same time period (6.0% to 10.3% and 7.7% to 12.7% respectively).



Educational Attainment, 2012-2016

Source: U.S. Census Bureau, American Community Survey

High School		44.5%
Some College		24.5%
Associate's Degree		7.9%
Bachelor's Degree		9.8%
Graduate / Professional Degree		4.3%

Income Trends

Source: U.S. Census Bureau, American Community Survey

		Avg. 2006-2010	Avg. 2012-2016
Village of Palmyra	Per Capita	\$ 20,970	\$ 23,111
	Median Family	\$ 62,981	\$ 61,902
	Median Household	\$ 54,412	\$ 49,444
	Below Poverty	7.70%	7.30%
Jefferson County	Per Capita	\$ 24,729	\$ 27,272
	Median Family	\$ 65,684	\$ 70,998
	Median Household	\$ 54,769	\$ 57,290
	Below Poverty	6.00%	10.30%
Wisconsin	Per Capita	\$ 26,624	\$ 29,253
	Median Family	\$ 64,869	\$ 69,925
	Median Household	\$ 51,598	\$ 54,610
	Below Poverty	7.70%	12.70%

* Data not collected in the 2010 census, but was for the ACS, 2006-2010 rolling

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is "poor". If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

EXISTING LABOR FORCE

Based on the tables and graphs below, the following can be inferred regarding the Village's existing labor force:

- Based on the American Community Survey (avg. 2012-2016), the Village's unemployment rate (5.8%) is higher than the County's (3.2%) and lower than the State's (%).
- The Village's labor force has dropped slightly over the last 6 years (1,596 to 1,362).
- A majority (86.7%) of workers in the Village of Palmyra earn a private wage and salary, slightly higher than the County at 80.1% and the State at 79.4%.
- Approximately one-third (35%) of the population in Palmyra is considered employed in the "Manufacturing" occupation (higher than the County at 22.1% and the State at 18.4%)
- 21.5% are considered employed in and "Educational services, and health care and social assistance"
- 11% are in "Retail trade" occupations.
- Aside from manufacturing, all other employment sectors fall in line with the County and State.

Employment Status

Source: U.S. Census Bureau, American Community Survey, WI Workforce and Labor Market Information System

Employment Status, Civilians 16 Years or Older	Village of Palmyra	Jefferson County	Wisconsin
In Labor Force (2010)	1,596	46,472	3,081,512
Unemployment Rate	5.6%	8.7%	8.7%
In Labor Force (2016)	1,362	45,874	3,130,520
Unemployment Rate	5.8%	3.9%	4.0%






Class of Worker, 2012-2016

Source: American Community Survey

Class of Worker	Village of Palmyra	Jefferson County	Wisconsin
Private Wage & Salary	86.7%	80.1%	79.4%
Government Worker	7.2%	11.2%	12.3%
Self-Employed	2.5%	3.3%	3.1%
Unpaid Family Worker	3.7%	5.3%	5.3%
Total	100%	100%	100%

Employment by Occupation, 2012-2016

Source: American Community Survey

Manufacturing		35.3%
Educational services, and health care and social assistance		21.5%
Retail trade		12.0%
Arts, entertainment, and recreation, and accommodation and food services		8.0%
Finance and insurance, and real estate and rental housing and leasing		5.1%



Note: A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

ECONOMIC BASE

The table at right lists the top ten employers in Palmyra as reported by the Wisconsin Department of Workforce Development in 2017. The top employers in the Village are:

- Cultivate by Standard Process
- Standard Process
- A-1 Creative Packaging Corp.

Within each industry, the Wisconsin Department of Workforce Development collects statistics on the average wage of employees at the County level. In Jefferson County, employees earning the highest wages are working in:

- Utilities
- Management of Companies and Enterprises
- Manufacturing
- Construction
- Wholesale Trade

Meanwhile, the lowest average wages are those in the following industries:

- Accommodation and Food Services
- Arts, entertainment, and Recreation
- Retail Trade

Major Employers

Source: WI Workforce and Labor Market Information System

Rank	Employer	Industry Type
1	Cultivate By Standard Process	Food Supplement Stores
2	Standard Process	Medical Chem/Botanical Prods
3	A-1 Creative Packaging Corp	Packaging Service
4	Dean Kincaid Inc	Fruits & Vegetables-Growers & Shippers
5	Palmyra Elementary School	Schools
6	Palmyra-Eagle Area School District	School District
7	Epic Resins	Adhesives & Glues
8	Palmyra Fire Dept	Fire Depts
9	Jim & Judy's Food Market	Super Markets and Other Grocery
10	Lakeland Coach Lines Inc	Buses-School Transportation

Wage by Industry

Source: WI Workforce and Labor Market Information System

NAICS Code	Industries	Jefferson County Average Annual Wage 2017
22	Utilities	\$ 76,857
55	Management of Companies and Enterprises	\$ 57,731
31-33	Manufacturing	\$ 55,619
23	Construction	\$ 52,696
42	Wholesale Trade	\$ 49,727
54	Professional, Scientific, and Technical Services	\$ 47,508
52	Finance and Insurance	\$ 47,035
48-49	Transportation and Warehousing	\$ 42,427
51	Information	\$ 40,683
92	Public Administration	\$ 39,768
62	Health Care and Social Assistance	\$ 39,481
61	Educational Services	\$ 38,178
81	Other Services (except Public Administration)	\$ 28,304
53	Real Estate and Rental and Leasing	\$ 26,766
56	Administrative and Support and Waste Management	\$ 25,558
44-45	Retail Trade	\$ 22,994
71	Arts, Entertainment, and Recreation	\$ 15,726
72	Accommodation and Food Services	\$ 12,550

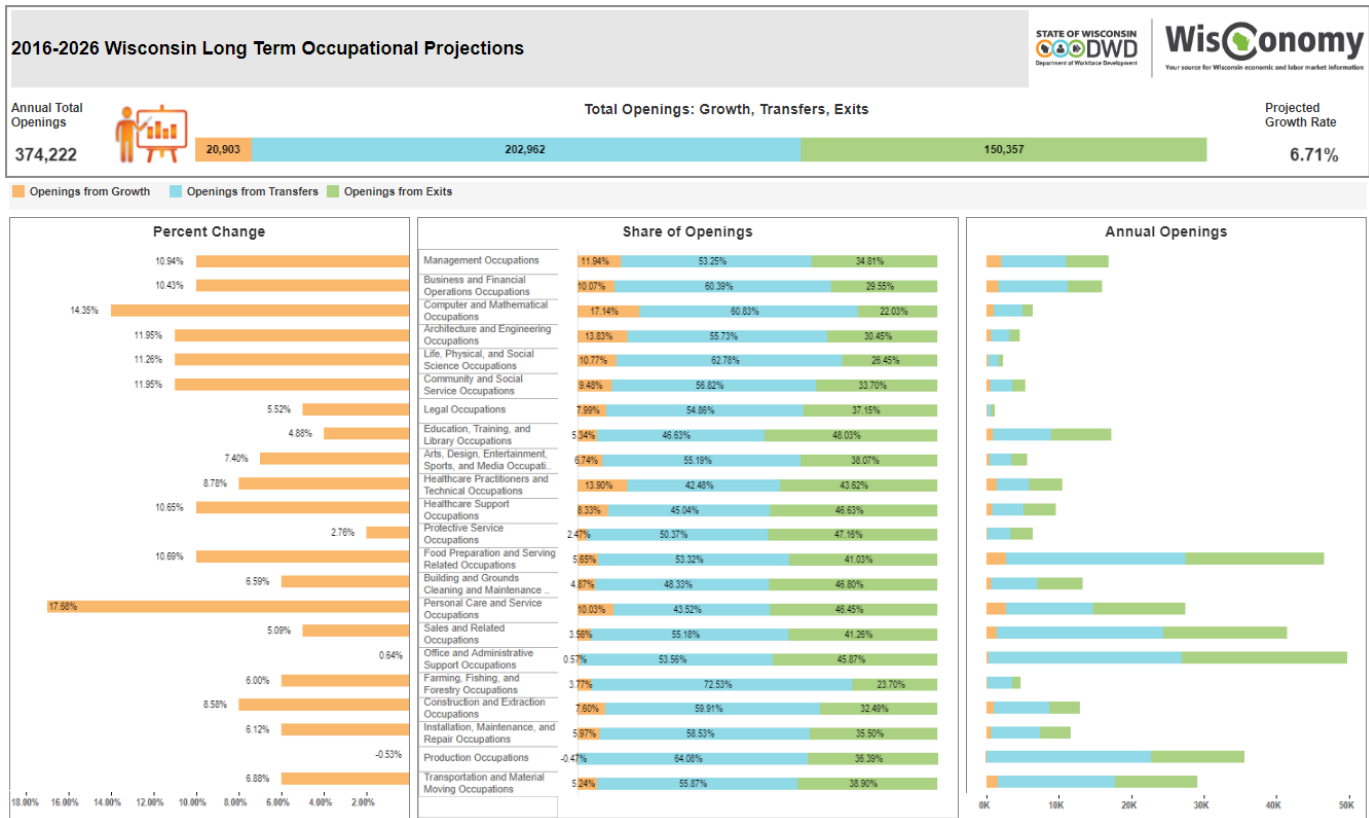
Interestingly, aside from Manufacturing, the top employed jobs in Palmyra are the lowest paid in the County. Statistics on wages by industry are not available for the Village of Palmyra.

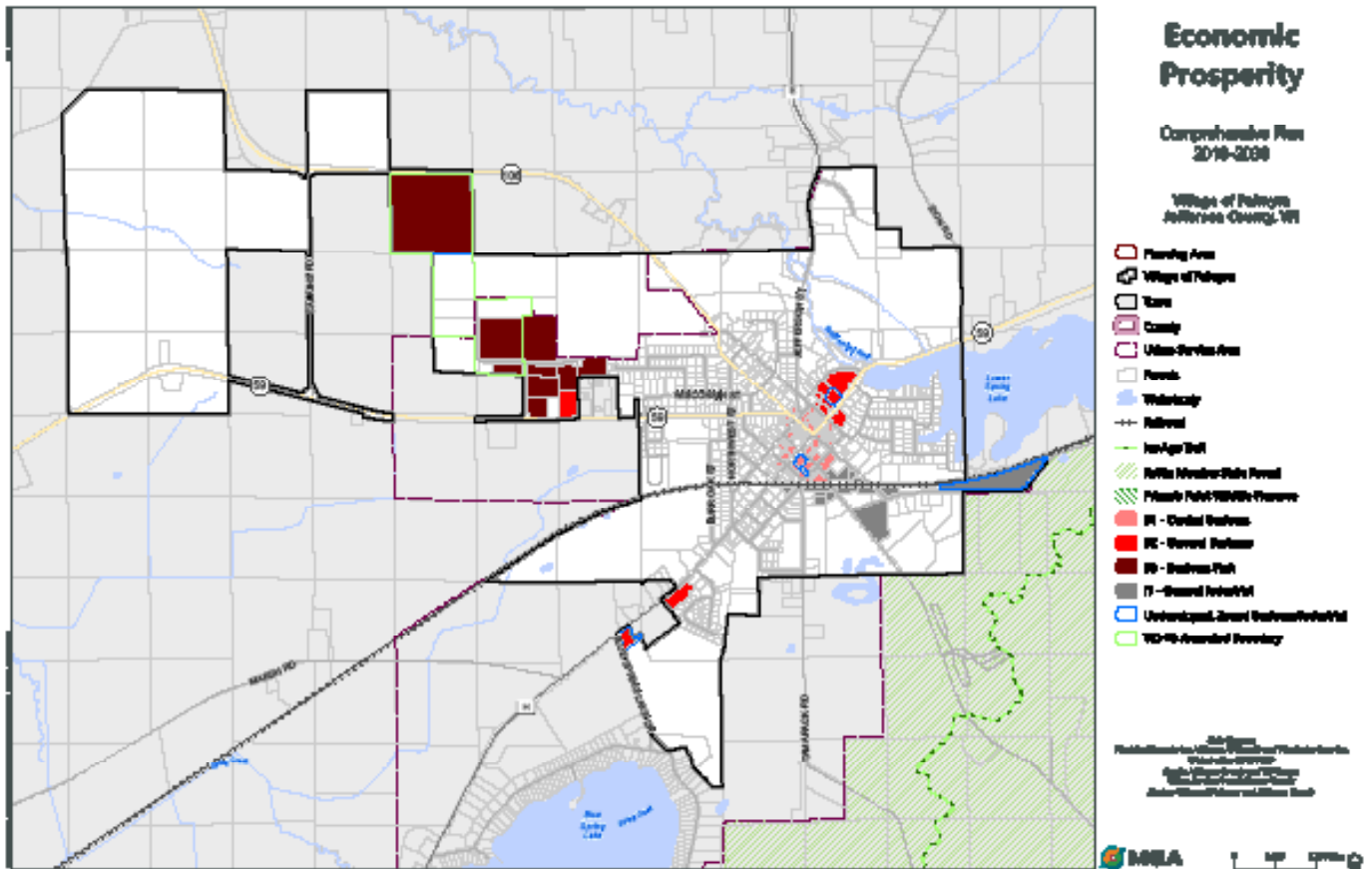
LABOR PROJECTIONS

Based on Wisconsin's Department of Workforce Development (WI DWD), the projected fastest growing industries for Wisconsin between 2016 and 2026 are "Personal Care and Service Occupations" and "Computer and Mathematical Occupations". The only industry that is projected to decline in Wisconsin is "Production Occupations".

BUSINESS PARKS

The Village of Palmyra has one industrial park located off of STH 59 on the west side of the town. The park is approximately 45 acres and does not contain any vacant lots. The map on the next page illustrates that there are only three vacant lots in the Village that are zoned for business or industrial use. One of these lots is within the Village's Tax Increment District #3 but is currently used for agricultural purposes by an existing business park user.





ECONOMIC DEVELOPMENT PROGRAMS

Tax Increment Financing (TIF): TIF is a tool to build the local tax base - it allows the Village to borrow money to build infrastructure or assist development projects, and then pay off those loans with the new tax revenue. The Village has one active TIF district (#3) created in 2006. The TID has an expenditure period through 1-17-2021 and will terminate on or before 1-17-2026. The tax increment value of the TID represents 7.3% of the total municipal value; therefore, the Village has capacity to create additional TIDs under the state

imposed 12% value limitation. The district boundary is shown on the map above.

Glacial Heritage Development Partnership: Jefferson and Dodge Counties created this partnership to improve the competitiveness and profitability of existing business as well as encourage businesses and industries to locate in the two counties. They offer a variety of incentives including TIF districts and Revolving Loan Funds. Visit www.ghdpartnership.org for more information.

Wisconsin Economic Development Corporation: As the state's lead economic development organization, the Wisconsin Economic Development Corporation (WEDC) nurtures business growth and job creation in Wisconsin by providing resources, technical support, and financial assistance to companies, partners and the communities they serve. The WEDC administers a variety of economic and community development programs for private businesses and municipalities. Visit www.inwisconsin.com to learn more.

Community Development Block Grant - Public Facilities for Economic Development (CDBG-PFED) Program: The CDBG-PFED is a federally funded program administered by the Wisconsin Department of Administration (WIDOA). This grant is designed to assist communities that want to expand or upgrade their infrastructure to accommodate businesses that will create new jobs.

Community Development Block Grant - Economic Development (CDBG-ED) Program: The CDBG-ED is a federally funded program administered by the Wisconsin Department of Administration (WIDOA). It is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. WIDOA awards funds to a local unit of government as a grant, which then loans the funds to a business that commits to create jobs for low- and moderate-income residents. When the business repays the loan, the community retains the funds to start a revolving loan fund.

Community Development Zones: These are special designated areas in the State. Once created they exist for twenty years with a potential for extending the zone for another five years. The zones range from small rural areas to large metropolitan areas. A certified employer in a zone can earn a tax credit against a Wisconsin income tax liability for job creation and for environmental remediation.

Rural Economic Development (RED) Early Planning Grant Program: The RED grant is a program designed to assist rural business with twenty-five employees or less. Grants may only be used for professional services such as preparation of a feasibility study, market study, or business plan.

WI Development Fund (WDF) Programs: There are two WDF programs: the Technology Development Fund and Major Economic Development Program. The Technology Development Fund helps finance products research and development, and commercialization. The Major Economic Development Program provides financial assistance for business startups or expansions that can create or retain a significant number of jobs and to leverage private capital investment.

Transportation Facilities Economic Assistance and Development Program: This funds transportation facility improvements (e.g. road, rail, harbor and airport) that are part of an economic development project. This grant program is administered by the Wisconsin Department of Transportation.

AGRICULTURAL, NATURAL, & CULTURAL RESOURCES

This element provides a baseline assessment of the Village of Palmyra agricultural, natural, & cultural resources. Information includes: productive agricultural areas, a natural resource inventory, and a cultural resource inventory. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of agricultural, natural, & cultural resources in the Village of Palmyra.

LAND RESOURCES

GEOLOGY AND TOPOGRAPHY

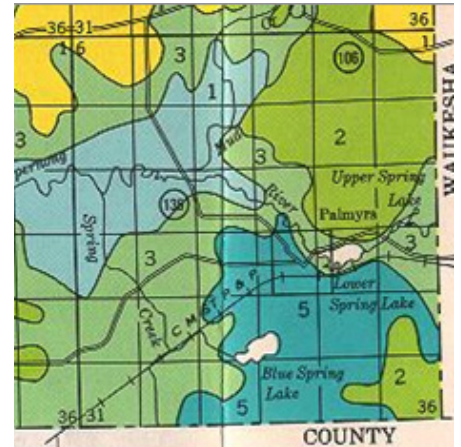
The surface features of the Planning Area are characteristic of the glaciated region. A pronounced topographic feature is the Kettle Moraine, which crosses the southeastern corner of the Planning Area. It covers approximately six square miles and attains an elevation of 1,040 feet. The moraine was created when the Green Bay Lobe of the glacier, on the west, collided with the Lake Michigan Lobe of the glacier, on the east, depositing sediment. The moraine is dotted with kettles caused by buried glacial ice that subsequently melted. This process left depressions ranging from small ponds to large lakes and enclosed valleys. The average elevation of the County is between 800 and 900 feet. The ridge top elevations range from about 1,350 feet to about 1,450 feet. The valleys are short, have mostly very steep sides and are underlain by sandstone. The valleys are from 300 feet to 400 feet below the ridge tops. Elevations in the Planning Area range from 778 to 1,060 feet.

SOILS

Soils of the Planning Area are described in the Soil Survey of Jefferson County. The portion of the County where the Planning Area is located is described as a large glacial lake basin. Due to these origins, there is a great deal of sand and gravel present in the soils. The map on the right provides a general soils map of the Planning Area. Soils in the Planning Area are assembled into one of four soil groupings.

1. Houghton-Adrian: Very poorly drained, nearly level organic soils that are more than 51 inches thick or are underlain by sandy material within a depth of 51 inches.
2. Fox-Casco-Matherton: Somewhat poorly drained, well drained, and somewhat excessively drained, nearly level to very steep soils that have a loamy subsoil and are underlain by sand and gravel.
3. Palm-Keowns-Milford: Very poorly drained and poorly drained, nearly level soils that are organic or have a loamy or clayey subsoil and are underlain by silty, sandy, or clayey material.
4. Rodman – Moundville-Casco: Excessively drained to moderately well drained, nearly level to very steep soils that have a loamy or sandy subsoil and are underlain by sand or sand and gravel.

There are up to 46 different soils types that exist within the Planning Area (Refer to the Soil Survey of Jefferson County).



General Soils of the Planning Area

AGRICULTURAL LAND & OPEN SPACE

The Village of Palmyra Farmland Classification Map depicts the location of prime farmland in the Planning Area. The “prime farmland” designation indicates Class I or II soils, and some Class III soils. These class designations refer to the quality of soils for growing crops and are based on Natural Resource Conservation Service (NRCS) classifications. It should be noted that not all prime farm soils are used for farming; some have been developed with residential or other uses, it is also possible to have a productive farm on soils that are not designated as “prime.” The “prime farmland” designation simply indicates that these soils are generally good for productive farming.

In 2012 Jefferson County adopted an updated Agricultural Preservation and Land Use Plan. The plan serves as the County's State-certified "farmland preservation plan" under Wisconsin's Working Lands law (Ch. 01 Wis. Stats. The plan includes a map of areas identified for farmland

preservation and environmental corridors within the Town of Palmyra. The map also identifies long-range urban serve areas and 15-year growth acres of the Village, which were based in-part on the Village's 2008 Comprehensive Plan. Definitions of these areas include:

Farmland Preservation Area - The Farmland Preservation Area is mapped primarily to accommodate agricultural uses or agricultural-related uses (e.g., implement dealerships), and to focus on areas actively used for farming, with productive agricultural soils, with topographic conditions suitable for farming, and with long-term (15+

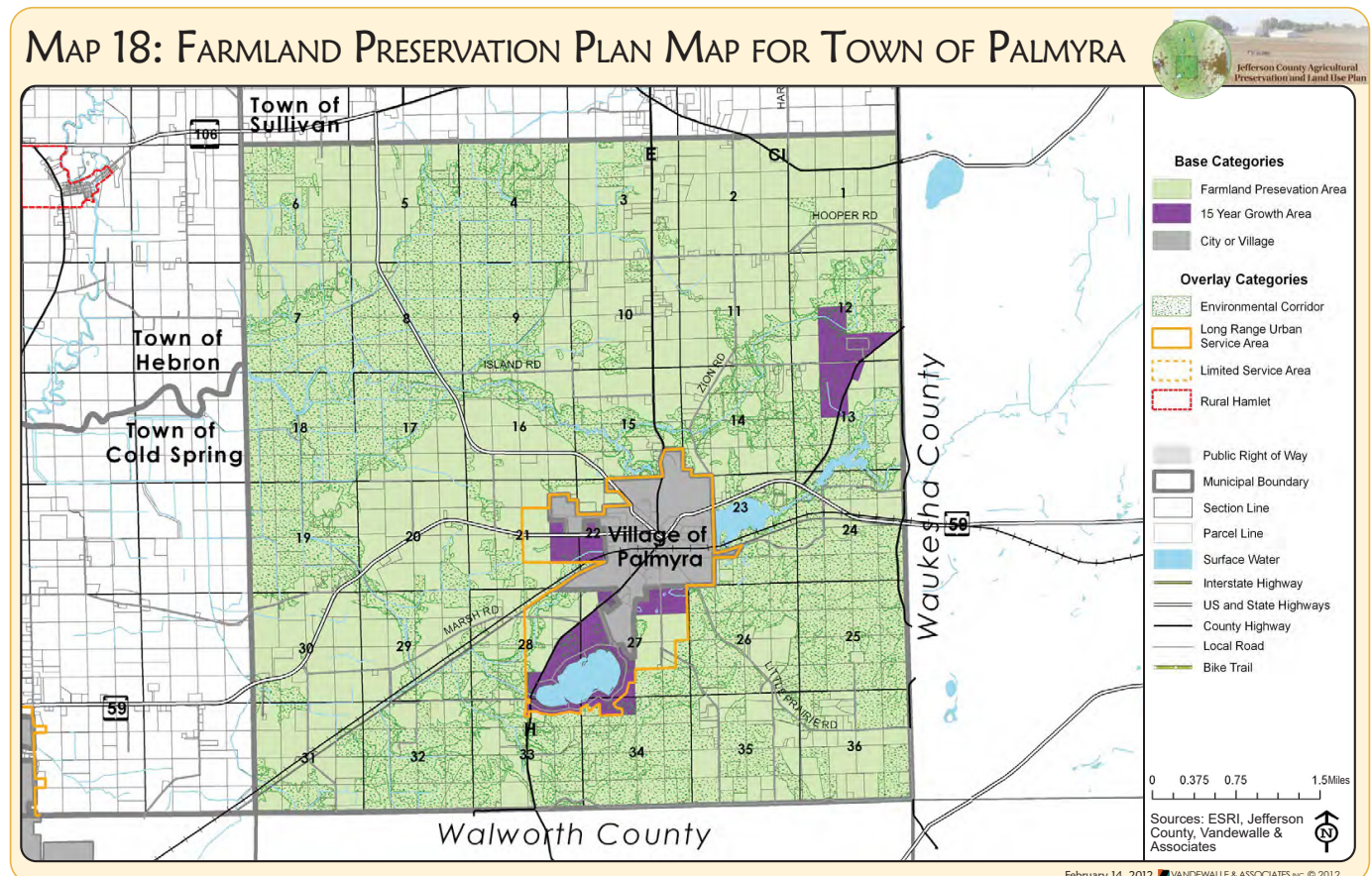
year) suitability for farming.

Environmental Corridor - The Environmental Corridor overlay category is mapped over generally continuous open space systems with sensitive natural resources; opportunities for wildlife habitat, recreational, and rural character protection and enhancement; and limitations for structural development.

Long Range Urban Service Area - A geographic area delineated around an existing municipality where a broad range of urban services are either currently available or planned in the future. These services include,

but are usually not limited to, public sanitary sewer and water services. Urban service areas are generally sized and located in areas that can be cost-effectively provided with such services over a minimum 20-year planning horizon, with locations and sizes often incorporating considerable flexibility based on municipal plans.

15-Year Growth Area - Areas mapped as 15 Year Growth Area are unincorporated lands as of 2011 that have been identified in local comprehensive plans for non-agricultural development, such as a residential subdivisions, commercial/retail centers, or industrial areas.



WATER RESOURCES

The following section details some of the important natural resources in the Planning Area and Jefferson County. The information comes from a variety of resources including the Wisconsin Department of Natural Resources and the Jefferson County Land & Water Conservation Department. Information on local and regional parks is explored in the Utilities and Community Facilities Element.

The Jefferson County Land and Water Resource Management Plan identifies goals, objectives and actions to implement through year 2020. Five goals were identified and are listed below:

1. Improve and protect agricultural land (and at the same time soil, surface water, and groundwater quality) through the implementation of agricultural programs, and State and County laws.
2. Protect and enhance surface water, ground water, and wetland quality, and associated habitat areas.
3. Preserve and protect natural areas, woodlands, open space, and farmland for the benefit of Jefferson County citizens and visitors.
4. Track the state of soil, water, and natural resources through monitoring and assessment.
5. Educate and inform the public regarding Jefferson County resources and LWCD services.

GROUNDWATER

Groundwater is the only source of drinking water in the Planning Area. It is a critical resource, not only because it is used by residents as their source of water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near ground surface, or where only a thin layer of soil separates the ground surface from the water table. According to the WIDNR Susceptibility to Groundwater Contamination Map (not pictured), the Planning Area generally ranks medium to high for susceptibility to groundwater contamination.

Groundwater can be contaminated through both point and non-point source pollution (NPS). According to the EPA, NPS pollution remains the Nation's largest source of water quality problems and is the main reason why 40% of waterways are not clean enough to meet basic uses such as fishing or swimming. The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care).

STREAM CORRIDORS

All of Jefferson County is located within the Mississippi River Basin. Jefferson County is located within three Water Management Units, the Upper Rock WMU & Lower Rock WMU, and the Fox River Illinois WMU. The Planning Area is located almost entirely within the Lower Rock WMU, with a small portion located within the Fox River Illinois WMU. Each WMU is further subdivided into one or more of

Wisconsin's 334 Watersheds.

The Planning Area is located within the Scuppernong River Watershed (Lower Rock WMU) and the Mukwonago River Watershed (Fox River Illinois WMU).

Most of the Planning Area is within the Lower Rock WMU & Scuppernong River Watershed. In 2002, the WIDNR released the first State of the Rock River Basin Report. The goal of the report is to inform basin residents and decision-makers about the status of their resource base so that they can make informed, thoughtful decisions that will protect and improve the future state of the Rock River Basin (Upper & Lower). The report indicates the most serious challenges facing the Basin are:

- Water quality impacts and increased runoff quantity from agriculture and urban land uses,
- Loss of agricultural lands,
- Loss of critical, sensitive habitat and connection between habitats, Significant groundwater contamination,
- Lower groundwater levels.

SURFACE WATER

Surface water resources, consisting of rivers and streams together with associated floodplains, form an integral element of the natural resource base of the Planning Area.

Streams in the Planning Area include the Scuppernong River, Mud Creek, and Spring Creek. The Scuppernong River is a tributary of the Bark River and is a Class III trout stream. Mud Creek is a low-gradient tributary to



WIDNR River Basins & Water Management Units



WIDNR Water Management Units & Watersheds

Scuppernon River with extensively ditched headwaters. Spring Creek originates from Blue Spring Lake and is a tributary to the Scuppernon River. It has also been extensively ditched and straightened. (Source: Lower Rock River Water Quality Management Plan)

There are two lakes within the Planning Area, the Lower Spring Lake (104 acres) and Blue Spring Lake (136 acres). Both lakes have a maximum depth of 11-12 feet. Lower Spring Lake has developed an Aquatic Management Plan to obtain funding for a plant harvester via the Waterways Commission. The lake has a heavy invasion of Eurasian water milfoil. Eurasian water milfoil is one of eight milfoil species found in Wisconsin and the only one known to be exotic or nonnative. The

Eurasian water milfoil has few natural enemies and displaces native plant species, interfering with aesthetic and recreational use of waterbodies. The plan recommends continued use of the plant harvester as the primary aquatic plant management measure. (Source: Aquatic Management Plan for Lower Spring Lake)

Blue Spring Lake is also designated as a Lake Management District. An Inventory of Blue Spring Lake reports that the excessive growth of aquatic plants and the poor water clarity are the two most critical problems in the lake. In a typical year, approximately 1,600 tons of nuisance plants are harvested from the lake. Nuisance plants such as Eurasian water milfoil and curlyleaf pondweed crowd out other more desirable plants, resulting in a loss of biodiversity.

The poor water clarity in the lake is thought to be due to resuspended sediment rather than algal growth. This resuspended sediment contains high concentrations of phosphorus, which perpetuates the problem of nuisance plants in the lake. (Source: Jefferson County Land and Water Resource Management Plan)

FLOODPLAINS

The Development Limitations Map displays the floodplain areas in the Planning Area. These floodplains encompass an area of about 4,341 acres (30% of the Planning Area), and 107 acres or 8% of the Village limits.

The Federal Emergency Management Agency (FEMA) designates floodplain areas. A flood is defined as a general and temporary condition of partial

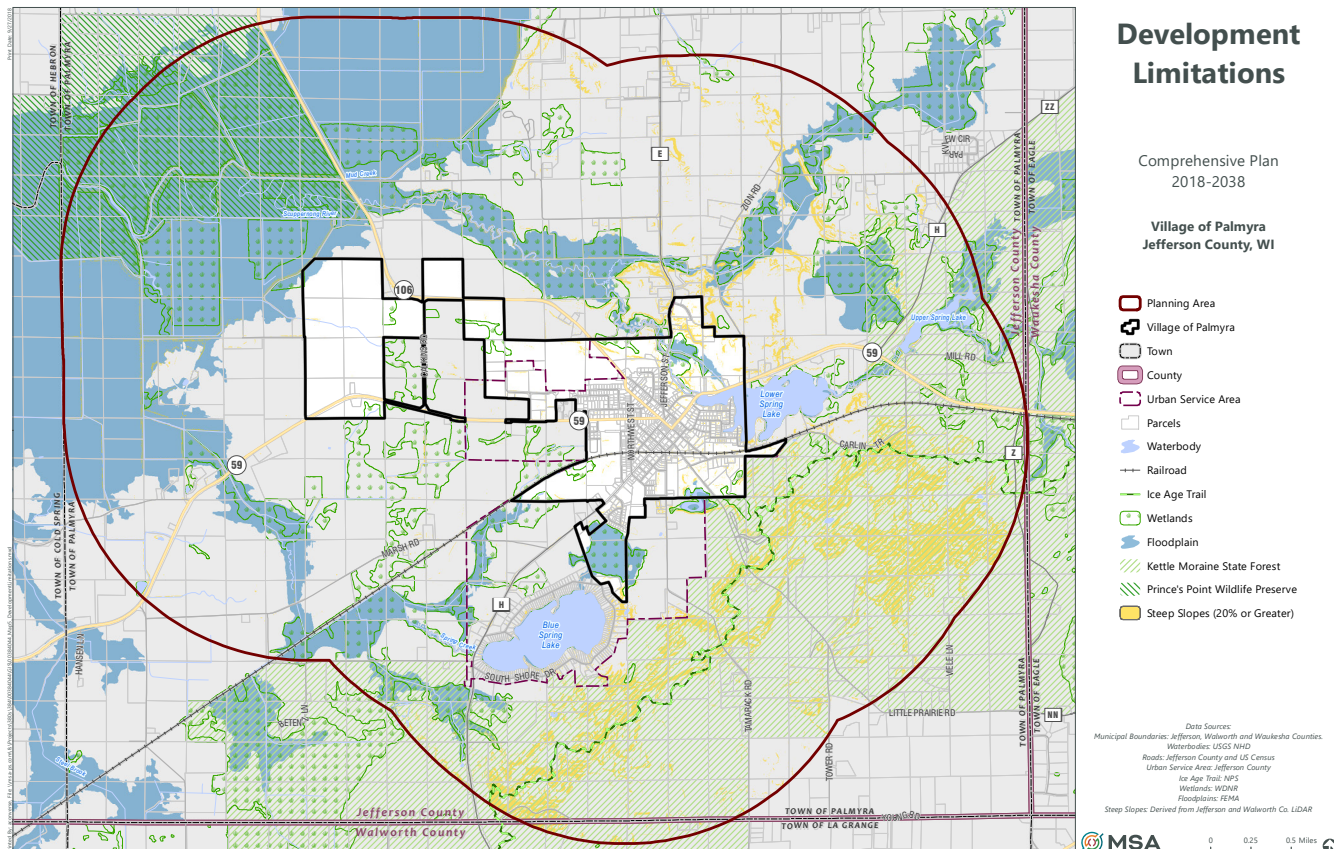
or complete inundation of normally dry land areas. The area inundated during a flood event is called the floodplain. The floodplain includes the floodway, the floodfringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The floodfringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA)

is inundated to a height called the regional flood elevation (RFE).

Floodplain areas generally contain important elements of the natural resource base such as woodlands, wetlands, and wildlife habitat; therefore, they constitute prime locations necessary for park, recreation, and open space areas. Every effort should be made to discourage incompatible urban development of floodplains and to encourage compatible park, recreation, and open space uses. Refer to the Village of Palmyra Floodplain Ordinance.

WETLANDS

Wetlands are areas in which water is at, near, or above the land surface and which are characterized by both hydric soils and by the hydrophytic plants such as sedges, cattails, and other vegetation that grow in an aquatic or very wet environment. Wetlands generally occur in low-lying areas and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Under certain conditions wetlands may also occur in upland areas. Wetlands accomplish important natural functions, such as stabilization of lake levels and reduction of stormwater runoff as well as many others.



The Development Limitations Map displays the wetland areas in the Planning Area. These wetlands encompass an area of about 2,620 acres (18% of the Planning Area) and 122 acres or 9% of the Village limits.

THREATENED OR ENDANGERED SPECIES

The WI-DNR's Endangered Resources Bureau monitors endangered, threatened, and special concern species and maintains the state's Natural Heritage Inventory (NHI) database. The NHI maintains data on the locations and status of rare species in Wisconsin and these data are exempt from the open records law due to their sensitive nature. For a full list of elements known to occur in Jefferson County & Wisconsin visit the WIDNR's Endangered Resources Bureau <https://dnr.wi.gov/topic/NHI/>.

FORESTS & WOODLANDS

The Existing Land Use Map displays those lands that are wooded in the Planning Area. Approximately 3,329 acres (22%) are forested, a majority within the Southern Kettle Moraine State Forest. According to the Jefferson County Land and Water Resource Management Plan, approximately 26,114 acres (7%) of Jefferson County is wooded. The major cover type in the County is oak-hickory.

ENVIRONMENTALLY SENSITIVE AREAS & WILDLIFE HABITAT

Taken together, surface waters, wetlands, floodplains, woodlands, steep slopes, and parks represent environmentally sensitive areas

that deserve special consideration in local planning. Individually all of these resources are important areas, or "rooms," of natural resource activity. They become even more functional when they can be linked together by environmental corridors, or "hallways." Wildlife, plants, and water all depend on the ability to move freely within the environment from room to room. Future planning should maintain and promote contiguous environmental corridors in order to maintain the quantity and quality of the natural ecosystem.

The WIDNR maintains other significant environmental areas through its State Natural Areas (SNA) program. State Natural Areas protect outstanding examples of Wisconsin's native landscape of natural communities, significant geological formations and archeological sites. There is one SNA's within the Planning Area and nine total within Jefferson County. The one SNA's near the Planning Area is Number 229 Kettle Moraine Oak Opening (659 acres) and is within the boundaries of the Kettle Moraine State Forest. Most SNA's are open to the public; however, these sites usually have limited parking and signage.

METALLIC & NON-METALLIC MINERAL RESOURCES

Mineral resources are divided into two categories, metallic and non-metallic resources. Metallic resources include lead and zinc. Nonmetallic resources include sand, gravel, and limestone. There is one non-metallic mineral quarry presently located in the Planning Area on County E.

CULTURAL RESOURCE INVENTORY

The following section details some of the important cultural resources in the Village of Palmyra and Jefferson County. Cultural resources, programs, and special events are very effective methods of bringing people of a community together to celebrate their cultural history. Not only do these special events build community spirit, but they can also be important to the local economy. Unfortunately, there are many threats to the cultural resources of a community. Whether it is development pressure, rehabilitation and maintenance costs, or simply the effects of time, it is often difficult to preserve the cultural resources in a community. Future planning within the community should minimize the effects on important cultural resources in order to preserve the character of the community.

Contact either the Jefferson County Historical Society in Jefferson, or the Palmyra Area Historical Society (www.palmyrahistoric.org), for more information on the local history of Jefferson County and the Village of Palmyra.

HISTORICAL RESOURCES

Wisconsin Historical Markers identify, commemorate and honor the important people, places, and events that have contributed to the state's heritage. The WI Historical Society's Division of Historic Preservation administers the Historical Markers program. There is only one registered historical marker in the Planning Area:

- Black Hawk War Encampment,

Southern Kettle Moraine State Forest at Bald Bluff Overlook, Co Trunk Hwy H, 1.5 mi S of Palmyra

The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts throughout Wisconsin. The AHI is comprised of written text and photographs of each property, which document the property's architecture and history. Most properties became part of the Inventory as a result of a systematic architectural and historical survey beginning in 1970s. Caution should be used as the list is not comprehensive and much of the information is dated, as some properties may be altered or no longer exist. Due to funding cutbacks, the Historical Society has not been able to properly maintain the database. In addition, many of the properties in the inventory are privately owned and are not open to the public. Inclusion of a property conveys no special status, rights or benefits to the owners. There are 63 AHI records listed for the Village of Palmyra. Contact the State Historical Society for information on each record.

The Archaeological Site Inventory (ASI) is a collection of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites throughout Wisconsin. Similar to the AHI, the ASI is not a comprehensive or complete list; it only includes sites

reported to the Historical Society and some listed sites may be altered or no longer exist. The Historical Society estimates that less than 1% of the archaeological sites in the state have been identified. Wisconsin law protects Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries from intentional disturbance. There are 23 ASI records listed for the Planning Area (2 sites in Section 11, 3 in Section 13, 1 in Section 15, 4 in Section 17, 2 in Section 19, 3 in Section 20, 1 in Section 21, 3 in Section 22, 3 in Section 23, 1 in Section 24, 1 in Section 33, and 1 in Section 36). Contact the State Historical Society for information on each record.

Some resources are deemed so significant that they are listed as part of the State and National Register of Historic Places. The National Register is the official national list of historic properties in American worthy of preservation, maintained by the National Park Service. The State Register is Wisconsin's official listing of state properties determined to be significant to Wisconsin's heritage and is maintained by the Wisconsin Historical Society Division of Historic Preservation. Both listings include sites, buildings, structures, objects, and districts that are significant in national, state, or locally history.

The establishment of a historical preservation ordinance and commission is one of the most

proactive methods a community can take to preserve cultural resources. A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for Certified Local Government (CLG) status, with the Wisconsin State Historical Society. Once a community is certified, they become eligible for:

- Matching sub-grants from the federal Historic Preservation Fund,
- Use of Wisconsin Historic Building Code,
- Reviewing National Register of Historic Places nominations allocated to the state.

In August of 2004, the Village of Palmyra became a CLG community.

State Register of Historic Places, Village of Palmyra

Source: Wisconsin Historical Society

Reference #	Historic Name	Municipality	Location
75000068	Enterprise Building	V of Palmyra	125 W. Main St.
85001360	McKenzie, Monroe, House	V of Palmyra	226 Main St.

EARLY HISTORY

An excerpt from the 1994 Village of Palmyra Land Use Plan

“Forty years ago, the echoes of Cyrus Norton’s ax broke the stillness of Nature’s surroundings in Section 22, Town 5, Range 16 east, and the tempestuous din of progress has ever since continued to ring out upon the life-laden atmosphere of the Scuppernong Valley.” This description of the early origins of the settlement of the Village of Palmyra, written in the History of Jefferson County, Western Historical Society, Chicago, Illinois, 1879, captures the qualities that would facilitate the growth and development that marked Palmyra’s first 75 years.

After Mr. Norton’s arrival in 1839, settlement activity began to blossom in earnest with the opening on Christmas Day 1842 of the sawmill built by David J. and Samuel R. Powers. The following spring brought the construction of Palmyra’s first frame building, by Cyrus Norton, and the initial nucleus of community with the establishment of the first store and tavern by Levi Powers and William Mulks, respectively. The population began to grow and in the fall of 1843, John Fish surveyed and laid out the village in lots and blocks.

The first Town meeting was held in 1846. The railroad arrived in the fall of 1852, and by 1860 the settlement had reached a population of approximately 1,000 residents. On April 4, 1866 Palmyra officially incorporated as a Village. Due to an error in the act of incorporation, the original charter was dissolved in 1872. A new charter was granted May 5, 1874. After a period of population fluctuation that dropped to an 1890 census total of 567, the Village has shown steady growth since the end of World War II.

A unique and important part of Palmyra’s past involves the period dominated by the development of the village’s mineral springs. In 1871 a man named Victor Loewe discovered a spring on his property just south of the Village proper, the waters of which he believed helped relieve a stomach disorder that he had been troubled with. Along with several other nearby property owners, Mr. Loewe uncovered a number of additional springs and began to advertise and market their medicinal value. Loewe, himself, had seven springs, each supposedly with a different temperature and mineral content for the treatment of various ailments. At this time in history, society maintained a strong belief in the healing properties of springs and minerals. This popular philosophy of mineral springs and natural cures led to the arrival of Mr. Ira Bidwell of Saint Paul Minnesota. A frequenter of springs, Mr. Bidwell had heard of the waters in Palmyra and came to investigate. His findings convinced him to invest in the development of the springs and led him to construct a facility that would become the focal point of the Palmyra mineral springs industry. He purchased land containing several springs and in 1874 built the Bidwell House.

This four-story building, along with its six springs and lake frontage, served as one of the main destinations for Palmyra’s water cures industry for much of the next 50 years. Through time, the facility operated under many different ownerships and was used alternately as a sanitarium and hotel; from clinic to health spa to vacation resort and back again.

At the height of its popularity, the Village’s various mineral springs drew patrons from all over the country. By the 1920’s, however, interest in the waters had waned. The Bidwell House itself, by then known simply as “The Sanitarium,” eventually fell into disrepair and was razed. While this major link to Palmyra’s past is gone, many structures from the early days remain intact. Throughout its history the Village of Palmyra has had an awareness and appreciation of its own past. This sense of history is manifest in the Old Settlers Day celebration, the first of which was held in June of 1885. The importance of local history is also represented in the Village funding for building restoration in the Main Street area. In late 1992, Palmyra received \$76,000 in federal grant money to use as a revolving loan fund for the restoration of building facades in its historic downtown district. The community understands that the key to its future is held in the preservation of its past.

Contact either the Jefferson County Historical Society in Sparta, or the Palmyra Area Historical Society (www.palmyrahistoric.org), for more information on the local history of Jefferson County and the Village of Palmyra.

COMMUNITY FACILITIES & SERVICES

This element provides a baseline assessment of the Village of Palmyra utilities & community facilities. Information includes: forecasted utilities & community facilities needs, and existing utilities & community facility conditions. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future development and maintenance of utilities & community facilities in the Village of Palmyra.

UTILITIES

SANITARY SEWER SYSTEM

The Palmyra Sewer Utility provides sanitary sewer service to customers in both the Village of Palmyra and the Blue Spring Lake Sanitary District. Integral to this process is the nearly 11 miles of sanitary sewer mains, lift stations and the wastewater treatment plant.

The wastewater treatment plant holds an average of approximately 9 million gallons of sewage on a day to day basis in different stages of the treatment process. This treatment process is regulated by the Wisconsin Pollutant Discharge Elimination System Permit issued to our plant by the Wisconsin Department of Natural Resources.

Daily operation of the treatment plant, lab testing and the maintenance of the treatment plant and sanitary sewer collection system is performed by the DPW. Annually the DPW performs maintenance cleaning of all sewer mains and lift stations within the Village.

STORM WATER MANAGEMENT

The Stormwater Utility provides a means for moving and redirecting water away from roadway surfaces and the surrounding right of way, toward storage areas or flow lines and releasing it toward natural drainage corridors. The system includes curb and gutter and storm sewers throughout the Central Business District. The remainder of the system consists of grass swale, ditch and culvert type flow lines.

The Stormwater Utility is not set up as a combination sewer (sanitary and storm sewer), it is strictly for conveying storm runoff and other clear water. For that reason, please refrain from dumping anything down any storm inlet or using an inlet as a garbage can - these lines typically flow directly to our wetlands and waterways.

WATER SUPPLY

The Village of Palmyra owns and operates a public potable water supply system that serves virtually all residential, commercial, and industrial development within the community. The Village's water system consists of two operating wells, a 200,000-gallon elevated storage tower, approximately 12.19 miles of water main, and 118

fire hydrants. Water mains range in size from 4 inches to 12 inches. The system serves 670 customers.

In year 1923, the first well was drilled in Palmyra near what is now the Jefferson Street and Taft Street intersection. This well (well # 1) together with well #2, which was located at the public works garage, served the needs of the Village until 1981 when an additional well (well #3) and an elevated steel water tower were installed. At that same time, well # 2 was taken out of service and subsequently abandoned due to its lack of production. The addition of the third well an elevated storage served to introduce added capacity and to provide more constant and stable pressure throughout the system. Additionally, the storage facility allowed the means for effective maintenance with minimal service loss to residents. This looped water system distributes potable water to customers through 12.19 miles of 12", 8", 6", and 4" water mains. The water storage tower is located within the Village Park southwest of the Eighth Street and Wilson Street intersection. This tower is 150 feet high and has a storage capacity of 200,000 gallons.

In year 2017, the average water usage was approximately 230,000 gallons per day, with a one day

Water Well Statistics

Source: WI Public Service Commission, 2017 Annual Report

Location	Depth (ft)	Well Diameter	Yield Per Day (g)	Currently in Service	Year Installed
Jefferson St	172	8	547,000	Yes	1923
Jefferson St	90	12	648,000	Yes	1981

Community Facilities and Services

Comprehensive Plan
2018-2038

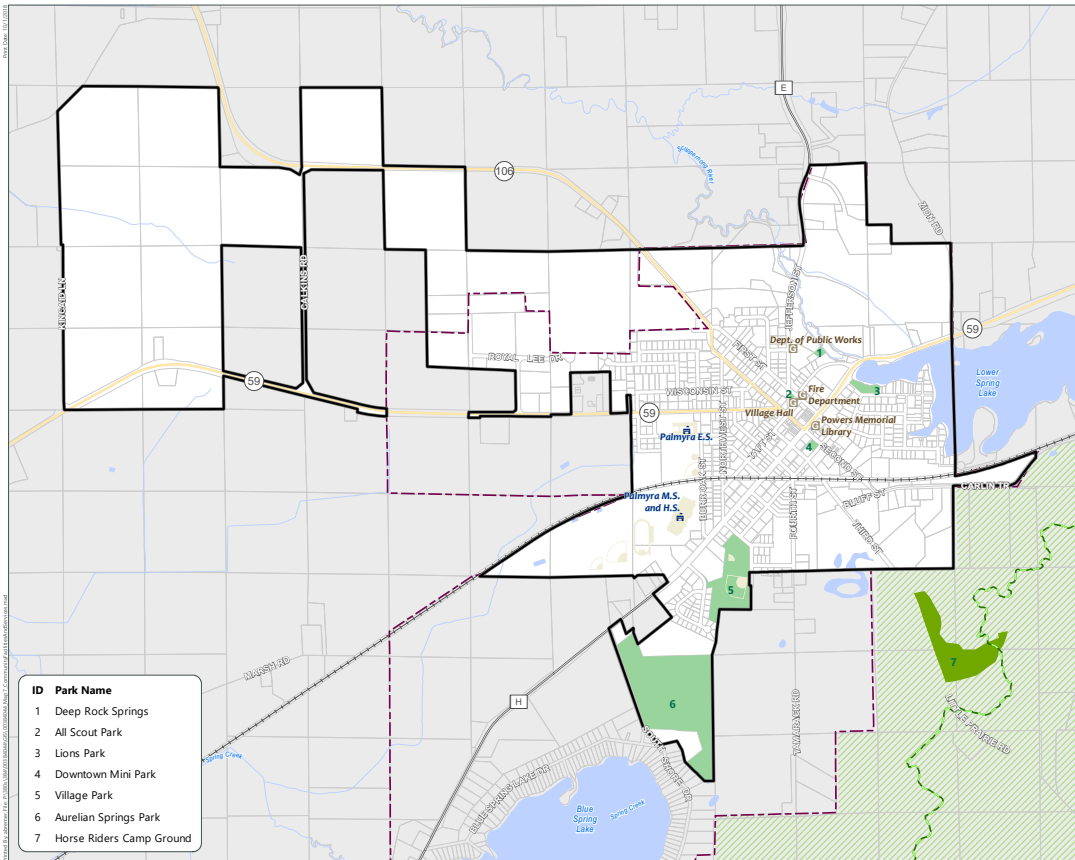
Village of Palmyra
Jefferson County, WI

- Planning Area
- Village of Palmyra
- Town
- County
- Urban Service Area
- Parcels
- Parks/Open Space**
 - Village of Palmyra
 - WDNR
- Waterbody
- Railroad
- Ice Age Trail
- Kettle Moraine State Forest
- Prince's Point Wildlife Preserve
- Community Facility**
 - Education
 - Municipal Facility

Data Sources:
Municipal Boundaries: Jefferson, Waikato and Waushara Counties.
Waterbodies: USGS NHD
Roads: Jefferson County and US Census
Urban Service Area: Jefferson County

MSA

0 0.125 0.25 Miles



- | ID | Park Name |
|----|--------------------------|
| 1 | Deep Rock Springs |
| 2 | All Scout Park |
| 3 | Lions Park |
| 4 | Downtown Mini Park |
| 5 | Village Park |
| 6 | Aurelian Springs Park |
| 7 | Horse Riders Camp Ground |

high of 374,000 gallons. The total design capacity for the two pumps serving the Village water system is 1.54 million gallons (rated) or 1.26 millions gallons (actual) per day. Assuming no future water intensive industrial development, the water system capacity appears more than satisfactory to accommodate the existing and future development needs of the community.

Homes outside of the Village limits rely on private wells for water needs. Wells are safe, dependable sources of water if sited wisely and built correctly. Wisconsin has had well regulations since 1936. NR 812 (formerly NR 112), Wisconsin's

Administrative Code for Well Construction and Pump Installation, is administered by the DNR. The Well Code is based on the premise that if a well and water system is properly located, constructed, installed, and maintained, the well should provide safe water continuously without a need for treatment. Refer to the WI DNR, the Jefferson County Department of Zoning and Sanitation for more information on water quality and well regulations.

SOLID WASTE DISPOSAL & RECYCLING FACILITIES

Solid waste and recycling services are contracted through a private vendor.

PARKS, RECREATION & OPEN SPACE

Parks and recreational resources are important components of a community's public facilities. These resources provide residents with areas to exercise, socialize, enjoy wildlife viewing or provide opportunities for environmental education for adults and children. Increasingly, parks and recreational resources can contribute to a community's local economy through eco-tourism. In addition, these resources are important for wildlife habitat and movement. Taken together, it is clear that the protection, enhancement, and creation of parks and recreational resources are important to the quality of life and character of a community.

Lions Park is a 1.3-acre community park. The park includes a 100' long beach and swimming area within Lower Spring Lake. A beach house with changing areas, lockers, restrooms and showers together with a concession stand that sells a variety of soda, candy and ice cream is located at the edge of the public parking lot. The site also contains a large pavilion, playground equipment, and two diving rafts during the summer. The Palmyra Park and Recreation Department also makes swimming lessons available during the summer months at the Palmyra Beach.

Downtown Mini-Park is a 0.40-acre pocket park located one block south of Main St. on Second St. Half of the park consists of a public parking lot with 24 spaces. The other half is devoted to open space with several mature trees and picnic tables.

Village Park is a 13.2-acre community playfield located on the west side of the Village. The park includes two ball diamonds, a pavilion with attached kitchen (featuring a stove, refrigerator, sink, hot water), picnic tables, playground equipment, tennis courts, two sand volleyball courts, basketball court, and four sets of horse shoe pits. The site also contains the Village's water tower and public restrooms (with ADA compliant stalls).

Aurelian Springs Park is a 33 acre passive recreational park located on N. Blue Spring Lake Drive. The park includes a shelter, parking lot for boat trailers and nature trails.

Deep Rock Springs is a historical site in Palmyra, which is also accessible to the public. The area around the spring was originally developed in the 1880's as a place to access its healing waters. The waters from the spring were also pumped to the spa that was located just west of Lower Spring Lake, as well as to the railroad. Once at the railroad, it was bottled and used either on the railroad cars or shipped to markets in Milwaukee and Chicago. Concrete and landscaping work, as well as the addition of a placard telling of its history, was completed in 2005 by the Palmyra Historical Society. Deep Rock Spring is accessible from Jefferson Street (CTH E), where parking is available.

All Scout Park is located adjacent to the Village Hall on the corner of Mill Rd. and First Street. The timber framed Boy Scout Cabin is the focal point of this park, and is the meeting place for the local Scout troops. There is also a picnic table available to sit on and relax in the shade.

The Village of Palmyra Park and Recreation Department offers a variety of recreational programs for citizens of all ages. Programs include:

- Spring and Fall Soccer
- Swimming Lessons
- Spring and Fall Yoga
- Sand Volleyball
- Basketball
- Flag Football
- Various Senior Activities

The Department coordinates with the Palmyra-Eagle School District and the Village of Eagle Recreation Department to provide a broader range of services to area residents. In addition, the Department also organizes trips to area tourist destinations.

Schools and Privately-Owned Facilities

1. Palmyra-Eagle Middle & High School provides about 60 acres of recreational land. The site contains a football/soccer field surrounded by a running track, four additional youth soccer fields, two baseball diamonds, and additional open space, which is bounded by a pedestrian trail.

2. Palmyra-Eagle Elementary School provides approximately 10 acres of recreational land. The site contains two little league ball fields, a soccer field, basketball court, and various playground equipment.

Regional Park and Recreation Facilities

The following section describes park and recreational facilities within the greater Palmyra area.

- Blue Spring Lake
- Lower Spring Lake
- Paradise Springs
- Carlin-Weld Park
- Kettle Moraine State Forest, Southern Unit
- John Muir Bike, Hiking, and Snowshoeing Trail
- Emma Carlin Hiking and Snowshoeing Trail
- Nordic Hiking and Cross Country Ski Trial
- Ice Age Trail
- Horsemen's Park
- Old World Wisconsin
- Bike and Pedestrian Routes

See the Village of Palmyra's 2010 Comprehensive Outdoor Recreation Plan for more details and information.

TELECOMMUNICATION FACILITIES

CenturyTel and Cable-Charter Communications provide telephone service for the Village. In addition, there are antennas co-located on the water tower, which provide cell phone coverage to the Village. Additionally, AT&T, Frontier Hughes Net provide internet service for the Village.

POWER PLANTS & TRANSMISSION LINES

Wisconsin Electric Power Company provides utility service for the Village. There is a distribution substation located near the corner of Blue Spring Lake Dr. and CTH H, just outside of the Village limits. The American Transmission Company (ATC) owns the electric transmission lines in the region. There are no high voltage transmission lines in the Planning Area. However, one runs from Whitewater to Mukwonago

along the County Line. ATC's 10-Year Assessment does not list any projects planned for the Palmyra area.

CEMETERIES

There are two cemeteries located within the Village, Hillside Cemetery on S. Fourth St and St. Mary's Cemetery on STH 106. Hillside Cemetery is the larger of the two and much of its land on the east side of Fourth St. is still vacant. The St. Mary's location also appears to have vacant space available. The Village of Palmyra does not initiate the development or expansion of cemeteries; however, they are regulated through the Village Zoning Code.

HEALTH CARE FACILITIES

There are no hospitals located in the Village of Palmyra. Nearby facilities, include Countryside Home and Hospital, Fort Atkinson Health Care Center, and Fort Atkinson Memorial Hospital in Fort Atkinson, as well as Saint Mary's Hospital in Watertown. The Village of Palmyra does not initiate the development or expansion of health care facilities; however, they are regulated through the Village Zoning Code.

CHILD CARE FACILITIES

Under Wisconsin law, no person may for compensation provide care and supervision for 4 or more children under the age of 7 for less than 24 hours a day unless that person obtains a license to operate a child care center from the Department of Health and Family Services. There are two different categories of state licensed child care; they depend upon the number of children in care.

Licensed Family Child Care Centers provide care for up to eight children. This care is usually in the provider's home, but it is not required to be located in a residence. Licensed Group Child Care Centers provide for nine or more children.

There is one licensed child care facility in Palmyra as of 2018 and it is Vita Kids Learning Center. It has a capacity of up to 102 kids, up to age 12. The Village of Palmyra does not initiate the development or expansion of child care facilities; however, they are regulated through the Village Zoning Code.

PUBLIC SAFETY SERVICES

Palmyra has a Director of Public Safety (Chief of Police and Fire) and full-time officers augmented when necessary by part-time officers at the Police Station, which is located next to Village Hall at 26 N First Street. The Jefferson County Sheriff's Department assists with dispatch on evenings and weekends.

The Palmyra Fire Protection District was established jointly by the Village of Palmyra and the Town of Palmyra, and has nearly 30 active volunteers. The Fire Station, located at 126 First St., was expanded and remodeled in 1997.

LIBRARIES

Powers Memorial Library is located downtown at 115 Main St. With approximately 5,700 sq. ft. of space, the library has many services including children's programs, computers, and audiovisual materials.

The library is part of a two-county

automated interlibrary loan system with Waukesha County, and has van service daily to circulate requested materials among Walworth, Racine, Dodge, Jefferson, and Washington Counties.

Jefferson County is part of the Bridges Library System. In 1971, the Wisconsin State Legislature passed a law creating seventeen Library Systems in Wisconsin. The purpose of the library systems is to provide free and equitable access to public libraries for all residents in Wisconsin even if their community has no library. The library systems also serve to take on projects too costly or complex for individual community libraries. The funding for the Public Library Systems comes from a set percentage of the budgets of all the public libraries in Wisconsin. The Mid-Wisconsin Federated Library System is headquartered in Horicon and serves libraries in Dodge, Jefferson, and Washington Counties. For more information, visit the Library's website, <http://www.mwfls.org> or <http://www.palmyra.lib.wi.us>

SCHOOLS

The Palmyra-Eagle Area School District has the advantage of a scenic small town atmosphere with close proximity to urban and suburban areas.

FACILITIES

The high school/middle school opened in 2005 with features such as eight computer labs, four state-of-the-art science labs including a greenhouse, and a spacious and well-equipped instructional media center. PEASD also has two elementary schools, one in Palmyra and one in

Eagle both of which received facility updates in 2015.

SKILLED STAFF

PEASD teachers are highly qualified, having full certification, demonstrating competence in subject knowledge and teaching. Although all teachers are required to complete a bachelors degree nearly half of the PEASD staff also hold advanced degrees. In addition, all of the instructional aides in PEASD are fully licensed for their assignment. The ratio of licensed teaching staff to students is 11 to 1, which is lower than the ratio in many surrounding school districts.

ENROLLMENT

The Palmyra-Eagle Area School District (PEASD) provides a quality education for students in early childhood and 4K through 12th grade. Situated in the southern unit of the Kettle Moraine State Forest, the district serves approximately 950 students in portions of Jefferson, Walworth, and Waukesha Counties, which includes all or part of the communities of Dousman, Eagle, Helenville, Jefferson, Palmyra, Sullivan, and Whitewater.

In addition, students from neighboring communities whose families recognize the educational and social benefits that PEASD has to offer are served through the State Open Enrollment Policy.

OTHER GOVERNMENT FACILITIES

The Village Hall is located 100 Taft St. and is used for Village administration and for official Village meetings.

COLLABORATION & PARTNERSHIPS

This element provides a baseline assessment of the Village of Palmyra intergovernmental relationships. Information includes: existing & potential areas of cooperation, and existing & potential areas of intergovernmental conflict. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future intergovernmental cooperation activities in the Village of Palmyra.

EXISTING AREAS OF COLLABORATION

The table at right lists existing areas of collaboration between Palmyra and other local units of government.

POTENTIAL AREAS OF COLLABORATION

The table at right lists potential areas of collaboration between the Village and Town of Palmyra.

Existing and Potential Areas of Collaboration

Source: Village of Palmyra, WI

Existing areas of cooperation with other local units of government.

Local Unit of Government	Existing Cooperation Efforts
Town of Palmyra	Emergency services, planning within the ETJ
Blue Spring Lake Sanitary District	Sanitary sewer for lake residences
Jefferson County	Emergency services, public health services, planning within the ETJ
Palmyra-Eagle School District	School facilities, including recreational facilities and a community room in the high school

Potential areas of cooperation with other local units of government.

Local Unit of Government	Potential Cooperation Efforts
Town of Palmyra	Boundary Agreement and Extraterritorial Zoning

LAND USE

This element provides a baseline assessment of the Village of Palmyra land use. Information includes: existing land uses, existing & potential land use conflicts, natural limitations for building site development, and land use trends. This information provides a basis for creating goals, objectives, policies, maps, and actions to guide the future land use activities in the Village of Palmyra.

EXISTING & PROJECTED LAND USE

All the land in the Village of Palmyra is categorized according to its primary use. Those categories are described in the following list and illustrated on the Existing Land Use Map on the opposite page.

Residential-SF – a structure that only contains one dwelling unit.

Residential-Duplex – a structure that contains two dwelling units.

Residential-Multi-Family – a structure that contains more than two dwelling units.

Mobile Home Park – a contiguous parcel developed for the placement of manufactured homes.

Farmstead – a residential structure associated with agricultural land and typically without urban services (public water or sewer)

Agricultural – land used for the production of food or fiber.

Park & Recreation – a property where recreation is the primary activity and where there is typically no commercial or residential use. The Village, County, or State usually owns these properties.

Open Space – land that is without structures and is neither forested nor used for agricultural purposes.

Woodland – land which is primarily forested and without structures.

Commercial/Office – a location where retail goods and/or services are sold or where office activities take place.

Industrial – a property where goods and products are manufactured, produced, or stored.

Public/Institutional – properties owned and/or used by governmental bodies, non-governmental organizations, and community organizations. These

can include the Village Hall, public works buildings, County, State, and Federal structures, schools, churches, and others.

Airport – land dedicated solely for the purpose of air transportation.

Quarry – a property where the extraction of metallic or nonmetallic minerals or materials takes place.

Vacant – land that has been platted for development but remains unused.

Transportation - Land dedicated to rights-of-way and mobility throughout the Village and planning area.

The table under the map approximates the existing land uses in the Planning Area and Village as of year 2017. The Village of Palmyra's existing land use pattern is indicative of a generally small rural Wisconsin village. The dominant land use within the Village is residential, and within the Planning Area agricultural. The most prominent feature of the Planning Area is the presence of the Kettle Moraine State Forest.

Existing Land Use Inset

Comprehensive Plan
2018-2038

Village of Palmyra
Jefferson County, WI

Legend:

- Planning Area (Red outline)
- Village of Palmyra (Black outline)
- County (Purple outline)
- Urban Service Area (Pink outline)
- Parcels (Thin black lines)
- Waterbody (Blue)
- Railroad (Black line with cross-ticks)
- Ice Age Trail (Green line)
- Wetlands (Green wavy lines)
- Kettle Moraine State Forest (Green diagonal lines)
- Prince's Point Wildlife Preserve (Green diagonal lines)

Existing Land Use Legend:

- Open Space (Light Green)
- Woodland (Dark Green)
- Residential-SF (Yellow)
- Residential-Duplex (Orange)
- Residential-MF (Light Blue)
- Mobile Home Park (Dark Blue)
- Farmstead (Brown)
- Agricultural (Light Green)
- Parks & Recreation (Light Green)
- Commercial/Office (Red)
- Industrial (Purple)
- Public/Institutional (Blue)
- Airport (Light Blue)
- Vacant (Light Green)
- Transportation (Grey)

Data Sources:
Municipal Boundaries: Jefferson, Walworth and Waukesha Counties.
Waterbodies: USGS NHD
Roads: Jefferson County and US Census
Urban Service Area: Jefferson County
Ice Age Trail: NPS

MSA 0 0.125 0.25 Miles

Existing Land Uses within the Village

Source: MSA Mapping

Existing Land Use Plan Area	Acres	Percentage	Existing Land Use Village Inset	Acres	Percentage
Agricultural	6,457.4	44.69%	Agricultural	450.2	31.89%
Farmstead	161.2	1.12%	Farmstead	2.2	0.16%
Residential-SF	947.2	6.56%	Residential-SF	224.0	15.87%
Residential-Duplex	6.2	0.04%	Residential-Duplex	6.2	0.44%
Residential-MF	6.5	0.05%	Residential-MF	6.5	0.46%
Mobile Home Park	6.0	0.04%	Mobile Home Park	6.0	0.42%
Commercial/Office	96.3	0.67%	Commercial/Office	29.9	2.12%
Industrial	48.0	0.33%	Industrial	41.7	2.95%
Quarry	4.1	0.03%	Quarry		0.00%
Public/Institutional	123.0	0.85%	Public/Institutional	122.0	8.64%
Parks & Recreational	74.0	0.51%	Parks & Recreational	50.0	3.54%
Woodland	3,328.8	23.04%	Woodland	77.5	5.49%
Open Space	3,029.7	20.97%	Open Space	186.0	13.18%
Vacant	15.4	0.11%	Vacant	6.3	0.44%
Airport	110.2	0.76%	Airport	110.2	7.80%
Transportation	34.3	0.24%	Road ROW	93.0	6.59%
Total	14,448.2	100.00%	Total	1,411.7	100.00%

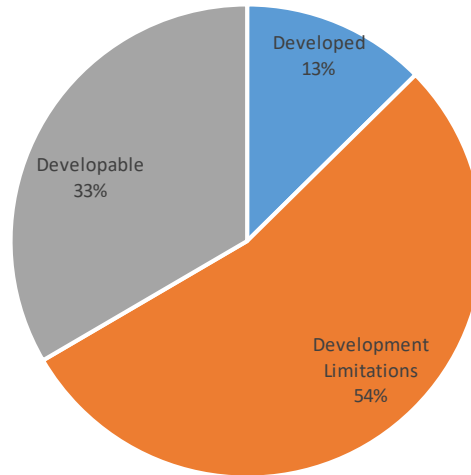
LAND USE TRENDS

In year 2017, there were 14,448 acres of land within the Planning Area, including 1,412 acres within the Village of Palmyra. It is anticipated that the land supply in Palmyra will increase as the Village has the ability to continue to annex land within the Town into the Village if petitioned by landowners and approved by the Village Board.

The chart on the right indicates that 54% of the land within the Planning Area has some sort of development limitation either due to water, wetlands, floodplains, or steep slopes. There are just over 5,000 acres of developable land within the Planning Area, including 6.3 acres of vacant platted land within the current Village limits. Caution should be given, as this number does not include other factors that determine land suitability for development such as transportation access or utility access.

Land Supply

Source: MSA Mapping



1. Developed lands include all intensive land uses (residential, commercial, industrial, public, recreation)
2. Development Limitation land includes water, wetlands, floodplains, and steep slopes >20%
3. Developable lands include all lands not categorized as developed or undevelopable.

Projected Land use

Source: MSA Mapping

Projected Land Use	2017	2025	2030	2040	23 Year Change
Agricultural (acres)	6,450.0	6,434.6	6,425.8	6,421.9	(28.1)
Residential (acres)	245.4	258.7	266.3	269.6	24.2
Commercial (acres)	33.0	34.8	35.8	36.3	3.3
Industrial (acres)	48.0	48.3	48.5	48.6	0.6

LAND DEMAND

Table at right reports the estimated total acreage that will be utilized by agricultural, residential, commercial, and industrial land uses through 2040. Projected residential acreage is calculated by using the WIDOA household projections and a lot size of 14,375 sq.ft. (average size of a residential lot in the Village). It is estimated that an additional 24 acres will be needed for new homes by year 2040. Caution should be given, as this number is probably an overestimate since the WIDOA population projections for the Village are aggressive. It is assumed that

commercial and industrial acreage will maintain the same proportion to residential acreage as in year 2017 (1 acre commercial per 7.4 acres of residential and 1 acre industrial per 5.1 acres of residential).

Most of the 28 acres land needed for new development will likely come from land outside of the current Village limits. The Projected Land Use table assumes that demand for residential, commercial, and industrial land will be supplied by converting existing agricultural or open space land. Currently there are 716 combined acres of undeveloped

land within the Village (either agricultural, open space, vacant parcels, or woodland). One could assume that these 28 acres could more than meet the demands for new residential, commercial, or industrial development; however, most of this land is undevelopable due to accessibility, environmental constraints, or high costs for utility extensions.

REDEVELOPMENT OPPORTUNITIES

Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the Village. Redevelopment is typically synonymous with commercial or industrial infill development.

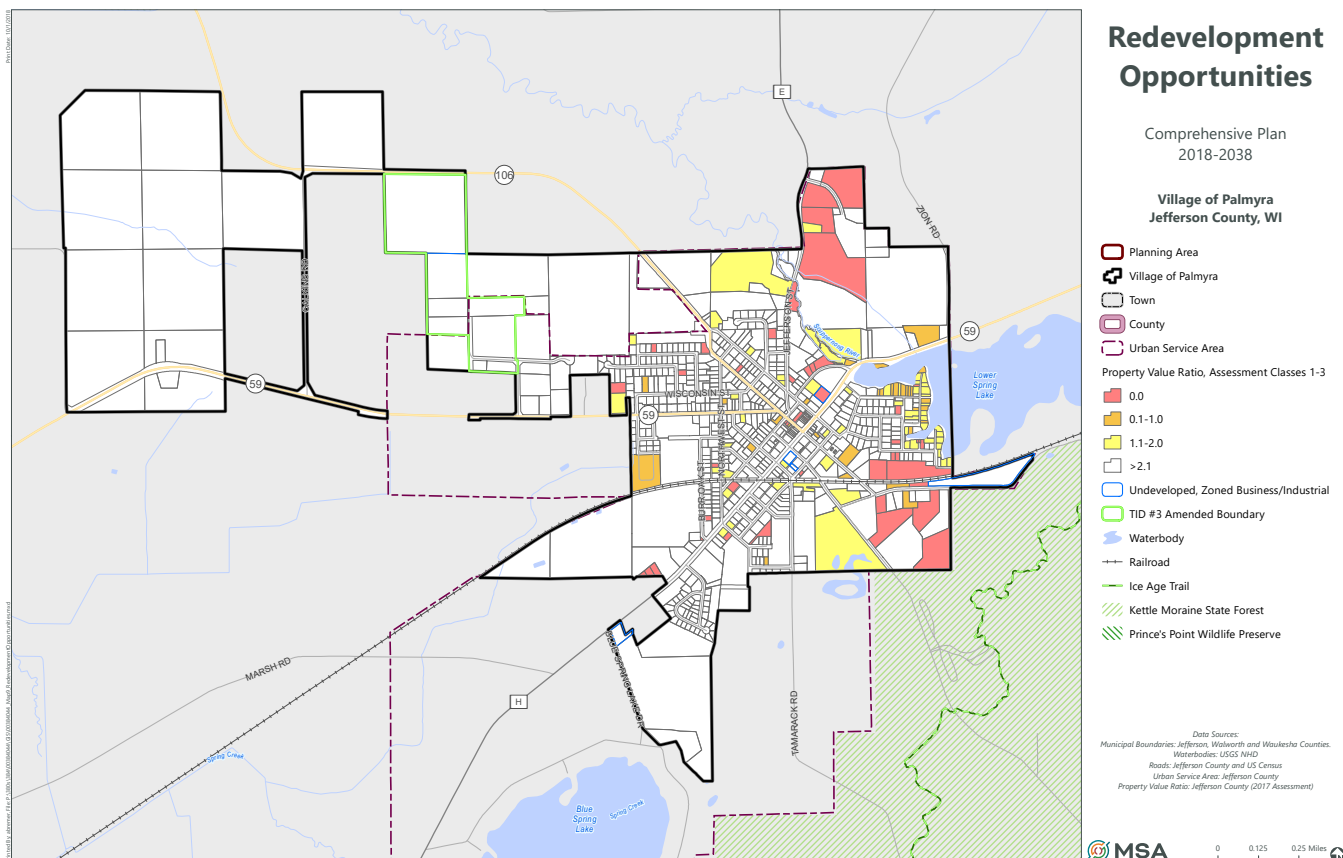
Residential - There are a few vacant lots scattered throughout the

Village, which could be developed. There are also some larger existing residential lots near the Village Park, and south of the railroad, which could be split to add an additional home site. However, neither of these redevelopment opportunities would provide enough land to meet the population projections. Other than the agricultural land southeast of the WWTF, and some undeveloped woodlands along Little Prairie Rd., there are no other areas within the Village that offer large areas suitable

or feasible for new residential subdivisions. Therefore, unless existing single-family residential lots are redeveloped into multi-family residences the Village should plan for some additional residential use outside of its current boundaries.

Redevelopment Opportunities

Source: MSA Mapping



Commercial/Office – There are multiple vacant or underdeveloped lots within the Village. One is on Hwy 59 in front of the former clinic and the other is at the corner of Wilson St. and Second St. Both of these sites could be developed for commercial or office use. In addition, there are a few empty commercial buildings along Main St., which could be used by new businesses.

Another area for potential redevelopment is the area near Wilson St. and the railroad. There are a number of vacant and dilapidated commercial buildings in this area, which could be redeveloped or raised to create new commercial businesses. In conclusion, some properties within the current downtown area are vacant and could be used by small businesses. However, most of these parcels are too small to accommodate the needs of larger commercial and office businesses. Therefore, the Village may need to plan for some additional commercial and office use outside of its current boundaries.

Industrial – There are two industrial areas within the Village. One is the area adjacent to the railroad, which contains some smaller industrial businesses typical of an older urban railroad corridor, such as a lumberyard. The other area is the Palmyra Industrial Park on Hwy 59, which contains Palmyra’s larger and newer industrial businesses. Currently the industrial areas do not have any vacant parcels; therefore, the Village may need to plan for some additional industrial areas outside of its current boundaries in order to meet projected demand.

Contaminated Sites - The Bureau of Remediation and Redevelopment within the WDNR oversees the cleanup of environmental contamination and the redevelopment of contaminated properties. The Remediation and Redevelopment Tracking System (BRRTS) provides access to information on incidents ("activities") that contaminated soil or groundwater. These activities include spills, leaks, other cleanups and sites where no action was needed. Based on the BRRTS database there are no open sites within the Village and 7 closed sites. Of the 7 closed sites two have continuing obligations. Refer to the two green and black outlined sites on the map below.

Property Value Ratio - In addition to properties with known contamination history, another indicator of potential redevelopment opportunities is the assessment value of existing developed properties. The map on the previous page illustrate the ratio of assessed improvement values to land values. In general, properties where the value of the improvements on the property are equal to or less than double the land value indicate properties that may be under utilized and may be considered candidates for redevelopment. The map illustrates the assessment ratios for Class 1, 2, and 3 properties as of year 2017.

Note, that a low property value ratio does not always indicate under



utilized properties. For example, many of the Class 1 properties adjacent to Lower Spring Lake have low property value ratios; however, this is due to very high land values associated with the lake front properties and does not necessarily indicate low property utilization.

ZONING

Land development and building activity within the Village are subject to the Village's Zoning Ordinance (Chapter 17). Within the Village, requests for zoning amendments are reviewed and approved by the Village Board. Existing zoning is shown on the map below.

