

Village of Argyle

Smart Growth Comprehensive Plan: 2004 - 2023

Adopted: May 5, 2004

Prepared by:
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ACKNOWLEDGMENTS

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HISTORY OF ADOPTION AND AMENDMENT

Date of Action	Ordinance Number	Description of Action
May 5, 2004		Village Board adopted the Village's first comprehensive plan prepared pursuant to Wisconsin's Smart Growth Legislation.

**A RESOLUTION OF THE PLAN COMMISSION FOR THE VILLAGE OF ARGYLE
RECOMMENDING THAT THE VILLAGE BOARD ADOPT THE COMPREHENSIVE PLAN
AS PREPARED BY THE COMMISSION**

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorizes the Village to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a comprehensive plan that meets the state's definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the Village Board directed the Plan Commission to prepare such a comprehensive plan for its consideration; and

WHEREAS, the Plan Commission began working on such a comprehensive plan with the assistance of a consultant; and

WHEREAS, the Plan Commission undertook relevant studies and surveys, including data collection and analysis; and

WHEREAS, the Village Board adopted a public participation plan to encourage public participation in the formation and review of the comprehensive plan; and

WHEREAS, the Plan Commission held public meetings to involve citizens in the preparation and review of the comprehensive plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Plan Commission has completed a comprehensive plan consisting of text and maps that is entitled "Village of Argyle Smart Growth Comprehensive Plan – 2023"; and

WHEREAS, the Village Attorney has reviewed the proposed comprehensive plan and has determined that it meets the definition of a comprehensive plan as provided for in state statutes; and

WHEREAS, the Plan Commission conducted a public meeting on February 12, 2004, to consider the above-mentioned plan; and

WHEREAS, the Plan Commission considered the public input that was offered at that and all other meetings; and

WHEREAS, the Plan Commission has determined that the above-mentioned comprehensive plan is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Village and its extraterritorial area which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Plan Commission has determined that it has met those requirements of the public participation plan for which it is responsible.

NOW THEREFORE, the Plan Commission, by majority vote of the entire Commission, respectfully recommends to the Village Board the adoption of the above-mentioned comprehensive plan.

NOW THEREFORE, the Village Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, is directed to send a copy of the above-mentioned comprehensive plan along with an explanatory cover letter to the following: Wisconsin Land Council, South West Wisconsin Regional Planning Commission, Lafayette County, and the towns of Argyle, Wiota and Adams


ADOPTED this 11th DAY OF March, 2004.


William Johnson, Plan Commission Chair

Attest:

Reviewed as to form and content:


Sandra Flannery, Village Clerk


Village Attorney

Public Notice

Public Hearing to Review the Proposed Comprehensive Plan For the Village of Argyle, Wisconsin

The Village Board authorized the Plan Commission to prepare a comprehensive plan pursuant to state statutes. Pursuant to that authorization, the Plan Commission has prepared a comprehensive plan following a public planning process, and has recommended its adoption to the Village Board. The Village Board will conduct a public hearing at 7:30 p.m. on April 29th, 2004 at the Amcore Bank 321 E. Milwaukee Street. The Village Board will consider the Commission's recommendation, hear public comment on the recommended plan, and take action it deems appropriate.

A copy of the plan as recommended by the Plan Commission is available at the following locations for review during normal hours of operation: Argyle Public Library (401 E. Milwaukee Street) and Village Hall (401 E. Milwaukee Street). A copy for loan may be obtained from the Village Hall.

For more information, you may contact Sandra Flannery, Village Clerk, by calling 608-543-3113 or by coming to Village Hall during normal hours of operation.

Following a short presentation by a representative of the Plan Commission, the Village Board will open the meeting to accept public input. You are encouraged to attend the public hearing and to offer your comments. The Village will respond in writing to those comments or questions if requested to do so.

Individuals wishing to review the recommended plan or offer their comments that may need special assistance or accommodations should contact the Village Clerk.

The recommended plan consists of written text and maps. Areas covered in the plan include the following general areas: issues and opportunities; housing; transportation; utilities and community facilities; agricultural, natural, and cultural resources; economic development; intergovernmental coordination; land use; and implementation. The plan also includes goals, objectives, and policies relating to these areas.

According to state law, the Village (and other municipalities) must have a comprehensive plan that meets the state's definition by January 1, 2010, if it wants to take any action that affects land use after that date. This plan will therefore form the basis for all regulations, programs, and other actions taken by the Village that affect land within the jurisdiction of the Village.

Sandra Flannery, Village Clerk

An Ordinance of the Village Board

Adopting a Smart Growth Comprehensive Plan for the Village of Argyle, Wisconsin

WHEREAS, sections 62.23(2) and (3) of the Wisconsin Statutes authorizes the Village to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, section 66.1001(3) of the Wisconsin Statutes requires that a municipality must have a comprehensive plan that meets the state's definition by January 1, 2010, if it wants to take any action that affects land use after that date; and

WHEREAS, the Village Board directed the Plan Commission to prepare such a comprehensive plan for its consideration; and

WHEREAS, the Plan Commission began working on such a comprehensive plan in February 2003, with the assistance of a consultant; and

WHEREAS, the Plan Commission undertook relevant studies and surveys, including data collection and analysis; and

WHEREAS, the Village Board adopted a public participation plan to encourage public participation in the formation and review of the comprehensive plan; and

WHEREAS, the Plan Commission held numerous public meetings to involve citizens in the preparation and review of the comprehensive plan; and

WHEREAS, proper public notice was provided for each of those meetings; and

WHEREAS, the Plan Commission has completed a comprehensive plan consisting of text and maps that is entitled "Village of Argyle Smart Growth Comprehensive Plan – 2023"; and

WHEREAS, the Village Attorney has reviewed the above-mentioned plan and has determined that it meets the definition of a comprehensive plan as provided for in state statutes; and

WHEREAS, the Plan Commission by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the above-mentioned comprehensive plan, containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the Village Clerk, pursuant to section 66.1001(4)(b) of the Wisconsin Statutes, following passage of that resolution, mailed a copy of the above-mentioned comprehensive plan along with an explanatory cover letter to the following: towns of Argyle, Wiota and Adams; Wisconsin Land Council; Lafayette County; and South West Wisconsin Regional Planning Commission. and

WHEREAS, the Village Board, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, held a public hearing, with proper public notice, on April 29th, 2004, to receive public comment on the above-mentioned comprehensive plan; and

WHEREAS, approximately 13 people were at that hearing and individuals were given the opportunity to offer their comments on the above-mentioned comprehensive plan; and

WHEREAS, the Village Board received no letters from interested citizens concerning the above-mentioned comprehensive plan and the Village Board has responded in writing to those requesting a written response (a copy of which is on file with the Village Clerk); and

WHEREAS, the Argyle Plan Commission reviewed the recommended plan and sent suggestions to the Village; and

WHEREAS, the Village Board has reviewed the above-mentioned comprehensive plan and has considered the public input it has received and the suggestions from the Argyle Plan Commission; and

WHEREAS, the Village Board has revised the above-mentioned comprehensive plan; and

WHEREAS, the Village Attorney has reviewed the above-mentioned comprehensive plan, as revised, and has determined that it meets the definition of a comprehensive plan as provided for in state statutes; and

WHEREAS, the Village Board has determined that the above-mentioned comprehensive plan, as revised, is in the public interest and that it is needed for guiding and accomplishing the coordinated, adjusted and harmonious development of the Village and its extraterritorial area which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Village Board has determined that the requirements of the public participation plan have been satisfied.

NOW THEREFORE, the Village Board, by majority vote of the entire Board, adopts the above-mentioned comprehensive plan, as revised.

NOW THEREFORE, this ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication/posting as required by state statutes.

NOW THEREFORE, the Village Clerk consistent with section 66.1001(4)(b) of the Wisconsin Statutes, shall send a copy of this ordinance along with a copy of the above-mentioned comprehensive plan, as revised, to the following: Argyle Public Library; towns of Argyle, Wiota and Adams; Wisconsin Land Council; LaFayette County; and South West Wisconsin Regional Planning Commission.

ADOPTED this 5th DAY OF May, 2004.

Attest:

Wayne K. Wilson
Wayne Wilson, Village President

Sandra Flannery
Sandra Flannery, Village Clerk

INTRODUCTION

About Wisconsin's Smart Growth Legislation

General Overview

As part of the state's 1999-2000 biennial budget, Governor Thompson signed into law what is referred to as the "Smart Growth" legislation (1999 Wisconsin Act 9). Briefly, Smart Growth does the following:

- Requires local governmental units to adopt and implement a comprehensive plan, as defined in the legislation, by January 1, 2010, in order to carry out any action that affects land use.
- Establishes 14 comprehensive planning goals to be applied in three ways: (1) as guidance for state agencies, (2) as a benchmark for local governmental units that prepare a state-mandated plan and (3) by the Wisconsin Land Council in allocating planning grants. (See Appendix A.)
- Provides state funding to help local units of government pay for preparing and adopting comprehensive plans.
- Establishes a "smart growth" dividend aid program that will provide state funding to cities, villages, towns and counties based on the number of credits that a governmental unit earns. Funds will be disbursed beginning with the 2005-06 fiscal year. As of yet, specific rules have not been adopted for this program.
- Requires cities, villages and towns with a population of at least 12,500, to adopt ordinances for what is referred to as traditional development and conservation subdivisions. Although these governmental units must adopt these ordinances, they do not have to implement them unless they want to promote these types of development patterns.
- Delegates additional responsibility to the Wisconsin Land Council for oversight of the Smart Growth legislation.

Comprehensive Planning

The Smart Growth legislation significantly changed the stature of comprehensive planning in the state and places it very high on a local governmental unit's "to do" list. Although state statutes do not require local governmental units to adopt comprehensive plans consistent with the requirements, it provides that if a local governmental unit does not do so by January 1, 2010, it may not enforce existing or adopt new ordinances, plans, or regulations that in anyway affect land use.

If a community wants to prepare a comprehensive plan, it must follow various substantive and procedural requirements. Major provisions relating to comprehensive planning are listed in Exhibit A-1.

Exhibit A-1. Comprehensive Plans and State Statutes: A Summary

- **Contents.** A plan at a minimum shall contain specified information in the following nine elements: issues and opportunities; housing; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; land use; and implementation.
- **Effect of Comprehensive Plan.** Beginning January 1, 2010, all existing and new programs or actions of a local governmental unit that affect land shall be consistent with a comprehensive plan.
- **Public Participation.** The local governmental unit shall adopt written procedures that it will use to foster public participation.
- **Adoption.** The plan commission or other body of a local governmental unit prepares and recommends adoption of a comprehensive plan. Following a public hearing, the local governmental unit then adopts a plan.

Compiled by: Mid-America Planning Services, Inc.

Scope and Purpose

State statutes define nine areas that need to be addressed in a community's comprehensive plan (Exhibit A-2). This plan includes each of those functional areas, but goes beyond that list. This plan is based on the premise that a comprehensive plan should address all of the facets that make up a community and its quality of life and include those governmental and nongovernmental groups that can in some way affect a community.

The quality of life that a community can offer depends on many different, yet interrelated, factors. Each contributes, whether positively or negatively, in some way to an individual's well being and to the overall health of the community. Below are listed those factors that are addressed in varying degrees in this plan.

- Physical development
- Economic opportunity
- Social opportunity
- Recreational opportunity
- Civic engagement
- Cultural engagement
- Environmental health
- Aesthetics / beauty
- Collective and individual security and freedom
- Educational opportunity

Exhibit A-2. Required Elements in a Comprehensive Plan

1. Issues and Opportunities Element
2. Housing Element
3. Transportation Element
4. Utilities and Community Facilities Element
5. Agricultural, Natural Resources and Cultural Resources
6. Economic Development Element
7. Intergovernmental Cooperation Element
8. Land Use Element
9. Implementation Element

This plan addresses many areas outside of the Village's direct control because it is recognized that a community is affected by many other entities. Community and service groups can have a significant effect on residents and their level of community involvement. The local school board has a significant impact on our children and in turn the community. Local institutions like churches and similar organizations can often help to foster community identity and involvement by sponsoring local projects or by providing much-needed services. To the extent that a group or entity affects the Village and its residents, it will be addressed in this plan when appropriate.

This plan is a blueprint for community-wide action for all of the groups that can in some way influence community well being.

This plan is a blueprint for community-wide action that must come from all segments of the community, not just from the Village. Everyone must be involved and dedicated to making needed improvements and to continue those efforts that have had a positive influence.

This plan is intended to capture a shared vision for the Village. It is a statement reflecting community pride and how residents want the Village to manage growth and development in the future. It will help elected officials make decisions that reflect the short- and

long-term wishes of the community. It will help prioritize the Village's human and financial resources so it can provide the necessary public infrastructure and amenities needed to maintain a high quality of life. It will also help to foster a sustainable economy that is in keeping with its rural character.

Regional Context

The village of Argyle is situated in eastern Lafayette County, Wisconsin. It is about 8 miles from Blanchardville, 15 miles from Monroe and 15 miles from Darlington. Argyle is located in the driftless or unglaciated portion of Wisconsin. It is situated in the Western Upland of southwestern Wisconsin dominated by ridges and valleys. The valleys are cutting into sandstone and dolomite sedimentary rock. The vegetation is a combination of prairie and deciduous forest. Soils are excellent to good.

Argyle covers about 350 acres. State Highways 81 and 78 bisect it. The Village was once served by a railroad, but all that remains is an abandoned rail grade. Other important transportation routes in the immediate area include CTH A, C, G and N.

The East Branch of the Pecatonica River flows through the western edge of the Village. The Yellowstone River flows into the Pecatonica River about one mile north of the Village and Dougherty and Braezels Creeks flow in about one mile south of the Village.

The Village adjoins the town of Argyle in all directions. The town of Wiota is less than a mile to the south and the town of Adams in Green County is a little over one mile to the east. Pursuant to state statutes¹, the Village could extend its 1.5-mile extraterritorial authority into the 3 Towns.

Previous Planning Efforts

The Village's first Land Use Plan was prepared by Vierbicher and Associates and was prepared in 1993. It consists of a community profile and Land Use Plan.

Ideas and recommendations from the 1993 Plan were incorporated into this plan where appropriate. Upon adoption, this plan will supersede the 1993 Plan and all other previously adopted plans and reports.

Plan Organization

This plan is organized into various chapters based on the general outline contained in the Smart Growth legislation. It contains each of the nine elements and the goals, objectives and policies are compiled into one chapter for easier reference and to ensure consistency between the various elements.

Planning Horizon

Consistent with state statutes, this plan considers the next 20-year period.

¹ See state statutes §62.23 (7a).

Plan Preparation and Adoption

Although the idea behind comprehensive planning is rather straightforward, the preparation of this plan entailed a great deal of work, a commitment on the part of many individuals, boards and agencies, and an extensive public participation program.

Background information for this plan came from a variety of sources. Some of the information came from existing databases and publications. As noted, previous planning efforts have been conducted and relevant information from them was included here as appropriate. Those sources are listed for future reference. In addition, the consultant conducted visual surveys to collect information about land use, traffic conditions, housing conditions and the like. As described in more detail below, a community survey was also conducted in 2000

Throughout the planning process, public participation has been of prime importance and began even before the plan was drafted. Consistent with state statutes (§66.1001(4a)) the Village developed a public participation program to ensure that residents were informed about the plan and given meaningful opportunities to participate and help shape the final product. It was adopted on March 5, 2003.

In all, 15 public meetings were conducted, beginning with the first meeting on February 27, 2003. Meetings were held in the evenings and generally lasted about two hours. More than 200 people attended the meetings, which translates into 400 hours of direct citizen involvement in the preparation and review of this plan.

In March 2004 the Plan Commission passed a resolution recommending the Village Board adopt the proposed comprehensive plan. Copies of the proposed plan were then sent to the following, as required by state statute (§66.1001(4b)), for review and comment:

- Town of Argyle
- Town of Wiota
- Town of Adams
- LaFayette County
- Southwest Wisconsin Regional Planning Commission
- Wisconsin Land Council

Following this phase of public review, the Village Board held a final public hearing on April 27, 2004 allowing for the required public notice. The Board then adopted the plan on May 5, 2004, by Ordinance, a copy of which is on file with the Village Clerk. Copies of the ordinance and plan were mailed to the Argyle Public Library and the clerk of all adjacent local governmental units consistent with state law.

Community Survey

In order to obtain up-to-date information about the residents and their views, Mid-America Planning Services administered a written survey in May 2003. The 8-page survey consisted of over 50 questions covering a wide range of issues. A survey was mailed to each of the 349 households in the Village. After two weeks, those not returning a survey were mailed a second survey. In all, 225 surveys were returned for a response rate of 64.4 percent. Survey results were compiled and are included as Appendix C. Significant findings are incorporated into this plan where appropriate.

GOALS, OBJECTIVES, POLICIES AND RECOMMENDATIONS

■ General Overview

This section of the Plan contains a listing of the goals, objectives and policies that were used to fashion the future land use plan, transportation plan and public facilities plan. In addition, these goals, objectives and policies will help guide future development and redevelopment in the Village in the coming years.

For the purpose of this Plan, a goal is a statement describing a desired future condition. Goals generally are intended to focus on a long-term end and in some cases may not be attained or maintained over a period of time. In contrast, an objective is a statement describing a short-term end and can be achieved. Objectives are intended to help achieve goals. A policy is a principle guiding future decisions or actions and is intended to achieve one or more objectives.

I. Issues and Opportunities Section

The goals, objectives and policies for the Issues and Opportunities element are as follows:

Policy:

- By recognizing the Plan Commission and Village Board are not legally responsible for all of the social, economic and physical aspects of the Village. However, they are best suited to monitor the "Big Picture" and manage the Village's overall well being by directing actions of their own or by meeting with other organizations and institutions to support their activities or functions.

Goal 1. To organize and plan a complete strategy for Village improvement and growth management.

Objectives:

1. By preparing for growth pressure including infrastructure expansion.
2. By establishing a community niche.
3. By taking advantage of the Village's location on the Pecatonica River, close to Madison, in the lead mining district of the state and its historic background.
4. By maintaining an active historical record of the Village including its people, buildings and important events.
5. By preparing a plan for future streets and land uses for the Village and its extraterritorial area.
6. By providing the needed infrastructure improvements in an affordable manner to serve existing development and planned growth.
7. By preparing plans for needed community facilities such as the Village Hall, police station, fire station, library, senior/community center, etc.
8. By incorporating citizen participation into the comprehensive planning and plan implementation process.
9. By establishing and maintaining all types of youth participation programs.
10. By coordinating efforts and communication among service clubs, businesses, government agencies, religious institutions and other participants that affect Argyle's future.
11. By seeking grants from the state and foundations and solicitation of donations to build a community foundation, all for funding needed improvements.
12. By establishing a program to improve community attitude, pride, participation and image.
13. By identifying the function of Argyle as it relates to the area's human environment.
14. By preparing the Village to deal with one-time decisions.

15. By utilizing citizen volunteers.
16. By establishing TIF Districts.
17. By increasing information sharing with residents, particularly about major projects.
18. By determining if improvements are grant eligible prior to committing to do them.
19. By working to increase the tax base, to improve the economy and bring more money into the Village including additional industrial, commercial and residential uses.
20. By building on the excellent school system by what ever means necessary.
21. By working with the Argyle School District, Southwest Wisconsin Technical College and Argyle area employers to provide the needed educational opportunities for the Village residents.
22. By utilizing all of the assets provided by a small community such as personal safety, community pride, friendliness and locally owned and managed businesses.
23. By promoting the family and family values.
24. By continuing to organize and operate numerous annual festivals and events.
25. By building on the Robert La Follette heritage.

Recommendations

1. Promote development by working with developers, make zoning changes and land division approvals only if they are in conformance with this plan, utilize your finalized plan and deal fairly with developers.
2. The Village needs to build on its uniqueness of the home of Bob La Follette, downtown uniqueness, always be open to additional community events, redevelop the older areas of the Village, continue to update its above and below-ground infrastructure. The Village needs to establish entrance markers and place the Village name on each sign that identifies a street. The Village should light its water tower.
3. Market the Village as a bedroom community, largest community on the Pecatonica River, the home of Bob LaFollete and the community history. Develop a brochure with a self-guided walking tour of historical sites.
4. The Village needs to establish a museum to be sure Argyle's history is incorporated wherever possible. Encourage the high school to prepare an up-to-date historical account of the Village as a class project.
5. Adopt and implement the Smart Growth Plan for Land Use, Transportation and Community Facilities Plan. Apply for the Smart Growth dividend.
6. Continue to upgrade any needed infrastructure and make certain utility extensions are sized and placed adequately to handle the project specific needs as well as addressing planned future uses. This Plan will permit building infrastructure for more than a 20-year horizon.
7. The Community Facilities Plan proposes a new park, foot path, trails, utility service areas, a Village garage, library, senior center, Village Hall and police offices. The Village should look to sharing equipment and services with other communities. Seek cost saving cooperative agreements.
8. To start new programs or change directions on existing programs is not always easy. For the Plan Commission and Village Board to have citizen support is important. The more citizen participation, the more support for the necessary change. One element of citizen participation would be to televise the Village Board's meetings.
9. Encourage Village churches and community organizations to focus on establishing or assisting with youth programs.
10. The Village should use all the resources, municipal and non-municipal, to the fullest extent possible. Although each organization will be responsible only for its own functions, the Village should help coordinate their activities so they complement one another. It could do this by participating in each organization or by hosting a coordinating meeting once a year with all of the organizations to review each organization's plans for the next year. Together more will be accomplished than only acting individually.
11. Seek more alternative funding for projects. The Village should continue to seek grants and gifts to provide needed financing. Grants could be used for affordable housing, economic development, park acquisition and infrastructure. The Village needs to dialog more with County Board members to obtain more county participation in Village projects. The Village should continue to promote its community foundation (Argyle Community Fund) for long-term community benefits. Also use Public Facilities Economic Development grants for business park expansion.

12. Community attitude, pride, image and citizen participation are difficult to measure, but are so important to a community's success. The Village needs to take actions that have visibility. However, these actions must be based on sound planning and management. The Village needs to do this while making the less visible improvements such as underground improvements. The Village's share of attitude, pride and image is best accomplished with citizen participation, which is best obtained through communication.
13. The function of Argyle is to serve its residents and the extensive surrounding agriculture economy. It also serves tourists, restaurant users and shoppers including the local grocery market. The Village has a potential for more job opportunities. Serve existing and new residents well, including commuters. Provide for job opportunities and then more retail and commercial services will follow.
14. The Village needs to give extra consideration to decisions that have the potential to change course and are non-retractable. Examples of non-retractable developments are developments that would close roads or block future road extensions, development that would create storm drainage problems, development without adequate access, sale of Village owned land with out guarantees of development and sale of Village owned land for uses not appropriate for that location.
15. Work through existing groups to increase the number of volunteers needed to accomplish Village benefiting tasks. The now numerous community festivals and celebration are great assets and are one of the means of increasing pride for Argyle.
16. The Village has the opportunity to create one or more TIF districts including the opportunity for single parcel TIFs.
17. The Village needs to send a newsletter to every household. Continue to interact with the schools and other groups in the community.
18. Develop a financial plan. Update your plan annually. Investigate grant availability for all capital improvements.
19. The Village should grow commercially, industrially and residentially utilizing the strengths listed in the plan. All the elements needed to do so are available in the Village and immediate area.
20. The Argyle School System is both a source of pride and a real economic force. Work with the school district on every opportunity. The Village needs to be open to all alternatives to maintain good or even excellent schools. The schools are your future.
21. Promote job training and retraining of the workforce.
22. Build on the Village's strengths: it's proximity to Madison, adequate water and sewer services and good and faithful workers. The Village is safe. There is a good educational system and many good community services. There are good commercial services. Argyle is in a good position to undertake significant community improvement initiatives. Physically, the Village is located in a very nice natural setting. There are areas of developable land. The Village has marketable features.
23. The Village can promote family values by promoting good aesthetics, public parks and open space, clean water, good public facilities including sidewalks and community leadership. Community events to promote family values and community togetherness. Sidewalks along public streets are a family value.
24. If an opportunity presents it self, establish another community event. Organize a second one-day indoor event in the winter. Hold it at the high school.
25. Unique to LaFayette County, the state and the nation is Argyle's claim of being the home of Bob La Follette. Utilize this unique feature with a festival, historical marker, name of a local feature and to market Argyle.

Goal 2. To improve the quality of life within the Village.

Objectives:

1. By encouraging cultural activities through the clubs, private organizations and foundations.
2. By supporting existing youth programs and the creation of new ones.
3. By encouraging the maintenance of public facilities, as well as necessary public and private recreational programs.
4. By encouraging activities to enhance the physical appearance of the Village.
5. By continuing to feature and improve upon the many amenities of the Argyle Legion Community Park.

6. By eliminating, screening, or otherwise changing blighting influences.
7. By maintaining and keeping up to date, the Village fire department and rescue squad equipment and facilities.

Recommendations:

1. The Village should take the lead in organizing group(s) to hold cultural events. Hold a well-publicized meeting to help organize the people who are interested in doing additional events.
2. To change habits and attitudes sometimes takes time – maybe a long time. Hopefully, the community can commit to making a difference for its youth until change occurs. Investigate establishing new programs with the churches and UW Extension.
3. Continue to maintain and improve the community's infrastructure on a timely basis. Construct additional recreational facilities including trails and a community center. Sidewalks should be required in all new developments. Install a sidewalk from the bridge to the westside neighborhood. Install a foot path from the east side industrial area up the hill to the hill top neighborhood.
4. The Village needs to review new non-single family residential for aesthetics, develop a site review ordinance and adopt and enforce an existing building code ordinance. Do not ruin the look of your downtown with "modern" buildings.
5. The Legion Park is well used but it is not a large community park. Develop a second community park on the south side of the Village.
6. Continue the strong effort to remove or screen all blighting influences in the Village. The old school either needs to be redeveloped in the next few years or removed.
7. The Village fire and rescue services need to maintain adequate services and facilities.

II. Housing Section

The goals, objectives and policies for the Housing element are as follows:

Policies:

- By locating new housing near existing urban development to take advantage of proximity to community facilities and public utilities.
- By insuring adjacent land uses are compatible with housing in regards to such factors as smoke, noise, odor, traffic and appearance.
- By controlling storm drainage to prevent local flooding and flooding downstream.
- By providing adequate water and sewer service to all new residential developments.
- By building new housing on soils suitable for excavation and site preparation.
- By working with Habitat for Humanity or other organizations that will provide low and moderate-income housing.

Goal 1. To promote the construction of multi-family housing in appropriate areas of the Planning Area.

Objectives:

1. By designating areas suitable for the development of apartments and similar medium density residential uses in selected areas suitable for that purpose.

Recommendations

1. Promote construction of multi-family residential units
2. Promote redevelopment of the old school, at least in part, into residential units. The same for other existing buildings in the downtown.

Goal 2. To preserve and develop high quality housing areas to satisfy the demand for an adequate amount of dwellings of various types and densities.

Objectives:

1. By providing and developing conveniently located areas suitable for housing.
2. By providing both renter- and owner-occupied housing of all types.
3. By eliminating any deteriorated dwellings.
4. By providing low-and moderate-income family and elderly housing opportunities.
5. By preserving existing housing by establishing an existing housing code inspection program.

6. By obtaining a grant to fund low and moderate-income housing rehabilitation deferred loan funds for housing rehabilitation.

Recommendations:

1. There is a very strong need for a moderately priced residential subdivision or 2 in the Village. There are several locations in the Village where this type of development could be located. There is also a need for low and moderate income housing as provided by Habitat For Humanity or other non-profits. In some cases tax incremental financing can support the creation of housing.
2. There is a need for Community Based Residential Facilities (CBRF), elderly condominiums, single-family homes, two family homes and apartments.
3. Rehabilitate deteriorated dwellings utilizing a grant for housing rehabilitation from the state Department of Commerce.
4. The Village should investigate the possible use of state grants to help foster the provision of affordable housing.
5. Develop, adopt and implement an existing building code.
6. Utilize a Community Development Block Grant (CDBG) housing grant to rehabilitate homes.

III. Traffic and Transportation Section

The goals, objectives and policies for the Traffic and Transportation element are as follows: --

Policies:

- By providing sidewalks and walking trails throughout the community.
- By improving roads generally as follows: separate local and through traffic; improve hazardous intersections; provide loop roads to connect the current roads radiating from downtown, upgrade road paving conditions; provide bicycle lanes; provide adequate setbacks and maintain vistas on scenic drives.
- By making it easier to get to Argyle from other places, particularly Madison.
- By establishing a system of directional signs.

Goal 1. To plan for new streets and improve the efficiency of the major street network in the Planning Area.

Objectives:

1. By separating local and through traffic wherever feasible.
2. By encouraging improvements on major transportation routes in and out of the Village.
3. By obtaining citizen participation when planning street and alley improvements.
4. By removing and preventing blighting influences along the transportation corridors.
5. By improving signage within Argyle and guiding people to Argyle.

Recommendations:

1. The Village needs to ensure through traffic is not a problem in new subdivisions.
2. Support improvements to the state highways including additional signage and traffic calming devices at the corner of State and Milwaukee streets.
3. Solicit discussion on street vacation, as these are one-time decisions. Don't approve dead-end or non-circulation subdivisions.
4. Take what actions are necessary to keep blighting uses off your transportation corridors. This many need to include a Redevelopment Authority, acquisition, condemnation and code enforcement.
5. Continue with efforts to improve signage for state highways. The Village should install direction signs to Village features and to direct people from Madison to Argyle by county highways. Work with Dane and Green counties highway departments on this effort.

Goal 2. To embrace other forms of transit other than automobiles.

Objectives:

1. By providing bicycle and pedestrian corridors and paths.
2. By ensuring transit is available to the elderly and the disabled.

Recommendations:

1. Develop bicycle and walking paths focused on ease of movement within the Village.
2. Work with Lafayette County to ensure all residents including the elderly and handicapped are adequately served. The needs for this type of transit are greater than what the Village can provide on their own.

IV. Community Utilities and Public Facilities Section

The goals, objectives and policies for the Utilities and Public Facilities element are as follows:

Policies:

- By providing adequate water flow and pressure to all new developments according to Department of Natural Resources standards.
- By jointly sharing school and Village recreation facilities.
- By evaluating the physical condition of the existing municipal building and needs of the library, community auditorium, Village administration and police department.
- By maintaining public buildings in an effective condition and build new public buildings attractively so as to enhance the community and promote civic pride.
- By providing adequate, conveniently located off-street parking for all public uses where necessary.
- By providing needed community services.

Goal 1. To maintain and improve the Village's park and open space areas.

Objectives:

1. By building on the many positive outdoor activities and places available in the community.
2. By continuing to devote resources to first maintain and improve the existing park and open space areas and then to develop any new parks and open spaces.
3. By using open spaces as buffers between incompatible land uses, as delineators or constraints on urban development, or as necessary complementary uses for other land development.
4. By providing recreation facilities and programs to meet the needs of all age groups and persons of various financial means including the elderly and youth in Argyle.
5. By establishing pedestrian and bicycle ways.
6. By establishing a Village showcase.
7. By encouraging the use of school/park combinations.
8. By tying into regional recreation facilities.
9. By promoting use of the Pecatonica River and its environs.

Recommendations:

1. Tourism, restaurants, unique shops and community activities should all benefit from this unique, historic area. However the uniqueness and historic aspects of the Village must be marketed.
2. The Village needs to continue to improve and maintain the Legion Park. Further, the Village needs to develop a second community park on the south side of the Village.
3. Build buffers into the new development on the east side of the community.
4. Recreation is an important part of the culture and needs to be supported. Develop even more family activities.
5. Implement the pedestrian and bicycle path and ATV trail in the Transportation Plan.
6. Develop a new community park. Start planning for the new park now.
7. The Village and the school district should work together to develop and maintain facilities that would benefit both.
8. Be part of LaFayette and Green counties' ATV and bicycle trail system.
9. Market the canoeing, fishing and other natural feature of the river. Promote your community as the largest on the Pecatonica River. Promote canoeing and canoe rental.

Goal 2. To maintain an adequate system of public infrastructure and buildings in Argyle.

Objectives:

1. By providing a community/senior center.
2. By resolving the status of the Community Building
3. By maintaining an efficient, adequate sewage collection system.
4. By meeting the need for a new library, Village Hall, police station, senior center and fire station.
5. By maintaining and expanding the services at the library.
6. By developing a historical museum.
7. By upgrading and maintaining the Village's utility system.
8. By developing and implementing storm water drainage plan for the Village.
9. By upgrading and maintaining streets and sidewalks so as to keep them safe and usable.
10. By providing more water and sewer system users.

Recommendations:

1. Build a senior/community center.
2. Decide the future use of the community building. Conduct architectural studies to determine feasibility of various uses.
3. Maintain the existing sewage treatment plant. Avoid costly upgrades.
4. Build or remodel to provide a new library, Village Hall, police station, senior center/community building and Village garage.
5. Do expand services as part of the new library.
6. Preserve, maintain and open to the public the Robert La Follette home and utilize as the local museum.
7. Conduct utility systems evaluations on a periodic basis and provide utility system upgrades as needed.
8. The Village should have a storm water plan before any new development occurs.
9. Sidewalks should be provided along all streets and required along all streets in new subdivisions, commercial developments and industrial developments.
10. The utility systems need more users to distribute the fixed cost among users.

V. Agricultural, Natural and Cultural Resources Section

The goals, objectives and policies for the Agricultural, Natural Cultural Resources element are as follow:

Policies:

- By developing existing and new recreation and open space facilities.
- By preserving scenic views.
- By preserving the wetlands for the important functions they fulfill.
- By conserving good farmland not designated for Village expansion.
- By prohibiting premature non-agriculture growth.

Goal 1. To recognize the many natural resources of the area.

Objectives:

1. By respecting and protecting the environmental corridors in and around Argyle.
2. By helping to preserve the agricultural areas not in the Village's growth corridors.
3. By marking several of the now abandoned mining sites.

Recommendations:

1. Protect environmental corridors and environmentally sensitive land, including wetlands, when acquiring land, when considering rezoning requests, when extending utilities and when doing new developments.
2. Agriculture lands around the Village need to be protected to the extent feasible utilizing the Village's extraterritorial powers and boundary agreements.
3. Mark abandoned mine entrances so future generations can obtain a vision of what constituted the lead mining era.

Goal 2. To strengthen the human and cultural resources of the area.

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Objectives:

1. By promoting and supporting the many organizations in the Village.
2. By promoting and supporting the efforts by the school system and churches to provide extra-curricular activities for both adults and youth.

Recommendations:

1. Encourage the continued cooperation between civic groups while maintaining the individuality of each. The individual groups acting together wherever possible will be stronger than just the individuals groups by themselves.
2. More youth programs need to be developed within the Village.

Goal 3. To recognize the value of the community's groundwater.

Objectives:

1. By limiting or tightly controlling any use of hazardous material in or near the Village.
2. By monitoring ground water for chemical contamination from agriculture practices.

Recommendations:

1. The Village needs to be vigilant to the dangers of hazardous waste materials.
2. Work with the Department of Natural Resources and other state and federal agencies to take immediate steps to clean up sites as they are discovered.

Goal 4. To ensure the historic character of Argyle is maintained and preserved.

Objectives:

1. By adopting and implementing a Historic Preservation Ordinance.
2. By considering additional aesthetic controls.
3. By implementing an ongoing program of adding to the list of historic structures to ensure it is up to date.
4. By marketing the historic aspect of the Village to residents and tourists.
5. By encouraging activities by private organizations and citizens to renovate and preserve historic structures.
6. By discouraging the alteration of historic structures, in ways that would detract from their historic character.

Recommendations:

1. Recognize the existence of the Historic Preservation Ordinance and establish the means of implementation.
2. Explore and possibly adopt an Urban Design Ordinance.
3. Work to add structures to the National Registry list. It will benefit tourism, add to community pride and add to the awareness of the residents the historical background of the community.
4. Expand on this effort through the website, brochures, banners, festivals, community logo, motto, etc. Install a State Historical Society approved historical marker for the Bob La Follette home to obtain additional recognition for the area.
5. Individuals and citizen groups are interested in historic preservation and can find it financially rewarding.
6. Preserve your historic structures.

VI. Economic Development Section

The goals, objectives and policies for the Economic Development element are as follows:

Policies:

- By maintaining and promoting a variety of industrial and commercial activity to provide the widest range of employment opportunities.
- By increasing the value of property in order to support Argyle Schools.
- By promoting employment opportunities.
- By promoting new manufacturing jobs paying higher salaries.

Goal 1. To accommodate the changing commercial economy.

Objectives:

1. By promoting a historic theme for the downtown area.
2. By marketing the historic district.
3. By providing areas for commercial development.
4. By promoting service uses.
5. By providing adequate parking.
6. By promoting and accommodating tourism.
7. By marketing for needed community supportable businesses.
8. By encouraging existing businesses to continually monitor and change to accommodate the retail market and thus to increase sales.
9. By creating a Business Improvement District (BID) in the downtown.
10. By establishing programs to assist existing and new businesses to flourish.
11. By involving existing business owners in planning for the future.
12. By preserving historic buildings and improve downtown aesthetics.
13. By studying the possibility of cooperating with neighboring communities on area activities.

Recommendations:

1. Continue to support the theme of a historic downtown. Form a Business Improvement District (BID) to help fund the promotion.
2. Energize and implement the Historic District Ordinance.
3. Designate new commercial areas and keep the land available for that type of business
4. Personal service businesses have the potential to provide a nucleus of businesses around which to build upon. Promote the remodeling of existing buildings and the construction of office and retail buildings. Buildings of these types would attract jobs and additional services for residents.
5. The Village needs to develop off-street parking in the downtown area. Possible sites include the old school site and other under utilized parcels in the downtown.
6. Tourism has already changed the Village. Continue to make changes as outlined in the Plan to attract and accommodate more tourists. Promote Bed and Breakfast establishment. Work to increase tourism to a level to justify a motel.
7. The Village should take an active role in seeking needed businesses. One role is to market to the types of businesses needed. Possibly a non-profit community organization provides the building and leases the space to a needed business.
8. As with life, the most constant ingredient in business is change. Local businesses need to take advantage of that fact.
9. Form a Business Improvement District in the downtown (BID) area.
10. With the cooperation of downtown businesses create a Business Improvement District (BID). Set up a revolving loan fund to assist with façade improvements and invite University Wisconsin Extension to provide consultation or classes on business management.
11. The process of forming a BID will involve many of the business owners. Involving them in other projects such as establishing a farmers market.
12. Implement the Historic Preservation Ordinance. Continue to add amenities supporting the community or downtown theme such as a historical marker, brochure for a walking tour, banners, etc.

Goal 2. To promote tourism as an important part of the economy.

Objectives:

1. By marketing Argyle as a unique community and emphasizing its historic character.
2. By promoting more community events.
3. By creating and promoting more destinations in tourism.
4. By participating in area-wide promotion efforts.
5. By improving the aesthetics of the entrances to the Village.
6. By promoting the types of businesses catering to tourists.

7. By working toward ways to improve the attractiveness of the Village for those passing through.
8. By promoting Argyle as the home of "Fighting" Robert La Follette.

Recommendations:

1. Do market the community assets including its heritage through a website, brochures, banner and area-wide tourism promotion efforts. Team up with the Wisconsin Department of Tourism.
2. Examine additional community events including: a ATV stop, train museum, garage sales, artist studios, farmers market, Future Homemakers of America Craft show, toy and train hobbyist, Benny Stamm dog sled jamboree, Robert La Follette days, cemetery walk, garden tour, and Pecatonica Madrigal Players at times in addition to Christmas.
3. Identify, list, map and market all points of interest in and around the Village such as historical sites, archaeological sites, golf courses, restaurants, etc.
4. Do participate in area-wide promotion efforts through the state and tourism organizations.
5. Add more excitement to the visual view of someone entering the Village. Do lighted entrance markers, flower gardens, banners and street signs.
6. Tourists enjoy shops, restaurants, events and bed and breakfasts.
7. Argyle should be open to have additional community events.
8. Improve aesthetics along all the arterials in addition to Water Street with banners, flags, street furniture, curbside flowers, flower baskets, directional signs and clean streets.
9. Expand the Bob La Follette Day. Promote on an area wide basis, particularly in Madison.

Goal 3. To place major emphasis on obtaining and then retaining industry in the Planning Area.

Objectives:

1. By communicating with industry on a regular basis.
2. By accommodating existing businesses to grow and prosper as much as possible.
3. By investigating the development of an incubator/venture capital project.
4. By promoting the communities assets, including vacant manufacturing buildings.
5. By working with county and state economic development specialists.

Recommendations:

1. The Village should meet annually with all manufacturing businesses and all retail and service businesses. Provide an opportunity for face-to-face communications. Provide as a question and answer format.
2. All business has more competition now than before. This coupled with the ever-occurring changes, places the Village in a position to be a cheerleader and helper when possible. The Village should work with businesses to grow by utilizing TIFs wherever possible, promote activity by the economic development corporation and seek county economic development assistance. The Village currently has some TIF capacity.
3. If possible, utilize one or part of one of the vacant industrial buildings as an industrial incubator.

Goal 4. To promote new industrial development in suitable industrial areas.

Objectives:

1. By developing, adopting and implementing an Industrial Development Program.
2. By establishing a TIF district and then creating new districts as state law permits.
3. By defining areas of open land suitable for a new industrial park.
4. By providing for new industrial or business park opportunities.

Recommendations:

1. The ingredients are in place to develop a formal industrial development plan, which should be done.
2. Actively look for opportunities to establish additional tax increment financing districts.
3. The Village should be amenable to provide land for expanded industrial buildings.
4. Implement the business recommendations of the land use plan.

Goal 5. To assist with employee training.

Objectives:

1. By establishing education programs to provide trained employees to support new and existing industry.
2. By encouraging schools to assist students by developing or assessing their skills as they relate to the local job market.
3. By providing job opportunities for the latent and new entries to the job market.

Recommendations:

1. The Village, industries and the school system need to plan to ensure adequate skilled labor.
2. More education will need to be done to help ensure adequate skilled labor. Investigate sources of skilled labor. Work with the Blackhawk Technical College and the high school to provide more skilled training.
3. Search for new employees among the existing population.

VII. Intergovernmental Cooperation Section

The goals, objectives and policies for the Intergovernmental Cooperation element are as follows:

Policies:

- By continuing a dialog with adjacent towns, the county, county economic development corporation, the school district and the vocational school district.

Goal 1. To recognize the importance of common concerns and interests of area governmental units.

Objectives:

1. By increasing intergovernmental cooperation with the towns and county.
2. By working with the school district on their interests in transportation, enrollment and shared facilities and the student's general welfare.
3. By working with the area towns to identify the need for growth, the need to protect the agriculture economy and the need to share losses.

Recommendations:

1. The more the Village reaches out to area governments, the more cooperative opportunities will develop. This will prove to be even truer in the future as the fruits of the countywide effort to recover from the adversity pays off.
2. The 2 biggest tax collectors in the area need to regularly communicate on issues and opportunities. The school district and Village Board should meet semi-annually to discuss items of mutual interest.
3. The Village needs to work with the town of Argyle to identify the need for Village growth. Part of the discussion can be on sharing gains and losses to make the agreement a win-win situation.

VIII. Land Use Section

The goals, objectives and policies for the Land Use element are as follows:

Policies:

- By ensuring that adjacent land uses are compatible with regard to such factors as: smoke, noise, odor, traffic activity and appearance.
- By utilizing land that is adequately drained and reasonably level.
- By providing adequate water and sewer as defined by the Department of Natural Resources.
- By building on soils that have adequate bearing strength and are suitable for excavation and site preparation.

Goal 1. To create a balanced pattern of related urban land uses.

Objectives:

1. By ensuring adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity and appearance.
2. By providing adequate water supply in quantity and quality, a sanitary waste disposal where necessary to developed areas and land for new development.
3. By developing in a manner that respects scenic areas and scenic views.
4. By building on soils which have adequate bearing capacity and are suitable for excavation and site preparation as much as possible.
5. By restricting development from steep slopes, wetlands and flood hazard areas and controlling development on steep slopes.
6. By understanding the importance of aesthetics to a community.
7. By eliminating nonconforming uses.
8. By strictly enforcing the zoning ordinance and keeping it up-to-date.
9. By establishing a system of directional signs.
10. By strictly controlling public costs of land division.

Recommendations:

1. The Village needs to reserve areas for future growth through the use of a Land Use Plan and map. It is important the plan does not "box in" future uses by permitting non-compatible uses that would not allow expansion of more appropriate uses.
2. Extend utilities according to the Land Use Plan. This includes the land planned for industry on the east side.
3. One of the Village's assets is the view available of the surrounding hills and valleys. Provide opportunities for as many people as possible to enjoy those views.
4. New development needs to mitigate soil limitations.
5. Steep slopes of more than 12 degrees, wetlands and flood prone areas should be avoided.
6. The Village needs to help ensure the natural and man-made environments need to be aesthetically pleasing. If it is not, it is a physiological negative and without question harms civic pride.
7. The Village needs to utilize a Community Development Authority to assist in eliminating blighted uses and to redevelop land. Single parcel TIF districts occasionally make redevelopment projects feasible that would otherwise not be feasible. Strictly enforce the zoning ordinance to further eliminate nonconforming units.
8. Amend existing regulations as may be necessary to implement the spirit and intent of this Plan.
9. The Village should establish a system of directional signs. Develop a unique sign that markets the Village. Identify the location of school, Legion Park, cemetery, industrial buildings, Village Hall, churches, etc.
10. The Village should ensure that developers pay their fair share of the costs created by the development and minimize the financial costs to existing taxpayers.

Residential

Policies:

- By locating new residential uses near existing urban development to take advantage of proximity to community facilities and public utilities.
- By providing housing opportunities for all income ranges.

Goal 1. To preserve, enhance and expand the residential character in areas of single-family housing in the Planning Area.

Objectives:

1. By providing additional vacant land for residential development.
2. By preventing the incursion of incompatible, non-residential uses into single-family neighborhoods.
3. By assisting to create new residential subdivisions.
4. By designating areas suitable for the development of apartments and similar median density residential units.
5. By providing, where feasible, a full range of community facilities on a neighborhood-by-neighborhood basis.

6. By infilling around existing development, both new and old.
7. By discouraging non-local traffic from passing through residential neighborhoods.
8. By providing low- and moderate- income family and elderly housing opportunities.
9. By reducing the impact of existing traffic on residences.
10. By encouraging single-family residential infill development.
11. By removing blighting influences from residential areas.
12. By extending services to new areas for residential development.
13. By annexing land for residential expansion when appropriate.
14. By providing new residential lots as economically as possible.
15. By providing parkland accessible to all residents.
16. By providing pedestrian ways separated from automobile travel within all residential areas.
17. By promoting pedestrian linkages including multiuse trails between residential areas, downtown and major traffic generators.
18. By minimizing the length of streets within subdivisions.

Recommendations:

1. The Village needs to open new areas for development, particularly single-family areas. This is a key element to growth and success in most of the other recommendations.
2. Areas designated for residential development should be protected and reserved for that use. Existing incompatible, non-residential uses should be removed. Residential densities and types can be mixed in the same development.
3. Assist developers to open new subdivisions by making zoning changes in accordance to the Land Use Plan, extend utilities and assist with financing as outlined in your financial plan.
4. The Village needs should approve areas for apartments and similar median density residential.
5. The Village needs to extend utilities and acquire parkland as the Village grows.
6. The Village should encourage infill development. Redevelopment and TIF can assist with this effort.
7. Design new neighborhoods so they do not encourage through traffic.
8. The Village needs to work with developers and non-profits to provide these types of housing. In some instances TIFs can be used to assist with these developments, particularly infill developments.
9. Utilizing traffic calming devices on key local streets including Milwaukee Street and State Street and the intersection of Milwaukee and State Street. Traffic enforcement is also helpful. Speed bumps are not practical.
10. If residents are inclined to sell vacant land for infill housing encourage them to do so.
11. The blighting influences should be removed from or separated from the residential areas.
12. The Village needs to be prepared to extend utilities to new residential neighborhoods.
13. Annex land as the Village grows.
14. The Village needs to ensure lot sizes and development standards are not excessive so lots remain affordable.
15. Develop play lots, as residential areas are platted.
16. Walking and biking are the most popular outdoor recreation activities. Accommodate it in all new subdivisions.
17. Provide multiple linkages with the state and county trails as the backbone. Make liberal use of signs to direct pedestrians and bicyclists.
18. Avoid streets without cross streets for long distances in new subdivisions.

Commercial

Policies:

- By recognizing the need to redevelop the downtown.
- By recognizing the critical need to assist businesses to start in business.
- By recognizing not all new commercial ventures will fit downtown.

- Goal 1.** To provide an adequate framework for the future development and expansion of commercial uses in Argyle.

Objectives:

1. By designating certain prime areas for commercial use.
2. By soliciting needed retail and service establishments.
3. By providing adequate parking to existing development.
4. By improving the appearance of existing businesses.
5. By involving existing business owners in planning for their improvements.
6. By providing for pedestrian movement within the downtown area.
7. By providing architectural and aesthetic controls on new development to promote Argyle's historic niche.
8. By helping to maintain the existing grocery store.

Recommendations:

1. Develop commercial enterprises in areas according to the Land Use Plan.
2. Continue to solicit needed businesses. If you do not ask, they may not come.
3. The Village needs to provide additional off-street parking in the downtown area.
4. Adopt an urban design ordinance and an existing building code ordinance. Use the ordinances along with an economic revolving loan fund and the TIF program to obtain compliance.
5. As the downtown develops, the Village needs to ensure the appearance of the buildings fit the historical theme.
6. The Village needs to meet with the business people and the property owners to prepare a strategic plan for downtown improvement.
7. Same as 4 above.
8. Develop an Urban Design Ordinance to control the appearance of the non-residential development along the arterials and in the downtown.

Industrial

Policies:

- By maintaining industrial sites that are: (1) easily accessible to major roads; and (2) large, relatively flat, open sites with adequate space for off-street parking, loading and storage and expansion.
- By recognizing the critical need to assist new manufacturing business starting in business.
- By assisting existing businesses/industries to grow at the current locations.

Goal 1. To improve existing industrial development and ensure future industrial development is compatible with adjacent uses.

Objectives:

1. By working with the Village's industrial development committee.
2. By providing land for new construction and expansion of existing industries.
3. By promoting the types of industry Argyle can expect to attract to the Village.
4. By continuing to serve new industrial areas with all public utilities and any other community facilities that are necessary.
5. By providing incentives to companies that provide employment in the Village.
6. By providing people amenities including pedestrian ways within industrial areas.
7. By aggressively controlling new developments at all phases.

Recommendations:

1. The Village should work with existing businesses to accommodate their needs consistent with this Plan.
2. The Village needs to attract industries. Small, probably homegrown are the best business opportunities.
3. The Village needs to be prepared to expand the industrial area as shown on the Land Use Plan.
4. Serve the new industrial park with adequate utilities and facilities including trails. Utilize tax incremental financing and state grants to pay for the infrastructure improvements.

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5. Consider incentives to be paid by TIF funds to industries that will provide good paying jobs.
6. Sidewalks, curb and gutter and walking trails should be provided in the new industrial park.
7. Be liberal in your planning and conservative in your implementation.

IX. Implementation Section

The goals, objectives and policies for the Implementation element are as follows:

Policies:

- By taking greater control of the Village's environment through financial planning, additional ordinances and ordinance enforcement.
- By updating the Comprehensive Plan whenever the circumstances upon which the current plan is based change significantly.
- By advancing into new programs and ideas.

Goal 1. To coordinate and share community facilities and services where possible.

Objectives:

1. By exploring the possibility of developing and managing new parks with the Town and school district.
2. By exploring the possibility of jointly developing a youth activity program with the Town.
3. By continuing to develop youth activities with the school district.

Recommendations:

1. Work with the school district and the town of Argyle to investigate the possibility of jointly developing and managing common park areas.
2. Work with the town of Argyle to investigate the possibility of developing youth services.
3. The Village and the Argyle School District should develop an intense summer recreation program. A mix of summer school and summer recreation, particularly for the younger children.

Goal 2. To avoid any annexation and boundary disputes with the towns.

Objectives:

1. By developing and signing a boundary agreement with the town of Argyle.

Recommendations

1. Develop a boundary agreement with the town of Argyle.

Goal 3. To ensure the interested participation by the public in carrying out the Comprehensive Smart Growth Plan.

Objectives:

1. By utilizing available federal and state programs which will aid the Village in implementing its plans.
2. By encouraging specific projects and other needed actions, this will serve to implement the Plan.
3. By continuing to utilize the financial plan for the Village.
4. By working to expand and diversify the local economy.
5. By continuing to utilize innovative and collaborative projects in the Village.
6. By adopting and enforcing adequate codes and ordinances necessary to properly guide new development.
7. By eliminating non-conforming uses where possible.
8. By continuing to update goals and objectives and monitor progress on an annual basis.
9. By participation in area-wide community planning programs and discussions groups.
10. By establishing a permanent endowment fund.

Recommendations:

1. The Village should apply for grants especially for affordable housing, economic development and infrastructure.
2. The Village should create a community development authority for blight removal, a business improvement district and new TIF districts. Be aware you can create as many TIF districts as you want as long as the assessed value within the districts does not exceed the 5% or 7% tests of the total assessed value of the Village. Further, you can amend existing districts. The Village also needs to utilize a not-for-profit Economic Development Corporation to assist with economic development and possibly as office building owner.
3. With all the needs of the Village, the Village needs to adopt and implement a financial plan.
4. Continue with efforts to support local businesses to grow by assisting in the expansion of existing industrial areas. Develop an industrial park to assist in diversifying the economy.
5. The Village needs to continue to be open to opportunities and ideas that can benefit the community. A recent example of this is the Smart Growth Plan.
6. The Village needs to adopt a revised zoning ordinance, an official map and adopt a site review ordinance, urban design ordinance and existing building code strictly enforce the zoning ordinance. Amend the zoning ordinance when necessary. The Village Board should not issue zoning variances.
7. The Village should help to eliminate the nonconforming uses.
8. At least annually, the Plan Commission and Village Board should monitor the goals, objectives and the Plan's implementation.
9. The Village needs to participate with the County and with the Towns on their pursuit of a Smart Growth Plan.

ISSUES AND OPPORTUNITIES ELEMENT

Objective of Element

As shown in Exhibit C-1, this element is intended to accomplish a number of things. First, public input is reviewed to identify problems and opportunities residents collectively face. Second, some general principles are offered that constitute the basis of this plan along with specific issues. Next, socio-economic characteristics are reviewed. Finally, population projections are presented that will be used in other elements to project the need for housing, the need for land use and to gauge the adequacy of transportation and community facilities.

Exhibit C-1. Basic Objectives of the Issues and Opportunities Element

- Document the public input received relative to the issues and opportunities facing the community.
- Identify the key issues and opportunities that the Plan revolves around.
- Understand some of the trends in the local economy and demographics.
- Present population projections that will be used throughout the Plan.

Identification of Issues and Opportunities

Overview

The entire process of preparing a comprehensive plan is designed to identify and address issues and opportunities. Quite often issues and opportunities are readily evident, while others may not be apparent until data is collected, reviewed and shared with others and a dialogue begins. The importance of identifying issues and opportunities becomes readily evident when one reviews the goals, objectives and policies contained in this plan. For each issue or opportunity identified, one or more goals, objectives or policies are included to address the situation. By including corresponding background information, the reason for including the goal, objective or policy will not be lost over time. Likewise, goals, objectives and policies will not be included that are not grounded in an issue or opportunity facing the community. To identify the issues and opportunities that would guide the formation of this plan, a number of methods were employed: data collection and analysis, interviews, a community survey and community meetings.

Data Collection and Analysis

Information was collected from a wide variety of sources including the Village, Lafayette County and state sources. Types of information that were reviewed included written reports, maps, inspection reports, databases and others.

Community Survey

During May 2003, the Village's consultant conducted a written survey of 349 households to collect information about resident's opinions regarding a wide range of issues. With 225 surveys returned, the response rate of 64.4 percent shows residents are concerned about the future of their community and are willing to offer their thoughts and ideas. Survey results were compiled and are included in Appendix B.

Community Meetings

Community meetings were held throughout the planning process to solicit input and ideas from residents, elected and appointed officials and employees. In all, 13 meetings were held and conducted so that everyone, residents, employees and officials, could participate equally and openly. During several of these meetings, participants were asked to share their thoughts

on various questions. To help prioritize the responses, participants were asked to vote for the most important items. The responses to the questions are shown below along with the number of votes each received. It should be noted that even though some items did not receive a vote, they are still very important considerations.

Issues and Problems

Employment(14)
 No Vacant Lots (9)
 Tourism/recreation (9)
 Taxes (6)
 Business Retention (6)
 Lack of Services for the Elderly (5)
 Lack of attractions (4)
 Community Building (3)
 Youth leaving the community (3)
 Chamber of Commerce (3)
 Senior Centers (3)
 Apathy (2)
 Need more residents (2)
 Youth entertainment (1)
 Family entertainment (1)
 Beautification of the Village (1)
 Zoning ordinance does not allow farm animals (1)
 Restaurants (1)
 Library (1)
 Village storage buildings (1)
 Garbage collections (1)
 Garden Club (0)
 Roads (0)
 Car wash (0)
 Trails, biking, hiking, and walking (0)

Potentials and Opportunities

Small town living (16)
 Vacant buildings, potential for redevelopment (16)
 Land available for purchase (14)
 Low crime rate (12)
 Pecatonica River (11)
 Community pride (10)
 Community oriented schools (10)
 Hard workers (9)
 EMS (9)
 Beautiful area (9)
 Yellowstone Lake (9)
 Good restaurants (9)
 Sewer plant built for more people (8)
 Fire department (8)
 Vacant industrial buildings (8)
 Yellowstone Golf Course (7)
 Youth center needed (7)
 Friendly population (7)
 New business (7)
 Community foundation (7)
 Good hunting, fishing, and wildlife (7)
 Clean air (7)
 History of community (6)
 Electric plan (6)
 Good traffic flow to use services (6)
 Rustic roads to develop (6)

Business oriented to agriculture (5)
 Bike and ATV trails (6)
 Potential for vacation homes (5)
 Many churches-good relationships between them (5)
 Canoe on the river (5)
 Location to larger communities (5)
 Good schools (4)
 Need new library and senior center (4)
 Good municipal (4)
 Picnic tables by river area (4)
 Beautiful park by school (4)
 Two state highways (4)
 DSL-Internet (4)
 No noise-light pollution (4)
 Fish fry in June (3)
 Sporting events year round (3)
 Good law enforcement (3)
 Health club (3)
 Vocational schools in the area (3)
 Good village/town employees (3)
 Theater group of residents (3)
 Professional services (2)
 Beautiful downtown area (2)
 Many available low cost day care facilities (2)
 Argyle Rod and Gun Club (2)
 Need solid waste collection
 Distance learning center at school (1)
 Potential for winter family events (1)
 Opportunity for citizen involvement (1)
 Computers in library (1)
 Holiday decorations (1)
 Need new signage (0)
 Evening computer (0)
 Good newspaper (0)
 Webmaster in Town (0)
 Hometown baseball team (0)

Key Issues and Opportunities

Many residents are proud to call the village of Argyle home, but at the same time they recognize that there are a number of problems and opportunities they collectively face as residents of the Village. This plan is designed to help focus the collective energy of residents, elected officials and village employees and offer a blueprint for the physical, economic and cultural growth of the village of Argyle.

This plan is based on the basic premise that the Village must actively work to foster appropriate growth. This includes economic growth, physical growth and cultural growth. Although this plan outlines a broad range of community needs, the Village cannot be directly responsible for doing everything. In the absence of a concerted effort of Village residents, employees and officials, the Village will continue to function, but not fulfill many of the hopes and aspirations of its residents or reach its full potential.

As previously noted, a wide variety of issues and opportunities were identified throughout the planning process. The most important can be summarized with the following set of questions.

How does the village of Argyle?

- Maintain the current social character of the community that current residents cherish as the Village grows in the coming years?
- Provide the necessary infrastructure to accommodate growth so that current taxpayers are not substantially burdened with new or higher taxes?
- Encourage economic expansion and development?
- Accommodate the special housing needs of residents – especially the elderly and low- and moderate-income residents?
- Encourage additional residential development?
- Provide for amenities and public infrastructure that the tax base can support?
- Annex additional lands so as to minimize the effects on individual property owners and adjoining jurisdictions?
- Encourage commercial and business development outside of the downtown area?
- Encourage commercial and business development in the downtown in such a manner as not to harm the historic uniqueness?
- Improve the visual appearance of some downtown businesses?
- Provide additional commercial services?
- Choose where to build their new infrastructure?
- Expand the downtown?

Socio-Economic Profile

Educational Levels

According to the 2000 Census, a greater proportion of residents in the village (25 years and older) had a high school diploma or some college (no degree) when compared to all of Lafayette County. (Table C-1). The proportion of those holding an advanced degree was less than all of Lafayette County and the state.

Table C-1. Educational Attainment of Persons 25 Years and Over; Village of Argyle, Lafayette County and Wisconsin: 2000

Highest Educational Level Attained	Village of Argyle		Lafayette County	Wisconsin
	Persons	Percent	Percent	Percent
Not a High School Graduate	101	17.9	14.5	15.0
High School Graduate (including equivalency)	267	47.3	46.6	34.6
Some College, no degree	116	20.6	18.8	20.6
Associate Degree	31	5.5	6.8	7.5
Bachelor's Degree	32	5.7	9.4	15.3
Graduate or Professional Degree	17	3.0	4.0	7.2
Total	564	100.0	100.0	100.0

Source: US Census of Population and Housing (STF 3A)
 Note: The percent column may not add up to 100 due to rounding.

Based on results from the 2003 community survey, 60.1 percent of the residents in the village of Argyle had a high school diploma, which is significantly more than in 2000 (Table C-1). Residents with an Associate Degree constituted the second largest group with 17.3 percent. Compared to the 2000 data, we see an overall improvement in the total number of residents with at least a high school education of more than 10 percent of the residents in the village of Argyle.

Table C-2. Educational Attainment; Village of Argyle: 2003

Highest Educational Level Attained	Persons	Percent
Not a High School Graduate	24	7.8
High School Graduate (including equivalency)	184	60.1
Associate Degree	53	17.3
Bachelor's Degree	34	11.1
Graduate or Professional Degree	11	3.6
Total	306	100.0

Source: 2003 Community Survey – Question 43
 Note: The percent column may not add up to 100 due to rounding.

Age of Residents

Table C-3 compares the ages of Village residents during 1990 and 2000. For the age group less than 5 years of age, we see no change between 1990 and 2000. However, there is a slight decline in children from 5 years to 14. For the next two older groups (15 to 24) there is a modest increase in the proportion. In the 25- to 44-age bracket the combined proportions remain the same. Residents age 45 to 84 represented a smaller portion of the general population in 2000 as compared to 1990.

While the data do not paint a complete picture, it appears older residents are leaving the Village while middle-aged adults, are continuing to reside there. What is somewhat surprising is the number of young adults who are not leaving following high school, which is often common in many smaller communities.

Table C-3. Age of Population; Village of Argyle: 1990 and 2000

Age Group	1990		2000	
	Persons	Percent	Persons	Percent
Under 5	49	6.1	50	6.1
5 to 9 years	69	8.6	57	6.9
10 to 14 years	33	4.1	65	7.9
15 to 19 years	44	5.5	55	6.7
20 to 24 years	32	4.0	36	4.4
25 to 34 years	127	15.9	87	10.6
35 to 44 years	102	12.8	149	18.1
45 to 54 years	68	8.5	87	10.6
55 to 59 years	42	5.3	37	4.5
60 to 64 years	40	5.0	38	4.6
65 to 74 years	83	10.4	79	9.6
75 to 84 years	79	9.9	54	6.6
85 years and older	31	3.9	29	3.5
Total	799	100.0	823	100.0

Source: US Census of Population and Housing (STF 1A)
 Note: The percent column may not add up to 100 due to rounding.

Household Income

According to data from the 2000 Census, almost 70 percent of the residents of the village of Argyle in 1999 typically had incomes less than \$50,000 (Table C-4). In comparison, the proportion of residents in this income range throughout all of Lafayette County and the state was significantly less in 1999. Correspondingly, the Village had as a proportion, fewer people making more than \$50,000.

During 1999, the median income of residents in village of Argyle was slightly lower than in all of Lafayette County and significantly lower than the median household income in the state. Similarly, the per capita income was also less when compared to all of Lafayette County and the state (Table C-5). This could be attributable to the lack of available jobs and perhaps the lower pay of those jobs available to village residents.

Results from the 2003 community survey show that 70.4 percent of the households in the village of Argyle are considered low- and moderate-income based on the household income and family size criteria established by the U.S. Department of Housing and Urban Development (HUD).

Table C-4. Household Income; Village of Argyle, Lafayette County and Wisconsin: 1999

Income	Village of Argyle		Lafayette County	Wisconsin
	Households	Percent	Percent	Percent
Less than 15,000	55	15.9	15.3	12.9
15,000-24,999	50	14.5	16.0	12.7
25,000-34,999	60	17.4	15.3	13.2
35,000-49,999	76	22.0	19.3	18.1
50,000-74,999	90	26.1	23.1	22.7
75,000-99,999	12	3.5	6.2	10.9
100,000-149,999	2	0.6	3.8	6.4
150,000-199,999	0	0.0	0.4	1.5
200,000 or more	0	0.0	0.7	1.5

Source: US Census of Population and Housing (STF 3A)
 Note: The percent column may not add up to 100 due to rounding.

Table C-5. Median Household Income and Per Capita Income; Village of Argyle, Lafayette County and Wisconsin: 1999

	Village	Lafayette County	Wisconsin
	Median Household Income	\$36,103	\$37,220
Per Capita Income	\$15,974	\$16,811	\$21,271

Source: US Census of Population and Housing (STF 3A)

Population Projections and this Plan

Overview

Population change¹ in a community will have a significant impact on how a community fashions its comprehensive plan. While most communities share many goals in common, the needs of a fast growing community will likely be different than those of a community with a stable or declining population.

Projections can help determine how much land a community will need to allocate to different types of land uses in its overall development plan. They can also be used to help assess the changes that may be required in the available housing, transportation networks, recreational and school facilities and similar public and private facilities. And finally, projections can be used to help assess the changes that may occur to the community's character, local economy, agricultural land base and the natural environment.

Although population projections are an important tool, a word of caution is in order. Projecting population change is best done on a large geographic scale. As the geographic area becomes smaller, it becomes increasingly more difficult to project into the future with a high degree of certainty. The loss of a single major employer, for example, can significantly reduce a small community's population. Likewise, a policy change by the local governing body can boost a community's growth. This is why it will be necessary to periodically review the population projections this plan is based on to ensure that they reflect current conditions and ever changing demographic trends.

Historical Population Change

As a starting point in developing population projections for this plan, historical population change is reviewed (Table C-6). Lafayette County grew only slightly between 1990 and 2000 according to the U.S. Census. The addition of 10 residents translates into an annualized rate of 0.10 percent compared to 0.74 percent for all of Wisconsin. Of the municipalities listed in the table, Gratiot grew the fastest when expressed as a percent change and Darlington saw the largest numerical increase.

The Village of Argyle grew at a very moderate annualized rate of 0.31 percent during that 10-year period. There was a net gain of 25 residents or roughly 10 additional households. In the absence of a clear vision for the Village, it is likely that future growth will continue at a very slow rate.

¹ Population change is a function of natural increase (births minus deaths) and net migration (in-migration minus out-migration).

Table C-6. Population Change; Village of Argyle, Selected Municipalities, Lafayette County and Wisconsin: 1990 and 2000

Jurisdiction	Population ¹		Numeric Change ²	Total	Annual
	1990	2000		Percent Change ²	Rate of Change ²
Argyle, Village	798	823	25	3.13	0.31
Belmont, Village	823	871	48	5.83	0.54
Benton, Village	898	976	78	8.69	0.82
Blanchardville, Village	802	806	4	0.50	0.06
Cuba City, City	2,024	2,156	132	6.52	0.64
Darlington, City	2,235	2,418	183	8.19	0.79
Gratiot, Village	207	252	45	21.74	2.00
Hazel Green, Village	1,200	1,183	17	-1.42	0.13
Shullsburg, City	1,236	1,246	10	0.81	0.10
South Wayne, Village	478	484	6	1.26	0.11
Lafayette County	16,074	16,137	63	0.39	0.04
Wisconsin	4,891,769	5,363,675	471,906	8.79	0.74%

Source: US Census of Population and Housing

1. As of April 1
2. Between 1990 and 2000

Expected Population Change

The rate of population growth depends on many factors -- some of which the Village can influence in varying degrees. Consistent with the overall approach of this plan as expressed in the goals, objectives and policies, the village of Argyle envisions growing at a rate of 1.6 percent per year over the next 20 years. This means the projected population of the village of Argyle in 2023 will be 1146 residents, representing a total increase of 311 residents (Table C-7) from 2003 - 2023.

Table C-7. Population Estimates and Projections; Village of Argyle: 2003 to 2023

	Year	Low Growth ¹	Anticipated Growth ²	High Growth ³
Population	2003	830	835	840
	2008	872	904	936
	2013	917	978	1044
	2018	963	1059	1164
	2023	1013	1146	1298
Population Added During Period	2003 to 2007	42	69	96
	2008 to 2012	45	74	108
	2013 to 2017	46	81	120
	2018 to 2023	50	87	134
	2003 to 2023	183	311	458

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- Notes
- 1 Low growth is based on an annual compound growth rate of 1.0 percent.
 - 2 Anticipated growth is based on an annual rate of 1.6 percent.
 - 3 High growth is based on an annual rate of 2.2 percent.

Given the imprecise nature of population projections, the projections for a low growth rate and high growth rate are also shown for comparison purposes. Over the next 20 years, a decrease or increase of .6 percent in the annual average growth rate translates into a variation of 183 - 458 residents when using a low growth rate of 1.0 percent and a high growth rate of 2.2 percent.

Periodically, the Village needs to compare actual population growth with these population projections. It should make adjustments in their plan accordingly.

■ Employment Projections

Table C-8 shows the anticipated number of new jobs resulting from additional commercial and industrial development in the future. It should be noted that the projections are based on an average employment rate per acre. While the factors may not hold true for every new commercial or industrial employer, it is believed over the long term, the factors are reasonable.

Table C-8. Employment Projections: 2003 to 2023

Land Use	2003 to 2008	2009 to 2013	2014 to 2018	2019 to 2023	2003 to 2023
Commercial	22	33	44	55	154
Industrial	0	15	30	45	90

Notes: Employment density for commercial is 11 employees per acre.
 Employment density for industrial is 7.5 employees per acre.

■ Goals, Objectives, Policies and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

HOUSING ELEMENT

General Overview

Why Housing?

Unlike some of the other required elements of a comprehensive plan, the purpose of a housing element may not be readily apparent. This is because local governments are not seen as housing developers and builders.

Yet, local governmental units do finance and develop certain types of housing when it is needed to address an unmet need. And most importantly, local governmental units do directly influence the provision of decent and affordable housing through the land use regulations and development standards they adopt and the type of services they provide. For example, the land use element of this plan will control what types of housing units (single-family/multi-family) are constructed and at what density. In addition, transportation and public utility plans can certainly affect the timing of residential development. Therefore, it will be necessary to ensure each of the elements in this plan form a consistent framework and support each other where they overlap.

Background Issues

Affordable and decent housing has long been considered a basic element of one's quality of life. Yet it is not always possible to find housing that is both decent and affordable¹. The lack of affordable housing is an issue that exists even in times of relative economic prosperity.

According to a recent study of housing in the United States, finding affordable housing is a growing problem for many families, especially renters as illustrated by the following:



- The number of affordable rental units decreased 5 percent from 1991 to 1997.
- Rents increased at 2 times the rate of inflation from 1997 to 1998.
- The number of renters at or below 30 percent of the median income continues to increase.

According to another study of housing in Wisconsin, a worker earning the federal minimum wage of \$5.15 per hour would have to work 81 hours per week in order to afford a 2-bedroom unit with a rent of \$543. Put another way, a worker would have to earn \$10.44 per hour for a 40-hour week to afford that unit. Based on statewide data collected in the 2000 census, more than 17 percent of homeowners and more than 37 percent of renters paid more than 30 percent of their income on housing. The bottom line is that the lack of affordable housing extends to all corners of Wisconsin.

Objective of Element

The intent of this element is to provide basic information on the housing stock in the village of Argyle, analyze trends and identify potential problems and opportunities so that taken as a whole, this plan will accommodate the varied housing needs of current and new residents (Exhibit D-1).

¹ A dwelling unit is considered affordable if it costs no more than 30 percent of the total household income.

Another important product of this element is the projections for the number of additional households that will form over the next 20 years. These projections will then be used in the Land Use Element to determine the amount of land that should be allocated for residential purposes.

Exhibit D-1. Basic Objectives of the Housing Element

- Assess local housing conditions.
- Understand the local housing market to assess whether housing needs are being met.
- Understand the various roles in the housing delivery system and the community's role in it.
- Review various state and federal housing programs.
- Project how many new households will be added over the next 20 years.
- Identify problems and opportunities.
- Develop goals, objectives and policies that will accommodate the needs of current and future residents.

Existing Conditions

Types of Housing Units

In 2000, there were 367 housing units in the village of Argyle. Of these, 85 percent were single-family units (Table D-1), which is substantially higher than the statewide proportion (69.4%) but only slightly more than the proportion for all of Lafayette County. Housing units in multi-family buildings constituted 9.3 percent of the housing and manufactured homes were 4.1 percent of the available housing. Duplex units only accounted for 1.6 percent of the total.

Table D-1. Housing Units by Type; Village of Argyle, Lafayette County and Wisconsin: 2000

Housing Type	Village of Argyle		Lafayette County	Wisconsin
	Number	Percent	Percent	Percent
Single-Family	312	85.0	85.2	69.4
Duplex	6	1.6	3.7	8.2
Multi-Family	34	9.3	5.6	18.0
Manufactured Homes	15	4.1	5.4	4.4
Other	0	0.0	0.0	0.1
Total	367	100.0	100.0	100.0

Source: US Census of Population and Housing (Summary Tape File 1A)
 Note: The percent column may not add up to 100 due to rounding.

Occupancy Status

The number of dwelling units available for rent or purchase in a community can represent the difference between a community with intense pressure for housing

and inflated housing costs and a community in decline with abandoned homes. The supply of available dwelling units must be sufficient to allow for the formation of new households within the existing population, absorb in-migration of new households and permit existing households to reform because of a change in size or status. If the supply is insufficient, it is likely housing costs will rise making it more difficult to find affordable housing for many residents.

The general rule is that the overall vacancy rate should not exceed 3 percent (1.5 percent for owned units and 4.5 percent for rentals). At this rate, there are generally enough dwelling units to maintain adequate housing choice among consumers.

Of the 367 housing units in the Village in 2000, 93.5 percent were occupied, while the other 23 units were unoccupied (Table D-2). The occupancy rate in the village of Argyle during 2000 was very similar to that of Lafayette County and the state of Wisconsin.

Table D-2. Occupancy and Vacancy Status; Village of Argyle, Lafayette County and Wisconsin: 2000

Occupancy Status	Village of Argyle		Lafayette County	Wisconsin
	Number	Percent	Percent	Percent
Occupied Units	343	93.5	93.1	89.8
Unoccupied Units	23	6.3	5.3	4.1
Seasonal/Other	1	0.2	1.6	6.1
Total	367	100.0	100.0	100.0
Status of Vacant Units				
For Rent	11	47.8	18.1	7.3
For Sale	6	26.1	37.5	13.8
For Occasional/Other Use	6	26.1	44.3	78.8
Total	23	100.0	100.0	100.0

Source: US Census of Population and Housing (Summary Tape File 1A)
 Note: The percent column may not add up to 100 due to rounding.

Based on current market conditions, it seems the occupancy rate is slightly lower now than in 1990, when it was 95.6 percent in the Village.

Of the 23 housing units vacant in 2000, 47.8 percent of them were for rent and 26.1 percent were both for sale or used for another purpose. The percentage of rental vacancies far exceeds both the rate for Lafayette County and the State.

Housing Tenure

During 2000, almost three-quarters of the occupied housing units in the village of Argyle were owner-occupied. This rate was slightly lower than that of Lafayette County and somewhat higher than Wisconsin (Table D-3). In the U.S. as a whole, about 66 percent of households owned the units in which they lived in 2000.

Given the comparatively low interest rates and strong state and national economy during late 1990 and early 2000, the rate of homeownership is likely to continue to increase in the future.

Table D-3. Occupied Housing Units by Tenure; Village of Argyle, Lafayette County and Wisconsin: 2000

Tenure	Village of Argyle		Lafayette County	Wisconsin
	Number	Percent	Percent	Percent
Owner-Occupied	257	74.9	77.5	68.4
Renter-Occupied	86	25.1	22.5	31.6
Total	343	100.0	100.0	100.0

Source: US Census of Population and Housing (Summary Tape File 1A)
 Note: The percent column may not add up to 100 due to rounding.

Household² Size

The number of people living in a dwelling unit has implications for the number of housing units that may be needed. Even if the population were to remain stable, the declining trend in household size would suggest more housing units would be needed to accommodate the same population.

Nationally, the average number of individuals living in a dwelling unit has been declining for the last 30 years. Many factors have contributed to this trend, including: increasing number of single-parent homes, decreasing number of children per household and increasing life expectancy, especially for females. Although the decline in household size has been fairly steady for several decades, it is

Table D-4. Average Household Size; Village of Argyle, Lafayette County and Wisconsin: 1980, 1990 and 2000

	1980	1990	2000	Percent Change
				1990 to 2000
Village of Argyle	2.33	2.31	2.28	-1.3
Lafayette County	2.94	2.72	2.57	-5.5
Wisconsin	2.85	2.61	2.50	-6.7

Source: US Census of Population and Housing (Summary Tape File 1A)

² A household consists of all those individuals living in a dwelling unit. Some households consist of one person, a traditional family, unrelated individuals, or any combination of families and individuals.

anticipated that the downward trend will moderate in the future and remain somewhat stable.

During 2000, the average household size in the village of Argyle was 2.28, compared to 2.57 for all of Lafayette County and 2.50 for the State (Table D-4). Between 1990 and 2000 the household size in the village dropped from 2.31 to 2.28, representing a decline of 1.3 percent.

Age of Housing Stock

The age of the housing stock in a community is one measure of quality, although one must not assume as the age of a home increases, its quality declines. Age of a building only suggests that as a home gets older it may be necessary to spend more time and money on upkeep and maintenance.

Table D-5. Year of Construction; Village of Argyle, Lafayette County and Wisconsin

Year Constructed	Village of Argyle		Lafayette County	Wisconsin
	Number	Percent	Percent	Percent
1990 to March 2000	4	1.1	8.3	16.8
1980 to 1989	40	10.9	7.4	10.8
1970 to 1979	39	10.6	14.8	16.9
1960 to 1969	28	7.6	8.6	11.9
1940 to 1959	69	18.8	16.4	20.3
Prior to 1940	187	51.0	44.5	23.4
Total	367	100.0	100.0	100.0

Source: US Census of Population and Housing (Summary Tape File 3A)
 Note: The percent column may not add up to 100 due to rounding.

If basic maintenance is not done on a continual basis, older homes will soon become a liability rather than an asset. The costs of maintenance can be especially burdensome on low-income households who may not have the necessary resources.

In addition, some of the older homes that become substantially substandard, will be torn down or abandoned and must be replaced to maintain the same number of units in the housing stock.

As shown in Table D-5, over half of the housing in the village of Argyle was constructed before 1940. In fact, almost 70 percent of the total housing in the Village was built prior to 1960. In the past decade only four new homes have been constructed.

Table D-6. Median Year When Constructed; Village of Argyle, Lafayette County and Wisconsin: 2000

	Median Age
Village of Argyle	1940
Lafayette County	1943
Wisconsin	1960

Source: US Census of Population and Housing (Summary Tape File 3A)

As shown in Table D-6, the median year of construction is 1940, which is older than the median of 1943 in all of Lafayette County. Both of these are significantly older than the state median of 1960. This suggests the Village will likely need to assist homeowners to rehabilitate and maintain the existing housing stock. If this isn't done, the quality of the homes will decline, which will have long-term consequences for the village of Argyle and its residents.

Residential Construction

Over the last 5 years residential construction has been virtually non-existent. (Table D-7). In 2002 there was only one permit issued for new home construction, one permit for construction of a gas station, and 18 permits for reconstruction and rehabilitation of existing residential structures.

Housing Affordability

As briefly mentioned earlier, housing affordability is a problem that affects many low-and moderate-income residents throughout Wisconsin. To gauge the affordability of owner-occupied homes in

Table D-7. New Residential Construction; Village of Argyle: 1999 to 2002

Year	Projects / Dwelling Units		
	Single-Family ¹	Duplex	Multi-Family
1999	0	0 / 0	0 / 0
2000	0	0 / 0	0 / 0
2001	0	0 / 0	0 / 0
2002	1	0 / 0	0 / 0

Source: Village of Argyle
 Notes: Includes site-built homes, mobile homes and manufactured homes.

2003, 5 representative home sales in the village of Argyle were analyzed to see how many current households could afford to buy and live in one of these houses. These houses are listed in Table D-8 along with estimates for a mortgage payment, property tax, homeowner's insurance and utilities. For the purpose of this analysis, a home is considered affordable if the total monthly housing cost does not exceed 30 percent of the average monthly household income.

Table D-8. Housing Costs for Selected Single-Family Detached Homes; Village of Argyle: 2003

The total monthly housing costs are then compared to various categories of low and moderate-income residents based on

ID	Description	Sales Price	Monthly Mortgage Payment ¹	Monthly Property Tax	Total Monthly Housing Cost ²
1.	Older 2 Story Victorian, 3bedrooms, 1 bath	\$47,900	\$221	\$112	\$463
2.	2 Story Folk/Farm, 4 bedrooms, 1 bath	\$59,900	\$275	\$125	\$530
3.	1 Story Bungalow, 2 bedrooms, ¾ bath	\$68,000	\$312	\$92	\$534
4.	2 Story, Folk/Farm, 4 bedrooms, 1.5 bath	\$74,900	\$343	\$149	\$622
5	2 Story Victorian, 4 bedrooms, 1 ¾ baths	\$88,500	\$405	\$189	\$724

¹ Based on a 30-year fixed rate mortgage, a down payment of 20 percent and an interest rate of 5.5 percent
² Includes \$60 for energy, \$25 for insurance; and \$45 for water and sewer service.

their monthly incomes and household size (Table D-9). Also identified are the percent of households in the village of Argyle that fall within each income category, as estimated from the results of the community survey (Appendix B). In the village of Argyle 70.4 percent of all the households that responded fall within the LMI (low/moderate income) groups.

As indicated from the survey results, 32.9 percent of the LMI households in the Village could not afford any of these homes. Homes 2 and 3 were affordable to 23 percent of the LMI households in the Village. While home 4 was affordable to only 8.9 percent of the LMI households, the most expensive home selected for this analysis was affordable to only 6.8 percent of all the LMI households in the Village. As illustrated by these data, only 23 percent of the LMI households could not afford a moderately priced home within their own community.

Table D-9. Housing Affordability Analysis by Family Size and Income; Village of Argyle: 2003

Percent of Households in Income Category ¹	30% of Monthly Income ²	Home ³				
		#1 \$463	#2 \$530	#3 \$534	#4 \$622	#5 \$724
18.8%	1 person LI = \$330					
9.4%	2 persons LI = \$377					
4.7%	3 persons LI = \$424					
2.6%	4 persons LI = \$471					
1.0%	5 persons LI = \$509					
10.9%	1 person MI = \$527					
0.0%	6 persons LI = \$546					
0.0%	7 persons LI = \$584					
14.1%	2 persons MI = \$604					
0.0%	8 persons LI = \$623					
2.1%	3 persons MI = \$679					
5.2%	4 persons MI = \$754					
1.6%	5 persons MI = \$814					
0.0%	6 persons MI = \$875					
0.0%	7 persons MI = \$935					
0.0%	8 persons MI = \$995					

Notes:

1. Estimates based on the results of the community survey (Appendix C).
2. LI stands for Low Income defined as being 40 percent of the county median income.
MI stands for Moderate Income defined as being within 80 percent of the county median income.
3. Refers to those units listed in Table D-8.

Table D-10 shows the number of homes that were sold in the village of Argyle during 2002 according to their sales price. Of the 8 homes, 5 sold for more than \$60,000 and the other 3 sold for less than \$60,000.

Special Housing Needs

As the age of the population becomes disproportionately older, the special housing needs of the elderly must be an important part of a community’s commitment to provide appropriate housing options for all of its residents. The availability of special facilities is especially important to residents who want to stay in the community they are most familiar with and remain near family and friends.

The Wisconsin Department of Health and Family Services (DHFS), Division of Supportive Living licenses a number of residential settings for the elderly along with facilities for the physically and developmentally disabled. Table D-11 lists various residential settings and the total number of beds available in the village of Argyle and in the remainder of Lafayette County. It should be noted most of these facilities are filled to capacity and usually maintain waiting lists.

Table D-10. Single-Family Home Sales: 2002

Sales Price Category	Number Sold	Percent of Total
< \$39,999	0	0.0
\$40,000 to \$49,999	1	12.5
\$50,000 to \$59,999	2	25.0
\$60,000 to \$69,999	2	25.0
\$70,000 to \$79,999	1	12.5
\$80,000 to \$89,999	1	12.5
\$90,000 or more	1	12.5
Total	8	100.0

Note: Percent of total column may not add up to 100 due to rounding.

Table D-11. Special Needs Housing; Village of Argyle and Lafayette County: 2002

Facility Type	Description	Bed Capacity Village of Argyle	Bed Capacity Lafayette County
Adult Family Homes (AFH) (Licensed by the State)	A place where 3 or 4 adults receive care, treatment, or services (above the level of room and board) and that may include up to 7 hours per week of nursing care per resident.	0	4
Community Based Residential Facility (CBRF)	A place where 5 or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services and may include up to 3 hours of nursing care per week.	0	52
Facility for the Developmentally Disabled (FDD)	A residential facility for three or more unrelated persons with development disabilities	0	0
Nursing Home	A residential facility that provides 24-hour services, including room and board to 3 or more unrelated persons. These persons require more than 7 hours a week of nursing care.	0	99
Residential Care Apartment Complex (RCAC)	Independent apartment units in which the following services are provided: room and board, up to 28 hours per week of supportive care, personal care and nursing services.	0	0

Source: Wisconsin Department of Health and Family Services, Division of Supportive Living

Selected Survey Results

Several questions were included in the community survey concerning resident's attitudes about residential development. Residents were first asked about the rate at which the Village should grow in the next twenty years. Given the fact that the current population of the village of Argyle is 823 and that the population grew by 24 residents from 1990 to 2000, a 3 percent increase, more than 35 percent of the residents feel that the growth should be faster than in this previous decade. There were 3.1 percent who felt the growth should be slower, 36.4 percent who felt it should remain the same, 1.3 percent who wanted no growth, and 16.4 percent of the residents who did not have an opinion about future growth.

Residents were also asked to identify the locations they felt would be appropriate for additional residential development. Almost 49 percent of the Village residents who responded were in favor of future growth to the west of the Village, 46.2 percent recommended growth to the east, 28.4 percent to the north and 25.3 percent felt that any future growth and residential development should occur to the south.

The residents of the Village were also asked to identify the types of housing they believed was most needed in the village of Argyle. Almost 42 percent of the respondents felt that elderly assisted living was one of the greatest needs followed by 36.9 percent who felt single family homes should also be a priority. Elderly housing was seen as necessary by 28.4 percent of the respondents.

About 32 percent of the respondents supported moderate-cost housing and 31.1 percent supported low-cost housing. There was extremely limited interest in either condominiums or manufactured housing.

Review of Existing Federal and State Housing Programs

As a result of a number of unmet housing needs, various governmental and nongovernmental efforts have developed over the years. These programs are intended to help provide decent and affordable housing, especially for low- and moderate-income persons, or persons with special

Exhibit D-2. Summary of Selected Federal and State Housing Programs and Revenue Sources

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations (DHIR)

Community Development Block Grant (CDBG) Program. Provides funds to local units of government on a competitive basis for rehabilitation, acquisition, site development and handicapped accessibility improvements for low- and moderate-income households. Funded through the U.S. Department of Housing and Urban Development (HUD).

HOME Rental Housing Development (RHD). Provides funds to nonprofit organizations, housing authorities and local governments for acquisition, rehabilitation and new construction of rental housing projects for low-income persons. For-profit developers may participate in the program as co-owners with a nonprofit or local governmental entity, or directly through the Wisconsin Housing and Economic Development Authority (WHEDA).

Local Housing Organization Grant (LHOG) Program. Provides funds, with a one to one match, to housing authorities, Indian tribes and nonprofit housing organizations to improve their capacity to provide affordable housing for low-income persons.

Low-Income Weatherization Program. Provides funds through local weatherization programs for units occupied by low-income persons.

Rental Rehabilitation Program (RRP). Provides funds to owners of rental housing for repairs and improvements. Funded by HUD Home Investment Partnership Program.

Federal Home Loan Bank of Chicago

Affordable Housing Program (AHP). Provides loans or grants to not-for-profit organizations or public entities to finance the purchase, construction, or rehabilitation of affordable rental housing.

Community Investment Program (CIP). Provides funds at below-market interest rate advances for financing the purchase or rehabilitation of rental housing.

U.S. Department of Housing and Urban Development (HUD)

Section 202/811. Provides capital advances under an annual competition to nonprofit organizations for rehabilitation or construction of affordable multi-family rental and co-op housing for elderly persons and persons with disabilities.

Multi-Family FHA Mortgage Insurance. Provides federal mortgage insurance for private lenders to finance construction or rehabilitation of multi-family properties, nursing homes, intermediate care facilities, or board and care homes.

Wisconsin Housing and Economic Development Authority (WHEDA)

Affordable Housing Tax Credit Program. Provides federal income tax credits for construction, rehabilitation and preservation of affordable rental housing.

Blueprint Loan. Provides short-term financing for front-end costs associated with creating multi-family housing under federal, state and local programs.

Foundation Grant. Provides grant funds to nonprofit sponsors to help meet the housing needs of low- and moderate-income elderly, disabled, or person in crisis.

Housing Improvement Loan Program (HILP). Provides mortgage loan funds for rehabilitation and improvements for one- to four-unit owner-occupied dwellings.

Multi-Family Homeless Mortgage Loan. Provides non-recourse mortgage loans for projects benefiting individuals or families who are currently homeless or in danger of becoming homeless.

Multi-Family Taxable Revenue Bond Loan. Provides long-term, non-recourse mortgage loans through the sale of taxable bonds. Commonly used by developers of tax credit projects.

Multi-Family Tax-Exempt Revenue Bond Loan. Provides construction and long-term financing for new construction, purchase or rehabilitation of existing buildings for multi-family rental housing.

Source: 2000 Consolidated Plan

housing needs (physically disabled, developmentally disabled, homeless and elderly). The previous Exhibit D-2 is a summary of some available federal and state housing programs. It should be noted this information is general and intended to show the range of options and available resources. Each of the programs has certain limitations and procedures for providing assistance.

Review of Local Efforts

As of January 2003, the village of Argyle has not applied for any housing grants. Given the age of the homes and the high proportion of low- and moderate-income residents, the Village should investigate the merits of applying for state housing grants.

Future Housing Needs

Based on the overall intent of this plan, the population of the village of Argyle over the next 20 years is expected to increase at an annual rate of 1.5 percent, resulting in a total increase of 302 residents (Table D-12) from 2004 to 2023.

To project the number of households over the next 20 years, the number of people living in group quarters (e.g. special care facilities) was subtracted from the total population. This was then divided by the anticipated average household size for that time period. For the purpose of this plan, it is anticipated the average household size will continue to fall, but at a slower rate than in the past, to about 2.31 persons by 2023.

Exhibit D-3. Factors Affecting the Number of Households

- 1. Change in Population – It can increase or decrease in number.
- 2. Change in Average Household Size – It can increase or decrease. The general trend in the U.S. has been to decrease.

Given the anticipated decrease in household size, the number of households will consequently grow disproportionately faster than the population increase.

By 2023, the number of households in the Village should approach 479. Between 2003 and 2023, a total of 157 new households will form, or on average about 39 in each of the 5-year increments.

Exhibit D-4. Factors Affecting the Number of Housing Units

- 1. Change in Households – They can increase or decrease in number.
- 2. Change in Vacancy Rate – The number of vacancies can increase or decrease.
- 3. Number of Residential Units Lost from Housing Stock – Housing units are lost to obsolescence, conversions or demolition.

As the number of households in a community rises, the number of housing units should increase. The number of dwelling units available should exceed the number of households in that a certain percentage of the units will be vacant at any point in time. A reasonable vacancy rate allows consumers a choice when newcomers move into an area and when residents create new households or decide

to move within the community due to a change in household status, housing requirements, or lifestyle. In addition, more housing units will need to be constructed to replace housing units that are destroyed, demolished, or converted to non-residential uses.

The number of housing units was calculated by applying a vacancy rate to the projected number of households for each of the time periods. For the purpose of this plan, it is assumed the vacancy rate will hold fairly steady at about 4 percent over the next 20 years. Although it is likely some of the existing housing units will be taken out of the housing stock, this amount will likely be insignificant and was not factored in the projections. Over the next 20 years about 157 new housing units will need to be added to accommodate the growth rate of 1.5 percent.

Table D-12. Projections for Population, Households and Housing Units; Village of Argyle: 2004 to 2023

	Year	Population ¹	Households ²	Housing Units ³
Total Number	2000	835	328	342
	2008	899	360	375
	2013	968	396	413
	2018	1043	436	454
	2023	1126	479	499
Number Added During Period	2003 to 2007	77	32	33
	2008 to 2012	69	36	39
	2013 to 2017	75	40	41
	2018 to 2023	181	43	44
	2004 to 2023	302	151	157

Compiled by: Mid-America Planning Services, Inc.

- Notes:
- 1 Population is based on a growth rate of 1.5 percent each year.
 - 2 The number of households is calculated by subtracting those residents living in group quarters from the total population and then dividing by the average household size for that time period. It is assumed that the household size will decrease from 2.51 in 2000 to 2.31 in 2023.
 - 3 The number of housing units is calculated by applying a vacancy rate. It is assumed that the vacancy rate will be 96 percent throughout the planning period. It is further assumed that no existing housing units will be lost from the housing stock due to fire, demolition, or conversion to other non-residential uses.

Goals, Objectives, Policies and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

TRANSPORTATION ELEMENT

General Overview

Residents of the village of Argyle depend on the transportation facilities in their community and the region to connect them to other areas of the state and to the rest of the nation and the world. The type, quality and location of transportation facilities are an important component in residents' quality of life and in developing and maintaining a sustainable economy.

There is a significant relationship between transportation and land use. New development or changes in existing land uses, whether incremental or sudden, directly affects the safety and functionality of roadways and the demand for additional transportation facilities. On the other hand, the creation of new or improving existing transportation corridors can have a significant distributional affect on the type and timing of development within a community and/or a region. Thus, this element and the Land Use Element should support and complement one another.

For the foreseeable future, the private automobile will continue to dominant all modes of transportation. However, it is important to recognize people have different needs and capabilities and a good transportation system should include a variety of transportation choices.

Objective of Element

The intent of this element is to provide basic information on the existing transportation network in the village of Argyle and in the region (Exhibit E-1). Next, statewide planning efforts are reviewed to assess how these efforts may or may not affect transportation facilities within and around the Village. State programmatic budgets are reviewed to determine what transportation projects, if any, are anticipated. The final section presents a future transportation network plan for the village of Argyle. Taken together this review will help to better define issues, problems and opportunities that need to be addressed to accommodate residents' needs. As an end product, the future transportation plan will guide development of the road network over the planning period. In addition, this element is intended to form the basis for transportation goals and objectives.

Exhibit E-1. Basic Objectives of the Transportation Element

- Assess existing transportation facilities.
- Review statewide planning efforts.
- Review state programmatic budgets for transportation projects.
- Develop a long-term plan for transportation facilities in the community.
- Develop goals and objectives that will accommodate the needs of current and future residents.

Existing Conditions

Local Road Network

Roadways serve 2 competing functions: access to individual properties and traffic mobility. These needs compete in that as the number of property accesses increases along a route, traffic mobility decreases (Exhibit E-2).

To help plan for current and future traffic conditions, it is useful to categorize roads based on their primary function. Arterials accommodate the movement of vehicles, while local streets provide the land access function. Collectors serve both local and through traffic by providing a connection between arterial and local roads.

Map E-1 shows the various roads in the area and how they are classified according to the Wisconsin Department of Transportation.

Principal Arterials. There are no roads in the Village that are classified as principal arterials.

Minor Arterials. No roads in the Village have this classification.

Major Collectors. State Trunk Highway (STH) 78, STH 81, County Trunk Highway (CTH) A (to the north), CTH C (to the east), CTH N and CTH G (both to the northwest) are all considered major collectors.

Local Streets. The remaining streets in Village are classified as local streets and provide access to residential, commercial and industrial land uses within the local community. Most of the roads in the Village are laid out in a traditional gridiron pattern.

Maintenance Responsibility

Within the Village there are approximately 7.97 miles of publicly maintained roads. Of this total, the Village is responsible for maintaining about 6.28 miles or 78.8 percent of the total (Table E-1). Lafayette County maintains those portions of STH 78 (.99 Miles) and STH 81 (.70 miles) that are in the Village. These two STH's run concurrently for approximately .39 miles.

Traffic Conditions

As part of a statewide system, the Wisconsin Department of Transportation (DOT) monitors traffic flow at selected locations on 3-year cycles. Map E-1 shows the locations of these counts taken in and around the village of Argyle during 1999. The area with the highest traffic levels is found immediately to the south of the intersections of STH 78 and STH 81, both major collectors in the Village. With daily traffic counts of 2,900 vehicles, this intersection was the busiest area in the Village of the sites monitored. The area to the immediate west of this same intersection, STH 78 and STH 81, was the second most-heavily traveled road in the Village, with daily counts of 2,800 vehicles. As a comparison, the average daily traffic in 1999 on STH 11, east of South Wayne, was 3,327 vehicles per day. Other than these traffic counts taken by the DOT, no other known traffic counts are available.

Exhibit E-2. General Relationship Between Access and Mobility

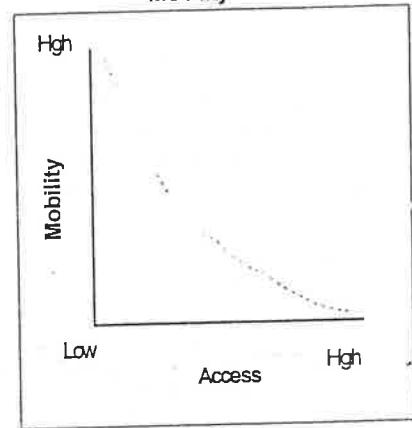


Table E-1. Roads Located in the Village of Argyle by Ownership: 2003

	Length (miles)	Percent of Total
State of Wisconsin	1.69	21.2
Lafayette County	0	0
Village of Argyle	6.28	78.8
Private	0	0.0
Total	100.0	100.0

Note: The sum of percents may not equal total due to rounding.

Source: Village of Argyle/WI DOT

Road Pavement Conditions

Periodically the Village Streets Department inspects all of the public roads the Village maintains and assigns a rating for the physical appearance of each road by segment. The system is referred to as PASER (Pavement Surface Evaluation and Rating) and is more fully described in Appendix D.

Data from the most recent survey is shown in Table

E-2. Over 43 percent of the roads need some type of preservative treatment (Rating 5 or 6); while 13.9 percent need routine maintenance. Six percent do not need any type of maintenance at this time. About 24.6 percent of the Village-maintained roads need structural improvements (Rating 3 or 4). With a rating of 1 or 2, only 12.1 percent of the roads need reconstruction.

Table E-2. Condition of Roads Located in the Village of Argyle: 2001

PASER		Percent of Total
Rating	Warranted Maintenance	
1 or 2	Reconstruction	12.1
3 or 4	Structural Improvements and leveling – overlay	24.6
5 or 6	Preservative Treatments	43.3
7 or 8	Routine Maintenance – cracksealing and minor patching	13.9
9 or 10	None required	6.0
Total		100.0

Source: Village of Argyle

Note: The PASER rating scheme is described in Appendix D.

Village of Argyle

Map E-1 Existing Transportation

May 8, 2003



Major collector



Bicycle routes
Best conditions for bicycling
Moderate conditions for bicycling
High volumes of traffic & undesirable road conditions

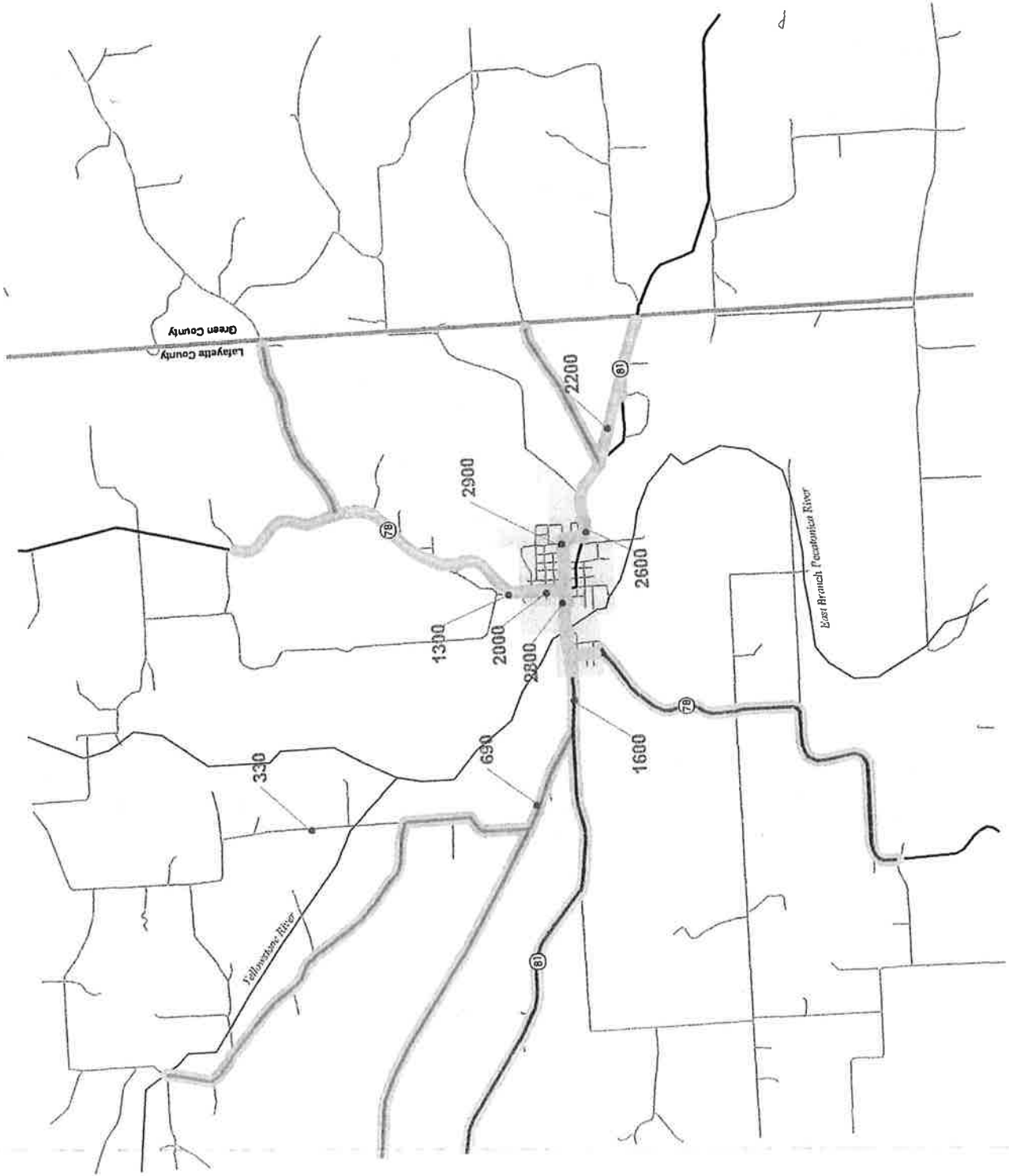


2900
Daily average traffic counts (1999)

- There is no active railroad in the planning area.
- There is no airport in the planning area.
- There are no safe bicycle trails or ATV trails in the planning area.



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Truck Transportation/Truck Routes

The village of Argyle has limited access to existing rail transportation, which results in the majority of freight movement in the immediate area being handled by trucking. The Burlington Northern-Sante Fe Railroad along the Mississippi River and the Wisconsin & Southern Railroad that terminates in the city of Monroe to the east of the village of Argyle offer the only access to rail lines in the area. Given national trends in the air cargo industry and the rail industry, it is expected trucking will remain the dominant mode of freight transportation into the future. Some have estimated that nationally the number of truck miles in the United States may double over the next 20 years.

Within the village of Argyle there are a limited number of established truck routes and intercity truck traffic is generally limited to STH 78 and STH 81.

Air Transportation

Within Wisconsin there are 100 public-use airports of various sizes and capabilities. Based on airport characteristics and the type of planes they are able to accommodate, each is classified according to the classification system summarized in Exhibit E-3.

Exhibit E-3. Types of Public-Use Airports in Wisconsin

Classification Category	Number		Description
	In State		
Air Carrier / Cargo	27		Designed to accommodate virtually all aircraft up to and, in some cases, including wide body jets and larger military transports.
Transport / Corporate	10		Airports intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service and small airplanes used in commuter air service.
General Utility	23		Intended to serve virtually all-small aviation general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds or less.
Basic Utility - A	17		Intended to serve aircraft of less than 6,000 pounds gross weight, with approach speeds below 91 knots and wingspans of less than 49 feet.
Basic Utility - B	23		Intended to serve aircraft of less than 12,500 pounds gross weight, with approach speeds below 121 knots and wingspans of less than 49 feet.
	100		

Source: Wisconsin State Airport System Plan – 2020

The locations of the public-use airports located in the region are shown in Exhibit E-4. In Wisconsin, the airports at Mineral Point, Platteville and Monroe are the closest ones to the village of Argyle. There is also an airport at Dubuque, Iowa. Many residents in the area travel to the Dane County Regional Airport in Madison especially for long-distance commercial flights. The O'Hare International Airport in Chicago also offers another alternative to local residents for such flights.

Over the next 20 years, the amount of air traffic at Platteville, Mineral Point and Monroe is expected to remain unchanged (Table E-3). Of these 3, Monroe Municipal Airport is the busiest and Platteville sees the least air operations. It should be noted the bulk of the increase in statewide aviation operations is expected to occur in the airports in the Milwaukee metropolitan region.

Table E-3. Projected General Aviation Operations; Selected Public-Use Airports: 2000 - 2020.

Airport Name	Classification Category	2000	2010	2020	Percent Change
					2000 - 2020
Iowa County Airport (Mineral Point)	Transport / Corporate	11,000	11,000	11,000	0
Monroe Municipal	General Utility	15,100	15,100	15,100	0
Platteville Municipal	General Utility	9,000	9,000	9,000	0
Statewide Average					13.0

Source: Wisconsin State Airport System Plan - 2020

Exhibit E-4. Public Use Airports in Region: 2002

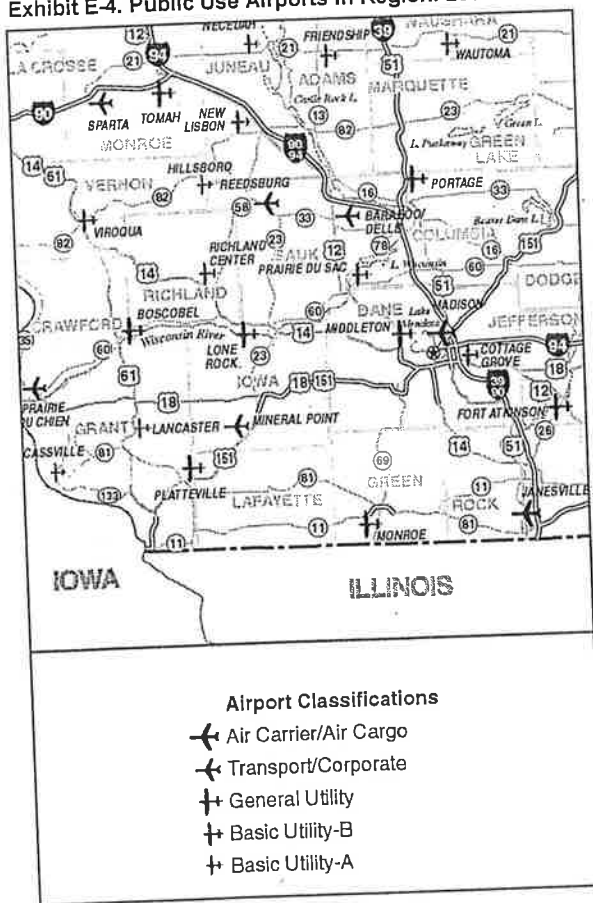
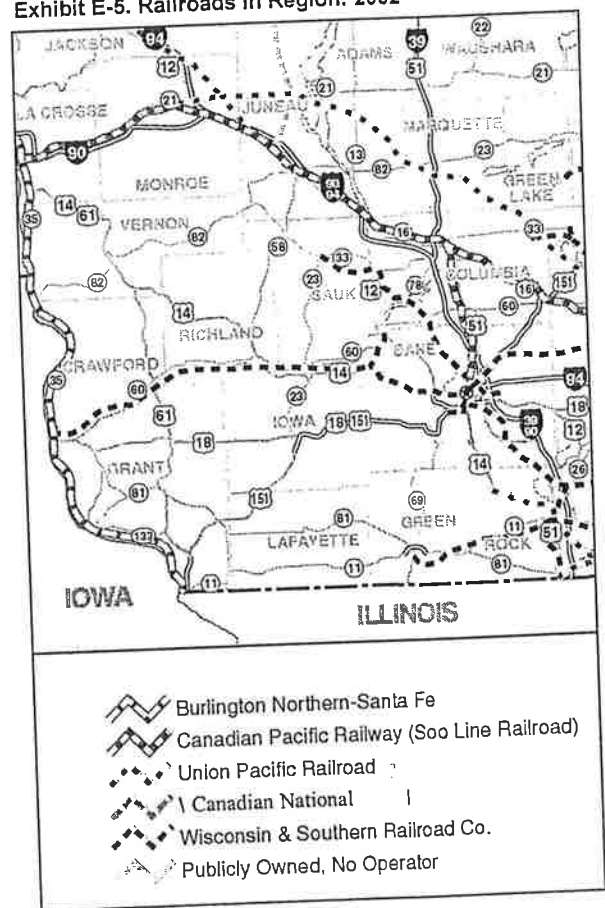


Exhibit E-5. Railroads in Region: 2002



Railroad Facilities

As depicted in Exhibit E-5, there are no rail lines in or near the village of Argyle. The closest line is the Wisconsin & Southern Railroad, which terminates in the city of Monroe to the east. The closest Amtrak Stations are in Chicago, Columbus and Portage.

Water Transportation

The Village of Argyle does not have access to any major waterway or harbor that would offer water transportation options.

Bicycle / Walking Trails

There are no designated state bike trails or bike routes in or near the village of Argyle. The low traffic volumes and road widths on most residential streets readily accommodate bicycle traffic. Most of the roads have sidewalks to accommodate pedestrian travel. STH 78 and STH 81 to the north and east are considered undesirable for biking/walking because of the high traffic volumes. It is recommended that local residents not use them for such purposes. However, STH 81 to the west and STH 78 to the south are rated as having moderate conditions for bicycling. The better conditions for bicycling can be found on the other major collectors, County Trunk Highways C, A, N and G, where the traffic volumes are less.

Review of Existing Transportation Plans

There are a number of statewide transportation planning efforts that will have a bearing on the presence or absence of transportation facilities and services in the region (Exhibit E-6). Most of these efforts developed umbrella policy documents that provide general goals and policies covering the state. The following sections provide a brief overview of the plans that have been completed or that are in a draft phase and how they might affect area residents and the preparation of this plan.

Exhibit E-6. Statewide Transportation Plans.

Title	Responsible State Agency	Status
Translinks 21	Department of Transportation	Adopted - 1994
Wisconsin Bicycle Transportation Plan - 2020	Department of Transportation	Adopted - December, 1998
Midwest Regional Rail System	Department of Transportation	Published - February, 2000
Wisconsin State Highway Plan 2020	Department of Transportation	Adopted - February, 2000
Wisconsin State Airport System Plan 2020	Department of Transportation	Adopted - February, 2000
State Recreational Trails Network Plan	Department of Natural Resources	Adopted January, 2001
Wisconsin Pedestrian Plan	Department of Transportation	Proposed completion - 2001
State Rail Plan	Department of Transportation	Proposed completion - 2002

Compiled by: Mid-America Planning Services, Inc.

Translinks 21

Beginning in 1994, the Department of Transportation began a planning process to develop a comprehensive, intermodal transportation plan as mandated by the federal government in the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The resulting plan, *Translinks 21*, is intended to guide transportation policies, programs and investments through the year 2020.

It outlines an aggressive program, estimated to cost \$39 billion over a 25-year period, which is about \$8.9 billion over projected spending levels. *Translinks 21* is intended to provide policy level guidance on the preparation of individual model plans for highways, airports, railroads, bikeways and transit. Key programmatic elements are shown below in Exhibit E-7.

Exhibit E-7. Translinks 21 -- Major Programmatic Elements

State Highways

- Complete construction of the multilane Corridors 2020 Backbone network (more fully described below).
- Fund a new \$175 million Country Roads Program to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic and other attractions surrounding the highway.

Passenger Rail

- In conjunction with Amtrak, develop new high-speed passenger rail service to various locations in the state.

Air service

- Invest \$50 million in airports to replace anticipated shortfalls in the federal Airport Improvement Program.

Intercity Bus

- Invest \$160 million to maintain existing intercity bus service and provide service to communities over 5,000 populations.
- Invest \$25 million to help communities establish intercity passenger transportation stations connecting intercity bus, rail, auto and in some cases air services with each other and with municipal bus, taxi, or elderly and disabled services.

Public Transit

- Implement five new initiatives to maintain, improve and expand use of public transit in larger communities.

Other

- Increase funding for the Local Road Improvement Program (LRIP), which helps local communities pay for needed improvements on local routes.

Compiled by: Mid-America Planning Services, Inc.

Wisconsin State Highway Plan - 2020

The State Highway Plan 2020 outlines investment needs and priorities for the state's 1,800 miles of state trunk highway through the year 2020. Given the financial realities of maintaining this extensive road network (need exceeds anticipated funds), the plan establishes priorities for funding. Most of the funds are slated for Corridors 2020 backbone and collector routes as shown in Exhibit E-8. By virtue of its distance from STH 11, the village of Argyle will have limited access to and utility for this collector route within the state. This is an important consideration for any future economic development in that WisDOT found many major businesses like to locate fairly close to a backbone or a collector.

Midwest Regional Rail System

Since 1996, transportation officials from 9 Midwest states, Amtrak and the Federal Railroad Administration have been developing a proposal to bring more efficient high-speed passenger rail to Midwest residents. The recently adopted, Midwest Regional Rail Initiative, lays out a general framework for developing and improving the 3,000-mile rail network, known as the Midwest Regional Rail System (MWRRS) (Exhibit E-9). The overall project would cost more than \$4 billion and would be implemented over 10 years. Although representatives from the participating entities jointly developed the proposal, individual states will need to implement and fund specific projects within their state's jurisdiction. As of this date, the state has not authorized any specific projects. Implementation of all or part of the MWRSS in Wisconsin will likely be addressed in the state's Rail Plan currently under development.

Given the distance to an existing or proposed Amtrak Station, this project will likely have little benefit to residents of the village of Argyle and the surrounding area.

Wisconsin Bicycle Transportation Plan – 2020

The Wisconsin Bicycle Transportation Plan – 2020 presents a blueprint for developing and integrating bicycling into the overall transportation system. In an effort to promote bicycling between communities, the plan analyzed the condition of all county trunk and state trunk highways in the state and produced maps showing the suitability of these roads for bicycle traffic. Suitability criteria were based primarily on road width and traffic volumes with secondary consideration given to

Exhibit E-8. Corridors 2020

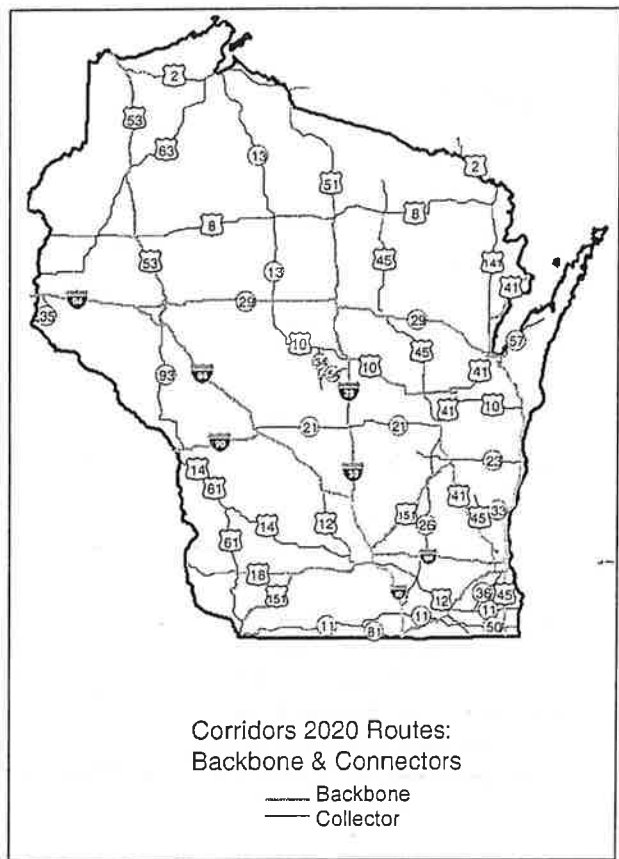
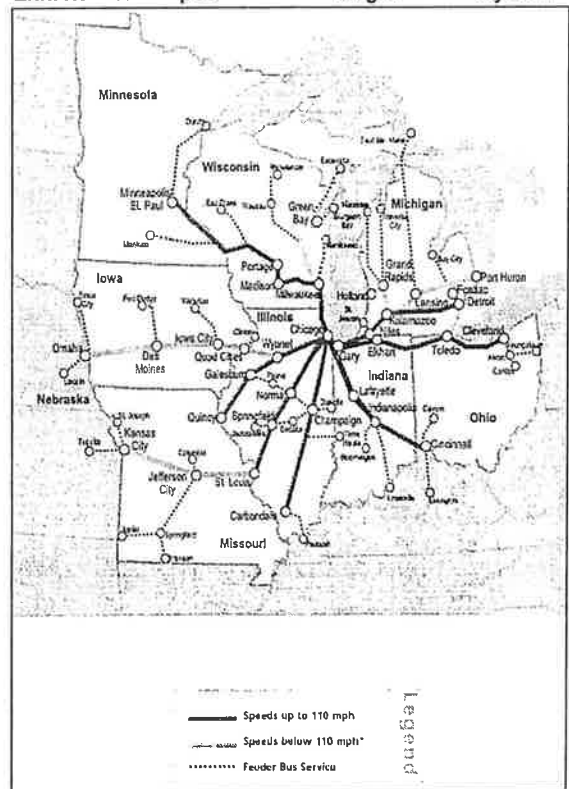


Exhibit E-9. Proposed Midwest Regional Rail System



pavement condition, passing opportunities and percent and volume of truck traffic.

The plan also identified state trunk highways suitable as "Priority Corridors and Key Linkages" connecting communities over 5,000 in population and other major bicyclist destinations. Although these mapped routes currently occur only on state trunk highways, the plan anticipates the routes will be extended to include other segments of county trunk highways as smart growth plans are prepared and adopted in the future.

Given the lower traffic volumes on some roads in the area, many are suitable for bicycle use. These include: CTH A, C, N and G.

State Recreational Trails Network Plan

In 2001, the Wisconsin Department of Natural Resources adopted the State Trails Network Plan as an amendment to the Wisconsin State Trail Strategic Plan. This plan identifies a network of trail corridors throughout the state referred to as the "trail interstate system" that potentially could consist of more than 4,000 miles of trails. These potential trails may follow one or more of the following: highway corridors, utility corridors, rail corridors and linear natural features (e.g. rivers and other topographic features).

Given the scope of the plan and the inter-jurisdictional nature of linear trails, the DNR will need to work in partnership with the Department of Transportation, affected counties and other local units of government and interested user groups. The department would act as a facilitator helping with acquisition and in some instances development, as funding permits. This plan and the DOT's Bicycle Transportation Plan (discussed above) should be seen as complementary as there is often little distinction between recreational use of a trail and using the trail as a means of inter-city transportation.

Even though a proposed trail corridor may not run through a community, the plan encourages communities and counties throughout the state to develop additional trails linking to the statewide trail system.

Wisconsin State Airport System Plan - 2020

The Wisconsin State Airport System Plan - 2020 has a 21-year planning horizon and provides a framework for the preservation and enhancement of public-use airports that are part of the State Airport System. Of the 143 public-use airports in the state, 100 are part of the system. Based on coverage of existing airports and anticipated demand, the plan recommends that no new airports be brought into the System and no existing airport be eliminated.

The plan categorizes needed improvements into 3 groups: pavement, instrument capability and airport service level. The recommended set of policy scenarios generates a statewide total of estimated project costs for the 21-year planning period of nearly \$1.1 billion (1999 dollars). Although estimated costs were developed for each of the airports in the system, the plan did not itemize the costs for each airport so it is difficult to determine which airports have been identified as needing improvements over the next 21 years.

Programmed Transportation Improvement Projects

State and County Trunk Highways

The Department of Transportation makes improvements to state trunk highways as listed in the 6-Year Highway Improvement Program. In the short-term, US Highway 151 will be reconstructed to be a 4-lane highway between Dodgeville and Belmont. No other major highway projects are planned in Lafayette County.

Airports in State Airport System

Sponsors of airports in the State Airport System are eligible to apply for state and federal funding to help augment the cost of airport improvement projects that range in scope from very small improvements to major development and reconstruction projects. The Bureau of Aeronautics programs airport improvement projects around the state based on state and federal priority ratings, state and federal funding availability and other factors. The result is a 5-Year Airport Improvement Program updated every year. The projects listed in the first 2 years of the program are programmed for completion, while those in latter years are tentative.

Over the next 3 years, few improvements are planned at public-use airports in the region and none will significantly affect air travel or the movement of goods.

Local Road Projects

The Village has developed a 5-year schedule for improving the roads in the area as shown in Table E-4. The work to be completed includes such things as curbs/gutters, pavement, sidewalks, water mains, sewer mains, storm sewers, and sanitary sewers.

Table E-4. Scheduled Road Projects: 2003 to 2007

Road Name	From	To	Year
Breeze Terrace	Highland	E. Milwaukee St.	2003
Grant Street	State Street	Green Street	2004
Grant Street	Green Street	Lafayette Street	2005
Oak Street	Oak Street	Maple Street	2006
State Street	Monroe Street	Mill Street	2007

Source: Village of Argyle

Future Transportation Plan

The current local road network is an asset the village of Argyle can build upon. Even though the current road/street network is in generally good condition, over the next 20 years, a number of transportation-related improvements will be necessary to accommodate future growth as depicted on Map E-2.

Goals, Objectives, Policies and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

Village of Argyle

Map E-2 Transportation Plan

February 9, 2004



Major collector

Bicycle routes

- Best conditions for bicycling
- Moderate conditions for bicycling
- High volumes of traffic & undesirable road conditions



New collector

New local road



Intersection improvements



ATV trail



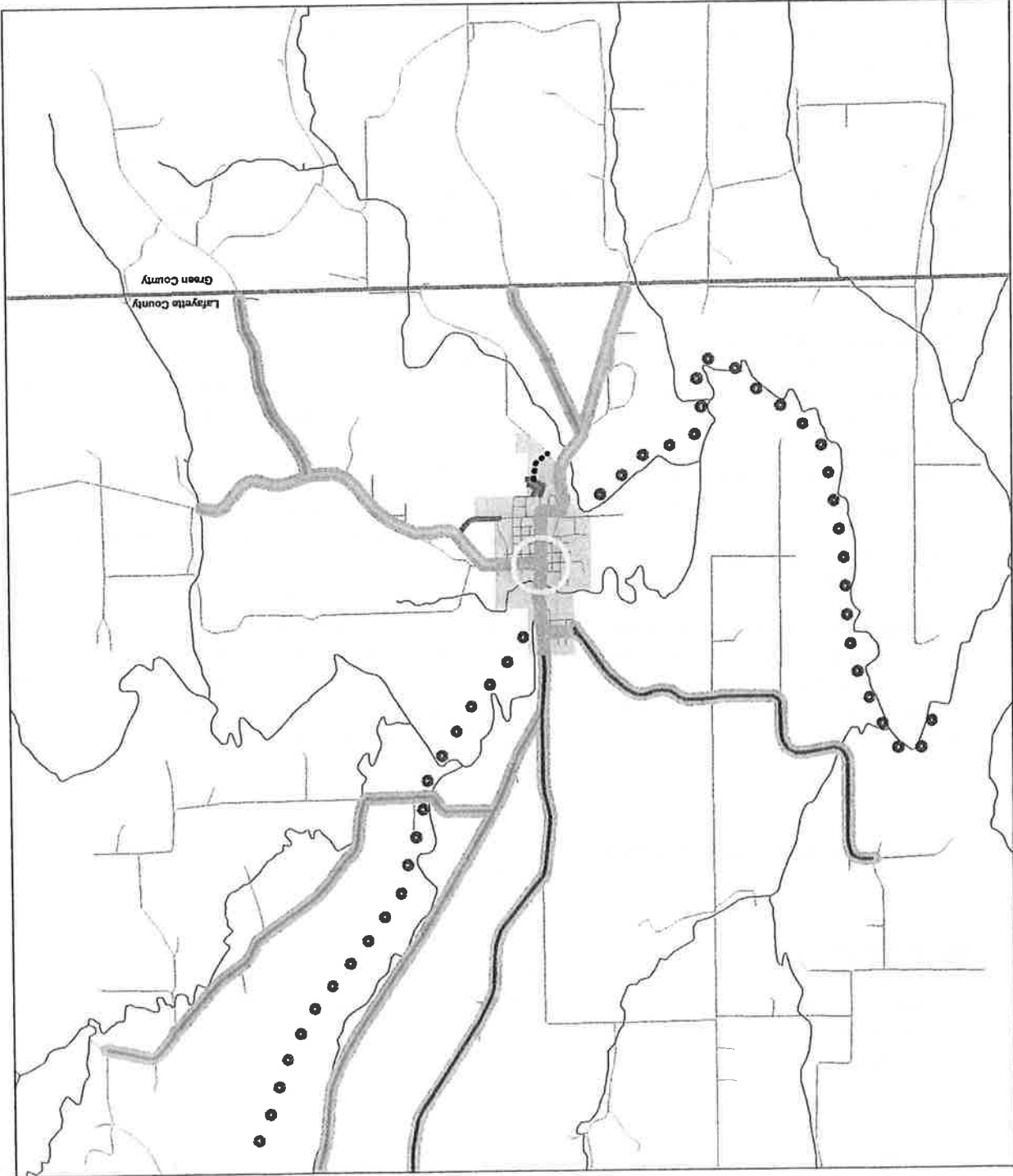
Foot path

- There is no active railroad in the planning area.
- There is no airport in the planning area.
- There are no safe bicycle trails or ATV trails in the planning area.



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UTILITIES AND COMMUNITY FACILITIES ELEMENT

General Overview

People and communities need a whole host of community-type facilities and services. Some of these services are needed to provide basic levels of health and safety, while others help to maintain a high quality of life, foster job creation and create a sustainable economy.

Historically, the distinction between private-sector services and those provided by the public sector was quite clear. However, this distinction can be quite different from community to community and can shift within a community over time. With the trend of privatization, private-sector companies now offer some services that historically were provided by government. Likewise, some services typically thought of as private-sector ventures, are now in the realm of the public sector.

The provision of community-type services is a key element of this Plan and follows the general direction established by the Land-Use Element. As the population of a community grows, it may be necessary to build more facilities or consider providing new services.

Objective of Element

The intent of this element is to provide basic information on the community-type services currently offered in the village of Argyle with the exception of transportation related facilities, which are addressed in another separate element of this Plan (Exhibit F-1). The location, use, capacity and extent of services are identified for both public- and private-sector utilities and services.

All of this will help to identify what public services should be expanded or rehabilitated and what if any new services could be provided to address an unmet need.

Exhibit F-1. Basic Objectives of the Utilities and Community Facilities Element.

- Identify and describe the full range of community-type services currently provided.
- Identify the capacity of these services.
- Identify unmet community wide needs.
- Identify what public facilities will need to be expanded in the future to accommodate additional residents and commercial and industrial uses.
- Develop goals and objectives that will accommodate the needs of current and future residents.

Existing Facilities and Services

Water Facilities

The Argyle Water Utility provides water service to 379 customers, all of which are metered. The majority of connections are residential customers (324). There are also 43 commercial users, 2 industrial users, and 10 public connections (Exhibit F-2). In 2002, the Village was served by 78 fire hydrants.

Water production originates from 3 wells with a combined capacity of 1,267,200 gallons per day (Table F-1). These wells are located at Hwy 81 West, on Broad Street, and on Breese Terrace within the Village.

Water storage consists of one elevated steel water tower. The water tower was constructed in 1984 and holds 200,000 gallons.

The distribution system consists of a network of water mains totaling 37,105 feet of service lines. The water mains are metal (non-lead) and plastic and range in size from 4 to 8 inches. There are 77.58 feet of substandard mains of less than 6 inches in diameter. The distribution system has 2 dead end mains. Ideally these dead-end mains should be looped to improve water quality and fire protection.

Water consumption is regularly in excess of 63,000 gallons per day with a low of 45,000 gallons and a high of 200,000 gallons. The wells have a capacity to pump 1,267,200 gallons per day. Currently, daily consumption on a per capita basis is approximately 80 gallons.

The amount of unaccounted for water lost per day from the system is currently less than 4 percent due, most notably, to minor system leaks. The Village continues to work to minimize this loss.

Given the existing excess capacity in the water supply system (i.e. water wells and storage) and the projected growth over the next 20 years, no substantive capital improvements may be needed aside from extensions within the water delivery system.

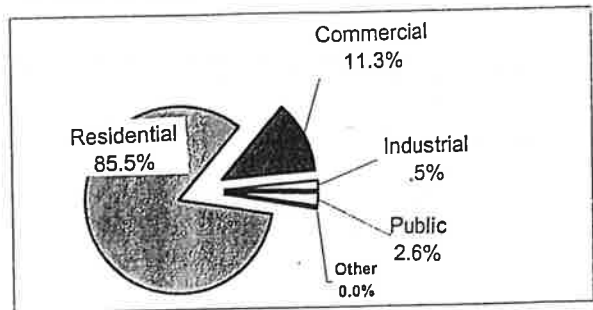
Wastewater Facilities

The Village's wastewater treatment facility is located at 101 Mill Street in the Village. The facility discharges to the East Branch of the Pecatonica River, a tributary of the Mississippi River, under a Wisconsin Pollution Discharge Elimination System (WPDES) Permit No. WI-0022225-05-0.

The system has a design capacity of 0.183 million gallons per day and serves approximately 367 residential households with a population of 820 potential customers. There is not a particularly large commercial customer in the village of Argyle.

According to the State, the wastewater treatment plant is in very good condition. It operates totally within the parameters established by the WDNR.

Exhibit F-2. Metered Water Connections: 2002



Source: Village of Argyle Municipal Electric and Water Utility

Table F-1. Well Characteristics: 2003

Well	Year Drilled	Depth (feet)	Design Capacity (gallons per day)	Status
Well Number 1	1913	330	72,000	Operational
Well Number 2	1938	525	446,400	Operational
Well Number 3	1971	970	748,800	Operational

Source: Village of Argyle Municipal Electric and Water Utility

Table F-2. Water Consumption: 1997 and 2002

Year	Total Pumped From Wells (gallons)	Average Day Consumption (gallons)	Maximum Day Consumption (gallons)	Average Daily Per Capita Consumption (gallons)
1997	41,537,000	65,000	230,000	80
2002	23,078,000	63,000	220,000	80

Source: Village of Argyle Municipal Electric and Water Utility

The Village operates the collection system without a lift station. This practice can continue in the event of very limited planned growth, however major future growth to the Village may require consideration of lift stations.

Alternate Water and Wastewater Facilities

There are currently two homes in the Village that are served by individual wells and septic systems.

Storm Water Management Facilities

Storm water management has always been a challenge in the village of Argyle due to the hills and steep grades that exist in this community. The entire length of State Street is the lowest area in the Village and occasionally experiences temporary flooding due to the large amount of run off that feeds to the street. During periods of heavy rain downfall the inlets are unable to take the flow and often standing water is found near Grant Street and North State Street.

The village of Argyle currently maintains approximately 2.5 miles of storm sewer ranging in size from 15 inches to 36 inches. There are approximately 100 inlets in the community feeding the sewers.

The overall condition of these sewers is relatively good with the exception of the Grant Street area that is scheduled for complete reconstruction in 2004 and 2005.

Electric Utility

The village of Argyle has operated a Municipal Electric Utility since 1906 making it one of the fortunate communities to actually have its own electric utility. The service territory includes all of the properties within the Village limits. The Utility buys wholesale power from the Dairyland Power Cooperative of LaCrosse, Wisconsin. In 2002 the system served 387 residential customers, and 89 commercial and Large Power customers that consumed 7,751-megawatt hours of electricity. The utility owns a 69kV substation located on Mill Street, which was constructed in 1997.

The Power Plant located in the center of the Village on the Pecatonica River has one of the few operational hydroelectric generators still producing power from small streams in Wisconsin. The generator on the small head dam produces approximately 210-megawatt hours of electricity annually. The Village has one diesel generator installed in 2004 with an output rating of 2.2 megawatts, which is well in excess of the total system load. This capacity is enough to supply power to the entire Village in the event of an ice storm or other outage of the normal supply of electricity.

The retail power rates for the Municipal Electric Utility are very attractive to customers because of the fact that the Village has this excess in its total peak load system.

The Argyle Municipal Utility is a member of the Western Wisconsin Municipal Power Group (WWMPG). This organization has ownership in the Shared Transmission Service with the Dairyland Power Cooperative. The village of Argyle negotiates its power contracts with Dairyland as a group.

Solid Waste Disposal / Recycling

The Village operates a recycling program at their recycling facility on Mill Street. Village residents bring their recyclable materials to the site and separate them into the appropriate storage bins. The Village no longer provides curbside pickup of garbage. Instead, designated yellow garbage bags are sold at the village hall, the recycling center, and by area merchants. These bags are available in two sizes, 20 gallon for \$1.00 and 30 gallon for \$1.50. This cost pays for the disposal of the garbage by volume. The more a person recycles, the less it costs them to dispose of their garbage.

The recycling center accepts aluminum containers, corrugated cardboard, glass containers, magazines/glossy print materials, newspaper and newsprint materials, office paper, plastic soda bottles, HDPE milk jugs, other HDPE plastic containers, steel containers/tin cans, bi-metal containers, and used motor oil. These items are accepted at no charge to the residents. Some items are accepted based upon a per piece charge including white goods (e.g. washers, dryers, stoves), waste tires, air conditioners, and refrigerators. During 2002 in excess of 76 tons of these various materials were recycled at the center.

The Village currently contracts with Waste Management in Prairie du Chien for the collection of their solid waste.

Recreation Facilities

Argyle is recognized by some as the "Gateway to Yellowstone Lake." The 450-acre lake is part of the Yellowstone Lake State Park, which is one on many outdoor attractions available to the residents of the village of Argyle. The Argyle Legion Community Park, the Argyle Boat Launch, the Blackhawk Memorial County Park, in addition to the Yellowstone Lake State Park, are regularly enjoyed and utilized by the local residents.

The Argyle Legion Community Park is located at the north side of the Village and was originally created in the late 1940's through the efforts and dedication of the American Legion. Today the Village operates the park. Within the park residents have access to a baseball field, a softball and youth ball field, lighted tennis courts, a sand pit, volleyball courts, two shelter houses, and playground equipment. In 1993, through a cooperative effort between the Village and the school district, new playground equipment was installed in the park. New lighted basketball courts were added near the school, located next to the park.

The Village also operates the Argyle Boat Launch, a small park and boat landing on the East Branch of the Pecatonica River off Highway 81 just west of the bridge. This launch affords many opportunities for fishing and canoeing north of Argyle. Many area residents canoe from Thunder Bridge north of Argyle past the beautiful rocky bluffs to Argyle. The 2-3 hour downstream journey offers an abundance of wildlife along the rivers edge.

Owned by Lafayette County and operated by Lafayette County Sportsmen's Alliance and Friends of Woodford Park, the 120-acre Blackhawk Memorial Park offers primitive campsites, hiking trails, playground equipment and area fishing for use by local residents. It is located about six miles south of Argyle.

Yellowstone Lake State Park is located eight miles northwest of Argyle. The Lake was created between 1949 and 1954 by damming the Yellowstone River. The 450-acre lake is Southwestern Wisconsin's only sizeable body of water and is surrounded by rolling hills. In addition to the lake, there are 850 acres in the park on the northern shore of the lake. The State also owns and manages an adjoining 3700-acre wildlife area. The facilities in the park include 130 individual campsites; group camping for 200 people, hiking and cross-country trails, snowmobile trails, fishing, swimming and picnic areas.

Table F-3. Recreational Areas: 2003

Name	Facility Description
Argyle Legion Community Park	Created in the 1940's through the efforts of the American Legion, the park is now operated by the Village. Activities include baseball, softball, tennis, volleyball, picnic areas and playground equipment.
Argyle Boat Launch	The Village operates a small park and boat landing on the East Branch of the Pecatonica River. Opportunities for fishing, canoeing, and enjoying nature abound.
Blackhawk Memorial County Park	This 120-acre park is owned by Lafayette County and offers primitive campsites, hiking trails, fishing, and playground equipment, shelter house, handicapped accessible camping/fishing.
Yellowstone Lake State Park	This park offers a 450-acre lake, 850 acres of park area, and a 3,700-acre wildlife area. Operated by the DNR, facilities include campsites, hiking and cross-country skiing trails, swimming, fishing, and picnic areas.

Source: Village of Argyle

There are no designated state bike trails or bike routes in or near the village of Argyle. However, there are a number of other State Parks in the area that are available to local residents within easy driving distance. These include New Glarus Woods State Park, Cadiz Spring State Park, Blue Mounds State Park, and Governor Dodge State Park.

Library Services

The village of Argyle Public Library serves Village residents and residents of the Southwestern Wisconsin Library System in the surrounding areas. The Argyle Women's Club established the library in 1915. The Village has operated the library since 1923, and it has been housed in the community building since 1924. The Library's collection includes books, newspapers, magazines, pamphlets, filmstrips, and a variety of other materials. Bound issues of the local newspaper dating from 1888 to the present are also available. As an active member of the Wisconsin Library System it affords local residents access to thousands of materials through the inter-library loan agreement. The library recently received grant funds to purchase computer equipment that now provides local Village residents with access to high-speed Internet services.

Police Services

The village of Argyle Police Department is responsible for law enforcement, crime investigation, patrol, traffic supervision and community education. The current department staffing consists of two part-time staff, one of which is the Chief, the other a sergeant. Given this level of staffing the department is capable of providing a total of 40 hours of coverage within a normal week. The department operates less than 24 hours per day and the daytime and evening coverage varies over a seven-day period. When no officer is on duty, the Lafayette County Sheriff is called to provide backup. Department equipment consists of 1 police squad car. The department is located in the Argyle Community Building on Milwaukee Street in the Village. The Lafayette County 911 Center answers emergency calls for police, ambulance and fire responses.

With a population of 823 and a staffing level of only one full time equivalent officer, the Village is well below the statewide average of 2 officers per 1,000 residents. At some future point the Village may want to address this staffing level.

Fire Protection

The Argyle-Adams Community Volunteer Fire Department provides services to the village of Argyle, the town of Argyle, and the town of Adams under a 3-way contractual agreement. The staff includes 30 volunteer firefighters in addition to a Chief, a 1st and 2nd Assistant Chief, and

call the firefighters. A sufficient number of firefighters respond during the daytime and more are generally available to respond in the evenings. The equipment owned by the department includes 2 pumper engines, 2 tanker trucks, 1 brush truck, and 1 equipment truck. The equipment is currently on a five-year replacement cycle. Each jurisdiction has a member appointed to the 3-Way Governing Committee that must approve all borrowing for the acquisition of any new equipment. In addition, this Committee is also responsible for establishing the annual operating budget and costs for the fire service that are then assessed equally among the village of Argyle, the town of Argyle, and the town of Adams.

The department currently maintains an ISO fire rating of 6 in the Village. During 2002, the department responded to approximately 45 calls with half of those being fire-related. The department also has a mutual aid agreement with all fire departments in Lafayette County and Green County.

The Department is located on Broad Street in the village of Argyle.

Emergency Medical Service

The Argyle Emergency Medical Service provides service to the village of Argyle and those communities within a 5-6 mile radius of the village. The staff includes 14 volunteers. The Lafayette and Green County Sheriff Departments contact EMS volunteers by individual pagers to notify the scheduled volunteers of emergency calls. In addition, the volunteers can communicate among themselves with two-way radios. The Village owns and operates 1 fully equipped Basic Life Support (BLS) ambulance. There are always sufficient volunteers available to respond to each request for service. In 2002 the Argyle EMS responded to approximately 120 requests for service. The EMS is currently located in a relatively new building on Broad Street across from the fire department.

Municipal Buildings

The Village owns a number of municipal buildings. These include the Community Building that also houses the Police Department and the Village Library, the Village garage, the recycling center, the fire station, the EMS facility, the sewage treatment facility, the power generator plant, and the water storage tower and three operating wells.

Data collected as a result of the 2003 community survey recognized the need for citizen input on the issue of the preservation and future utilization of the existing Community Building. A number of specific questions were asked about the use of the building and the location of such services as the library, Village offices, the police department, a senior center, and an auditorium for the Village residents.

The responses from the residents of the Village to the 2003 survey regarding these issues indicated that 57.8% of the residents felt the library should remain in the existing Community Building. Of the residents who responded an overwhelming 66.2% of them feel that the Village offices and police department should remain in the existing building. Also, 53.3% felt the Auditorium/Community Building should remain in the existing building. The residents were most supportive of a new senior center building, with 27.1% responding favorably. This was the highest percentage of responses indicating a new building.

Electrical and Natural Gas Transmission

The village of Argyle residents are very fortunate to have their own Municipal Electric Utility that buys wholesale power from the Dairyland Cooperative of LaCrosse and sells it to them at a very reasonable cost. The Alliant Energy Company provides natural gas to village residents.

Telecommunications Facilities and Fiber Optics

CenturyTel provides telephone service to Village residents and Mediacom provides the cable TV service. Cellular phone service is offered by a number of companies. The Village currently also has access to fiber optic lines/DSL service.

Health Care Facilities

The physicians affiliated with the Memorial Hospital of Lafayette County operate the Medical Associates clinic on Mill Street in the village of Argyle. Although there is not a hospital or major medical facility readily available in the Village, local residents have access to the Memorial Hospital of Lafayette County located in Darlington and the Monroe Clinic Hospital located in Monroe. Medical emergencies which can not be treated in Darlington are taken by Med flight to one of Madison’s 3 GMS hospitals including: Meriter Hospital, St. Mary’s Hospital Medical Center and University of Wisconsin Hospital & Clinics.

The Memorial Hospital of Lafayette County is a general medical-surgical hospital treating a variety of cases, including births, internal medicine, psychiatric, alcohol and other drug abuse and nutritional and metabolic disorders. In the year 2000, the hospital had 476 patients for 1,305 patient days or an average stay of 2.7 days.

Mendota Mental Health Institute, located in Madison provides diagnostic, therapeutic and support services to patients with mental, emotional, or development disorders. The William S. Middleton Memorial VA Medical Center is located in Madison and is operated by the Veterans Health Administration. It is an acute care facility for veterans.

As shown by the data in Table F-4, Lafayette County has fewer health care professionals per capita than the state. In two important categories, Lafayette County has about one half or less the number of health care professionals than the state.

In addition to these various medical services the residents of the Village have a full time dentist located in the Argyle Dental Offices on South Broad Street.

Table F-4. Health Care Professionals: Lafayette County and Wisconsin: Selected Years

	All Physicians 1997	Family Physicians 1997	Physician Assistants 1997	Registered Nurses 1997	Chiropractors 1993	Dentists 1997
Lafayette Co	6	3	2	72	2	7
Number per 10,000-	3.7	1.9	1.2	44.7	1.4	4.3
Wisconsin	17.5	2.7	0.9	83.5	1.8	5.9

Source: Wisconsin Department of Health and Family Services

Child Care Facilities

With increasing numbers of families being headed by a single parent and as more women enter the workforce, the number of children needing day care is an important consideration for families and employers alike. Within the

Village, there are 3 childcare facilities with a total capacity of 24 (Table F-5). In addition, childcare centers in Darlington, Benton, Belmont, Blanchardville, and other nearby communities may meet the needs of residents commuting to or through those areas. Childcare is generally at a premium.

Table F-5. Child Care Facilities; Village of Argyle: 2003

Facility	Class	Capacity	Age Served
Argyle Day Care Center	Family	8	2 months– 8 years
Little Angels	Family	8	6 months– 12 years
Little Tykes Daycare	Family	8	Infants-12 years

Source: Division of Children and Family Services, Bureau of Regulation and Licensing, Wisconsin Department of Health and Family Services

Cemeteries

There is one cemetery located within the village of Argyle (Table F-6). It is located on South State Street and is owned by the Village. The Old Argyle Cemetery has 530 gravesites and

encompasses approximately 1.6 acres. Calvary and Woodlawn Cemeteries are located on STH 78 approximately one mile north of the Village.

Table F-6. Cemeteries; Village of Argyle: 2003

Name	Location	Ownership	Size (Acres)
Old Argyle Cemetery	South State Street	Village of Argyle	1.6
Calvary Cemetery	STH 78	Town of Argyle	2.3
Woodlawn Cemetery	STH 78	Town of Argyle	9.6

Schools

The School District of Argyle serves the children of the Village. There is a single school building-serving students in grades K4 through the 12th grade. The facilities are located on State Road 78 in the Village. The enrollment in May 2003 was 334 students that represent a continuation of the recent five-year decline. The largest decline has been in the 9th through 12th grade student population that dropped by over 33 percent in the past five years.

The school has a capacity for up to 440 students. Given this capacity it is evident that the Village could grow significantly without an immediate need to enlarge the school facilities.

The K4 through 5th grade building was built in 1965-66. At that time the 6th through 12 grades were being housed at another location no longer owned by the Argyle Schools. In 1999 an addition was made to the existing K4-5th grade building to provide space for the 6th through 12th grade students.

There are currently 49 total teaching, support, and administrative staff employed by the School District of Argyle. Of this number 34 are teachers, 12 are support staff, and 3 are administrative staff.

At the present time the district is not anticipating any significant change in the student population and no future projections have been prepared.

There are no private schools in the district.

Table F-7. Public School Enrollment: 1998 to 2003

Year	K-5	6-8	9-12	Total
1998-1999	166	57	127	350
1999-2000	176	63	130	343
2000-2001	173	71	120	364
2001-2002	169	70	104	369
2002-2003	173	77	84	350

Source: Village of Argyle School District

Community Facilities Plan

A number of questions were included in the 2003 community survey to gauge resident’s satisfaction with selected community services (see Appendix B). Of the services/facilities listed (Table F-9) over 60 percent of the respondents felt that fire protection, EMS and snow removal were above average. Approximately 41 percent felt road maintenance was above average and 44 percent felt it was average. Garbage collection was rated as poor by almost 42 percent and brush/leaf collection as poor by almost 35 percent of those who responded.

When asked, "Is there a Village park near you?" nearly 74% of the respondents indicated that there was. When asked which park they used the Argyle Legion Park got a high response.

Residents were also asked how often they used Legion Park, the school's walking program, the Argyle Public Library, the Community Building other than the Library, and the cafetorium at the school. Their responses indicate that very few residents are using the school's walking program and an average of 30% of the residents use Argyle Legion park, Argyle Public Library and the Community Building other than the library and cafetorium at school at least 1 to 5 times during the year.

Those supporting park expansion were asked to indicate what activities should be developed. Those activities receiving the highest levels of interest are listed in Table F-8. It is interesting to note that the top 10 facilities are largely unorganized activities such as: bike, hiking, dog walking and exercise trails.

Table F-8. Recreation Facilities Favored by Survey Respondents Wanting More Facilities: 2003

Priority	Facility	Votes Received
1	Outdoor Swimming Pool	93
2	Picnic areas	48
3	Bike Trails	42
4	Hiking Trails	39
5	Exercise Trails	38
6	Nature Areas	28
7	Public Gardens	27
8	Horseshoe pits	27
9	Skateboarding/Rollerblading area	26
10	Dog walking parks	25

Source: 2003 Community Survey (Question 40)

Table 9. Community Services; Village of Argyle: 2003

Service/Facility	Above Average	Average	Poor	No Opinion
Fire Protection	159	51	2	5
Emergency Medical Service	157	51	1	7
Snow Removal	140	65	6	4
Road Repairs & Maintenance	92	98	20	2
Library Services	43	103	25	29
Garbage Collection	33	41	94	31
Recycling Services	63	103	29	9
Brush/Leaf Removal	20	74	78	24
Traffic Enforcement/Police	30	115	46	8
Communication with Residents	25	114	33	20
Recreation Facilities for 0-5 year olds	15	89	44	42
Recreation Facilities for 6-13 year olds	17	88	50	38
Recreation Facilities for 14-18 year olds	10	59	83	42
Recreation Facilities for 19-64 year olds	6	74	71	42
Recreation Facilities for those over 65	6	59	79	49

Source: 2003 Community Survey (Question 28)



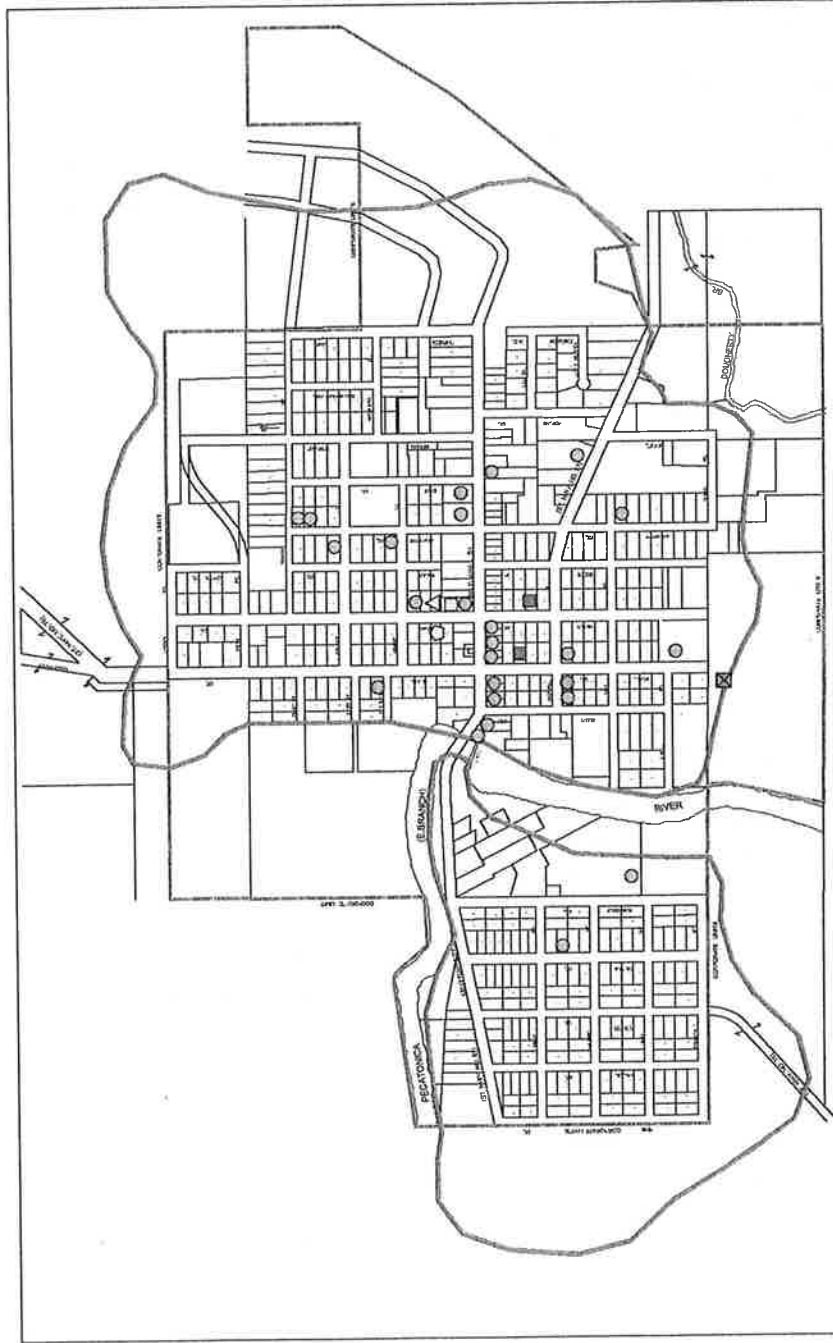
Goals, Objectives, Policies and Recommendations

Goals, objectives, policies and recommendations for this element are found in Chapter B.

Village of Argyle

Map F-1 Utilities & Community Facilities Plan

March 15, 2004



□ Area to be served with water and utilities

Utilities & facilities

- Protect and preserve historical resources
- Existing Village Hall
- △ Fire Station
- ◻ EMS Facility
- New Library/Village Hall/Police Dept. and Community Center Alternatives
- ⊗ New City Garage
- ↑ Water tower



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AGRICULTURAL, NATURAL AND CULTURAL RESOURCES ELEMENT

Objective of Element

The basic purpose of this element is to provide background information on a wide variety of agricultural, natural and cultural resources and features in the village of Argyle and the surrounding area (Exhibit G-1). This information will recognize and identify important resources needing to be protected and/or effectively managed. It will also identify if there is anything that may limit the development potential within the Village (e.g., poor soils, floodplains, wetlands, bedrock, ground water pollution, etc.). Collectively, this information will help the Village “grow smart” which is one of the major tenants of this plan and state statutes.

Exhibit G-1. Basic Objectives of the Agricultural, Natural and Cultural Resources Element

- Provide background information on a wide variety of agricultural, natural and cultural resources in and around the community.
- Provide maps that document the location and extent of these resources.
- Identify areas for development with the least impact on important resources and features.
- Identify physical limitations, if any, to development.

Agricultural Resources

Agriculture in the region is a dominant feature of the landscape and is important to the local economy. Since the early 1900s, agriculture in the United States and in Wisconsin has been in transition. Statewide, fewer people are farming, the number of farm operations is decreasing and some of the larger farms are continuing to get larger.

In Lafayette County, the amount of land in agriculture decreased by 5.1 percent between 1992 and 1997. Over this same period, there was also a 9 percent decrease in the number of farms. In the 15-year period from 1982 to 1997, the number of farms declined from roughly 1,400 to just over 1,100. Consistent with statewide trends, the number of full-time farmers in the County

Table G-1. Agriculture Characteristics; Lafayette County: 1992 and 1997

	1992	1997	Percent Change
Land in farms (acres)	356,651	338,376	-5.1
Farms	1,235	1,127	-8.7
Full-time farms	974	807	-17.1
Part-time farms	261	320	22.6
Market value of agricultural products (1,000)	\$135,647	\$136,208	4.1
Market value of agricultural products per farm	\$109,836	\$120,859	10.0
Farms with milk cows	648	490	-24.4
Milk cows	39,947	33,830	-15.3

Source: U.S. Census of Agriculture

declined some 17 percent. Part of this change is reflected in the decline in the number of farms with milk cows. As farmers quit milk production, they quite often need to work off the farm to supplement their farm incomes. Over this 5-year period, the number of farm operations with milk cows declined nearly 24 percent along with a 15 percent decline in the total number of milk cows in the County. In contrast to these downward trends, the value of agricultural

products has increased slightly over this 5-year period. Unfortunately, this increase has not kept pace with the rate of inflation.

From an economic standpoint, agriculture is important to the region as a whole. It also is at the heart of the area's rural character and charm.

Table G-2. Size of Farms; Lafayette County: 1992 and 1997

Size (acres)	Number	
	1992	1997
1 to 9	58	45
10 to 49	113	135
50 to 179	304	314
180 to 499	595	473
500 or more	165	160

Source: U.S. Census of Agriculture

The size of farms in Lafayette County is also changing, but in a way unlike what is seen in much of Wisconsin. Statewide, the number of mid-sized farms is decreasing as the numbers of small and large farms both are increasing. There are a growing number of hobby type farms in Wisconsin as ex-urbanites move into more rural areas and as farm economics are forcing a relatively small proportion of full-time farmers to increase the size of their operations. We see that there are fewer very small and very large farms in Lafayette County and an increase in mid-size (10-179 acres) farm operations (Table G-2).

Natural Resources

Geology

Although continental glaciers at one time covered much of Wisconsin, the southwestern portion of the state was largely unaffected. This area is known as the driftless region, or the coulee region, so named by the French trappers and explorers who once inhabited and explored the area. The village of Argyle is situated in the eastern part of the driftless region in Wisconsin (Exhibit G-2). The most westerly extent of the glaciated area lies just east of Mount Horeb and just west of Monroe.

Cambrian limestone underlies the entire region. More recent geologic formations are discontinuous because the rivers and streams have eroded them in varying degrees over the years. Although the area was not glaciated, wind-blown silts (loess) created by glacial movement cover the ridge tops in the region. These deposits vary widely in thickness, but are relatively shallow in the eastern part of the county and become thicker closer to the Mississippi River.

Metallic and Non-Metallic Resources

Mining in the southwest area of Lafayette County for lead and zinc has had a long history and influenced the commerce of the area for more than a century. Although the Spanish and French had been mining lead across the Mississippi River and to the south since the eighteenth century, prospectors began pushing further north with the advent of steam-powered boats on the Mississippi River. In the early 1820s, prospectors began working the shallow diggings that the Native Americans had been working for some time in the area.

Exhibit G-2. Glaciations in Wisconsin



Soils

Soils in the region were primarily formed from bedrock-eroded material covered with loess, wind-blown silt. Soil found in and around the village of Argyle primarily consists of those soil series listed in Exhibit G-3. In addition a number of minor soil types are found in insignificantly lesser amounts. These include Muscatine, Sable, Stronghurst, Rozetta, Tama, Chaseburg, Lawson, Arenzville, Boone and Orion silt loams.

Soil erosion is a problem through out the region.

Groundwater

Groundwater in Lafayette County is contained in a number of geologically distinct aquifers. Well production is the best in the deepest sandstone aquifers and decreases as one nears the surface. Glacial outwash in the valley bottoms is also a very productive groundwater source. Adequate supplies of groundwater for domestic, commercial and agricultural uses are available. Argyle draws its water from the sandstone aquifer along with the Galena-Platteville aquifer. The glacial outwash in the Pecatonica River Valley is also a good source of groundwater.

Groundwater in the area is of good chemical quality and is suitable for most purposes. The water is of the calcium magnesium bicarbonate type, and total dissolved solids are in the range of 250 to 400 mg/l (milligrams per liter). Most groundwater in the area is quite hard and must be softened for most uses. Objectionable quantities of iron in the groundwater are a problem in some localized areas. Elevated levels of nitrates occur locally but are not common in much of the region.

The Wisconsin Department of Natural Resources maintains a database containing well information for many public and private wells in the state. A review of this database found there are a number of wells with elevated levels of nitrates¹ and volatile organic compounds² in the area, however the three public wells in the village of Argyle were rated as average in the levels detected. By and large, though, groundwater contamination is localized.

In 2000, the Drinking and Groundwater Section of the DNR ranked all of the watersheds in the state for groundwater contamination potential. The rankings are based on the amount of rural and urban land, the presence of confined animal feeding operations and sample analytical data for nitrate and pesticides from private wells. Based on the methodology selected, the scores could range from 0 (no potential) to 160. The Lower East Branch Pecatonica River watershed had a score of 79, which is considered a moderate potential. The watershed covers a total area of approximately 145 square miles of which 60 percent is agricultural. Of the 290 water samples taken, 22 percent exceeded the enforcement standard of 10 ppm for nitrates and 62 percent exceeded the preventative action limit of 2 ppm. In addition, pesticides were detected in 3 wells in the watershed.

¹ Nitrates can commonly enter the ground water from individual septic systems and from standard farming practices.

² Volatile organic compounds (VOCs) are organic chemicals that have a high vapor pressure relative to their water solubility. VOCs include components of gasoline, fuel oils, and lubricants, as well as organic solvents, fumigants, some inert ingredients in pesticides, and some by-products of chlorine disinfection.

Exhibit G-3. Major Soil Types Found: Village of Argyle

Type	General Description
Dubuque Silt Loam	Well-drained, light colored moderately deep, silty soil typically found on gently sloping to sloping ridge tops and moderately steep-to-steep side slopes in the unglaciated uplands.
Northfield Sandy Loam	Well-drained, sometimes excessively drained, light colored, shallow loamy soil found on sandstone uplands.
Fayette Silt Loam	Well-drained, light colored, deep, silty soil found over limestone bedrock and below steep rocky and stony land.
Huntsville Silt Loam	Deep, well-drained soil found on bottoms adjacent to streams.

Source: Soil Conservation Service

Atrazine³, a groundwater contaminant often found in agricultural areas, is currently not found in the area. When atrazine is detected in the groundwater, the Wisconsin Department of Agriculture, Trade and Consumer Protection is responsible for establishing atrazine prohibition areas to protect groundwater sources from further contamination. There are currently 8 atrazine prohibition areas in Lafayette. Although none of them are found within the Village, the one in closest proximity is found to the south and southeast of the intersection of STH 78 and STH 81 in the towns of Argyle and Wiota. There is also an atrazine prohibition area in the towns of Argyle and LaMont to the west and northwest of the Village.

Surface Water and Wetlands

The village of Argyle is located in the Pecatonica-Sugar River Basin, which is drained by a number of larger rivers including the Pecatonica, Sugar, Galena, Grant and Platte Rivers (Exhibit G-4). The Village is situated in the Lower East Branch Pecatonica River watershed. This watershed is a priority project under the Wisconsin Nonpoint Source Water Pollution Abatement Program. A number of smaller trout streams in the watershed are affected by polluted runoff. The municipal point of source discharger in the Village is permitted by the DNR to discharge to surface water in the watershed.

Given the topography of this region, many of the streams have comparatively high gradients and are consequently subject to flash flooding. Streams in the area are also subject to nonpoint source pollution and high sediment yields from erosion. This in turn affects fisheries habitat, increases water temperature, reduces viable spawning areas and results in stream bank erosion.

Soil erosion from agricultural practices in the basin has been decreasing over the last several decades as more farmers have been implementing best management practices such as buffer strips, no till plowing and contour cropping. Owing to the topography of the driftless area, there are no natural lakes and wetland areas are isolated except along the streams and creeks. These wetland areas are limited to a number of areas to the west and northwest of the village that are classified as emergent, wet meadows and wet soil areas.

Vegetation

Pre-settlement vegetation in the region consisted primarily of tall grass prairie and oak savannas characterized by open grasslands with scattered bur and white oak. Areas with brush or shrub savannas were also common. Deciduous forests covered the steeper slopes and the alluvial valley bottoms.

Exhibit G-4. Major River Basins of Wisconsin



³ Atrazine is an herbicide used to control broadleaf leaves and is typically used in corn production. It is one of most widely used herbicides in the United States and due to its widespread use and persistence, it is found in groundwater and surface water. The EPA has set the drinking water health limit for atrazine at three parts per billion (ppb).

Frequent (almost yearly) wildland fires kept intolerant trees and shrubs from gaining a foothold, thus sustaining largely a savannah environment. To a lesser extent, sedge meadows existed in the wetter areas.

Since white settlement, the wildland fires have been eradicated resulting in a change in vegetation and many of the prairies have been converted to agricultural uses. Many of the areas not used for agricultural purposes have developed into dense, closed forest ecosystems. On dryer hillsides, forests of white, red and black oak dominate, while mesic forests of sugar maple, basswood and elm are common on wetter sites.

With the loss of this native vegetation, rainwater and melt water do not infiltrate down into the soil resulting in flashfloods and soil erosion.

Threatened and Endangered Species

Based on information contained in Wisconsin’s Natural Heritage Inventory there are 23 plants and 14 animal species in Lafayette County that are threatened, endangered, or a species of special concern (Table G-3). Of this total, 12 are threatened and 6 are endangered. There are no known species in or near the Village that are designated threatened, endangered or a species of special concern.

Table G-3. Rare, Threatened and Endangered Species; Lafayette County: 2001

	Special Concern	Threatened	Endangered	Total
Plants	13	8	2	23
Animals				
Beetle	0	0	0	0
Bird	2	1	0	3
Butterfly	1	0	0	1
Dragonfly	1	0	0	1
Fish	1	2	1	4
Insect	0	1	0	1
Lizard	0	0	0	0
Frog	0	0	1	1
Mammal	0	0	1	1
Moth	0	0	0	0
Salamander	0	0	0	0
Snake	1	0	0	1
Turtle	0	0	0	0
Mussel	0	0	1	1
Subtotal	6	4	4	14
Total	19	12	6	37

Source: Wisconsin Department of Natural Resources

Cultural Resources

Historical Overview

Based on archaeological evidence so far discovered, the first inhabitants to what is now Wisconsin arrived over 10,000 years ago when the continental glaciers retreated northward. To help understand man’s presence in the state, archeologists have defined general time periods as summarized in Exhibit G-5.

Unfortunately, much of the evidence from the pre-history has been lost with increased urbanization and land alteration. Isolated prehistoric sites such as temporary or permanent settlements or extractive sites have been identified throughout the state. As noted in the above exhibit, people during the Woodland Period often built burial mounds. Although single mounds

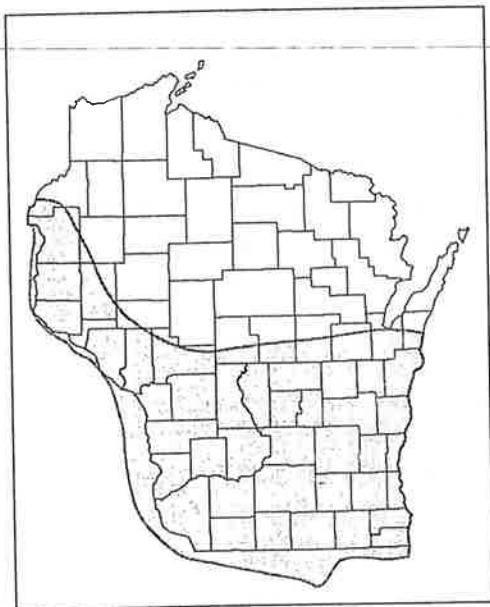
Exhibit G-5. Archaeological Periods in Wisconsin

Time Period	Name	General Description
10,000 years ago	Paleo-Indians	Paleoindians followed the woolly mammoth, mastadon and bison into the region as glaciers retreated.
8,000 years ago	Archaic	As the climate continued to warm, the large mammals of the Ice Age were replaced by many of the animals found in the state today. People lived in small family groups, harvested wild plants, nuts and acorns and hunted small animals such as deer and elk.
3,000 years ago	Woodland Period	People tended to live in villages. The first evidence of agricultural activities, pottery and the use of bows and arrows. Many mounds were built often in the shape of animals, including turtles, birds and bears, which are referred to as effigy mounds.
1,000 years ago	Mississippian Period	The people in this period know as Oneota, lived in larger villages with extensive agricultural fields, often growing corn, beans and squash. The Oneota were part of a complex trading network that extended to both coasts.
1634 to present	Historic Period	The arrival of Jean Nicolet, a French explorer, in 1634 marked the beginning of the Historic period.

Source: The State Historical Society of Wisconsin and others

have been found, most occurred in groups -- in some cases 30 or more in one location. The Village is located in an area of the state where Indian mounds are most common (Exhibit G-6).

Exhibit G-6. Distribution of Paleo-Indian Burial Mounds in Wisconsin



Prior to the arrival of white settlers and miners, the Native Americans mined the lead ore in this area to the extent they could.

History

Allen Wright, Scotchman and one of the leading settlers, named the Town and village of Argyle, in 1844, in honor of the Duke of Argyll. The first political meeting was held in a schoolhouse in the Village. By the year 1839 a settlement was formed 2 miles west of the Village. A.U. Gibson, a farmer, inhabited a cabin on the present site of Milwaukee and Broad Streets in Section 26 in the town of Argyle. An attempt was made to build a mill and lay out a site on the west side of the Pecatonica River. Soil being unsatisfactory, development occurred on the east side of the River. The original survey of the Village was certified and recorded on January 28, 1850. The village of Argyle's original survey consisted of 34 blocks. The first house in the Village, as surveyed, was located on Milwaukee Street. Settlement was slow. Several stone buildings appeared in the early 1850's and a total of 15 families lived

within the Village by 1856.

The earliest businesses in the Village were a mill for grinding grain established about 1839. A sawmill was constructed in 1845. The first store was established by 1849. Weekly postal service was provided with the establishment of a Post Office in Section 26 on the Hawley Farm in 1846. This was moved to the Village in 1849. A harness shop established about this time survived until the 1930's. The Village had its own flatbed steamboat used for freight service between Argyle and South Wayne, which had the closet railroad at that time. The Argyle House Hotel was established by 1852 and by 1856 a saw mill, three stores, a gristmill, a shoe shop, a blacksmith and wagon shop, and post office existed. Milling, mercantile and butter were major industries.

The first bridge spanning the East Pecatonica was at Argyle in 1855. A flatbed steamboat between Argyle and South Wayne, the closet rail shipping point, first supplied freight service over 9 miles south on the Pecatonica River. This was capable of hauling a team and hay wagon. Rail transportation was established to Argyle by the Freeport-Dodgeville railroad line in 1888.

Argyle's first school was established in 1845 in a small cabin near the river to serve 6 to 8 students. The first district school in the Village in 1849 served 20 students.

Argyle is noted for its many church congregations. The Baptist congregation, which built a church in 1849, was the earliest. Argyle Methodist Episcopal Church formed around 1852 and constructed a church in 1859. In 1875 Evangelical Lutheran Church was organized of Norwegian and German residents, building a church 1-year later. St. Joseph's Catholic Church was dedicated in 1898. Argyle's original cemetery was platted in 1850 at the extreme south end of North Street on 2 acres of ground. Argyle Cemetery Association was organized in 1853.

The Star Theatre at Argyle, which now has been listed in the National Register of Historic Places, is currently being restored. Alanson Partridge built it in 1878 at a cost of \$2,000. The ground floor held a cabinetmaker's shop and the second floor an auditorium seating 400 people. The glittering past of this lovely old theatre boasts of such names as the Ringling Brothers and Mary Pickford, who made a personal appearance to promote the "new Talking Machine". A young teacher, John A. James in 1906, organized the first high school band in the state in Argyle.

Argyle incorporated as a Village in August 1903.

The village of Argyle is a scenic friendly well-kept community with approximately 823 residents offering quality retail services and products. The community also takes pride in its other assets, including good schools, well maintained public infrastructure and a small amount of manufacturing employment.

The village of Argyle operates its own electric utility, which obtains electricity from a hydroelectric plant on the East Branch of the Pecatonica and purchases power from the Dairyland Power Cooperative. The natural gas mains intersect the Village from all 4 directions and serve the majority of the developed areas of the Village.

The Village constructed a new wastewater treatment plant in 1990 and has sufficient capacity to handle wastewater treatment for the growth projected in its current Land Use Plan. Both sanitary sewer and water serve the entire Village, with the exception of the annexed area to the east. A new well and water tower were constructed on the hill at the north end of the Village in the early 1970's.

The economy of this region is dominated by dairy farming with some manufacturing employment. The nearest large cities to the Village are the cities of Madison and Janesville, Wisconsin and Dubuque, Iowa each being 45 to 50 miles away. The cities of Darlington and

Monroe, each 15 miles to the west and southeast respectively, are the closest centers of employment and retail shopping and also county seats of their respective counties.

Archaeological Resources

According to records maintained by the State Historical Society there are four archaeological sites that have been identified and catalogued in the village of Argyle and vicinity. These sites include burial mounds (Section 26), an unnamed campsite and village (Section 27), the old Argyle Cemetery (Section 26) and the Damon Foundation and scatter (Section 27). The campsite and village and the Damon Foundation are actually located to the west and northwest of the Village.

Burial Sites

In 1987, the state passed the Wisconsin Burial Sites Preservation law (s. 157.70 Wis. Statutes) to protect historic and prehistoric burial sites from all types of human disturbance. The law gives the State Historical Society of Wisconsin the responsibility for inventorying and cataloguing all prehistoric and historic burial sites in Wisconsin. The law is to assure that all human burials in this state are granted equal treatment without reference to ethnic origins, religious affiliation, or age of the burial site. Once a burial site is registered, it is exempt from property taxes. Aside from exhumations authorized by coroners or by immediate family members, no one may disturb a human burial site without authorization from the Director of the State Historical Society. The law also authorizes penalties for unauthorized disturbances or the failure to report disturbances.

Within the planning area there is one historic cemetery. The Village currently owns the Old Argyle Cemetery located on South State Street in the Village. This 1.6 acres cemetery has 530 gravesites.

Historic Resources

According to the Architecture & History Inventory (AHI) maintained by the State Historical Society, there are 27 structures with some historical interest in the Village.

The State Historical Society of Wisconsin has listed a total of 8 sites on East Street, 6 on Lafayette and 13 on Milwaukee Street for consideration as possible area of historic significance (Table G-4).

Table G-4. Places of Historical Interest in the Village

Name/Description
Argyle Cemetery
James Seymour Wadding Home (formed State Bank of Argyle, Villager developer)
First Baptist Church and Argyle School
W.B. Thurston Home and Dental Office
Covey Hotel (American House); 1870's
Argyle Atlas Office
Waddington Memorial Community Building; 1924
Vernus Nelson Home, Storekeeper
Charles Sardeson Home, Mill operator
Victor Rossing Home, imported French millstones; 1920
Lutheran Church & Parsonage; 1910
H.J. Hendrickson Home, Hardware merchant; 1895
Grandview Park
St. Joseph's Church; 1898 and Rectory; 1900
Robert Peacock Home, Merchant & banker; 1920's
Saxon House, residence of Bob LaFollette, relocated 1910
Lars & Helena Rossing Home
L.A. Rossing Co. grocery-dry goods; 1912
Old Rock Building store; 1850's
Original Argyle State Bank Building; 1897
Masonic Lodge; 1915
Original Methodist Episcopal Church; 1884, site of stone church
Partridge Hall-Woodmen Hall workshop & social center; 1870's
Camel Back Truss Bridge STH 81
Downingsque Frame Cottage 209 S. Galena (Potentially eligible for National Register)
Power Plant/Fire Station S.E. corner Pecatonica Road and Mineral Point

Goals, Objectives, Policies and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

ECONOMIC DEVELOPMENT ELEMENT

Objective of Element

The primary purpose of this element is to present background information about the local economy and its relationship to the region. County, regional and state economic development programs are briefly reviewed to identify possible programs the Village could take advantage of to encourage appropriate economic development. In any economic development effort, it is helpful to identify the strengths and weaknesses of the Village in attracting and retaining businesses and industries. This element also identifies businesses and industries that would be compatible with the village of Argyle. Resident's attitudes toward economic development are also presented. Finally, properties in the Village are analyzed to determine if any sites are contaminated and what could be done to encourage suitable commercial and industrial uses.

Exhibit H-1. Basic Objectives of the Economic Development Element

- Understand the economic base of the community and statewide trends affecting the community and region.
- Identify and describe economic development programs at the local and state level.
- Assess the community's strengths and weaknesses relative to attracting and retaining new economic growth.
- Identify desirable businesses and industries.

Labor and Economic Characteristics

Labor Force

Since about 1992, the national economy has been expanding and has done extremely well up until the last 2 years. The number of new jobs had been steadily growing and unemployment had been declining nationally. In Wisconsin, the unemployment rate has declined steadily since 1993, but has increased somewhat in 2001 (Table H-1). Wisconsin typically has a lower unemployment rate than the nation and Lafayette County typically has about the same unemployment rate as Wisconsin. However, in recent years, the unemployment rate in the county has exceeded the statewide rate. The labor force in Lafayette County since 1993 has declined by some 429 individuals representing a net decline of 5.2 percent. The highest number in the labor force occurred in 1996 with 8,400 individuals.

According to the 2003 Community Survey, nearly

Table H-1. Civilian Labor Force and Unemployment Rate; Lafayette County and Wisconsin: 1993 to 2000

Year	Civilian Labor Force	Lafayette County		Wisconsin Unemployment Rate
		Percent Change From Previous Period	Unemployment Rate	
1993	8,300	n/a	3.9	5.2
1994	8,300	0.0	4.5	4.7
1995	8,300	0.0	4.0	4.7
1996	8,400	1.2	4.4	3.7
1997	8,100	-3.6	3.8	3.5
1998	8,100	0.0	3.6	3.7
1999	8,042	-0.7	3.8	3.1
2000	7,871	-2.1	4.3	3.0

Source: Wisconsin Department of Workforce Development

57.3 percent, or 200 residents, were employed full time and an additional 8 percent, or 24 residents, were employed both full and part time, yielding a rate of employment of 94.1 percent. Conversely, the unemployment rate for the adult members of the households that responded to the survey was 5.9 percent, or 14 individuals. This unemployment rate does not include the 18.7 percent (55 residents) who were employed part-time or the 4.5 percent (12 residents) involved in seasonal work. Additionally, in the households that responded approximately one-third or 97 of the residents were retired.

Data from the 2000 Census reveal that over 68 percent of people in the local labor force (16 years and over) traveled to work by car, van or truck or drove alone. (Table H-2).

Only a very small percentage of residents worked in their place of residence. Given the national trend of more and more people working from their homes, it is anticipated a larger percentage of residents may work at home now than did 10 years ago.

Table H-2. Commuting Patterns; Village of Argyle: 2000

Travel Time	Persons ¹	Percent ²
Worked at home	18	4.1
Car, Van, or Truck (drove alone)	301	68.6
Car, Van or Truck (carpooled)	67	15.3
Public Transportation	4	0.9
Walked	45	10.2
Other Means	4	0.9
Total	439	100.0

Source: 2000 Census of Population and Housing (STF 3A)

Notes: 1. Only includes those workers 16 years and over.

2. The numbers in the percent column may not add up to 100 due to rounding.

Economic Base

Table H-3 shows employment statistics for the village of Argyle residents by industry for employed persons 16 years and over in 1990 and 2000. Between 1990 and 2000, there was an increase of 77 residents in the workforce, representing an increase of 21 percent. During this 10-year period, the three greatest increases were in the transportation, warehousing, utilities, communication and information sector (300 percent), the personal services (178.8 percent) and the construction sectors (64.3 percent). Conversely, the retail trade sector employed 53.7 percent fewer individuals in 2000 than in 1990. When compared to the state employment data, the percentage of residents in the Village in each of the categories generally mirrored the state in 2000 with a few exceptions, those being manufacturing, retail trade, personal services and other professional services.

As shown in Table H-4, the average weekly wage of people working in Lafayette County increased 20 percent between 1996 and 2000 across all industries. However, workers on average were paid \$145 less per week than the average worker in the state. Those sectors where the weekly wages rose faster than all the sectors included construction, manufacturing and services. During 2000, wages in the government sector were the highest, while wages in retail were the lowest. In 2000, workers in Lafayette County on average received less than workers throughout the state in all sectors with the exception of agriculture.

Table H-3. Employment by Industry; Village of Argyle and Wisconsin: 1990 and 2000

Employment Category	1990	2000	1990	2000	Percent	2000
	Persons ¹	Persons ¹	Percent ²	Percent ²	Change 1990 to 2000	Wisconsin Percent ²
Agriculture, forestry, fisheries, and mining	13	14	3.6	3.2	.08	2.8
Construction	14	23	3.8	5.2	64.3	5.9
Manufacturing, (durable/non-durable goods	114	115	31.1	26.0	.01	22.2
Transportation warehousing, utilities, communications and information	8	32	2.2	7.2	300.0	6.7
Wholesale trade	22	24	6.0	5.4	9.1	3.2
Retail trade	82	38	22.4	8.6	-53.7	11.6
Finance, insurance, and real estate	12	18	3.3	4.0	50.0	6.1
Arts, personal, entertainment, food service, recreation, business and repair and repair services	18	50	4.9	11.3	178.8	7.3
Educational, health and social services:	53	83	14.5	18.7	56.6	20.0
Other professional and related services	19	28	5.2	6.3	47.4	10.7
Public administration	11	18	3.0	4.1	63.6	3.5
Total	366	443	100.0	100.0	21.0	100.0

Source: 2000 Census of Population and Housing (STF 3A)

Notes 1. Only includes employed persons 16 years and older

2. Total may not add up to 100 due to rounding.

Table H-4. Average Weekly Wage by Industry Group; Lafayette County and Wisconsin: 1996 and 2000

Industry	1996		2000		Percent Change 1996 to 2000
	Lafayette	Amount	Lafayette	Amount	
	County	Above or Below State	County	Above or Below State	
Government	\$432	-\$172	\$528	-\$48	22.2
Agriculture, Forestry, and Fishing	\$407	\$56	\$453	\$47	11.3
Construction	\$348	-\$228	\$440	-\$259	26.4
Manufacturing	\$338	-\$284	\$416	-\$308	23.1
Transportation and Public Utilities	\$433	-\$121	\$425	-\$245	-1.8
Wholesale Trade	\$430	-\$172	\$494	-\$227	14.9
Retail Trade	\$168	-\$74	\$180	-\$114	7.1
Finance, Insurance, and Real Estate	\$484	-\$97	\$540	-\$160	11.6
Services	\$281	-\$139	\$382	-\$117	35.9
All Industries	\$359	-\$245	\$431	-\$145	20.1

Source: Wisconsin Department of Workforce Development

Notes: Data is for the second quarter (April, May and June) for each year.

Table H-5 shows the top ten employers in the region in 2000 based on employment data maintained by the Wisconsin Department of Workforce Development, Bureau of Workforce Information. The major employers were involved in government, manufacturing and education.

Table H-5. The 10 Largest Employers in Region: 2000

Company	Product or Service	Number of Employees
County of Lafayette	County Government Services	250-499
Autoline/Argyle Industries	Automotive Parts Manufacturer	100-249
Darlington Public School	Public School District	100-249
School District of Black	Public School District	100-249
Shullsburg Public School	Public School District	50-99
Merkle-Korff Industries	Motors and Generators	50-99
Lactalis Usa, Inc	Automotive Parts Manufacturer	50-99
School District of Argyle	Public School District	50-99
Shullsburg Creamery, Inc.	Dairy Products Processing	50-99
Illinois Tool Works, Inc.	Tool and Die Manufacturer	50-99

Source: Wisconsin Department of Workforce Development, Bureau of Workforce Information

Review of Economic Development Programs

This section is intended to provide a brief overview of some of the local and state programs available for economic development efforts.

State Programs

At the state level there is a wide range of programs to assist business retention, expansion and relocation (Exhibit H-2). The Department of Commerce (DOC) is the lead economic development agency for the State and administers a number of programs. The Department of Transportation (WisDOT) plays a much smaller, but important, role as well.

Forward Wisconsin is a nonprofit organization created as a public-private partnership to attract new businesses, jobs and increased economic activity to the state. The group focuses on 6 target industries (computer & data processing services, plastics, business services, forest products, biotechnology, and production machinery & equipment) and 1 primary back-up target (customer service centers).

Local Programs

Lafayette County's Economic Development Agency provides a variety of services to businesses seeking to expand, relocate or start-up operations. The Agency can offer direct support and/or provide referrals for any one of the following types of business services: planning, financing, buildings and site searches, operations and regulations.

Exhibit H-2. Summary of Selected Economic Development Programs for Communities and Businesses

- **The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED) Program** is a federally funded program administered by the Wisconsin Department of Commerce. A CDBG-PFED grant is designed to assist communities that want to expand or upgrade their infrastructure to accommodate businesses that will create new jobs. A local unit of government is limited to \$1,000,000 per calendar year and no more than \$750,000 can be used to benefit a single business or a group of related businesses.
- **The Community Development Block Grant-Economic Development (CDBG-ED) Program** is a federally funded program administered by the Wisconsin Department of Commerce. It is designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The Department of Commerce 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 local revolving loan fund. This fund can then be used to finance additional economic development projects within the community.
- **Community Development Block Grant- Blight Elimination and Brownfield Development Program (CDBG-BEBR)** is a federally funded program administered by the Wisconsin Department of Commerce. It is designed to help communities with assessing or remediating environmental contamination of an abandoned, idle, or underused industrial or commercial facility or site in a blighted area, or that qualifies as blighted.
- **Enterprise Development Zone (EDZ) Program** is a tax credit program for major business startups or expansions that are located in one of the designated areas of the state that suffers from high unemployment, declining incomes and property values, and other indicators of economic distress. Tax credits are only available on income generated within the zone and the total of tax credits within each zone is capped at \$3 million.
- **Community Development Zones** are specially designated areas in the state. Once created they exist for 20 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** is designed to assist rural business with 25 employees or less. Grants may only be used for professional services such as preparation of a feasibility study, market study, or business plan.
- **Wisconsin Development Fund – Technology Development Fund (WDF)** helps finance product research and development and commercialization.
- **Wisconsin Development Fund-Major Economic Development Program (MED)** 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** funds transportation facilities improvements (road, rail, harbor, and airport) that are part of an economic development project.

Selected Survey Results

The 2003 Community Survey contained a number of questions related to economic development. What follows are a select number of questions and responses received from residents of the Village that are worth considering as planning for future economic development evolves. The first series of questions gauged resident support for and the village of Argyle's role in economic development.

8. Should the Village work to develop an industrial or Business Park?

Yes	111 (49.3%)
No	60 (26.7%)
No opinion	38 (16.9%)

9. Should the Village spend money to develop an industrial or Business Park?

Yes	75 (33.3%)
No	90 (40.0%)
No opinion	38 (16.9%)

10. Should the Village purchase property for residential development?

Yes	58 (25.8%)
No	97 (43.1%)
No opinion	49 (21.8%)

11. Should the Village spend money to build infrastructure in the subdivision?

Yes	37 (16.4%)
No	100 (44.4%)
No opinion	57 (25.3%)

12. Should the Village work to create more jobs in the Village?

Yes	202 (89.8%)
No	5 (2.2%)
No opinion	11 (4.9%)

13. Should the Village assist local businesses to grow and expand?

Yes	142 (63.1%)
No	35 (15.6%)
No opinion	32 (14.2%)

14. Should the Village attempt to attract new businesses?

Yes	207 (92.0%)
No	4 (1.8%)
No opinion	8 (3.6%)

15. Should the Village work to maintain its small-town identity?

Yes	169 (75.1)
No	17 (7.6%)
No opinion	27 (12.0%)

16. Should the Village work to enhance the downtown?

Yes	139 (61.8%)
No	39 (17.3%)
No opinion	29 (12.9%)

17. Should the Village work to improve the appearances of the entrances to the Village?

Yes	122 (54.2%)
No	52 (23.1%)
No opinion	39 (17.3%)

18. Should the Village work to improve appearances within the Village?

Yes	145 (64.4%)
No	33 (14.7%)
No opinion	35 (15.6%)

Based on these data a majority (more than 50%) of residents expressed an interest in the following areas: creating more jobs in the Village, assisting local businesses to grow and expand, attempting to attract new businesses, maintaining its small-town identity, enhancing the downtown, improving the appearances of the entrances to the Village and improving appearances within the Village. Just slightly less than 50 percent (49.3%) of the respondents indicated an interest in having the Village develop an industrial or business park.

As part of the 2003 Community Survey the residents of the village of Argyle were also asked about their preferences regarding the types of commercial growth they would like to see in the future. In response to the question about the types of commercial growth desired, the top five business categories in descending order were:

- (1) Pharmacy (45.8%)
- (1) Amusement/Recreational Activities (45.8%)
- (2) Small Retail (44.9%)
- (3) Apparel and Accessories (34.7%)
- (4) Automotive Services/Parts (31.1%)
- (5) Gift Store (30.2%)

Assessment of Strengths and Weaknesses

During the planning process, meeting participants were asked to identify specific businesses and industries they felt would be appropriate for the Village. Using this input as a starting point, a list of desirable businesses and industries was developed and is included below.

Many of the preferred types of businesses are generally small-scale employers in the services sector. These would complement the existing businesses and help to stimulate local economic activity and benefit the residents of the area. These types of businesses while generally compatible may not be suitable in all locations. It is important, therefore, that possible areas be specifically identified on the future land use map.

Preferred Businesses and Industries

- | | |
|---------------------|-------------------------------|
| Clothing All | Assisted Living Facility |
| Car Wash | Fast Food Restaurant |
| Mom and Pop Café | Supper Clubs |
| Service Station | A&W |
| Movies | Soda Fountain and Video Games |
| Skate Boarding Park | Motel |
| Bed & Breakfast | Vehicle Sales – Cars & Trucks |
| Hardware Store | Industry |
| Thrift Store | Campground |

Desirable Businesses and Industry

After identifying the preferred businesses and industries the participants were asked to articulate the various reasons why those preferred businesses would likely want to locate in the Village (strengths) and also why the businesses would not want to locate in the Village (weaknesses). These responses are shared below.

Most of the identified strengths relate to the small town character of the Village, affordability, necessary infrastructure and the natural beauty and charm of the area.

The weaknesses, though limited in number, speak to concerns about the lack of services for senior citizens, concerns about the existing transportation network, the lack of a community library and the small population base with limited income to patronize these potential businesses.

Current Strengths

Small town environment – low crime rate
 Affordability
 Good Schools
 Vacant Buildings
 Available workforce – full and part time
 Potential for a farmer's market and locally produced goods being available
 Natural Resources, the River and Lake
 Adequate infrastructure already in place
 Available Financing

Current Weaknesses

No Senior Center or meal site
 Existing highway system is not particularly good
 No community library
 Small population base with limited disposable income

Environmentally Contaminated Sites

Throughout the state, many properties have become polluted in a way that inhibits their continued use. Aside from the environmental consequences, these properties are often underutilized and/or abandoned creating negative effects on the local economy. To address this growing problem, the State has developed the authority and resources to help clean up these sites so that they can again be used and contribute to the local economy.

The Department of Natural Resources has been notified of a limited number of environmentally contaminated sites in Argyle. These include three LUST (Leaking Underground Storage Tanks) sites. By definition a LUST is a leaking underground storage tank that has contaminated soil and/or underground water with petroleum. The sites in the Village include the following:

- (1) The B.J. Petro Incorporated site located on STH 81 West.
- (2) The Blanchardville Cooperative Bulk Plant located at 203 Railroad Street.
- (3) Steve's Citgo located on STH 81 West.

Economic Development Strategy

Support for economic development in the Village is strong among its elected officials, community leaders and many residents. The approaches listed below should be used to encourage appropriate economic development in the Village. As employment opportunities increase in the Village, people will do more of their shopping in the Village creating enough critical mass to support more local businesses.

- Target existing businesses in other communities that could establish a satellite office in the Village.
- Target small to medium-sized business.
- Consider the development of an industrial or business park.
- Target businesses that process agricultural commodities.
- Target retail businesses that can fill a niche market in the community.
- Actively look for a developer that would further develop a portion of the downtown area.
- In the future land use plan identify areas close to the existing downtown area for more commercial development.

Goals, Objectives, Policies and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

INTERGOVERNMENTAL COOPERATION ELEMENT

General Overview

Coordination and cooperation among the many units of government at all levels is a very important goal. Yet, there are instances where the actions of one governmental unit can possibly negatively affect another unit as in the case of annexation, creation of a tax incremental financing (TIF) district, or certain transportation improvement projects, to name just a few. In such instances, it is important for the various units of government to strive for consensus to the mutual benefit of all involved. In the absence of this, financial and human resources can be wasted with little result. More importantly, intergovernmental conflict can foster a negative attitude toward all governmental units. Even where conflict does not exist, cooperation between local units of government can often provide more or different services at a lower cost to taxpayers.

Objective of Element

The intent of this element is to briefly identify those governmental units the Village may affect or interact with relative to this Comprehensive Plan and its implementation (Exhibit I-1). Also, existing intergovernmental agreements, if any, are identified and briefly described. Finally, this element is intended to identify existing or potential conflicts with other governmental units. All of this is intended to lay the foundation for goals and objectives that will maintain existing relationships and foster more cooperation in the coming years.

Exhibit I-1. Basic Objectives of the Intergovernmental Cooperation Element

- Identify and describe the roles of other governmental units.
- Identify problems and opportunities.
- Develop goals and objectives that will continue existing intergovernmental coordination and cooperation and create new areas for cooperation.

Review of Other Governmental Units

County Government

The village of Argyle is located in Lafayette County. The County was created in 1846 and Darlington is the county seat. The Lafayette County Board of Supervisors consists of 16 members. The Village is located in the ninth district and is represented by one supervisor.

Cities and Villages

The village of Argyle is one of 7 villages that are entirely or partially located in Lafayette County. The other villages include Belmont, Blanchardville, Gratiot, Hazel Green and South Wayne. Each of these villages is relatively small with populations of less than 1,000 residents.

There are also three cities that are entirely or partially located within Lafayette County. These include Shullsburg, Darlington, and Cuba City. Darlington is the largest with a population of 2,418 in 2000. Cuba City is also located in Grant County and had a population of 2,156 in 2000.

Towns

The village of Argyle is bordered on all sides by the town of Argyle. The town of Wiota is located to the south and the town of Jordan Center in Green County is located to the east and both towns are within the Village's extraterritorial area.

Regional Planning Commission

Within Wisconsin there are 9 Regional Planning Commissions (RPCs), which are formed by executive order of the Governor. All but 5 counties in the state – Columbia, Dodge, Jefferson, Rock and Sauk – are served by a RPC. They provide planning assistance on regional issues, assist local interests in responding to state and federal programs, act as a coordinating agency for programs and activities and provide planning and development assistance to local governments.

The Southwestern Wisconsin Regional Planning Commission provides services to 5 counties in the area including: Grant, Green, Iowa, Lafayette and Richland. The offices of the Southwestern RPC are located in Platteville.

School District

The School District of Argyle serves the children of the village of Argyle. There is a single school building that serves students in grades K4 through the 12th grade. The facilities are located on State Road 78 in the Village. The enrollment in May 2003 was 334 students.

The School District of Argyle is located in the Cooperative Educational Services Agency (CESA) District # 3 that serves 31 school districts in six Southwest Wisconsin Counties. Funding for programs is determined through cooperative sharing among the member school districts and from categorical funding for special education grants obtained by CESA personnel from State, Federal, and private endowments. The CESA office is located in Fennimore.

Wisconsin Department of Transportation

The Wisconsin Department of Transportation (WisDOT) is geographically organized into 8 district offices throughout the state. Lafayette County is located in District 1, along with Columbia, Dane, Dodge, Grant, Green, Iowa, Jefferson, Rock and Sauk counties. Its offices are located in Madison.

As noted in the Transportation Element, WisDOT has recently completed or is nearing completion on a number of statewide transportation planning projects. These documents were reviewed to understand how these efforts would directly or indirectly affect the provision of transportation services in the region and to the Village. In addition, WisDOT programmatic budgets were reviewed to identify what projects, if any, have been programmed that might increase existing transportation capacity, efficiency and/or safety in the area.

Wisconsin Department of Natural Resources

The Wisconsin Department of Natural Resources (DNR) is organized into 5 geographic regions. Lafayette County is located in the South Central Region, along with 12 other counties.

The DNR has been very successful over the years in working with local governments to establish recreational trails throughout the state. The *State Recreational Trails Network Plan* (draft) was reviewed to identify existing and proposed trails in the region.

Intergovernmental Cooperation

Existing Areas of Cooperation

The village of Argyle has been involved in several intergovernmental cooperative efforts. At the present time there are intergovernmental agreements for the shared utilization of the village of Argyle Disposal/Recycling Center and the Argyle-Adams Community Volunteer Fire Department.

In 1991 the village of Argyle and the town of Argyle entered into an intergovernmental agreement to establish a joint disposal/recycling center. Under this agreement the Town pays an annual fee to the Village for use of the Center and shares in the wages, electricity and all other operating expenses. All money jointly earned from the sale of recyclable materials is placed in an account for use in making future improvements and upkeep of the center.

The Argyle-Adams Community Volunteer Fire Department provides services to the village of Argyle, the town of Argyle, and the town of Adams under a 3-way contractual agreement. Each jurisdiction has a member appointed to the 3-Way Governing Committee established under this cooperative agreement. This Committee approves all borrowing for the acquisition of new equipment, establishes the annual operating budget and costs for the fire services that are then assessed equally among the village of Argyle, the town of Argyle, and the town of Adams.

Cooperative Boundary Agreements (Section 66.023)

The village of Argyle is currently not party to a cooperative boundary agreement adopted pursuant to state statutes (§66.023).

Areas to Explore for Additional Cooperation

The village of Argyle and the town of Argyle will undoubtedly share a common future and as such should be encouraged to work together for the benefit of both communities. To the extent that opportunities present themselves for the sharing of resources in areas of mutual benefit to the Village and Town, every effort should be made in explore them.

Several areas that might be of interest for such future cooperative initiatives include the expansion of local recreational opportunities, hiking/biking trails, and parks, library services, the sharing of large maintenance equipment, and economic and commercial development.

Existing or Potential Areas of Intergovernmental Conflict

The Village Board and the Argyle Plan Commission have been supportive of growth and cooperation is expected to continue.

Goals, Objectives, Policies and Recommendations

Goals, objectives, policies and recommendations for this element are found in Chapter B.

LAND USE ELEMENT

General Overview

The character of any community is comprised of many interrelated factors. Among these, the character of established land uses often stands out as very significant. Aside from affecting the visual character of a community, land use patterns can affect many other aspects of our daily lives. Just a few examples will help to illustrate. The proximity of schools to residential areas affects how many children can safely walk or bike to and from school and how much is spent on busing. The mix of land use types directly affects local property taxes. Along with population levels, land use densities help to influence the number and types of businesses a community can support. Land use patterns can also affect the cost of providing public services and the cost of housing within a community. How a community grows can affect the viability and desirability of established commercial centers and residential areas. The way in which residential areas and neighborhoods develop can affect the type of relationships we have with our neighbors. Taken together, land use patterns can significantly affect people's perception of a community. Consequently, existing and future land use patterns are very critical components of this plan.

Objective of Element

The intent of this element is to provide background information to develop a future land use plan for the village of Argyle (Exhibit J-1). Existing conditions are also examined, including the following: land use patterns, the presence of waste disposal sites and contaminated sites, land use conflicts and local real estate forces.

Based on the projections for population and the number of housing units over the next 20 years, the acreage requirements for residential growth are presented along with land requirements for commercial and industrial land uses. Based on the land use projections, different land development scenarios are presented and analyzed. The end product of this element is the preparation of a future land use plan, which is intended to guide new development and redevelopment over the next 20 years.

Exhibit J-1. Basic Objectives of the Land Use Element

- Identify changes, if any, in the municipal boundary due to annexation or detachment.
- Prepare an inventory of existing land uses.
- Identify if there are any places that have been used to dispose of wastes or that have been contaminated with an environmental pollutant.
- Assess local real estate forces.
- Project how much land will be needed to accommodate anticipated growth over the next 20 years.
- Prepare a future land use map based on these projections and on information contained in the Agricultural, Natural and Cultural Resources Element.
- Develop goals, objectives and policies that will accommodate the needs of current and future residents.

Current Land Use

For the purposes of this plan, existing land uses were grouped into general categories for review and analysis. Individual properties were placed into one or more categories based on information obtained from the village of Argyle. Map J-1 shows the existing land uses in the Village and Table J-1 describes the various categories and shows the number of acres in each category and as a percent of the total area.

The corporate limits of the village of Argyle encompass slightly more than 357 acres. A significant amount (47.1 percent) remains undeveloped and is predominantly in vacant agricultural land. Residential uses represent the second largest percent (29.4) of the land use in the Village. The single and multiple family residential areas occupy 106.6 acres of land, slightly less than 30 percent of the total acreage in the Village.

The commercial development in the village of Argyle is limited and is concentrated in the downtown area. The combined total acreage for commercial and retail uses is approximately 26 acres or 7.3 percent. There is also limited manufacturing in the Village with the heavy and light industries occupying approximately 22 acres of the available land. The parks and recreational areas include slightly over 16 acres, or 4.5 percent of the available acreage dedicated to that purpose.

Map J-2 shows the current land uses generally within the village of Argyle. As can be seen, the land uses around the Village are predominantly vacant agricultural land, single family residential and limited retail, commercial and manufacturing uses.

VILLAGE OF ARGYLE

Existing Land Use



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March 13, 2004



- | | | | | | |
|--|---------------------------|--|----------------|--|--------------------|
| | Single family residential | | Government | | Parks & recreation |
| | Duplex | | Emergency | | Vacant |
| | Apartments | | Education | | Manufactured |
| | Mobile homes | | Religious | | Hazardous waste |
| | Multi-unit residential | | Public utility | | |
| | | | Parking | | |
| | | | Communications | | |

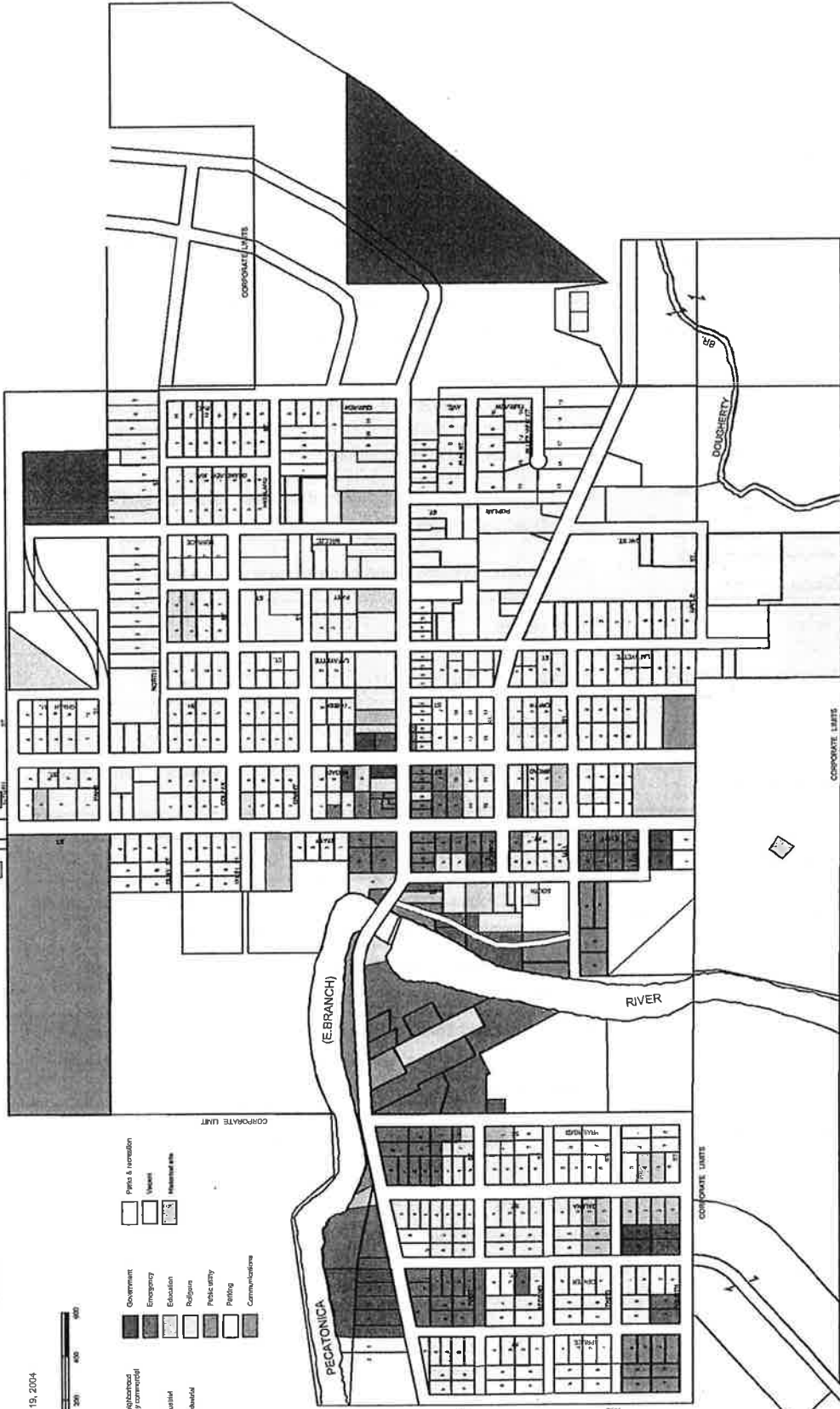


Table J-1. Land Use Summary: 2003

Category	Typical Uses	Acres	Percent of Total
Single-Family Residential	single-family detached homes on a single lot	104.97	29.4
Two-Family Residential	any building containing two dwelling units on a single lot regardless of ownership status	.09	.1
Multi-Family Residential	any building containing three or more dwelling units regardless of ownership status (includes triplexes, four-plexes, apartments, townhouses and condominiums)	1.49	.4
Manufactured Homes	manufactured homes on a single lot or part of a mobile home park	4.03	1.1
Group quarters	group homes and nursing homes	0	0
Manufacturing	manufacturing/processing plants of all types, quarries and gravel/sand pits, heavy & light industry	21.59	6.0
Wholesaling & Open Storage	mini-storage, wholesale and open storage operations	0	0
Retail	retail stores	21.97	6.2
Commercial Services	offices	3.99	1.1
Educational	schools both public and private	1.82	.5
Governmental	municipal buildings, fire stations, community centers, libraries and post offices	2.37	.7
Other Public & Semi-Public Services	hospitals, medical clinics, nursing homes, churches, auditoriums and sports assembly	6.34	1.8
Transportation and Utilities	public and private infrastructure such as roads, railroads, utility plants and communication infrastructure, includes road rights-of-way	3.98	1.1
Park	public recreational areas, dedicated open space areas and golf courses, whether public or private	16.13	4.5
Agriculture/Forest	agricultural operations (farms raising traditional or specialty crops and animals, sod farms, tree farms and nurseries), forestland and other rural land	0	0
Vacant/Farms	not developed farms, non-agricultural/forest	168.25	47.1
Surface Water	lakes, ponds	0	0
Roads	public roads	0	0
Total		357.02	100.0

Data: Village of Argyle

Note: The percent total column may not add up to 100 due to rounding.

Waste Disposal Sites and Contaminated Sites

Throughout the state, properties have become contaminated from accidental spills or improper storage or disposal of solid and hazardous wastes. Likewise, there are many sites that have

been used to dispose of solid and/or hazardous wastes. The presence of a contaminated site or a waste disposal site in or near a community may have implications for the continued and future use of the site and for adjoining properties.

To determine if any of these sites are located in or near the village of Argyle, existing sources of information were reviewed. Table J-2 lists various state registries along with a description of each. In addition, the number of sites located within the Village or within 5 miles of the boundary is also listed for each. It should be noted these registries only contain those sites that have been identified – others may exist that have not been identified. Likewise, these registries are constantly being updated as new sites are added and cleaned-up sites are removed.

Table J-2. Known Waste Disposal Sites and Contaminated Sites: 2003

Name and Description of List or Registry	Sites within the Village	Sites within the Planning Area
<p>Registry of Waste Disposal Sites in Wisconsin. A listing of 4,299 sites where solid or hazardous wastes have been or may have been disposed. Inclusion of a site on this list does not suggest that environmental problems have occurred, are occurring or will occur sometime in the future. (The number indicates both active and closed sites.)</p>	0	0
<p>Bureau of Remediation and Redevelopment Tracking System. This database includes all of the contaminated sites in the state. (The number indicates active sites that have not been reported as closed. Often sites have been closed but not reported as such.)</p>	3	14
<p>Superfund Sites in Wisconsin – Wisconsin Sites on the National Priorities List (NPL) This registry identifies those sites that are eligible for clean up under the federal Superfund program. (The number indicates active sites only.)</p>	0	0

As listed in Table J-2 there are 3 known waste disposals and contaminated sites within the village of Argyle and an additional 11 in the town of Argyle.

Since it is always possible a site may be identified in the future, it will be necessary to periodically review these lists.

Land Use Conflicts

Land use conflicts can arise when different types of land uses are located, or potentially located, in close proximity to one another. People, individually or collectively, may view one of them as incompatible with the other. Localized concerns about the compatibility of certain land uses can vary widely from community to community. The nature of a conflict depends on localized circumstances and the character of the affected individuals or constituents. Conflicts can also develop or subside as demographic characteristics of an area or community change over time.

Regardless of the cause or nature of land use conflicts, they can have significant implications for the residents’ quality of life and localized real estate market forces. In addition, the presence of land use conflicts in a community can affect options for future land development patterns. It is therefore appropriate to assess the nature or extent of existing land use conflicts within the community.

In the village of Argyle one of the current land use conflicts involves a vacant school building on a relatively small land parcel that is negatively affecting the adjacent residential property. In addition, another conflict exists with the industrial buildings on the top of the hill. They are situated in a residential area and are accessible only by traveling through the residential areas.

Designated Redevelopment Areas

State law (§ 66.46 Wis. Stat.) allows the creation of tax increment financing (TIF) districts as a means to foster redevelopment of property within a predefined geographic area (the district) by dedicating the revenue from increased property assessments for specified improvements and public infrastructure.

The village of Argyle currently has a TIF district that was previously approved but will be expiring next year. Given this situation, the Village is eligible to begin the application process now to establish another such district. In order to do this the Village must adhere to the parameters in the following paragraph:

State law places certain limitations on the creation of new TIF districts. A village/city cannot create a new district if:

1. The value increment of all existing TIF districts exceeds 5 percent of the total equal value of property within the jurisdiction; or
2. The total value of equalized value in all of the existing TIF districts exceeds 7 percent.

When these values fall below the established thresholds, a community can create more districts. Based on the TIF value report published by the Department of Revenue, the village of Argyle is below the 5 and 7 thresholds and therefore is eligible to create another district.

The Village could initiate the application process and begin the planning for a new TIF district now for the maximum amount available to them.

Local Real Estate Forces

The real estate market in the area is generally homogeneous. Given the income of most Village residents, demand for low-cost housing is important. During 2002, there were a number of homes sold in this market (Table J-3).

Historically, demand for industrial and commercial land has been very limited. Currently, demand remains relatively low. However, it is anticipated that if an interest in economic development is envisioned as part of this plan, real estate demand may increase in these categories. In addition, there may be a demand for commercial and industrial land with good access.

Table J-3. Real Estate Activity: 2002

	Number of Sales	Total Value \$
	2002	2002
Single Family Residential	14	\$ 906,000
Multi-family Residential	0	0
Commercial	3	\$ 264,000
Industrial / Manufacturing	0	0
Other/Vacant Land	1	\$ 10,000
Total	18	\$1,180,000

Source: Village of Argyle Assessor

Development Factors

Opportunities for new development and redevelopment over the next 20 years will be directly influenced by any number of factors that currently exist and/or may develop over time. This section is intended to briefly highlight the most important development factors, which have been discussed in more detail elsewhere in this or other elements.

Below are listed some of the significant development factors that have been identified. Many of these are graphically depicted on Map J-2.

- **Environment** –The village of Argyle has a number of environmental factors that will be important considerations in the evaluation of any future land uses. Most importantly, attention must be given to the flood hazards attendant to the Pecatonica floodplain, the related wetlands and other limiting factors associated with the existing soil types and steep slopes that are present within the Village. These environmental conditions will certainly impact the determination of where future growth should be directed.
- **Blighted conditions** – The Village has a blighted building that is a vacant former school property located in the downtown area. The lack of a sidewalk connecting the east and west sides of the Village is also a blighted condition. The existing vacant commercial structures in the downtown areas are a blighted condition in addition to the vacant industrial buildings, particularly those located on the crest of the hill. A number of single-family homes are also blighted due to age and an apparent lack of maintenance.
- **Age/condition of housing stock** – The housing in the Village is dominated by single-family homes and home ownership is the case for 75 percent of the existing housing units. Over half of the housing in the village of Argyle was constructed before 1940. In fact, almost 70 percent of the total housing in the Village was built prior to 1960. In the past decade only four new homes have been constructed. The Pecatonica River and the hill on the east side divide the residential areas.
- **Proximity to significant metropolitan areas** – There are no major metropolitan areas in proximity to the Village. The village of Argyle is one of 7 villages that are entirely or partially located in Lafayette County. There are also three cities that are entirely or partially located within the County. The largest population center is the city of Darlington.
- **Groundwater** – Groundwater is plentiful throughout the Village and is of good chemical quality and suitable for most purposes. However, most groundwater in the area is quite hard and must be softened for most uses. Objectionable quantities of iron in the groundwater are a problem in some localized areas.
- **Brownfield sites** – There are currently no known sites in the village of Argyle.
- **Infrastructure capacity** – The vast majority of residents receive their water from the Argyle Water Utility. The water production originates from 3 wells located within the Village. Given the existing excess capacity in the water supply system (i.e. water wells and storage) and the projected growth over the next twenty years, no substantive capital improvements would be needed aside from normal extensions within the water delivery system. The village of Argyle is fortunate to operate its own Municipal Electric Utility that offers attractive rates to its customers because of the fact that the Village has excess capacity in its total peak load system. Storm water management is a continuing challenge for the village of Argyle because of the hills and steep grades that exist in this community.
- **Agricultural preservation** – Even though agriculture continues to dominate the region its presence in the Village is more limited. There is a significant amount of agricultural acreage that is currently vacant and not being used for this purpose.
- **Land use conflicts** –The principal land use conflicts are the vacant school building and the industrial building on the crest of the hill. The vacant school could be converted to residential uses. The industrial building could have additional buffer areas provided and a new access road provided from the north.
- **Cultural resources** – The early settlement of the Village occurred in 1839. Attempts were made to build a mill and lay out a site on the west side of the Pecatonica River. Because the soil was unsatisfactory, development occurred on the east side of the River. The original survey of the Village was recorded in 1850. The earliest businesses in the Village were a mill for grinding grain and a sawmill. The first school was established in 1845 and

the first bridge spanning the East Pecatonica was built at Argyle in 1855. Argyle incorporated as a Village in August 1903. The village of Argyle exists today with its historic, small town qualities in a semi-isolated environment. The historic aspects of the Village offer unique opportunities for shaping its future. The commercial services, excellent schools, small town atmosphere, and excellent local services make the village of Argyle an idyllic place to live.









- **Archaeological resources** – According to records maintained by the State Historical Society there are four archaeological sites that have been identified and catalogued in the village of Argyle and vicinity. These sites include burial mounds (Section 26), an unnamed campsite and village (Section 27), the old Argyle Cemetery (Section 26) and the Damon Foundation and scatter (Section 278). The campsite and village and the Damon Foundation are actually located slightly to the west and northwest of the Village.
- **Historic resources** – According to the Architecture & History Inventory (AHI) maintained by the State Historical Society, there are 27 structures with some historical interest in the village of Argyle. The State Historical Society has identified a total of 8 sites on East Street, 6 on Lafayette and 13 on Milwaukee Street for consideration as possible areas of historic significance.
- **Land use patterns** – The majority of land in the village of Argyle is dedicated to residential uses. The downtown commercial district is centrally located and most of the businesses operate in historic buildings. The existing development pattern is typical of the small towns of the era in which development occurred concentrically around the Village center. The central commercial district is surrounded by residential uses and farther out of the Village there are vacant manufacturing facilities. The limited growth over the years has helped retain the small town character of the village of Argyle. Some wooded space exists along the Pecatonica River and the steep slopes of the hills. There are several abandoned mine sites west of the Village. There is little vacant land within the current Village limits available for development. The village of Argyle will most likely have to annex land in the future for any significant development that may be planned.
- **Existing commercial centers** – Commercial uses are concentrated in the central business district. Most of these are located in historic buildings. Even the newer highway commercial uses are near the downtown area. The Village does not have any manufacturing uses in operation at the present time.
- **Traffic patterns** – The major transportation routes available to residents within the village of Argyle include STH 78, STH 81, CTH A (to the north), CTH C (to the east) STH N and CTH G (both to the northwest). The local streets within the Village provide access to the residential, commercial and industrial land uses within the local community
- **Transportation corridors** – There are no rail lines in or near the village of Argyle. The closest line is the Wisconsin & Southern Railroad, which terminates in the city of Monroe to the east. The closest Amtrak stations available to local residents are in Chicago, Columbus and Portage. There are no designated state bike trails or bike routes in or near the village of Argyle. The low traffic volumes and road widths on most residential streets in the Village readily accommodate bicycle traffic. Most of the roads have sidewalks to handle pedestrian travel. STH 78 and STH 81 to the north and east are considered undesirable for biking/walking because of the high traffic volumes. For local residents interested in All-Terrain Vehicle riding, the Cheese Country Trail, which connects Mineral Point to Monroe using 47 miles of abandoned rail tracks from the Milwaukee Road Railroad, is available from April through mid-November.
- **Geologic formations** – The village of Argyle is located in the eastern part of the driftless region which is the area largely unaffected by the continental glaciers that at one time covered much of Wisconsin. The landforms in the area are dominated by Cambrian limestone. Most of the geologic formations are discontinuous because the rivers and streams eroded them in varying degrees over the years. Although the area was not

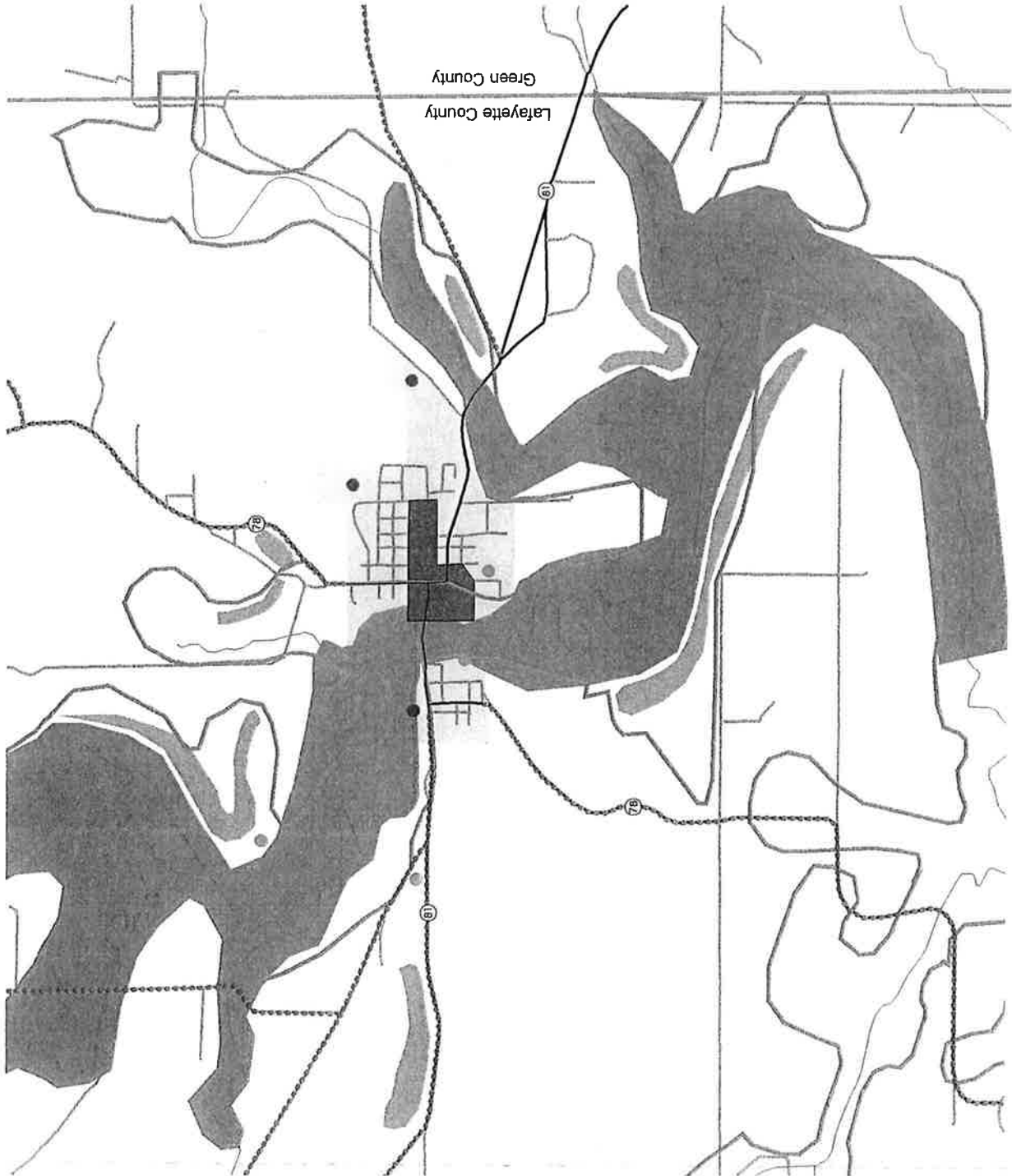
glaciated, wind-blown silts created by glacial movement cover the ridge tops. Lead and zinc mines have a long history in the area and influenced the local commerce for more than a century.

Village of Argyle

Development Factors Map

August 4, 2003

-  Bicycle-friendly roads
-  Archaeological sites
-  Vacant manufacturing buildings
-  Historical area
-  Flood plain - unbuildable
-  Steep slopes - unbuildable
-  Wetlands - all wetlands are within the floodplain and are unbuildable.
-  Environmental corridor



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Future Land Use

Overview

Recognizing the population of the Village will grow in the future, it becomes necessary to determine how much land should be allocated to accommodate the growth and where the growth should occur and when. The goals and objectives contained in this plan were reviewed for guidance in preparing the future land use map. This map will be used to manage growth in the short- and long-term and will form the basis for zoning regulations and other types of development regulations.

Projections of Population and Households

The effective management of community growth also requires the development of projections that identify the anticipated growth in the number of residents and the resulting number of households. Based on the assumption that the growth rate for the village of Argyle during the next twenty years will be 1.5 percent, it is possible to derive projections for the number of households, the number of persons in the households and the number of housing units (Table J-4). In addition to the growth rate it is also assumed that the average household size remains constant at 2.51 from 2003 – 2022 and that the occupancy rate remains at 96 percent.

Table J-4: Population Summary and Projections; Village of Argyle: 1990 - 2023

	1990	2000	2003	2008	2013	2018	2023
Persons in Household	799	823	834	879	968	1043	1124
Households	345	343	328	360	396	436	479
Housing Units	364	365	342	375	413	454	499

Data for 1990 and 2000 are from the U.S. Census

Assumptions: Average household size declines to 2.31 from 2004-2023.
Occupancy rate remains constant at 96 percent from 2004-2023.

Projections for Acreage Requirements

The amount of land needed to accommodate growth can vary widely depending on how a community wants to grow, the preferred development pattern and the number of vacant parcels within the municipal boundary suitable for various types of projects. Land acreage allocations for the Village were calculated as described below.

Step 1. As the first step, population projections were prepared for the next 20 years based on a preferred growth rate of 1.5 percent (Table J-4).

Step 2. Next, the number of households was calculated by applying an average household size of 2.31 to the projected population levels (Table J-4).

Step 3. Based on the projected number of households, the number of housing units required was calculated by applying a vacancy rate of 4 percent (Table J-4).

Step 4. Next, the preferred housing mix as a percentage of the total was determined. Table J-5 shows the percent of the total number of housing units that will occur in each land use district where housing units are allowed. As

Table J-5. Housing Mix: 2004 to 2023

Land Use District	Percent of Total	Housing Units
Single Family Residential	87.0	136
Multi-Family Residential	10.0	16
Duplexes	3.0	5
Manufactured Homes	0.0	0
Total	100.0	157

indicated, 87 percent of the households will be single-family residential units.

Step 5. In this step, the number of housing units is converted to lots that also include those lots that are purchased and not developed.

Table J-6. Additional Dwelling Units Needing Land by Time Period: 2004 to 2023

Land Use District	2004	2008	2013	2018	Total
	to 2008	to 2013	to 2018	to 2023	
Single Family Residential	28	34	36	38	136
Multi Family Residential	4	4	4	4	16
Duplexes	1	1	1	2	5
Manufactured Homes	0	0	0	0	0
Total	33	39	41	44	157

Step 5. An inventory was then conducted to determine how many vacant lots there were in each of the residential districts. Because these lots are theoretically available to accommodate additional households that will form in the future, they were subtracted from the number of housing units needed in each district.

Table J-7. Average Lot Sizes by Land Use District

Land Use District	Average Lot Size in square ft.
Single Family Residential	7200
Multi Family Residential	4100
Duplexes	5750
Manufactured Homes	0

Step 6. As the last step, the number of lots was converted to acres by applying an average lot size in each of the residential districts. Lot sizes are shown in Table J-7. The total land area requirements based on the type of residential development are shown in Table J-8.

Table J-8 Acres Needed to Accommodate Residential Growth by Time Period: 2004 to 2023

Land Use District	2004	2008	2013	2018	Total
	to 2008	to 2013	to 2018	to 2023	
Single Family Residential	9	10.6	11.4	12	43
Multi Family Residential	0.7	0.7	0.7	0.8	2.9
Duplexes					
Manufactured Homes	0	0	0	0	0
Total	9.9	11.5	12.5	13.2	47.1

Table J-9 summarizes the number of acres that need to be designated for future land uses in each of the 5-year increments during the planning period. As shown, a total of 47.1 acres are needed to accommodate residential growth, 14 acres for commercial and 8 acres for industrial growth over the next twenty years.

Table J-9. Acres Needed to Accommodate New Commercial, Industrial, and Residential Growth by Time Period: 2004 to 2023

Land Use District	2004	2008	2013	2018	Total
	to 2008	to 2013	to 2018	to 2023	
Residential	9.9	11.5	12.5	13.2	47.1
Commercial	2.0	3.0	4.0	5.0	14.0
Industrial	0	2.0	4.0	6.0	8.0
Total	11.9	16.5	20.5	24.2	69.1

The anticipated future growth and development in the village of Argyle will also impact the acres of agricultural land that will be lost to accommodate the proposed growth. Approximately 19.6 acres will be given up as shown on Table J-10.

Table J-10. Acres of Agriculture Land Lost to Growth Period: 2004 to 2023

	2003 to 2008	2008 to 2013	2013 to 2018	2018 to 2023	Total
Approximate agriculture land loss	0	0	9.5	10.1	19.6

Alternative Development Concepts

As part of the effort to prepare a future land use plan, conceptual development plans were prepared to help planning participants visualize and compare different development options. In all, there were 3 concept plans prepared and reviewed. They are included as Appendix C to document the range of alternatives considered.

These development plans consisted of discrete development areas that varied in terms of use, size, configuration, location, development timing and relative location to other development areas.

Each of the concept plans had unique differences and relative advantages and disadvantages when compared with the others. In preparing the conceptual development plans the following guidelines, along with the goals and objectives of this plan, were used to delineate the various development areas:

1. minimize the amount of land taken out of agricultural production;
2. avoid environmentally sensitive land such as woodlots, steep slopes, important wildlife resources and floodplains;
3. locate new development in areas with public facilities or in areas that represent a logical extension of those facilities;
4. create a logical development pattern to avoid sprawl and leap-frog development;
5. avoid or minimize land use conflicts;
6. support existing or develop new tax increment financing districts; and
7. promote the economic vitality of the existing downtown commercial area.

Based on the goals and objectives of this plan, a preferred concept was developed and used to develop the draft of the Land Use Plan, Map J-3.

Future Land Use Plan

Based on this preferred development concept, a more detailed future land use map was prepared that shows when various area will be developed in 5-year increments (Map J-3).

Goals, Objectives, Policies and Recommendations

Goals, objectives, policies and recommendations for this element are found in Chapter B.

VILLAGE OF ARGYLE Land Uses Plan

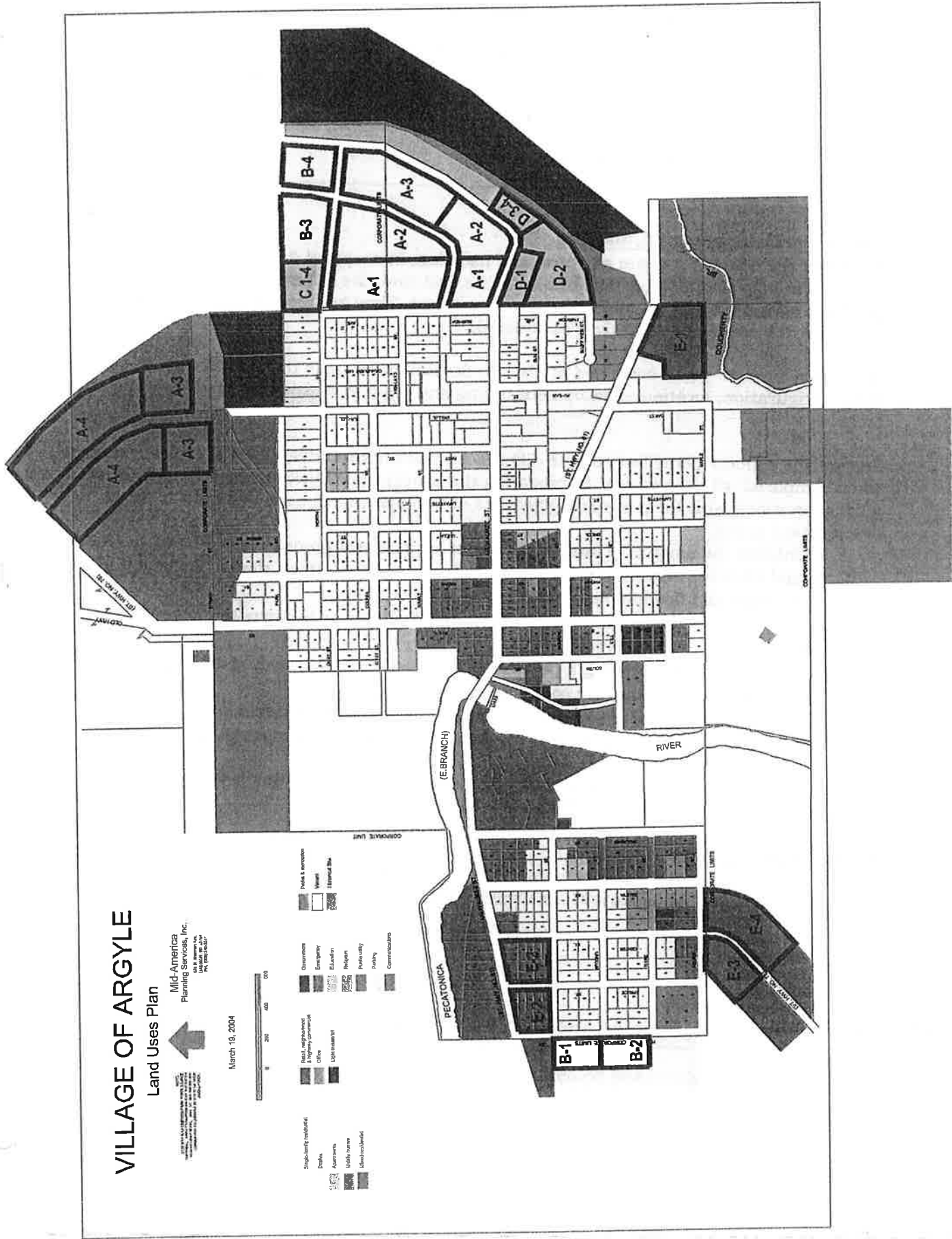
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March 19, 2004



- | | |
|--|--------------------|
| Single family residential | Parks & recreation |
| Office | Warehouse |
| Medium density residential | Cemetery |
| High density residential | Industrial |
| Retail neighborhood & highway commercial | Community center |
| Urban residential | Church |
| Public utility | School |
| Parking | Recreation |
| Commercial | Other |



IMPLEMENTATION ELEMENT

Objective of Element

This element is intended to bring the many pieces together and outline the steps needed to implement this plan. Next, the ways in which the different elements of the plan are consistent with and support the other elements are described. Finally, the process and requirements for amending this plan are described.

Exhibit J-1. Basic Objectives of the Implementation Element

- Describe what actions will be needed to implement the goals, objectives, plans and programs identified in this plan.
- Describe how this plan is internally consistent.
- Describe how citizens and governmental leaders alike can measure the community's progress in achieving the intent of this plan.
- Identify the process and requirements for amending this plan.

Plan Implementation

Implementation of this plan is one of the last things to be done to ensure the blueprint for community development can be achieved. Without implementation, a plan is worth little. It is implemented on a number of fronts, ranging from administrative changes, to adoption of new land development regulations, to revision of existing ones, to developing entirely new functions for the Village.

This section provides a listing of the specific actions the Village will need to take. The action items are grouped into general categories for organizational purposes (Exhibit J-2). Given the constraints of time and resources, this plan is to be implemented over a number of years. Some activities are easily accomplished in a short period of time and others are not. Some require urgent action, while others are less urgent. For these reasons, completion dates are included where applicable to help prioritize resources and personnel. However, to be consistent with state statute (§ 66.1001 (3)), all ordinances, plans and regulations that relate to land use shall be consistent with this plan beginning on January 1, 2010.

The Village Board and Plan Commission should review this section at least once every year and update it as necessary. This structured review will help to identify items that have been completed and help to devise an annual work plan for the Plan Commission and community members.

Exhibit J-2. Implementation Schedule

Timing	Primary Responsibility	Description
General		
▪ Upon adoption	Village staff	Consistent with state law (§66.1001 (4)(c) Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the following: Wisconsin Land Board, Southwestern Wisconsin Regional Planning Commission and towns of Argyle, Wiota and Adams.
▪ Upon adoption	Village staff	Consistent with state law (§66.1001 (4)(c) Wis. Stats.), send a copy of the adopted plan and adopting ordinance to the Argyle Public Library so that it can be included in the Library's collection for public review.
▪ Annually	Village Board	Prepare a six-year capital improvement program each year that will be adopted as part of the overall budget.

continued on next page

Exhibit J-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
▪ Annually	Village Board	Apply for Smart Growth dividends as appropriate. (The first grants will be distributed in fiscal year 2005-06.)
▪ Annually	Plan Commission	Prepare and submit a report (preferably written) to the Village Board concerning the progress that has been made towards implementing the plan.
▪ Annually	Village Board	Include "Implementation of the Comprehensive Plan" on the Board's agenda at least once a year to review the Plan Commission's report and take other action as necessary.
▪ Ongoing	Village staff	Send periodic newsletters to Village residents that contains information about local events, administrative items, and things the Village is doing to implement the comprehensive plan.
▪ Ongoing	Village Board	Issue press releases to the local media describing the status of implementing the plan.
▪ 2004	Village Board	Market the endowment fund to increase the Corpus to fund additional special projects undertaken in the Village.
▪ 2004	Village staff	Prepare a one or two page description of the Village's comprehensive plan and make it available to the public at Village Hall.
▪ 2004	Village staff	Create a simple website for a broad audience including: residents, developers, business people and adjoining jurisdictions.
Housing		
▪ 2004	Village staff	Continue to apply annually for Community Development Block Grants (CDBG) funds to help finance housing rehabilitation.
▪ 2004	Village Board	Assist landowners to open vacant land for residential development.
▪ 2005	Village Board	Adopt an existing building code to ensure that buildings in the Village do not become rundown or unsafe.
▪ Ongoing	Village Board	Work with developers/owners to recycle the old school building or the school building site.
Transportation		
▪ Annually	Village staff	Prepare a road surface management inventory each year consistent with state law and use the findings to help prioritize capital expenditures for road improvement projects.
▪ 2004	Village Board	Establish a sidewalk improvement program and appropriate policies to bring sidewalks up to standard.
▪ 2004	Village staff/ volunteers	Conduct several parking studies to determine adequacy of downtown parking during festivals and normal business day.
Utilities and Community Facilities		
▪ Annually	Village staff	Investigate the use of CDBG funds to help finance public infrastructure and apply for grants when appropriate.
▪ Ongoing	Plan Commission/V.B.	Working on providing adequate Village Hall, library, community center, senior center, police department and fire station.
▪ Ongoing	Village Board	Install directional signs and make downtown people improvements.
▪ 2006	Village Board	Authorize funding to purchase additional parkland.

continued on next page

Exhibit J-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
▪ Ongoing	Village Board	Authorize funding to extend water mains within the Village limits.
▪ Ongoing	Village Board	Authorize funding to extend sewer lines within the Village limits.
Agricultural Resources		
▪ none		
Natural Resources		
▪ 2005	Plan Commission	Develop and implement a wellhead protection program to protect the Village's public wellheads from contamination.
▪ 2005	Plan Commission	Investigate establishing trails utilizing segments of the abandoned rail corridor.
Cultural Resources		
▪ 2005	Plan Commission	Using the State Historical Society's Architectural Historic Inventory (AHI) as a basis, prepare an up-to-date inventory of historic resources.
▪ 2004	Plan Commission	Establish historic district boundaries.
▪ Ongoing	Plan Commission	Implement the Village's historic preservation ordinance to encourage preservation of historic resources.
Economic Development		
▪ Annually	Village staff	Investigate the use of Community Development Block Grants (CDBG) funds to help foster economic development and apply for grants when appropriate.
▪ Annually	Village Board	Investigate the establishment of new tax increment financing (TIF) districts including redevelopment of the old school.
▪ 2005	Village Board	Investigate the feasibility of establishing a business incubator.
▪ 2004	Village Board	Initiate a business recognition program to annually recognize the contributions of one business within the community.
▪ Ongoing	Village staff/Village President	Provide up-to-date information to Lafayette County's Economic Development Agency so that it can better promote economic development in the Village.
▪ 2004	Village Board	Create an "Economic Development Committee" to annually meet with businesses in Argyle.
▪ Ongoing	Village Board	Provide incentives to new or expanding businesses when warranted and as funds allow.
Intergovernmental Cooperation		
▪ Upon adoption	Village Board	Send a letter to the School District inviting a school representative to annually present a short report to the Board concerning issues important to the School District.
▪ 2005	Village Board	Work with the adjacent town of Argyle to develop an intergovernmental agreement outlining future growth areas for the Village.
▪ 2006	Village Board	Work with the Town of Argyle to adopt a boundary agreement, consistent with state law (§66.023).

continued on next page

Exhibit J-2. Implementation Schedule (continued)

Timing	Primary Responsibility	Description
Land Use / Community Character		
▪ 2005	Village Board	Revise the existing zoning ordinance to implement and reflect the spirit and intent of this plan.
▪ 2005	Village Board	Revise the existing land division ordinance to implement and reflect the spirit and intent of this plan.
▪ 2005	Village Board	Revise the existing sign regulations to implement and reflect the spirit and intent of this plan.
▪ 2004	Village Board	Develop an Official Map consistent with state law (§62.23 (6)) that shows the location of various public facilities to be constructed in the coming years.
▪ 2004	Village Board	Review the appropriateness of developing regulations to allow for and encourage traditional neighborhood development.
▪ 2004	Village Board	Initiate a meeting of downtown property owners to promote the formation of a business improvement district (BID).
▪ 2004	Village Board	Revise residential street standards to allow narrower streets to create a more pedestrian-friendly atmosphere, enhance safety, reduce infrastructure costs, reduce the amount of impervious surface and promote efficient land utilization.
▪ 2004	Village Board	Authorize funding to install entrance markers at the 4 major Village entrances.
▪ Ongoing	Village staff	Enforce building codes.
▪ Ongoing	Village Board	Consult this plan when reviewing annexation proposals.
▪ Ongoing	Village Board	Consult this plan when reviewing rezoning requests.
▪ Ongoing	Village Board	Consult this plan when reviewing subdivision proposals.
▪ 2005	Village Board	Adopt a detailed development plan for downtown and appropriate design guidelines.

Internal Consistency

When drafting a comprehensive plan for a community, the possibility exists that the individual pieces of the plan may not support other elements to the extent they should or, in the worst case, contradict other elements. As envisioned and crafted, the elements of this plan fit together into a cohesive direction for future decision making in Argyle. The real danger comes in when amendments are made in the coming years to address a particular issue without regard to the rest of the plan. One of the major determinants of this plan is the population projections. The population projections on which this plan is based were developed fairly early in the process and were used throughout this plan in the following areas: in projecting the number of housing units that will be added during the next 20 years, in projecting how much land to allocate for different land uses and in assessing the adequacy of transportation systems, utilities and community facilities.

Plan Monitoring

Monitoring of the adopted plan is another important ingredient for a successful planning process. Without a regular and objective evaluation, the adopted goals and objectives soon lose their weight and the plan becomes irrelevant as conditions change. Within 2 years of adoption, the Plan Commission should review this plan. Following that initial review, the Commission should annually conduct a review.

The purpose of these reviews is to update population projections, if necessary, and to identify those objectives that have been accomplished and those that are effective, ineffective or causing unintended results. Those objectives that are ineffective or are causing unintended negative results should be deleted or changed to produce the desired result. In addition, the review should include a critique of efforts to implement the action items outlined in the Implementation Element.

If monitoring shows that the plan contains the best available data and reflects the desired direction of the community, then it will not be necessary to initiate the amendment process. If the review shows that changes should be made, the amendment process would then be initiated. Only by monitoring this plan can citizens and governmental leaders alike measure the community's progress in achieving the intent of this plan.

Plan Amendments

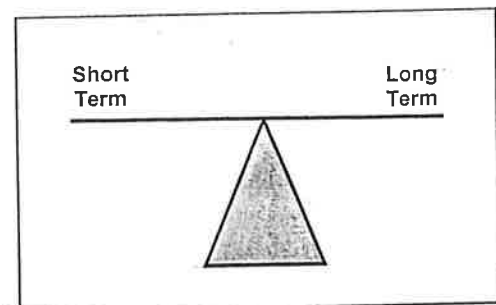
As a result of the monitoring process, the plan should be amended in the future to incorporate new information and to address new challenges and opportunities facing the community¹. It is envisioned minor amendments be made as needed, but not too often that this plan simply reflects what we may want today with little thought for the coming years. The struggle is to keep the plan focused with a long-term view and current to address new ideas and opportunities. All amendments must be made consistent with state statutes.

It is recommended that amendments should be done no more than twice a year. Proposals for amendments can come from Village residents, the Plan Commission and from the Village Board.

Although state statutes (§66.1001 (2)(i)) require this plan be updated no less than once every 10 years, it is recommended the Plan Commission undertake a major review at least once every 5 years.

Rather than doing a complete revision all at one time, the Commission could revise 1 or 2 elements at a time on a regular cycle. In this way the costs could be spread out over a number of years rather than concentrated into a single budget cycle. Further, this type of approach will keep the purpose of this plan in the forefront of everyone's mind. However, if this type of amendment cycle is used, it is imperative the whole plan remains internally consistent as changes are made to selected elements.

Exhibit J-3. Amendments Should Keep the Plan Current While Maintaining the Long-Term Perspective



Goals, Objectives, Policies, and Recommendations

The goals, objectives, policies and recommendations for this element are found in Chapter B.

¹ The Village Clerk has a computer file of this document and can be used as a basis for future amendments.

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Appendix A
Smart Growth -- Local Comprehensive Planning Goals¹

- a. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- b. Encouragement of neighborhood designs that support a range of transportation choices.
- c. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- d. Protection of economically productive areas, including farmland and forests.
- e. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental, and utility costs.
- f. Preservation of cultural, historic, and archaeological sites.
- g. Encouragement of coordination and cooperation among nearby units of government.
- h. Building of community identity by revitalizing main streets and enforcing design standards.
- i. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- j. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- k. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
- l. Balancing individual property rights with community interests and goals.
- m. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
- n. Providing an integrated, efficient and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent and disabled citizens.

¹ These goals were taken from state statutes (§16.965 (4b) and §1.13 (2))

Appendix B
PUBLIC PARTICIPATION PLAN
Smart Growth Comprehensive Plan
Village of Argyle, Wisconsin

Purpose

In order for the Comprehensive Plan to operate effectively and according to the law and to address the needs of citizens of Argyle, the residents must be kept informed and provided an opportunity to participate in the planning process. Further, public participation will be used to collect data and opinions that can be obtained in no other way. Results from the community-wide survey that will be conducted will be reviewed with the Village Board and Plan Commission. The information received will be used to determine the needs of the Village and develop community goals.

Public Participation Efforts

1. Community-wide survey
2. Meeting notices by public access TV and official meeting notifications.
3. Workshops
4. Conduct public planning meetings
5. Public hearing
6. Receive and respond to written requests
7. Post general information about the Plan and meeting notices on a website.
8. Press releases

Methodology

- Conduct a village-wide survey of residents at each dwelling. The survey will collect data and opinions from the residents concerning direction and types of growth, housing conditions, and need for economic development.
- Display notices of planning meetings on the usual Village meeting notices.
- Conduct monthly planning meetings that are open to the public and invite participation by the public. Provide the public participants with the same information including the handouts as provided to the Board and plan commission members.
- Hold 2 meetings with citizen participation to identify problems and potentials in the Village.
- Hold at least one public hearing as described in the plan.
- The official notice for the public hearing(s) will be by public notice in the official newspaper with a class one notice at least 30 days preceding the hearing. In addition, the public notice shall be posted at the Village Hall. These notices will include the following information: time, place and date of hearing; summary of the proposed Comprehensive Plan or amendment to such plan; name of a village employee who may provide additional information regarding the proposed Comprehensive Plan, ordinance, and information relating to where and when the proposed Comprehensive Plan or amendment to such will be passed; how a copy of the plan or amendment to such plan may be inspected before the hearing; and how a copy of the plan or amendment may be obtained.
- Citizens may submit written comments or questions on the Comprehensive Plan to the Village Clerk at the Village Hall. The Village will respond in writing to those comments or questions if requested to do so.
- Prepare and distribute 4 press releases to the local media.

As adopted by the Village Board on March 5, 2003

**RESOLUTION
ADOPTING A PUBLIC PARTICIPATION PLAN**

WHEREAS, the Village of Argyle is preparing a Comprehensive Plan; and

WHEREAS, the State of Wisconsin requires communities to adopt a Public Participation Plan that indicates how affected citizens can be involved in the preparation of the Comprehensive Plan; and

WHEREAS, the Public Participation Plan shall encourage citizen participation, provide citizens reasonable and timely access to local meetings and information, open discussion, information services, programs of communication, provide for public hearings and provide for written comment procedures; and

WHEREAS, the Village of Argyle has prepared and publicly reviewed a Public Participation Plan.

NOW THEREFORE BE IT RESOLVED that the Village of Argyle officially adopts the attached Public Participation Plan.

Adopted this 5th day of March, 2003.

Approved:

Attest:

Wayne Wilson
Wayne Wilson, Village President

Sandra Flannery
Sandra Flannery, Village Clerk

Appendix C

Community Survey

Important Survey Dates:

Initial mailing: May 2003

Second mailing: June 2003

Final tabulation: July 10, 2003

Surveys mailed: 349

Surveys returned: 225

Response rate: 64.4 percent

Survey results were compiled in total (included) and by a number of sub-groups. Written answers or comments were recorded as written and are available from the Village Clerk along with results from the following sub-groups:

- Low- and moderate-income (LMI) households
Of the 225 returned surveys, 192 respondents identified their income. Of these, 135 households are classified as low- or moderate income, or 70.4 percent.
- Respondents 68 and over
Of the 225 returned surveys, 211 respondents indicated their age. Of these, 70 are 68 and older, or 33.2 percent.

May 2003

Dear Resident:

The village of Argyle has engaged the services of Mid-America Planning Services, Inc. (MAPS) to conduct a confidential survey of Village residents. The survey is intended to collect your input on a number of important issues.

Results will be used to help complete a smart growth comprehensive plan we are currently working on.

We are asking every household to fill out the enclosed survey. It should only take a few minutes of your time to complete. It is very important for both you and your neighbors that you complete it. Please give a few minutes of your time to this worthy project.

We respect your right to privacy. This survey is confidential, and the privacy of those who respond will be protected. Only the consultant in Madison will look at the completed surveys. The Village will only see the compiled results – not individual surveys. The project number on the questionnaire allows our consultant to remove your address from the follow-up mailing once your completed questionnaire has been received.

You are also cordially invited to participate in our planning meetings, which are held on the second Thursdays at the Amcore Bank at 7:30 pm.

Please return the survey in the enclosed postage-paid envelope by June 16, 2003. Thank you in advance for your cooperation and concern.

Sincerely,

Wayne Wilson
Village President

Village of Argyle

.....

Survey Results for 2003

Prepared July 10, 2003

Prepared by:

Mid-America Planning Services, Inc.
621 North Sherman Avenue
Madison, WI 53704-4445
608-244-6277
www.maps-inc.com



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Table of Contents

Argyle– 2003 Survey Response Rate	2
Total Results	3 – 10
Total Percentage Results	11 - 18
Lived in Village for 0-20 years Results	19 - 26
Lived in Village for 41+ years Results	27 - 34
Age 68 and Older Results	35 - 42
Age 18-37 Results	43 - 50
LMI Results	51 – 58

Village of Argyle– 2003 Survey Response Rate

The number of surveys mailed was 349.

The total number of surveys returned was 225 for a response rate of 64.4%.

The total number of surveys returned with some questions answered was 217 for a response rate of 62.1%.

The total number of surveys returned with the income question answered was 192 for a response rate of 55.0%.

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?
 Excellent 59 Good 117 Fair 35 Poor 7 No opinion 3

2. Over the last 5 years, what has happened to the quality of life in the Village?
 Improved 34 No opinion 7
 Hasn't really changed 75 Resident less than 5 years 19
 Declined 82

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)

Employment 176	Youth entertainment 54
No vacant lots 14	Family entertainment 40
Tourism/recreation 23	Beatification 13
Taxes 94	Zoning does not allow farm animals 7
Business retention 66	Restaurants 14
Lack of elderly services 22	Library 12
Lack of attractions 28	Village storage building 3
Community building 16	Garbage collection 67
Young leaving community 52	Garden club 7
Chamber of Commerce 3	Roads 4
Senior centers 17	Car Wash 47
Apathy 18	Trails, biking, walking, etc. 27
Need more residents 16	
Other _____	12

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site
 First 95 Second 33 Third 17 Fourth 7

5. Welcome to Argyle, a Live Wire Town
 First 5 Second 31 Third 62 Fourth 26

6. Welcome to Scenic Argyle, Home of Bob LaFollette
 First 60 Second 44 Third 20 Fourth 19

Economic, Growth and Development Issues

8.	Should the Village work to develop an industrial or business park?		
	Yes	111	No opinion 38
	No	60	
9.	Should the Village spend money to develop an industrial or business park?		
	Yes	75	No opinion 38
	No	90	
10.	Should the Village purchase property for residential development?		
	Yes	58	No opinion 49
	No	97	
11.	Should the Village spend money to build the infrastructure in the subdivision?		
	Yes	37	No opinion 57
	No	100	
12.	Should the Village work to create more jobs in the Village?		
	Yes	202	No opinion 11
	No	5	
13.	Should the Village assist local businesses to grow and expand?		
	Yes	142	No opinion 32
	No	35	
14.	Should the Village attempt to attract new businesses?		
	Yes	207	No opinion 8
	No	4	
15.	Should the Village work to maintain its small-town identity?		
	Yes	169	No opinion 27
	No	17	
16.	Should the Village work to enhance the downtown?		
	Yes	139	No opinion 29
	No	39	
17.	Should the Village work to improve the appearances of the entrances to the Village?		
	Yes	122	No opinion 39
	No	52	
18.	Should the Village work to improve appearances within the Village?		
	Yes	145	No opinion 35
	No	33	

There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this import matter.

19.	Should we preserve the Community Building?		
	Yes	166	No opinion 28
	No	22	

20. Should we preserve the Community Building as the Municipal Building? 39
 Yes 145 No opinion
 No 28

21. Should we preserve the Community Room in the Community Building as an auditorium for community use? 41
 Yes 140 No opinion
 No 28

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	130	50	11
Village Offices	149	30	7
Police Department	152	30	6
Senior Center	97	61	18
Auditorium/Community Building	120	27	27

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years? 37
 Faster than previous decade 80 No growth 3
 Slower than previous decade 7 No opinion
 About the same rate as previous decade 82

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	83	41	49
Multi-family	53	60	53
Elderly assisted living	94	37	47
Elderly housing	64	53	51
Nursing home	31	76	52
Condominiums	15	97	42
Manufactured housing	17	87	48
Moderate-cost housing	72	50	46
Low-cost housing	70	64	42

25. If the Village is going to grow, where should the growth occur? (Check all that apply) 110
 North 64 East 104
 South 57 West 110

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	64	70	31
Bakery	56	70	34
Pharmacy	103	45	24
Furniture and home furnishings	31	81	44
Apparel and accessories	78	55	34
Professional services (e.g. accountants, attorneys, realtors, etc.)	57	63	40
Personal services (e.g. barber, beautician, dry cleaner, etc.)	49	67	39
Automotive services / parts	70	51	37
Restaurant	35	74	36
Amusement / recreational activities	103	20	37
Tavern	9	110	33
Banquet hall	22	86	37
Bed & Breakfast	50	65	38
Motel	60	61	35
Mini-storage	44	73	39
Small retail	101	36	32
Gift store	68	39	36
Other: _____	19		

What should the Village do about vacant, blighted structures?

Do nothing	14
Adopt a building maintenance code to require structures to be brought up to standard quality	164

In some cases acquire the structure 27

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	159	51	2	5
Emergency Medical Service (EMS)	157	51	1	7
Snow removal	140	65	6	4
Road repairs & maintenance	92	98	20	2
Library services	43	103	25	29
Garbage collection	33	41	94	31
Recycling services	63	103	29	9
Brush / leaf removal	20	74	78	24
Traffic enforcement/police protection	30	115	46	8
Communication with residents	25	114	33	20
Recreation facilities for 0 to 5-year olds	15	89	44	42
Recreation facilities for 6 to 13-year olds	17	88	50	38
Recreation facilities for 14 to 18-year olds	10	59	83	42
Recreation facilities for 19 to 64-year olds	6	74	71	42
Recreation facilities for those 65 and over	6	59	79	49

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	133	70	3	1	10
High school building	157	46	1	2	10
Elementary education	84	74	20	8	25
Middle school education	78	71	23	7	30
High school education	76	71	25	9	30

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	27	Disagree	38
Agree	79	Strongly disagree	6
No opinion	58		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?

Yes	131	No opinion	51
No	28		

32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)

I don't	60	Talk to a friend or neighbor	46
Attend a Village Board meeting	12	Talk about it at the coffee shop	4
Talk to a Village employee	49	Write a letter to the Village	0
Talk to an elected official	33		

33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?

0	26	6 - 10	28	21 - 30	12	41 or more times	23
1 - 5	60	11 - 20	42	31 - 40	11		

Technology

34. Is there a computer in your house that is connected to the Internet?

Yes	97	No	117
-----------	----	----------	-----

35. Are you using a high speed internet service? (DSL line)

Yes	18	No	185
-----------	----	----------	-----

Parks, Open Space and Recreation

36. Is there a Village park near you?

Yes	166	Not sure	3
No	42		

37. During the last 12 months, how many times did you use each of the following:

	0	1 to 5 times	6 to 11 times	11 to 20 times	21 times or more
Argyle Legion Park	65	80	29	11	18
School's walking program	184	4	2	1	0
Argyle Public Library	114	55	14	8	6
Community Building other than the Library	91	68	20	4	4
Cafetorium at school	107	66	16	4	3

38. What events do you use the Legion Park for:
- | | | | |
|---------------------|----|------------------------------|----|
| Tennis Courts | 15 | Children's Playground | 97 |
| Two Shelters | 71 | Other (please specify) | 25 |
| Ball Diamond | 58 | | |
39. Should the Village develop more park facilities?
- | | | | |
|-----------|----|------------------|----|
| Yes | 72 | No opinion | 55 |
| No | 80 | | |
40. If YES, check up to FIVE of the most important items the Village should add or expand.
- | | | | |
|---------------------------------|----|--|----|
| Outdoor swimming pool | 93 | Picnic areas | 48 |
| Volleyball courts | 22 | Nature areas | 28 |
| Outdoor ice rinks | 32 | Public gardens | 27 |
| Indoor ice arena | 4 | Racquet ball courts | 1 |
| Hiking trails | 39 | Tennis courts | 5 |
| Cross county ski trails | 10 | Soccer fields | 11 |
| Bike trails | 42 | Baseball diamonds | 7 |
| Exercise trails | 38 | Softball diamonds | 2 |
| Dog walking parks | 25 | Little league diamonds | 6 |
| Outdoor basketball courts | 6 | Horseshoe pits | 27 |
| Indoor basketball courts | 8 | Canoe rentals | 23 |
| Fitness room | 9 | Skate boarding and/or rollerblading area | 26 |

Employment

11. How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	22	63	61	5	0	0
Employed part-time	40	33	9	0	0	0
Employed both full-time and part-time	41	12	6	0	0	0
Employed, seasonal work	42	8	2	0	0	0
Unemployed and unable to find work	44	9	1	1	0	0
Retired	39	51	23	0	0	0
Full- or part-time students	40	14	6	2	0	0

42. Where do members of this household work? (check all that apply)

Argyle	63	Dane County outside the Madison area	6
Elsewhere in Lafayette County	25	Rock County	1
Green County	61	Self-employed working at home	17
Madison area	37	At home but working for someone else	4
Other			

16

43. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	21	3	0
High School Diploma	108	61	9
GED	4	2	0
Vocational or technical degree (2-year program)	26	26	1
Bachelor's Degree	18	15	1
Master's Degree	6	4	0
PhD. or other professional degree	1	0	0

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	42	29	1
Clerical	25	33	1
Commercial/industrial sales	10	9	0
Skilled trades	52	14	2
Machine operators and assemblers	43	16	1
Handlers, cleaners and laborers	34	21	3
Tourism related jobs	9	11	2
Medical positions	8	13	1
Maintenance	31	5	1
Personal Services (e.g. day care, beautician)	9	15	1
Transportation/trucking	20	3	0
Agribusiness or Agriculture	24	7	1
Fabrication	12	3	0
Other	18	7	3

Background Questions

45. Do you own or rent your dwelling unit?
 Own 173 Rent / lease 37
46. Do any of the following need major repair or replacement in your home? (check all that apply)
- | | |
|------------------------|-------------------------------|
| Heating 13 | Foundation/Structure 15 |
| Electrical 17 | Plumbing 10 |
| Roof 31 | Siding 28 |
| Doors/Windows 44 | Water/Sewer/Lateral 1 |
47. Are there people in this household who are physically handicapped?
 Yes 25 No 175
48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes 22 No 83
49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes 44 No 70 Don't Know 56
50. How many people live in this household?
- | | |
|------------|-------------------|
| 1 59 | 5 14 |
| 2 82 | 6 1 |
| 3 26 | 7 or more 1 |
| 4 27 | |
51. What is your age?
 18 to 27 15 28 to 37 28 38 to 47 40 48 to 57 28 58 to 67 30 68 or older 70
52. How many children live in this household in each of the following age groups?
- | | 0 | 1 | 2 | 3 | 4 | 5 or more |
|----------------|-----|----|----|---|---|-----------|
| 0 to 5 years | 113 | 18 | 6 | 1 | 0 | 0 |
| 6 to 13 years | 100 | 16 | 13 | 1 | 1 | 0 |
| 14 to 18 years | 98 | 24 | 5 | 0 | 0 | 0 |

53. How long have you lived in the Village?

0 to 5 years	36	31 to 40 years	19
6 to 10 years	33	41 to 50 years	16
11 to 20 years	40	51 to 60 years	9
21 to 30 years	53	Over 60 years	12

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	36	21	4
2 person	\$20,800 to \$33,300	18	27	23
3 person	\$23,400 to \$37,450	9	4	12
4 person	\$26,000 to \$41,600	5	10	9
5 person	\$28,100 to \$44,950	2	3	8
6 person	\$30,150 to \$48,250	0	0	0
7 person	\$32,250 to \$51,600	0	0	1
8 person	\$34,300 to \$54,900	0	0	0

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

70

Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?

Excellent	26.2%	Good	52.0%	Fair	15.6%	Poor	3.1%	No opinion	1.3%
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2. Over the last 5 years, what has happened to the quality of life in the Village?

Improved	15.1%	No opinion	3.1%
Hasn't really changed	33.3%	Resident less than 5 years	8.4%
Declined	36.4%		

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)

Employment	78.2%	Youth entertainment	24.0%
No vacant lots	6.2%	Family entertainment	17.8%
Tourism/recreation	10.2%	Beatification	5.8%
Taxes	41.8%	Zoning does not allow farm animals	3.1%
Business retention	29.3%	Restaurants	6.2%
Lack of elderly services	9.8%	Library	5.3%
Lack of attractions	12.4%	Village storage building	1.3%
Community building	7.1%	Garbage collection	29.8%
Young leaving community	23.1%	Garden club	3.1%
Chamber of Commerce	1.3%	Roads	1.8%
Senior centers	7.6%	Car Wash	20.9%
Apathy	8.0%	Trails, biking, walking, etc.	12.0%
Need more residents	7.1%		
Other			5.3%

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site

First	42.2%	Second	14.7%	Third	7.6%	Fourth	3.1%
-------------	-------	--------------	-------	-------------	------	--------------	------

5. Welcome to Argyle, a Live Wire Town

First	2.2%	Second	13.8%	Third	27.6%	Fourth	11.6%
-------------	------	--------------	-------	-------------	-------	--------------	-------

6. Welcome to Scenic Argyle, Home of Bob LaFollette

First	26.7%	Second	19.6%	Third	8.9%	Fourth	8.4%
-------------	-------	--------------	-------	-------------	------	--------------	------

Economic, Growth and Development Issues

8. Should the Village work to develop an industrial or business park?
 Yes49.3% No opinion16.9%
 No26.7%
9. Should the Village spend money to develop an industrial or business park?
 Yes33.3% No opinion16.9%
 No40.0%
10. Should the Village purchase property for residential development?
 Yes25.8% No opinion21.8%
 No43.1%
11. Should the Village spend money to build the infrastructure in the subdivision?
 Yes16.4% No opinion25.3%
 No44.4%
12. Should the Village work to create more jobs in the Village?
 Yes89.8% No opinion4.9%
 No2.2%
13. Should the Village assist local businesses to grow and expand?
 Yes63.1% No opinion14.2%
 No15.6%
14. Should the Village attempt to attract new businesses?
 Yes92.0% No opinion3.6%
 No1.8%
15. Should the Village work to maintain its small-town identity?
 Yes75.1% No opinion12.0%
 No7.6%
16. Should the Village work to enhance the downtown?
 Yes61.8% No opinion12.9%
 No17.3%
17. Should the Village work to improve the appearances of the entrances to the Village?
 Yes54.2% No opinion17.3%
 No23.1%
18. Should the Village work to improve appearances within the Village?
 Yes64.4% No opinion15.6%
 No14.7%
- There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this import matter.
19. Should we preserve the Community Building?
 Yes73.8% No opinion12.4%
 No9.8%

20. Should we preserve the Community Building as the Municipal Building?
 Yes64.4% No opinion17.3%
 No12.4%

21. Should we preserve the Community Room in the Community Building as an auditorium for community use?
 Yes62.2% No opinion18.2%
 No12.4%

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	57.8%	22.2%	4.9%
Village Offices	66.2%	13.3%	3.1%
Police Department	67.6%	13.3%	2.7%
Senior Center	43.1%	27.1%	8.0%
Auditorium/Community Building	53.3%	12.0%	12.0%

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years?
 Faster than previous decade35.6% No growth1.3%
 Slower than previous decade3.1% No opinion16.4%
 About the same rate as previous decade36.4%

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	36.9%	18.2%	21.8%
Multi-family	23.6%	26.7%	23.6%
Elderly assisted living	41.8%	16.4%	20.9%
Elderly housing	28.4%	23.6%	22.7%
Nursing home	13.8%	33.8%	23.1%
Condominiums	6.7%	43.1%	18.7%
Manufactured housing	7.6%	38.7%	21.3%
Moderate-cost housing	32.0%	22.2%	20.4%
Low-cost housing	31.1%	28.4%	18.7%

25. If the Village is going to grow, where should the growth occur? (Check all that apply)

North28.4% East46.2%
 South25.3% West48.9%

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	28.4%	31.1%	13.8%
Bakery	24.9%	31.1%	15.1%
Pharmacy	45.8%	20.0%	10.7%
Furniture and home furnishings	13.8%	36.0%	19.6%
Apparel and accessories	34.7%	24.4%	15.1%
Professional services (e.g. accountants, attorneys, realtors, etc.)	25.3%	28.0%	17.8%
Personal services (e.g. barber, beautician, dry cleaner, etc.)	21.8%	29.8%	17.3%
Automotive services / parts	31.1%	22.7%	16.4%
Restaurant	15.6%	32.9%	16.0%
Amusement / recreational activities	45.8%	8.9%	16.4%
Tavern	4.0%	48.9%	14.7%
Banquet hall	9.8%	38.2%	16.4%
Bed & Breakfast	22.2%	28.9%	16.9%
Motel	26.7%	27.1%	15.6%
Mini-storage	19.6%	32.4%	17.3%
Small retail	44.9%	16.0%	14.2%
Gift store	30.2%	17.3%	16.0%
Other: _____	8.4%		

What should the Village do about vacant, blighted structures?

Do nothing	6.2%	In some cases acquire the structure	12.0%
Adopt a building maintenance code to require structures to be brought up to standard quality	72.9%		

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	70.7%	22.7%	0.9%	2.2%
Emergency Medical Service (EMS)	69.8%	22.7%	0.4%	3.1%
Snow removal	62.2%	28.9%	2.7%	1.8%
Road repairs & maintenance	40.9%	43.6%	8.9%	0.9%
Library services	19.1%	45.8%	11.1%	12.9%
Garbage collection	14.7%	18.2%	41.8%	13.8%
Recycling services	28.0%	45.8%	12.9%	4.0%
Brush / leaf removal	8.9%	32.9%	34.7%	10.7%
Traffic enforcement/police protection	13.3%	51.1%	20.4%	3.6%
Communication with residents	11.1%	50.7%	14.7%	8.9%
Recreation facilities for 0 to 5-year olds	6.7%	39.6%	19.6%	18.7%
Recreation facilities for 6 to 13-year olds	7.6%	39.1%	22.2%	16.9%
Recreation facilities for 14 to 18-year olds	4.4%	26.2%	36.9%	18.7%
Recreation facilities for 19 to 64-year olds	2.7%	32.9%	31.6%	18.7%
Recreation facilities for those 65 and over	2.7%	26.2%	35.1%	21.8%

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	59.1%	31.1%	1.3%	0.4%	4.4%
High school building	69.8%	20.4%	0.4%	0.9%	4.4%
Elementary education	37.3%	32.9%	8.9%	3.6%	11.1%
Middle school education	34.7%	31.6%	10.2%	3.1%	13.3%
High school education	33.8%	31.6%	11.1%	4.0%	13.3%

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	12.0%	Disagree	16.9%
Agree	35.1%	Strongly disagree	2.7%
No opinion	25.8%		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?

Yes	58.2%	No opinion	22.7%
No	12.4%		

32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)

I don't	26.7%	Talk to a friend or neighbor	20.4%
Attend a Village Board meeting	5.3%	Talk about it at the coffee shop	1.8%
Talk to a Village employee	21.8%	Write a letter to the Village	0.0%
Talk to an elected official	14.7%		

33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?

0	11.6%	6 - 10	12.4%	21 - 30	5.3%	41 or more times	10.2%
1 - 5	26.7%	11 - 20	18.7%	31 - 40	4.9%		

Technology

34. Is there a computer in your house that is connected to the Internet?

Yes	43.1%	No	52.0%
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35. Are you using a high speed internet service? (DSL line)

Yes	8.0%	No	82.2%
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Parks, Open Space and Recreation

36. Is there a Village park near you?

Yes	73.8%	Not sure	1.3%
No	18.7%		

37. During the last 12 months, how many times did you use each of the following:

	0	1 to 5 times	6 to 11 times	11 to 20 times	21 times or more
Argyle Legion Park	28.9%	35.6%	12.9%	4.9%	8.0%
School's walking program	81.8%	1.8%	0.9%	0.4%	0.0%
Argyle Public Library	50.7%	24.4%	6.2%	3.6%	2.7%
Community Building other than the Library	40.4%	30.2%	8.9%	1.8%	1.8%
Cafetorium at school	47.6%	29.3%	7.1%	1.8%	1.3%

38. What events do you use the Legion Park for:
- | | | | |
|---------------------|-------|------------------------------|-------|
| Tennis Courts | 6.7% | Children's Playground | 43.1% |
| Two Shelters | 31.6% | Other (please specify) | 11.1% |
| Ball Diamond | 25.8% | | |
39. Should the Village develop more park facilities?
- | | | | |
|-----------|-------|------------------|-------|
| Yes | 32.0% | No opinion | 24.4% |
| No | 35.6% | | |
40. If YES, check up to FIVE of the most important items the Village should add or expand.
- | | | | |
|---------------------------------|-------|--|-------|
| Outdoor swimming pool | 41.3% | Picnic areas | 21.3% |
| Volleyball courts | 9.8% | Nature areas | 12.4% |
| Outdoor ice rinks | 14.2% | Public gardens | 12.0% |
| Indoor ice arena | 1.8% | Racquet ball courts | 0.4% |
| Hiking trails | 17.3% | Tennis courts | 2.2% |
| Cross county ski trails | 4.4% | Soccer fields | 4.9% |
| Bike trails | 18.7% | Baseball diamonds | 3.1% |
| Exercise trails | 16.9% | Softball diamonds | 0.9% |
| Dog walking parks | 11.1% | Little league diamonds | 2.7% |
| Outdoor basketball courts | 2.7% | Horseshoe pits | 12.0% |
| Indoor basketball courts | 3.6% | Canoe rentals | 10.2% |
| Fitness room | 4.0% | Skate boarding and/or rollerblading area | 11.6% |

Employment

41. How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	9.8%	28.0%	27.1%	2.2%	0.0%	0.0%
Employed part-time	17.8%	14.7%	4.0%	0.0%	0.0%	0.0%
Employed both full-time and part-time	18.2%	5.3%	2.7%	0.0%	0.0%	0.0%
Employed, seasonal work	18.7%	3.6%	0.9%	0.0%	0.0%	0.0%
Unemployed and unable to find work	19.6%	4.0%	0.4%	0.4%	0.0%	0.0%
Retired	17.3%	22.7%	10.2%	0.0%	0.0%	0.0%
Full- or part-time students	17.8%	6.2%	2.7%	0.9%	0.0%	0.0%

42. Where do members of this household work? (check all that apply)

Argyle	28.0%	Dane County outside the Madison area	2.7%
Elsewhere in Lafayette County	11.1%	Rock County	0.4%
Green County	27.1%	Self-employed working at home	7.6%
Madison area	16.4%	At home but working for someone else	1.8%
Other			7.1%

43. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	9.3%	1.3%	0.0%
High School Diploma	48.0%	27.1%	4.0%
GED	1.8%	0.9%	0.0%
Vocational or technical degree (2-year program)	11.6%	11.6%	0.4%
Bachelor's Degree	8.0%	6.7%	0.4%
Master's Degree	2.7%	1.8%	0.0%
PhD. or other professional degree	0.4%	0.0%	0.0%

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	18.7%	12.9%	0.4%
Clerical	11.1%	14.7%	0.4%
Commercial/industrial sales	4.4%	4.0%	0.0%
Skilled trades	23.1%	6.2%	0.9%
Machine operators and assemblers	19.1%	7.1%	0.4%
Handlers, cleaners and laborers	15.1%	9.3%	1.3%
Tourism related jobs	4.0%	4.9%	0.9%
Medical positions	3.6%	5.8%	0.4%
Maintenance	13.8%	2.2%	0.4%
Personal Services (e.g. day care, beautician)	4.0%	6.7%	0.4%
Transportation/trucking	8.9%	1.3%	0.0%
Agribusiness or Agriculture	10.7%	3.1%	0.4%
Fabrication	5.3%	1.3%	0.0%
Other	8.0%	3.1%	1.3%

Background Questions

45. Do you own or rent your dwelling unit?
 Own76.9% Rent / lease16.4%

46. Do any of the following need major repair or replacement in your home? (check all that apply)

Heating5.8%	Foundation/Structure6.7%
Electrical7.6%	Plumbing4.4%
Roof13.8%	Siding12.4%
Doors/Windows19.6%	Water/Sewer/Lateral0.4%

47. Are there people in this household who are physically handicapped?
 Yes11.1% No77.8%

48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes9.8% No36.9%

49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes19.6% No31.1% Don't Know24.9%

50. How many people live in this household?

126.2%	56.2%
236.4%	60.4%
311.6%	7 or more0.4%
412.0%	

51. What is your age?
 18 to 276.7% 28 to 3712.4% 38 to 4717.8% 48 to 5712.4% 58 to 6713.3% 68 or older 31.1%

52. How many children live in this household in each of the following age groups?

	0	1	2	3	4	5 or more
0 to 5 years	50.2%	8.0%	2.7%	0.4%	0.0%	0.0%
6 to 13 years	44.4%	7.1%	5.8%	0.4%	0.4%	0.0%
14 to 18 years	43.6%	10.7%	2.2%	0.0%	0.0%	0.0%

53. How long have you lived in the Village?

0 to 5 years	16.0%	31 to 40 years	8.4%
6 to 10 years	14.7%	41 to 50 years	7.1%
11 to 20 years	17.8%	51 to 60 years	4.0%
21 to 30 years	23.6%	Over 60 years	5.3%

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	16.0%	9.3%	1.8%
2 person	\$20,800 to \$33,300	8.0%	12.0%	10.2%
3 person	\$23,400 to \$37,450	4.0%	1.8%	5.3%
4 person	\$26,000 to \$41,600	2.2%	4.4%	4.0%
5 person	\$28,100 to \$44,950	0.9%	1.3%	3.6%
6 person	\$30,150 to \$48,250	0.0%	0.0%	0.0%
7 person	\$32,250 to \$51,600	0.0%	0.0%	0.4%
8 person	\$34,300 to \$54,900	0.0%	0.0%	0.0%

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

31.1%

Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

Total results for
Residents who have
lived in the Village for
0-20 years

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?
 Excellent 23 Good 59 Fair 21 Poor 4 No opinion 0

2. Over the last 5 years, what has happened to the quality of life in the Village?
 Improved 16 No opinion 5
 Hasn't really changed 34 Resident less than 5 years 18
 Declined 33

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)

Employment 82	Youth entertainment 32
No vacant lots 5	Family entertainment 23
Tourism/recreation 13	Beatification 4
Taxes 36	Zoning does not allow farm animals 3
Business retention 20	Restaurants 7
Lack of elderly services 10	Library 6
Lack of attractions 14	Village storage building 1
Community building 6	Garbage collection 34
Young leaving community 25	Garden club 3
Chamber of Commerce 0	Roads 1
Senior centers 6	Car Wash 27
Apathy 8	Trails, biking, walking, etc. 12
Need more residents 6	
Other _____	5

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site
 First 46 Second 19 Third 11 Fourth 3

5. Welcome to Argyle, a Live Wire Town
 First 2 Second 13 Third 36 Fourth 14

6. Welcome to Scenic Argyle, Home of Bob LaFollette
 First 27 Second 26 Third 9 Fourth 10

Economic, Growth and Development Issues

- 8. Should the Village work to develop an industrial or business park?
 Yes 54 No opinion 23
 No 28

- 9. Should the Village spend money to develop an industrial or business park?
 Yes 41 No opinion 21
 No 41

- 10. Should the Village purchase property for residential development?
 Yes 30 No opinion 24
 No 47

- 11. Should the Village spend money to build the infrastructure in the subdivision?
 Yes 19 No opinion 33
 No 48

- 12. Should the Village work to create more jobs in the Village?
 Yes 102 No opinion 5
 No 2

- 13. Should the Village assist local businesses to grow and expand?
 Yes 71 No opinion 17
 No 17

- 14. Should the Village attempt to attract new businesses?
 Yes 101 No opinion 6
 No 1

- 15. Should the Village work to maintain its small-town identity?
 Yes 79 No opinion 14
 No 11

- 16. Should the Village work to enhance the downtown?
 Yes 68 No opinion 13
 No 21

- 17. Should the Village work to improve the appearances of the entrances to the Village?
 Yes 65 No opinion 20
 No 22

- 18. Should the Village work to improve appearances within the Village?
 Yes 72 No opinion 15
 No 19

There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this important matter.

- 19. Should we preserve the Community Building?
 Yes 81 No opinion 16
 No 9

20. Should we preserve the Community Building as the Municipal Building?
 Yes 69 No opinion 23
 No 14

21. Should we preserve the Community Room in the Community Building as an auditorium for community use?
 Yes 70 No opinion 22
 No 12

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	64	29	4
Village Offices	76	16	4
Police Department	76	16	2
Senior Center	47	34	7
Auditorium/Community Building	60	14	13

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years?
 Faster than previous decade 42 No growth 2
 Slower than previous decade 5 No opinion 17
 About the same rate as previous decade 39

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	47	17	21
Multi-family	27	28	24
Elderly assisted living	43	17	26
Elderly housing	33	23	25
Nursing home	18	33	26
Condominiums	6	48	21
Manufactured housing	8	42	25
Moderate-cost housing	40	21	23
Low-cost housing	35	30	19

25. If the Village is going to grow, where should the growth occur? (Check all that apply)

North 33 East 49
 South 34 West 49

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	34	34	19
Bakery	29	33	21
Pharmacy	52	18	15
Furniture and home furnishings	17	38	26
Apparel and accessories	29	32	21
Professional services (e.g. accountants, attorneys, realtors, etc.)	27	31	24
Personal services (e.g. barber, beautician, dry cleaner, etc.)	27	28	24
Automotive services / parts	36	24	24
Restaurant	19	34	23
Amusement / recreational activities	52	9	22
Tavern	3	58	19
Banquet hall	13	38	23
Bed & Breakfast	28	28	22
Motel	31	28	22
Mini-storage	25	31	26
Small retail	52	16	21
Gift store	34	17	22
Other: _____	8		

What should the Village do about vacant, blighted structures?

Do nothing	6
Adopt a building maintenance code to require structures to be brought up to standard quality	81

In some cases acquire the structure 14

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	72	33	1	3
Emergency Medical Service (EMS)	72	31	1	4
Snow removal	62	38	4	3
Road repairs & maintenance	40	54	12	0
Library services	17	47	19	18
Garbage collection	14	16	54	17
Recycling services	29	50	20	6
Brush / leaf removal	8	32	40	19
Traffic enforcement/police protection	12	58	26	4
Communication with residents	8	55	19	15
Recreation facilities for 0 to 5-year olds	9	39	28	24
Recreation facilities for 6 to 13-year olds	10	41	28	21
Recreation facilities for 14 to 18-year olds	4	21	51	24
Recreation facilities for 19 to 64-year olds	2	34	40	24
Recreation facilities for those 65 and over	2	26	43	28

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	61	38	2	1	6
High school building	76	23	1	2	6
Elementary education	31	40	15	5	16
Middle school education	30	38	16	4	19
High school education	30	35	16	6	20

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	10	Disagree	18
Agree	39	Strongly disagree	2
No opinion	35		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?

Yes	60	No opinion	26
No	19		

32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)

I don't	32	Talk to a friend or neighbor	23
Attend a Village Board meeting	7	Talk about it at the coffee shop	3
Talk to a Village employee	20	Write a letter to the Village	0
Talk to an elected official	17		

33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?

0	15	6 - 10	16	21 - 30	9	41 or more times	11
1 - 5	33	11 - 20	13	31 - 40	5		

Technology

34. Is there a computer in your house that is connected to the Internet?

Yes	51	No	55
-----	----	----	----

35. Are you using a high speed internet service? (DSL line)

Yes	7	No	93
-----	---	----	----

Parks, Open Space and Recreation

36. Is there a Village park near you?

Yes	81	Not sure	3
No	20		

37. During the last 12 months, how many times did you use each of the following:

	0	1 to 5 times	6 to 11 times	11 to 20 times	21 times or more
Argyle Legion Park	31	40	15	5	11
School's walking program	94	1	1	0	0
Argyle Public Library	60	26	8	2	1
Community Building other than the Library	48	35	9	3	1
Cafetorium at school	51	31	10	2	3

38. What events do you use the Legion Park for:		
Tennis Courts	7	Children's Playground
Two Shelters	33	Other (please specify)
Ball Diamond	29	55
		14
39. Should the Village develop more park facilities?		
Yes	43	No opinion
No	36	25
40. If YES, check up to FIVE of the most important items the Village should add or expand.		
Outdoor swimming pool	47	Picnic areas
Volleyball courts	14	Nature areas
Outdoor ice rinks	16	Public gardens
Indoor ice arena	1	Racquet ball courts
Hiking trails	21	Tennis courts
Cross county ski trails	5	Soccer fields
Bike trails	18	Baseball diamonds
Exercise trails	17	Softball diamonds
Dog walking parks	14	Little league diamonds
Outdoor basketball courts	4	Horseshoe pits
Indoor basketball courts	4	Canoe rentals
Fitness room	7	Skate boarding and/or rollerblading area
		24
		16
		16
		1
		4
		6
		4
		2
		6
		12
		13
		15

Employment

How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	10	33	35	2	0	0
Employed part-time	20	17	3	0	0	0
Employed both full-time and part-time	21	6	2	0	0	0
Employed, seasonal work	21	3	0	0	0	0
Unemployed and unable to find work	22	2	0	0	0	0
Retired	17	19	10	0	0	0
Full- or part-time students	20	5	2	1	0	0

42. Where do members of this household work? (check all that apply)	
Argyle	31
Elsewhere in Lafayette County	13
Green County	33
Madison area.....	23
Other	7
	Dane County outside the Madison area
	Rock County.....
	Self-employed working at home
	At home but working for someone else
	2
	1
	9
	3

43. What is the highest level of education reached by the wage earners in your household?			
	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	11	3	0
High School Diploma	49	28	3
GED	3	0	0
Vocational or technical degree (2-year program)	14	14	1
Bachelor's Degree	11	7	1
Master's Degree	4	2	0
PhD. or other professional degree	1	0	0

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	22	16	1
Clerical	15	13	1
Commercial/industrial sales	8	5	0
Skilled trades	31	7	1
Machine operators and assemblers	20	11	1
Handlers, cleaners and laborers	20	15	2
Tourism related jobs	7	8	1
Medical positions	5	7	1
Maintenance	15	4	0
Personal Services (e.g. day care, beautician)	8	9	0
Transportation/trucking	11	2	0
Agribusiness or Agriculture	12	4	0
Fabrication	7	3	0
Other	11	4	1

Background Questions

45. Do you own or rent your dwelling unit?
 Own 71 Rent / lease 29
46. Do any of the following need major repair or replacement in your home? (check all that apply)
- | | |
|------------------------|------------------------------|
| Heating 7 | Foundation/Structure 7 |
| Electrical 10 | Plumbing 4 |
| Roof 9 | Siding 12 |
| Doors/Windows 23 | Water/Sewer/Lateral 0 |
47. Are there people in this household who are physically handicapped?
 Yes 10 No 88
48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes 10 No 42
49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes 25 No 34 Don't Know 26
50. How many people live in this household?
- | | |
|------------|-------------------|
| 1 27 | 5 9 |
| 2 36 | 6 1 |
| 3 11 | 7 or more 1 |
| 4 16 | |
51. What is your age?
 18 to 27 9 28 to 37 18 38 to 47 27 48 to 57 12 58 to 67 12 68 or older 23

How many children live in this household in each of the following age groups?

	0	1	2	3	4	5 or more
0 to 5 years	53	9	4	1	0	0
6 to 13 years	47	10	9	1	1	0
14 to 18 years	46	13	3	0	0	0

53. How long have you lived in the Village?

0 to 5 years	36	31 to 40 years	0
6 to 10 years	33	41 to 50 years	0
11 to 20 years	40	51 to 60 years	0
21 to 30 years	0	Over 60 years	0

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	19	8	2
2 person	\$20,800 to \$33,300	9	11	13
3 person	\$23,400 to \$37,450	3	3	7
4 person	\$26,000 to \$41,600	3	6	4
5 person	\$28,100 to \$44,950	2	0	6
6 person	\$30,150 to \$48,250	0	0	0
7 person	\$32,250 to \$51,600	0	0	1
8 person	\$34,300 to \$54,900	0	0	0

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

39

Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

Total Results for
Village Residents Living
in Argyle 41+ years

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?

Excellent	15	Good	16	Fair	3	Poor	1	No opinion	2
-----------------	----	------------	----	------------	---	------------	---	------------------	---

2. Over the last 5 years, what has happened to the quality of life in the Village?

Improved	8	No opinion	1
Hasn't really changed	11	Resident less than 5 years	0
Declined	16		

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)

Employment	30	Youth entertainment.....	4
No vacant lots.....	5	Family entertainment.....	2
Tourism/recreation	2	Beatification.....	4
Taxes.....	19	Zoning does not allow farm animals.....	0
Business retention.....	20	Restaurants.....	1
Lack of elderly services.....	5	Library	1
Lack of attractions	5	Village storage building	1
Community building.....	3	Garbage collection	6
Young leaving community	10	Garden club.....	1
Chamber of Commerce.....	0	Roads	1
Senior centers	4	Car Wash	3
Apathy	3	Trails, biking, walking, etc.	3
Need more residents.....	2		
Other			2

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site

First.....	15	Second.....	5	Third.....	2	Fourth.....	2
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5. Welcome to Argyle, a Live Wire Town

First.....	0	Second.....	5	Third.....	12	Fourth.....	3
------------	---	-------------	---	------------	----	-------------	---

6. Welcome to Scenic Argyle, Home of Bob LaFollette

First.....	13	Second.....	8	Third.....	2	Fourth.....	2
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Economic, Growth and Development Issues

- 3. Should the Village work to develop an industrial or business park?
 Yes 17 No opinion 5
 No 13

- 9. Should the Village spend money to develop an industrial or business park?
 Yes 11 No opinion 6
 No 17

- 10. Should the Village purchase property for residential development?
 Yes 7 No opinion 10
 No 18

- 11. Should the Village spend money to build the infrastructure in the subdivision?
 Yes 4 No opinion 10
 No 20

- 12. Should the Village work to create more jobs in the Village?
 Yes 33 No opinion 3
 No 1

- 13. Should the Village assist local businesses to grow and expand?
 Yes 25 No opinion 3
 No 8

- 14. Should the Village attempt to attract new businesses?
 Yes 37 No opinion 0
 No 0

- 15. Should the Village work to maintain its small-town identity?
 Yes 34 No opinion 2
 No 1

- 16. Should the Village work to enhance the downtown?
 Yes 27 No opinion 5
 No 5

- 17. Should the Village work to improve the appearances of the entrances to the Village?
 Yes 29 No opinion 2
 No 5

- 18. Should the Village work to improve appearances within the Village?
 Yes 29 No opinion 3
 No 4

There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this import matter.

- 19. Should we preserve the Community Building?
 Yes 31 No opinion 1
 No 4

20. Should we preserve the Community Building as the Municipal Building? 6
 Yes 26 No opinion
 No 4

21. Should we preserve the Community Room in the Community Building as an auditorium for community use? 3
 Yes 28 No opinion
 No 6

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	26	6	2
Village Offices	24	5	1
Police Department	26	5	1
Senior Center	16	10	7
Auditorium/Community Building	19	4	6

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years? 5
 Faster than previous decade 15 No growth 1
 Slower than previous decade 1 No opinion 5
 About the same rate as previous decade 13

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	11	9	10
Multi-family	9	11	11
Elderly assisted living	18	8	6
Elderly housing	8	11	11
Nursing home	3	18	9
Condominiums	3	18	8
Manufactured housing	2	17	10
Moderate-cost housing	7	12	11
Low-cost housing	12	12	11

25. If the Village is going to grow, where should the growth occur? (Check all that apply)
 North 8 East 19
 South 5 West 24

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	8	12	3
Bakery	9	11	4
Pharmacy	16	9	3
Furniture and home furnishings	4	14	6
Apparel and accessories	21	5	4
Professional services (e.g. accountants, attorneys, realtors, etc.)	13	7	5
Personal services (e.g. barber, beautician, dry cleaner, etc.)	7	12	4
Automotive services / parts	15	4	5
Restaurant	5	13	5
Amusement / recreational activities	14	4	5
Tavern	1	17	4
Banquet hall	3	14	5
Bed & Breakfast	11	7	5
Motel	14	6	5
Mini-storage	6	14	4
Small retail	15	4	5
Gift store	9	6	6
Other: _____	3		

What should the Village do about vacant, blighted structures?

Do nothing	2	In some cases acquire the structure	4
Adopt a building maintenance code to require structures to be brought up to standard quality	27		

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	28	7	0	0
Emergency Medical Service (EMS)	29	6	0	0
Snow removal	28	5	2	0
Road repairs & maintenance	21	11	2	1
Library services	9	18	2	4
Garbage collection	7	10	7	8
Recycling services	16	14	2	1
Brush / leaf removal	2	16	13	2
Traffic enforcement/police protection	4	21	7	2
Communication with residents	6	19	6	1
Recreation facilities for 0 to 5-year olds	4	15	4	7
Recreation facilities for 6 to 13-year olds	4	18	4	7
Recreation facilities for 14 to 18-year olds	1	17	7	7
Recreation facilities for 19 to 64-year olds	1	17	8	6
Recreation facilities for those 65 and over	2	11	10	9

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	27	7	0	0	1
High school building	31	3	0	0	1
Elementary education	24	6	2	0	3
Middle school education	20	7	4	0	4
High school education	19	8	4	1	3

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	8	Disagree	7
Agree	17	Strongly disagree	0
No opinion	4		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?

Yes	28	No opinion	7
No	1		

32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)

I don't	9	Talk to a friend or neighbor	6
Attend a Village Board meeting	3	Talk about it at the coffee shop	1
Talk to a Village employee	9	Write a letter to the Village	0
Talk to an elected official	6		

33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?

0	3	6 - 10	3	21 - 30	1	41 or more times	5
1 - 5	6	11 - 20	14	31 - 40	1		

Technology

34. Is there a computer in your house that is connected to the Internet?

Yes	18	No	18
-----	----	----	----

35. Are you using a high speed internet service? (DSL line)

Yes	6	No	28
-----	---	----	----

Parks, Open Space and Recreation

36. Is there a Village park near you?

Yes	29	Not sure	0
No	6		

37. During the last 12 months, how many times did you use each of the following:

	0	1 to 5 times	6 to 11 times	11 to 20 times	21 times or more
Argyle Legion Park	8	15	6	1	3
School's walking program	29	2	1	0	0
Argyle Public Library	15	10	3	4	2
Community Building other than the Library	11	9	8	1	2
Cafetorium at school	17	10	5	2	0

38. What events do you use the Legion Park for:
- | | | | |
|---------------------|----|------------------------------|----|
| Tennis Courts | 1 | Children's Playground | 11 |
| Two Shelters | 15 | Other (please specify) | 6 |
| Ball Diamond | 11 | | |
39. Should the Village develop more park facilities?
- | | | | |
|-----------|----|------------------|----|
| Yes | 11 | No opinion | 11 |
| No | 14 | | |
40. If YES, check up to FIVE of the most important items the Village should add or expand.
- | | | | |
|---------------------------------|----|--|---|
| Outdoor swimming pool | 13 | Picnic areas | 7 |
| Volleyball courts | 2 | Nature areas | 5 |
| Outdoor ice rinks | 6 | Public gardens | 2 |
| Indoor ice arena | 0 | Racquet ball courts | 0 |
| Hiking trails | 10 | Tennis courts | 0 |
| Cross county ski trails | 3 | Soccer fields | 1 |
| Bike trails | 7 | Baseball diamonds | 2 |
| Exercise trails | 7 | Softball diamonds | 0 |
| Dog walking parks | 3 | Little league diamonds | 0 |
| Outdoor basketball courts | 0 | Horseshoe pits | 2 |
| Indoor basketball courts | 0 | Canoe rentals | 7 |
| Fitness room | 2 | Skate boarding and/or rollerblading area | 3 |

Employment

How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	4	10	9	0	0	0
Employed part-time	9	3	2	0	0	0
Employed both full-time and part-time	8	1	2	0	0	0
Employed, seasonal work	7	2	1	0	0	0
Unemployed and unable to find work	7	2	0	0	0	0
Retired	8	12	4	0	0	0
Full- or part-time students	7	4	0	0	0	0

42. Where do members of this household work? (check all that apply)
- | | | | |
|-------------------------------------|----|--|---|
| Argyle | 16 | Dane County outside the Madison area | 0 |
| Elsewhere in Lafayette County | 2 | Rock County | 0 |
| Green County | 7 | Self-employed working at home | 3 |
| Madison area | 3 | At home but working for someone else | 0 |
| Other | | | 0 |

43. What is the highest level of education reached by the wage earners in your household? .

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	3	0	0
High School Diploma	19	6	2
GED	0	1	0
Vocational or technical degree (2-year program)	4	4	0
Bachelor's Degree	4	5	0
Master's Degree	0	1	0
PhD. or other professional degree	0	0	0

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	7	7	0
Clerical	6	7	0
Commercial/industrial sales	0	3	0
Skilled trades	6	2	0
Machine operators and assemblers	7	2	0
Handlers, cleaners and laborers	6	3	1
Tourism related jobs	1	2	1
Medical positions	1	0	0
Maintenance	5	1	1
Personal Services (e.g. day care, beautician)	1	2	0
Transportation/trucking	2	1	0
Agribusiness or Agriculture	3	1	0
Fabrication	2	0	0
Other	3	0	1

Background Questions

45. Do you own or rent your dwelling unit?
 Own 36 Rent / lease 1
46. Do any of the following need major repair or replacement in your home? (check all that apply)
- | | |
|-----------------------|------------------------------|
| Heating 1 | Foundation/Structure 0 |
| Electrical 1 | Plumbing 1 |
| Roof 5 | Siding 5 |
| Doors/Windows 7 | Water/Sewer/Lateral 0 |
47. Are there people in this household who are physically handicapped?
 Yes 4 No 32
48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes 2 No 16
49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes 3 No 15 Don't Know 10
50. How many people live in this household?
- | | |
|------------|-------------------|
| 1 13 | 5 0 |
| 2 16 | 6 0 |
| 3 8 | 7 or more 0 |
| 4 0 | |
51. What is your age?
 18 to 27 1 28 to 37 0 38 to 47 6 48 to 57 5 58 to 67 4 68 or older 21

How many children live in this household in each of the following age groups?

	0	1	2	3	4	5 or more
0 to 5 years	24	0	0	0	0	0
6 to 13 years	21	0	0	0	0	0
14 to 18 years	20	6	0	0	0	0

53. How long have you lived in the Village?		
0 to 5 years	0	31 to 40 years
6 to 10 years	0	41 to 50 years
11 to 20 years	0	51 to 60 years
21 to 30 years	0	Over 60 years
		0
		16
		9
		12

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	5	4	2
2 person	\$20,800 to \$33,300	3	8	5
3 person	\$23,400 to \$37,450	2	1	4
4 person	\$26,000 to \$41,600	0	0	0
5 person	\$28,100 to \$44,950	0	0	0
6 person	\$30,150 to \$48,250	0	0	0
7 person	\$32,250 to \$51,600	0	0	0
8 person	\$34,300 to \$54,900	0	0	0

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

9

Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?

Excellent	23	Good	34	Fair	9	Poor	1	No opinion	2
-----------------	----	------------	----	------------	---	------------	---	------------------	---

2. Over the last 5 years, what has happened to the quality of life in the Village?

Improved	15	No opinion	1
Hasn't really changed	23	Resident less than 5 years	2
Declined	25		

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)

Employment	50	Youth entertainment	15
No vacant lots	7	Family entertainment	9
Tourism/recreation	5	Beatification	4
Taxes	25	Zoning does not allow farm animals	1
Business retention	17	Restaurants	4
Lack of elderly services	12	Library	3
Lack of attractions	8	Village storage building	2
Community building	7	Garbage collection	25
Young leaving community	19	Garden club	2
Chamber of Commerce	1	Roads	1
Senior centers	14	Car Wash	11
Apathy	7	Trails, biking, walking, etc.	4
Need more residents	7		
Other			

6

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site

First	26	Second	13	Third	4	Fourth	2
-------------	----	--------------	----	-------------	---	--------------	---

5. Welcome to Argyle, a Live Wire Town

First	0	Second	7	Third	16	Fourth	9
-------------	---	--------------	---	-------------	----	--------------	---

6. Welcome to Scenic Argyle, Home of Bob LaFollette

First	28	Second	11	Third	2	Fourth	4
-------------	----	--------------	----	-------------	---	--------------	---

Economic, Growth and Development Issues

- 8. Should the Village work to develop an industrial or business park?
 Yes 31 No opinion 12
 No 17

- 9. Should the Village spend money to develop an industrial or business park?
 Yes 17 No opinion 13
 No 26

- 10. Should the Village purchase property for residential development?
 Yes 16 No opinion 11
 No 28

- 11. Should the Village spend money to build the infrastructure in the subdivision?
 Yes 7 No opinion 15
 No 30

- 12. Should the Village work to create more jobs in the Village?
 Yes 61 No opinion 2
 No 2

- 13. Should the Village assist local businesses to grow and expand?
 Yes 40 No opinion 7
 No 12

- 14. Should the Village attempt to attract new businesses?
 Yes 65 No opinion 0
 No 1

- 15. Should the Village work to maintain its small-town identity?
 Yes 51 No opinion 8
 No 5

- 16. Should the Village work to enhance the downtown?
 Yes 44 No opinion 8
 No 8

- 17. Should the Village work to improve the appearances of the entrances to the Village?
 Yes 38 No opinion 8
 No 17

- 18. Should the Village work to improve appearances within the Village?
 Yes 46 No opinion 10
 No 8

There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this important matter.

- 19. Should we preserve the Community Building?
 Yes 51 No opinion 5
 No 9

20. Should we preserve the Community Building as the Municipal Building?
 Yes 45 No opinion 9
 No 9

21. Should we preserve the Community Room in the Community Building as an auditorium for community use?
 Yes 46 No opinion 5
 No 11

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	40	13	4
Village Offices	38	8	5
Police Department	38	10	4
Senior Center	22	17	8
Auditorium/Community Building	25	9	11

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years?
 Faster than previous decade 26 No growth 1
 Slower than previous decade 3 No opinion 11
 About the same rate as previous decade 19

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	20	9	19
Multi-family	10	13	19
Elderly assisted living	28	7	12
Elderly housing	18	10	18
Nursing home	8	18	15
Condominiums	3	18	15
Manufactured housing	4	18	15
Moderate-cost housing	21	9	15
Low-cost housing	25	13	14

25. If the Village is going to grow, where should the growth occur? (Check all that apply)
 North 17 East 26
 South 11 West 33

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	14	14	7
Bakery	11	14	8
Pharmacy	22	10	7
Furniture and home furnishings	7	14	11
Apparel and accessories	22	9	7
Professional services (e.g. accountants, attorneys, realtors, etc.)	14	11	10
Personal services (e.g. barber, beautician, dry cleaner, etc.)	12	10	9
Automotive services / parts	12	9	10
Restaurant	7	13	8
Amusement / recreational activities	14	6	11
Tavern	2	18	7
Banquet hall	2	16	8
Bed & Breakfast	7	12	9
Motel	15	9	9
Mini-storage	9	13	7
Small retail	15	9	10
Gift store	7	10	11
Other: _____	3		

What should the Village do about vacant, blighted structures?

Do nothing	7
Adopt a building maintenance code to require structures to be brought up to standard quality	47

In some cases acquire the structure 5

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	49	15	0	0
Emergency Medical Service (EMS)	51	12	0	0
Snow removal	47	14	2	0
Road repairs & maintenance	32	21	5	2
Library services	19	27	3	4
Garbage collection	15	8	21	8
Recycling services	23	24	4	3
Brush / leaf removal	7	26	12	4
Traffic enforcement/police protection	9	32	10	2
Communication with residents	6	31	6	4
Recreation facilities for 0 to 5-year olds	5	18	8	15
Recreation facilities for 6 to 13-year olds	9	17	9	14
Recreation facilities for 14 to 18-year olds	6	14	16	14
Recreation facilities for 19 to 64-year olds	3	16	17	13
Recreation facilities for those 65 and over	2	16	18	12

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	48	15	0	0	1
High school building	51	11	1	0	1
Elementary education	32	19	3	2	4
Middle school education	30	17	2	2	6
High school education	31	19	4	1	5

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	9	Disagree	10
Agree	26	Strongly disagree	0
No opinion	15		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?

Yes	42	No opinion	16
No	3		

32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)

I don't	18	Talk to a friend or neighbor	10
Attend a Village Board meeting	5	Talk about it at the coffee shop	1
Talk to a Village employee	14	Write a letter to the Village	0
Talk to an elected official	9		

33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?

0	9	6 - 10	8	21 - 30	3	41 or more times	6
1 - 5	13	11 - 20	10	31 - 40	6		

Technology

34. Is there a computer in your house that is connected to the Internet?

Yes	15	No	49
-----	----	----	----

35. Are you using a high speed internet service? (DSL line)

Yes	4	No	54
-----	---	----	----

Parks, Open Space and Recreation

36. Is there a Village park near you?

Yes	49	Not sure	0
No	14		

37. During the last 12 months, how many times did you use each of the following:

	0	1 to 5 times	6 to 11 times	11 to 20 times	21 times or more
Argyle Legion Park	24	27	2	1	1
School's walking program	44	0	2	1	0
Argyle Public Library	28	8	6	4	5
Community Building other than the Library	19	18	7	1	3
Cafetorium at school	28	21	3	0	0

38. What events do you use the Legion Park for:
- | | | | |
|---------------------|----|------------------------------|----|
| Tennis Courts | 2 | Children's Playground | 14 |
| Two Shelters | 18 | Other (please specify) | 3 |
| Ball Diamond | 10 | | |
39. Should the Village develop more park facilities?
- | | | | |
|-----------|----|------------------|----|
| Yes | 10 | No opinion | 20 |
| No | 28 | | |
40. If YES, check up to FIVE of the most important items the Village should add or expand.
- | | | | |
|---------------------------------|----|--|----|
| Outdoor swimming pool | 22 | Picnic areas | 13 |
| Volleyball courts | 5 | Nature areas | 4 |
| Outdoor ice rinks | 8 | Public gardens | 4 |
| Indoor ice arena | 0 | Racquet ball courts | 0 |
| Hiking trails | 9 | Tennis courts | 2 |
| Cross county ski trails | 3 | Soccer fields | 5 |
| Bike trails | 8 | Baseball diamonds | 2 |
| Exercise trails | 10 | Softball diamonds | 1 |
| Dog walking parks | 7 | Little league diamonds | 3 |
| Outdoor basketball courts | 2 | Horseshoe pits | 9 |
| Indoor basketball courts | 1 | Canoe rentals | 7 |
| Fitness room | 1 | Skate boarding and/or rollerblading area | 8 |

Employment

How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	12	9	3	0	0	0
Employed part-time	9	6	4	0	0	0
Employed both full-time and part-time	10	0	1	0	0	0
Employed, seasonal work	10	2	0	0	0	0
Unemployed and unable to find work	9	1	0	0	0	0
Retired	8	33	18	0	0	0
Full- or part-time students	10	0	0	0	0	0

42. Where do members of this household work? (check all that apply)
- | | | | |
|-------------------------------------|---|--|---|
| Argyle | 7 | Dane County outside the Madison area | 0 |
| Elsewhere in Lafayette County | 2 | Rock County | 0 |
| Green County | 6 | Self-employed working at home | 5 |
| Madison area | 5 | At home but working for someone else | 1 |
| Other _____ | | | 5 |

43. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	12	1	0
High School Diploma	23	7	0
GED	0	1	0
Vocational or technical degree (2-year program)	4	5	0
Bachelor's Degree	3	4	0
Master's Degree	1	0	0
PhD. or other professional degree	0	0	0

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	2	2	0
Clerical	7	3	0
Commercial/industrial sales	0	1	0
Skilled trades	6	0	0
Machine operators and assemblers	4	0	0
Handlers, cleaners and laborers	2	1	0
Tourism related jobs	0	1	0
Medical positions	1	2	0
Maintenance	3	0	0
Personal Services (e.g. day care, beautician)	0	0	0
Transportation/trucking	3	0	0
Agribusiness or Agriculture	5	1	0
Fabrication	1	1	0
Other	3	1	0

Background Questions

45. Do you own or rent your dwelling unit?
 Own 57 Rent / lease 12
46. Do any of the following need major repair or replacement in your home? (check all that apply)
- | | |
|-----------------------|------------------------------|
| Heating 2 | Foundation/Structure 1 |
| Electrical 1 | Plumbing 0 |
| Roof 10 | Siding 4 |
| Doors/Windows 2 | Water/Sewer/Lateral 1 |
47. Are there people in this household who are physically handicapped?
 Yes 15 No 47
48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes 9 No 25
49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes 4 No 32 Don't Know 10
50. How many people live in this household?
- | | |
|------------|-------------------|
| 1 28 | 5 0 |
| 2 37 | 6 0 |
| 3 3 | 7 or more 0 |
| 4 0 | |
51. What is your age?
 18 to 27 0 28 to 37 0 38 to 47 0 48 to 57 0 58 to 67 0 68 or older 70

How many children live in this household in each of the following age groups?

	0	1	2	3	4	5 or more
0 to 5 years	43	0	0	0	0	0
6 to 13 years	33	0	0	0	0	0
14 to 18 years	33	1	0	0	0	0

How long have you lived in the Village?

0 to 5 years	4	31 to 40 years	5
6 to 10 years	6	41 to 50 years	4
11 to 20 years	13	51 to 60 years	6
21 to 30 years	17	Over 60 years	11

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	16	7	2
2 person	\$20,800 to \$33,300	7	14	5
3 person	\$23,400 to \$37,450	1	0	0
4 person	\$26,000 to \$41,600	0	0	0
5 person	\$28,100 to \$44,950	0	0	0
6 person	\$30,150 to \$48,250	0	0	0
7 person	\$32,250 to \$51,600	0	0	0
8 person	\$34,300 to \$54,900	0	0	0

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

19

Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

total responses 307
Ages - 18 to 37

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?
 Excellent 11 Good 23 Fair 8 Poor 0 No opinion 0

2. Over the last 5 years, what has happened to the quality of life in the Village?
 Improved 4 No opinion 2
 Hasn't really changed 12 Resident less than 5 years 7
 Declined 17

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)

Employment 33	Youth entertainment 16
No vacant lots 2	Family entertainment 14
Tourism/recreation 3	Beatification 2
Taxes 16	Zoning does not allow farm animals 2
Business retention 7	Restaurants 2
Lack of elderly services 1	Library 5
Lack of attractions 6	Village storage building 0
Community building 1	Garbage collection 16
Young leaving community 6	Garden club 2
Chamber of Commerce 1	Roads 0
Senior centers 0	Car Wash 13
Apathy 3	Trails, biking, walking, etc. 6
Need more residents 1	
Other _____	1

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site
 First 17 Second 7 Third 4 Fourth 2

5. Welcome to Argyle, a Live Wire Town
 First 3 Second 7 Third 13 Fourth 4

6. Welcome to Scenic Argyle, Home of Bob LaFollette
 First 9 Second 7 Third 6 Fourth 4

43

Economic, Growth and Development Issues

8. Should the Village work to develop an industrial or business park?
 Yes 30 No opinion 6
 No 7
9. Should the Village spend money to develop an industrial or business park?
 Yes 22 No opinion 6
 No 15
10. Should the Village purchase property for residential development?
 Yes 16 No opinion 11
 No 16
11. Should the Village spend money to build the infrastructure in the subdivision?
 Yes 10 No opinion 16
 No 16
12. Should the Village work to create more jobs in the Village?
 Yes 42 No opinion 1
 No 0
13. Should the Village assist local businesses to grow and expand?
 Yes 30 No opinion 7
 No 6
14. Should the Village attempt to attract new businesses?
 Yes 41 No opinion 1
 No 1
15. Should the Village work to maintain its small-town identity?
 Yes 35 No opinion 3
 No 5
16. Should the Village work to enhance the downtown?
 Yes 26 No opinion 6
 No 10
17. Should the Village work to improve the appearances of the entrances to the Village?
 Yes 19 No opinion 6
 No 18
18. Should the Village work to improve appearances within the Village?
 Yes 26 No opinion 7
 No 9
- There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this import matter.
19. Should we preserve the Community Building?
 Yes 33 No opinion 8
 No 2

20. Should we preserve the Community Building as the Municipal Building?
 Yes 31 No opinion 6
 No 6

21. Should we preserve the Community Room in the Community Building as an auditorium for community use?
 Yes 31 No opinion 10
 No 2

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	26	15	1
Village Offices	34	7	1
Police Department	34	7	0
Senior Center	22	17	1
Auditorium/Community Building	32	4	4

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years?
 Faster than previous decade 19 No growth 1
 Slower than previous decade 1 No opinion 3
 About the same rate as previous decade 17

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	22	11	6
Multi-family	16	17	6
Elderly assisted living	17	12	9
Elderly housing	13	14	11
Nursing home	9	18	10
Condominiums	4	27	6
Manufactured housing	6	24	7
Moderate-cost housing	21	12	6
Low-cost housing	13	20	7

25. If the Village is going to grow, where should the growth occur? (Check all that apply)
 North 20 East 23
 South 17 West 25

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	15	17	8
Bakery	13	22	5
Pharmacy	29	8	4
Furniture and home furnishings	6	24	10
Apparel and accessories	16	15	9
Professional services (e.g. accountants, attorneys, realtors, etc.)	14	18	9
Personal services (e.g. barber, beautician, dry cleaner, etc.)	9	20	11
Automotive services / parts	15	16	9
Restaurant	9	19	9
Amusement / recreational activities	29	5	8
Tavern	2	30	8
Banquet hall	8	20	12
Bed & Breakfast	9	19	12
Motel	12	20	9
Mini-storage	10	20	11
Small retail	28	7	6
Gift store	20	9	11
Other: _____	4		

What should the Village do about vacant, blighted structures?

Do nothing	3	In some cases acquire the structure	9
Adopt a building maintenance code to require structures to be brought up to standard quality	28		

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	23	17	1	2
Emergency Medical Service (EMS)	23	17	0	3
Snow removal	21	20	0	2
Road repairs & maintenance	11	26	5	0
Library services	4	25	9	4
Garbage collection	3	9	24	5
Recycling services	9	24	7	2
Brush / leaf removal	5	13	14	10
Traffic enforcement/police protection	6	26	10	0
Communication with residents	6	28	5	2
Recreation facilities for 0 to 5-year olds	4	23	12	3
Recreation facilities for 6 to 13-year olds	3	24	12	3
Recreation facilities for 14 to 18-year olds	1	12	24	5
Recreation facilities for 19 to 64-year olds	1	22	15	4
Recreation facilities for those 65 and over	0	15	18	9

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	17	20	3	0	3
High school building	27	13	0	0	3
Elementary education	11	18	4	4	6
Middle school education	11	18	3	2	9
High school education	11	16	4	2	10

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	7	Disagree	6
Agree	16	Strongly disagree	2
No opinion	12		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?
- | | | | |
|-----|----|------------|---|
| Yes | 25 | No opinion | 9 |
| No | 9 | | |
32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)
- | | | | |
|--------------------------------|----|----------------------------------|----|
| I don't | 10 | Talk to a friend or neighbor | 17 |
| Attend a Village Board meeting | 3 | Talk about it at the coffee shop | 0 |
| Talk to a Village employee | 10 | Write a letter to the Village | 0 |
| Talk to an elected official | 3 | | |
33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?
- | | | | | | | | |
|-------|----|---------|---|---------|---|------------------|---|
| 0 | 2 | 6 - 10 | 5 | 21 - 30 | 5 | 41 or more times | 4 |
| 1 - 5 | 18 | 11 - 20 | 7 | 31 - 40 | 1 | | |

Technology

34. Is there a computer in your house that is connected to the Internet?
- | | | | |
|-----|----|----|----|
| Yes | 21 | No | 22 |
|-----|----|----|----|
35. Are you using a high speed internet service? (DSL line)
- | | | | |
|-----|---|----|----|
| Yes | 1 | No | 41 |
|-----|---|----|----|

Parks, Open Space and Recreation

36. Is there a Village park near you?
- | | | | |
|-----|----|----------|---|
| Yes | 34 | Not sure | 1 |
| No | 7 | | |
37. During the last 12 months, how many times did you use each of the following:
- | | 0 | 1 to 5 times | 6 to 11 times | 11 to 20 times | 21 times or more |
|---|----|--------------|---------------|----------------|------------------|
| Argyle Legion Park | 6 | 15 | 7 | 3 | 12 |
| School's walking program | 42 | 0 | 0 | 0 | 0 |
| Argyle Public Library | 22 | 15 | 4 | 1 | 1 |
| Community Building other than the Library | 19 | 17 | 3 | 0 | 0 |
| Cafetorium at school | 23 | 14 | 4 | 0 | 1 |

38. What events do you use the Legion Park for:
- | | | | |
|---------------------|----|------------------------------|----|
| Tennis Courts | 4 | Children's Playground | 34 |
| Two Shelters | 14 | Other (please specify) | 6 |
| Ball Diamond | 16 | | |
39. Should the Village develop more park facilities?
- | | | | |
|-----------|----|------------------|---|
| Yes | 24 | No opinion | 8 |
| No | 11 | | |
40. If YES, check up to FIVE of the most important items the Village should add or expand.
- | | | | |
|---------------------------------|----|--|---|
| Outdoor swimming pool | 28 | Picnic areas | 9 |
| Volleyball courts | 10 | Nature areas | 4 |
| Outdoor ice rinks | 10 | Public gardens | 4 |
| Indoor ice arena | 1 | Racquet ball courts | 0 |
| Hiking trails | 9 | Tennis courts | 1 |
| Cross county ski trails | 2 | Soccer fields | 1 |
| Bike trails | 11 | Baseball diamonds | 2 |
| Exercise trails | 5 | Softball diamonds | 0 |
| Dog walking parks | 4 | Little league diamonds | 2 |
| Outdoor basketball courts | 2 | Horseshoe pits | 6 |
| Indoor basketball courts | 2 | Canoe rentals | 3 |
| Fitness room | 0 | Skate boarding and/or rollerblading area | 9 |

Employment

1. How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	2	18	19	0	0	0
Employed part-time	14	12	0	0	0	0
Employed both full-time and part-time	16	1	0	0	0	0
Employed, seasonal work	16	1	1	0	0	0
Unemployed and unable to find work	16	2	0	0	0	0
Retired	16	0	0	0	0	0
Full- or part-time students	15	3	0	1	0	0

42. Where do members of this household work? (check all that apply)

Argyle	14	Dane County outside the Madison area	5
Eisewhere in Lafayette County	8	Rock County	0
Green County	14	Self-employed working at home	7
Madison area	14	At home but working for someone else	1
Other			4

43. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	2	1	0
High School Diploma	23	12	1
GED	0	0	0
Vocational or technical degree (2-year program)	7	8	1
Bachelor's Degree	9	4	0
Master's Degree	1	1	0
PhD. or other professional degree	0	0	0

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	8	6	0
Clerical	6	8	0
Commercial/industrial sales	3	2	0
Skilled trades	17	5	0
Machine operators and assemblers	9	6	1
Handlers, cleaners and laborers	8	5	1
Tourism related jobs	2	3	0
Medical positions	3	5	1
Maintenance	7	1	0
Personal Services (e.g. day care, beautician)	3	5	0
Transportation/trucking	6	1	0
Agribusiness or Agriculture	5	3	0
Fabrication	5	1	0
Other	6	3	0

Background Questions

45. Do you own or rent your dwelling unit?
 Own 27 Rent / lease 16

46. Do any of the following need major repair or replacement in your home? (check all that apply)

Heating 4	Foundation/Structure 6
Electrical 4	Plumbing 2
Roof 6	Siding 8
Doors/Windows 19	Water/Sewer/Lateral 0

47. Are there people in this household who are physically handicapped?
 Yes 0 No 40

48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes 4 No 16

49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes 18 No 9 Don't Know 12

50. How many people live in this household?

1 10	5 7
2 6	6 0
3 8	7 or more 0
4 12	

51. What is your age?
 18 to 27 15 28 to 37 28 38 to 47 0 48 to 57 0 58 to 67 0 68 or older 0

52. How many children live in this household in each of the following age groups?

	0	1	2	3	4	5 or more
0 to 5 years	15	17	5	1	0	0
6 to 13 years	16	9	5	0	0	0
14 to 18 years	17	3	0	0	0	0

53. How long have you lived in the Village?

0 to 5 years	13	31 to 40 years	2
6 to 10 years	11	41 to 50 years	1
11 to 20 years	3	51 to 60 years	0
21 to 30 years	13	Over 60 years	0

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	3	5	0
2 person	\$20,800 to \$33,300	1	2	4
3 person	\$23,400 to \$37,450	5	0	4
4 person	\$26,000 to \$41,600	2	5	4
5 person	\$28,100 to \$44,950	1	2	3
6 person	\$30,150 to \$48,250	0	0	0
7 person	\$32,250 to \$51,600	0	0	0
8 person	\$34,300 to \$54,900	0	0	0

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

17

Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

Total Results
for Low to moderate
Income
(LMI)

Village of Argyle Confidential Community Survey - 2003

This survey will provide very important information to the Village Board. It will be used to possibly apply for grants, to prepare a Smart Growth Comprehensive Plan, and most importantly, to better serve you. This survey is completely confidential - only the Village's consultant based in Madison will see these answers. You may leave any question blank. PLEASE MARK YOUR ANSWERS, ENCLOSE THIS SURVEY IN THE SELF-ADDRESSED STAMPED ENVELOPE PROVIDED AND DROP THE COMPLETED SURVEY IN A MAILBOX. Please mail your survey by June 16, 2003.

About the Village

1. How do you feel about Argyle as a place to live?
 Excellent 37 Good 67 Fair 19 Poor 6 No opinion 2

2. Over the last 5 years, what has happened to the quality of life in the Village?
 Improved 20 No opinion 7
 Hasn't really changed 45 Resident less than 5 years 9
 Declined 48

3. Which of these, if any, are the most important issues in the Village? (Check up to FOUR)
 Employment 109 Youth entertainment 29
 No vacant lots 7 Family entertainment 22
 Tourism/recreation 13 Beatification 7
 Taxes 59 Zoning does not allow farm animals 5
 Business retention 33 Restaurants 4
 Lack of elderly services 16 Library 7
 Lack of attractions 18 Village storage building 3
 Community building 12 Garbage collection 42
 Young leaving community 36 Garden club 6
 Chamber of Commerce 1 Roads 2
 Senior centers 11 Car Wash 29
 Apathy 10 Trails, biking, walking, etc. 12
 Need more residents 8
 Other _____ 6

The Village is looking for a slogan describing the Village of Argyle, there are 3 suggestions listed below. Please rank and/or submit your own suggestion.

4. Welcome to Argyle, the Best Little Village by a Dam Site
 First 61 Second 19 Third 6 Fourth 2

5. Welcome to Argyle, a Live Wire Town
 First 4 Second 19 Third 37 Fourth 13

6. Welcome to Scenic Argyle, Home of Bob LaFollette
 First 29 Second 26 Third 15 Fourth 10

Economic, Growth and Development Issues

8.	Should the Village work to develop an industrial or business park?		
	Yes	66	No opinion
	No	33	27
9.	Should the Village spend money to develop an industrial or business park?		
	Yes	47	No opinion
	No	50	26
10.	Should the Village purchase property for residential development?		
	Yes	30	No opinion
	No	61	31
11.	Should the Village spend money to build the infrastructure in the subdivision?		
	Yes	14	No opinion
	No	62	37
12.	Should the Village work to create more jobs in the Village?		
	Yes	121	No opinion
	No	1	7
13.	Should the Village assist local businesses to grow and expand?		
	Yes	85	No opinion
	No	20	18
14.	Should the Village attempt to attract new businesses?		
	Yes	121	No opinion
	No	2	5
15.	Should the Village work to maintain its small-town identity?		
	Yes	101	No opinion
	No	10	16
16.	Should the Village work to enhance the downtown?		
	Yes	80	No opinion
	No	26	17
17.	Should the Village work to improve the appearances of the entrances to the Village?		
	Yes	71	No opinion
	No	30	26
18.	Should the Village work to improve appearances within the Village?		
	Yes	85	No opinion
	No	21	22

There has been much discussion for years concerning the Community Building. The Village Board would appreciate your opinion on this important matter.

19.	Should we preserve the Community Building?		
	Yes	100	No opinion
	No	10	19

20. Should we preserve the Community Building as the Municipal Building?
 Yes 93 No opinion 21
 No 12

21. Should we preserve the Community Room in the Community Building as an auditorium for community use?
 Yes 88 No opinion 23
 No 13

22. Where should the Village place the following function:

	Existing Community Building	A New Building	Not Needed
Library	84	23	8
Village Offices	96	13	5
Police Department	100	12	5
Senior Center	60	35	12
Auditorium/Community Building	77	10	20

23. The current population of Argyle is about 823. Between 1990 and 2000, the Village's population grew by 24 residents, representing an increase of 3 percent. At what rate should the Village grow over the next 20 years?
 Faster than previous decade 49 No growth 2
 Slower than previous decade 5 No opinion 22
 About the same rate as previous decade 48

24. Is there currently a need in the Village for new housing of the following types?

	Yes	No	No Opinion
Single-family	48	22	34
Multi-family	30	33	38
Elderly assisted living	57	22	31
Elderly housing	38	28	34
Nursing home	18	42	36
Condominiums	6	56	28
Manufactured housing	9	46	35
Moderate-cost housing	42	26	32
Low-cost housing	47	31	28

25. If the Village is going to grow, where should the growth occur? (Check all that apply)
 North 38 East 61
 South 34 West 67

26. Which of the following types of additional commercial growth do you want?

	Yes	No	No Opinion
Food and grocery	36	42	23
Bakery	32	47	21
Pharmacy	66	25	15
Furniture and home furnishings	17	46	32
Apparel and accessories	50	31	23
Professional services (e.g. accountants, attorneys, realtors, etc.)	32	40	29
Personal services (e.g. barber, beautician, dry cleaner, etc.)	30	40	28
Automotive services / parts	42	27	28
Restaurant	23	44	26
Amusement / recreational activities	59	12	29
Tavern	5	65	25
Banquet hall	10	53	28
Bed & Breakfast	24	41	30
Motel	32	39	24
Mini-storage	25	42	28
Small retail	59	22	25
Gift store	39	24	27
Other: _____	9		

What should the Village do about vacant, blighted structures?

Do nothing	11
Adopt a building maintenance code to require structures to be brought up to standard quality	94

In some cases acquire the structure 16

28. Please rate the following services:

	Above Average	Average	Poor	No opinion
Fire protection	95	30	2	3
Emergency Medical Service (EMS)	94	29	1	5
Snow removal	80	43	4	2
Road repairs & maintenance	51	64	11	2
Library services	26	65	15	15
Garbage collection	19	22	61	18
Recycling services	34	68	16	7
Brush / leaf removal	10	49	46	15
Traffic enforcement/police protection	19	70	25	6
Communication with residents	13	70	21	13
Recreation facilities for 0 to 5-year olds	9	51	24	29
Recreation facilities for 6 to 13-year olds	12	51	28	26
Recreation facilities for 14 to 18-year olds	9	33	50	26
Recreation facilities for 19 to 64-year olds	5	39	44	28
Recreation facilities for those 65 and over	4	34	49	28

29. How would you rate the following:

	Excellent	Good	Fair	Poor	No opinion
Elementary school building	76	42	1	0	9
High school building	89	28	1	1	9
Elementary education	54	41	12	4	15
Middle school education	50	42	14	3	17
High school education	48	42	13	6	17

30. The public services and facilities available in the Village are worth the local property taxes residents pay. (Check one)

Strongly agree	15	Disagree	25
Agree	46	Strongly disagree	4
No opinion	36		

Civic Involvement

31. Do residents have an adequate opportunity to express their opinions on Village issues?

Yes	78	No opinion	31
No	18		

32. When you have a concern about a local issue, how do you USUALLY express your opinion? (Check one)

I don't	42	Talk to a friend or neighbor	28
Attend a Village Board meeting	9	Talk about it at the coffee shop	3
Talk to a Village employee	32	Write a letter to the Village	0
Talk to an elected official	9		

33. During the last 12 months, how many times have you helped a neighbor or volunteered your time to help with a project at church or school or with a civic organization or other nonprofit organization?

0	20	6 - 10	16	21 - 30	6	41 or more times	11
1 - 5	38	11 - 20	23	31 - 40	9		

Technology

34. Is there a computer in your house that is connected to the Internet?

Yes	44	No	85
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35. Are you using a high speed internet service? (DSL line)

Yes	5	No	115
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Parks, Open Space and Recreation

36. Is there a Village park near you?

Yes	96	Not sure	2
No	28		

37. During the last 12 months, how many times did you use each of the following:

	0	1 to 5 times	6 to 11 times	11 to 20 times	21 times or more
Argyle Legion Park	42	49	15	5	10
School's walking program	110	1	2	1	0
Argyle Public Library	68	33	11	4	3
Community Building other than the Library	56	39	10	3	3
Cafetorium at school	73	35	9	1	2

38. What events do you use the Legion Park for:		
Tennis Courts	4	Children's Playground
Two Shelters	41	Other (please specify)
Ball Diamond	32	56
		14
39. Should the Village develop more park facilities?		
Yes	43	No opinion
No	49	31
40. If YES, check up to FIVE of the most important items the Village should add or expand.		
Outdoor swimming pool	53	Picnic areas
Volleyball courts	11	Nature areas
Outdoor ice rinks	18	Public gardens
Indoor ice arena	3	Racquet ball courts
Hiking trails	22	Tennis courts
Cross county ski trails	5	Soccer fields
Bike trails	24	Baseball diamonds
Exercise trails	16	Softball diamonds
Dog walking parks	17	Little league diamonds
Outdoor basketball courts	3	Horseshoe pits
Indoor basketball courts	7	Canoe rentals
Fitness room	5	Skate boarding and/or rollerblading area
		15

Employment

How many adult members of this household are:

	0	1	2	3	4	5 or more
Employed full-time	16	42	24	0	0	0
Employed part-time	20	23	2	0	0	0
Employed both full-time and part-time	23	8	0	0	0	0
Employed, seasonal work	21	7	1	0	0	0
Unemployed and unable to find work	23	8	1	1	0	0
Retired	21	33	15	0	0	0
Full- or part-time students	23	9	3	1	0	0

42. Where do members of this household work? (check all that apply)

Argyle	34	Dane County outside the Madison area	4
Elsewhere in Lafayette County	16	Rock County	0
Green County	26	Self-employed working at home	14
Madison area	15	At home but working for someone else	3
Other			

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43. What is the highest level of education reached by the wage earners in your household?

	Wage Earner 1	Wage Earner 2	Wage Earner 3
None/Did not finish high school	12	3	0
High School Diploma	71	37	4
GED	4	2	0
Vocational or technical degree (2-year program)	14	8	0
Bachelor's Degree	9	3	1
Master's Degree	0	0	0
PhD. or other professional degree	1	0	0

44. Below is a list of occupational categories. Which of these categories are wage earners in your household qualified to fill? (check all that apply)

	Wage Earner 1	Wage Earner 2	Wage Earner 3
Professional or managerial	15	5	0
Clerical	15	16	0
Commercial/industrial sales	6	5	0
Skilled trades	28	6	1
Machine operators and assemblers	32	11	1
Handlers, cleaners and laborers	21	12	1
Tourism related jobs	4	6	0
Medical positions	5	5	0
Maintenance	17	2	0
Personal Services (e.g. day care, beautician)	7	7	1
Transportation/trucking	13	1	0
Agribusiness or Agriculture	19	5	0
Fabrication	6	2	0
Other	13	3	1

Background Questions

45. Do you own or rent your dwelling unit?
 Own 98 Rent / lease 28

46. Do any of the following need major repair or replacement in your home? (check all that apply)

Heating..... 10	Foundation/Structure..... 6
Electrical..... 12	Plumbing..... 3
Roof..... 22	Siding..... 17
Doors/Windows..... 27	Water/Sewer/Lateral..... 1

47. Are there people in this household who are physically handicapped?
 Yes 18 No..... 100

48. If there is a physically handicapped person in your home, would you accept a 0% deferred payment loan to make it more accessible for that person?
 Yes 19 No..... 49

49. Would you be willing to apply for a 0% deferred payment loan from the Village to make needed repairs to your home?
 Yes 27 No..... 40 Don't Know 37

50. How many people live in this household?

1 45	5 5
2 46	6 0
3 13	7 or more 0
4 17	

51. What is your age?
 18 to 27 12 28 to 37 14 38 to 47 19 48 to 57 14 58 to 67 22 68 or older . 45

How many children live in this household in each of the following age groups?

	0	1	2	3	4	5 or more
0 to 5 years	64	8	6	1	0	0
6 to 13 years	56	7	8	0	0	0
14 to 18 years	55	10	2	0	0	0

53. How long have you lived in the Village?

0 to 5 years	22	31 to 40 years	10
6 to 10 years	17	41 to 50 years	8
11 to 20 years	25	51 to 60 years	6
21 to 30 years	36	Over 60 years	7

Find your family size in the left hand column. On that same line, indicate with a check mark whether your TOTAL family income is BELOW, WITHIN, or ABOVE the income range listed for your family size. Please combine all gross incomes of household members over 18 years of age. Remember, this is a confidential survey.

		Below Range	Within Range	Above Range
1 person	\$18,200 to \$29,100	36	21	0
2 person	\$20,800 to \$33,300	18	27	0
3 person	\$23,400 to \$37,450	9	4	0
4 person	\$26,000 to \$41,600	5	10	0
5 person	\$28,100 to \$44,950	2	3	0
6 person	\$30,150 to \$48,250	0	0	0
7 person	\$32,250 to \$51,600	0	0	0
8 person	\$34,300 to \$54,900	0	0	0

We'd like to hear about any other suggestions or concerns you may have on the next page.

Comments:

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Thank you - we really appreciate your time and cooperation. A report will be prepared that tabulates the results of this survey. We hope to have copies at Village Hall by the middle of July. If you would like a copy, call Village Hall at 543-3113.

Appendix D

Pavement Surface Evaluation and Rating (PASER) System

The PASER system is a management tool used to rate the condition of road pavement based on a visual inspection. It provides a way to compare roads within a community and suggests the type of maintenance that may be warranted.

Most pavements will deteriorate through various phases as shown. The rate at which pavement deteriorates from an excellent (10) to a very poor condition (1) depends largely on its environment, traffic loading conditions, original construction quality, and interim maintenance procedures. Two pavements constructed at the same time may have significantly different lives, or certain portions of a pavement may deteriorate more rapidly than others, due to material or construction problems.

PASER	
Rating	Maintenance Category
9 and 10	No maintenance required
7 and 8	Routine maintenance -- cracksealing and minor patching
5 and 6	Preservative treatments -- sealcoating
3 and 4	Structural improvement and leveling -- overlay
1 and 2	Reconstruction

The PASER rating scale can generally be translated into maintenance categories as shown. The normal maintenance or rehabilitation procedure has been found helpful in relating to the surface rating scheme. However, choosing an individual surface rating should not automatically dictate the final maintenance or rehabilitation technique. Future traffic projections, original construction and pavement strength should be considered since these may dictate a more comprehensive rehabilitation. On the other hand, it may be appropriate under special conditions to do nothing and let the pavement fully deteriorate, then rebuild when funds are available.

The key to using the PASER program is to use it consistently and at regular intervals. Once a relative measure for the overall condition of each local road section has been determined it is possible to:

- select appropriate treatments for each section,
- evaluate road sections competing for immediate attention,
- anticipate future deterioration and apply inexpensive maintenance options while they are still feasible; and
- justify budgets for roadway improvements that are adequate to keep the roads in good condition so they will remain less expensive over the long term.

Pavement surface evaluation is an appropriate tool for smaller governmental units, yet it can be used on any size road system. It can be implemented inexpensively using existing staff and can provide a wealth of valuable information at a very reasonable cost.

The best use of PASER is for planning because it gives a picture of road conditions on all roads and can identify candidates for maintenance and rehabilitation. Pavement ride, skid resistance and other safety considerations should be used when selecting final priorities and types of improvement. The PASER system formalizes the procedure to improve consistency from year to year and between individuals, which in turn allows for better planning and decision making.

Appendix E Development Concepts

The following analysis examines alternative land use concepts by listing the different advantages and disadvantages of each. The alternatives are graphically presented on the development concept maps. The number corresponds to the location of the land use area on the map.

Development Concept Map 1

Industrial #1

Advantages:

- Would take advantage of the existing industrial complex on what would be the south end of an expandable area.
- Utilities could be extended from the existing industrial area.
- Potential new access from Highway 78 from the north.

Disadvantages:

- Area now has access only through residential areas.
- Utilities would need to be extended.
- Water pressure could become a problem as development moves north.
- Would need annexation.

Industrial Area #2

Advantages:

- Would be a natural extension of existing industrial property.
- Somewhat isolated, yet adjacent to and within the Village.
- Good access to Highway 81.

Disadvantages:

- Requires utility extension.

Industrial Areas #3 and #4

Advantages:

- Within the Village.
- Has potential for a single user.
- Has direct access to Highway 78 or 81.
- Near electric utility substation.

Disadvantages:

- Utilities would need to be extended.
- Small area.
- Adjacent to a residential area.

Commercial Area #5 – The Central Business District

Advantages:

- Would be in the existing downtown where much of the commerce is currently conducted in the Village.
- Contains many historical structures providing a unique and individual identity to the area.
- Contains all necessary utilities.
- Is the center of governmental functions
- Could be expanded.

Disadvantages:

- Contains blighted buildings.
- Needs to be revitalized.
- Major vacant commercial building.

Open Space Area #6

Advantages:

- Separates residential and industrial areas.

Disadvantages:

- The area may be too steep to develop.

Development Concept Map 2**Commercial Area #7**

Advantages:

- Contains vacant land.
- Utilities available.
- Within the Village.
- Reasonable size.
- Located on Highway 81.

Disadvantages:

- It is not in the central business district.
- Would be isolated from any existing commercial area.

Commercial Area #8

Advantages:

- Currently contains commercial and other business uses.
- Contains vacant land.
- Utilities available.
- Located on Highways 78 and 81.

Disadvantages:

- It is not in the central business district.
- Some of the area is in the floodplain.
- Not much area.

Commercial Area #9

Advantages:

- Contains vacant land.
- Utilities in the area.
- Located on Highway 78.

Disadvantages:

- It is not in the central business district.
- Utilities need extension.
- Low traffic volume.

Multi-Family Residential Area #10

Advantages:

- Physically desirable land.
- Large area.
- Within the Village.
- Utilities available in some of the area.

Disadvantages:

- Would require some extension of utilities.
- Lacks access to people amenities.
- Would be mixed with single family residential.

Multi-Family Residential Area #11

Advantages:

- Land in the Village and available for development.
- Would have great views.

Disadvantages:

- Land area may be too steep to be developed.
- Would require extension of utilities.
- Unless a buffer strip is created, development would eventually abut industrial uses.

Multi-Family Residential Area #12

Advantages:

- Land suitable for residential development.
- Somewhat secluded location.
- Some of the area located in the Village.
- Could have great views.

Disadvantages:

- Windy area.
- Would require extension of utilities.
- Lacks access to people amenities.
- Needs road access.
- Some of the area needs annexation.
- Needs a buffer strip next to the existing industrial use.

Multi-Family Residential Area #13

Advantages:

- Desirable area for residential development.
- Adjacent to existing residential uses.
- Across from the school.
- Across from the park
- Relatively close to downtown.

Disadvantages:

- Would require annexation and extension of utilities.

Multi-Family Residential Area #14

Advantages:

- Adjacent to existing residential development.

Disadvantages:

- Would require annexation and extension of utilities.
- Somewhat isolated from downtown.

Development Concept Map 3**Single Family Residential Area #15**

Advantages:

- Adjacent to existing single family residential uses.
- Adjacent to utilities.
- Large area.

Disadvantages:

- Would require extension of utilities.
- Steep slope may create problems.

Single Family Residential Area #16

Advantages:

- Suitable land for residential development.
- Great views.
- Could be a large area.
- Potential for new road access from the north.

Disadvantages:

- Would require annexation and extension of utilities.
- Need to buffer and get around existing industrial development.
- Somewhat isolated
- Windy area.

Single Family Residential Area #17

Advantages:

- Suitable land for residential development.
- Across from the school.
- Across from the park.

Disadvantages:

- Would require annexation.
- Would require extension of utilities.

Single Family Residential Area #18

Advantages:

- Suitable land for residential development.
- Utilities available.
- Adjacent to existing residential development.

Disadvantages:

- Would require annexation.
- Somewhat isolated.
- Require utility extensions.

Single Family Residential Area #19

Advantages:

- Suitable land for residential development.
- Near existing single family residential development.

Disadvantages:

- Somewhat isolated.
- Would require annexation and extension of utilities.

Single Family Residential Area #20

Advantages:

- Within an area already containing single family residents.
- Utilities in the area.
- Near downtown.

Disadvantages:

- Would require extension of utilities.

Single Family Residential Area #21

Advantages:

- Suitable land for residential development.
- Vacant.

- Potential for a large development.
- Good access.

Disadvantages:

- Beyond the edge of Village.
- Require the greatest extension of utilities over other locations.
- Somewhat isolated from downtown.

Large Community Park #22

Advantages:

- Improve availability of recreational facilities for all age groups.
- Addresses interest of local residents in having a swimming pool and picnic areas in the Village.
- Takes advantage of the beauty and natural resources in the area.
- May offer opportunities for local commercial growth.

Disadvantages:

- Some residents may consider it unnecessary given the presence of Legion Park.
- Would require utilities to be extended to the area.

APPENDIX F

ANALYSIS

The following section analyzes various factors affecting the village of Argyle. These analyses are based on data gathered from various, state, local and federal databases as well as the community-wide survey. This survey was conducted during the summer months of 2003. All households were mailed a survey and the return rate was 64.4%. Survey data reported herein are based on this return rate.

The village of Argyle is characterized by its historic, small town qualities in a semi-isolated environment. The historic aspects of the Village have yet to be exploited. In fact, the history of the Village could help in shaping its vision of the future. The commercial services, excellent schools and small town atmosphere, make it an idyllic place to live.

Many people who live in Argyle do not however work in Argyle. The availability of manufacturing jobs has been drastically reduced with the recent loss of the largest private employer in the county. The Village is located within commuting distance of some larger job centers and provides housing for commuters.

Land Use

The majority of land in Argyle is devoted to residential uses. The downtown commercial district is centrally located. The development pattern is typical of the small towns of the era in which development occurred concentrically around the Village center. The central commercial district is surrounded by residential uses and farther out there are vacant manufacturing facilities. The limited amount of growth Argyle has experienced has helped retain the small town character.

The Pecatonica River and the hill on the east side divide the residential areas. The vast majority of the homes in Argyle are single-family residences. There are only a few multi-family structures, mobile homes and duplexes.

Commercial uses are concentrated in the central business district. Most of these are in historic buildings. Even the newer highway commercial uses are near the downtown. The Village does not currently have manufacturing uses.

Agricultural uses still exist and in fact flourish in the area. Some wooded open space exists along the Pecatonica River and on the steep slopes of the hills. There are several of abandoned mine sites west of the Village.

There is little vacant land within the current Village limits available for development. The Village will need to annex land in the future for any significant development.

Environment

The environmental factors to be considered in the evaluation of future land use include flood hazard and other limiting factors associated with the soil types and the steep slopes that are present. These environmental qualities play into the determination of where future growth should be directed as well as the goals, objectives and policies that should be enacted.

In general, the environmental development factors will be a source of concern due to the Pecatonica floodplain and related wetlands and the steep slopes.

Population

The population of Argyle has grown very little since 1990. During the eighties, the population grew slightly more, albeit not much more, than in the 1990s. As a result, projected future growth is slow. The number of persons per household has decreased only slightly from 2.33 in 1980 to 2.28 in 2000.

The results from the community wide survey showed that over 70.3% of the respondents were Low and Moderate Income. This is a high percentage. Economic development and any effort to retain as much disposable income in the Village are very important. Over 33% of the respondent households were headed by people 68 years or older. This is a high percentage.

Housing

The survey showed that over 82.3% of the respondents owned their dwelling units. Census figures from 2000 showed 74.9% ownership. The census data indicate that over 50% of the homes in Argyle are over 50 years old. This in itself is not a problem, but when coupled with a high percent of LMI households it can lead to an economic inability to maintain the home in standard condition. New construction has been very slow in recent years, with the last growth spurt in the seventies.

Economics

In 2002, the Village lost the largest private employer in Lafayette County. Lack of jobs is a serious problem and was confirmed in the survey as the number one problem. The survey found an unemployment rate of 6.1 % among full time employees. The survey also identified the largest occupational group as those individuals that have professional or managerial occupations followed by skilled trades and machine operators and assemblers.

Village Revenue & Value

The Village receives revenue from a variety of sources including: Village real estate taxes, shared revenue payments from the state and general transportation aids. A portion of the shared revenue payment comes from aid able revenue entitlements. This payment is made when the Village's net per capita full value is less than the standard valuation set forth by the state. It indicates that the full value of the Village is low on a per capita basis and the amount received by the Village from the state has been increasing each year for 4 years, indicating the value per capita in the Village has not been keeping up with the growth rate of the state.

Full value tax rates in the Village have declined since 1998.

Transportation

The Village is located on State Trunk Highway (STH) 81 that connects the state from east to west and STH 78 that connects north to south. This appears more advantageous than it really is since neither highway is a major highway nor Highway 78 is not a straight highway. A better connection to the Madison market would provide a substantial benefit.

The internal streets and roads in the Village are adequate.

Parks

The parks are quite good for a Village the size of Argyle. Recreation opportunities are excellent. The River, hills and state parks provide great opportunities for fun and sport. The schools also provide recreation for citizens in the form of playgrounds and playing fields.

Public Facilities

In addition to community parks, the Village also has a Municipal Building, Fire Station and EMS facility. The current question is what to do with the Municipal Building and the functions it houses: Library, Village Offices, Police Offices and Community Room.

The water and sewer systems are very adequate. The electric utility is in the process of buying generators to replace the WW II era models.

Village Functions

The village of Argyle is a small Village nestled along the Pecatonica River. It serves the needs of the immediate agricultural areas. It meets many of the retail and service needs of its citizens. It is a primary job center without the jobs. It has good schools. The Village is in a very good position to capitalize on its historical background, current services, rural charm and proximity to Madison.