

TOWN OF PRIMROSE PUBLIC PARTICIPATION PLAN

The purposes of the *Public Participation Plan* are three-fold:

- To provide a variety of forums and formats that ensure quality participation by Town permanent or temporary residents, citizens and landowners.
- To keep Town permanent or temporary residents, citizens and landowners updated on the progress of the planning process.
- To meet the requirements of Wis. Stat. §66.1001(4)(a):

“The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for wide distribution of proposed, alternative or mended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

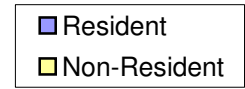
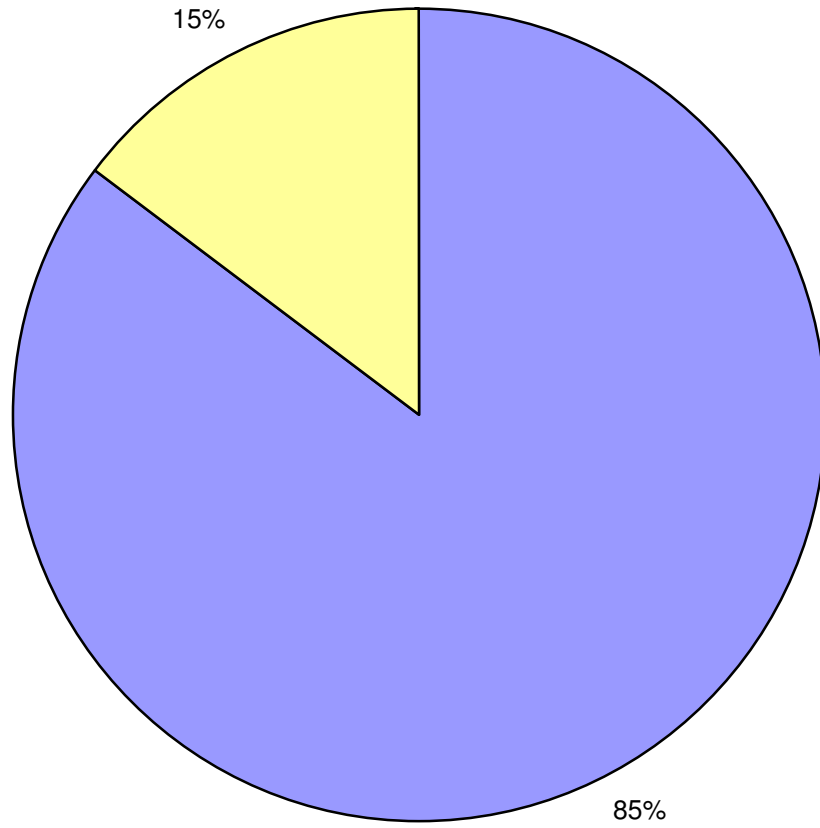
In accordance with Wisconsin’s Comprehensive Planning legislation, Wis. Stat. §66.1001(4)(a), the Town of Primrose will follow the *Public Participation Plan* detailed below:

- **Plan Steering Committee:** The current Town Planning Commission and Town Board shall serve as the Comprehensive Plan Steering Committee. The committee will direct the planning process, and hold regular meetings to discuss and generate goals, objectives, and policies for each of the nine required elements. These will occur primarily during Planning Commission meetings which are generally scheduled for the first Monday of every month, and Town Board meetings, held the third Tuesday of each month. Public meeting notices will be posted in several locations around the Town, the Town website, and appear in one or more local newspapers.
- **Newsletter:** A Town newsletter will provide initial information on the Public Participation Plan, as well as details on obtaining comprehensive planning documents, updates, and methods to provide input.
- **Website:** Comprehensive Plan Steering Committee meeting agendas and minutes (incorporated into Town Board and Planning Commission agendas and minutes), as well as draft town plan documents, will be posted on the Town’s website (<http://tn.primrose.wi.gov/>). Additional information and resources can also be found at the county’s comprehensive plan website (www.daneplan.org).

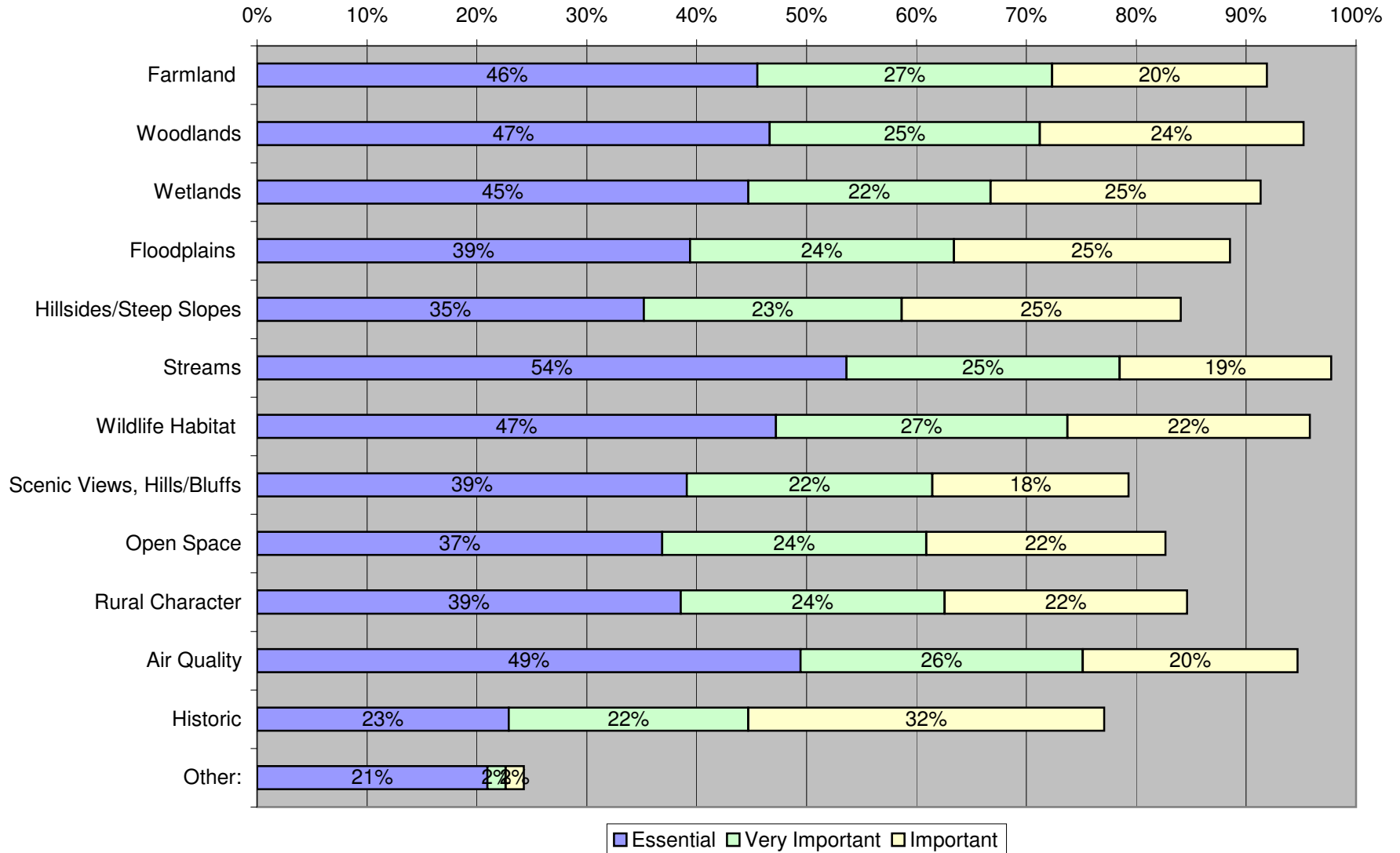
Town of Primrose Public Participation Plan
As approved by the Town Board of Supervisors July 15, 2008

- **“Town Square:”** A feature of the Town website that will provide an open electronic forum to discuss all aspects of the comprehensive planning process. The Town Square forums will be recognized and appropriately noticed as official public meetings, although decisions will not be made through this medium. Community members without private internet access are encouraged to utilize the available internet terminals at local public libraries.
- **Community Survey:** A community survey of Town permanent or temporary residents, citizens and landowners will be developed to assess the community’s attitudes and opinions on issues affecting the Town’s quality of life and future. The survey results will be used to guide the goals and objectives of the Town’s comprehensive plan.
- **Community House Meetings:** Members of the Primrose community will be encouraged to organize House Meetings to discuss issues related to each of the *Plan* elements, and provide suggestions and input to the Steering Committee. A standard form will be available and used to submit input. Groups and individuals may also be called upon to research, collect and assemble data and information that is needed to develop the *Plan*.
- **Draft Plan Open House:** An open house will be held to present the draft version of the new *Comprehensive Plan* to the community. Text and maps will be displayed and citizen input and feedback requested.
- **Public Hearing:** As specified in Wisconsin’s comprehensive planning legislation, the Town will hold a public hearing on the ordinance to adopt the *Comprehensive Plan*. All members of the public will have a chance to voice comments on the *Plan*. In addition, written comments will be accepted and considered. The public hearing will be published as a class 1 notice at least thirty days prior to the hearing, pursuant to Wis. Stat. § 985.02(1). The published notice shall include the following information:
 1. Date, time and location of the public hearing
 2. Brief summary of the comprehensive plan.
 3. Contact information for persons who can provide additional information regarding the proposed ordinance.
 4. Information relating to where and when the proposed comprehensive plan may be inspected before the hearing, and how a copy may be obtained.

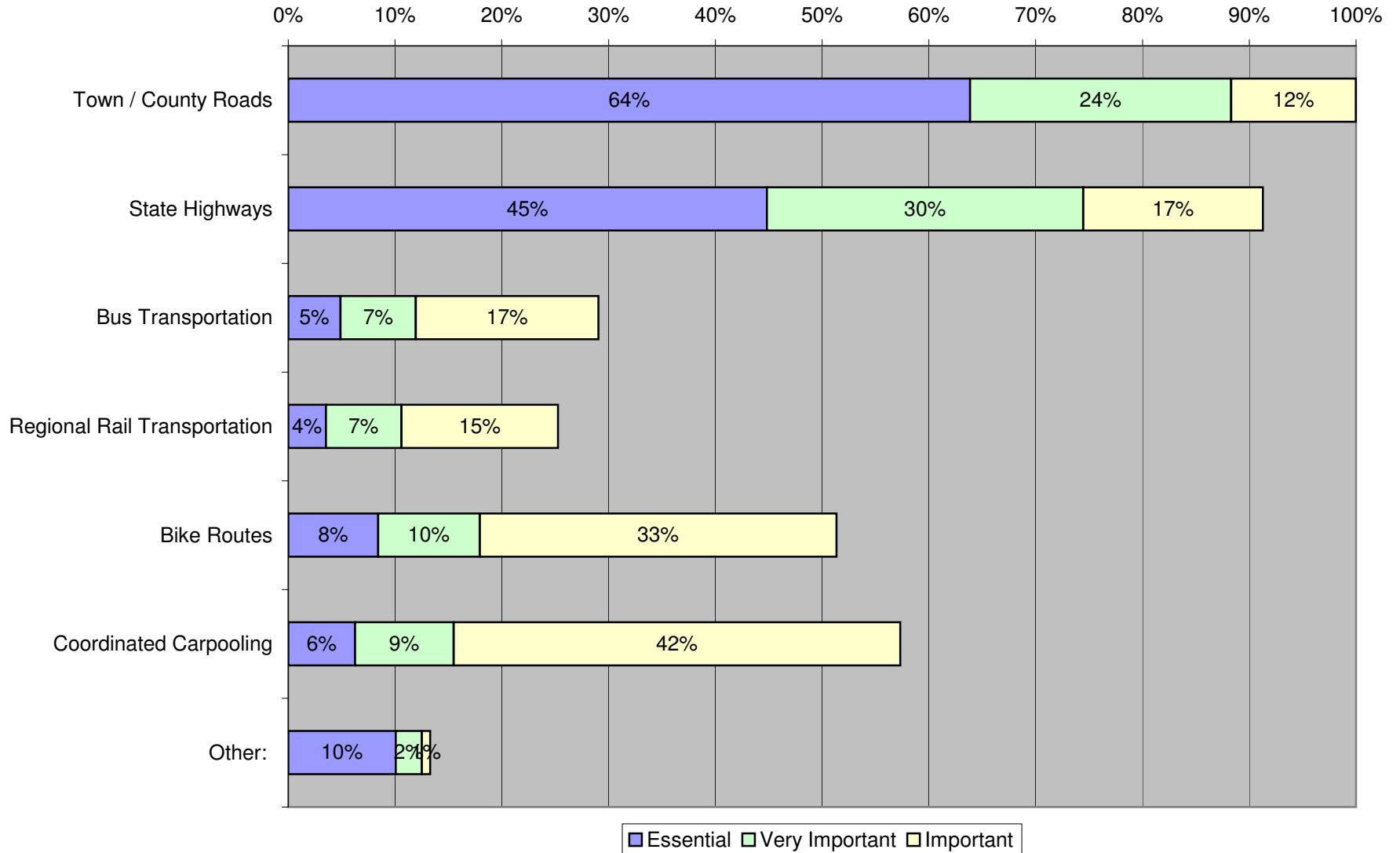
Q1: Residency



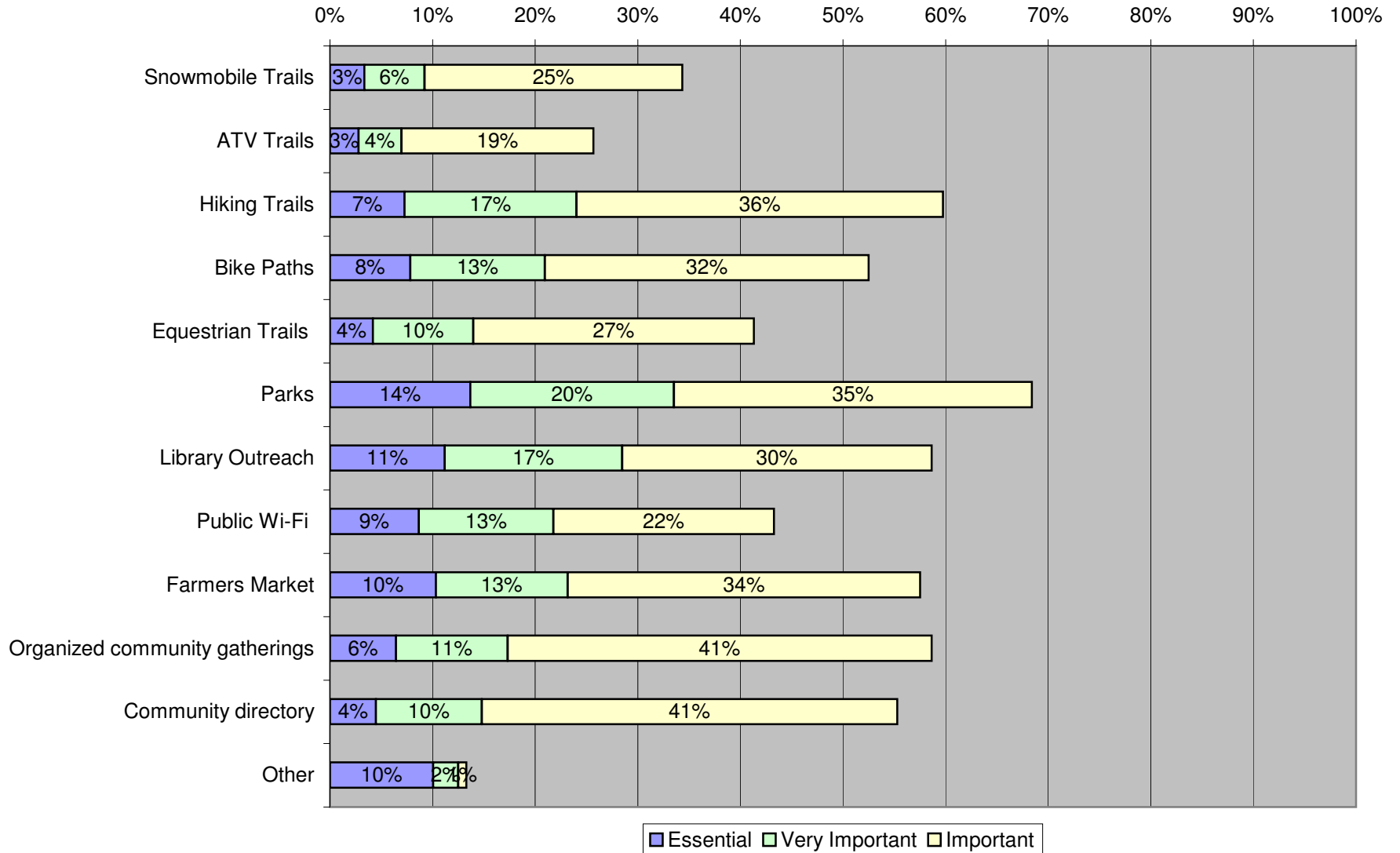
Q2: How important is it to protect...?



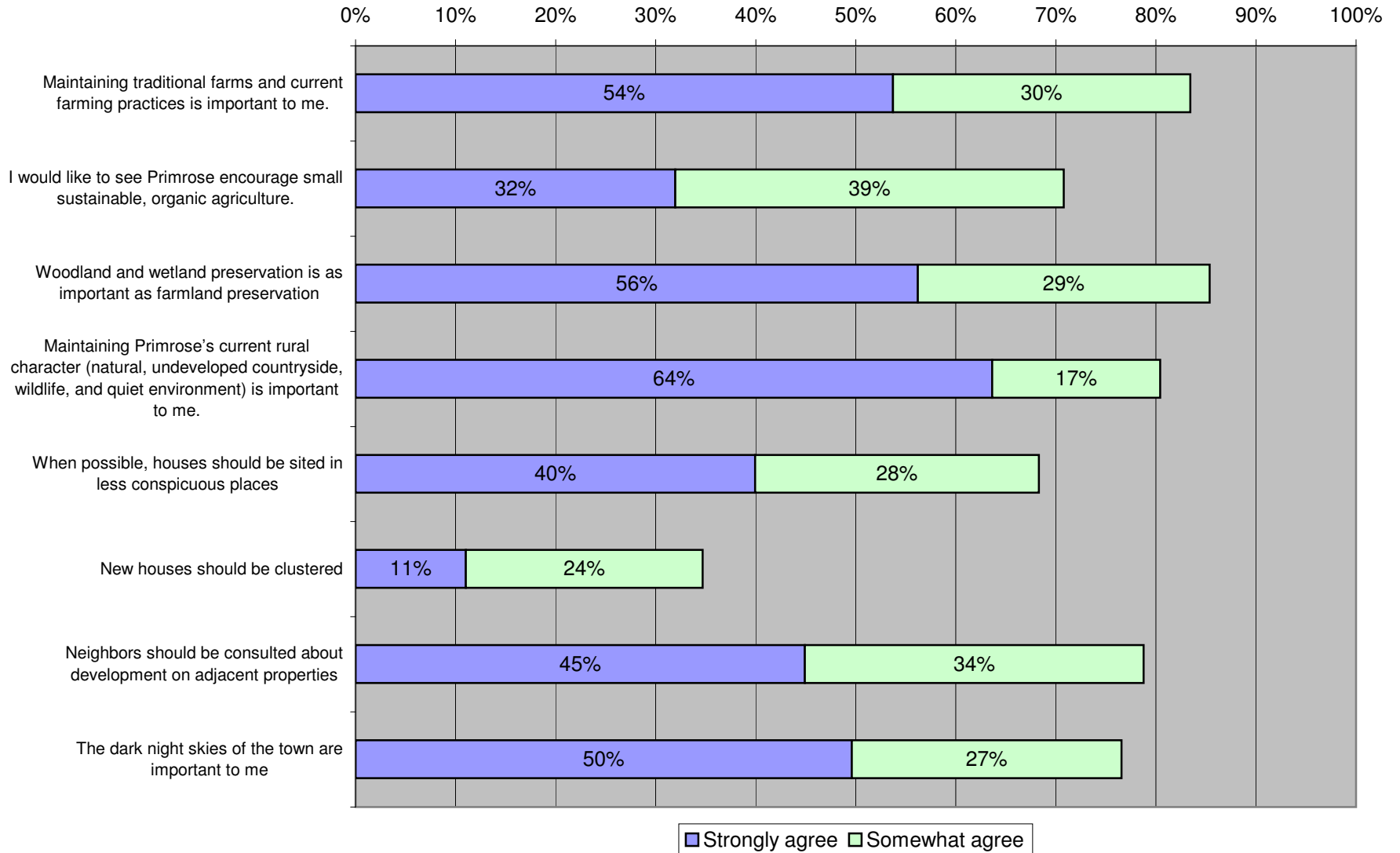
Q3: Which transportation modes are most important...?



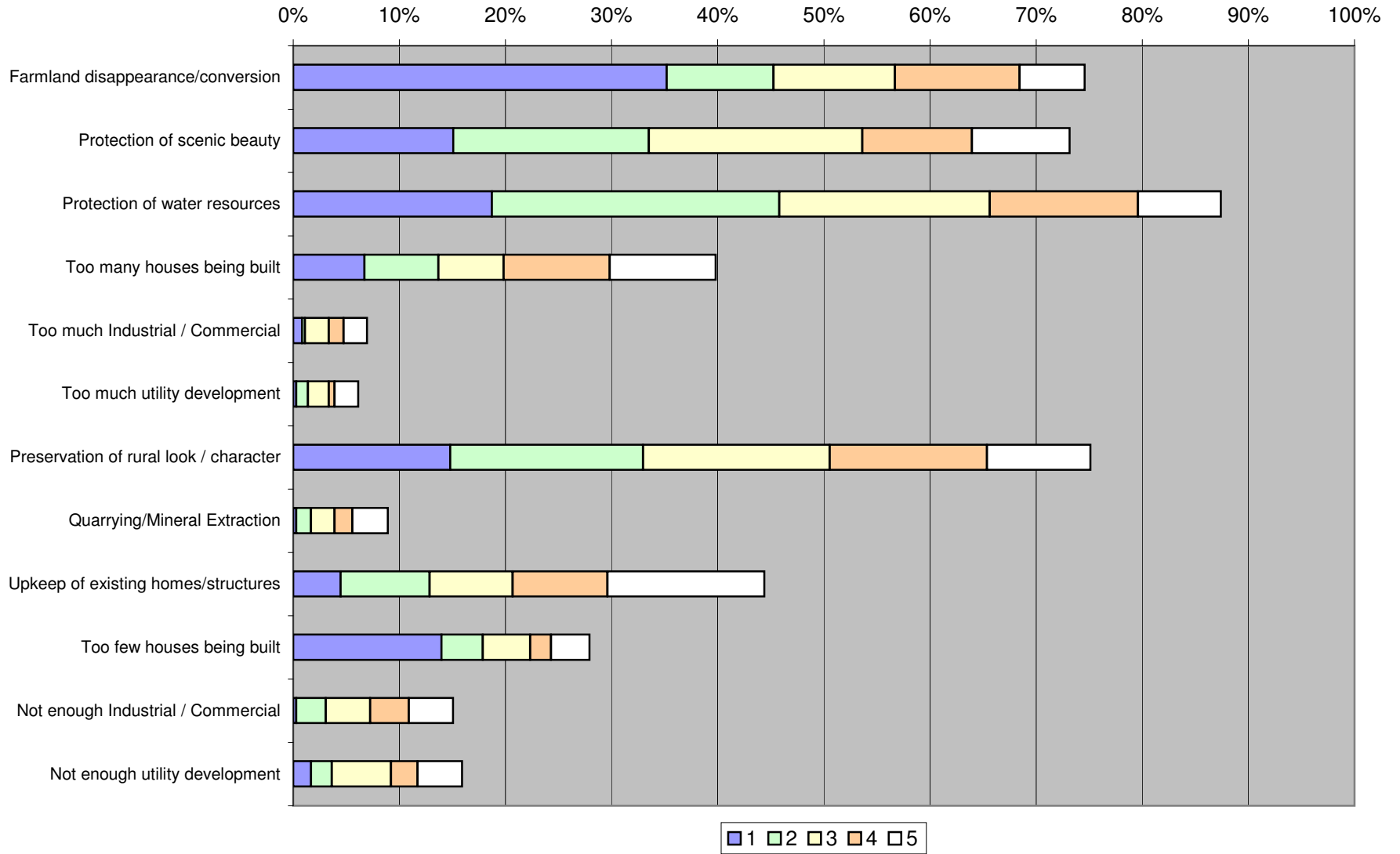
Q4: How important would it be to develop...?



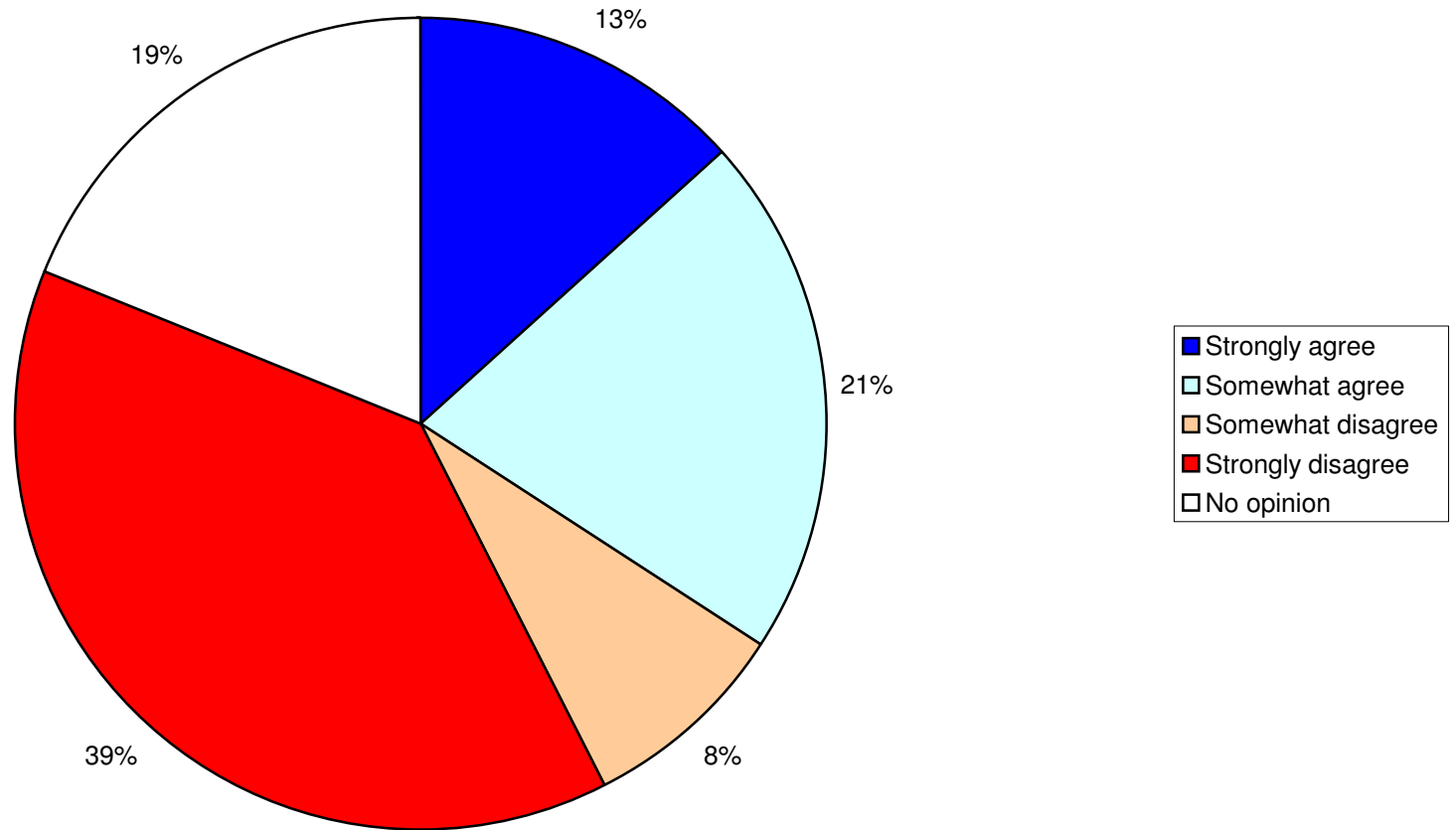
Q5: Do you agree that....?



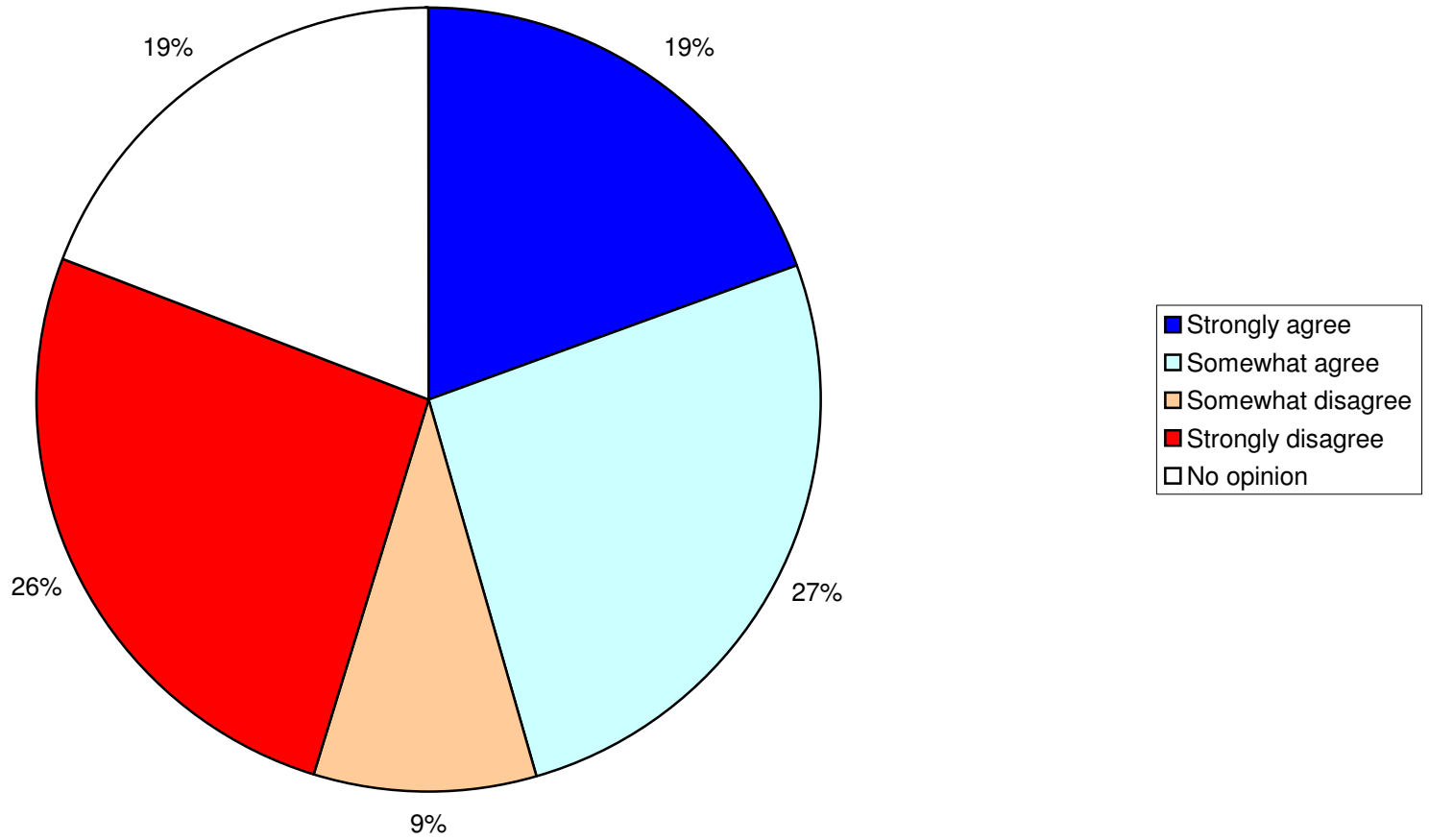
Rank your top 5 land use issues...



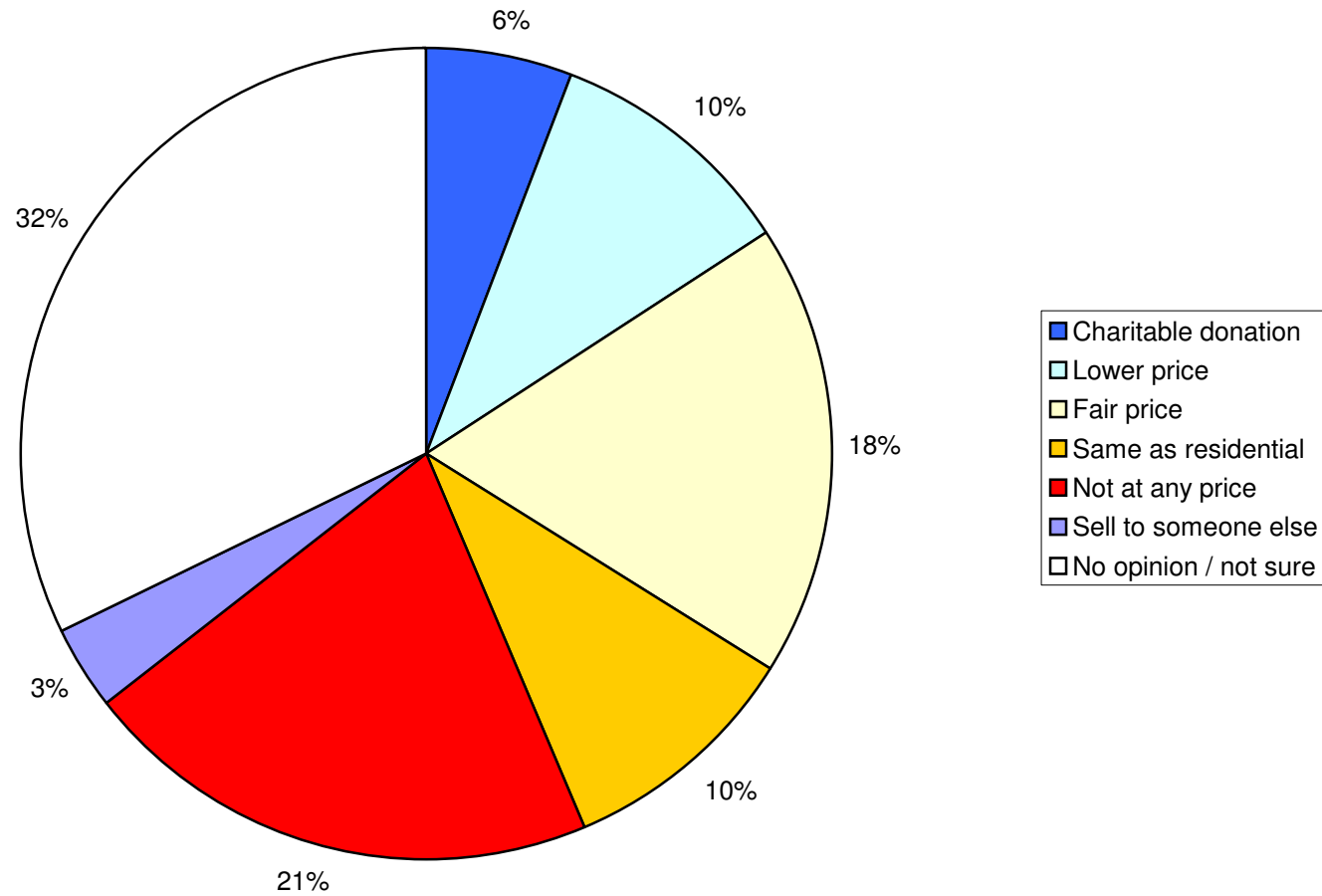
Q7: "I would be willing to pay tax assessment for PDR."



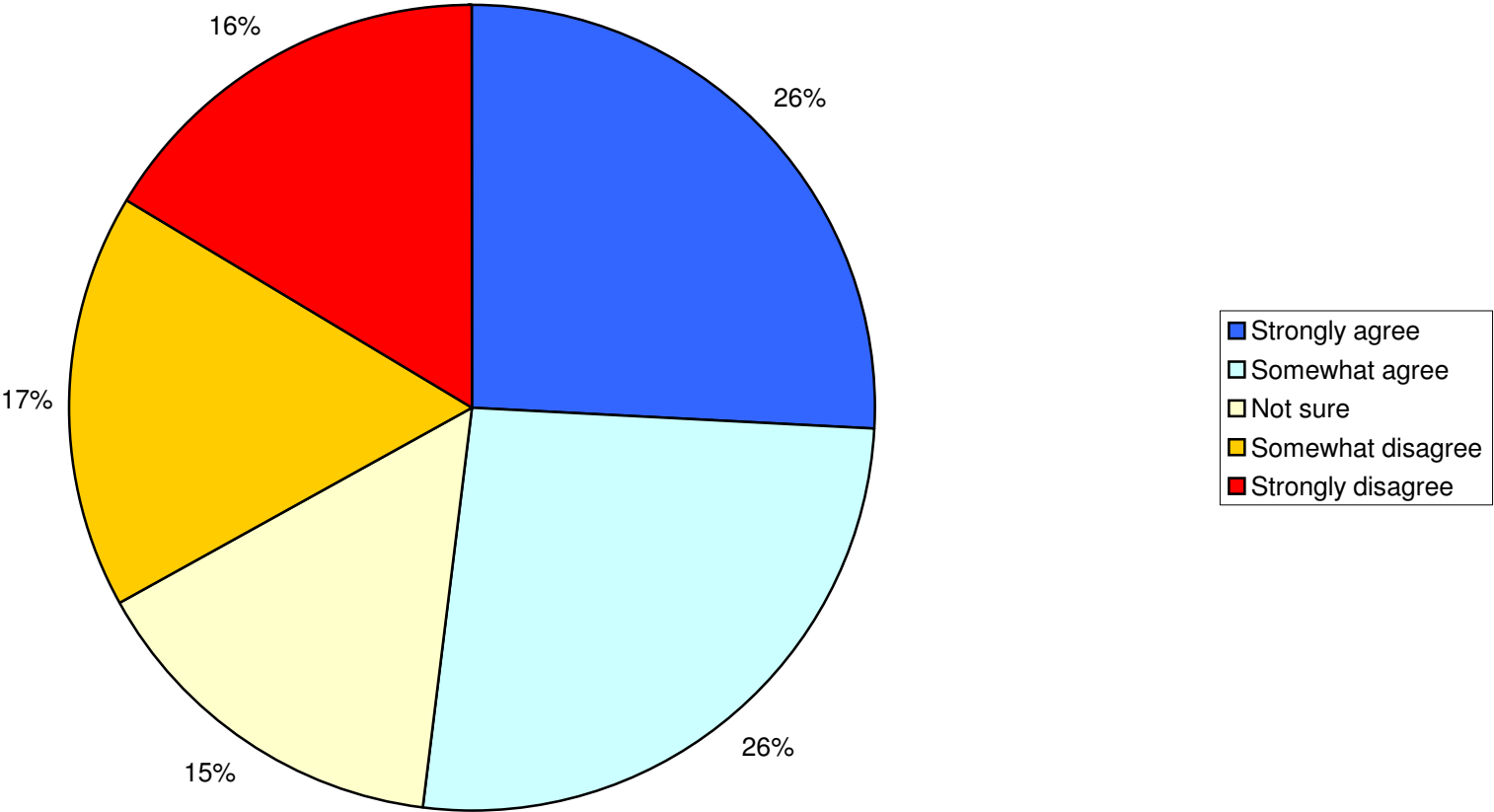
Q8: "I would support a town TDR program."



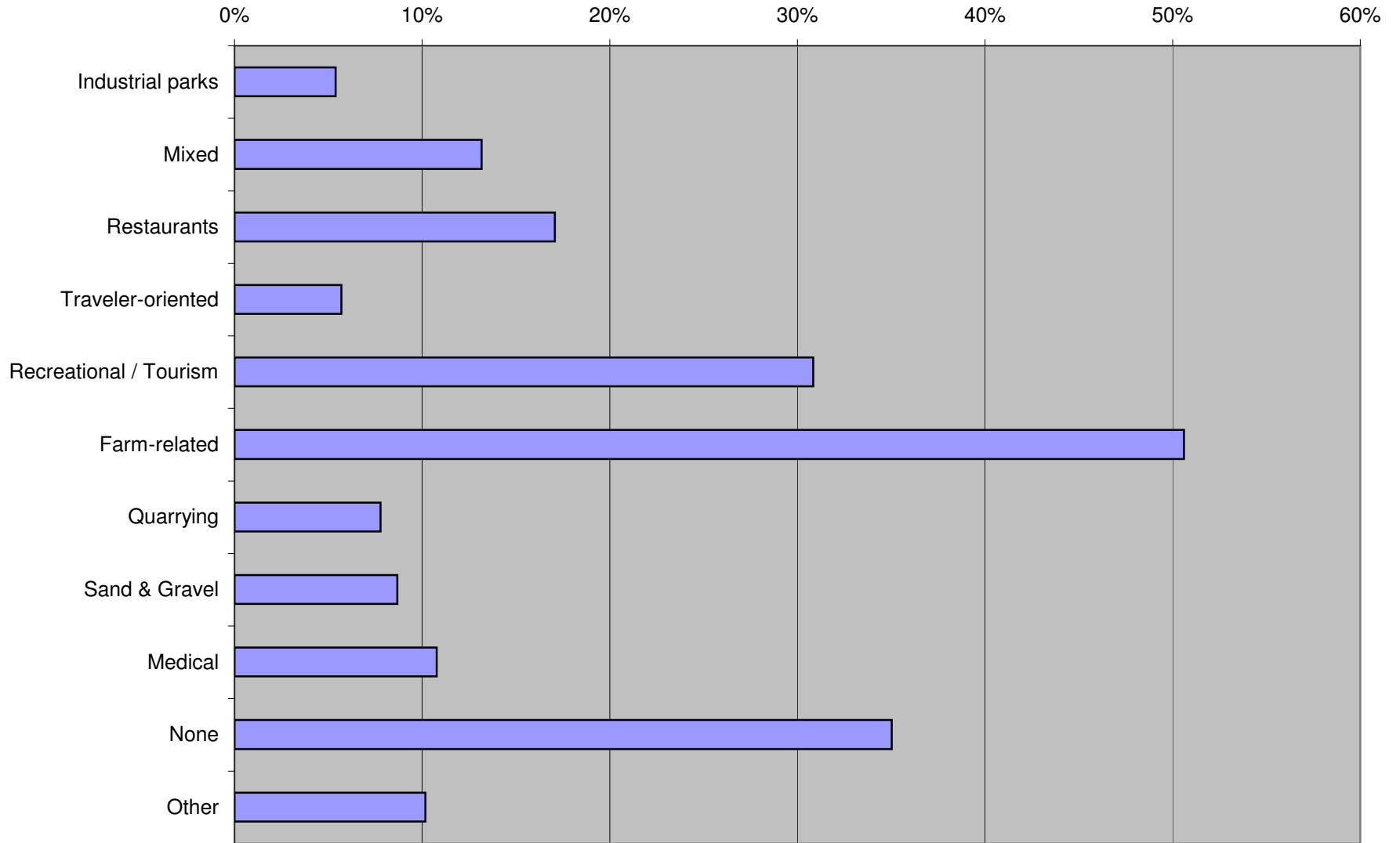
Q9: I would be willing to limit ability to develop my property...



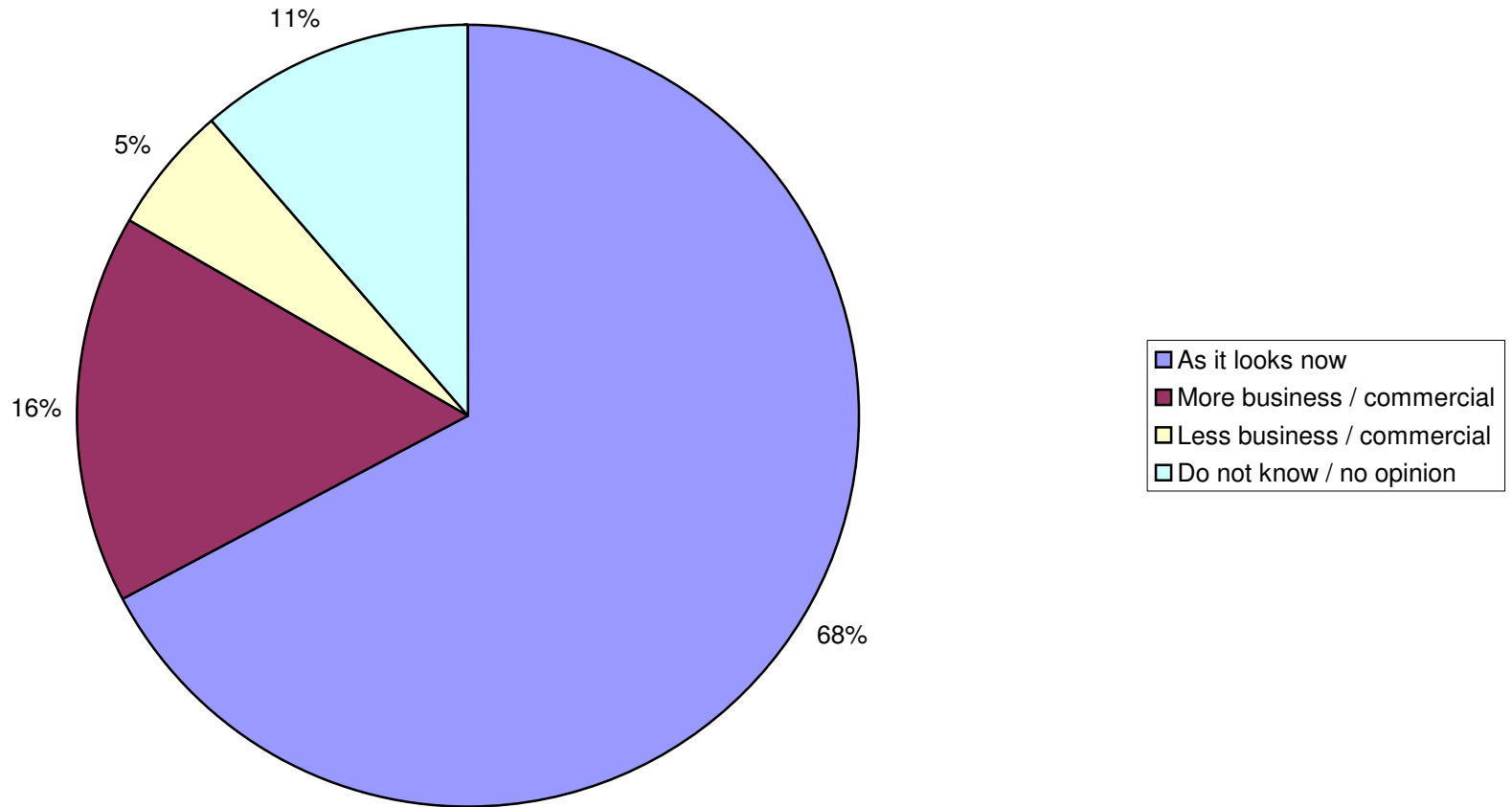
Q10: "I'm satisfied with the way the town is developing under present land use regulations."



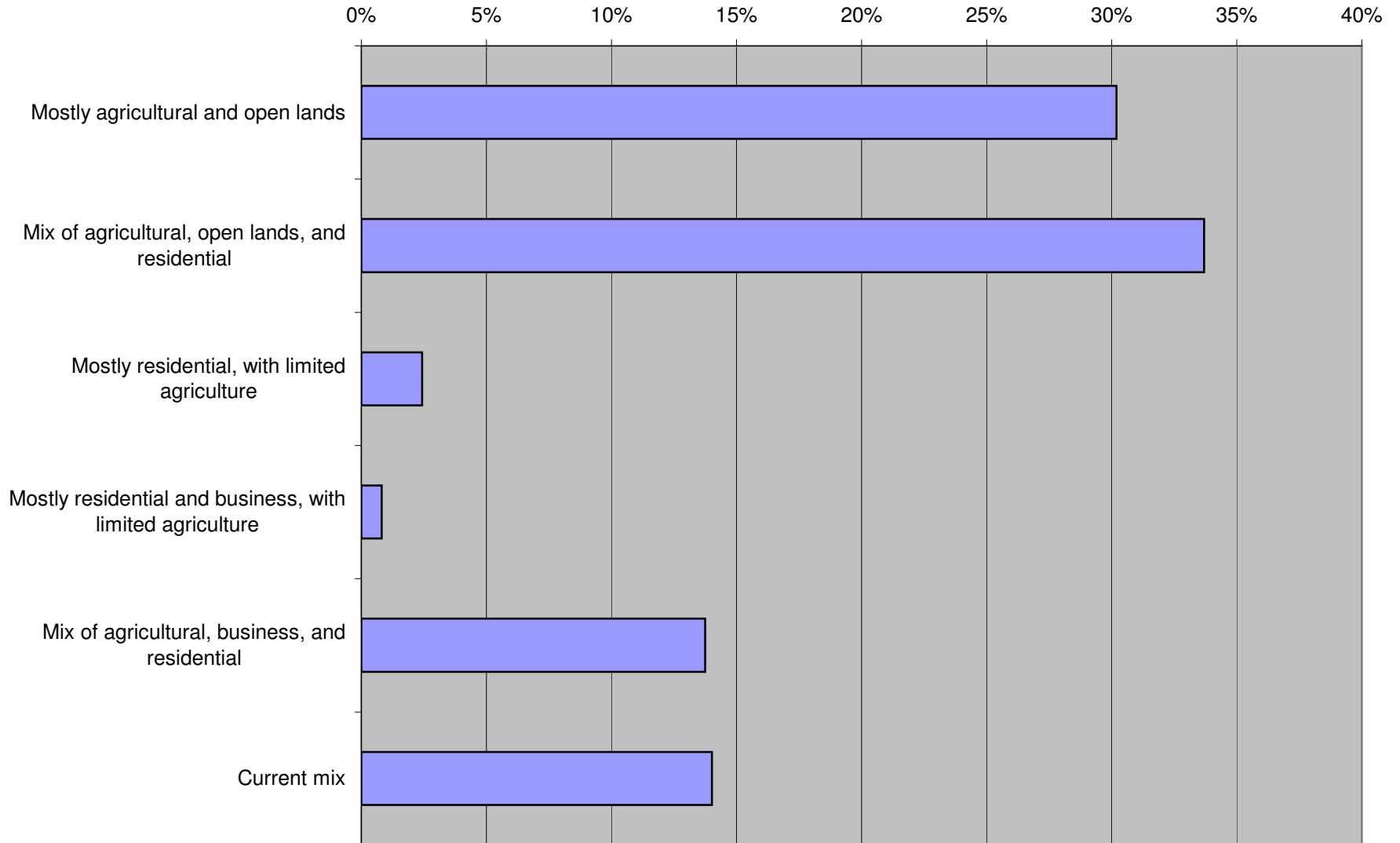
Q11: Which types of businesses would you like to see?



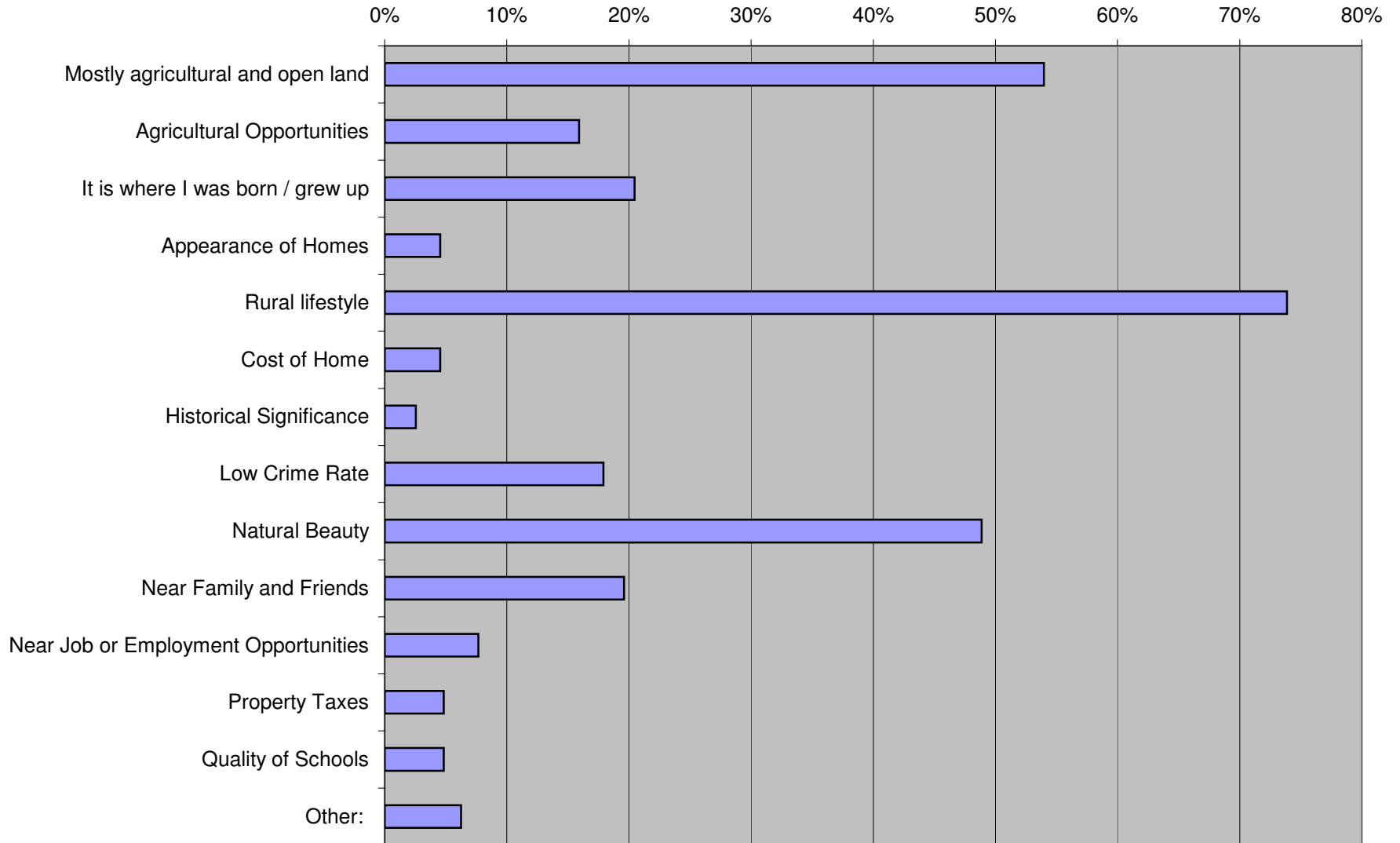
Q12: Business commercial: How should Primrose look in 20 years?



Q13 How do you want Primrose to look in 20 years?



Q14: 3 Most important reasons you live in Primrose:



Town of Primrose Land Use Survey Summary Results

1. Are you a Town of Primrose 84% Resident 14% Non-Resident? (*u* = 334)

a. If Resident, are you registered to vote? 93% Yes 6% No (*u* = 273)

2. The Town of Primrose has many natural and cultural resources. Please indicate, in your opinion, how important is it to protect each of the following resources? (*u* = 360)

	Essential	Very Important	Important	Not Important	No Opinion
A. Farmland	46% R: 46% Non-R: 40%	27% R: 27% Non-R: 25%	20% R: 18% Non-R: 29%	8% R: 8% Non-R: 6%	--
B. Woodlands	47% R: 46% Non-R: 48%	25% R: 26% Non-R: 15%	24% R: 23% Non-R: 31%	4% R: 4% Non-R: 4%	--
C. Wetlands	45% R: 45% Non-R: 44%	22% R: 23% Non-R: 15%	25% R: 24% Non-R: 31%	6% R: 6% Non-R: 6%	2% R: 2% Non-R: 2%
D. Floodplains	39% R: 39% Non-R: 38%	24% R: 25% Non-R: 19%	25% R: 24% Non-R: 31%	7% R: 7% Non-R: 8%	3% R: 3% Non-R: 2%
E. Hillsides/Steep Slopes	35% R: 36% Non-R: 31%	24% R: 24% Non-R: 25%	25% R: 26% Non-R: 25%	11% R: 11% Non-R: 15%	3% R: 3% Non-R: 2%
F. Streams	54% R: 54% Non-R: 48%	25% R: 25% Non-R: 21%	19% R: 18% Non-R: 25%	1% R: 1% Non-R: 4%	1% R: 1% Non-R: 0%
G. Wildlife Habitat	47% R: 48% Non-R: 38%	27% R: 27% Non-R: 23%	22% R: 21% Non-R: 27%	3% R: 2% Non-R: 10%	1% R: 1% Non-R: 0%
H. Scenic Views and Undeveloped Hills/Bluffs	39% R: 41% Non-R: 27%	22% R: 23% Non-R: 21%	18% R: 18% Non-R: 15%	16% R: 15% Non-R: 27%	3% R: 3% Non-R: 8%
I. Open Space	37% R: 37% Non-R: 33%	24% R: 27% Non-R: 8%	22% R: 21% Non-R: 29%	13% R: 12% Non-R: 21%	3% R: 2% Non-R: 6%
J. Rural Character	39% R: 39% Non-R: 33%	24% R: 27% Non-R: 10%	22% R: 21% Non-R: 33%	12% R: 11% Non-R: 15%	1% R: 1% Non-R: 6%
K. Air Quality	49% R: 49% Non-R: 49%	26% R: 27% Non-R: 27%	20% R: 19% Non-R: 19%	3% R: 3% Non-R: 3%	1% R: 1% Non-R: 1%
L. Historically significant features	23% R: 23% Non-R: 23%	22% R: 24% Non-R: 15%	32% R: 32% Non-R: 42%	13% R: 14% Non-R: 13%	5% R: 5% Non-R: 6%
M. & N. Other:	21% R: 20% Non-R: 26%	1% R: 1% Non-R: 2%	2% R: 2% Non-R: 2%	2% R: 1% Non-R: 4%	2% R: 4% Non-R: 0%

- "Property / landowner rights" (15)
- "Fairness / consistency / equal rights / follow LUP"(9)
- "Remnant prairie / oak savanna / native plant communities" (5)
- "Ability to cross ag ground w/drives." (2)
- "Economic stability / sustainability" (2)
- "Grassland bird habitat" (2)
- "Heritage / History / public access to historical resources" (2)
- "More housing / houses"(2)
- "Peaceful surroundings / privacy / tranquility" (2)
- "Town control" (2)
- "Allow houses along roads, preserves view behind and around property"
- "Clean water, soil, air env health"
- "Excellent mix of soils & veg."
- "Green development"
- "Help / assist older retir farmers"
- "Hunting rights"
- "Keep farms homes from becoming rundown."
- "Limit development"
- "Low density factor"
- "Low total population"
- "Low-traffic roads w/low speed limits"
- "Natural resources"
- "No transmission lines, cell towers"
- "Noise Pollution"
- "Organic farmland"
- "Protect without raising taxes"
- "State mandates like this"
- "Trails and bike trails"
- "Water quality"

3. Please indicate, in your opinion, the importance of the following transportation modes in Primrose. (u = 370)

	Essential	Very Important	Important	Not Important	No Opinion
A. Town / County Roads	64% R: 65% Non-R: 53%	24% R: 24% Non-R: 24%	12% R: 10% Non-R: 20%	--	--
B. State Highways	45% R: 45% Non-R: 39%	30% R: 31% Non-R: 22%	17% R: 17% Non-R: 18%	6% R: 5% Non-R: 12%	1% R: 1% Non-R: 2%
C. Bus Transportation	5% R: 4% Non-R: 8%	7% R: 7% Non-R: 4%	17% R: 17% Non-R: 20%	58% R: 57% Non-R: 57%	9% R: 9% Non-R: 4%
D. Regional Rail Transportation	4% R: 3% Non-R: 6%	7% R: 7% Non-R: 8%	15% R: 15% Non-R: 10%	60% R: 60% Non-R: 59%	11% R: 11% Non-R: 10%
E. Bike Routes	8% R: 7% Non-R: 16%	10% R: 10% Non-R: 6%	33% R: 33% Non-R: 37%	42% R: 43% Non-R: 37%	5% R: 5% Non-R: 26%
F. Coordinated Carpooling	6% R: 5% Non-R: 12%	9% R: 10% Non-R: 6%	42% R: 41% Non-R: 43%	28% R: 28% Non-R: 24%	11% R: 12% Non-R: 8%
G. & H. Other:	10% R: 10% Non-R: 10%	3% R: 2% Non-R: 4%	2% R: 0% Non-R: 2%	2% R: 3% Non-R: 0%	4% R: 4% Non-R: 4%
<ul style="list-style-type: none"> • Field roads (11) • Private driveways (11) • ATV/Snowmobile Trails (5) • No to any rail (4) • Walking paths / hiking trails (4) • 35mph or less low / safe speed limits (3) • Limit biking to routes / rds w/paving (2) • Upkeep of driveways called "town roads"(2) • Alt Fuel • Balloon launch pad so no trespass in air space • Elder Care • Horse buggy • Enforce traffic laws on bikes • Golf cart paths • More houses • Nature preserves • No RTA • North Beltline needed • Owner rights. • Rural taxi service. • Shuttle buses • Van pool to Madison 					

4. In addition to the current Town services, facilities and programs, how important would it be to develop the following? (u = 360)

	Essential	Very Important	Important	Not Important	No Opinion
A. Snowmobile Trails	3% R: 3% Non-R: 2%	6% R: 6% Non-R: 2%	25% R: 24% Non-R: 29%	61% R: 59% Non-R: 59%	5% R: 5% Non-R: 8%
B. ATV Trails	3% R: 3% Non-R: 4%	4% R: 4% Non-R: 2%	19% R: 18% Non-R: 16%	68% R: 66% Non-R: 69%	6% R: 5% Non-R: 8%
C. Hiking Trails	7% R: 8% Non-R: 2%	17% R: 16% Non-R: 16%	36% R: 34% Non-R: 41%	35% R: 34% Non-R: 35%	3% R: 3% Non-R: 4%
D. Bike Paths	8% R: 9% Non-R: 2%	13% R: 12% Non-R: 16%	32% R: 29% Non-R: 39%	43% R: 42% Non-R: 39%	3% R: 3% Non-R: 4%
E. Equestrian Trails	4% R: 5% Non-R: 0%	10% R: 10% Non-R: 8%	27% R: 28% Non-R: 18%	49% R: 45% Non-R: 63%	7% R: 7% Non-R: 6%
F. Parks	14% R: 14% Non-R: 8%	20% R: 20% Non-R: 14%	35% R: 33% Non-R: 41%	26% R: 25% Non-R: 27%	3% R: 3% Non-R: 6%
G. Library Outreach	11% R: 11% Non-R: 14%	17% R: 18% Non-R: 10%	30% R: 28% Non-R: 37%	31% R: 30% Non-R: 31%	7% R: 7% Non-R: 4%
H. Public Wi-Fi	9% R: 10% Non-R: 2%	13% R: 14% Non-R: 4%	22% R: 19% Non-R: 35%	38% R: 37% Non-R: 33%	14% R: 13% Non-R: 18%
I. Farmers Market	10% R: 11% Non-R: 6%	13% R: 13% Non-R: 10%	34% R: 32% Non-R: 41%	33% R: 33% Non-R: 29%	8% R: 8% Non-R: 8%
J. Organized community gatherings	6% R: 6% Non-R: 6%	11% R: 12% Non-R: 2%	41% R: 40% Non-R: 41%	30% R: 28% Non-R: 35%	9% R: 9% Non-R: 12%
K. Community directory	4% R: 5% Non-R: 4%	10% R: 11% Non-R: 4%	41% R: 38% Non-R: 45%	28% R: 26% Non-R: 33%	12% R: 11% Non-R: 14%
L. & M. Other:	8% R: 7% Non-R: 6%	1% R: 0% Non-R: 4%	2% R: 2% Non-R: 0%	2% R: 2% Non-R: 6%	2% R: 3% Non-R: 0%
<ul style="list-style-type: none"> • We do not need more land in tax exempt properties. (5) • Allow people to live on own land (4) • Public Wi Fi / DSL / LAN (3) • Owner's / property rights (2) • Alt energy • Camping? • Cell broadband access • Central recycling site • Driveways • DSL or LAN • Energy independence • Equal/fair treatment of all residents • Fishing/hunting access • Gathering place, coffee shop, lunch room • Golfing? • Have town board follow rules • High speed internet access. • Keep EMS • Maps & info to all of the above • More houses • Tax payer funded snow plowing 					

5. Please indicate your opinion on the following statements: (u = 365)

	Strongly Agree	Somewhat Agree	Somewhat Disagree	Strongly Disagree	No Opinion
A. Maintaining traditional farms and current farming practices is important to me.	54% R: 55% Non-R: 46%	30% R: 29% Non-R: 34%	8% R: 8% Non-R: 10%	7% R: 7% Non-R: 4%	2% R: 2% Non-R: 6%
B. I would like to see Primrose encourage small sustainable, organic agriculture.	32% R: 32% Non-R: 28%	39% R: 37% Non-R: 48%	12% R: 12% Non-R: 10%	6% R: 7% Non-R: 2%	10% R: 10% Non-R: 12%
C. Woodland and wetland preservation is as important as farmland preservation	56% R: 58% Non-R: 44%	29% R: 27% Non-R: 42%	10% R: 11% Non-R: 8%	2% R: 2% Non-R: 0%	2% R: 2% Non-R: 4%
D. Maintaining Primrose's current rural character (natural, undeveloped countryside, wildlife, and quiet environment) is important to me.	64% R: 67% Non-R: 42%	17% R: 14% Non-R: 32%	9% R: 10% Non-R: 8%	9% R: 8% Non-R: 14%	1% R: 0% Non-R: 4%
E. When possible, houses should be sited in less conspicuous places	40% R: 42% Non-R: 26%	28% R: 28% Non-R: 32%	16% R: 15% Non-R: 20%	12% R: 15% Non-R: 18%	4% R: 11% Non-R: 4%
G. New houses should be clustered	11% R: 11% Non-R: 12%	24% R: 24% Non-R: 20%	24% R: 23% Non-R: 26%	32% R: 33% Non-R: 28%	8% R: 8% Non-R: 12%
H. Neighbors should be consulted about development on adjacent properties	45% R: 46% Non-R: 34%	34% R: 33% Non-R: 38%	7% R: 6% Non-R: 10%	12% R: 11% Non-R: 14%	2% R: 2% Non-R: 4%
I. The dark night skies of the town are important to me	50% R: 53% Non-R: 28%	27% R: 26% Non-R: 32%	6% R: 4% Non-R: 14%	10% R: 10% Non-R: 12%	6% R: 4% Non-R: 14%

**6. In your opinion, what are the five most important land use issues in the Town?
 (Write “1” in the space next to the most important issue, “2” in the space next to the second most important issue, and “3” in the space next to the third, and so on). (u = 356)**

A. Farmland disappearance/conversion:
 75% in top 5 R: 76% Non-R: 65%
 1: 35%; 35% 35%
 2: 10%; 10% 12%
 3: 12%; 12% 6%
 4: 12%; 12% 8%
 5: 6% 6% 4%

B. Protection of scenic beauty
 73% in top 5 R: 75% Non-R: 61%
 1: 15%; 17% 6%
 2: 18%; 18% 20%
 3: 20%; 20% 22%
 4: 10%; 10% 10%
 5: 9% 10% 2%

C. Protection of water resources
 88% in top 5 R: 89% Non-R: 84%
 1: 19% 18% 24%
 2: 27% 28% 20%
 3: 20% 21% 14%
 4: 14% 14% 14%
 5: 8% 8% 4%

D. Too many houses being built
 38% in top 5 R: 41% Non-R: 32%
 1: 7% 7% 4%
 2: 7% 7% 8%
 3: 6% 7% 0%
 4: 10% 10% 10%
 5: 10% 10% 10%

E. Too much Industrial / Commercial
 7% in top 5 R: 7% Non-R: 6%
 1: 1% 1% 0%
 2: 0% 0% 0%
 3: 2% 2% 2%
 4: 1% 1% 2%
 5: 2% 2% 2%

F. Too much utility development
 6% in top 5 R: 6% Non-R: 6%
 1: 0% 0% 0%
 2: 1% 1% 0%
 3: 2% 2% 4%
 4: 1% 1% 0%
 5: 2% 2% 2%

G. Preservation of rural “look” / character
 75% in top 5 R: 78% Non-R: 59%
 1: 15% 16% 10%
 2: 18% 20% 8%
 3: 18% 18% 16%
 4: 15% 16% 8%
 5: 10% 9% 16%

H. Quarrying/Mineral Extraction
 9% in top 5 R: 9% Non-R: 10%
 1: 0% 0% 0%
 2: 1% 2% 0%
 3: 2% 3% 0%
 4: 2% 2% 2%
 5: 3% 3% 8%

I. Upkeep of existing homes/structures
 45% in top 5 R: 44% Non-R: 49%
 1: 4% 5% 0%
 2: 8% 8% 12%
 3: 8% 8% 8%
 4: 9% 9% 10%
 5: 15% 14% 18%

J. Too few houses being built
 28% in top 5 R: 28% Non-R: 31%
 1: 14% 14% 16%
 2: 4% 4% 4%
 3: 4% 4% 6%
 4: 2% 2% 2%
 5: 4% 4% 2%

K. Not enough Industrial / Commercial
 15% in top 5 R: 14% Non-R: 20%
 1: 0% 0% 2%
 2: 3% 2% 8%
 3: 4% 4% 6%
 4: 4% 4% 4%
 5: 4% 5% 0%

L. Not enough utility development
 16% in top 5 R: 15% Non-R: 22%
 1: 2% 2% 0%
 2: 2% 2% 4%
 3: 6% 5% 8%
 4: 3% 2% 6%
 5: 4% 4% 4%

7. One tool that can be used to manage growth is a Purchase of Development Rights (PDR) program that uses public money to purchase development rights associated with a property, in order to limit development on that property for a variety of conservation purposes. Other funds may be contributed by county, state or non-governmental units. (u = 361)

I would be willing to pay a tax assessment to support a town-sponsored PDR program, to compensate property owners for their development rights.

Overall	Residents:	Non-Residents:
<u>13%</u> Strongly agree	<u>13%</u> Strongly agree	<u>18%</u> Strongly agree
<u>21%</u> Somewhat agree	<u>22%</u> Somewhat agree	<u>12%</u> Somewhat agree
<u>8%</u> Somewhat disagree	<u>8%</u> Somewhat disagree	<u>12%</u> Somewhat disagree
<u>39%</u> Strongly disagree	<u>39%</u> Strongly disagree	<u>35%</u> Strongly disagree
<u>19%</u> No opinion / Not sure	<u>18%</u> No opinion / Not sure	<u>22%</u> No opinion / Not sure

8. Another tool is a Transfer of Development Rights (TDR) program which is a method to shift residential development from one portion of a community to another. Landowners could sell the development rights for their property, thereby earning income without selling parcels or building houses. (u = 362)

I would be supportive of a town TDR program:

Overall:	Residents:	Non-Residents:
<u>19%</u> Strongly agree	<u>20%</u> Strongly agree	<u>17%</u> Strongly agree
<u>26%</u> Somewhat agree	<u>26%</u> Somewhat agree	<u>25%</u> Somewhat agree
<u>9%</u> Somewhat disagree	<u>10%</u> Somewhat disagree	<u>6%</u> Somewhat disagree
<u>26%</u> Strongly disagree	<u>27%</u> Strongly disagree	<u>19%</u> Strongly disagree
<u>19%</u> No opinion / Not sure	<u>17%</u> No opinion / Not sure	<u>33%</u> No opinion / Not sure

9. Using PDR's or TDR's as above, or other tools, I would be willing to limit my current ability to divide/sell portions of my property: (u = 361)

<u>T</u>	<u>R</u>	<u>NR</u>	
<u>6%</u>	<u>5%</u>	<u>8%</u>	As a charitable donation, knowing my land would remain in its current use;
<u>10%</u>	<u>11%</u>	<u>8%</u>	For a lower price, knowing my land would remain in its current use;
<u>18%</u>	<u>19%</u>	<u>14%</u>	If I could get what I considered to be a "fair" price;
<u>10%</u>	<u>9%</u>	<u>16%</u>	Only if I could get the same price I would for selling residential lots;
<u>21%</u>	<u>21%</u>	<u>20%</u>	I would not be willing to limit my current ability to develop my property at any price.
<u>3%</u>	<u>3%</u>	<u>4%</u>	If I could sell my development rights to someone else.
<u>32%</u>	<u>32%</u>	<u>31%</u>	No opinion / Not sure

10. The Town's Land Use Plan and the County's Zoning and Subdivision Ordinances regulate the division and use of land in the town. Which of the answers below most closely matches your attitude about the following statement: "I'm satisfied with the way the town is developing under the present land use regulations". (u = 362)

<u>T</u>	<u>R</u>	<u>NR</u>	
<u>26%</u>	<u>28%</u>	<u>10%</u>	Strongly Agree
<u>26%</u>	<u>28%</u>	<u>16%</u>	Agree
<u>15%</u>	<u>13%</u>	<u>24%</u>	Not Sure
<u>17%</u>	<u>15%</u>	<u>30%</u>	Disagree
<u>16%</u>	<u>16%</u>	<u>20%</u>	Strongly Disagree

11. Which types of new businesses would you like to see in the Town in the future? (Check all that apply.) (u = 334)

<i>T</i>	<i>R</i>	<i>NR</i>	
<u>6%</u>	4%	15%	Industrial parks
<u>14%</u>	11%	26%	Developments with a mix of residential, offices, and retail
<u>18%</u>	17%	15%	Restaurants
<u>6%</u>	4%	15%	Commercial services directed to attract travelers from major highways
<u>32%</u>	28%	50%	Recreational and tourism related commercial development
<u>53%</u>	48%	65%	Businesses related to farming
<u>8%</u>	5%	28%	Quarrying
<u>9%</u>	6%	24%	Sand and gravel pit operations
<u>11%</u>	11%	9%	Medical facilities
<u>36%</u>	35%	33%	Business development should not be encouraged
<u>4%</u>	11%	7%	Other:

- Not applicable / not relevant (5)
- More farming (2)
- Convenience/grocery store w/gas station
- CSA & small Ag farms
- Don't know
- Environ educ, tourism, parks
- Gas station in Mt Vernon,
- High speed internet
- Houses-more of them.
- Local, organic, community garden/store
- Long range rifle shooting range; three gun AAO/IPSC/10PA shooting range
- None of the above!
- One general store
- Organic small scale ag business
- Parks, nature center
- Recreation?
- self-employ-beauty salons, etc
- Slaughter facilities
- Small bus bldg along co/state hwy
- Small Business Adventures-Golf course
- Something to increase tax revenue
- Support of hunting, fishing, conservation organizations/businesses

12. With regard to Business / Commercial development in the Town, which of these statements describes how you would like Primrose to look 20 years from now? (u = 352)

<i>T</i>	<i>R</i>	<i>NR</i>	
<u>64%</u>	66%	47%	As it looks now
<u>15%</u>	13%	27%	More business / commercial development
<u>5%</u>	5%	4%	Less business / commercial development
<u>11%</u>	10%	14%	Do not know / no opinion

13. Which one of these statements best describes how you want Primrose to look 20 years from now? (u = 356)

<i>T</i>	<i>R</i>	<i>NR</i>	
<u>30%</u>	31%	22%	Mostly agricultural and open lands
<u>34%</u>	32%	41%	Mix of agricultural, open lands, and residential
<u>2%</u>	2%	2%	Mostly residential, with limited agriculture
<u>1%</u>	1%	2%	Mostly residential and business, with limited agriculture
<u>14%</u>	13%	20%	Mix of agricultural, business, and residential
<u>14%</u>	15%	6%	Current mix
<u>1%</u>	1%	0%	Other

- don't know
- more houses to help budget meet expenses

**14. What are the THREE most important reasons for you and your family to live in the Town of Primrose?
(Check three only) (u = 350)**

<u>T</u>	<u>R</u>	<u>NR</u>	
<u>54%</u>	55%	44%	1. Mostly agricultural and open land
<u>16%</u>	16%	17%	2. Agricultural Opportunities
<u>20%</u>	21%	17%	3. It is where I was born / grew up
<u>5%</u>	4%	7%	4. Appearance of Homes
<u>74%</u>	75%	68%	5. Rural lifestyle
<u>5%</u>	5%	0%	6. Cost of Home
<u>3%</u>	2%	5%	7. Historical Significance
<u>18%</u>	18%	20%	8. Low Crime Rate
<u>49%</u>	49%	46%	9. Natural Beauty
<u>20%</u>	20%	15%	10. Near Family and Friends
<u>8%</u>	8%	5%	11. Near Job or Employment Opportunities
<u>5%</u>	4%	12%	12. Property Taxes
<u>5%</u>	5%	2%	13. Quality of Schools
<u>6%</u>	5%	15%	14. Other:

- OTHER Investment (2)
- Ability to grow own food.
- All of the above.
- Clean air, preserved woodlands, peace & quiet.
- Far away from K Falk
- Freedom
- healthy env w/nature clean water air & soil to raise children
- I still live with parents
- Live on & manage our farm
- Married a farmer.
- Married someone who was born and grew up here.
- Mostly woods & open land
- My dad built my house
- privacy,peace,quiet
- Prox to UW
- Space from neighbors

The Town Board has let the land use agenda be driven by a minority of people who care primarily about their own short term financial gain. The Town Board should quit letting these people drive the agenda.

The Township should not sacrifice the long term viability of agriculture, scenic beauty, and the environment for the short term financial gains of a few.

A majority of people support the current land use plan, and it should be left alone, except its discriminatory policies should be changed. Farmers should not have extra builds because they live in 'farm houses'. All residences should count against density. And there should be no special rights for special people.


If the Township is going to change the plan so that it is more fair to large landowners who only have agricultural land, they should not increase the overall amount of building that would take place in the Town. That is, suppose there are currently 270 sites that could be built according to the current requirements. If the plan should be more fair, then distribute those 270 builds fairly across all the landowners. That would mean raising density above 1 per 35. So raise density to 1 per 70 or 1 per 100.

Many people bought land in this Township because of the current Land Use Plan. That plan protects their privacy. Under the current plan, people cannot build houses near theirs if that land is agricultural land. No change in the Land Use Plan should take place that would jeopardize that privacy. The Township should not allow new residences to be build near property lines, or within the view or hearing of current houses, without the consent of the adjacent property owners.

If the Land Use Plan is changed, there should be strict siting criteria that keeps houses off hill-tops, and that preserves the rural look, and the privacy of the neighbors.

If the Town is going to allow people with no sites on which to build to have sites, the rest of the land should be put into Conservation Easements. Otherwise, the Town will forever be going through this battle. People say they only want a couple of builds. Then they should be willing to put the rest of their land in conservation easements.

The only way to preserve the possibility of long term farming is to make clear that farm land does not have development potential- to make farm land affordable to farmers. The best way of doing that is by putting farmland in conservation easements. The Township should institute a policy that when a new residence is built, all of the 35 acres except the building site, goes into a conservation easement. That will permanently take the development value off of the land.



to whom it may concern,

I'm sure that when you get these surveys back they will give you the answers that you want. I hope you puff out your chest and congratulate each other on a job well done, (as far as you are concerned)

There are many people in this township that would like to sell some land or at least build their own home on land they own. Just in case you folks don't know it there are some in this township that have fallen on hard times and their only retirement plan is the land they own, and yes, there are also people in this township that are having some serious health problems and would like to use the value in their land to help them out before they lose everything. There is not one question in this survey on property rights or if people should be allowed to build on their own land.

Another sure way to get the answers that you want was to let the town residents get two surveys one for the husband and one for the wife. Then in turn, limit the survey to only one per household for those people who own land in the town but do not live here.

Although not illegal, what you have done is underhanded, short sighted, mean spirited, and a slap in the face to all of us.

When this survey was made there was an attempt to put some questions on the survey that would address some of those issues. Your bought and paid for cronies weren't about to let that happen. (Josh and Brian)

If you want to find out how people really feel in this township, I would suggest that you throw this survey away and sent out one that has input from both sides and asks some questions about these other issues.

I think that the Town of Primrose collectively needs to consider measures that aim to assist the sustainability of farming in the township, with the goal of preserving both the agricultural lifestyle of town residents and the agricultural 'cultural landscape' associated with traditional methods of farming. This is a problem similar to that faced on a nation-wide level by the Kingdom of Norway, which has realized that as economic forces continue to make farming less attractive, ungrazed and untilled land will increasingly revert to wild condition, altering what they call the cultural landscape (appearance) of many parts of Norway, affecting also tourism. I believe that the 'cultural landscape' of rural Wisconsin is in some areas also worth preserving.

Such measures might include exceptions to selling off non-productive portions of farms in order to generate investment capital for the farmer, to enable him/her to make farming profitable, or it might comprehend revenue generation from installation of utilities that generate income for the landholder and taxes for the township, such as wind-generators and mobile telephone transmission towers.

The possibility of encouraging small-scale organic farming was raised; I would like to add the possibility of animal husbandry for non-traditional farm animal uses, such as research animals and animals used for medical production, such as the goats that have been genetically modified in Massachusetts (I think it was) to produce medicines that can be refined from their milk. Such types of farming would not entail changes in the landscape or lifestyle of township residents, but could open the township up to new sources of agricultural production.

Finally, I think the township should be amenable to, perhaps even encourage efforts by individual households / farms to invest in energy production that can be linked to the grid, mainly photovoltaic and wind-generation.

I am very disappointed the way our township is run. We are going to break the township by the lack of allowing almost 0 building. The board/commission is trying to save viewshed and gain land to rent at a reasonable price or more farm land to buy at a reasonable price. Therefore, it will benefit their own business or retirements while stomping out the rights of the older farmers with health issues and/or who are ready to retire now.

The way the land use plan is written now could be a workable situation for all. Most of these farms have a couple acres of poorer land that could be used as a house site here and there. We have 23,800 acres of land in this township and could still save (400 houses all that can be built in this township x 2 if we would go to that) 23,000 acres for farming if that's what you honestly are trying to accomplish...or truth be known, it would still save a very, very large amount for viewshed.

Soils are listed first in our land use plan and you refuse to use them---so how correct and fair is that. And treat all landowners equally and fairly not just in-laws, etc.

We could be asking on more people/volunteers to help with many things in this township- instead we keep the power all held by a certain few, i.e. p.c. and board and comp plan steering committee. If they weren't so afraid of losing power and control over this township and our land – they would be more open to others helping.

Big example – we are the only township with just the PC and Town Board being the only ones to hold a position on the Comp Plan Steering Committee!!

What does this say about not encouraging others and sharing the control!

Farm land is important for those that want to farm and they have a right to keep it. With the 35 acre density, there will not be houses all over.

Keep the houses by the road on two acres and save the beauty and views behind and around them, also the wildlife – building in woods disturbs both.

We already have Farmland Preservation and the 35 acre density and no one is disputing it.

The landowner should have some rights as to what is done with their land if they want a small portion of it developed at a reasonable rate one split every two years or so.

We should have fair and equal rights for all – not the ones with their four acres and home ruining the lives financially of the long-time farmers here.

Farms are rarely sold as a farm anymore.

Comment on Question #10

I am quite satisfied with our present land use plan. If the Town Board would implement and enforce it properly it would be fine, but they are not consistent in their interpretation of it. They use it to suit them. If they don't want someone to get a build they use the plan and their interpretation against them. If they want the person to get a build, they interpret it differently. I have seen it happen many times.

TDR's – other states are having problems with them. Until the bugs are worked out, I don't think Primrose should get involved.

We waited many years to find the peace, quiet, tranquility, and the privacy that our land currently offers us. The land we currently live on is what we dreamed about for 20 – 25 years, but were never expecting to find it. Nor were we expecting to find the breathtaking beauty that Primrose offers us. We do not want to see that ruined. We don't want to wake up one day facing a decision to move again, or except the fact that we will have to forfeit our privacy and tranquility by being forced into another "high-density" living situation that we moved away from. We spent many years living on top of our neighbors, and if we still wanted to live that way, we would have chosen to live in Madison.

We are not in favor of starting any new "programs" or developments that would increase our already over-burdened tax liability. In fact, local, county, and state government spending should be curtailed so the tax burden is trimmed.

Regarding 2H:

Protection of scenic views and protection of undeveloped hills are two very different matters. I don't believe our new town plan should intentionally protect scenic views. However, it should protect undeveloped hill tops surrounded by grassland. When someone constructs a house on what is considered useless eroded land on a hill top, they essentially destroy nearby grassland bird habitat (grassland birds need large open areas). I would rather see a house right next to me -- maintaining a large open area -- than see it on a distant hill top where it breaks up vital wildlife habitat.

Regarding 5D:

Preserving rural character and preserving wildlife are two very different matters. I don't believe our new town plan should intentionally preserve rural character. However, it should preserve wildlife habitat. Based on discussions I've heard or read about, the primary means of preserving rural character appears to be placing houses far from roads or hiding them behind hills. But this will break up continuous wildlife habitat! Not only for grassland birds, but also other wildlife and game. Preserving rural character and caring for our environment and other species does not appear compatible. And it seems absurd to preserve something simply for visual pleasure if it harms threatened species.

This is my opinion, which I don't think the survey captured:

It is of utmost importance to reduce fragmentation of agricultural land and wildlife habitat by houses and long driveways. This is more important than scenic views or rural character.

I propose encouraging the construction of new houses relatively close to existing roads, even if it means sacrificing a small amount of agricultural land. While this might reduce the "rural character" for tourists, it will directly preserve continuous open land that is far more valuable for our local economy and the conservation of threatened species.

Furthermore, I propose permitting more construction in Primrose. If houses are close to existing roads, a person might have a neighbor on one side or the other, but everyone will benefit from the large tracts of open countryside beyond the road and row of widely spaced houses. This seems like a win-win situation for those who wish to preserve the land and those who wish to build more houses.

The decision of what to protect and where to build should not be based on visual appeal, but the practical needs of farmers, other residents, and wildlife. I moved here to enjoy the open countryside while working in my garden or relaxing in my yard, not while driving to and from work.

I moved to Town of Primrose because of the great natural beauty of the area and because I wished to have some buffer space between myself and my neighbors.

When I lived in urban or suburban areas, seeing my neighbors frequently whether I wanted to or not was unpleasant and burdensome. In Town of Primrose, I see my neighbors infrequently, and now enjoy and value those encounters.

Unlike some others in Town of Primrose, I have little interest in preserving large tracts of farmland. If the "one family per 35 acres" population density were accomplished by allowing the township to be divided into 35 acre parcels – excepting, of course, the parcels already smaller than that – I would not complain. I would only ask that a landowner not be allowed to build a house within a few hundred yards of an existing house without the agreement of the owner of the existing house. My own desire for privacy needn't be carried to the extreme of locking down Town of Primrose and allowing no change.

I do, however, think that preserving scenic vistas, woods, and wetlands is very important. Houses can be, and often are, situated inconspicuously in the woods. Whether singly or clustered, this seems to me an excellent approach to development. Building homes on or even near a flood plain is simply madness.

As with most surveys, the responses to this one are limited by the nature of the questions.

1: DRIVEWAYS

In regard to the Land Use Plan - and the way it is implemented in Primrose - the potential to build houses is controlled by the issuance of driveway permits. No driveway permit – no build. The usual issues are: amount of slope and driveway length.

I believe that there are many accepted engineering methods that could be used to allow residents to construct environmentally conscientious access to a parcel they may wish (and have the “right”) to sell for construction of a single-family home. Right now these options have been completely eliminated by the “not greater than 25% slope” rule.

This has been interpreted to mean that you cannot grade or cut a slope that is 25% or greater to construct an acceptable driveway. Not surprisingly, the mostly hilly terrain in the Township has severely limited the ability to access many parcels.

I would like to see language that states that the FINAL grade of a driveway cannot be more than (10%-15%???) and that any cuts and fills would require that certain engineering and environmental protection controls/practices be followed (could be specified).

As far as driveway length, if somebody wants to take on the prospect of maintaining and plowing a long driveway I say that’s their choice!! The Town has no obligation to deal with that.

2: CLUSTERING OF RESIDENTIAL DEVELOPMENT

This creates other “issues” including the possible contamination of private wells (and, therefore, the “groundwater”) by private septic systems – even with codes regulating septic systems. This is especially a risk in shallow bedrock areas such as in our Township.

In my personal opinion, people do not want to live “in the country” to be in a sub-division (no matter how small it may be) and “clustered” housing is just a smaller version of a sub-division!!

No hill-top building.

If the Land Use Plan is changed, the privacy of current residents should be protected. The siting of new residences should be subject to the adjacent land-owners consent. No houses near property lines, or within the view of neighboring properties without the Ok of the neighbors.

The Plan should have the same rules for all—no exceptions to density for 'farm houses' or to siting criteria for farmer's 'retirement' homes.

Don't let the financial interest of a few people ruin the long term value of the land.

Use conservation easements to permanently preserve land.

If the Town is going to allow building on agricultural land, density should be increased to 1 per 100 acres.

Do not allow roads to cross agland so that the woods are destroyed by houses.

Protect the rural character of the Township.

March 2, 2009

Additional Survey Comments

I have been a town resident for over 20 years and am extremely disappointed with this sham of a survey. Living in these financial hard times our town paid honest taxpayers money for a survey that really will not provide adequate data to make the hard decisions the town people will face. I am not sure why we (whoever) did not spend more time to get this right because it should be the cornerstone for making decisions for the township's future. All resources are important; there seems to be no decision tree to isolate which are most important to the majority of the townspeople. Town services development, bike trails? Horse trails?, Parks, this sounds like a vacation destination. Aren't we really missing the real issues that face this town in the next 20 years?

The dark night skies are important to me???? Come on people are we going to regulate lumens now?

I am just surprised that we are not looking at balancing the personal property rights of individuals with the goals of the township. I understand this survey is mainly focused on the comprehensive plan; however, what a missed opportunity to ask about other issues! Cell towers, wind generation, diverse farming options, budgetary issues etc... Must I continue?