

CHAPTER 8: LAND USE

Existing and Forecasted Land Use

Existing land uses and historic trends are described below and listed in Table 8-A. Over the past 25 years, cropland and pasture in the town have declined, while woodlands and single family residential uses have expanded.

- *Agriculture:* In 2005, cropland and pasture accounted for 63.75% of the land area of the town. Since 1980, cropland and pasture has declined by 3,530 acres (-19%), while “other open lands” have increased by 2,918 acres. This is likely due to farmers reducing operations on marginal lands, including lands set aside under the federal Conservation Reserve Program.
- *Woodlands:* Woodlands account for 4,158 acres (25.47%) of the land area of the town. Woodlands have also been expanding in Primrose, growing by 844 acres (24.5%) between 1980 and 2005.
- *Residential:* The Town maintains a very low density population, with less than 1% of the Town’s land occupied by residential use. Single-family residential is the prevalent housing type. Land devoted to residential use has grown by 47 acres (29%) since 1980.
- *Commercial:* According to the *2005 Land Use Inventory*, there are no commercial retail, services or industrial uses within the Town of Primrose. This is unchanged since 1980. There are agricultural enterprises, home occupations and limited family businesses within the town, but such uses are not identified in the *Land Use Inventory*, and are normally considered secondary to the principal agricultural or residential use.
- *Other Public Uses:* The predominant public use is roadway right of way, which consumes 735 acres in the Town, 222 acres more than in 1980.

Table 8-A

Town of Primrose					
Acres of Land Use	1970	1980	1990	2000	2005
RESIDENTIAL	310.6	413.3	393.0	144.4	210.6
Single Family	20.2	139.4	137.5	140.8	206.8
Two Family	0.0	3.9	5.0	1.3	1.3
Multi Family	0.0	0.0	0.0	0.0	0.0
Farm Dwelling	283.4	249.8	243.0	0.0	0.0
Group Quarters	0.0	13.5	0.0	0.0	0.0
Mobile Home	7.0	6.7	7.5	2.3	2.5
INDUSTRIAL	0.0	16.5	22.0	22.2	20.4
Manufacturing	0.0	1.1	0.0	0.0	0.0
Wholesale	0.0	0.0	4.8	4.3	4.7
Extractive	NA	15.4	17.2	17.9	15.7

TRANSPORTATION	NA	518.2	676.4	737.1	736.5
Right of Way	517.8	513.8	674.9	736.4	735.8
Railroad	NA	0.0	0.0	0.0	0.0
Other	NA	4.4	1.5	0.7	0.7
COMMUNICATION/UTILITIES	2.8	0.0	0.0	0.0	0.0
Generating Processing	NA	0.0	0.0	0.0	0.0
Transmission	NA	0.0	0.0	0.0	0.0
Waste Processing	NA	0.0	0.0	0.0	0.0
Other	NA	0.0	0.0	0.0	0.0
COMMERCIAL RETAIL	0.0	0.0	0.0	0.0	0.0
General Repair & Maintenance	NA	0.0	0.0	0.0	0.0
Transportation Related	NA	0.0	0.0	0.0	0.0
Other	NA	0.0	0.0	0.0	0.0
COMMERCIAL SERVICES	0.0	0.2	0.5	0.4	0.4
Lodging	0.0	0.0	0.0	0.0	0.0
Other	0.0	0.2	0.5	0.4	0.4
INSTITUTIONAL/GOVERNMENTAL	15.0	10.5	11.3	9.3	9.3
Education	NA	4.1	5.0	4.2	4.2
Administrative	NA	1.1	1.1	0.6	0.6
Cemetery	NA	2.3	3.9	2.9	2.9
Other	NA	3.0	1.3	1.6	1.6
OUTDOOR RECREATION	304.8	2.3	0.0	0.0	0.0
TOTAL DEVELOPED AREA	1,151.0	961.0	1,103.2	913.4	977.2
AGRICULTURE & UNDEVELOPED	21,512.9	21,703.0	21,560.8	21,996.5	21,934.5
Woodlands	NA	3,314.6	3,411.2	4,058.9	4,158.7
Other Open Lands	NA	243.8	282.1	3,157.0	3,162.1
Vacant Unused Lands	NA	0.0	0.0	0.0	3.1
Water	0.0	6.6	1.6	2.8	3.5
Cropland Pasture	NA	18,138.0	17,865.9	14,777.8	14,607.1
TOTAL AREA	22,663.9	22,664.0	22,664.0	22,909.9	22,911.7

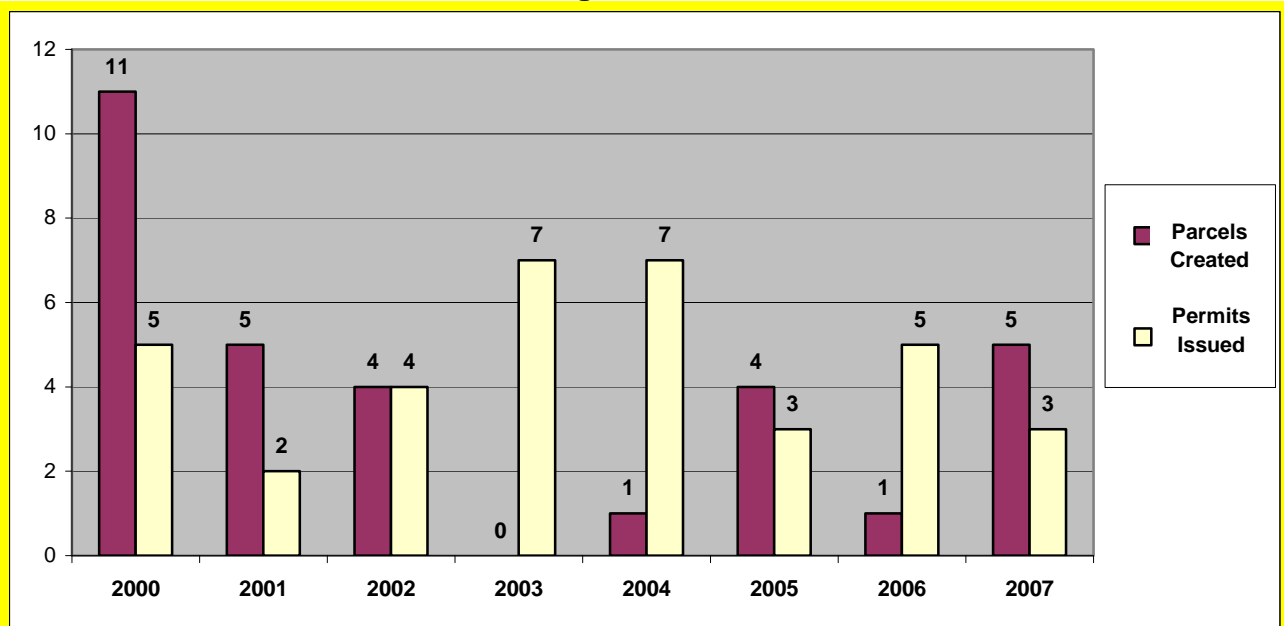
Source: Dane County Regional Planning Commission, 2005

*In 2000, the RPC changed the way agricultural, farm residential and other rural land uses were reported. For a description of these changes, see:

Supply, Demand and Price of Land

The number of parcels created each year determines the rate of development in the Town. The Town has a density policy that allows 1 split per 35 acres of contiguous land owned as of April 28, 1981. Between 2000 and 2007, there was an average of 4 new parcels created each year. Creation of parcels has been by certified survey map, rather than subdivision. See Chart 9 for parcel creation during 2000-2007.

Chart 8-1: Parcel Creation and Housing Permits Issued, 2000-2007.



Source: CARPC Regional Trends Report, 2007

The number of parcels created and housing permits issued has fluctuated from year to year, but aside from a peak of 11 lots created in 2000, has been relatively stable each year (Chart 9). The statistics indicate that demand for non-agriculture related residential development will continue to be satisfied by rural densities permitted under the town’s one unit per 35-acre density policy. Therefore, it is unnecessary for the Town to provide a full range of municipal services now or in the foreseeable future.

The average value of all agricultural land sold in Dane County in 2007 was \$11,430 per acre, down from \$15,754 in 2006. The value of land sold for continued agricultural use averaged \$8,218 per acre, down from \$9,029 in 2006. The value of land sold for non-agricultural use averaged \$23,896 per acre compared to \$18,974 in 2006.

Land Use Projections

Table 8-B shows land use projections for the Town of Primrose from 2010 through 2025. Residential land use projections are based on Wisconsin Department of Administration household projections and single family residential acreage per housing unit as reported in the 2005 Dane County Land Use Inventory and the Regional Trends Report, both published by the Capital Area Regional Planning Commission. Agricultural, commercial and other non residential land uses are based on historic trends between 1980 and 2005.

Table 8-B: Land Use Projections in 5-Year Increments

Land use acres	2010	2015	2020	2025	2030
Cropland / Pasture	13,840	13,078	12,324	11,577	11,545
Woodland / Other Open Space	8,038	8,748	9,452	10,150	10,131
Residential	221	233	243	253	263
Commercial	-	-	-	-	-
Industrial	-	-	-	-	-
Transportation	777	817	856	895	936
Institutional / Governmental	9	9	9	9	9

Source: WI DOA Household Projections, Dane County Regional Trends Report, Dane County Land Use Inventory 2005.

Land Use Conflicts

Land use conflicts in the town can arise from poorly planned residential development that is incompatible with nearby agricultural and open space uses.

The *Town of Primrose Comprehensive Plan* seeks to minimize such conflicts by:

- limiting the overall density of non-farm residential development in agricultural areas;
- establishing siting and design guidelines;
- redirecting more intensive uses to areas with appropriate municipal services, and;
- supporting intergovernmental cooperation and planning.

Opportunities for Redevelopment

Approximately 4% of the town is developed, so there are very limited opportunities for redevelopment.

Land Use Goals, Objectives and Policies:

The Town of Primrose is blessed with a diverse rural landscape that includes farms, woodlands, natural river valleys and hillsides. Residents value the rural lifestyle and environmental resources such as Mount Vernon and Door Creeks, and Primrose Brook. Over 70% of respondents to the town comprehensive plan survey felt that it was

“essential” or “very important” to protect streams, air quality, wildlife habitat, farmland, wetlands and woodlands. The following land use goals, objectives, and policies reflect these desires and are designed to ensure the long term quality of life in the Town by preserving farmland, protecting environmental resources, and respecting the property rights and responsibilities of landowners.

I. **General Land Use**

A. **Goals:**

1. Preserve the productive farmlands in the town for continued agricultural use.
2. Prevent conflicts between incompatible uses.
3. Protect the natural environment.
4. Maintain the rural character of the town.

B. **Objectives:**

- a) Discourage land uses which conflict with agriculture and the rural character of the town.
- b) Limit nonfarm development according to density and siting criteria described in this plan.
- c) Protect, maintain and restore unique natural resources such as wetlands, floodplains, hydric soils, steep slopes, woodlands and productive farm soils.
- d) Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.
- e) Control public costs for roads and services associated with development.

C. **Policies & Programs – General Land Use**

1. Provide a sufficient supply and mix of land uses to satisfy Town land use objectives.
2. Follow the recommendations and requirements of this Plan when making land use decisions.
3. Redirect high-density residential land uses, or other commercial or industrial development usually associated with an urban land use pattern to a designated Urban Service Area .

4. Minimize development impacts on productive agricultural lands, or those lands with a history of productive farming activity.
 5. Limit non-farm residential development to those areas that are not classified as productive farmland.
 6. Require agencies and bodies responsible for the location of public improvements such as roadway corridors, pipelines, or power lines to recognize and comply with the agricultural land preservation objectives of the Town.
 7. Promote state and local programs that encourage farming, or investment in farming, within the Town.
- D. **Town Land Use Districts (Map 8-1):** The Town has adopted the following 3 proposed planning districts to meet the Town's land use goals and objectives over the 20 year planning period:
- Agricultural Preservation District
 - Environmental & Resource Protection District
 - Public Lands District

II. **Agricultural Preservation District**

A. **Purpose:**

The Town has established the Agricultural Preservation District as a means of preserving agricultural lands and rural character throughout the Town while providing opportunities for limited non-farm development. This designation will also serve to promote continued investment in agricultural operations by ensuring that incompatible land uses are directed to areas that will minimize interference with farming activities. The primary land use policy within this district is the density policy, which limits the density of residential development to one dwelling unit per 35 acres. This district encompasses the most land within the town and includes productive farmlands, farm dwellings and other agricultural land uses, pastureland, woodlots, and scattered non-farm single-family dwellings. The policies for this district allow for a limited amount of non-farm residential and commercial development in keeping with the overall goals and objectives of the Town to preserve agriculture and rural character.

B. **Objectives:**

- a) Continue to maintain and encourage production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.
- b) Protect farm operations from the encroachment of incompatible uses.
- c) Limit nonfarm development consistent with town density policies.

- d) Direct nonfarm development away from productive agricultural lands, provided it will not prevent the landowners' use of available splits.
- e) Maintain and promote eligibility for county, state and federal programs, grants, incentives, cost-share funding and tax credits designed to support farming and maintain land in agricultural use.

C. **Appropriate Zoning Districts:**

- A-1[ex] (Exclusive Agriculture)
- A-4 (Small-Acreage Agriculture)
- A-B (Agricultural Business)
- CO-1 (Conservancy)
- RE-1 (Recreational)

For nonfarm development permitted under town density & siting policies:

- A-2, A-2(1), A-2(4), A-2(8) (Agriculture)
- RH-1, RH-2, RH-3 (Rural Homes)
- LC-1 (Limited Commercial), with appropriate conditions as needed to meet the objectives of this plan.

D. **Policies & Programs – Agricultural Preservation District:**

1. **Density Policy** – Within the Agricultural Preservation District, the density policy will serve as the primary tool for meeting the town's land use objectives to maintain rural character and preserve agricultural land. The density policy limits the amount of non-farm development and will be used to guide Town decisions when considering rezones out of the A-1EX district.

- a) **Density limitation:** The density of non-farm development is limited to one non-farm use (also referred to herein as, "split" or "density unit") per 35 contiguous acres held in single ownership as of April 28, 1981. The density limitation shall apply to residential development, and to other forms of development, including;
 - non-farm commercial development created after the date of adoption of this comprehensive plan, and;
 - sales of land or easements to public entities unless otherwise indicated in sales contracts, deeds, or recorded agreements.

Example: The density standard of one dwelling unit or non-farm use per 35 acres of land owned as of April 28, 1981 means that a 140-acre farm as of that date would be eligible for up to 4 new lots for non-farm development if all other plan policies were met. This policy is not meant to require or encourage 35-acre dwelling unit lots; rather landowners are encouraged to create smaller clustered dwelling unit lots that meet the siting criteria of this plan.

- b) **Subdivision Plats:** Subdivision plats (defined in Chapter 75, Dane County Code as 5 or more lots less than 35 acres in size created within 5 years) are not permitted in Agricultural Preservation Areas.
- c) **Rounding:** The town's density limitation is meant literally, with no rounding up of fractional density units permitted. For example, a 4/28/1981 farm unit totaling 56 acres would be eligible for no more than one nonfarm development site ($56 / 35 = 1.6$, truncated to 1).
- d) **Determining original 4/28/1981 farm units:** The Town will utilize the 1981 Land Atlas and Plat Book for Dane County by Rockford Map Publishers, Inc., as a guide to determining original farm ownership and acreage as of April 28, 1981. Parcel size will be based on net acreage, which excludes road and other public rights of way, as calculated by the Dane county GIS system. Landowners or applicants for rezoning proposals may submit more detailed information for consideration, such as recorded deeds or surveys.

An original farm unit or parcel is defined as contiguous lands in single ownership as of April 28, 1981. For the purposes of this policy, single ownership is defined as parcels owned by one individual or by a married couple, partnership, or corporation including that individual. Parcels interrupted by roads, other public rights-of-way, or by navigable waterways shall be considered contiguous for the purposes of calculating allowable density. Parcels meeting at a single point shall be considered contiguous.

- e) **Eligible lands:** When calculating original farm acreage and eligible density units, all contiguous property under single ownership within the Agricultural Preservation District shall be included. This includes land under water, within mapped wetlands, floodplains, or environmental corridors.
- f) **Farm residences:**
 - (1) Existing farm residences built before April 28, 1981 and on A-1 (exclusive)-zoned parcels 35 acres or larger shall count against this density policy.
 - (2) Separation, by certified survey map and rezone, of residences built prior to April 28, 1981 shall count against this density policy.
 - (3) All residences built after April 28, 1981, including residences for farm owners or operators under sections 10.123(2)(b) and (c), Dane County Code, shall count against the density policy.
- g) **Duplexes:** Zoning for the construction of new duplex or two-family homes will not be permitted. Duplex / two family zoning will be considered for the conversion of existing large houses, if the following criteria are met:

- (1) The existing house must have been built prior to April 28, 1981;
- (2) The house must have a total floor area of at least 1,800 square feet.
- (3) The conversion to duplex use involves no expansion of the building size or zoning lot.
- (4) The Public Health agency of Madison and Dane County confirms that there the private onsite wastewater treatment system is adequately sized, installed and maintained to accommodate duplex use.
- (5) The duplex structure will count as two density units under the density limitation.

“Dependency living arrangements,” as defined in ss. 10.01(19a) & (19b), Dane County Code, and allowed under a conditional use permit, are not considered a duplex under this policy and do not count as an additional density unit.

h) **Land transfers after April 28, 1981 and allocation of density units:** Land sales of over 35 acres occurring after April 28, 1981, do not result in new allotments of density units. When land sales of more than 35 acres occur after April 28, 1981 without *clear documentation* or recorded agreement between buyer and seller, or subsequent/current owners, regarding any transfer of splits or density units, the Town shall utilize the following guidelines when considering allocation of any remaining density unit(s):

- (1) Landowners are encouraged to make clear in recorded documentation, such as a sales contract or warranty deed, that a density unit is being transferred or retained when selling tracts of land over 35 acres. The Town may request that any supporting documentation be included with development or rezone proposals. Supporting documents may include, but are not limited to, sales contracts, warranty deeds, affidavits, and written agreements.
- (2) Landowners who combine portions of different April 28, 1981 farm parcels in order to obtain over 35 acres are not entitled to a nonfarm density unit, **except as part of a limited transfer of density units as described in i) below.**
- (3) Proportional allocation: In the absence of clearly understood supporting documentation, any remaining splits will be allocated on a proportional basis among current owners of the April 28, 1981 farm unit in keeping with the Town’s 1 per 35-acre density policy. Under no circumstances shall the density standard be exceeded on the April 28, 1981 farm unit.

- i) **Limited transfers of density units allowed:** Limited transfers of density units between original April 28, 1981 farm units may be considered if:
- (1) All lands are in common ownership at the time of application.
 - (2) The proposed transfer must further the goal of protecting agricultural or open space land and minimizing disturbance of productive agricultural soils.
 - (3) The proposed receiving parcel must meet all siting criteria of this plan, and must comply with the town Building Permit, Driveway and Land Division Ordinance.
 - (4) Such transfers shall be considered on a case-by-case basis. A density analysis by Dane County Planning & Development shall be required on both the sending and receiving parcels. The Town will require the recording of Deed Restrictions or Notice documents on “sending” and “receiving” parcels.
 - (5) The town may consider transfers between landowners, or between the Town of Primrose and other communities only as part of a comprehensive Transfer of Development Rights (TDR) program. Any such TDR program will have to be explicitly adopted as a future amendment to the *Town of Primrose Comprehensive Plan* before it will become effective.
- j) **Substandard A-1EX parcels under 35 acres as of April 28, 1981:** (The following policies apply to parcels zoned A-1EX less than 35 acres in size)
- (1) Existing uses on substandard parcels less than 35 acres as of April 28, 1981 shall be permitted to continue as non-conforming uses. The Town may permit rezoning of such parcels to bring the pre-existing use into compliance with the county zoning ordinance, provided that such use is consistent with the overall goals and objectives of this Plan.
 - (2) Vacant, legal, substandard (sometimes referred to as “non-conforming”) A-1EX zoned parcels between 4 and 35 acres in size in existence since April 28, 1981 are permitted to rezone to an appropriate district to allow for one single-family home, providing siting criteria are met. Such parcels may not be divided, unless as part of a limited or comprehensive transfer of development rights program as described in i) above.
 - (3) Substandard, legally created A-1EX zoned parcels between 4 and 35-acre parcels, with an existing residence, may not be divided,

unless as part of a limited or comprehensive transfer of development rights program as described in i) above.

- (4) Illegally created substandard parcels are not permitted to divide. Landowners may be required to obtain a written determination of the legal status of their property from the Dane County Land Division Review Officer.
 - (5) Illegally created substandard parcels with an existing residence may be permitted to rezone to an appropriate district to bring the parcel into compliance, provided the parcel complies with all density and siting criteria of this plan.
- k) **When density units are exhausted:** When eligible density units for an original April 28, 1981 farm have been exhausted, the town shall require the recording of a deed restriction that prohibits further residential development on the balance of the property. Portions of the property intended to remain in agricultural use shall be zoned A-1EX or A-4.
2. **Development siting standards & criteria:** The Town shall use the following siting standards and criteria when reviewing proposed non-farm rezones or development, land divisions under county and town land division ordinances, and building siting under the town building permit ordinance.
- a) Within the Agricultural Preservation District, the minimum parcel size for proposed new lots shall be 2 acres. Nonfarm zoning parcels shall be the minimum size necessary to accommodate the proposed use, while meeting town driveway standards, minimum road frontage and other criteria of the town comprehensive plan. *NOTE: The town's density policy does not require 35-acre residential lots.*
 - b) New buildings, driveways and public or private roads must not disturb any lands within the Environmental & Resource Protection District. Existing accesses or driveways within the Environmental & Resource Protection District may be expanded or improved if necessary to meet current town driveway standards, provided all applicable county and state erosion control, stormwater, shoreland, wetland, floodplain and stream crossing regulations are met.
 - c) New or expanded building sites, driveways and public or private roads shall be located and designed to:
 - (1) Minimize conflicts with existing agricultural use, and;
 - (2) Minimize disturbance of lands with:
 - Dane County LESA Group III soils;
 - Significant native woodlands or grasslands, and;
 - Slopes greater than 12% grade.

- d) New driveways and roads shall be the minimum length necessary to access the site. All driveways shall be designed and located to be suitable for emergency vehicle access and safe access onto existing roadways. Driveways must comply with the Town Driveway Ordinance, County or State Highway access requirements, as applicable. For driveways longer than 125 feet in length, the town will require proof of compliance with county erosion control and stormwater regulations before a driveway permit will be issued.
 - e) Contractors shall be required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town may require an erosion control and/or stormwater management plan or a preliminary review letter meeting county ordinance standards as a condition of approval.
 - f) A specific site plan may be required for proposed development, such as, but not limited to, proposed commercial development, or horse boarding facilities. The site plan should show the layout of the proposed lot(s), the location and use of proposed buildings, parking area(s), and driveway access. Additional criteria may include the following, as appropriate:
 - (1) Driveway must provide for safe passage of emergency vehicles
 - (2) Manure storage plans and/or farm conservation plans approved by the Dane County Land Conservation Division
 - (3) Existing or proposed sanitary systems must be adequately sized to meet the proposed use and meet all current requirements of COMM 83, Wisconsin Administrative Code and Chapter 46, Dane County Code.
 - (4) Erosion control and stormwater permits under Chapter 14, Dane County Code.
3. **Commercial Development:** The Town shall follow the following policies regarding proposed new, or expansion of existing, commercial development within the Agricultural Preservation District:
- a) To allow limited commercial development as is needed to support existing agricultural activities, provide supplemental income for farm families or provide agricultural-related services. Commercial development must not result in environmental degradation, inappropriate traffic volumes or conflict with farming operations. Commercial uses will be limited to those allowable under the A-B district, LC-1 district or as conditional uses in the Agricultural or Rural Homes Zoning Districts.
 - b) To limit rezoning to that portion of land which is necessary for the commercial use contemplated.

- c) To avoid any substantial expenditure of public funds and the incurrence of municipal debt for the construction or provision of municipal improvements and services usually associated with commercial development.
 - d) To avoid speculation and ensure compliance with previous policies, the applicant must request a specific use. Due to the permitted uses in the A-B Agri-Business and LC-1 Limited Commercial districts, the Town may require a condition on the rezoning to allow only the specific use as delineated on an approved site plan. This allows the Town to set specific limits and to review any expansion or new uses.
 - e) Any rezone to allow nonfarm commercial use shall count against the town density policy.
4. **Mineral Extraction** – Within the Agricultural Preservation District, the town will consider Conditional Use Permits for new or expanded mineral extraction operations that:
- are consistent with the goals and objectives of the *Town of Primrose Comprehensive Plan*;
 - are consistent with agricultural use and farmland preservation, and;
 - adequately protect public safety, rural character and the environment.
- a) Applicants for a new or expanded mineral extraction operation must meet with the town Plan Commission prior to filing a Dane County Zoning conditional use permit (CUP) application. Contact the town Plan Commission secretary to have the proposal placed on the agenda for the next available Plan Commission meeting.
 - b) At least two weeks prior to the scheduled meeting with the town Plan Commission, applicants should complete and provide to the town Plan Commission secretary and the Town Clerk the following documents:
 - (1) all completed application materials, including site plans and reclamation plans, required by the Dane County Department of Planning and Development for a mineral extraction CUP, and;
 - (2) the Town of Primrose Mineral Extraction Questionnaire.
 - c) Prior to the scheduled Plan Commission meeting, applicants should review and understand the list of standard conditions for mineral extraction CUPs provided by the Dane County Department of Planning and Development, as well as the reclamation standards required under Chapter 74, Dane County Code. Proposed land uses after reclamation must be consistent with the *Town of Primrose Comprehensive Plan*, including density policies.
 - d) Copies of required application materials, the town questionnaire and standard conditions are contained in Appendix 1.

- e) After the applicant files a conditional use permit with Dane County, the Plan Commission may recommend appropriate conditions to the town board based on the Mineral Extraction Questionnaire, county standard conditions and any public input received. At its discretion, the Plan Commission may choose to delay making a recommendation to the town board until after the county public hearing.
- f) The town will work with owners of old extraction sites, neighbors and the Dane County Zoning Division to encourage clean-up and reclamation of abandoned and nonconforming mineral extraction sites.

III. **Environmental & Resource Protection District**

A. **Purpose:**

The Town has established the Environmental & Resource Protection District to preserve and enhance unique and sensitive natural resources within the Town. This district applies to lands within 100-year floodplains, wetlands, hydric soils, Groups I & II Farm Soils under the Dane County Land Evaluation and Site Assessment classification (LESA) and steep slopes exceeding 25% grade. Non-farm development within the Environmental & Resource Protection District, as shown on the Planned Land Use Map, is generally prohibited.

B. **Objectives:**

- a) Protect and improve the quality of the surface and ground waters within the town.
- b) Protect important local resources such as: floodplains, wetlands, significant woodlands, steep slopes and historic and archaeological sites.
- c) To encourage the use of soil conservation practices and the sustainable management of woodlands.
- d) Protect health, safety, welfare and the natural environment.
- e) Encourage sustainable management, enhancement and restoration of resource corridors and their ecological function.

C. **Appropriate Zoning Districts:**

- CO-1 (Conservancy)
- A-1[ex] (Exclusive Agriculture)
- A-4 (Small-Acreage Agriculture)
- RE-1 (Recreational)

D. **Policies & Programs – Environmental & Resource Protection District**

1. Maintain in agricultural, conservation or open space use.
2. Require erosion control and soil and water conservation practices for all land-disturbing activities.
3. Prohibit new structures, buildings or urban development and limit impervious surfaces.
4. Support county shoreland & wetland zoning, floodplain, erosion control and stormwater ordinances.
5. Support programs to restore natural vegetation, remove invasive species and improve habitat.

IV. **Public Lands District**

A. **Purpose:**

The Town has established the Public Lands District to coordinate with public and nonprofit entities owning land in the town. The Town of Primrose contains lands owned by the Wisconsin Department of Natural Resources and Dane County.

B. **Objectives:**

- a) Guide future decision-making with regard to lands owned by public agencies or purchased with public funds.
- b) Ensure town input on future land use decisions, acquisitions or dispensations of public lands.
- c) Coordinate with local, county, state, federal and nonprofit agencies purchasing lands in the town.

C. **Appropriate Zoning Districts:**

- CO-1 (Conservancy)
- A-1[ex] (Exclusive Agriculture)
- A-4 (Small-Acreage Agriculture)
- RE-1 (Recreational)

D. **Policies & Programs – Public Lands District**

1. Work with public agencies owning land in the Town and develop agreements on future use of existing public lands.
2. Actively participate in future updates to the *Dane County Parks and Open Space Plan*, and state and federal public lands programs.

3. Develop procedures for future land acquisitions by public agencies that provide opportunities for adequate input from citizens and recognition of the goals, objectives, and policies of this Plan.
4. Encourage land uses that are compatible with natural resource preservation and protection.
5. Encourage public recreational opportunities for Town residents on publicly owned lands.