CHAPTER 9: IMPLEMENTATION

Implementation Tools

The Town of Primrose will regulate land use through the following mechanisms:

1) **Town of Primrose Land Division Ordinance:** This town ordinance governs the division of land into parcels between 35 and 80 acres of land. Approval of any certified survey map will require full compliance with the Ordinance and with the *Town of Primrose Comprehensive Plan.*

2) **Town of Primrose Driveway Ordinance:** This ordinance regulates the creation, reworking or expansion of roads that ultimately connect to a public right-of-way. Applications for any driveway permit must comply with all of the provisions of this ordinance and must be consistent with the *Town of Primrose Comprehensive Plan.*

3) **Town of Primrose Building Permit Ordinance:** This ordinance regulates the placement of residential and residential accessory buildings on land in the Town of Primrose. Building sites must comply with the requirements of the is ordinance and with the *Town of Primrose Comprehensive Plan.*

4) **Dane County Zoning Ordinance (Chapter 10, Dane County Code):** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the town. The town will not recommend approval of rezone petitions under s. 59.69(5)(e), Wis. Stats., or on Conditional Use Permits under s.10.255(2), Dane County Code, unless they are consistent with the *Town of Primrose Comprehensive Plan.*

5) **Dane County Land Division Ordinance (Chapter 75, Dane County Code):** The town falls under the Dane County subdivision ordinance (Chapter 75 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels. This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the *Town of Primrose Comprehensive Plan.*

6) **Exclusive Agricultural Zoning:** The town adopted the agricultural exclusive (A-1 EX) zoning district allowed by the Dane County Zoning Ordinance as part of the *Dane County Farmland Preservation Plan.* The town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the *Town of Primrose Comprehensive Plan* or the *Dane County Comprehensive Plan.*

7) **Dane County Erosion Control and Stormwater Management Ordinance (Chapter 14, Dane County Code):** To ensure environmental protection of natural resources and features, the town has adopted the Dane County ordinance.

8) **Dane County Shoreland Zoning Ordinance (Chapter 11, Dane County Code):** Dane County administers this ordinance to regulate development within 1,000 feet of a lake and within 300 feet of a stream to protect water quality, fish and wildlife habitat and natural scenic beauty.

9) **Dane County Floodplain Zoning Ordinance (Chapter 17, Dane County Code):** Dane County administers this ordinance to control development within floodplains to reduce flood hazards and protect the environment.

10) **Conservancy Zoning**: Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).

11) **Sign Regulations**: Sign regulations are contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).

12) **Building and Mechanical Codes**: The town falls under the state Uniform Dwelling Code (UDC).

13) **Density Policy**: The town's residential density policy limits the number of lots that may be created by certified survey to one parcel for each 35 acres, or portion thereof, owned as of April 28, 1981. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the town on April 28, 1981, and to their grantees, heirs, successors and assigns. For further details, please refer to the Land Use policies found in Chapter 8.

14) **Sanitary Codes**: The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance (Chapter 46 of the DCCO)

Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin's comprehensive planning legislation, the town board adopted the *Town of Primrose Comprehensive Plan* by ordinance after receiving recommendation from the town's plan commission and holding a formal public hearing. In addition, the *Town of Primrose Comprehensive Plan* was approved by the Dane County Board of Supervisors for inclusion in the *Dane County Comprehensive Plan.*

Ongoing evaluation of the *Town of Primrose Comprehensive Plan* will occur while being utilized by the town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the *Town of Primrose Comprehensive Plan* text or maps, an amendment shall be made. Reasons for an amendment may include:

▪ Changes in state or federal law(s) affecting comprehensive planning,

▪ Changes to goals, objectives, policies, or recommendations in the *Town of Primrose Comprehensive Plan*,

▪ Changes in community demographics,

▪ Instances where the *Town of Primrose Comprehensive Plan* becomes inconsistent with other policy goals.

The town board and town plan commission will review the *Town of Primrose Comprehensive Plan* every year*,* to see if amendments or updates are necessary. At least every five years, the plan commission will recommend, if needed, minor updates or amendments of the *Town of Primrose Comprehensive Plan* for consideration by the town board.

At least every ten years, the town will perform a major update of the *Town of Primrose Comprehensive Plan*, in accordance with the State comprehensive planning law. Different than an amendment, an update may accommodate significant changes and modifications to the plan text and maps.

<u>Integration of Plan Elements</u>

In accordance with the State's comprehensive planning law, each element of the *Town of Primrose Comprehensive Plan* is integrated and consistent with the other elements. Elements have been carefully prepared so as to collectively achieve the Town of Primrose' vision and goals.

<u>Implementation Timeline</u>

In order to carry out the objectives of the *Town of Primrose Comprehensive Plan*, a timetable for action was created (Table I). Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the town plan commission. As is evident from the table, most of the activities are, and will continue to be, ongoing.

Table 9-A: Action Plan and Timeframe

ELEMENT	RECOMMENDATION	TIMEFRAME
Agricultural, Natural and Cultural Resources	Follow the plan's residential density policy in the Agricultural Preservation District.	Ongoing
	Continue to implement the town driveway ordinance.	Ongoing
	Work with the county in exploring programs to preserve farmland, such as purchase of development rights and transfer of development rights programs.	Ongoing
Housing & Economic Development	Allow for limited commercial uses appropriate to a rural town, consistent with land use policies in Chapter 8.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing
	Promote the careful placement of homesites in an effort to preserve farmland and protect natural features.	Ongoing
	Identify local need and interest in the Dane County Community Development Block Grant (CDBG) program for maintenance and rehabilitation of existing housing stock.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Utilities and Community Facilities	Work with Dane County to develop policies and guidelines for wind turbines, communication towers, and management of solid and liquid manure.	Ongoing
Land Use	Follow the recommendations of the Town of Primrose comprehensive plan when considering all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing