

DANE COUNTY WISCONSIN



Town of Perry

Comprehensive Plan

Approved 4/13/06

Town Ordinance

To

Adopt the Plan

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INTRODUCTION

By an act of the State Legislature on March 21, 1849 Township 5 north, Range 6 east was set off from the Town of Montrose and called Perry. As part of the same act, Perry was attached to the Town of Primrose for all town purposes. Perry was organized under its own town government in 1854.



The Town of Perry was named after Commodore Oliver Hazard Perry. Commodore Perry is credited as the "Hero of Lake Erie" where he defended against an attacking British fleet during the War of 1812. He reportedly stated after the battle, "We have met the enemy and they are ours".

Source: nationmaster.com

Perry is located in the southwest corner of Dane County. While it is near the more urbanized communities of Mount Horeb, Blue Mounds, and New Glarus, very little urbanization has occurred within the Town and Perry has remained rural in character.

The Town of Perry's ridge-top vistas gently sloped valleys, wandering streams, rock outcrops and rugged cliffs create a picturesque landscape. Located within the Driftless Area, Perry was not affected by the last continental glacial ice sheets, which receded about 10,000 years ago. Instead, Perry is a plateau formed by deposits of ancient seas. Since then, streams have slowly carved narrow valleys in a pattern resembling the branches of trees.

The steep unglaciated topography limits the potential for residential and commercial development.

Town Land Use Planning History

Land Use Plan

Efforts to study land use and growth in the Town of Perry began in 1978 when the Planning Committee, with the help of the Dane County Regional Planning Commission (DCRPC), started work on a Town Land Use Plan. The Plan was intended to guide future development decisions that would help to maintain the Town's agricultural land and

rural character. In addition, planning and zoning for farmland preservation made Perry's farmers eligible for increased tax credits under the State Farmland Preservation Program. The original Land Use Plan was adopted in August 1979.

In January 1992, a Land Use Plan Review Committee (comprised of Town Board and Land Use Committee members) began work on a major Plan revision. This group saw the need to clarify site evaluation criteria in response to increased pressure for building sites. A complete copy of the revised Plan as proposed by the Review Committee and drafted by the DCRPC was mailed to all residents, and a public hearing was held. Added in the 1992 revision were several new policies and criteria, definitions, a plan for Plan review and update, and land use application procedures. The Town Board adopted the revision in August 1992.

In March 1996, the Land Use Committee held a public hearing to invite ideas for Plan changes. At the Committee's invitation, a team of Perry residents drafted change suggestions. New in 1996 were a description of the Town's people, agriculture, and natural resources; policies and criteria for protecting natural resources; a new organization of the Plan; designation of all evaluation criteria as desired or mandatory; more information on the Town's density policy; and a new system for ranking soil productivity. After changes were completed, two more public hearings were held to discuss the changes. The Perry Town Board approved the revision in December 1996. Since that time the plan has had minor revisions in 1998 and most recently 2005.

Open Space Plan

The first Open Space Plan for the Town of Perry was adopted on March 19, 2002. The primary purpose of the plan was to identify the natural resources and features in the Town of Perry that should be preserved for the benefit of its citizens, present and future. Preserving valuable natural resources as open space or parklands will reward the Town's citizens with a high-quality living environment. The Town Board recognized the value of an Open Space plan as a planning tool that would compliment its Land Use Plan. The Town of Perry believes that with both a quality Open Space Plan, and Land Use Plan, it will best comply with the requirements of the anticipated Smart Growth initiative.

This Open Space Plan was for the period of 2001- 2005. The recommendations put forth in the Plan were to be examined annually and completely reviewed at the end of the planning period in order to determine how well the Town has achieved its goals.

Comprehensive Planning Process

To meet the requirements of the state's new comprehensive planning law, the Town Board established the Town of Perry Comprehensive Planning Committee to develop a comprehensive Plan in compliance with Wisconsin State Statute §66.1001. In June 2003, the Town Board appointed a five-person committee to develop the comprehensive plan for the Township. The committee first met on September 16, 2003.

With the assistance of Dane County Planning and Development, the Town gathered public input and developed the goals, objectives and policies to guide the Town over the next twenty years. This comprehensive plan is intended to aid the Land Use Committee, the Parks and Open Space Committee, the Town of Perry Historic Preservation Commission and Town Board in matters related to the growth and development of the Town.

The Town of Perry received a \$12,000 planning grant from Dane County Planning. The Town was obligated to provide a cost share of a like amount. The committee member hours spent on the planning process qualifies for the Town's cost share at a rate of \$10 per hour plus incidental expenses.

The mission of the committee is to develop the Town of Perry Comprehensive Plan consistent with Wisconsin statutes and the grant award. Consistent with the County planning process, the Town plan was to be completed and approved by the Town Board by the spring of 2006. Accordingly, the Comprehensive Planning Committee adopted a schedule consistent with the Dane County Planning schedule and will use the data developed by the Dane County staff and planning program for that Plan. The elements of that schedule and plan included:

- Development and implementation of a Public Participation Plan – adopted by the Town Board on December 29, 2003. **Appendix A.**
- Consistent with the Public Participation Plan, create and initiate a Town web-site to allow access to Town residents of the progress and activities related to the planning process and the Town government in general.
- Consistent with the Public Participation Plan, convene and conduct several focus groups to solicit Town residents opinions and concerns with regard to the Town existing government and future concern. **Appendix B**
- Prepare, distribute and analyze a resident opinion survey reflective of the concerns and issues raised during the focus group process. **Appendix C**
- Based on the results of the focus group and survey results, develop a draft comprehensive plan for review and comment by the town residents.
- Complete the draft comprehensive plan in sufficient time to allow the Town Board ample time to conduct one or more public hearings on the draft plan and to further allow time to make revisions based on those Hearings.
- Adopt the plan for submission the Dane County Board on or before April 2006.

Focus Groups

In April and May 2004, the Comprehensive Planning Committee solicited via advertisements in the local paper for participants in a series of 2-hour meetings (focus groups) to discuss their views on various issues and to identify areas of concern that should be included in the Town of Perry Comprehensive Plan. A group of forty participants were divided in to five focus groups held at the town hall.

The participants were asked to discuss prominent issues facing the Perry such as the future of farming, development, Daleyville, and environmental and neighborhood issues. These discussions were broadly focused so as to engender discussion and brainstorming regarding what Perry residents would like to see their community become in the next twenty years.

Participants expressed their likes and dislikes about the town. Many spoke in favor of the physical geography, rural character, and small community feel. Participants spoke against the increasing number of houses being built in Perry, particularly on ridges and in the middle of fields. Others disliked the increase in lights, speeding, and large farms.

A great deal of the focus group discussions centered on development. All of the participants expressed support for the current land use plan, with a minority suggesting the plan was not being fairly implemented. Focus group participants were curious about how much more development the land use plan could allow and discussed ideas for having houses blend into the landscape better. Some suggested that the land use plan should require a higher acreage limit.

While most of the focus group sessions supported the land use plan, they also recognized and spoke of their concerns about the dissolution of family farms. They explored the idea of cottage industries that might fit into a rural setting and also spoke of the need for alternative programs such as land trusts and transfer of development rights programs. Some suggested the town seek to encourage more organic farming operations claiming that this is the fastest growing sector of the agricultural economy.

Daleyville was another important topic in the sessions. Participants expressed their enjoyment of the historic homes there, but were dismayed by run-down properties and the lack of respect given toward the speed limit. Many suggested more growth in Daleyville could relieve some of Perry's growing pains. There was also sentiment towards having some level of commerce in Daleyville, especially some form of grocery convenience store or a coffeehouse of some type.

The participants also expressed a significant interest in the preservation of various historic structures and locations. The town hall was an example of a structure that, in their view, should be preserved. It was noted that historic preservation also includes the flora and fauna of the community.

Town Survey Questionnaire

The Comprehensive Planning Committee distributed a questionnaire asking Town residents for their input on issues identified during five focus group meetings that were held in the Spring 2004. The questionnaire was distributed on November 2, 2004 at the time of the national elections. Each voter was given a copy of the questionnaire and a stamped envelope to mail their responses to the Town Clerk. Three hundred and seventy-three questionnaires were distributed on that date. The Town Clerk also mailed 118 questionnaires to those voting by absentee ballot and registered voters who did not vote. Of that total, 17 were returned as undeliverable. Therefore a total of 474 questionnaires were distributed. The Town received 220 responses from the electorate, a response rate of 46.4% percent. Sixty-nine, or 31.4%, of the respondents also provided written comments

The respondents were asked to circle the number that best reflects their opinion of each question. On a five-point scale, where one (1) means you strongly disagree with the statement, two (2) means you disagree a little, three (3) means you neither agree or disagree with the statement, four (4) means you agree a little, and five (5) means you strongly agree with the statement. The detailed results of the survey are included in **Exhibit C**. The results are reported by the population as a whole and by various sub-categories such as farming activity, Daleyville resident, etc. For the purposes of simplicity, most survey results in the body of this report are for all respondents. Also, those that agreed or strongly agreed and those that disagreed and strongly disagreed are combined.

Town Government Description

FIRST TOWN Meeting and BOARD Election:

The first Town meeting was held on the 4th day of April 1854 at the home of Anders Sanderson.

The following officers were elected:

Chairman - B.F. Denson;
A. Sanderson and
O Dahlby

Supervisors; O.B. Dahle,
Town Clerk; H.J. Dahle,
Treasurer, and O.O
Bakken, Assessor.



Photo Source:
Sixty - Years in Perry

The Town of Perry government consists of five elected positions and three standing committees. The electors fill the following positions biannually:

- **The Town Board consisting of the Town Chair and two Supervisors all elected at large.**
- **Town Clerk**
- **Town Treasurer**

In addition to the elected positions, the Town Board delegates various governing activities to assist them in executing the Town ordinances and policies. The committees typically are staffed by volunteers and perform their duties without financial remuneration. The number and duties of these committees have changed over time. As Town government becomes more demanding, or less demanding, the scope and need for these committees may change. All committees are advisory to the Town Board.

- **In 2005, the Town of Perry has the following standing committees:**
- **Land Use Committee – consisting of five (5) residents nominated by the Town Chair and approved by the Town Board. The Committee appointment is for the term of the Town Chair.**
- **Historic Preservation Commission – consisting of five residents nominated by the Town Chair and approved by the Town Board. The members serve staggered three-year terms.**
- **Parks and Open Space Committee - consisting of five residents nominated by the Town Chair and approved by the Town Board. The members serve staggered three-year terms.**

In addition, the Perry Town Board periodically appoints a special purpose committee for a specific task or period of time. The Comprehensive Planning Committee is an example.

ELEMENT 1: ISSUES AND OPPORTUNITIES

s. 66.1001(2)(a) Wis. Stats.:

Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household, and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age, distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit.

The Ones That Came First:

"The first settler was one John Brown, a native of Indiana, who in the spring of 1848 settled on section 27. Soon after, John, Hobart and Anton Keller, three brothers from Germany, came into the town and settled on sections 3 and 10. The next settlers were Shute Rudy and John Sears, from Kentucky; John Eastman from Ohio, and S.H. Campbell from Virginia, who in the year 1847, settled in the southern part of the town. In the early part of the year 1848, B.F. Denson, a native of North Carolina, settled in section 34. In the summer of the same year several Norwegian families moved in, of whom Lars Halvorson and T. Thompson settled on section 17; Hans Johnson, on section 20, and Ole Ol Bakken, on section 4. The above named persons may properly be considered the pioneers of the town.....

Source: Article by Gabriel Bjornson published in in Mount Horeb Mail, July 5, 1973

Population Trends and Forecasts

The Town of Perry has experienced slow decline in population throughout most of its history. The population of Perry was 1,051 in 1870. The U.S. Census data record population declines from 760 in 1950 to 632 in 1980. Since 1980 however, Perry's population has increased. From 1990 to 2000 the Town saw a 3.7% increase in population from 632 to 670. The Wisconsin Department of Administration 2005 population estimate for the Town of Perry was 694, an increase of 3.6% since 2000.

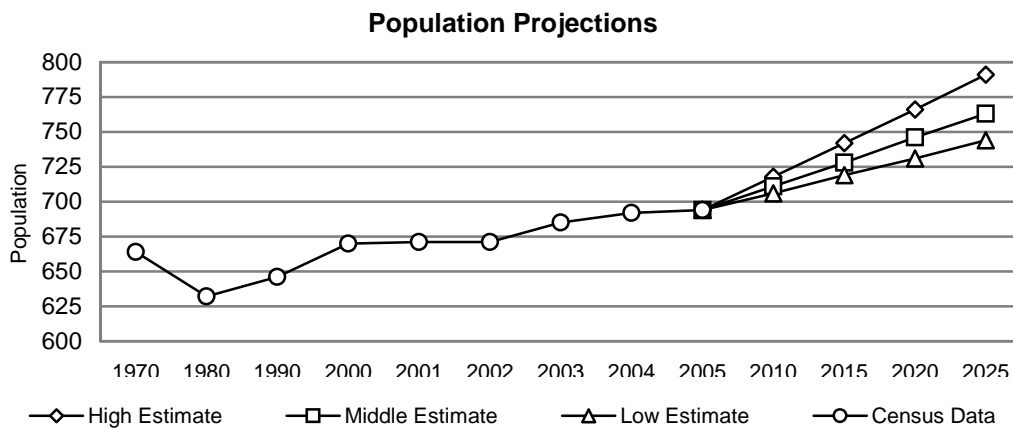
Population Trends: 1970-2005

	1970 Census	1980 Census	1990 Census	2000 Census	2001 DOA EST.	2002 DOA EST.	2003 DOA EST.	2004 DOA EST.	2005 DOA EST.
Town of Perry	664	632	646	670	671	671	685	692	694
Town of Blue Mounds	675	637	667	842	857	865	867	877	875
Town of Primrose	664	654	595	682	698	698	707	719	717

Source: US Census; Wisconsin Department of Administration

When looking at extending past trends to develop forecasts, the rate of growth varies by the time frame used to establish the trend. Although the population of Perry has declined in the past, more recent trends show increasing rates of growth. If the population forecast for the Town of Perry is based on the number of residents added from 1980 to 2005 (62, or approximately 2.5 per year), the 2025 population would be 744. If growth continues at the same rate as 1980 to 2005 (approximately 0.4% per year), the 2025 population would be 752. If growth is at the same rate as it was from 1990 to 2005 (approximately 0.5% per year), the 2025 population would be 767. The estimate for growth from 2000 to 2005 indicates a growth rate of approximately 0.7% per year. If this growth rate were maintained, the 2025 population forecast would be 796.

Town of Perry Population Forecasts						
	2005 DOA estimate	2010	2015	2020	2025	increase 2005-2025
Same number increase as 1980-2005 (2.5 per year)	694	706	719	731	744	50 persons 7.2%
Same rate increase as 1980-2005 (0.4% per year)	694	708	722	737	752	58 persons 8.4%
Same number increase as 1990-2005 (3.2 per year)	694	710	726	742	758	64 persons 9.2%
Same rate increase as 1990-2005 (0.5% per year)	694	712	729	748	767	73 persons 10.5%
Same number increase as 2000-2005 (4.8 per year)	694	718	742	766	790	96 persons 13.8%
Same rate increase as 2000-2005 (0.7% per year)	694	719	743	769	796	102 persons 14.7%



It is very difficult to predict future population growth. The actual future population will be influenced by many factors including market conditions, attitudes toward growth, technological advances, and changes in neighboring communities. The Town of Perry has attractive and desirable features of natural beauty and rural lifestyle. Technological advances have increased telecommuting and dramatically expanded the opportunities for home based businesses, allowing more people to select a rural location. In addition, new employment opportunities in nearby communities may attract new residents to Perry. The recent upswing in population growth in Perry may continue more dramatically as these many factors continue to develop over the planning period. However, because these influences on population growth are difficult to forecast, the plan is based on anticipated population growth of 50 to 102 residents over the twenty year planning horizon, with a careful watch on trends as they develop.

Demographic Trends

Age

In 2000, the median age in the Town of Perry was 40.3 years; higher than the median age of Dane County, but comparable to surrounding towns. The median age in Perry has increased over the last decade from 32.5 in 1990 to 40.3 in 2000, following the nationwide trend of an aging population. The median age of Dane County has increased less dramatically during the last ten years from 30.7 to 33.2 years old. With declining birth rates, longer life spans, and the aging of the "Baby Boomers" it is likely that median age will continue to rise over the next twenty years. This could influence the needs for housing or services in the Town over the planning period, as well as affecting employment and labor force trends.

Age and Gender Comparisons: 2000				
	Town of Perry	Town of Blue Mounds	Town of Primrose	Dane County
Median age	40.3	39.3	39.6	33.2
% under 18	25.5	30.6	23.9	22.6
% over 65	9.6	10.1	11.9	9.3
% female	48.8	49.6	46	50.5

Source: U.S. Census

Education

According to the 2000 Census, approximately 89% of Perry residents age 25 or older hold a high school diploma. Approximately 26% of those 25 or older had attained a bachelor's degree or higher. Dane County reports 92% with a high school diploma, and 41% with a bachelor's or higher. Data for Wisconsin show 85% with a high school diploma, and 22.4% with a bachelor's degree or higher.

Income

The 2000 census reported a 1999 median household income of \$57,125 in the Town of Perry. Like the neighboring Towns of Blue Mounds and Primrose, Perry's median household income is higher than the countywide median of \$49,223.

Median Household Income: 1999	
	Median Household Income
Town of Perry	\$57,125
Town of Blue Mounds	\$61,429
Town of Primrose	\$51,964
Dane County	\$49,223

Source: U.S. Census

Household Trends and Projections

The average household size in the Town of Perry is larger than the Dane County average, but lower than neighboring towns. Consistent with nationwide trends, the average household size in the Town decreased over the past two decades. The Town's average household size dropped from 3.27 persons per household in 1980 to 3.06 in 1990. In 2000, the average household size was 2.65 persons. Household size for Dane County declined from 2.56 in 1980 to 2.37 in 2000.

Average household size is projected to continue to decline, primarily due to the changing age composition of the population over the years. However, the past rate of household size decline is not expected to continue. The size of household is expected to level off with household size in Perry estimated to be approximately 2.47 in 2005 and projected to be 2.40 in 2010, 2.38 in 2015, 2.36 in 2020, and 2.35 in 2025.

Perry has a smaller percentage of single person households than the County as a whole, and a greater percentage of households with a householder over 65 years of age.

Housing Characteristics: 2000				
	Town of Perry	Town of Blue Mounds	Town of Primrose	Dane County
Housing Units	263	300	252	180,398
Households	253	291	243	173,484
Household Size	2.65	2.89	2.79	2.37
% single person	15.4%	10.0%	10.7%	29.4%
% with householder 65+	18.6%	18.6%	21.8%	15.8%

Labor Force and Employment Trends

The Town's labor force is the portion of the population employed or available for work. This includes those over the age of 16 who are in the armed forces, employed, unemployed, or actively seeking employment. According to 2000 census data, 406 Town residents were in the labor force. Of these, 399 were employed. Most of these workers are employed outside the Town.

The labor force size and unemployment rate remained stable from 1990 to 2000. The 1990 census reported three Town residents unemployed (0.7%) while the 2000 data reported seven persons unemployed (1.7%). The unemployment rate in Dane County was 3.2% in 1990 and 2.9% in 2000.

As in most rural communities in Wisconsin over the last 40 to 50 years, Perry Township has gradually shifted away from a dependence on farming as a source of employment and income toward an economy in which most residents commute to wage or salary jobs outside of the Township. The 2000 census data indicates a dramatic change in employment over the past 10 and 20 years, especially in farming.

Census data from 1990 and 2000 on Employment by Industry shows a diversification of employment of Perry residents. In 1990, the industries of Agriculture (40.8%), Retail Trade (16.9%) and Manufacturing (11.5%) accounted for employment of over 70 percent of Perry residents. In 2000, those industries employed only about 33 percent of residents. The industries of employment most frequently reported in 2000 were Construction (15.5%); Education, health and social service (15.3%); and Agriculture (12.3%). Agriculture showed the greatest decline in employment from 1990 to 2000 (27.8 percentage points). New categories of Information; Professional, scientific, management, administrative, waste management; Arts, recreation, entertainment, accommodation and food services; and Other Services accounted for 14.5% of employment in 2000.

Despite declines in employment in agriculture shown by census data, farming does continue to play an important role in the Town of Perry. Thirty-one percent of town survey respondents, or 63 residents, reported that someone in their household was currently farming.

Employment Data by Industry: 1990-2000 Town of Perry		
Industry	% Employed 1990	% Employed 2000
Agriculture, forestry, fishing, hunting, mining	40.8%	12.3%
Construction	4.2%	15.5%
Manufacturing	11.5%	11.8%
Wholesale Trade	2.0%	2.5%
Retail Trade	16.9%	9.0%
Transportation, warehousing, utilities	2.8%	5.3%
Information	New category	1.5%
Finance, insurance, real estate, rental and leasing	4.8%	8.0%
Professional, scientific, management, administrative, waste management	New category	7.0%
Education, health and social services	8.5%	15.3%
Arts, recreation, entertainment, accommodation and food services	New category	2.0%
Other Services	New category	4.0%
Public Administration	8.5%	5.8%

Employment Forecasts

Employment for residents of Perry is forecast to continue to occur primarily outside of the township. Forecasting employment opportunities within the town is difficult due to the small number of jobs within Perry, changes in the agricultural economy, and the trend toward home based businesses or employment dependent on technology rather than an established workplace.

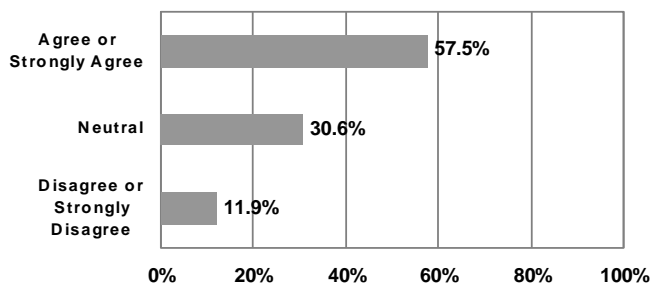
With no industrial development and little new commercial development expected in Perry over the planning period, employment within the township is expected to remain low and somewhat stable. Agriculture will continue to provide many of the employment opportunities within the Town of Perry but employment in agriculture may decline as agriculture continues to change. Growth is expected in employment in home based businesses or telecommuting as technology provides more opportunities. The number of persons holding this type of employment within the township is difficult to track or forecast due to the flexibility of location and the potential impact of future technological improvements.

Overall Planning Goals

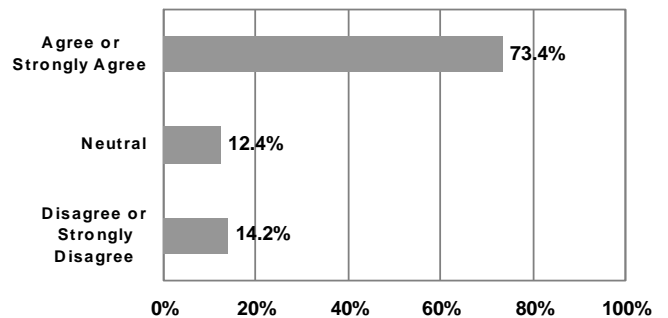
Through the overall comprehensive planning process, including focus groups and a community survey, and through the recent update of the Town Land Use Plan, the Town has identified overall planning goals for the Town of Perry.

Town residents overwhelmingly agree that maintaining Perry's rural character is important. Maintaining traditional farms and farming, and encouraging small sustainable organic agriculture for the future are supported as ways to bolster this agricultural tradition. The value of Perry's natural resources and environment is also recognized and protected by the Town. Perry's unique and important natural resources, including plant and animal species, as well as scenic views and vistas, are considered to be essential parts of the identity of Perry. Perry also values the history of the Township and has active efforts underway to identify, preserve and protect those features of the Town which represent the history and culture of the community.

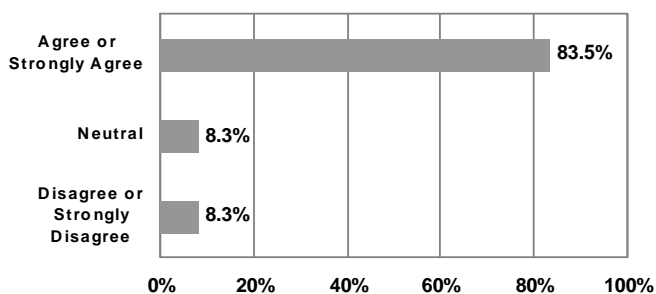
I would like to see Perry encourage small sustainable, organic agriculture.



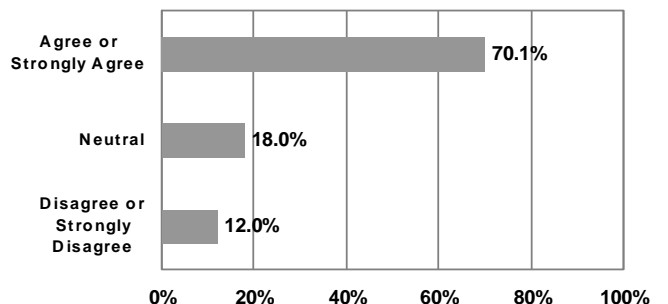
The dark night skies of the township are important to me.



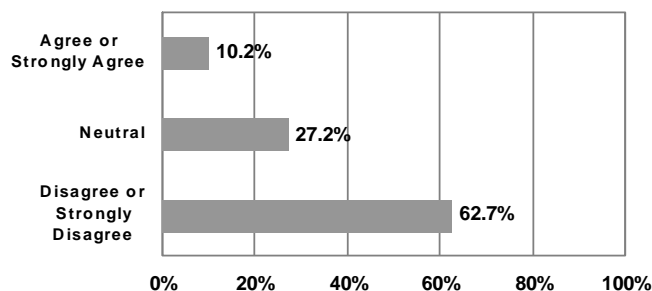
Maintaining Perry's rural character (natural, undeveloped countryside, wildlife, and quiet environment) is important to me.



Maintaining traditional farms and farming is important to me.



I would like to see more residential street lighting.



Throughout this plan, each element includes specific goals, objectives and policies to guide the future of Perry over the next twenty years. Each of these goals, objectives and policies serve to support and advance the following overall planning goals.

Overall Planning Goals

1. Preserve productive farmland and maintain agriculture as an economic activity.
2. Preserve the rural culture and character of life in the Town of Perry.
3. Preserve and protect open spaces, natural resources, scenic areas and ecologically significant areas of the Town.
4. Protect the historical, cultural and archaeological features contributing to the history and beauty of the Town of Perry.

ELEMENT 2: AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

s. 66.1001(2)(e) Wis. Stats.:

The Agricultural, Natural, and Cultural Resource Element is intended to be a compilation of objectives, policies, goals, maps and programs for the conservation and promotion of the effective management of natural resources such as groundwater, forests, productive agricultural areas, environmentally sensitive areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, open spaces, historical and cultural resources, community design, recreational resources and other natural resources.

Agricultural Resource Inventory

Historical Trends

In the early to mid-1900s, almost everyone in the Town (except those in Daleyville) lived on active farms. Farmers relied mainly on income from the sale of milk and dairy products, but the wide range of crops raised to feed the cows, chickens, and pigs usually present shows the farms to be highly diversified. Most milk was hauled to cheese factories within the Town. Farm families produced a large share of the food they consumed, and few had family members employed in non-agricultural activities off the farm.

As elsewhere in Wisconsin, farm production in Perry changed dramatically after World War II. Improvements in crop yields (due to increased use of chemical fertilizers and pesticides, as well as improved seed varieties) increased agricultural output and lowered farm commodity prices. Rising costs and lower farm prices forced farmers to expand, a process helped by development of new farm machinery. Labor and technology required for larger farms encouraged farmers to specialize. Fewer crops or livestock were raised, with dairying emerging as the primary enterprise on most farms. Gradually, smaller farms were consolidated into larger ones, and the number of viable commercial farms in Perry declined. Over the same period, consolidation in food processing gradually led to the demise of all of the Town's cheese factories. Most farms remained centered around dairying, but now they ship their milk to larger processing plants.

Until 1980, Town assessors were instructed to collect information about the number of farms, livestock inventories, and crop acreage. Results suggest that the number of farms and acres in farming fell gradually throughout the 1970s. Acreage used to produce corn and hay increased, whereas the planting of oats dropped almost in half. In general, the number of livestock raised by Perry farmers declined more slowly.

Farming Today

Unlike flatter areas of southern Wisconsin, southwestern Dane County does not favor intensive cash grain farming. The rolling topography here is more suited to use as pasture or less intensive forms of crop production. Most farmers plant fields that follow natural landscape contours and typically rotate grain crops (such as corn or soybeans) with forages and legumes. Contour planting and crop rotations provide the added benefit of reducing soil erosion and decreasing

pesticide use. During the growing season, narrow strips of spiked corn, deep green alfalfa, and waving oats alternate along the contours of most farm fields, providing a dramatic mosaic of colors and textures that is the trademark of Perry's pastoral landscape.

Accurate and detailed information about the nature of farming in Perry today is difficult to come by. Because assessors no longer collect detailed farm data, other sources have to be used to fill in the picture. Local estimates of the number of farming operations currently in the Town range from 30 to 80. Part of the reason for these differences lie in defining what constitutes a "real" farm. For some, only full-scale commercial farms capable of producing enough income to support a family are considered farms. To others, the growing number of small and medium-scale operations in Perry are also viewed as farms. These enterprises, which combine farm with non-farm income, are significant not only for their contributions to the local economy, but also for their ability to keep the landscape open and maintain the rural aesthetic.

Farm Size, Scale, and Type

While the U.S. Census of Agriculture does not report data at the Town level, it has summarized farm characteristics for each zip code in the U.S. Because over 90 percent of Perry is located in the Mount Horeb zip code (53572), and because Perry makes up roughly a third of the zip code's rural area, information about farms in that zip code is a reasonable yardstick for farms in the Town. In 1992, there were roughly 253 farms in the Mount Horeb area. Most of them were of modest size, with 85% comprising at least 50 acres of land. Farms that have gross sales of agricultural products of less than \$10,000 in a year are often considered to be non-commercial or part-time farms. These made up about a third of the farms in the Mount Horeb area. Another 27% of farms had gross sales greater than \$100,000. The remainder (38%) had gross sales between \$10,000 and \$100,000. These farms represent a serious farming enterprise (in terms of time, acreage, and labor effort), yet they may be unable to generate sufficient profit to enable farm households to survive without income from off-farm sources.

Farming in the Mount Horeb area is mainly a livestock-based activity. Over 80 percent of farms in 1992 sold some kind of livestock product, mostly dairy products (about half of the farms) or cattle and calves (almost three-quarters of all farms, but this would include most of the dairy farms). Most farms that sell cattle or calves fall into one of the three categories: a) dairy farms selling cull animals and male calves as beef, b) farmers raising replacement heifers for sale to dairy farmers, and c) traditional cow-calf enterprises raising cattle primarily for the beef market. Other livestock raised in the area include hogs, dairy goats, sheep, poultry and horses.

Although most livestock farmers also raise crops, the majority of the grain and hay produced in the area is still used to feed livestock on the farm and is not marketed as a cash crop. In 1992, just over 40 percent of all farms reported the sale of any crops, mainly hay, corn, soybeans and oats. Many such sales also occur between neighboring farmers, rather than on the open commodity markets. There are several farms in the area that produce and market vegetables, fruits, and greenhouse crops, though these tend to presently make up a relatively small fraction of the overall total.

According to County-level data provided by the USDA 2002 Census of Agriculture, a small decrease in the number of farms and the number of acres of farmland in Dane County occurred from 1997-2002. Because the agricultural sector is regionally dependent, the status of agriculture in the County is useful information for making Town level decisions.

Dane County Farm Summary, 1997-2002			
	1997	2002	% Change
Number of Farms	3,179	2,887	-9.2%
Land in Farms (acres)	559,476	515,475	-7.9%
Average Farm Size	176	179	+1.7%

Source: USDA Census of Agriculture, 2002

Conservation Reserve Program

In 1992, almost 30 percent of farms in the Mount Horeb area had some or all of their cropland enrolled in the Conservation Reserve Program (CRP). Administered by the USDA, CRP is designed to remove highly erodible land from agricultural production. Producers place bids to enroll acreage in the program for 10-year periods. Contracts require that farmers do not plow, plant, or graze this land during this time. Most CRP acreage in the County has reverted to grassland, though some has also been planted to trees.

Compared with the rest of the state, farmers and landowners in Dane County enrolled an unusually high proportion of their cropland in CRP during the late 1980s. On some farms in the area, the entire cropland acreage is enrolled in CRP. By 1995, almost 10 percent of cropland in the County was in CRP. In Perry, 4,704 acres are enrolled in CRP, which are about 25% of its total acres of farmland.

Because CRP began in 1986, the first farmers to enroll saw their CRP contracts expire in the spring of 1996. Most CRP contracts in Dane County expired in 1997-1999. Whether landowners and farmers will choose to leave the land as grassland (or forests) when their contracts expire, or whether they will return the land to crop production, will have a serious impact on the level and type of agricultural activity in the Town in the coming years.

Future Prospects

In recent years, there has been considerable concern expressed about the future of agriculture, particularly dairy farming, in the Town of Perry. Indeed, the trend toward fewer farms, more part-time farms, and enterprises that produce crops or livestock with fewer labor requirements than dairying appears to have accelerated. Explanations for this trend are complex. Factors include poor farm commodity prices, low rates of entry by younger farmers, increases in farmland prices associated with competition for development, and rising property taxes.

Despite this, the story that emerges about agriculture in Perry is that farming activity has not decreased significantly in recent years. Dairying and beef production remains a mainstay, but there has been a gradual shift toward different types of agriculture. As elsewhere in Dane County, cash cropping may increase as some farms go out of dairying and as CRP contracts expire. In addition, farm income in Perry is now being supplemented with income off the farm. Although exact numbers are not known, some farms are no longer involved in agricultural production. If this trend accelerates, the quality of life in Perry would be affected in many ways. Traditionally, farming activities provided the foundation of rural community life in the area. Culturally, forms of neighborliness, cooperation, and watchfulness evolved from farm families helping each other with farm work. Even today, a significant amount of social interaction in the Town is based on farming and farm-related activities. Finally, the open fields, farm machinery,

and seasonal cycles of planting and harvest associated with farming provide an aesthetic quality that makes the rural landscape so appealing in a society that is becoming increasingly urban. In recent years, a number of Town residents have established new farming enterprises based on non-traditional crops or livestock. Most common are dairy goat and/or sheep flocks, greenhouse and nursery crop enterprises, and vegetable production. Many of these new enterprises market a large proportion of their farm commodities directly to consumers (locally, but also in Milwaukee and Chicago). The future of agriculture in Perry will likely include a combination of traditional and innovative types of farms.

Location of Farmland

Farmland is the predominant land usage in the Town of Perry. The 2000 Land Use Survey conducted by the Dane County Regional Planning Commission identified approximately 14,734 acres of the Town as cropland or pasture – 64% of the total land area.

Assessment of Farmland Viability

The Town of Perry has developed a list, based on slope and soil productivity, to identify the soils that are the most and least favorable for farming. Based on soils types from the *Soil Survey of Dane County, Wisconsin*, soils are categorized as Choice Farmland, Fair Farmland, Poor Farmland and Steep Farmland. Soil productivity analyzed includes tons of hay per acre and bushels of corn per acre.

Choice Farmland

Choice Farmland is land having the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when managed and worked according to modern farming methods. According to figures provided by the U.S. Department of Agriculture Soil and Conservation Service in 1996, a total of 6,250 acres in 30 soil types were designated Choice Farmland in Perry. Hay productivity ranged from 5.8 to 3.7 tons per acre in this category, and corn productivity ranged from 92 to 160 bushels per acre.

Fair Farmland

Fair Farmland is land that is not the most productive because of soil limitations. However, with proper measures taken to compensate for these limitations, this land can be satisfactory for the production of various food, feed, fiber, and forage crops. Land designated Fair Farmland in Perry consists of 7,013 acres in 11 soil types, with hay productivity of 2.6 to 3.9 tons per acre and corn productivity at 60 to 90 bushels per acre.

Poor Farmland

Because of its historically poor production capabilities, this land is marginal for traditional agriculture production; it may, however, sustain specialized/diversified agricultural practice. The Poor Farmland designation in Perry includes 7,411 acres with hay productivity of 2.6 tons per acre or less and corn productivity ranging from 0 to 90 bushels per acre.

Steep Farmland

Steep Farmland is land that is too steep for mechanized agricultural production as well as for development; it may, however, be utilized as pastureland. There are 2,361 acres designated Steep Farmland in Perry, with no agricultural productivity figures.

This categorization allows comparisons of the relative suitability of lands for agricultural production and can be used to direct development from the most productive soils for agricultural production and focus development to areas not as suited for agriculture. The category designations are used in formulating policy affecting farmland. For example, development is directed away from Choice Farmland and focused in areas of Fair or Poor Farmland which are

less suited for agriculture. The Steep Farmland category, not well suited to agriculture or development activities, is protected.

Other factors influencing suitability for agricultural production beyond soil types are also applied in policy formulation. A site assessment identifies economic and geographic factors that also affect the long-term viability of land for farming.

Natural Resources Inventory

Environmentally Sensitive Areas

As is shown on the Environmental Corridors map, a small portion of the northwest corner of the Town is part of a larger resource area called the Military Ridge Prairie Heritage Area. The Dane County *Parks and Open Space Plan* identified the 2, 500-acre resource area, which extends primarily into Iowa County, as an important regional feature. The area contains high quality prairie remnants and open grassland that provides habitat for many rare and declining bird species. The Nature Conservancy is the lead organization working to preserve this natural resource area.

Visible on the Parks and Open Space Map is a priority grassland area in the eastern half of the Town. The priority area encompasses slightly over 3,000 acres in the Town, and is included in an initiative led by The Nature Conservancy to enlist support of landowners, conservation and civic organizations, and all levels of government to protect prairie remnants in the area.

Open space corridors exist around many of the streams in the Town. These corridors often overlap with floodplains delineated for 100-year storms. The state limits development in designated 100-year floodplains. The Town's environmental corridors and floodplains are clearly outlined on the corresponding maps.

Soils

Perry is blanketed by a thin layer of windblown silt (loess), which drifted in from nearby lands that were freed of their glacial cover, had dried out, and did not have enough plants to hold the soil. Glacial meltwaters further carved Perry's valleys and laid down deeper concentrations of silt along valley bottoms.

Throughout the Town, shallow, dry soils occur on the ridges, where soil permeability is low and surface runoff is high. The valley floors hold more fertile soils. On the slopes, soils are variable but in general are slightly more permeable than those on the ridges.

The soils of the Town of Perry are of four major soil associations, as defined by the U.S. Department of Agriculture.

- The Edmund-Sogn-Port Byron association is the predominant association in the Town. This association is characterized by excessively drained to moderately well drained, shallow, very shallow and deep silt loams that are underlain by dolomite or silt.
- The Otto-Orion-Troxel association is found primarily following Syftestad Creek and Pleasant Valley Branch, in the southwest quadrant of the Town. Soils of this association are poorly drained to well drained, deep silt loams that are underlain by silt loam.

- The Basco-Elk mound-Gale association is found surrounding the soils of the above category, also following the creeks. This association is characterized by moderately well drained, deep silt loams that are underlain by silt loam.
- The Dunbarton-New Glarus-Seaton association is represented in smaller pockets in the northeast corner of the Town, and along the western and southern borders. This association has soils that are well drained and moderately well drained, shallow, moderately deep, and deep silt loams that are underlain by limestone or sandstone.

Surface Waters and Wetlands

Stream Corridors: Perry's surface waters consist of permanent and temporary streams. No natural lakes are found here. Major streams are Pleasant Valley Branch and its four main tributaries: Syftestad Creek, Kittleson Valley Creek, Jeglum Valley Creek, and York Valley Creek (also known as Lee Creek). A total of 32 springs feed the Pleasant Valley Branch watershed.

Streams with the steepest slopes are Jeglum Valley Creek, Syftestad Creek and York Valley Creek. The best water quality is found in Jeglum Valley and Syftestad Creeks. The average depth of these streams is six inches, and the average width is three to four feet. In the absence of disturbance, bottom types are usually gravel or rubble because stream gradient discourages settling of silt. The streams are prone to flooding, however, because of their steep gradients and rapid runoff across the hilly topography.

In 1985, the Wisconsin Department of Natural Resources (DNR) listed the entire Pleasant Branch as a Class II trout stream even though brown trout are not known to reproduce there naturally. Instead, the stream's trout fishery is maintained by DNR stocking. Additional stocking has kept brown trout in both Jeglum and York Valley creeks. In Syftestad Creek, a rare fish called the redbreasted dace has been found. The DNR's Bureau of Endangered Resources categorizes it as a species of Special Concern.

Wetlands

The Town's few wetlands are confined mainly to the floodplains of streams or to spring seeps. The definition of a wetland is, "an area where water is at, near, or above the land surface long enough to be capable of supporting aquatic or hydrophilic life, and which has soils indicative of wet conditions" (s. 23.32(1). Wis. Stats). According to the DNR's Wetland Inventory Program, Perry supports 246 acres of wetlands.

Wetlands harbor an abundance of plant and animal life. Nearly one-third of Wisconsin's endangered and threatened species require wetlands. In addition, wetlands play an integral role in stormwater management, water filtering and groundwater recharge. Protection of the Town's wetlands is an important piece in protecting the Town's groundwater and streams, as well as those downstream. In Perry, the wet-prairie plants glade mallow (Special Concern), wild quinine (State Threatened), and other rare plants are found in less disturbed areas.

Groundwater

In Dane County, groundwater supplies nearly all the water for domestic, commercial and industrial uses. Therefore, it is extremely important to protect groundwater quality. Excessive

use of road salts, fertilizers, and pesticides and poor maintenance of some animal waste and septic systems can hurt groundwater quality.

Wildlife and Endangered Species

The Wisconsin DNR inventories endangered species and records data on their Natural Heritage Inventory website. The DNR has classified the following species as sensitive elements in the southwest corner of Dane County:

- Birds: Henslow's Sparrow (*Ammodramus Henslowii*)
Bell's Vireo (*Vireo Bellii*)
- Fish: Redside Dace (*Clinostomus Elongatus*)
- Plants: Roundstem Foxglove (*Agalinis Gattingeri*)
Pomme-de-Prairie (*Psoralea Esculenta*)
Purple Meadow-Parsnip (*Thaspium Trifoliatum Varflavum*)
Glade Mallow (*Napaea Dioica*)

In general, the Town's wetland and woodland features are important habitats for area wildlife. Careful planning to protect these natural areas will be used.

Woodlands

Currently, woodlots of varying size and quality are found in Perry. Stands of bur oak, white oak, and shagbark hickory occur on steeper slopes unsuitable for cultivation. On shadier slopes and valley bottoms, red and black oaks dominate, often interspersed with stands of black walnut. Today, two of Perry's best woodlots, a red oak-sugar maple woodlot and also a sugar maple-basswood-red elm woodlot, have been identified by the DNR Bureau of Endangered Resources as natural areas of local significance.

Many of the Town's woodlots are former oak savannas. They can be spotted by the presence of large open-crowned oaks surrounded by younger trees and brush that have taken over in the absence of fire or grazing. Savanna plants may still be found in the ground layer, primarily along the edges of woods and in woodland openings.

A unique plant community (known as pine relict) occurs on some sandstone cliffs in the Driftless Area, often on steep north or east-facing slopes. These small stands of white pine, maple, and sometimes red pine persist in cooler pockets as holdovers from Wisconsin's glacial times, when the climate was cooler and vegetation resembled that in our northern woodlands today. In Perry, a white pine and maple relict exists in the far northwest corner of the Town. Probably all of Perry's remaining scattered oak-hickory woods were at one time either grazed or logged. Woodlands most heavily disturbed contain mainly trees like cherry and box elder, and non-natives like black locust, and mulberry.

In 2000, 108 acres of Perry woodland were enrolled in the DNR Woodland Tax Law program and 988.7 acres were enrolled in the Managed Forest Law program. These programs provided tax incentives for landowners that oversee their woodlots in accordance with an approved management plan for the site. The total 1096.7 acres enrolled in the programs in 2000 accounted for 23% of the total woodland in the Town. All of the contracts in the Woodland Tax Law program have expired and the program was discontinued at the end of 2000. In 2005, woodlands totaling 1,174.7 acres in the Town of Perry are enrolled in the Managed Forest Law program.

Cliff Communities

As elsewhere in the Driftless Area, a number of open and shaded cliff communities occur in Perry Township. These areas can be as large as a tall vertical rock face and as small as a single rocky ledge. Cliff communities support plants that are adapted to cliff life and that are generally not found anywhere else. These plants – of which ferns are the most common example – thrive with very little soil by sending roots far into the rock in search of water and nutrients.

On open and unshaded cliffs, characteristic plants include sand cress, harebell, smooth cliff brake, rusty cliff fern, and blunt cliff fern. On shady, wooded cliffs, common plants are rock cress, wild columbine, slender cliff brake, and bulblet bladder-fern.

Little is presently known of cliff communities in Perry; however, one dry sandstone cliff supporting prairie and oaks in the far northwest corner of the Township and another shady cliff in the southwest have been surveyed. On a smaller scale, many properties throughout Perry have rocky ledges that provide a home for cliff plants.

Metallic/ Non-Metallic Mineral Resources

There are two active mineral extraction areas in the Town of Perry.

- A sand and gravel quarry located in the northern part of the town, east of State Highway 78, on Blue Valley Road.
- A sand and gravel quarry located in the central part of the town, on Dead End Road.

Cultural Resources Inventory

Historic Background and Resources

Perry's rich human history was described in 1994 in a comprehensive, extensively researched and illustrated publication entitled *The Historical Perry Norwegian Settlement*. (Copies can be obtained by writing the Perry Historical Center, 1057 Hwy. 78, Mount Horeb, WI 53572.) The book describes in detail the region's churches, schools, families; Perry's only hamlet, Daleyville, cheeses factories, and musical groups.

Early Postal Service:

"The first post office was established in 1850, on the old Territorial road, Section 31, and called Turkey Grove, S. C. Campbell being appointed Postmaster. Four or five years later, this office was moved to Moscow, Iowa Co. After the removal of that post office, some of the settlers took turns regularly in bringing the mail from Blue Mounds, it being distributed from the store of O. B. Dahle.

In 1857, Perry Post Office was established, with A Sanderson as Postmaster, who held the office until 1871, when the present incumbent O. B. Dahle was appointed Postmaster, the office now being in his store. In 1872, Forward Post Office was established, it being kept on Section 23 by C. Evanson, who keeps a store there, and is the only Postmaster this office has had."

History of Dane County, Western Historical Company, 1880

This landmark account of Perry's history mentions various historic pre-Civil War houses, a rock barn, and log cabins that still exist. Many other historic Township buildings have been preserved. The five rural schools once found here closed in the mid-1960s and were consolidated with the three school districts that exist today. Four of the five former school buildings were converted to private dwellings; the fifth now serves as the Perry Town Hall. Of the 22 cheese factories that once operated in the Township, all have closed, but 11 have been converted to private dwellings. In addition, many old barns are scattered throughout Perry. Besides continuing to be functional, many of these barns are acquiring historical value.

The Hauge Log church was built in 1852 by the pioneers that settled the area, and was the first public building in the Town. The church, for a short period of time, was used as the first school in the township and was the first school that taught English. Last used as a place of worship by its original Norwegian immigrant congregation in 1887, the Hauge Log church stood unused among the graves of its founders until 1927. It was restored through contributions and



Hauge Log Church

efforts of the local community as a monument to the pioneers that settled the Blue Mounds area. It has been preserved and maintained as a symbol of the character, hopes and aspirations of those pioneers.

The Hauge Log Church was officially designated a Dane County Historical Site in 1964 by the Dane County Historical Society on behalf of Dane County for its "historical significance to the community of this building and of the people who have cherished it". The Hauge Church site was nominated and accepted for the National Registry of Historic Places in 1974.

In 2001, the Town of Perry established the 34-acre Perry Hauge Log Church National Historic District. The District recognizes the unique character and setting of the Perry Hauge Log Church site, preserving a view in all directions including the imposing Blue Mounds to the north.

According to the Wisconsin State Historical Society, the Township contains nine known cemeteries and one archeological site. Locations of five of these nine cemeteries are well known; the remaining four may be smaller, unmarked burial grounds on private land. The fact that only one site of archeological significance is on record indicates only what has been reported to the Wisconsin State Historical Society. Early Native American presence in this area is also described in *The Historic Perry Norwegian Settlement*.

Historic Sites

Perry is the first town in Wisconsin to have a state certified historic preservation commission. The Town of Perry Historic Preservation Commission is in the process of conducting a detailed survey of town structures in cooperation with the Wisconsin State Historical Society. Beginning in the fall of 2005 and scheduled for completion in the summer of 2006, the survey will provide a complete inventory of all structures.

A hamlet study conducted in 2002 identified five structures in the Town that qualified as historic structures. These structures are:

- Perry Lutheran Church
- Berg Stone House in Daleyville
- Dahle Stone House
- Forward Store
- Perry Town Hall (formerly Forward Grade School)

Cemeteries

The four cemeteries located in the Town of Perry valued historical and cultural resources. These cemeteries are:

- Perry Lutheran Church Cemetery, located in Daleyville on Highway 78
- Hauge Log Church Cemetery, located on Highway Z
- Holy Redeemer Catholic Church Cemetery, located on Spring Valley Road, east of Highway 78,
- Hauge Church Cemetery, located on the south side of CTH A, between CTH H and Highway 78.

Archeological Resources

There are several sites of Indian remnants, cemeteries and other features of archaeological interest located in the Town of Perry. In the interest of protecting these resources, the locations of most of these sites are generally unknown.

Open Space and Recreational Resources

The Town is in the process of developing two Town parks; a one-acre park located in Daleyville, and the Hauge Historic District Park.

There are no County parks in the Town. However, Blue Mounds State Park and Brigham, Stewart, and Donald County Parks are located nearby and provide a variety of recreational opportunities.

Community Design

The community design of the Town of Perry centers on the rural character, scenic views, farmland, grasslands and woodlands. The hilltops and ridgelines that dominate the skyline and create unique vistas and views of the agricultural terrain create the character of Perry. The historical sites in the Town also help to define the identity of the community.

The policies included in this plan serve to protect these qualities and guide development in a manner protective of the rural character and best agricultural lands of the Town.

Agricultural Goals, Objectives and Policies

Goal 2-1: Continue to protect the Town's open spaces and agricultural areas.

Objective 1:

Preserve farmland in the Town for long-term farm use and maintain agriculture as an economic activity and way of life.

Policies and Programs:

- a. Establish a Purchase of Development Rights program to protect farmland similar in concept to the Town of Dunn program thereby allowing property owners options to recover their economic value without removing farmland from agricultural production.
- b. Support a countywide Transfer of Development Rights initiative as a way to protect the Town's agricultural and natural resource areas and allow for regional housing and growth.
- c. Maintain existing agriculture, recognizing those types of crops could change.
- d. Support organic agriculture and grazing practices that provide potential economically viable options for small farms. These options should be taken into consideration in any future Land Use Plan updates or revisions.

Objective 2:

Protect farm operations from incompatible adjacent land uses or activities that will adversely affect the long-term agricultural investment in land and improvements.

Policies and Programs:

- a. Limit overall non-farm development consistent with policies in the most recent version of the Land Use Plan adopted by the Town of Perry.
- b. Minimize disturbance of soils classified as “Choice” farm soils in the town’s Land Evaluation and Site Assessment system as described in the most recent adopted version of the Town of Perry Land Use Plan.
- c. Within density constraints of the Land Use Plan, require the clustering of rural residential development in order to preserve prime agricultural lands.
- d. Minimize the amount of farmland rezoned when considering rezoning of agricultural land to non-agricultural uses. Areas to be considered for rezoning should be:
 - (i) Land that is inaccessible to the farm machinery needed to produce and harvest agricultural products.
 - (ii) Land located such that there would be no possible conflict with the surrounding agricultural uses.
 - (iii) Land where development would not disturb or destroy any important natural or historic features, such as significant woodland areas, wetlands, oak savannas, steep slopes, historic archeological or building sites, etc.
 - (iv) Land that would not cut up a field or place the house in the middle of a field or other viewshed area.
 - (v) Land not classified as “choice” farmland under the most recent adopted version of the Perry Land Use Plan.

Goal 2-2: Protect Perry’s historical, archeological and cultural features.**Objective 1:**

Preserve historic farmsteads and properties that contribute to the Town’s history and aesthetic beauty.

Policies and Programs:

- a. Continue to identify buildings or sites of historic or scenic value and encourage their preservation through the Town’s existing Historic Preservation Ordinance.
- b. Encourage new developments or redevelopments to incorporate existing farm structures and/or buildings.
- c. Work with Dane County, the State Historical Society and private organizations to secure funds and other resources for preservation, rehabilitation and maintenance of identified historic structures.

Objective 2:

Maintain the rural community culture and character of the Town.

Policies and Programs:

- a. Protect scenic views in the Town
- b. Prohibit new development in areas of prime agricultural lands, important natural resource areas and environmental corridors.
- c. Encourage planned orderly development by requiring a full build-out plan for all homesites available under the most recent version of the Town of Perry Land Use Plan, when a parcel is divided.

- d. Prohibit new driveways on Rustic Roads if there is another access available.
- e. Promote “dark night skies” in the Town by monitoring lighting requirements and design patterns and considering a lighting ordinance.
- f. Encourage development designs and patterns that promote energy efficiency and conservation.
- g. Prohibit billboards and lighted signs in the Town.
- h. Support local festivals, picnics, farm tours, markets and other gatherings that celebrate the Town’s farming heritage and rural character.

Goal 2-3: Maintain the Town’s existing parks and recreation areas and look for opportunities to expand their resources.

Objective 1:

Explore opportunities to expand the Town’s existing park and recreation system.

Policies and Programs:

- a. Work with Dane County on planning for parks and recreation facilities.
- b. Promote and encourage the expansion of multi-use trails where appropriate, including bike routes and walking trails.
- c. Explore opportunities to promote a natural sanctuary in the Town that could act as a focal center for the Town’s environmental and cultural resources.

Natural Resource Goals, Objectives and Policies

Goal 2-4: Protect the Town’s natural resources.

Objective 1:

Increase the amount of protected open space in Perry by preserving large ecologically significant tracts of wooded areas, wetlands, habitat corridors and water resources.

Policies and Programs:

- a. Encourage the preservation and management of areas needed to support local wildlife.
- b. Support all levels of government in acquiring natural features for public use and protection consistent with the objectives and policies of the Town.
- c. Coordinate with neighboring municipalities to ensure important open space corridors, as designated on the Open Space Area Map, and other important natural resources areas are protected.
- d. Work with the Wisconsin Department of Natural Resources and the Natural Resources Board to designate the Town of Perry as part of a southwestern grassland management area, making lands in the town eligible for Wisconsin Stewardship Grant funding.

Objective 2:

Respect the capacity and quality of Perry’s wetland, surface and groundwater resources and strive to improve these resources.

Policies and Programs:

- a. Work with the Wisconsin Department of Natural Resources, Dane County and local farmers to restrict cattle access to streams and wet land areas.
- b. Work with other organizations and governmental agencies to identify disturbed or degraded streams and wetland areas that are important to water quality and support efforts to restore and improve such areas.
- c. Require strategies to address the potential impacts of development on water quality and quantity in Perry's streams, wetlands and groundwater aquifers. Such strategies could include buffers, setback and/or best management practices for erosion control and stormwater management.
- d. Work to maintain groundwater levels and quality within the Town by supporting efforts to identify and protect groundwater recharge areas in the Town.
- e. Encourage the development of streambank protection for all stream-banks, especially along Kittleson Valley Creek; a Dane County designated "priority stream" and the Syftsted Creek.

Objective 3:

Prohibit development in areas that possess valuable natural resource characteristics, such as floodplains, wetlands, viewsheds and wildlife habitats, prairie and woodland remnants and pine relics.

Policies and Programs:

- a. Identify land areas of concern to assure protection of wildlife habitats and prairie, woodland remnants and pine relic land areas.
- b. Require that agencies and bodies responsible for the location of public improvements such as highways, pipelines or power lines, recognize and not violate the intent of the Town's goals and policies for protecting natural resources.
- c. Define and identify significant viewsheds in the Town of Perry.
- d. Support organizations and individuals seeking to recreate and maintain hunting areas.

Goal 2-5: Provide for existing and future recreational needs of the Town.

ELEMENT 3: ECONOMIC DEVELOPMENT

s. 66.1001(2)(f) Wis. Stats.:

The Economic Development Element is defined as a compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The Element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The Element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The Element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The Element shall also identify county, regional and state economic development programs that apply to the local governmental unit.

Economic Base

As described in *Element 1: Issues and Opportunities*, the labor force of the Town of Perry is primarily employed outside of the Town. As in most rural communities in Wisconsin, Perry has shifted over the years from dependence on farming as a source of employment and income to an economy in which most residents commute to wage or salary jobs outside the Township. According to 2000 Census data on employment by occupation, over 60% of the Town labor force is employed in management or sales and office types of occupations.

As shown on the Employment Points map, there are very few businesses located in Perry. Of the thirteen businesses in the Town, all employ ten employees or less.

For the most part, residents travel to the nearby communities of Mount Horeb, Blue Mounds and Verona and the City of Madison for work.

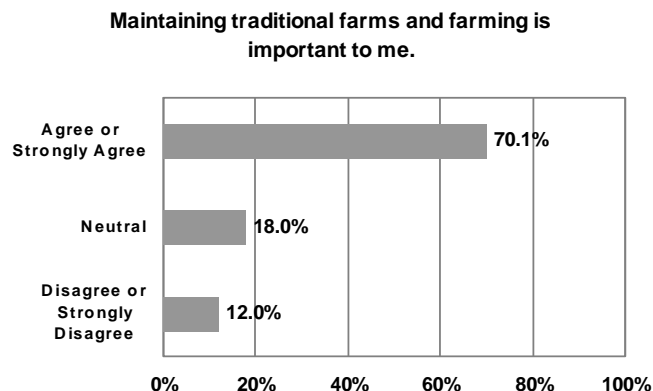
Types of Business Desired by Perry

Through public meetings and a survey, the Town of Perry has identified continuation of the agriculture base as the desired economic development focus. There is strong support for maintaining traditional farms and farming in Perry.

Early Dahleville:

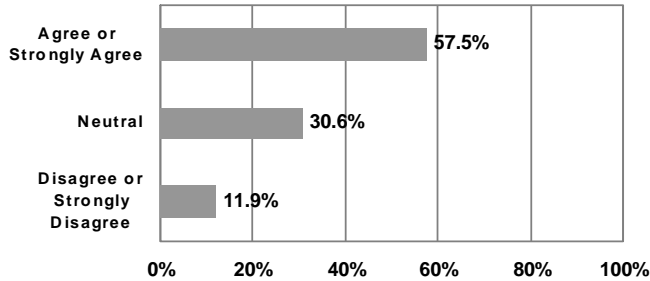
"The retail store of O. B. Dahle, which was opened by him in 1853, was the first store in town, and is situated on the southwest corner of Section 8. At this point there is quite a little hamlet, which is known in common parlance as Dahleville. There are two blacksmith-shops, a wagon-shop, a shoe-shop and a physician and surgeon established here, and in close proximity is situated the large, new Lutheran Church and a commodious frame schoolhouse."

Source: History of Dane County Wisconsin, 1880

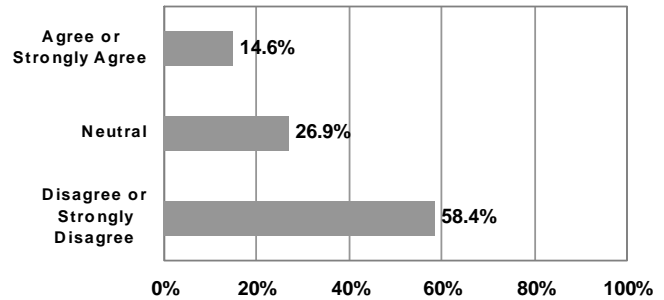


However, recognizing changes in the business of agriculture and the difficulties of maintaining self supporting agriculture operations, the Town desires to find new ways to strengthen the agricultural economy. Most survey respondents did not support encouraging large dairy or livestock farms in Perry. Support was greater for encouragement of small, sustainable organic agriculture operations to continue the agricultural traditions and character of the area.

I would like to see Perry encourage small sustainable, organic agriculture.

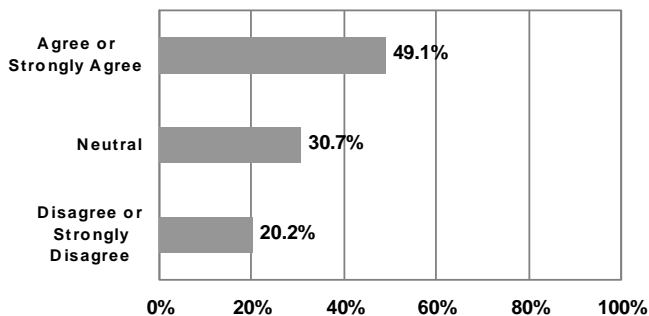


I would like to see Perry encourage large dairy/livestock farms.

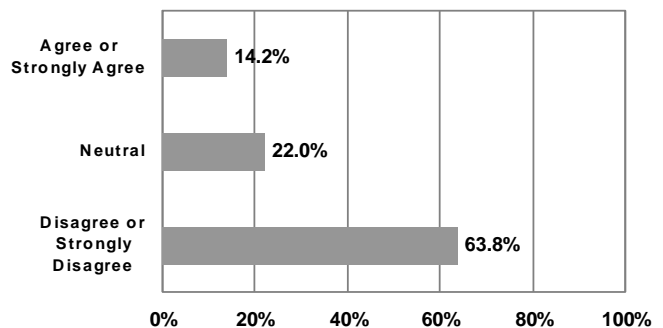


The Town desires limited economic development beyond agriculture, concentrating on small businesses. Survey responses show a preference for encouraging small businesses over large businesses, and mixed opinions on encouraging businesses at all. Examples of small businesses likely to be compatible with the rural character of Perry include low traffic home businesses, computer-related businesses, or small scale agriculture-related businesses. Artists and artisans and their related businesses are also viewed as complementary to the character of the Town.

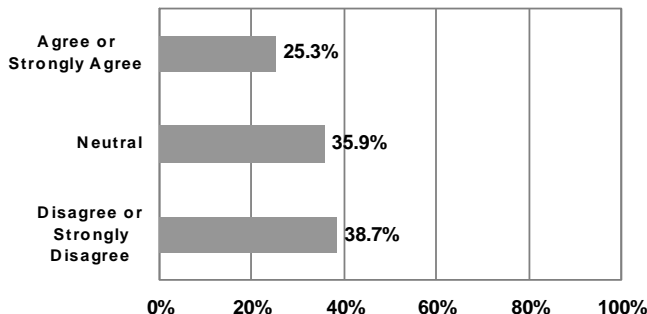
I would like to see Perry encourage small business.



I would like to see Perry encourage large business.



I think Perry should not encourage businesses.

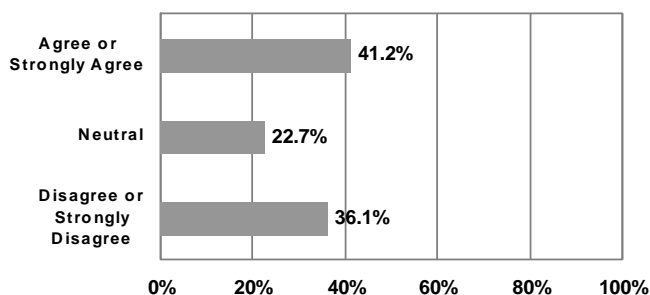


Tourism, particularly as related to historic preservation, is another area of potential economic development that is desired.

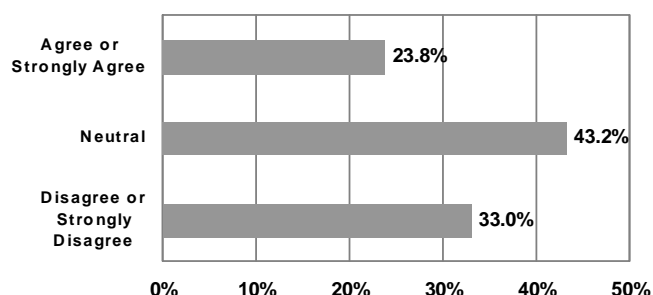
New business development is desired only without rezoning to commercial. Daleyville provides opportunities for new commercial development, envisioned as an ice cream shop, general store, coffee shop, or other small business offering convenient service to the local population. No new industrial development is desired.

Survey results showed a mixed opinion or no opinion for programs allowing transfer of development rights to concentrate development in some parts of the Town to protect existing agricultural lands and open space. There was also mixed opinion or no opinion on whether development rights should be transferred to Daleyville.

I support a program that allows areas of higher density development in some parts of the Town in order to protect existing open space and agricultural land on other areas.



I think that the town should encourage the transferring of building development rights from lands outside Daleyville to Daleyville.



Further development and discussion of the concept and impacts is necessary to determine the role such a program could play in Perry and Daleyville.

Strengths and Weaknesses for Economic Development

The natural resources of the town and transportation access to the large nearby population of the Madison area are assets in attracting and supporting alternative agriculture such as organic farming as those farmers may take advantage of off-farm sources of income and convenient markets for product. These same qualities, as well as the attractive natural setting, are also strengths for attracting home businesses allowing residents to enjoy an agricultural lifestyle while deriving income from a more stable source. Strengths for development of a larger artist and artisan community also include the existence of a small community of artists already in the town, allowing a concentration of art businesses attracting visitors from nearby population centers. Strengths for historic preservation tourism development include the historic sites identified in the town and the active community support for and interest in recording and preserving the historic assets of Perry.

Weaknesses in advancing an agricultural economy include the weaknesses in the agriculture industry and changes in the industry which discourage the small-scale farm characteristic to Perry. Additionally, the aging of the farming population makes agricultural development more difficult.

Environmentally Contaminated Sites

Currently, the Town is not aware of any environmentally contaminated sites.

Applicable Economic Development Programs

Tax Increment Financing (TIF): Recently made available to towns, TIF is a tool for financing local economic development projects. As outlined in Wis. Act 231, town governments may utilize TIF to encourage agricultural, forestry, manufacturing, or tourism projects within their jurisdictions. Details about the specific requirements of the law can be found at: <http://www.dor.state.wi.us/slf/tif.html>.

Dane County Community Development Block Grant Program: Funds eligible economic development projects in the areas of business counseling, education to small business owners, and loans, among other areas. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

Community-Based Economic Development Program (CBED): Provides assistance to local governments in the form of grants for incubator projects, economic development plans, and revolving loan programs. Funds are available through a competitive application process on an annual basis. (<http://commerce.wi.gov/CD/CD-bcf-cbed.html>)

Economic Development Goals, Objectives and Policies

Goal 3-1: To promote and preserve the economic well being of the Town in ways which protect Perry's farmland, natural features and character.

Objective1:

Protect lands that are best suited for agricultural use so that prime farmlands are preserved.

Policies and Programs:

- a. Protect choice farmlands by adopting, enforcing, and supporting regulations and programs aimed at protecting choice farmland.
- b. Develop a Purchase of Development Rights Program to preserve productive farmlands for the long term that uses private or public grant funds to purchase density unit development rights.
- c. Support and encourage the use of land trusts to protect agricultural and natural resources and historic areas in the Town.
- d. Encourage and support organic, sustainable and alternative farm practices.

Objective 2:

Limit commercial growth to appropriate areas that are consistent with the primary goal of protecting farmlands.

Policies and Programs:

- a. Limit new commercial enterprises to existing commercially zoned areas.
- b. Allow home offices and other low impact home occupations.
- c. Develop and promote the Perry's rural history and recreation-related sites to enhance the Town's rural character.
- d. Explore ways to encourage the development of appropriate retail businesses in Daleyville such as a coffee or ice cream shop, deli or small restaurant to serve both residents and visitors.
- e. Encourage and recognize local businesses by providing a link on the Town of Perry website.

Objective 3:

Protect and enhance Perry's scenic, environmental and historic character as an economic asset to the Town and the region.

Policies and programs:

- a. Focus economic development efforts on organic farming, farm-related businesses and home occupations.
- b. Ensure any new economic development provides for resident needs while respecting the Town's rural character.
- c. Consider economic development that is compatible with the rural and agricultural nature of the Town.
- d. Make historic preservation and tourism a fundamental economic development strategy of the community.
- e. Support the establishment of home occupations as defined by the Dane County Zoning Ordinance (10.01(25)) as long as the home business does not negatively impact neighbors and generate excessive traffic.

ELEMENT 4: TRANSPORTATION

s. 66.1001(2)(c) Wis. Stats.:

The Transportation Element is intended to be a compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, including highways, transit, transportation systems for persons with disabilities, bicycles, walking, railroads, air transportation, trucking and water transportation. The Element shall compare the local governmental unit's objectives, policies, goals and programs to state and regional transportation plans. The Element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the local governmental unit.

Existing Transportation Network

Access is an important factor in the growth and character of the Town of Perry. The existing roadway system connects the Town to employment and services of the region, supporting a labor force that is largely able to maintain the rural lifestyle and character of Perry while traveling beyond the Town for employment. At the same time, the limits on system access also contribute to holding new growth and development to levels below that of many of the region's towns.

Transportation facilities such as rail, transit and water transportation are not available in the town. The natural beauty and low traffic on the Town road system is attractive for bicycling and hiking, however specified bicycle trails or pedestrian trails are not designated.

Roadways

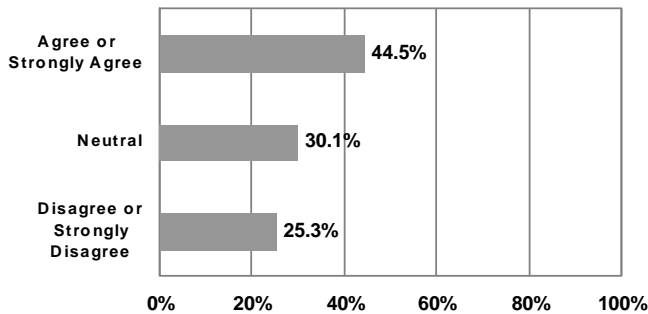
The primary roads in Perry are:

- **State Highway 78** – State Highway 78 runs north-south through the Town and passes through Daleyville.
- **County Highway A** - . County Road A cuts east west through the middle of the Town and passes through Forward. The section that runs southwest from Daleyville is classified as a principal arterial roadway.
- **County Road H** - County Road H is a north-south arterial road that intersects State Highway 78 in the north central part of the Township and again in the south central part of the township. The route is well traveled by commuters as a by-pass around Daleyville.
- **County Road JG** - County Highway JG runs north-south along the eastern edge of the Town.
- **County Road Z** - County Road Z generally runs from the northerly end of Daleyville to the Village of Blue Mounds in the northwest corner of Perry.

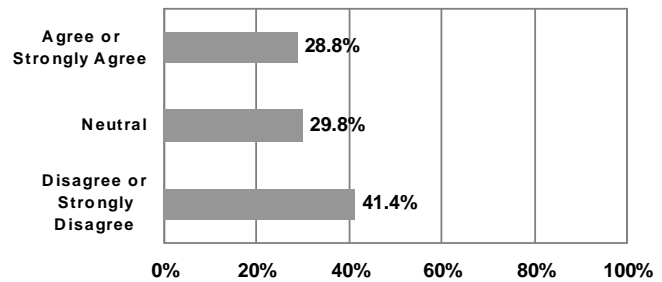
State Highway 78 is the primary roadway in Perry. Of primary concern is the traffic in Daleyville.

The Wisconsin Department of Transportation has scheduled reconstruction of State Highway 78 from Blanchardville to lower Dane County Highway H in the Town of Perry for 2009. According to survey results, 44.5 percent of town residents responding do not think Highway 78 should be relocated. Approximately 30 percent are neutral on the issue and 25 percent support relocation. While 29 percent support rerouting using county roads A and H, 41.4 percent oppose that option. Only 15.7 percent believe other routes should be considered.

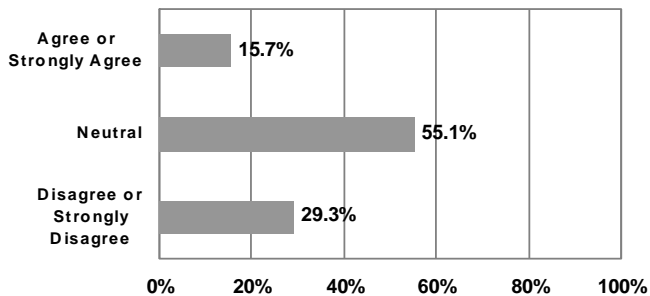
I think Highway 78 should not be relocated.



I think Highway 78 should be re-routed using County Roads "H" and "A".



I think alternate routes should be considered.



A citizen group called the *Highway 78 Improvement Committee* (consisting of residents in the Blanchardville area) is working to gain support for extending that reconstruction project to include the approximately 11 miles of Highway 78 from CTH 78 north to SH 18/151 near Mt. Horeb. The reasons the *Highway 78 Improvement Committee* presented to support this additional reconstruction are:

- To improve safety by straightening curves and improving grades; and
- To support the economies of small, rural communities which depend on Highway 78 for convenient and safe access to facilitate commuting to employment outside the area, recruiting new businesses to locate in the area, and creating tourism and recreation opportunities.

The *Highway 78 Improvement Committee* also suggested the possibility of realigning Highway 78 using the County Highway H corridor using the survey data as a basis of support for that position.

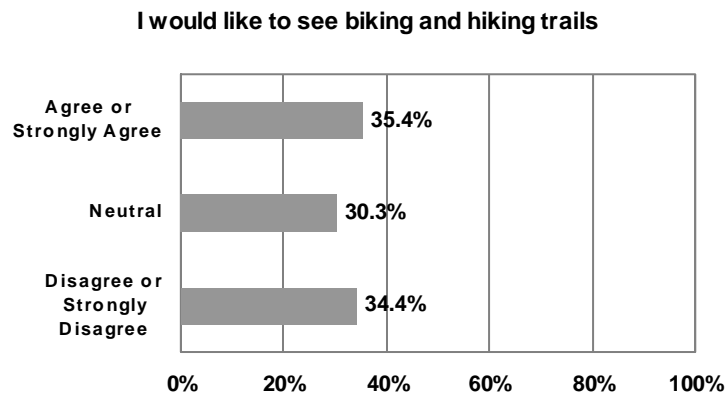
The Town of Perry Board supported the efforts of the *Highway 78 Improvement Committee* to accelerate the improvement of State Highway 78.

Bicycles and Pedestrians

The Town does not contain any specified bicycle trails, but roads on which bicycles are easily accommodated have been identified on the Bicycle Trails and Shoulder Elevations Map. Roads deemed most suitable for bicycle use are County Trunk Highways A, H, JG and Z, as well as State Highway 78 from the upper intersection with CTH A to the lower intersection with CTH H.

There are a few sidewalks in Daleyville. There are no designated trails for hiking.

Town residents surveyed were mixed on the issue of designating or developing biking and hiking trails, with an almost equal response in favor of more trails (35.4%) as opposing more trails (34.4%). Those who disagreed however, tended to strongly disagree.



Rail

The Town is not served by rail transport. The nearest rail service is provided by the Wisconsin & Southern Railroad which has rail lines from Madison west through Mazomanie and south through Stoughton.

Transit and Services for the Disabled

Because of its low population density, there are no transit services in the Town. Madison Metro in the City of Madison provides the closest public transportation services. Disabled and older adults residing in the Town of Perry have access to transportation services through the Dane County Department of Human Services, Adult Community Services Division.

Trucking and Water Transportation

Truck traffic utilizes the many highways that run through the Town. Because no significant bodies of water exist in the Town, water transportation is not available.

Airports

There is one small private landing strip in the Town. Cardinal Ridge Airport is located in the southeast corner of Perry. Small, private planes primarily use the landing strip. Another informal landing strip, or gravel road used as a landing strip, may also be located within the Town. Commercial air travel service is provided through Dane County Regional Airport located on the northeast side of Madison, approximately 35 miles from the Town of Perry.

Applicable State and Regional Plans

The Dane County Land Use and Transportation Plan (1997)

This countywide plan was developed to provide a framework for development, preservation, and transportation decisions in Dane County through the year 2020. While the plan focuses on the more urbanized areas of the County, rural area recommendations may be useful to provide guidance to the Town of Perry on the regional perspective.

Dane County Bicycle Plan (2000)

Recommends bicycle facility improvements for Dane County. The plan recommends a signed bicycle route on County Highway JG, which runs along the eastern edge of the Town of Perry.

2005-2009 Transportation Improvement Program (TIP)

The Madison Area Metropolitan Planning Organization (MPO) is responsible for preparing the region's three- to five-year Transportation Improvement Program (TIP). The TIP is the mechanism for listing projects for federal funding. No projects within the Town of Perry are included in the 2005-2009 TIP.

Wisconsin State Highway Plan

The 2004-2009 six year Highway Improvement Plan includes reconstruction of 5.37 miles of Highway 78, from Blanchardville to CTH H, from 2007 to 2009.

Translinks 21: A Multimodal Transportation Plan for Wisconsin

Translinks 21 is an intermodal passenger and freight transportation plan developed in 1995 which provides an overall plan for the state for the next 25 years.

Wisconsin Bicycle Transportation Plan 2020

This 1998 plan establishes policies incorporating bicycling into the current transportation system in an effort to improve conditions for bicycling in the state.

Transportation Goals, Objectives and Policies

Goal 4-1: To have a safe transportation system designed and maintained to protect the rural character of the Town and the Town's environmental, agricultural and historical resources.

Objective 1:

Ensure that any state highway reconstruction project takes into account the positive and negative impacts on the Town.

Policies and Programs:

- a. Prior to any improvement of State Highway 78, petition the Wisconsin Department of Transportation to conduct a detailed traffic study (traffic count) of State Highway 78, County Road "H" and County Road "A" to determine the potential benefits of re-routing traffic from the Daleyville area. The study should include on-street parking in Daleyville.
- b. If and when State Highway 78 is reconstructed, work with the state to assure that any reconstruction practice or rerouting will minimize the potential impacts to the existing landscape and to preserve existing farm practices, the Town's scenic views and vistas and the Town's environmental, agricultural and historical resources.

Objective 2:

Encourage and support the creation of alternative transportation options to the automobile that will enhance and/or support the Town's environmental, agricultural and historical resources.

Policies and Programs:

- a. Encourage and support Dane County in the creation of alternative transportation options beneficial to the Town.
- b. Encourage the establishment and development of trail corridors linking the Town's resources with the State and County Corridor planning process for biking, hiking and cross-country skiing. Based on the potential availability of grant programs, the Town should encourage the establishment and development of roadway bike trails that would link the Town's parks, scenic views, and sites of public interest. The use of easements on private lands to provide additional linkages should also be reviewed, encouraged, and implemented as seen appropriate.
- c. Establish guidelines for private airstrips. Look to other communities and the County for guidance in regulating airstrips.

Objective 3:

Maintain the scenic views and vistas of the existing road system

Policies and Programs:

- a. Ensure all transportation systems are designed and maintained to protect the Town's unique topography and rural character by pursuing efforts to maintain scenic views and vistas.
- b. Consider the development of a Scenic Easement Program along the Town highways and roads in areas where views and vistas may be impacted by development.

Objective 4:

Maintain and improve safety on Town roads.

Policies and Programs:

- a. Urge state and county planners to provide signage, turn lanes and/or rumble strips (intersections of State Highway 78 and County Road "H") where appropriate along state and county highways.
- b. Encourage the state and Dane County to create on-road bicycle facilities (e.g. paved shoulders) in conjunction with roadway reconstruction.
- c. Ensure rural roads are safe for everyone, including cyclists, motorists and farm machinery.
- d. Make efforts to minimize the number of driveways and other access points on state and county highways and town roads.
- e. Locate town road access points that are consistent with county and state road visual siting requirements for on-coming traffic.
- f. Encourage the development of a unified multi-use trail/transportation system in the Town (hiking, biking, and horse riding).
- g. Consider implementing Town road impact fees for new development projects that place a burden on or require the upgrading of Town roads.
- h. Clear brush from the roadside in high volume traffic areas so that farm equipment can safely pull off the side of the road.
- i. Encourage farmers to provide adequate warning signage and lighting on farm equipment when using public roads.
- j. Ensure that, when transportation facilities are upgraded, they do not inconvenience farmers or make it difficult for farmers to safely and conveniently move livestock or equipment.

ELEMENT 5: UTILITIES AND COMMUNITY FACILITIES

s. 66.1001(2)(d) Wis. Stats.:

A compilation of objectives, policies, goals, maps and programs to guide the future development of utilities and community facilities in the local governmental unit such as sanitary sewer service, storm water management, water supply, solid waste disposal, on-site wastewater treatment technologies, recycling facilities, parks, telecommunications facilities, power-generating plants and transmission lines, cemeteries, health care facilities, child care facilities and other public facilities, such as police, fire and rescue facilities, libraries, schools and other governmental facilities. The element shall describe the location, use and capacity of existing public utilities and community facilities that serve the local governmental unit, shall include an approximate timetable that forecasts the need in the local governmental unit to expand or rehabilitate existing utilities and facilities or to create new utilities and facilities and shall assess future needs for government services in the local governmental unit that are related to such utilities and facilities.

Existing Utilities and Community Facilities

Water Supply

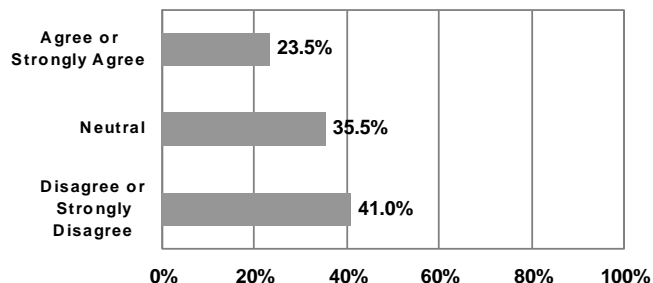
Residents of Perry receive their water from private wells. Currently, Perry does not offer municipal water service, and does not anticipate offering water service over the 20-year planning period.

On-Site Wastewater Treatment

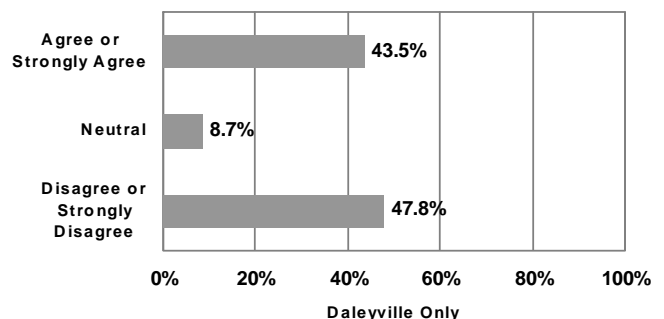
Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter systems. Because of the low population density in Perry, there is no municipal sewer service.

Septic systems in Daleyville have raised some concerns in the Town due to the existence of homes with holding tanks due to the lack of area to create drainfields for mound systems. The County considers holding tanks to be the least desirable form of septic systems. These concerns have spurred discussions of formation of a sanitary district over the past several years. Improved technology and resulting changes in codes regarding mound systems has allowed more Daleyville homes with holding tanks to convert to mound systems. There are approximately six holding tanks remaining in the Daleyville area. New technology also creates new options for a small-scale cluster system to serve homes with holding tanks rather than developing a sewer system. A common system would require the formation of a Sanitary District for management.

I would like the town to develop a plan for a sewer system in Daleyville.



I would like the town to develop a plan for a sewer system in Daleyville.



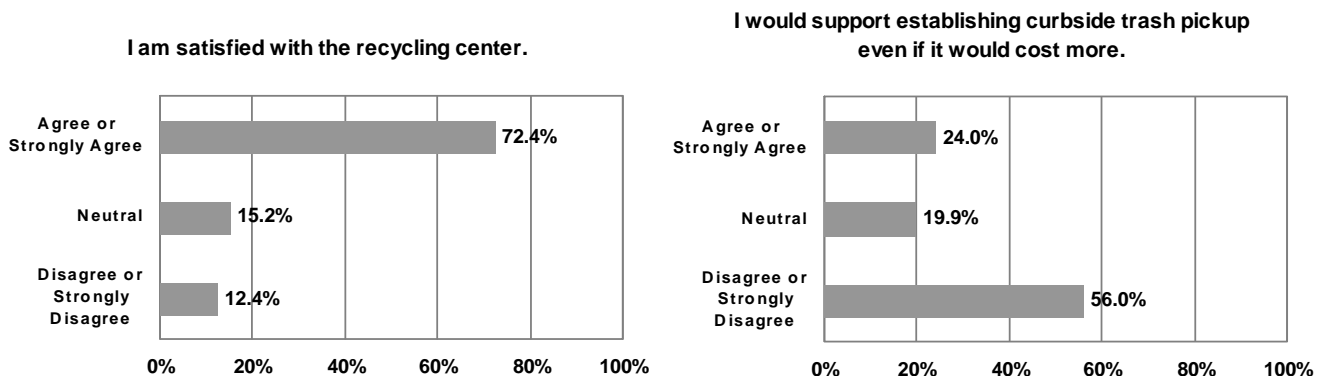
Although some limitations of existing septic systems in the Daleyville area are recognized, survey results do not show strong community support for developing a plan for a sewer system in Daleyville. Forty-one percent of all survey respondents did not support developing a sewer system plan and 35 percent were neutral on the subject. Only 23 percent responded in support of developing a sewer system plan. Responses from Daleyville residents were mixed, with 44 percent desiring a plan for a sewer system and 48 percent disagreeing. Sewer service is not expected in Perry within the 2005 to 2025 planning horizon.

Solid Waste Disposal/Recycling Facilities

Perry operates one waste disposal/recycling facility. The facility, located near Daleyville, provides for the disposal of non-recyclable waste materials and household separated recyclables. The facility is open on Saturdays only, from 8:00AM to noon. All residents of the township can deliver their waste materials at that time. The cost of managing the site and the removal of the collected materials is paid through the local property tax. A regional waste hauling company is contracted to provide the necessary containers for the collection and removal of the collected materials.

Recyclable materials are separated into newsprint; corrugated, magazines and other clean paper; containers (glass, metal and plastic); and steel materials. Large items are also accepted on a regular basis. There is an annual collection day for tires with a per tire charge. Hazardous materials are not accepted. Such materials may be delivered to the Dane County collection center in Madison.

Survey results indicate satisfaction with the recycling center services provided in Perry, and little interest in expanding services to include curbside trash pickup.



Stormwater Management

The Town of Perry follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.

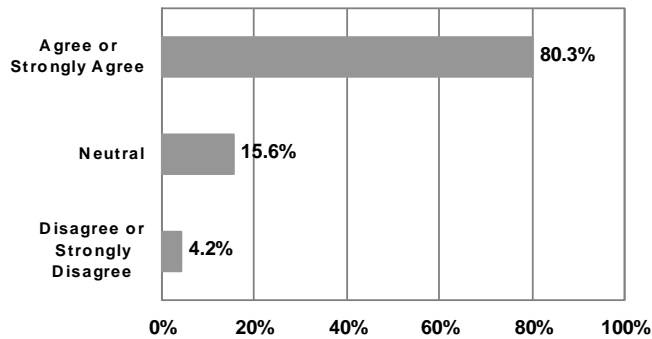
Town Hall and Garage

The Perry Town Hall is located at 10084 County Highway A. The Town Hall is the former Forward Elementary School House. After the school was closed, Perry acquired the property for use as the meeting place for all Town Board and committee meetings. The Town Hall also serves as the only place for voting during elections

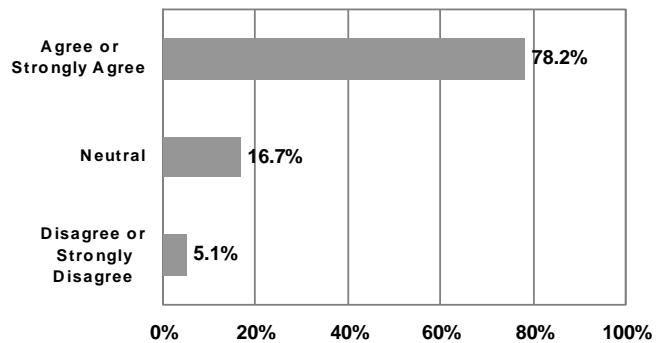
The Town Garage is located at 1386 State Highway 78. The site houses road equipment and is the salt/sand storage facility. Perry provides town residents salt/sand for use on their private driveways at no cost.

Perry residents responded favorably to survey questions regarding snow plowing and road maintenance provided by the town. Over 80 percent reported satisfaction with snow plowing services and 78 percent expressed satisfaction with road maintenance. Fifty-six percent reported satisfaction with the town government, with 26 percent neutral and 17 percent not satisfied.

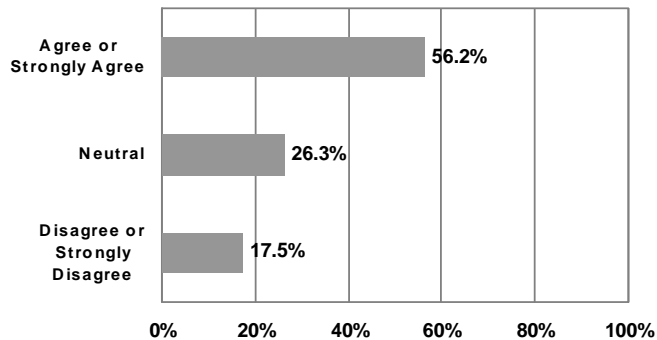
I am satisfied with the snow plowing.



I am satisfied with Road Maintenance.

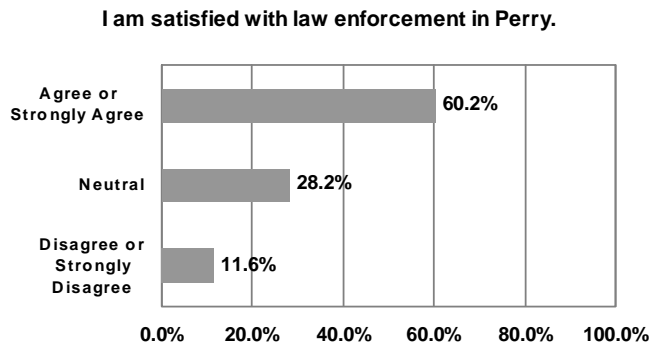


I am satisfied with the Town Government.



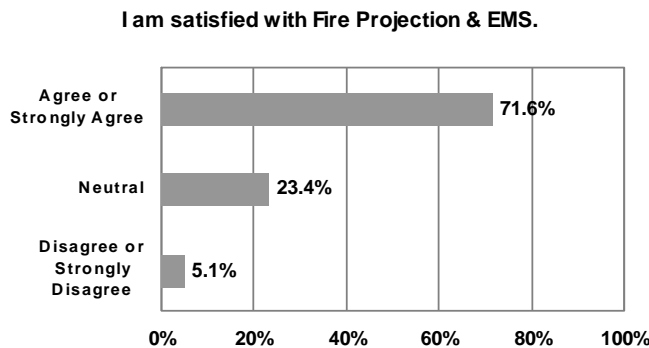
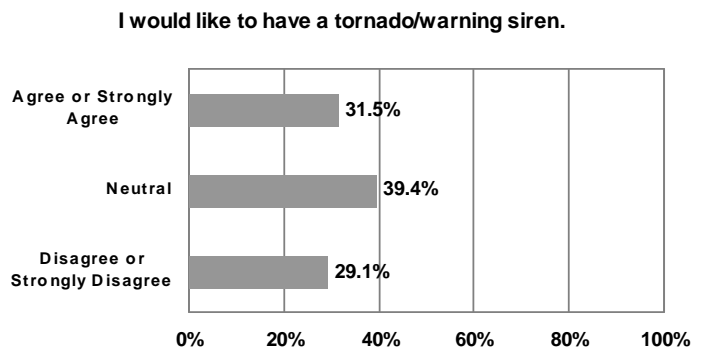
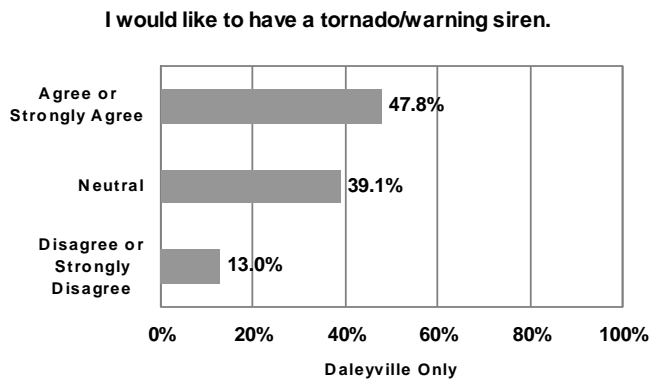
Law Enforcement

The Dane County Sheriff's Department provides law enforcement in the Town of Perry. This law enforcement service is adequate to meet the needs of the Town. Perry is located within the West Dane County Sheriff District, with the patrol officer serving the Town of Perry stationed at a dispatch office at Old Sauk Road and Pioneer Road in the Town of Middleton. Sixty percent of survey respondents reported satisfaction with law enforcement in Perry, 28 percent were neutral and 12 percent not satisfied.



Fire Protection and Emergency Medical Service

The Mount Horeb Fire District serves the northern half of the Town, while the Blanchardville and New Glarus Fire Districts serve the southern portion. This service is adequate to meet the needs of the Town. Most residents of Perry are comfortable with the fire protection and EMS service offered, with 72 percent of survey respondents reporting satisfaction and 23 percent neutral.



Only five percent responded that they were not satisfied. Almost one-third of town residents, and almost half of Daleyville residents would like Perry to have a tornado warning siren system. Twenty-nine percent of town residents and 13 percent of Daleyville residents disagree.

Cemeteries

There are four cemeteries located in the Town of Perry.

- Perry Lutheran Church Cemetery, located in Daleyville on Highway 78
- Hauge Log Church Cemetery, located on Highway Z
- Holy Redeemer Catholic Church Cemetery, located on Spring Valley Road, east of Highway 78,
- Hauge Church Cemetery, located on the south side of CTH A, between CTH H and Highway 78.

Libraries

As is typical in unincorporated areas, no libraries exist in Perry. However, Perry residents have adequate access with libraries nearby in Mount Horeb, Belleville and Blanchardville.

Schools

No schools are located in the Town of Perry. Most of the Town of Perry is within the Mount Horeb Area School District. Currently all schools in this district are located in Mount Horeb. The Mount Horeb schools have adequate capacity at this time but are beginning preliminary discussions of additional space needs due to anticipated future growth in the Mount Horeb area. The southeastern edge of Perry is in the New Glarus School District and the southwestern edge is included in the Pecatonica Area School District.

Parks and Recreational Facilities

The Hauge Historic District Park and Ranum Park, a one-acre park in Daleyville, are currently under development. There are no County parks or recreational trails located in Perry. Nearby County parks such as Donald Park in the Town of Springdale, Stewart Park in the Mount Horeb area, and Brigham Park northeast of Blue Mounds provide recreational opportunities for Perry residents. Perry is also served by nearby State parks including Blue Mounds, New Glarus Woods, Belmont, Yellowstone Lake and Governor Dodge, as well as the Military Ridge State Park Trail.

When asked about biking and hiking trails, 35 percent of survey respondents agreed that they would like to see biking and hiking trails in Perry, and 34 percent disagreed. Thirty percent of respondents were neutral on the subject of trails.

Health Care Facilities

There are no health care facilities located in Perry. The nearest hospitals are located in Madison and Dodgeville. A clinic, an assisted living center, and a nursing home are located in Mount Horeb. These facilities appear sufficient to serve Town residents.

ChildCare Facilities

Currently, there are no childcare centers in the Town of Perry. Small, in-home childcare services may exist from time to time.

Telecommunications Facilities

There are currently no telecommunication towers located in Perry. As wireless communication continues to grow, Perry will need to address the issue of location and construction of telecommunication towers within the next twenty years.

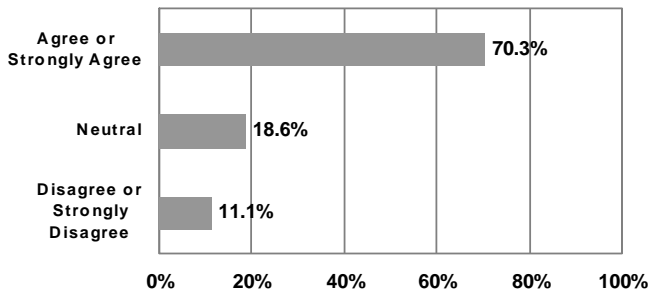
Electrical Generating Facilities

There are no electrical generating facilities in Perry. The Town of Perry is served by Alliant Energy/Wisconsin Power & Light. It is anticipated that as the costs of alternate electrical generation (wind, solar, etc.) decrease, these facilities may be viable on private properties.

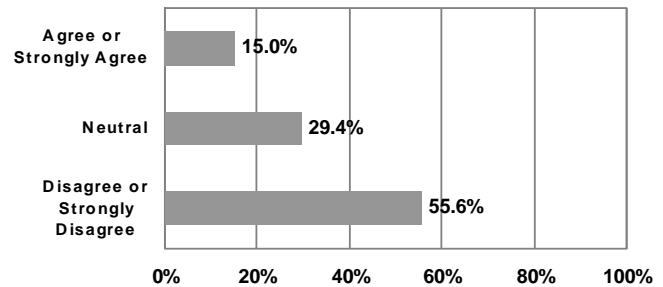
Forecasted needs for utilities and community facilities

Town residents do not anticipate a need an expansion of utility or community facility capacity over the next twenty years. Due to the age and level of repair of the Town Hall, it is anticipated that that facility will be improved in the future. Response to survey questions regarding the location of the Town Hall showed preference for keeping the existing Town Hall over constructing a new Town Hall at the existing Town Garage location.

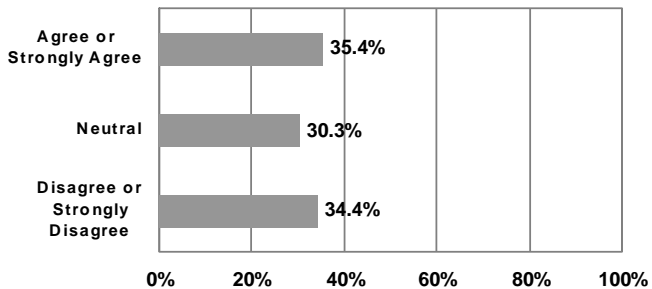
**I would like to keep the existing Town Hall
(the former Forward Grade School).**



**I think the Town should construct a new Town Hall at
the existing Town Garage.**



I would like to see biking and hiking trails



Utilities and Community Facilities Goals, Objectives and Policies

Goal 5-1: Provide needed utilities and infrastructure while protecting the rural character and environmental, historic and visual assets of the Town of Perry.

Objective 1:

Maintain and improve existing facilities for long term use.

Policies and Programs:

- a. Work with the County Sanitarian to educate landowners on the management and maintenance of private septic systems.
- b. Preserve the existing Town Hall as a historic site and make the appropriate repairs and maintenance to preserve the structure for the Town's long term use.
- c. Continue to use and improve the existing town garage for long-term use.
- d. Continue to use and improve the existing town recycling center for long-term use and consider expanding the hours of operation of the facility to include the potential of the site being open for at least one additional weekday.
- e. Continue to develop and maintain the existing Town parks for the recreational benefit of the Town residents.

Objective 2:

Protect the quality of drinking water in Perry.

Policies and Programs:

- a. Encourage well testing as a means of protecting drinking water supplies for private well uses.
- b. Encourage stormwater management strategies that will protect ground and drinking water supplies.

Objective 3:

Ensure that new utilities are provided in a manner protective of Perry's character and assets.

Policies and Programs:

- a. Establish guidelines for the siting of telecommunications towers in the Town, augmenting the County ordinance, to assure that such structures comply with the objectives of protecting the Town's views and vistas.
- b. Ensure that any new development bears the capital costs necessitated by that development.
- c. Guide new growth to areas that are most efficiently served with utilities and away from areas with limited suitability for on site sewer.
- d. Establish guidelines for the location of any wind electrical generating structures in the Town to assure that such structures comply with the objectives of protecting the Town's views and vistas.

Objective 4:

Develop a strategy for the improvement or expansion of Perry's infrastructure to assure stability of the existing tax base in the Daleyville area.

Policies and Programs:

- a. Subject to available funding, consider conducting a study to identify viable economic options to replace or improve the septic systems in Daleyville. Any such study should include the potential expansion or development of Daleyville, including appropriate commercial enterprises.
- b. Encourage local telephone/internet access providers to include DSL Internet service.

Objective 5:

Maintain adequate health and safety services for residents of Perry.

Policies and Programs:

- a. Continue to rely on services provided in nearby communities for health care needs.
- b. Maintain the existing relationship with Mount Horeb, Blanchardville and New Glarus Fire Districts for provision of fire and EMS services.
- c. Continue to rely on the Dane County Sheriff's Department for law enforcement services.
- d. Work with the Dane County Department of Emergency Management to establish a tornado warning system in Daleyville.

ELEMENT 6: HOUSING

s. 66.1001(2)(b) Wis. Stats.:

A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local government unit. Specifically the housing element shall assess the age, structural, value, and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain and rehabilitate the local governmental unit's existing housing stock.

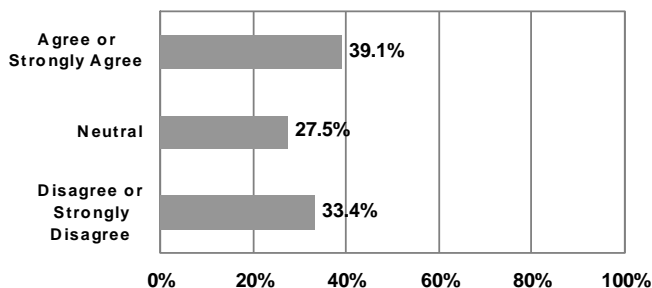
Existing Housing Conditions

Housing Stock Characteristics

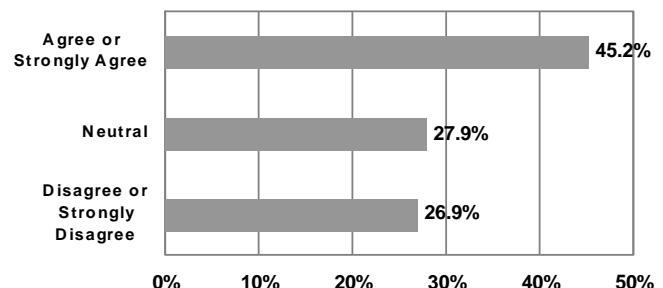
Census data shows that the number of housing units in the Town of Perry increased from 209 units in 1980 to 263 units in 2000, an increase of 26 percent. Building permit data from 2000 to 2004 indicates that Perry has added another 28 units during that period, an 11 percent increase, bringing the total to 291. Dane County experienced a 43 percent increase in the number of housing units from 1980 to 2000, and a 13 percent increase from 2000 to 2004, with the bulk of increases occurring in villages and cities.

Survey responses to questions regarding the rate of housing growth show mixed views on how quickly Perry should be growing, with few feeling growth should accelerate. While 39 percent agreed with the statement "growth has been about right", 45 percent agreed with the statement "growth has been too rapid". Only 13 percent agreed with the statement "growth has been too slow".

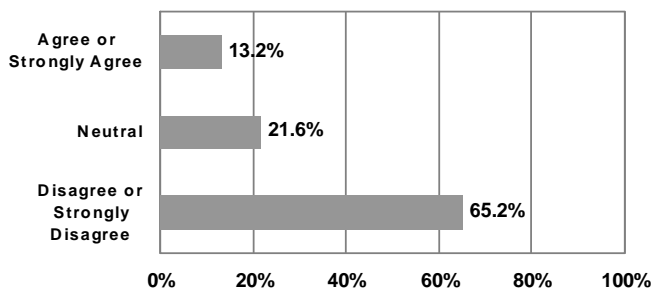
I think growth is about right.



I think housing growth has been too rapid in Perry.



I think housing growth has been too slow in Perry.



Housing Units 1980-2005						
	1980	1990	2000	2004*	%Change 1980-2000	%Change 2000-2004
Town of Perry	209	224	263	291	26%	11%
Dane County	126,275	147,851	180,398	204,087	43%	13%

Source: U.S. Census and Dane County Community Analysis and Planning Division

*Census plus building permit data

In 2000, Perry had a vacancy rate of 3.8 percent. According to the 2000 census, seasonal, recreational or occasional use housing accounted for 1.1 percent of that vacancy rate.

Overwhelmingly, the housing stock in the Town of Perry is dominated by single-family homes. According to the 2000 census, almost 94 percent of the housing units in Perry are single family, detached structures. Two-family structures accounted for two percent of the units, and four percent were mobile homes. All residential permits issued by Perry from 2000 through 2004 have been for single family housing. The Town of Perry Land Use Plan prohibits multi-family housing, and the land use plan and Mobile Home Ordinance prohibit new mobile homes outside of a mobile home park. Therefore, it is anticipated that there will be no new mobile homes or multi-family houses in the next 20 years, and the percentage of single family homes will increase over time.

In 2000, approximately 89 percent of the housing units in Perry were owner-occupied.

Housing Stock Condition

At the time of the 2000 census, more than half of the houses in Perry were built before 1939. Since most of the housing stock in Perry is more than sixty years old, many homes will need repairs and upgrading in the coming years.

Age of Town of Perry Housing as a Percentage of 2000 Housing Stock		
Year Constructed	Age in 2000	% of Total Perry Housing Stock
1995 – March 2000	5 years or less	14.0%
1990 – 1994	6 to 10 years	3.7%
1980 – 1989	11 to 20 years	7.8%
1970 – 1979	21 to 30 years	5.2%
1960 – 1969	31 to 40 years	4.8%
1940 – 1959	41 to 60 years	6.3%
1939 or earlier	61 years or more	58.1%

Source: U.S. Census

The 2000 census reported a median home value in Perry of \$117,500. This compares to a median value of \$158,000 in the Town of Primrose, \$171,900 in the Town of Blue Mounds, and \$146,900 for Dane County.

Projected Housing Needs

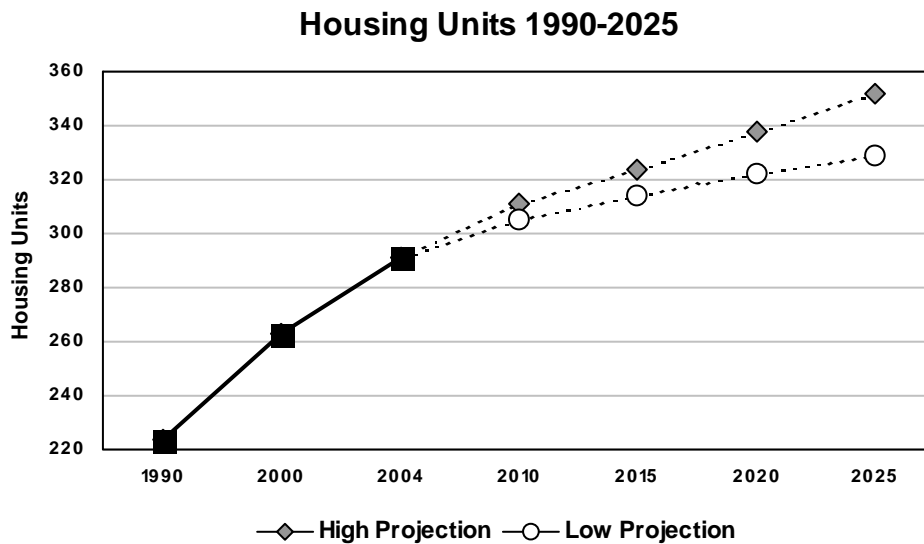
Future housing needs are projected based on the population forecasts from Element 1, the forecast household size from Element 1, and the predicted vacancy rate. Household size is expected to decline modestly and level off, and the vacancy rate is forecast to remain at the year 2000 rate of 3.8 percent.

Based on these forecasts, the expected housing demand in the Town of Perry is between 305 and 311 units in 2010, between 314 and 324 units in 2015, between 322 and 338 units in 2020, and between 329 and 352 units in 2025. The 2000 census recorded 263 housing units in Perry. Based on subsequent building permit data, Dane County Community Analysis and Planning estimates a total of 291 units in Perry in 2004.

Housing Units 1990-2025		
Year	Low	High
1990*	224	224
2000*	263	263
2004**	291	291
2010	305	311
2015	314	324
2020	322	338
2025	329	352

*Source: US Census

**Source: Dane County Planning and Development, Community Analysis and Planning Division



Housing Programs

Rural Development- USDA: A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover support for rental housing development, direct and guaranteed mortgage loans for homebuyers, and support for self-help and cooperative housing development.

(<http://www.rurdev.usda.gov/wi/index.htm>)

Wisconsin Housing and Economic Development Authority (WHEDA): Provides mortgages financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market.

(<http://www.wheda.com/index.asp>)

Community Development Block Grant Program: Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds is available annually for eligible projects. (<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

Project Home: Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers.

(<http://www.projecthomewi.org/>)

Housing Goals, Objectives and Policies

Goal 6-1: To encourage safe and affordable housing that meets the needs of the community, while preserving Perry's assets.

Objective 1:

Maintain and enhance the supply of housing in the Town of Perry.

Programs and Policies:

- a. Encourage investment in existing housing units
- b. Support programs such as the Division of Community Development to provide essential home rehabilitation and necessary improvements for dwelling units occupied by low-income homeowners (see www.commerce.state.wi.us/)

Objective 2:

Promote housing that is consistent with the rural character of the community.

Programs and Policies:

- a. Support regional county-wide programs that strive to protect rural areas, farmlands and natural resources by directing growth to urban areas where people will live closer to existing services, transportation networks and conveniences.
- b. Provide for orderly growth and development by limiting residential development to locations that are best suited to preserving rural character and sustaining farm operations.
- c. Guide residential development to those areas not containing productive soils and that can support a private septic system.
- d. Encourage the amendment of the Land Use Plan to prevent the visual predominance of dwellings over the surrounding landscape.
- e. Locate all new roads or utility transmission lines in a manner that does not impact on productive farmland, other natural, cultural or historical resources or any views and vistas.
- f. Develop educational materials encouraging new builders to plan structures that are sensitive to the rural character.
- g. Develop and implement a dark sky ordinance.
- h. Only allow development that is adequately designed with respect to topographical and drainage conditions of the proposed area.
- i. Update the land division ordinance and continue to work with Dane County on zoning and other regulatory issues to ensure new housing units maintain the Town's existing character.
- j. Minimize the impact to the town's rural character by not placing residences in open fields; locate residences adjacent to tree lines and field edges; preserve existing agricultural structures, such as barns and silos, when possible.
- k. Within the density limitation of the Land Use Plan, encourage the clustering of rural residential development on individual parcels to preserve prime agricultural lands.
- l. Vigorously enforce the provisions of the Town of Perry Land Use Plan.

Objective 3:

Promote the preservation of historic homes and sites in Perry.

Programs and Policies:

- a. Work with the Town of Perry Historic Preservation Commission and regional historic preservation organizations to appropriately recognize historic sites.
- b. Work with the Town of Perry Historic Preservation Commission and regional historic preservation organizations to promote the rehabilitation of historic homes and sites.

ELEMENT 7: LAND USE

s. 66.1001(2)(h) Wis. Stats.:

The Land Use Element is a compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. The Element shall contain a listing of the amount, type, intensity and net density of existing uses of land in the local governmental unit, such as agricultural, residential, commercial, industrial and other public and private uses. The Element shall analyze trends in the supply, demand, and price of land, opportunities for redevelopment and existing and potential land use conflicts. The Element shall contain projections, based on the background information specified in par.(a), for 20 years in 5-year increments, of future residential, agricultural, commercial and industrial land uses including the assumptions of net densities or other spatial assumptions upon which the projections are based. The Element shall also include a series of maps that shows current land uses and future land uses that indicate productive agricultural soils, natural limitations for building site development, floodplains, wetlands and other environmentally sensitive lands, the boundaries of areas to which services of public utilities and community facilities, as those terms are used in par. (d), will be provided in the future consistent with the timetable describe in par. (d), and the general location of future land uses by net density or other classifications.

Town of Perry Land Use Plan

The most current Town of Perry Land Use Plan, as adopted by the Town Board, is incorporated by reference into the land use element of this Comprehensive Plan. The policies of the Land Use Plan, including guidelines and requirements for changing land use, are adopted as policies of the Comprehensive Plan.

Existing and Forecasted Land Use

Existing Land Use

The land use inventory conducted by the Dane County RPC in 2000 showed the following land uses in the Town of Perry:

Agriculture and Undeveloped lands: Cropland/Pasture is the dominant land use in the Town of Perry. Almost 14,734 acres of the Town's land (64%) was found to be cropland or pasture in 2000. Woodlands were identified on 4,747 acres (21%). Other open lands accounted for 2,778 acres, for a total of 22,261 acres of agricultural or undeveloped lands making up 96 percent of Perry's land area.

Residential: The Town continues to be sparsely populated, with only 164 acres (0.7%) of the Town's land occupied by residential use in 2000. Single-family residential is the prevalent housing type.

Commercial: Commercial uses play a very small part of the Town's total land use. Only one acre of commercial use was identified in the Town in the 2000 inventory. At this time the uses in commercially zoned areas include a truck parts store, a landscaping business and a heating and ventilation business.

Industrial: The inventory identified 11.4 acres of land in the Town are used for industrial purposes. Currently there is no industrially zoned land and there are no industrial uses in Perry.

Other Public Uses: The predominant public use is transportation infrastructure, which consumes 613 acres (almost 3%) of the Town. Roadways account for the bulk of this land use. Outdoor recreation accounts for 11.5 acres (.05%) of Perry's land use.

Perry Land Use: 2000		
Land Use	Number of Acres	Percent
Residential	164.0***	.7%
Industrial	11.4	.05%
Transportation	613.8	2.7%
Communication/Utilities	3.8	.02%
Commercial-Retail	0.5	0.0%
Commercial-Services	.3	0.0%
Institutional and Government	8.0	.03%
Outdoor Recreation	11.5	.05%
Total Developed Area	813.3	3.5%
Woodlands	4,746.5	20.6%
Other Open Lands	2,778.0	12.0%
Vacant, Unused Land	1.4	.01%
Water	1.4	.01%
Cropland/Pasture	14,733.8	63.9%
Total Agriculture & Undeveloped	22,261.1	96.5%
Total Area	23,074.4	100%

***Dane County Regional Planning Commission adjusted how they calculated residential acreage in 2000. In previous years, entire parcel acreage was used rather than only the building site acreage.

Source: Dane County Regional Planning Commission, 2002

Land Use Trends

The land use pattern in Perry has stayed much the same over the past thirty years. A small increase in residential and transportation has occurred, as well as increases in woodlands and open lands. The number of residential acres identified in the 2000 Land Use Survey and shown in the table below, is substantially lower than previous surveys due to a change in methodology. In 2000, only the building site of a residence was considered residential acreage, while in previous years the entire parcel containing a residence was considered residential acreage. Thus, although the number of housing units in the Town of Perry increased by 17.4 percent from 1990 to 2000, residential acreage decreased by 57 percent. If the residential acreage under the 1990 definition increased by the same proportion as the housing units from 1990 to 2000, the residential acreage in 2000 would have been approximately 447 acres or 1.9 percent of the total land area.

Perry Land Use Trends, 1970-2000								
Land Use	1970		1980		1990		2000**	
	Number of Acres	Percent	Number of Acres	Percent	Number of Acres	Percent	Number of Acres	Percent
Residential	357.3	1.6%	367.0	1.6%	380.7	1.7%	164.0	.7%
Industrial	0.0	0%	21.2	0.1%	11.8	0.1%	11.4	.05%
Transportation	455.5	2.0%	455.3	2.0%	613.5	2.7%	613.8	2.7%
Communication/Utilities	0.7	0%	0.0	0%	3.0	0%	3.8	.02%
Commercial-Retail	0.6	0%	0.9	0%	5.8	0%	0.5	0.0%
Commercial-Services	0.2	0%	1.2	0%	0.3	0%	0.3	0.0%
Institutional and Government	21.1	0.1%	8.1	0%	19.5	0.1%	8.0	.03%
Outdoor Recreation	0.0	0%	0	0%	8.7	0%	11.5	.05%
Total Developed Area	835.4	3.6%	853.7	3.7%	1,043.3	4.5%	813.3	3.5%
Woodlands	NA	NA	3,510.6	15.3%	3,750.0	16.3%	4,746.5	20.6%
Other Open Lands	NA	NA	0.0	0%	921.6	4%	2,778.0	12.0%
Vacant, Unused Land	NA	NA	0.0	0%	0.2	0%	1.4	.01%
Water	8	0%	1.8	0%	1.8	0%	1.4	.01%
Cropland/Pasture	NA	NA	18,626.5	81.0%	17,276.1	75.2%	14,733.8	63.9%
Total Agriculture & Undeveloped	22,157.3	96.4%	22,138.9	96.3%	21,949.7	95.5%	22,261.1	96.5%
Total Area	22,992.7	100%	22,992.6	100%	22,993.0	100%	23,074.4	100%

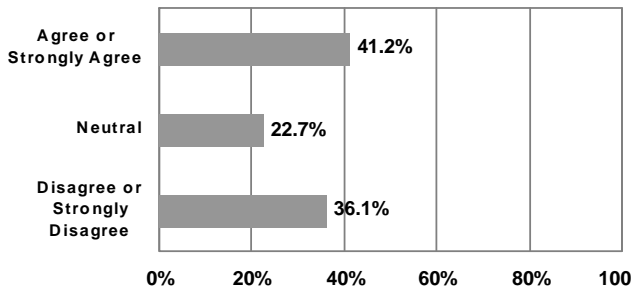
Source: Dane County Regional Planning Commission totals vary due to rounding.

**In 2000, DCRPC changed the definition of residential acreage to include only the building site of residences. In previous years the entire parcel containing a residence was considered residential acreage. Total area varies from previous years due to measuring techniques.

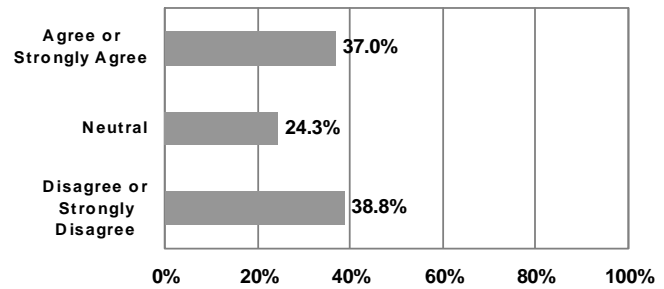
Planned Land Use

The goals, policies and criteria established in the Town of Perry Land Use Plan support continuation of the predominance of agriculture in the town. Potential land divisions are reviewed for consistency with goals and policies of the plan, and evaluated by criteria protective of agriculture and the natural features of the land. The Town of Perry has adopted a density policy which preserves and protects farmland and the rural environment by establishing a density limit of one dwelling unit per 35 acres of contiguous land owned as of August 22, 1979. Zoning changes must also be consistent with the goals and policies of the Land Use Plan, and a list of mandatory criteria established in the Land Use Plan. These criteria preserve the most productive soils for agricultural production and limit use of Agriculture Districts primarily to agricultural production and dwelling units serving as homes for owners and employees of the farm. No industrial uses are planned, and commercial uses are limited and planned only for areas with access to a State or County highway. Residential District zoning is planned only for the platted area of Daleyville or within a Limited Service Area if the Town creates one. Rural Homes zoning districts have a minimum parcel size of 2 acres, and parcels are allowed to exceed two acres only with justification. No multi-family housing is planned.

I support a program that allows areas of higher density development in some parts of the Town in order to protect existing open space and agricultural land on other areas.



I support a higher acreage per density unit (more than 35 acres).



With no industrial development and little commercial development growth planned, land use in the Town of Perry is expected to be similar in 2025 to land use today, with the exception of additional residential lots. These residential lots may be disbursed throughout the township, primarily established through the use of density units as specified in the 1:35 density policy. Although the plan cannot specify future location of these new residential lots, agricultural preservation policies do allow for residential and other limited uses in agricultural preservation districts, subject to the provisions of the Density Policy, Land Use Plan, and Comprehensive Plan as adopted by the Town of Perry.

Projected Land Use Demand

In keeping with the goals and policies of the Town of Perry Land Use Plan, no industrial land use demand is expected over the twenty- year planning period. New commercial land demand is forecasted to be minimal. The projected residential land use demand, based on the forecasts for population and housing needs made in Element 2 and Element 6, is shown in the table below. Land demand of two acres per dwelling unit is assumed, based on the minimum and desired rural home lot size under the Land Use Plan.

Projected Residential Land Use Demand								
	2004- 2010		2004- 2015		2204- 2020		2004- 2025	
	low	high	low	high	low	high	low	high
Additional dwellings demanded	14	20	23	33	31	47	38	61
Additional residential acres demanded	28	40	46	66	62	94	76	122

The projected residential dwellings are expected to be located primarily on lots created through implementation of the one density unit per 35 acres density policy, allowing development of residences on agricultural land. Therefore, it is projected that as residential land use increases, agricultural land use will decrease accordingly.

Future commercial uses are expected to be limited and small scale, consistent with existing commercial uses, adding an estimated one-half to two acres every five years. Although some of the commercial development may be in areas not previously used for agriculture, the following table assumes agricultural lands are decreased as commercial increases.

Projected Changes in Land Use								
	2004- 2010		2004- 2015		2204- 2020		2004- 2025	
	low	high	low	high	low	high	low	high
Residential	+28	+40	+46	+66	+62	+94	+76	+122
Commercial	+0.5	+2	+1	+4	+1.5	+6	+2	+8
Agricultural	-28.5	-42	-47	-70	-63.5	-100	-78	-130

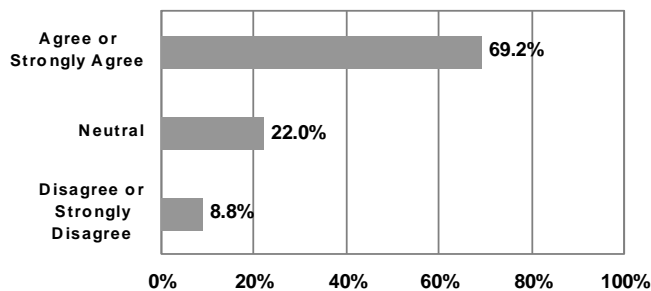
Agricultural land use is predominant in the Town of Perry, making up 63.9 percent of the total land area in the year 2000. Residential use made up less than one percent of Perry's land use in 2000. Using the high projected residential and commercial land use demand of 122 acres and eight acres respectively, in 2025 residential uses would occupy 1.2 percent of the land area in Perry, commercial uses still far less than one percent, and agricultural uses would occupy 63.3 percent of the total land area.

Respondents to the town survey had mixed views of the 1:35 density policy, with 37 percent supporting a higher acreage per density unit and almost 39 percent opposing a higher acreage. Subdivisions with compact lots and common open space were not a preferred option for 70 percent of respondents. Over 69 percent of respondents support the idea of voluntary conservation easements to protect rural areas, and 41 percent supported the idea of allowing higher density in some parts of Perry to protect open space and agricultural land in other areas of the town.

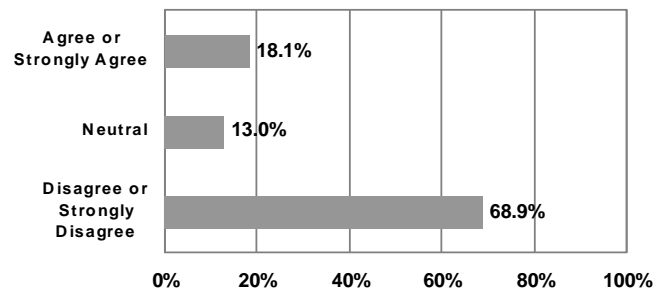
Supply, Demand and Price of Land

The number of parcels created each year shows the rate of development. The Town of Perry has a density policy allowing 1 density unit per 35 acres of contiguous land owned as of August 22, 1979. A density unit is considered any land division or rezone after 1979. In 2004 there were 291 housing units in Perry. In 2005, there are approximately 400 density units available in Perry, subject to Town land use policies.

I support conservation easements where landowners voluntarily agree to permanently limit uses of their land in order to protect natural, rural, and scenic qualities.



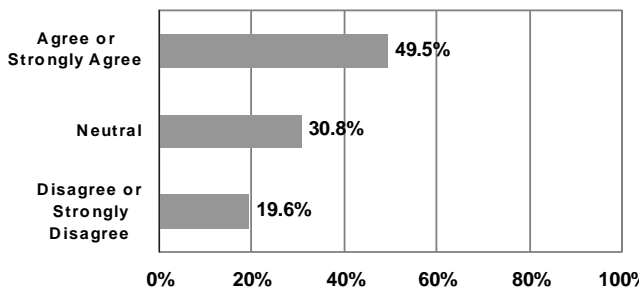
I support development of subdivisions with compact lots and common open space.



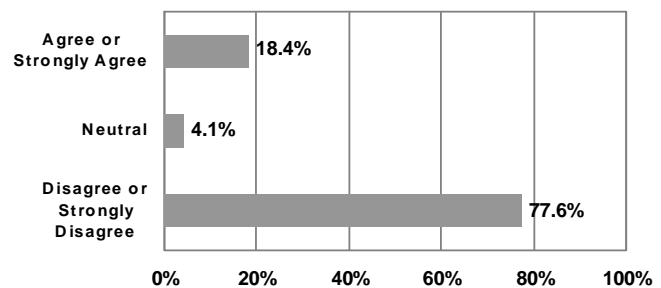
The number of parcels created and housing permits issued has remained relatively stable over the past decade. From 1997 to 2004, an average of six parcels have been created each year in Perry, all by certified survey map rather than subdivision. Housing permits, all for single family units, have averaged six per year.

In Dane County the average market value per acre of land and buildings increased 71.7 percent from 1997 to 2002. In 2002 according to the Census of Agriculture, the average price per acre was \$3,264, which is up from \$1,901 in 1997.

I support keeping the Land Use Plan the way it is.



I support more lenient regulations such as no criteria for siting new homes.



The Wisconsin Department of Revenue Fielded Sales System records sales of agricultural, forest, and swamp parcels larger than 35 acres. The 2004 data reports four such sales in the Town of Perry, including a total of 424 acres of agricultural land with a sales value of \$2,694 per acre.

Land Use Conflict

Potential conflict exists between residential and agricultural uses in the Town of Perry as residences are developed next to agricultural uses. Conflicts may arise pertaining to farm odors, farm noises, and agricultural machinery on roads. This Plan and the Land Use Plan seek to minimize these potential conflicts by discouraging residential development in agricultural areas and by using land use planning to direct development to areas such as Daleyville, where development already exists.

Survey results show that almost 50 percent of respondents want to keep the Land Use Plan the way it is. Almost 20 percent would like to see changes to the Plan. Residents of Perry appear to support the regulation of the siting of new home development. Close to 78 percent of respondents did not want to see more lenient regulations such as no criteria for siting new homes.

Opportunities for Redevelopment:

Redevelopment opportunities in Perry are limited to the Daleyville area. At this time, there is no plan to improve or redevelop the small hamlet. If opportunities arise, steps toward redevelopment should be taken to preserve Perry's rich agricultural and historic areas.

Land Use Goals, Objectives and Policies

Goal 7-1: Maintain the Town of Perry Land Use Plan as an important tool to guide land use in the Town of Perry.

Objective 1:

Fully implement the Town of Perry Land Use Plan as approved by the Town Board.

Objective 2:

Regularly evaluate and update the Town of Perry Land Use Plan when necessary to deal with new and emerging issues.

Policies and Programs:

- a. Monitor land division and building permit activity. If trends significantly differ from forecasts, consider updates to the Land Use Plan to ensure that it continues to provide the appropriate guide for land use.
- b. Consider an amendment to the Land Use Plan to state that the Town may require conservation easements.
- c. Amend the Land Use Plan to encourage landowners that propose any land splits for potential residential development to identify the potential location of all potential density units owned by that landowner.
- d. Develop a scenic views and vistas protection program as a part of the Land Use Plan and consider alternate funding sources to support such a program.

Goal 7-2: Preserve and protect farmland for present and future generations.

Policies and Programs:

- a. Encourage government policies and programs that protect and promote the economic viability of agriculture.
- b. Encourage cooperation with neighboring municipalities to preserve farmland.
- c. Consider initiatives such as acquiring conservation easements in appropriate areas.

Goal 7-3: Preserve and protect natural resources and the environment.

Policies and Programs:

- a. Encourage the efficient management and preservation of the Town's natural resources.
- b. Identify and protect the unique natural resources, including but not limited to wetlands, woodlands, groundwater, old growth oak savannas and native prairies.
- c. Ensure that floodplain areas are protected from development or filling in order to maintain their natural flood control function.
- d. Advocate strongly for agricultural management practices and/or construction projects (such as waterways, contour strips, and grass filter strips) on environmentally sensitive areas involving steep slopes, erodable slopes, water, and wetlands.

Goal 7-3: Maintain and protect the Town's rural character.

Policies and Programs

- a. Encourage the use of "green building" design concepts as new development occurs.
- b. Consider the use of conservation easements in appropriate areas.
- c. Encourage use of the Town Hall for community and neighborhood events.
- d. Encourage developers, businesses and new farm operations to provide natural screening or buffers around new developments to avoid conflict with existing farms or residential and sensitive natural areas.
- e. Preserve scenic views and vistas by enacting a tower ordinance and modifying it as needed to properly guide the location and design of communication facilities.

Goal 7-4: Maintain a balance between the best interest of the community and the property rights of the individual.

Policies and Programs:

- a. Communicate and inform the public through the Town website by publishing minutes and Town regulations, etc.
- b. Encourage public participation in Town government and in the processes associated with updates of plans including the Comprehensive Plan, Land Use Plan and Open Space Plan.

ELEMENT 8: INTERGOVERNMENTAL COOPERATION

s. 66.1001(2)(g) Wis. Stats:

The Intergovernmental Cooperation Element is intended to be a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The Element also analyzes the relationship of the local governmental unit to school districts and adjacent local units of government, and to the region, the state and other governmental units. The Element shall incorporate any plans or agreements to which the local governmental unit is a party under ss.66.0301, 66.037 or 66.0309. The Element shall identify existing or potential conflicts between the local governmental unit and other governmental units specified and describe processes to resolve such conflicts.

Regional Context

Adjacent Towns

Because the Town of Perry lies in the southwest corner of Dane County, the Town shares borders with the Town of Blue Mounds and the Town of Primrose in Dane County, as well as, the Town of York in Green County, and the Town of Moscow in Iowa County.

Cities and Villages in the Vicinity

The Villages of Mount Horeb and Blue Mounds, both located north of the Town of Perry, have grown 40% and 59% in population from 1990 to 2000. To the southwest of the Town of Perry is the Village of Blanchardville in Iowa County.

Dane County

The Town relies on a number of Dane County ordinances to regulate land use in the Town. Currently, the Town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division ordinance, subdivision ordinance, erosion control and stormwater management ordinance, and shoreland/wetland zoning ordinance. The Town continues to maintain a good relationship with Dane County departments.

School Districts

The Town is served primarily by the Mount Horeb School District. The New Glarus and Pecatonica Area School Districts cover small sections in the south of Perry. The Town maintains good relationships with these districts.

Relevant State Agencies

The Wisconsin Department of Transportation serves the Town of Perry out of its District 1 office in Madison. The Wisconsin Department of Natural Resources serves the Town of Perry out of its South-central office in Fitchburg. The Town has good relations with these agencies.

Existing or Potential Conflicts

There are no known existing conflicts with these area governmental entities. Because the Town of Perry borders the Iowa and Green Counties, it is possible that in the future differences in growth policies between Dane County and the neighboring counties may create areas of potential conflict. This plan calls for sharing the Town of Perry Comprehensive Plan with neighboring

governmental entities and continuing and expanding relationships with these neighbors. These steps should help to minimize conflicts.

Intergovernmental Cooperation Goals, Objectives and Policies

Goal 8-1: To develop mutually beneficial relationships with other governmental entities.

Objective 1:

Collaborate with neighboring governmental units in providing services or facilities when it is beneficial.

Policies and Programs:

- a. Explore opportunities to cooperate with adjoining local governments to provide necessary road maintenance services by consolidating services to/on town roads serving adjoining towns.
- b. Work with neighboring towns to “trade services” of the patrolman. Consider consolidation of road maintenance services – i.e. consolidations of equipment to reduce redundancies (example: trade 6 for 4 snowplows; 3 for 2 tractors, etc.).
- c. Establish and maintain agreements with neighboring towns on joint care of roads to improve efficiency (i.e. North Perry and Blue Valley Roads).
- d. Encourage the Town Board to meet annually with neighboring town boards to discuss options on “joint services” and sharing agreements.
- e. Meet with adjoining towns to consider siting, building and development of shared public facilities; e.g. new town garages; recycling centers, etc. to the extent possible.
- f. Continue to work with other municipalities on fire and EMS services to provide good service at efficient costs.

Objective 2:

Collaborate with regional governmental units and associations in providing future land use planning.

Policies and Programs:

- a. Work with Dane County to improve and clarify existing County Zoning Ordinance and procedures.
- b. Promote better enforcement of County Zoning ordinances.
- c. Work with Dane County agencies and the Wisconsin Department of Natural Resources to continue to protect existing and natural areas and open space corridors.
- d. Consider consolidation of road maintenance with Dane County and/or other Townships.
- e. Work with Dane County and Wisconsin Department of Transportation to plan improvement for Highway 78 to minimize the impact to residents of Daleyville.
- f. Work with Dane County on improvements to county highways within the Town.
- g. Maintain membership in the Wisconsin Town’s Association to keep abreast of recent legislation and trends in other towns.
- h. Improve relationship with the Dane County Town’s Association to improve relationship with the other towns in Dane County and with Dane County to promote the interest of the Town of Perry.

Objective 3:

Establish and maintain communication and relationships with other governmental entities.

Policies and Programs:

- a. Provide a copy of the Town of Perry Comprehensive Plan to all surrounding local governments.
- b. Work to resolve any differences between the Town of Perry Comprehensive Plan and those of any neighboring community.

ELEMENT 9: IMPLEMENTATION

s. 66.1001(2)(i) Wis. Stats.:

The Implementation Element is a compilation of programs and specific actions to be completed in a stated sequence, including any proposed changes to any applicable zoning ordinances, official maps, sign regulations, erosion and storm water control ordinances, historic preservation ordinances, site plan regulations, design review ordinances, building codes, mechanical codes, housing codes, sanitary codes or subdivision ordinances, to implement objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the *Comprehensive Plan* will be integrated and made consistent with the other elements of the *Comprehensive Plan*, and shall include a mechanism to measure the local government's progress toward achieving all aspects of the *Comprehensive Plan*. The element shall include a process for updating the *Comprehensive Plan*. A *Comprehensive Plan* under this subsection shall be updated no less than every 10 years.

Implementation Tools

The Town of Perry regulates land use through the following mechanisms:

- **The Town of Perry Land Use Plan**
- **The Town of Perry Land Division Ordinance**
- **The Town of Perry Building Ordinance**
- **The Town of Perry Driveway Ordinance**
- **The Town of Perry Historic Preservation Ordinance**
- **The Town of Perry Park and Open Space Plan**
- **The Town of Perry 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 August 22, 1979. 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 August 22, 1979, and to their grantees, heirs, successors and assigns.
- **Exclusive Agricultural Zoning:** The Town adopted the exclusive A-1 agricultural zoning district allowed by the Dane County Zoning Ordinance. Since this classification applies to all lands previously zoned A-1 Agricultural; nearly all land use changes within the Town will require rezoning. 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 Land Use Plan and this *Comprehensive Plan*.
- **Dane County Zoning Ordinance:** Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town.
- **Dane County Land Division Ordinance:** 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 Perry Comprehensive Plan*.
- **Dane County Subdivision Ordinance:** The Town falls under the Dane County subdivision ordinance which outlines provisions for subdividing parcels of land into smaller parcels.
- **Dane County Shoreland Zoning Ordinance**

- **Dane County Erosion Control and Stormwater Management Ordinance:** To ensure environmental protection of natural resources and features, the Town has adopted the Dane County ordinance.
- **Building and Mechanical Codes:** The Town is covered by the State’s Uniform Building Code. The Town has adopted a building Inspection Ordinance and has contracted with a private firm to provide that service. The cost of the service is the responsibility of the building owner.

Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin’s comprehensive planning legislation, the Town Board adopted the *Comprehensive Plan* by ordinance on _____, after receiving recommendation from the Town Comprehensive Planning Committee and holding a formal public hearing. In addition, the *Town of Perry Comprehensive Plan* was approved by the County for inclusion in the Dane County Farmland Preservation Plan on _____.

Annual evaluations of the *Plan* will occur in coordination with the Annual Town Meeting. 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 *Plan* text or maps, an amendment shall be made to the *Plan*. 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 *Plan*,**
- **Changes in community demographics,**
- **Instances where the *Plan* becomes inconsistent with other policy goals.**
- **In particular, land divisions and building permits will be monitored and compared to forecasts to evaluate whether modifications or updates of the *Comprehensive Plan* to address additional growth are warranted.**

At least every ten years, the Town will perform an update of the *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.

Integration of Plan Elements

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

Implementation Timeline

In order to carry out the objectives of this Plan, a timetable for action was created. Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Comprehensive Planning Committee.

Town of Perry Comprehensive Plan Timetable for Action			
Category	Recommendation <i>All recommendations in this plan are subject to action and discretion of the Town board, after public hearing, as provided in state statute.</i>	Implementation Timeframe	Committee Assignment
<i>Agricultural, Natural and Cultural Resources</i>	Establish a Purchase of Development Rights (PDR) program for the Town of Perry.		
	Support a countywide Transfer of Development Rights (TDR) initiative.		
	Continue to identify buildings or sites of historic or scenic value to be protected under the Town's Historic Preservation Ordinance.		
	Work with Dane County, the State Historical Society and private organizations to secure funds and other resources for preservation, rehabilitation and maintenance of identified historic structures.		
	Consider developing a lighting ordinance to protect "dark night skies".		
	Explore opportunities to promote a natural sanctuary in the Town.		
	Work with the Wisconsin Department of Natural Resources Board to designate the Town of Perry as part of a southwestern grassland management area.		
	Identify land areas of concern to assure protection of wildlife habitats and prairie, woodland remnants and pine relic land areas.		
	Define and identify significant viewsheds in the Town of Perry.		
<i>Economic Development</i>	Provide local business a link on the Town's website.		
<i>Transportation</i>	Work with the Wisconsin Department of Transportation and Dane County to provide signage, turn lanes and/or rumble strips where appropriate along state and county highways.		
	Work with the Wisconsin Department of Transportation to determine benefits of rerouting State Highway 78 traffic from the Daleyville area and minimize negative impacts of any reconstruction of SH 78.		
	Establish guidelines regulating private airstrips.		
	Consider the development of a Scenic Easement Program along Town highways and roads in areas where views and vistas may be impacted by development..		
	Consider implementing Town road impact fees for new development projects that place a burden on or require the upgrading of Town roads.		
	Implement a program for clearing brush from the roadside in high volume traffic areas so that farm equipment can safely pull off the side of the road.		

Town of Perry Comprehensive Plan Timetable for Action			
Category	Recommendation <i>All recommendations in this plan are subject to action and discretion of the Town Board, after public hearing, as provided in state statute.</i>	Implementation Timeframe	Committee Assignment
Utilities and Community Facilities	Work with the County Sanitarian to educate landowners on the management and maintenance of private septic systems.		
	Establish guidelines for the location of telecommunications towers in the Town of Perry.		
	Establish guidelines for the location of any wind electrical generating structures.		
	Conduct a study to identify viable economic options to replace or improve the septic systems in Daleyville.		
	Establish a tornado warning system in Daleyville.		
Housing	Develop educational materials encouraging new builders to plan structures that are sensitive to the rural character of the town.		
	Work with regional historic preservation organizations to appropriately recognize historic sites.		
	Work with regional historic preservation organizations to promote the rehabilitation of historic homes and sites.		
Land Use	Consider an amendment to the Land Use Plan to include conservation easements.		
	Amend the Land Use Plan to encourage landowners proposing land splits identify the potential location of all density units owned by that landowner.		
	Develop a scenic views and vistas protection program.		
Intergovernmental Cooperation	Provide a copy of this Comprehensive Plan and the Town Land Use Plan to all surrounding local governments.		
	Consider joint service provision with neighboring communities or Dane County when consolidation or sharing of services creates efficiencies.		
	Establish a practice of the Perry Town Board meeting annually with neighboring town boards to discuss options on joint services and sharing agreements.		
	Consider siting, building and development of shared public facilities where feasible.		
	Work with Dane County to improve and clarify existing County Zoning Ordinance and procedures.		
	Improve relationship with Dane County Towns Association to improve communication with other towns and county government and promote the interests of the Town of Perry.		
Implementation	Update the Comprehensive Plan.		

Town of Perry Comprehensive Planning Public Participation Plan

Purpose: Pursuant to Sec. 66.100(4)(a), Wis. Stats., the purpose of the Public Participation Plan is to establish the procedures that the Town of Perry will use during the planning process to encourage and promote public participation throughout the planning process.

The following guidelines will be followed by all committees involved in the planning process.

- Website: The Town will develop a website that will publicize and promote the planning process and provide information on upcoming meetings. To the extent possible committee meeting minutes and other documents will be made available online. *(Dependent upon availability of funding and technical resources)*
- Focus Groups: To help develop questions for the community survey and to get in-depth input on issues in the Town, focus groups will be used to seek public input. Focus groups can also provide an opportunity to educate Town residents on the comprehensive planning process.
- Community Survey: To assess the public's attitudes and opinions on the Town's quality of life, the Town's future etc. The survey results will be made available to the community through news releases and if implemented, the Town's webpage.
- News Releases: The Committee will periodically issue news releases on the committee's activities and progress in the planning process. News releases will be distributed to the local community newspapers (Mt. Horeb Mail, etc.) Also, articles explaining the Town's planning process and public participation procedures will be published.
- Draft Plan Open House: One or more public meetings will be held to present the draft version of the Comprehensive Plan to the community to obtain feedback and input in the preparation of the final draft plan.
- Opportunity for written comment: Notice of the opportunity for written comment on the draft plan will be posted on the webpage, if available, and through news releases. Public comments will be a part of the final draft for submission to the Town Board for their consideration.
- Formal Public Hearing: The Town Board will hold a public hearing(s) on the final "draft" plan as part of the adoption process. All residents of the Town will have an opportunity to comment on the plan. The public hearing will be noticed (class 1 notice under ch. 985) in the Town's three posting places and noticed in the Mt. Horeb Mail or other appropriate locations (as required by Wis. Stat. 66.1001).

Adopted by the Town of Perry Board of Supervisors – December 9, 2003

Town of Perry Comprehensive Plan Focus Group Results

Perry Township – General

Like	Dislike	Recommendation
<ul style="list-style-type: none"> > Rural atmosphere, woods, farms > Sense of small community > Proximity to Madison, Monroe, New Glarus > Views, vistas and topography > Physical geography > Can still see physical geography > Variety of topography > Most houses are hidden in woods or behind hills > Sense of privacy > Wild life > Sense of community > Good neighbors > Historic nature of houses and buildings > Peaceful and beautiful > Rural character, appears natural > Not too much development > Views and vistas > Overall beauty > Town Hall > Open space > Rural aspects > Land use plan > Population Density 35 acre limit good > Like dark sky lighting 	<ul style="list-style-type: none"> > Houses/sheds on top of ridges > Houses in middle of field > Rental units > Some unsavory types > Speeding > Some of the houses built recently or way they are set do not fit in. > Land use plan not enforced > Lights at night > WPL raises rates without public notice > Land Use Plan – discriminates because of inconsistent enforcement of rules 	<ul style="list-style-type: none"> > Stay the same as it is. > Promote cottage industry, small business (unobtrusive) > Maintain views > More snow > More patrol by sheriff Department to control speeding > Volunteer day to cleanup junk > Building inspector to look for safety issues > Time limit on construction > Have a committee to prepare list of grievances & follow-up for enforcement > Shift flow of STH 78 to CTH H to avoid traffic in Daleyville > Radar monitor > No bars in Daleyville > Weather warning system > Keep it the same > Control development and way houses fit in with surroundings > Encourage residents to keep up their places > Improve inside of Town Hall > Rustic road designation of Lee Valley Road (scenic road) > Look at roads in Perry (main roads to direct traffic off of Perry Center, Lee Valley, Kittleson Valley Road, Etc.) > Speed bumps on certain roads to slow traffic > E-W road Cty Rd “A” > N-S road STH 78 > Lighting ordinance – dark sky > Land use plan needs to be updated > Control tillable “land with history of agri-production (was in previous plan) > Lights should be face down

Daleyville

Like	Dislike	Recommendation
<ul style="list-style-type: none"> > Church and cemetery > Flower triangle > Park > Quiet and peace > Recycling center > Historic houses > Some resident improvements > Church > Stone houses > Unincorporated > Nice houses > Church > Nice little town > Like flowers in triangle 	<ul style="list-style-type: none"> > Bleak > Junk > Speeding through village > Impression of decay > Deterioration of some properties > Looks like a dying community > House not finished > Coke machine – limit plastic signs 	<ul style="list-style-type: none"> > Develop land around Daleyville > Attract some industry or businesses may help with septic issues (convenience store) > Need better image in Daleyville > Allow development of houses > Development in phases > Try to tie Hauge site and park to Daleyville > Could use a convenience store > Residents should clean up their yards > Review general store > Encourage nicer yards > Improvement of property overall appearance > Convenience store > “Seasonal” store for tourists > Get rid of junk > Speed bumps at end of town > Have town cop to write tickets – have sheriff spend more time there > Town contribute to flower triangle > Put stop sign at Hwy 78 north at triangle > Resolve septic system issue > Extend Daleyville in-lieu of building elsewhere

Town of Perry Comprehensive PlanFocus Group Results

Historic Preservation		
Like	Dislikes	Recommendation
<ul style="list-style-type: none"> > Hauge Church > Old houses and barns > Like the historical identify > Stone Houses > Old barns > Hauge Log Church > Berg House - Daleyville > Stone barn on USH 78 > Town Hall, like it, keep it > Historic priority – land 	<ul style="list-style-type: none"> > No one in keeping history of these sites > Not maintaining historic sites > Deterioration of some historic sites > Hard to decide what to keep > History of site versus architectural value > Against Town taking tax \$ for preservation > End of family farm – 5-6 generations 	<ul style="list-style-type: none"> > Preserve historic, natural sites > Preserve old houses > Continue and encourage historic preservation > Preserve historic houses > Town's people should volunteer time and contributions for preservation > Look at other issues (events, history, visitors) besides age of structures > Take inventory of historic sites > Preserving town records > Preserve all things of historic value (Bldg., plants, rock formations, etc.) > Gather oral history from residents > Setup method to make contributions for restoration > Establish a "Project of the Year" program for restoration > Identify historic sites > Notify Landowners of identified historic sites > Survey to List sites > Specific projects to work on or contribute > Research available grants > Keep town Hall and fix it up > Town facilitate preservation > Town facilitate saving barns

Town of Perry Comprehensive Plan Focus Group Results

Cottage Industry

Like	Dislike	Recommendation
<ul style="list-style-type: none"> > Daleyville garage > Can not see them and are not noticeable > Current ones are good > Like green house business > Takes town back to rural history > Good idea for small business 	<ul style="list-style-type: none"> > Junk car business @ quarry is unsightly 	<ul style="list-style-type: none"> > Convenience store > Should encourage more > Town should work on infrastructure > Keep out big business > Encourage business growth within the zoning rules > Convenience store in Daleyville > No new commercial zoning > No golf courses > Send thank you to owner of Daleyville garage for appearance > Keep out "large" buildings > Consider golf courses > Keep out "noise" and light > Encourage "dark sky lighting" > Limit truck traffic > Remain vigilant in maintaining rural character > Store in Daleyville – wood stove version

Development/Farmland Preservation

Like	Dislike	Recommendation
<ul style="list-style-type: none"> > More neighbors > More tax base > More Business > We do have limits of development 	<ul style="list-style-type: none"> > Too many neighbors > Big houses that do not blend into rural character > Too Much! > Too many new houses 	<ul style="list-style-type: none"> > Promote alternative farming; organic crops and animals > Encourage programs to purchase farmland to preserve it > Town buy density units > Preserve green space > Keep it the way it is > Maintain views > Keep density limits as they are or more restrictive > Town encourage rapid transit from Mt. Horeb to Madison > Maintain views by limiting location of houses > Regulate size, color, etc. of houses > Monitor farm practices > Promote organic farming

Town of Perry Comprehensive Plan Focus Group Results

Development		
Like	Dislike	Recommendations
<ul style="list-style-type: none"> > Views & vistas , Open space > Houses in the woods > 35 acre limit per density unit > Willing to pay more taxes to buy development rights > Like to save farm for next generation but get \$ for retirement > Keep Daleyville as dense in lieu of rural sites > If cluster, can septic be shared? > Cell tower Free > Wind energy 	<ul style="list-style-type: none"> > Ridge top development > Houses on the ridge > People that move here and want no one else to move here > County control of farm plans (house location) > Recommendations in Land use plan are not taken seriously > Hard to look at public notice of hearing regarding land parcel – name road or something 	<ul style="list-style-type: none"> > Keep A-1 Exclusive zoning > Inform residents of option to enroll in programs to limit development - Forest and woodland management > Keep Rural character > Keep open space over preserving prime farmland, put restrictions on open land > Keep land use plan as written > Houses ok if fit in with rural character > Encourage “alternative programs” for payment of development rights > Keep houses spread out or in small groups > Have more people involved for “input” > Increase density limit to require more acres for a house > Sell &/or transfer of development rights > Restrict maximum acres per density unit site - minimum 2 acres > Town – try to change County involvement in farm plan > Transfer density units for \$ maybe less than if sold for house > Town survey to do Dunn plan by paying added tax to allow development right purchase > Cluster planned in advance > Cell tower free > Keep land use plan > Protect town character within plan - views, etc. > Enforce land use plan – even little items > Have guidelines on house type, etc. (look into this). > Plan for larger picture

Farm Land Preservation		
Like	Dislike	Recommendations
<ul style="list-style-type: none"> > Large farm, if regulated, better than houses > The way it used to be 	<ul style="list-style-type: none"> > Large Farms – HWY 78 example > Had 250 cow limit, but was changed > Disappearing family farms > Loss of a sense of community 	<ul style="list-style-type: none"> > WI land needs to be preserved as a national priority > Study – identify locations that will have biggest impact on town to but them, etc. > Maintain large tracts of farmland > Eat more cheese > Land use to encourage maintenance of prime farmland > Establish guidelines for large animal operation - siting

Town of Perry Comprehensive Plan Focus Group Results

Environment		
Like	Dislike	Recommendations
<ul style="list-style-type: none"> > Special Flora & fauna of area > Views and vistas > Recycle center social interaction > Views > Daleyville > Can see the stars > No air pollution > Great trees > Helpful and kind neighbors > Previous stewardship of land 	<ul style="list-style-type: none"> > No spring peepers any more > Too many lights > Too much traffic > Noisy llamas > Red bugs > Honeysuckle, prickly ash, parsnip, box elder > Speeders on CTH H > Lights > Dogs at large when biking 	<ul style="list-style-type: none"> > Control direction of lights > Motion detector for lights > Community picnic annually – get to know neighbors > Use Town as recreation land > Stop all future development > Town get better data on density units, existing houses. > Kill bugs > Kill brush > Perry Township Annual Picnic > Festival at the Town Hall > Ecumenical services at the Hauge Log Church > Above are opportunities to meet meet residents > Encourage dark sky lights

Community/Government		
Like	Dislikes	Recommendation
<ul style="list-style-type: none"> > Opportunity to participate in process > Town Hall > Town's equipment for road maintenance > Good neighbors > Good government > That there is a Town government 	<ul style="list-style-type: none"> > Noise, dirt bikes, motorcycles > Big Houses > Meetings start too early and not succinct > Not neighborhood anymore > People not taking part in town government activities 	<ul style="list-style-type: none"> > Advertise dates of budget hearing at recycling center > Web-site > Plat map as part of web-site > Board and Land Use committee should listen more > Letter to residents – advise of who are the officials > Web-site > Create center plan for volunteers to burn for prairie restoration, etc. > Know your neighbor web-site > Have community party

Town of Perry Community Survey Results

The Town of Perry, Wisconsin

The Comprehensive Planning Committee distributed a questionnaire asking Town residents for their input to issues identified during five focus group meetings that were held in the Spring 2004. The questionnaire was distributed on November 2, 2004 at the time of the national elections. Each voter was given a copy of the questionnaire and a stamped envelope to mail their responses to the Town Clerk. Three hundred and seventy three (373) questionnaires were distributed on that date. The Town Clerk also mailed 118 questionnaires to those that voted by absentee ballot and those registered voters that did not vote. Of that total, 17 were returned as undeliverable. Therefore a total of 474 questionnaires were distributed. The Town received 220 responses for the electorate, a response rate of 46.4% percent. Sixty-nine (69) or 31.4% of the respondents also provided written comments

The respondents were asked to circle the number that best reflects your opinion of each question. On a five-point scale, where one (1) means you strongly disagree with the statement, two (2) means you disagree a little, three (3) means you neither agree or disagree with the statement, four (4) means you agree a little, and five (5) means you strongly agree with the statement.

The respondents were also asked for some personal information on a voluntary basis. The following personal questions and the number of respondents to each are as follows:

	Yes	No	Total Responses
Is anyone in your household currently farming?	63	143	206
Do you live in Daleyville?	23	184	207

How many years have you lived in Perry?

0 to 5 Years	40
6 to 10 Years	31
11 to 15 Years	42
16 to 20 Years	29
Over 20 Years	69
No Response	9

Where are you employed? (226 Responses – some checked more than one)

Home	39	New Glarus Area	5
Mt. Horeb/Blue Mounds Area	24	Blanchardville Area	1
Madison Area	82	Other	43
Retired	32		

Following are the results of the survey. All comments are listed either with the question that refers to a particular question or as general comments listed at the end of the report.

The data is reported as follows (the number of respondents that answered each question is indicated as follows (number)):

- Results by all respondents
- Respondents that indicated that they are involved in some farm activity and those that indicated that they are not involved in farming.
- Respondents that reported that they live in Daleyville and those that indicated that they do not live in Daleyville.
- Respondents that indicated the number of years they lived in Perry.

1. Maintaining Perry's rural character (natural, undeveloped countryside, wildlife, and quiet environment) is important to me.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	4.6%	3.7%	8.3%	21.7%	61.8%
Farm Activity (59)	10.2%	6.8%	5.1%	22.0%	55.9%
No Farm Activity (141)	2.1%	2.1%	9.9%	21.3%	64.5%
Daleyville Residents (23)	0.0%	0.0%	8.7%	52.2%	39.1%
Non-Daleyville Residents (181)	5.0%	3.9%	7.7%	17.1%	66.3%
Resident for: 0-5 years (40)	2.5%	0.0%	7.5%	22.5%	67.5%
6-10 years (31)	3.2%	3.2%	6.5%	22.6%	64.5%
11-15 years (40)	0.0%	7.5%	7.5%	12.5%	77.5%
16-20 years (29)	0.0%	6.9%	6.9%	6.9%	79.3%
over 20 years (68)	11.8%	4.4%	10.3%	30.9%	42.6%

2. The dark night skies of the township are important to me.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	6.4%	7.8%	12.4%	17.4%	56.0%
Farm Activity (60)	15.0%	13.3%	11.7%	21.7%	38.3%
Non-Farm Activity (141)	2.1%	6.4%	12.1%	17.7%	61.7%
Daleyville Residents (23)	0.0%	0.0%	17.4%	47.8%	34.8%
Non-Daleyville Residents (182)	6.6%	9.3%	10.4%	14.8%	58.8%
Resident for: 0-5 years (40)	5.0%	2.5%	10.0%	17.5%	65.0%
6-10 years (31)	0.0%	12.9%	9.7%	22.6%	54.8%
11-15 years (41)	2.4%	7.3%	7.3%	14.6%	68.3%
16-20 years (29)	6.9%	6.9%	3.4%	6.9%	75.9%
over 20 years (68)	11.8%	10.3%	22.1%	23.5%	32.4%
<ul style="list-style-type: none"> Thank you very much for including a question on dark skies. 					

3. Maintaining traditional farms and farming is important to me.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	6.5%	5.5%	18.0%	27.2%	42.9%
Farm Activity (60)	10.0%	3.3%	16.7%	21.7%	48.3%
Non-Farm Activity (142)	4.2%	7.0%	18.3%	30.3%	40.1%
Daleyville Residents (23)	0.0%	4.3%	13.0%	65.2%	17.4%
Non-Daleyville Residents (182)	7.1%	6.0%	18.1%	22.5%	46.2%
Resident for: 0-5 years (40)	2.5%	2.5%	10.0%	37.5%	47.5%
6-10 years (30)	6.7%	10.0%	23.3%	23.3%	36.7%
11-15 years (42)	0.0%	2.4%	14.3%	33.3%	50.0%
16-20 years (29)	10.3%	6.9%	13.8%	17.2%	51.7%
over 20 years (68)	10.3%	7.4%	23.5%	25.0%	33.8%
<ul style="list-style-type: none"> When will farmland be affordable again? None of these land use issues would exist if farming were a <u>profitable</u> business. Farmers would simply have <u>no reason</u> to sell off lots. How many farmers are left? 					

4. I would like to see Perry encourage small sustainable, organic agriculture.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (219)	7.8%	4.1%	30.6%	26.9%	30.6%
Farm Activity (60)	8.3%	5.0%	33.3%	25.0%	28.3%
Non-Farm Activity (143)	5.6%	4.2%	31.5%	28.7%	30.1%
Daleyville Residents (23)	4.3%	4.3%	34.8%	43.5%	13.0%
Non-Daleyville Residents (183)	6.6%	3.8%	31.1%	25.1%	33.3%
Resident for: 0-5 years (40)	5.0%	2.5%	30.0%	40.0%	22.5%
6-10 years (30)	6.7%	6.7%	36.7%	30.0%	20.0%
11-15 years (42)	2.4%	0.0%	19.0%	33.3%	45.2%
16-20 years (29)	3.4%	3.4%	27.6%	20.7%	44.8%
over 20 years (69)	11.6%	7.2%	40.6%	15.9%	24.6%
<ul style="list-style-type: none"> Sustainable agriculture period. There are enough kooks here already! 					

5. I would like to see Perry encourage large dairy/livestock farms.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (219)	37.4%	21.0%	26.9%	7.3%	7.3%
Farm Activity (61)	29.5%	24.6%	26.2%	8.2%	11.5%
Non-Farm Activity (142)	38.0%	21.8%	27.5%	7.0%	5.6%
Daleyville Residents (23)	17.4%	34.8%	47.8%	0.0%	0.0%
Non-Daleyville Residents (183)	38.8%	20.2%	23.5%	8.7%	8.7%
Resident for: 0-5 years (40)	25.0%	25.0%	32.5%	7.5%	10.0%
6-10 years (31)	51.6%	22.6%	12.9%	9.7%	3.2%
11-15 years (42)	40.5%	19.0%	26.2%	4.8%	9.5%
16-20 years (29)	37.9%	31.0%	17.2%	6.9%	6.9%
over 20 years (68)	33.8%	17.6%	33.8%	8.8%	5.9%
<ul style="list-style-type: none"> No, No, No. Every dairy producer should have a right to expand if he or she wants to. Every dairy producer should have a right to expand if he or she wants to. 					

6. Between 1990 and 2000, 48 new housing units were built. In 2001, 2002 and 2003, 12 housing units were built.					
a. I think housing growth has been too slow in Perry.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (204)	45.6%	19.6%	21.6%	7.8%	5.4%
Farm Activity (62)	46.8%	17.7%	16.1%	9.7%	9.7%
Non-Farm Activity (130)	45.4%	20.0%	23.8%	7.7%	3.1%
Daleyville Residents (22)	22.7%	27.3%	22.7%	22.7%	4.5%
Non-Daleyville Residents (169)	49.7%	17.8%	20.7%	6.5%	5.3%
Resident for: 0-5 years (38)	47.4%	15.8%	21.1%	13.2%	2.6%
6-10 years (28)	46.4%	21.4%	25.0%	7.1%	0.0%
11-15 years (42)	47.6%	28.6%	14.3%	4.8%	4.8%
16-20 years (27)	66.7%	7.4%	18.5%	3.7%	3.7%
over 20 years (61)	34.4%	18.0%	27.9%	9.8%	9.8%

b. I think housing growth has been too rapid in Perry.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (208)	13.9%	13.0%	27.9%	25.0%	20.2%
Farm Activity (59)	22.0%	15.3%	32.2%	15.3%	15.3%
Non-Farm Activity (135)	11.1%	13.3%	25.9%	28.1%	21.5%
Daleyville Residents (22)	18.2%	36.4%	31.8%	13.6%	0.0%
Non-Daleyville Residents (175)	14.3%	10.9%	26.9%	26.3%	21.7%
Resident for: 0-5 years (39)	15.4%	12.8%	35.9%	20.5%	15.4%
6-10 years (28)	7.1%	14.3%	25.0%	39.3%	14.3%
11-15 years (42)	11.9%	14.3%	14.3%	31.0%	28.6%
16-20 years (28)	14.3%	10.7%	25.0%	28.6%	21.4%
over 20 years (63)	17.5%	14.3%	36.5%	14.3%	17.5%

c. I think the growth is about right.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (207)	12.6%	20.8%	27.5%	24.6%	14.5%
Farm Activity (61)	18.0%	19.7%	21.3%	26.2%	14.8%
Non-Farm Activity (133)	11.3%	20.3%	28.6%	25.6%	14.3%
Daleyville Residents (22)	4.5%	4.5%	50.0%	36.4%	4.5%
Non-Daleyville Residents (173)	13.9%	23.1%	22.0%	24.3%	16.8%
Resident for: 0-5 years (39)	7.7%	20.5%	38.5%	28.2%	5.1%
6-10 years (31)	12.9%	22.6%	25.8%	22.6%	16.1%
11-15 years (41)	17.1%	22.0%	22.0%	26.8%	22.0%
16-20 years (27)	14.8%	22.2%	22.2%	18.5%	22.2%
over 20 years (62)	12.9%	17.7%	22.6%	27.4%	19.4%

7. The Town of Perry Land Use Plan provides criteria for the siting of new homes and structures. The Plan, in accordance with the Farm Land Preservation statutes, allows for the maximum of one housing unit per 35 acres. There are several alternate methods of preserving the Town's open appearance and rural feel.

a. I support a higher acreage per density unit (more than 35 acres).	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (214)	25.2%	13.6%	24.3%	20.6%	16.4%
Farm Activity (60)	35.0%	11.7%	25.0%	13.3%	15.0%
Non-Farm Activity (139)	20.1%	15.8%	22.3%	24.5%	17.3%
Daleyville Residents (21)	23.8%	23.8%	33.3%	19.0%	0.0%
Non-Daleyville Residents (180)	23.9%	13.3%	22.2%	22.2%	18.3%
Resident for: 0-5 years (40)	15.0%	10.0%	27.5%	25.0%	22.5%
6-10 years (31)	16.1%	9.7%	22.6%	29.0%	22.6%
11-15 years (41)	22.0%	17.1%	17.1%	22.0%	22.0%
10-20 years (29)	13.8%	13.8%	31.0%	24.1%	17.2%
over 20 years (65)	41.5%	16.9%	23.1%	12.3%	6.2%

b. I support development of subdivisions with compact lots and common open space.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (215)	54.9%	14.0%	13.0%	11.6%	6.5%
Farm Activity (61)	60.7%	9.8%	6.6%	11.5%	11.5%
Non-Farm Activity (140)	52.1%	16.4%	15.0%	12.1%	4.3%
Daleyville Residents (21)	33.3%	23.8%	9.5%	23.8%	9.5%
Non-Daleyville Residents (181)	57.5%	13.8%	12.2%	9.9%	6.6%
Resident for: 0-5 years (40)	57.5%	15.0%	12.5%	10.0%	5.0%
6-10 years (31)	67.7%	6.5%	12.9%	6.5%	6.5%
11-15 years (42)	61.9%	16.7%	4.8%	11.9%	4.8%
10-20 years (29)	58.6%	20.7%	6.9%	10.3%	3.4%
over 20 years (65)	38.5%	13.8%	21.5%	15.4%	10.8%
<ul style="list-style-type: none"> Who pays for common open spaces – or is the landowner expected to gear the whole cost —when society gains? No subdivisions 					
c. I support keeping the Land Use Plan the way it is.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (214)	8.9%	10.7%	30.8%	28.5%	21.0%
Farm Activity (60)	15.0%	15.0%	16.7%	30.0%	23.3%
Non-Farm Activity (139)	5.8%	10.1%	36.7%	28.1%	19.4%
Daleyville Residents (22)	0.0%	4.5%	40.9%	27.3%	27.3%
Non-Daleyville Residents (179)	9.5%	11.7%	30.2%	28.5%	20.1%
Resident for: 0-5 years (38)	2.6%	10.5%	39.5%	36.8%	10.5%
6-10 years (31)	6.5%	12.9%	45.2%	16.1%	19.4%
11-15 years (42)	7.1%	9.5%	26.2%	28.6%	28.6%
10-20 years (29)	0.0%	10.3%	27.6%	37.9%	24.1%
over 20 years (66)	18.2%	10.6%	24.2%	25.8%	21.2%
<ul style="list-style-type: none"> Depends on where. Not sure what it currently is. 					
d. I support more lenient regulations such as no criteria for siting new homes.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	63.8%	13.8%	4.1%	8.3%	10.1%
Farm Activity (62)	50.0%	21.0%	6.5%	4.8%	17.7%
Non-Farm Activity (142)	69.0%	12.0%	3.5%	9.9%	5.6%
Daleyville Residents (22)	68.2%	18.2%	4.5%	9.1%	0.0%
Non-Daleyville Residents (183)	63.9%	12.6%	4.4%	8.7%	10.4%
Resident for: 0-5 years (40)	62.5%	17.5%	2.5%	12.5%	5.0%
6-10 years (31)	71.0%	6.5%	9.7%	9.7%	3.2%
11-15 years (42)	73.8%	14.3%	0.0%	2.4%	9.5%
10-20 years (29)	72.4%	6.9%	6.9%	6.9%	6.9%
over 20 years (68)	50.0%	19.1%	4.4%	10.3%	16.2%

e. I support a program that allows areas of higher density development in some parts of the Town in order to protect existing open space and agricultural land in other areas.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (216)	20.8%	15.3%	22.7%	28.2%	13.0%
Farm Activity (59)	30.5%	10.2%	15.3%	25.4%	18.6%
Non-Farm Activity (142)	16.2%	18.3%	24.6%	30.3%	10.6%
Daleyville Residents (23)	4.3%	0.0%	26.1%	56.5%	13.0%
Non-Daleyville Residents (180)	22.8%	18.3%	22.2%	24.4%	12.2%
Resident for: 0-5 years (40)	20.0%	15.0%	22.5%	32.5%	10.0%
6-10 years (31)	9.7%	19.4%	19.4%	35.5%	16.1%
11-15 years (42)	33.3%	19.0%	21.4%	19.0%	7.1%
10-20 years (29)	6.9%	20.7%	24.1%	37.9%	10.3%
over 20 years (66)	22.7%	10.6%	22.7%	25.8%	18.2%

f. I support conservation easements where landowners voluntarily agree to permanently limit uses of their land in order to protect natural, rural, and scenic qualities	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (214)	6.5%	2.3%	22.0%	31.8%	37.4%
Farm Activity (59)	13.6%	0.0%	25.4%	30.5%	30.5%
Non-Farm Activity (141)	2.8%	3.5%	20.6%	31.9%	41.1%
Daleyville Residents (22)	0.0%	0.0%	18.2%	36.4%	45.5%
Non-Daleyville Residents (179)	6.7%	2.8%	21.8%	32.4%	36.3%
Resident for: 0-5 years (40)	5.0%	0.0%	20.0%	30.0%	45.0%
6-10 years (30)	3.3%	3.3%	10.0%	40.0%	43.3%
11-15 years (42)	4.8%	0.0%	28.6%	38.1%	28.6%
10-20 years (29)	3.4%	3.4%	17.2%	24.1%	51.7%
over 20 years (65)	10.8%	4.6%	27.7%	27.7%	29.2%

g. I think that the town should encourage the transferring of building development rights from lands outside Daleyville to Daleyville.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (206)	19.9%	13.1%	43.2%	13.6%	10.2%
Farm Activity (59)	20.3%	6.8%	45.8%	18.6%	8.5%
Non-Farm Activity (135)	18.5%	17.0%	41.5%	11.9%	11.1%
Daleyville Residents (19)	21.1%	10.5%	42.1%	15.8%	10.5%
Non-Daleyville Residents (174)	19.0%	12.6%	44.8%	13.8%	9.8%
Resident for: 0-5 years (36)	0.0%	11.1%	72.2%	5.6%	11.1%
6-10 years (29)	24.1%	6.9%	44.8%	17.2%	6.9%
11-15 years (41)	22.0%	19.5%	43.9%	2.4%	12.2%
10-20 years (29)	24.1%	17.2%	10.3%	31.0%	17.2%
over 20 years (63)	25.4%	12.7%	39.7%	15.9%	6.3%

- Don't understand?
- I do not have enough information on this to give my valid opinion
- I did not understand 7g it was not enough information on form.
- septic problems for new owners
- not sure what this means
- I don't understand the question. If it means more development in Daleyville – strongly disagree.
- Unsure. I don't know what the impact would be.
- -? ? ?
- Q7 e, f, g – Where will funds come to pay for these alternatives?
- Q7.g – Going above the standards of law could bring more lawsuits?

8. The Towns recycling center is open on Saturdays from 8AM to Noon. All waste materials and recyclable are accepted.

a. I am satisfied with the recycling center.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	5.5%	6.9%	15.2%	30.9%	41.5%
Farm Activity (60)	5.0%	1.7%	16.7%	25.0%	51.7%
Non-Farm Activity (141)	6.4%	9.2%	14.2%	31.9%	38.3%
Daleyville Residents (23)	4.3%	13.0%	4.3%	43.5%	34.8%
Non-Daleyville Residents (181)	6.1%	6.1%	16.6%	28.2%	43.1%
Resident for: 0-5 years (40)	2.5%	15.0%	20.0%	35.0%	27.5%
6-10 years (31)	3.2%	3.2%	19.4%	32.3%	41.9%
11-15 years (41)	4.9%	4.9%	7.3%	26.8%	56.1%
10-20 years (28)	3.6%	10.7%	7.1%	32.1%	46.4%
over 20 years (68)	10.3%	2.9%	17.6%	29.4%	39.7%

- I didn't know there was such a place.
- Be nice to know what is accepted at recycling center.
- Be nice if garbage hours were extended.

b. I would support establishing curbside trash pickup even if it would cost more.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (216)	38.4%	17.6%	19.9%	10.6%	13.4%
Farm Activity (60)	46.7%	11.7%	20.0%	8.3%	13.3%
Non-Farm Activity (139)	35.3%	22.3%	17.3%	12.2%	12.9%
Daleyville Residents (23)	30.4%	21.7%	17.4%	26.1%	4.3%
Non-Daleyville Residents (180)	39.4%	17.2%	18.9%	8.9%	15.6%
Resident for: 0-5 years (40)	35.0%	20.0%	17.5%	17.5%	10.0%
6-10 years (31)	41.9%	12.9%	16.1%	12.9%	16.1%
11-15 years (41)	43.9%	22.0%	24.4%	4.9%	4.9%
10-20 years (27)	44.4%	11.1%	11.1%	11.1%	22.2%
over 20 years (68)	33.8%	19.1%	20.6%	8.8%	17.6%

- Regarding trash pickup: I prefer to drive to the dump site, but would not object to having pickup at the house if those that wanted it paid for it. I think there already is a company that provides this service.
- Yes but I'm not sure people who don't recycle now would just because they had the option for curbside.
- I would strongly agree if paid for by users on the service.

9. I am satisfied with the snow plowing	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	1.4%	2.8%	15.6%	37.2%	43.1%
Farm Activity (59)	3.4%	5.1%	8.5%	23.7%	59.3%
Non-Farm Activity (141)	0.7%	2.1%	17.7%	44.0%	35.5%
Daleyville Residents (23)	0.0%	0.0%	34.8%	30.4%	34.8%
Non-Daleyville Residents (182)	1.6%	3.3%	13.2%	37.4%	44.5%
Resident for: 0-5 years (40)	2.5%	5.0%	27.5%	40.0%	25.0%
6-10 years (31)	0.0%	6.5%	19.4%	41.9%	32.3%
11-15 years (41)	4.9%	2.4%	4.9%	46.3%	41.5%
10-20 years (27)	0.0%	0.0%	10.7%	35.7%	53.6%
over 20 years (69)	0.0%	1.4%	14.5%	26.1%	50.7%

10. I am satisfied with fire protection and EMS.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	1.4%	3.7%	23.4%	35.8%	35.8%
Farm Activity (60)	1.7%	2.2%	15.0%	36.7%	43.3%
Non-Farm Activity (141)	1.4%	2.8%	26.2%	38.3%	31.2%
Daleyville Residents (23)	4.3%	0.0%	43.5%	34.8%	17.4%
Non-Daleyville Residents (182)	1.1%	3.8%	20.9%	36.8%	37.4%
Resident for: 0-5 years (40)	0.0%	0.0%	50.0%	37.5%	12.5%
6-10 years (31)	0.0%	16.1%	25.8%	38.7%	19.4%
11-15 years (41)	4.9%	2.4%	7.3%	41.5%	43.9%
10-20 years (28)	0.0%	0.0%	17.9%	46.4%	35.7%
over 20 years (69)	1.4%	1.4%	15.9%	30.4%	50.7%

11. I am satisfied with law enforcement in Perry.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (216)	3.7%	7.9%	28.2%	30.6%	29.6%
Farm Activity (59)	8.5%	5.1%	22.0%	27.1%	37.3%
Non-Farm Activity (139)	2.2%	7.9%	30.2%	33.8%	25.9%
Daleyville Residents (23)	13.0%	8.7%	34.8%	30.4%	13.0%
Non-Daleyville Residents (180)	2.8%	6.7%	27.2%	32.2%	31.1%
Resident for: 0-5 years (40)	5.0%	5.0%	40.0%	35.0%	15.0%
6-10 years (31)	0.0%	9.7%	25.8%	45.2%	19.4%
11-15 years (41)	7.3%	0.0%	19.5%	34.1%	39.0%
16-20 years (28)	0.0%	7.1%	21.4%	42.9%	28.6%
over 20 years (67)	4.5%	13.4%	28.4%	16.4%	37.3%
<ul style="list-style-type: none"> • Who? • Dane Co. • Dane Co. 					

12. I am satisfied with the road maintenance.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (216)	1.9%	3.2%	16.7%	38.4%	39.8%
Farm Activity (59)	3.4%	6.8%	6.8%	25.4%	57.6%
Non-Farm Activity (140)	1.4%	2.1%	20.0%	43.6%	32.9%
Daleyville Residents (23)	4.3%	0.0%	17.4%	52.2%	26.1%
Non-Daleyville Residents (181)	1.7%	3.9%	16.6%	36.5%	41.4%
Resident for: 0-5 years (40)	2.5%	2.5%	22.5%	47.5%	25.0%
6-10 years (31)	3.2%	6.5%	25.8%	41.9%	22.6%
11-15 years (41)	2.4%	2.4%	4.9%	48.8%	41.5%
16-20 years (28)	3.6%	7.1%	10.7%	32.1%	46.4%
over 20 years (68)	0.0%	1.5%	19.1%	26.5%	52.9%
<ul style="list-style-type: none"> I also feel that the people mowing and plowing do an excellent job for the township. 					

13. I am satisfied with the town government.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	7.8%	9.7%	26.3%	30.9%	25.3%
Farm Activity (61)	18.0%	13.1%	21.3%	18.0%	29.5%
Non-Farm Activity (141)	2.1%	8.5%	28.4%	36.9%	24.1%
Daleyville Residents (23)	0.0%	4.3%	30.4%	47.8%	17.4%
Non-Daleyville Residents (181)	7.7%	10.5%	25.4%	29.3%	27.1%
Resident for: 0-5 years (40)	2.5%	10.0%	50.0%	22.5%	15.0%
6-10 years (30)	3.3%	10.0%	30.0%	50.0%	6.7%
11-15 years (41)	7.3%	12.2%	12.2%	34.1%	34.1%
10-20 years (28)	7.1%	3.6%	21.4%	32.1%	35.7%
over 20 years (69)	11.6%	10.1%	21.7%	23.2%	33.3%

14. I would like to see more residential street lighting.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	43.3%	19.4%	27.2%	5.1%	5.1%
Farm Activity (63)	44.4%	17.5%	25.4%	7.9%	4.8%
Non-Farm Activity (141)	41.8%	20.6%	28.4%	3.5%	5.7%
Daleyville Residents (23)	17.4%	21.7%	21.7%	17.4%	21.7%
Non-Daleyville Residents (182)	45.6%	19.2%	29.7%	2.7%	2.7%
Resident for: 0-5 years (40)	45.0%	17.5%	20.0%	7.5%	10.0%
6-10 years (31)	54.8%	16.1%	22.6%	6.5%	0.0%
11-15 years (41)	36.6%	22.0%	34.1%	0.0%	7.3%
16-20 years (28)	60.7%	21.4%	14.3%	0.0%	3.6%
over 20 years (69)	33.3%	18.8%	36.2%	7.2%	4.3%
<ul style="list-style-type: none"> Where and why? 					

15. I would like to see biking and hiking trails.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	25.7%	8.7%	30.3%	21.6%	13.8%
Farm Activity (62)	30.6%	11.3%	32.3%	14.5%	11.3%
Non-Farm Activity (141)	23.4%	8.5%	28.4%	24.1%	15.6%
Daleyville Residents (23)	21.7%	13.0%	30.4%	21.7%	13.0%
Non-Daleyville Residents (182)	26.9%	8.8%	28.6%	22.0%	13.7%
Resident for: 0-5 years (40)	22.5%	7.5%	25.0%	25.0%	20.0%
6-10 years (31)	32.3%	9.7%	16.1%	29.0%	12.9%
11-15 years (41)	19.5%	7.3%	36.6%	26.8%	9.8%
10-20 years (28)	17.9%	14.3%	14.3%	25.0%	28.6%
over 20 years (69)	33.3%	8.7%	39.1%	11.6%	7.2%
<ul style="list-style-type: none"> and horse trails Helping keep bikers off the roads 					

16. I would like to have a tornado/warning siren.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (216)	17.1%	12.0%	39.4%	13.4%	18.1%
Farm Activity (62)	14.5%	17.7%	40.3%	12.9%	14.5%
Non-Farm Activity (141)	19.9%	9.2%	37.6%	14.2%	19.1%
Daleyville Residents (23)	4.3%	8.7%	39.1%	26.1%	21.7%
Non-Daleyville Residents (180)	19.4%	11.1%	38.9%	12.2%	18.3%
Resident for: 0-5 years (39)	7.7%	5.1%	35.9%	30.8%	20.5%
6-10 years (30)	6.7%	13.3%	40.0%	20.0%	20.0%
11-15 years (41)	12.2%	12.2%	39.0%	2.4%	34.1%
16-20 years (28)	46.4%	3.6%	35.7%	7.1%	7.1%
over 20 years (69)	20.3%	17.4%	42.0%	10.1%	10.1%

17. I would like the town to develop a plan for a sewer system in Daleyville.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	31.3%	9.7%	35.5%	13.8%	9.7%
Farm Activity (63)	36.5%	11.1%	33.3%	11.1%	7.9%
Non-Farm Activity (141)	28.4%	8.5%	36.2%	15.6%	11.3%
Daleyville Residents (23)	39.1%	8.7%	8.7%	26.1%	17.4%
Non-Daleyville Residents (181)	29.8%	8.8%	39.8%	13.3%	8.3%
Resident for: 0-5 years (40)	20.0%	10.0%	47.5%	15.0%	7.5%
6-10 years (30)	23.3%	13.3%	36.7%	23.3%	3.3%
11-15 years (41)	34.1%	2.4%	43.9%	12.2%	7.3%
16-20 years (28)	21.4%	14.3%	32.1%	25.0%	7.1%
over 20 years (69)	42.0%	8.7%	26.1%	5.8%	17.4%
<ul style="list-style-type: none"> Any action that will increase the number of dwelling units in Daleyville must be thought of within an overall development plan. It would be wrong to take any action that will make building more houses in Daleyville (such as the transfer of development rights or sewage treatment without considering the lack of nearby police and fire protection, increased transportation demands without any public transportation options, and the fact that Daleyville lacks both water treatment and supply facilities. I think that the Town should not be responsible for paying for the Daleyville sewers. This responsibility belongs to the end user. Agree – if it means developing Daleyville. 					

18. I would like to see Perry encourage small business.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	13.8%	6.4%	30.7%	29.8%	19.3%
Farm Activity (61)	11.5%	6.6%	23.0%	31.1%	27.9%
Non-Farm Activity (141)	13.5%	6.4%	34.0%	30.5%	15.6%
Daleyville Residents (23)	0.0%	4.3%	26.1%	39.1%	30.4%
Non-Daleyville Residents (182)	14.8%	6.6%	31.3%	29.1%	18.1%
Resident for: 0-5 years (40)	7.5%	12.5%	25.0%	32.5%	22.5%
6-10 years (31)	25.8%	6.5%	25.8%	25.8%	16.1%
11-15 years (41)	14.6%	7.3%	31.7%	34.1%	12.2%
16-20 years (28)	10.7%	7.1%	50.0%	17.9%	14.3%
over 20 years (69)	11.6%	1.4%	29.0%	31.9%	26.1%
<ul style="list-style-type: none"> Only on commercial property Not if we are to remain “rural”. Agree – in Daleyville. 					

19. I would like to see Perry encourage large business.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (218)	45.0%	18.8%	22.0%	7.3%	6.9%
Farm Activity (62)	35.5%	22.6%	19.4%	14.5%	8.1%
Non-Farm Activity (141)	46.1%	19.1%	23.4%	5.0%	6.4%
Daleyville Residents (23)	26.1%	17.4%	39.1%	4.3%	13.0%
Non-Daleyville Residents (182)	45.6%	20.3%	19.8%	8.2%	6.0%
Resident for: 0-5 years (40)	45.0%	20.0%	22.5%	5.0%	7.5%
6-10 years (31)	61.3%	25.8%	9.7%	3.2%	0.0%
11-15 years (41)	56.1%	17.1%	9.8%	12.2%	4.9%
16-20 years (28)	42.9%	14.3%	32.1%	3.6%	7.1%
over 20 years (69)	29.0%	18.8%	31.9%	10.1%	10.1%

20. I think Perry should not encourage businesses.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (217)	23.0%	15.7%	35.9%	6.9%	18.4%
Farm Activity (62)	30.6%	16.1%	35.5%	8.1%	9.7%
Non-Farm Activity (141)	21.3%	14.9%	35.5%	6.4%	22.0%
Daleyville Residents (23)	34.8%	30.4%	21.7%	8.7%	4.3%
Non-Daleyville Residents (181)	22.7%	12.7%	37.6%	6.6%	20.4%
Resident for: 0-5 years (40)	30.0%	15.0%	37.5%	5.0%	12.5%
6-10 years (30)	16.7%	16.7%	30.0%	10.0%	26.7%
11-15 years (41)	22.0%	14.6%	24.4%	12.2%	26.8%
16-20 years (28)	14.3%	7.1%	50.0%	10.7%	17.9%
over 20 years (69)	26.1%	17.4%	40.6%	1.4%	14.5%

21. It is anticipated that in the next 20 years, it will be necessary to upgrade the Town Hall.					
a. I would like to keep the existing Town Hall (the former Forward Grade School).	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (215)	6.0%	5.1%	18.6%	25.6%	44.7%
Farm Activity (60)	13.3%	3.3%	13.3%	26.7%	43.3%
Non-Farm Activity (140)	3.6%	6.4%	21.4%	25.7%	42.9%
Daleyville Residents (21)	0.0%	9.5%	33.3%	23.8%	33.3%
Non-Daleyville Residents (182)	6.6%	4.9%	17.6%	26.4%	44.5%
Resident for: 0-5 years (39)	0.0%	2.6%	28.2%	33.3%	35.9%
6-10 years (31)	0.0%	6.5%	12.9%	45.2%	35.5%
11-15 years (42)	7.1%	4.8%	16.7%	19.0%	52.4%
16-20 years (29)	10.3%	10.3%	20.7%	24.1%	34.5%
over 20 years (66)	10.6%	4.5%	16.7%	16.7%	51.5%

b. I think the Town should construct a new Town Hall at the existing Town Garage.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (214)	36.4%	19.2%	29.4%	6.1%	8.9%
Farm Activity (62)	35.5%	24.2%	24.2%	3.2%	12.9%
Non-Farm Activity (139)	35.3%	17.3%	32.4%	7.9%	7.2%
Daleyville Residents (23)	17.4%	13.0%	52.2%	8.7%	8.7%
Non-Daleyville Residents (180)	37.8%	20.6%	26.7%	6.1%	8.9%
Resident for: 0-5 years (40)	27.5%	27.5%	40.0%	2.5%	2.5%
6-10 years (31)	38.7%	25.8%	29.0%	3.2%	3.2%
11-15 years (41)	43.9%	14.6%	29.3%	4.9%	7.3%
16-20 years (28)	32.1%	14.3%	25.0%	7.1%	21.4%
over 20 years (67)	37.3%	14.9%	25.4%	10.4%	11.9%
<ul style="list-style-type: none"> • Depends on the cost. • Restore • Very dark at town hall, need outside lights • Would have to compare costs of maintaining school vs. building new. • I think the current Town Hall is an important part of our “rural character”. • Depends on cost/repair ratio. • Why? What compelling functions dictate a renovated Town hall? • Please get a better lighting system in front of town hall and in parking. Very dark, hard to see steps! 					

22. The Wisconsin Department of Transportation (WISDOT) has no plans at this time to improve or upgrade State Highway 78 from the south end of County Road H to the north end of H at the intersection of Highway 78. IF or WHEN WISDOT does plan on upgrading State Highway 78, should the town advocate the re-routing of STH 78 to bypass Daleyville (potential route – from the south end of County Road H to County Road A and then follow County Road H north to the intersection of State Highway 78).					
a. I think Highway 78 should <u>not</u> be relocated.	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (209)	17.2%	8.1%	30.1%	11.0%	33.5%
Farm Activity (60)	16.7%	11.7%	26.7%	8.3%	36.7%
Non-Farm Activity (136)	16.2%	7.4%	30.9%	12.5%	33.1%
Daleyville Residents (20)	25.0%	10.0%	45.0%	0.0%	20.0%
Non-Daleyville Residents (177)	15.8%	7.9%	28.2%	13.0%	35.0%
Resident for: 0-5 years (40)	7.5%	5.0%	47.5%	15.0%	25.0%
6-10 years (27)	18.5%	7.4%	11.1%	18.5%	44.4%
11-15 years (42)	16.7%	4.8%	26.2%	11.9%	40.5%
16-20 years (29)	27.6%	17.2%	20.7%	13.8%	20.7%
over 20 years (65)	15.4%	9.2%	35.4%	4.6%	35.4%

b. I think Highway 78 <u>should be re-routed</u> using County Roads “H” and “A”	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (205)	34.6%	6.8%	29.8%	12.2%	16.6%
Farm Activity (59)	39.0%	3.4%	27.1%	15.3%	15.3%
Non-Farm Activity (134)	32.8%	9.0%	29.9%	11.9%	16.4%
Daleyville Residents (21)	19.0%	4.8%	23.8%	23.8%	28.6%
Non-Daleyville Residents (173)	35.8%	7.5%	30.1%	11.0%	15.6%
Resident for: 0-5 years (39)	28.2%	7.7%	35.9%	17.9%	10.3%
6-10 years (27)	44.4%	14.8%	11.1%	7.4%	22.2%
11-15 years (42)	40.5%	7.1%	31.0%	4.8%	16.7%
16-20 years (28)	21.4%	3.6%	32.1%	17.9%	25.0%
over 20 years (63)	34.9%	4.8%	33.3%	12.7%	14.3%
<ul style="list-style-type: none"> No fricking way. 					

c. I think <u>alternate routes should be considered</u>	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
All Respondents (198)	21.7%	7.6%	55.1%	9.1%	6.6%
Farm Activity (60)	28.3%	5.0%	50.0%	15.0%	1.7%
Non-Farm Activity (127)	17.3%	8.7%	57.5%	7.1%	9.4%
Daleyville Residents (21)	19.0%	14.3%	42.9%	19.0%	4.8%
Non-Daleyville Residents (166)	19.9%	7.2%	57.2%	8.4%	7.2%
Resident for: 0-5 years (39)	23.1%	7.7%	56.4%	7.7%	5.1%
6-10 years (25)	20.0%	12.0%	52.0%	8.0%	8.0%
11-15 years (40)	20.0%	7.5%	52.5%	10.0%	10.0%
16-20 years (26)	11.5%	0.0%	73.1%	11.5%	3.8%
over 20 years (63)	23.8%	9.5%	50.8%	9.5%	6.3%
<ul style="list-style-type: none"> Depends of \$ difference, shorter route but more improvements needed. I think it should be voted on by Daleyville residents. I don't think township can control these. Don't re-route 78!!! 					

General Comments:

- Thank you for this opportunity.
- Do we want Perry to ultimately look like what's happened up at the top of my road and along 78 both ways? I hope not. We need to maintain the land and the rural character.
- Thank you for making Daleyville a great place to live.
- Is there any way to make the owner of the house in Daleyville to at least get the outside of that house fixed up enough to look good? Don't care about the inside.
- Nice survey.
- Very much disagree with the township buying property and with the policies that create the large legal fees paid by the township!
- We like it here. Don't be like Blue Mounds Township.
- No County park!!!
- It is very important to me to see Perry Township maintain its rural character. Keep development to a minimum. Absolutely NO subdivisions!!! Every new homes on every other "40" is a blight to the country scene
- A poor effort!

- Thank you for this. It's another example of the fine leadership shown by our town board. I'm very pleased by their efforts!
- Less government = better life! It is wrong for those who moved out here from the towns and cities to deny others the freedom to do the same!
- Is there some way that the owners of the house/property in Daleyville can be encouraged to clean up the mess or sell it. This is such an eyesore and discredits all of Perry and Daleyville as well..
- Where we live we got 31 acres of land pay more taxes because of woodland and can't build on my land. This is wrong can't use my land for retirement money
- I think the town should be more concerned about the welfare of its residents, such as road maintenance and recycling needs and not be so concerned with what someone does on his own private property, such as dictating lighting, etc.
- While I understand your survey many of the issues need to be explained such as night lighting, animals that are fed in feed lots need lighting or they don't eat.
- I love Perry Township and wish it could remain the same forever! I suppose development is inevitable. I think any new homes should be unobtrusive and out of sight from the road if possible. For instance – Duane Iverson's house and the house across from Nokas are what I mean. I think the 3 houses (castles) on Drumman Valley Road are awful. Just because you can afford to build a huge ostentatious house doesn't mean you should be allowed to!
- I would advocate larger street signs on rural roads. Hwy 78 could be made safe and perhaps straighter and could maybe bypass residential Daleyville (i.e. 25 miles per hour) but not reroute through Daleyville from Hwy A or from Hollandale and Blanchardville. Thank you for involving the community in these important decisions.
- Very nice job on this survey! Congratulations!
- The Town Board is doing a very poor job and should step down in the spring.
- My priority is trash pick up – Sat Am doesn't work for everyone. Second, we need to assess fairly. It's no secret that the longer you live here the less you pay. Look at the property on Lee Valley Road. For sale for \$1.3 million. Total taxes \$4,400. What's with that?
- Speeding seems to be problem in Daleyville.
- I would like to see new homes that are built – not built next to the main highways – it gives us the feeling of being a suburb – build homes on existing pasture/side hills/woods/ anywhere but on ridge top/farmland/ or next to roads that make easy access – I like to keep the rural look to existing farmlands – not the suburb look!
- Perry Township has managed to find a balance in building and governance that seems to be a perfect fit.
- I do not want expanded growth I'll pay more in taxes to limit growth. I love living in the country look at what is happening to Verona with Epic moving in. Do we want to be one major metropolis? No.
- I appreciate the opportunity to voice my opinion in this manner.
- Thanks so much for listening to our opinions! The first time in our 8 years here. Our only real issue has to do with garbage – our weekend plans now need to revolve around the “garbage” vs. plans out of town etc. It would be nice to have a weeknight drop-off available or garbage pick-up. Taxes are very high in Perry compared to other nearby areas, especially considering we don't have garbage pick up. Otherwise Perry is a wonderful place – we love it here. Thanks so much!
- There are so many subdivisions popping up that it is hard to find “rural areas” anymore and think this is sad. That is what makes this area so beautiful it should be maintained for people to enjoy and animals to live.
- Perry's restrictive policies “force” the younger generation to leave and are turning the township into “yuppie ville”.
- The past is gone. It is time to consider how growth can be managed, not controlled and how to increase the tax base to enable the Township to move forward into the 21st Century. Perry Township is no longer a place where people can be to hide from civilization. The residential pressure will continue and Perry cannot stop it!
- I moved out here from the town setting. I love the country life – if you increase development you increase crime, accidents and trash along the roads.
- Town of Perry has wonderful people who get involved in community and government. I do think the Town Board needs to consider more carefully their decisions and how they impact future of Perry - Land Use Plan must be strongly enforced without hesitation.
- The Township should realize that you can't stop progress. As the population keeps growing they must live somewhere. There is no going back to the way it was 40 years ago. The younger generations do not have any sense of past values; they only want to dictate how poor elderly people live. They don't think they will ever get old. They don't live on low fixed incomes.
- I think the Town Board should have more open-minded people on it and less people who don't understand how elderly farmers feel about people who want to make Perry Township into a dictatorship.

- Thanks for the opportunity!
- I think it is important to maintain as much of our rural atmosphere as possible. We have some of the most beautiful vistas in the state. Hopefully regulating growth will help maintain the area as a farming community and rural area.
- Some hypothetical questions are impossible to answer without the facts in front of us – like town hall replacement and H and 78 re-routing. Many of the land-use questions will depend on county attitudes and there may be little that the town can actually do without action at the County level.
- 1 - Small business should be developed primarily in Daleyville. 2 - New houses being built right along our roads are a major distraction of our rural open space values. We should encourage development that is not so visible. 3 - I'm willing to pay additional taxes to purchase future development rights, if needed. 4 - Please publish and circulate the results and evaluation of this survey.
- Can meeting notices also be published in the New Glarus Post paper? We receive that paper; but not the Mt. Horeb. I don't know if this involves additional cost or not.
- Perry Township has a variety of soil types, depending on the location of its hills and valleys, all must be considered in its profitable farm use. If not the area will change. Due to contour the land offers a variety of use for income and pleasure, - farm crops, dairy farms, hay beef cattle, horses, trials, etc. We have enjoyed our rural atmosphere but the Township rules have been too stringent in regard to location of homes, driveways, and buildings. Owners have rights and desires in regard to the location of their homes and surroundings. I believe some thought should be put to a restriction of a minimum requirement for front and side setbacks. The safety of cars, and rights of neighbors could be better served.
- Perry Township has a variety of soil types, depending on the location of its hills and valleys, all must be considered in its profitable farm use. If not the area will change. Due to contour the land offers a variety of use for income and pleasure, - farm crops, dairy farms, hay beef cattle, horses, trials, etc. We have enjoyed our rural atmosphere but the Township rules have been too stringent in regard to location of homes, driveways, and buildings. Owners have rights and desires in regard to the location of their homes and surroundings. I believe some thought should be put to a restriction of a minimum requirement for front and side setbacks. The safety of cars, and rights of neighbors could be better served.
- Trends are changing and the plan needs to be written to reflect these coming changes for 20-30 years. Things change whether we like it or not. And usually it is for the better if we can be flexible and have the foresight to anticipate the needs of everyone involved, all stakeholders, a win-win situation.
- I love living where I do, as it is now.
- Great job on the survey questions!
- I think if a small business wants to be in Perry that is great and we should want that to be on commercial property only possibly in a "industrial park".