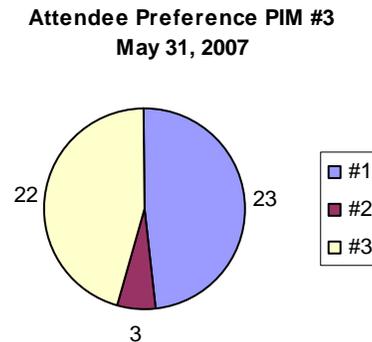


**Alternatives Evaluation
May 31, 2007**

**Results from Public Information Meeting #3
“Alternatives and Policy Evaluation”
May 31, 2007**

Participants were shown a brief slide presentation on the three alternatives and asked to choose their favorite (each attendee given one sticky dot), or to provide comments on the policies (unlimited comments). Attendee preference for alternatives 1, 2, and 3 is shown on right. Alternative #1 “Status Quo” (23) and Alternative #3 “Conservation” (22) recorded the most votes. Comments listed below by alternative.



Alternative #1: “Status Quo”

Sticky Dots: 23

Comments:

- Land Use Policy – drop minimum lot size; instead adopt a housing density goal for the entire town.
- The continued approval of rezones is causing too much trouble. Attorneys will become more and more involved if this practice continues.
- Permit low impact non-polluting cottage industries, homestead businesses (low traffic) throughout town.
- They aren’t making any more farmland. No development on 1, 2, or 3 agricultural land.
- Drop minimum lot size to 2-acres.
- Please address driveway slopes – current is too stringent.
- Increase minimum lot size to 10 acres or more and regulate density to preserve rural areas.
- Increase lot size and preserve the rural character of town (per survey!).
- Just say “no” to the “Status Quo”.
- Change slope requirement to 15% or greater.
- Keep Ag 1, 2, 3 restriction in ALL plan options and adhere to them.
- Make sure “com/busin (?)” stays if Prime Soil. Stop using the word “subdivision” per survey.
- Remove reference to “encourage” this or that. Replace that word. Just let it happen if wanted. We don’t have a development committee and letter 2 said development was much faster than forecast.
- Driveway slopes relaxed for paved driveways.
- Keep slope grade at 12% or less.
- To have industrial businesses on 1-2-3.
- Change slope of building sites to 15% and some farmland.

- The impact of this land use plan on our shared water quality and quantity needs to be formally and scientifically assessed before decision for adoption is made.
- Allow slope for development to 15%.
- Erosion control measures on any structure built on slopes 8% or greater. Our Pecatonica River is fragile and needs extreme protection.
- Encourage and allow private business and cottage industry without rezone.
- An engineering opinion from experts should be obtained regarding development and driveways on +10% sloped land.
- Use cluster housing to lower the density – fewer houses on larger plot of land.
- Allow 5+acres landowners/farmers to use their land just as they wish not on ag 1-2-3
- Land Use Policies #3 – no residential subdivisions (5+) in any area.
- Density plan must accompany lower lot sizes. House surveys indicated people want to preserve rural character. If 1, 2 or 3 acre lot sizes are desirable, link to 35 or 40 acres set aside per lot.
- Status quo does not contain acceptable subdivision parameters.
- Permit cell towers and other structures throughout town that will make high speed internet and cell phone service throughout town.

Alternative #2: “Growth Emphasis”

Sticky Dots: 3

Comments:

- Remove “encourage” from choices – we’re not “selling” to anyone, just let it happen.
- Do NOT relax Ag 1, 2, 3 standards prohibiting use of these soils for anything but ag use.
- The impact of this land use plan on our shared water quality and quantity needs to be scientifically assessed before decision for adoption is made.
- Business zones adjacent to 18/151 seem to make sense for all 3 options.
- Need high speed internet throughout the town.
- Please treat the survey results as “gospel”.
- I think that housing developments and decrease of lot sizes will have a negative impact on our area.
- Make sure development is on NON prime (soil?). All development.
- Design standards are a great idea.
- Cottage industries/home businesses seems appropriate to all options.
- Increasing development along 151 might help to take pressure off more rural areas.
- Alternative #2 (#1 Brigham Rd. don’t put on soils 1, 2, 3) (#2 Enforce through Building Site Ordinance and results of the survey).
- I support cottage industries in all options.
- Prohibit new buildings and driveways on 1, 2, 3. Change “encourage” to “consider proposals for” in #5.

- Allow for technology that permits high speed internet and cell phone coverage throughout the town. Make provisions for towers, other types of support structures.

Alternative #3: “Conservation Emphasis”

Sticky Dots: 22

Comments:

- The 12% grade thing seems to warrant further evaluation reading appropriateness.
- Encourage protection of prairies, birds, and other natural resources that make Brigham so unique.
- Size of lots not as important as total number of houses. Brigham has changed dramatically in the last 20 years. What will happen in the next 20? Will ordinance preserve rural character and natural beauty people here value so much?
- Any meaningful “conservation” alternative requires prohibiting subdivisions.
- Delete minimum lot size (5 acres) to allow for smaller lots and clustering.
- Eliminate language upping slope restrictions – instead include language that would permit housing that works with the landscape aesthetically.
- Cluster housing needs to be encouraged in alternative #1.
- Please work with TNC, DNR, etc. to help identify critical prairie, grassland, habitat for consideration in environmental corridors.
- Option 3 gives Brigham residents the most influence on how their neighborhoods develop. Residents should have the most say not outside developers.
- The impact of the land use plan needs to be formally and scientifically assessed before it goes to the Planning Commission for adoption.
- If we are serious about preserving ag land and scenic character, then this seems like the reasonable option.
- Brigham has some of the best natural resources in the state – really! Encourage hiking, bird-watching, etc. and have businesses available to tourists. Support small business, tourism, festivals, etc. as well as agriculture.
- Use a total density plan for the town.
- Any policy that is finally agreed upon MUST include a mechanism for accountability – how do we ensure that the plan commission and town board abide by the plan?
- Need size of lot. NOT allow minor subdivision in rural areas.
- Permit businesses and operations with conservation foundation.
- The Nature Conservancy and others aren’t going anywhere – work with them, take advantage of their work.
- More housing won’t necessarily be good for the town. Grow within means, but as soon as you need more staff or improved services tax benefits are lost. People who work in Madison won’t spend much \$ here.

- Why hasn't alternative considered density-based cluster housing? For example, 4 houses on 4 acres based on a total density bonus of 160 acres or 320 acres.
- A 5-acre lot size not linked to density is no a conservation alternative.
- Make cluster housing the preferred option. Builders and developers would have to justify not using cluster development.
- Subdivisions can be less disturbing if clustered development is used.
- Keep subdivisions near the villages adjacent to already developed communities not in the rural areas.
- Subdivisions located anywhere except on property near the village is contradictory not only to the results of the survey but to the overall consensus of the comprehensive plan efforts thus far.
- Push for strong economy of agriculture and nature-based recreation. Avoid being just a bedroom community for Madison. Be poised to take advantage of upcoming biofuel industry.
- Rejection of McKenzie's subdivision at the County shows that they are not going to approve subdivisions in rural areas. We should take them out of all 3 alternative plans.
- Strongly support no subdivisions in "rural areas"
- The addition of an A-2 zone is a great idea.
- The impact of this land use plan on our shared water quality and quantity needs to be formally and scientifically assessed before decision for adoption is made. Cottage and home business should be encouraged as long as they don't create a prohibitive volume of traffic.
- Land Use Policy – drop specific minimum lot size and instead use total housing density goal for the town.
- REALLY like the idea of prohibiting development on ridge lines/bluffs. Preserve views.
- We need a density goal. What's the total amount of housing per total acreage we'd want to see developed? This could allow for clustered housing plus 30, 35, or 40 acre set asides per house to preserve rural character.
- Many opportunities exist here for nature-based tourism.
- How will reports from Nat. Resource Committee member on natural resources/water resources of town and significance be shared/aired so all folks may become aware of significance of this area? Posting on web not likely to reach many.
- Where there is land north of 18/151 that is not 1, 2, or 3 and less than 12% slope for development?
- Need limits on development density. Surrounding towns restrict development density to one house per 30-40 acres. Without development density restrictions we will still be wide open for developers.
- While there needs to be restrictions, Alt. #3 has an unreasonable number of restrictions. Many are not even feasible options.
- Subdivisions should be eliminated on all three proposals follow the survey it was not used writing the proposals.

- 35-acre density has never been discussed Ridgeway Town is 35-acre, Arena is 30, how do you maintain rural character at 5 acres?
- Commercial and industry / future highway access has been studied. Roads will be closed.
- Get rid of the term “minor subdivisions”. They are just land divisions that are regulated.
- Put limits on frequency and elevation of private/public aircraft over town.
- Allow for towers and other structures that would permit high speed internet and cell phone service throughout the town.
- Where are the speakers to inform us on tax and school concerns with our town doubling every 20 years or less?