
Town of Primrose Annex

Community Profile

The Town of Primrose is located in the Southwest quadrant of the County, north of Green County, east of the Town of Perry, West of the Village of Belleville, and South of the Town of Springdale. Land use is dominated by agriculture and woodlands, and dispersed one- and two-family homes. According to the United States Census Bureau, the Town of Primrose has a total area of 35.83 square miles, all of it land.

As of the 2000 Census, there are 682 people, 243 households, and 193 families residing in the Town of Primrose. The population density is 19.0 per square mile. There are 252 housing units at an average density of 2.8 per square mile. The municipality population distributed by Dane County indicates that the 2008 population for Primrose was 727 people.

There are 243 households out of which 32.5% have children under the age of 18 living with them, 20.6% of all households are made up of individuals and 4.1% have someone living alone who is 65 years of age or older. The average household size is 2.79 and the average family size is 3.05. In the Town of Primrose, the population is spread out with 23.9% under the age of 18, 6.0% from ages 18 to 24, 29.6% ages 25 to 44, 28.6% ages 45 to 64, and 11.9% who are 65 years of age or older. The median age is 39.6 years. 4.6% of the population speaks a language other than English at home and 13.6% of the population (above the age of 5) is disabled.

The median income for a household in the Town of Primrose is \$51,964 and the median income for a family is \$54,063. The per capita income for the Town of Primrose is \$23,935. 4.4% of the population and 2.1% of families are below the poverty line. Out of the total people living in poverty, 3.3% are under the age of 18 and 0.0% are 65 or older. 88.0% of the population has at least a high school degree, while 20.4% of the population holds at least a bachelor's level degree.

Hazard Identification and Risk Assessment

A hazard identification and vulnerability analysis was completed for the Town of Primrose using the same methodology in the base plan. The information to support the hazard identification and risk assessment for this Annex was collected through a Data Collection Guide, which was distributed to each participating municipality to complete.

The first step in a hazard analysis is to identify which hazards the community is vulnerable to. Table 1 outlines the hazard identification for the Town of Primrose based on the Data Collection Guide issued in 2008. The Data Collection Guide listed all of the hazards that could impact anywhere in Dane County. The purpose of this worksheet was to identify and rank the hazards and vulnerabilities specific to the jurisdiction. The Town of Primroses' planning team members were asked to complete the matrix by ranking each category on a scale of 0 to 3 based on the experience and perspective of each planning team member. A ranking of 0 indicated "no concern" while a ranking of 3 indicated "highest concern". This matrix appears as Table 1. This matrix reflects the significance of the hazards relative to one another.

This matrix reflects that the Town of Primrose is most vulnerable to extreme heat and cold, drought, hail storm, and winter storms. The Town of Primrose has a medium vulnerability to flood, tornado, and windstorm, and a lower vulnerability to dam/levee failures, erosion, fog, landslides, lightning, wildfires, and subsidence. The vulnerability established here is a qualitative assumption based on the impacts, geographic extent, probability of future occurrence, and magnitude/severity. On the county level, these vulnerabilities were calculated with quantitative data as well.

Table 1 Vulnerability Assessment Matrix for the Town of Primrose

Hazard	Hazard Attributes (1-2-3)			Impact Attributes (0-1-2-3)						Total
				Primary Impact (Short Term – Life and Property)			Secondary Impact (Long Term- Community Impacts)			
	Area of Impact	Past History, Probability of Future Occurrence	Short Term Time Factors	Impact on General Structures	Impact on Critical Facilities	Impact on At-Risk Populations	Social Impact	Economic Impact	Severity of other associated secondary hazards	
Dam Failure	0	0	0	0	0	0	0	0	0	0
Extreme Cold	3	3	3	1	1	2	1	1	2	17
Extreme Heat	3	3	3	0	0	2	1	1	2	15
Drought	3	2	3	0	0	0	0	2	1	11
Erosion	0	0	0	0	0	0	0	0	0	0
Flood	2	2	3	2	1	2	2	3	2	19
Fog	1	1	3	0	0	1	1	0	1	8
Hail Storm	3	2	3	3	3	1	1	3	1	20
Landslide	0	0	0	0	0	0	0	0	0	0
Lightning	1	2	3	1	1	1	0	1	2	12
Tornado	2	2	2	3	3	3	2	3	3	23
Wildfire	1	1	1	0	0	0	0	0	0	3
Windstorm	2	2	2	3	3	3	2	3	3	23
Winter Storm	3	3	3	2	2	3	3	3	3	25
Subsidence	0	0	0	0	0	0	0	0	0	0
Other:										

Data Source: Town of Primrose Data Collection Guide, 2009

Previous Hazard Events

Through the Data Collection Guide, the Town of Primrose noted specific historic hazard events to include in the community profile. These events have been incorporated into the appropriate hazard chapters in the base plan. These events had a particular impact on the community beyond the impacts and events recorded in the Dane County Hazard Mitigation Plan. This is not a comprehensive summary of past incidents, as the hazard profiles collected in the main Mitigation Plan include other events that may have historically impacted the jurisdiction. The events noted by this jurisdiction in the Data Collection Guide include:

December 12, 2007 - Winter Storm:

Record snow fall affected the entire Town of Primrose during early December of 2007. There were no reports of injuries, deaths, property, crop or infrastructure damage, but impacts on business and the economy were unavailable. The snow resulted in delays and closures along roadways, and in schools and businesses. The Town of Primrose received FEMA funds to help cover the expenses of salt/sand, labor and maintenance of vehicles used to remove the snow. The Town of Primrose planning members feel such an event is very likely to occur again.

Asset Inventory

Assets include the people, property, and critical facilities within the Town of Primrose that are exposed to hazards in general. Inventories of property, essential infrastructure, and natural, cultural or historic resources help provide a comprehensive picture of the community and provide a method of assessing exposure to hazards by establishing the improved and total values, capacities and populations for these assets. It also forms the basis for estimating potential losses, where possible.

Population

Table 2 Vulnerable Population Summary

Disability Status from the 2000 Census	Number	Percent
Total Population ages 5 or less	45	6.6%
Total population ages 5 to 19	133	19.5%
Total population over 65 years old	81	11.9%
Total Population with any Disability	83	13.6%
Families Below Poverty Level	4	2.1%
Individuals Below Poverty Level	29	4.4%
Total Population who Speak English less than "very well"	0	0%
Total Population	682	100%

Data Source: 2000 US Census

General Property

Table 3 Property Exposure Summary

Property Type	Total Parcel Count	Improved Parcel Count	Improved Values (\$)	Content (\$)	Total Value (\$)
Other	358	114	\$16,327,000	\$8,163,500	\$24,490,500
Agriculture	524	110	\$14,968,200	\$14,968,200	\$29,936,400
Residential	83	79	\$11,211,500	\$5,605,750	\$16,817,250
Institutional Government	6	1	\$192,700	\$192,700	\$385,400
Transportation	2	1	\$52,400	\$26,200	\$78,600
Total	973	305	\$42,751,800	\$28,956,350	\$71,708,150

Data Source: Dane County Land Information Office, December 2008

Critical Facilities

The Town of Primrose has identified the following critical facilities important to protect from disaster impacts. These are collected in Table 4. Table 4 is based on GIS data inventories from Dane County. The Town of Primrose has not provided supplemental data on the community through the Data Collection Guide.

Table 4 Critical Facility Summary/Essential Infrastructures

Facility	Type*	No. of Facilities	Replacement Value (\$)
Airport	EI	1	\$16,200,000
Bridge	EI	7	\$7,000,000
Communications Tower	EI	1	\$0
Municipal Hall	EI	1	\$0
Adult Family Home	VF	1	\$0
Manufactured Home	VF	4	\$0
TOTAL		15	\$23,200,000

Data Source: Dane County GIS, *EI: Essential Infrastructure; VF: Vulnerable Facilities; HM: Hazardous Materials Facilities.

Other Assets

Other assets help define a community beyond the current composition of the Town of Primrose. These assets may provide economic benefit to the community, in addition to preserving the heritage and diversity of the community and may include natural, cultural and historic assets or economic assets such as major employers. It may also include more specific detail on critical facilities. The Town of Primrose has not identified any other assets.

Vulnerability to Specific Hazards

This section details vulnerability to specific hazards, where quantifiable, and where it differs from that of the overall County. The previous inventory tables quantify what is exposed to the various hazards within the Town of Primrose. Table 5 cross-references the hazards with the various tables where exposure or vulnerability specifics are found. The intent of Table 5 is to quantify, where possible, future impacts of each hazard on the jurisdiction. In many cases it is difficult to estimate potential losses, so the overall exposure of populations, structures, and critical facilities is referenced.

Table 5 Hazard Vulnerability Specifics

Hazard	Populations	Structures	Critical Facilities	Future Damage Potential
Dam Failure	None	None	None	Specifics unknown; See hazard profile in County Plan
Drought	Minimal	None	Minimal	Specifics unknown; See hazard profile in County Plan
Flooding	See section below	See section below	See section below	See section below
Fog	Minimal	None	None	Specifics unknown; See hazard profile in County Plan
Hailstorm	Minimal	See Property Exposure table 3	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Landslide/ Sinkholes/ Erosion	Minimal	Minimal	Minimal	Specifics unknown; See hazard profile in County Plan
Lightning	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Severe Cold	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Severe Heat	See Table 2 Population	None	Minimal	Specifics unknown; See hazard profile in County Plan
Severe Winter Storm	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan
Tornado	See Table 2 Population	See section below	See Critical Facility Inventory Table(s)	See section below
Wildfire	Minimal	Minimal	Minimal	Specifics unknown; See hazard profile in County Plan
Windstorm	See Table 2 Population	See Table 3 Property Exposure	See Critical Facility Inventory Table(s)	Specifics unknown; See hazard profile in County Plan

Flood

Structures in the Floodplain

Some assets are specifically vulnerable to floods, due to their location. These assets are collected in Table 6. Refer to the flood profile in the mitigation plan for a description of the methodology used to identify potentially flood-prone properties. The locations of properties within the floodplain are shown in Figure 1, in addition to flood hazard areas and planned land use.

Table 6 Potentially Flooded Property Summary and Loss Estimate (DFIRM 100 – year)

Property Type	Improved Parcel Count	Improved Values	Content	Total Values (Content & Imp.)	Estimated Loss
Agriculture	4	\$396,700	\$198,350	\$595,050	\$119,010
Other	2	\$144,800	\$72,400	\$217,200	\$43,440
Total	6	\$541,500	\$270,750	\$812,250	\$162,450

Data Source: Dane County GIS, 2008 DFIRM

Repetitive Loss Properties and Flood Insurance Policies

There are no repetitive loss properties in the town. There is no NFIP policy information available for this jurisdiction.

Critical Facilities

Table 7 displays a result of an analysis of critical facilities located within either the FEMA DFIRM 100-year, 500-year, or HAZUS 100-year floodplains. Additional detail on the facilities is shown in Table 8. The location of these facilities is shown in Figure 2.

Table 7 Potentially Flooded Critical Facility Summary

Facility Type	No. of Facilities	DFIRM 100-yr
Bridge	3	1
Total	3	1

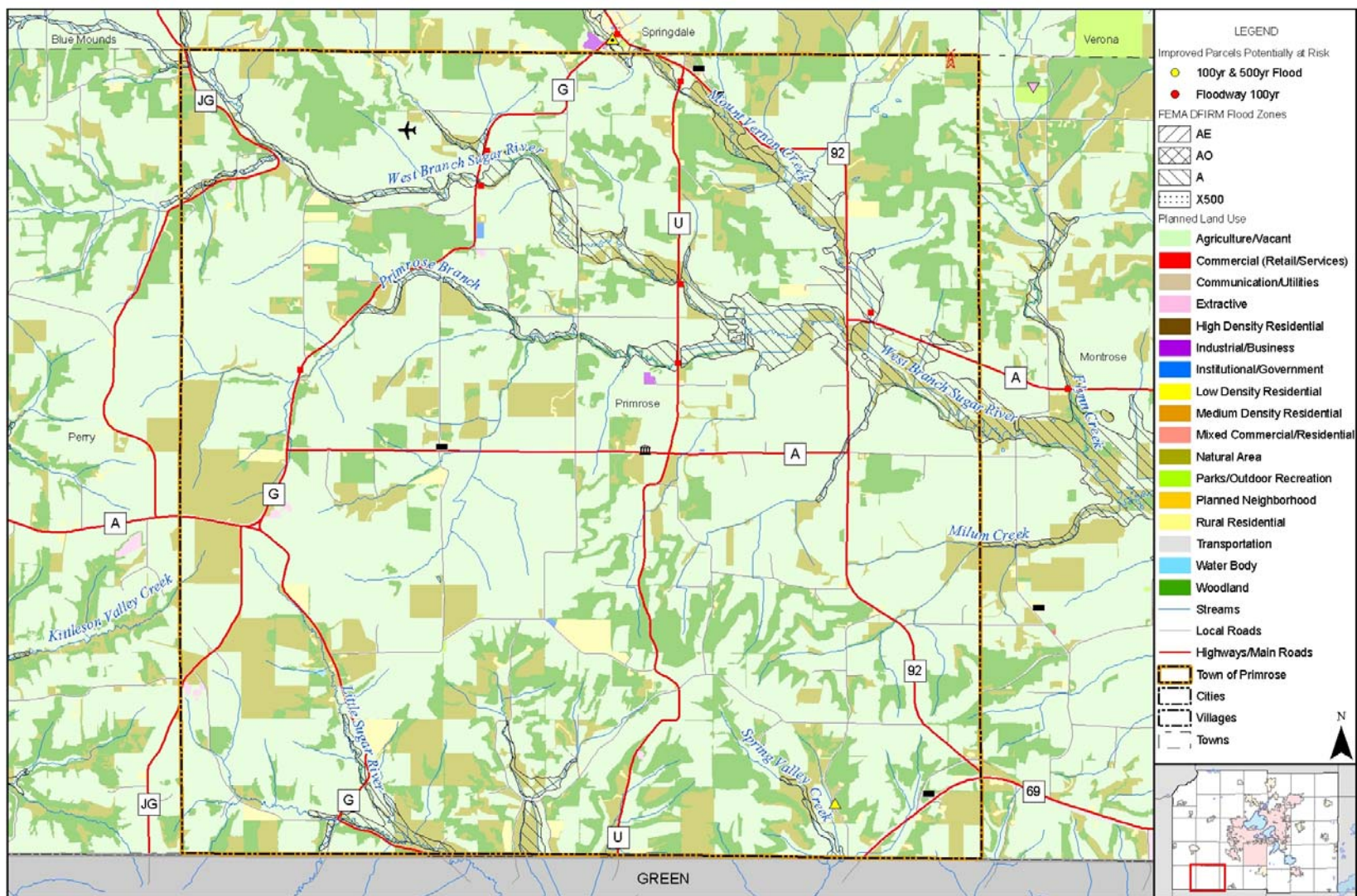
Data Source: Dane County GIS, 2008 DFIRM

Table 8 Potentially Flooded Critical Facility Detail

Facility Type	Facility Name	DFIRM Flood Zone	HAZUS Flood Zone	HAZUS & DFIRM	HAZUS Flood Depth
Bridge		A	Y	Y	4.72
Bridge		X	Y		5.11
Bridge		X	Y		0.28

Data Source: Dane County GIS, 2008 DFIRM

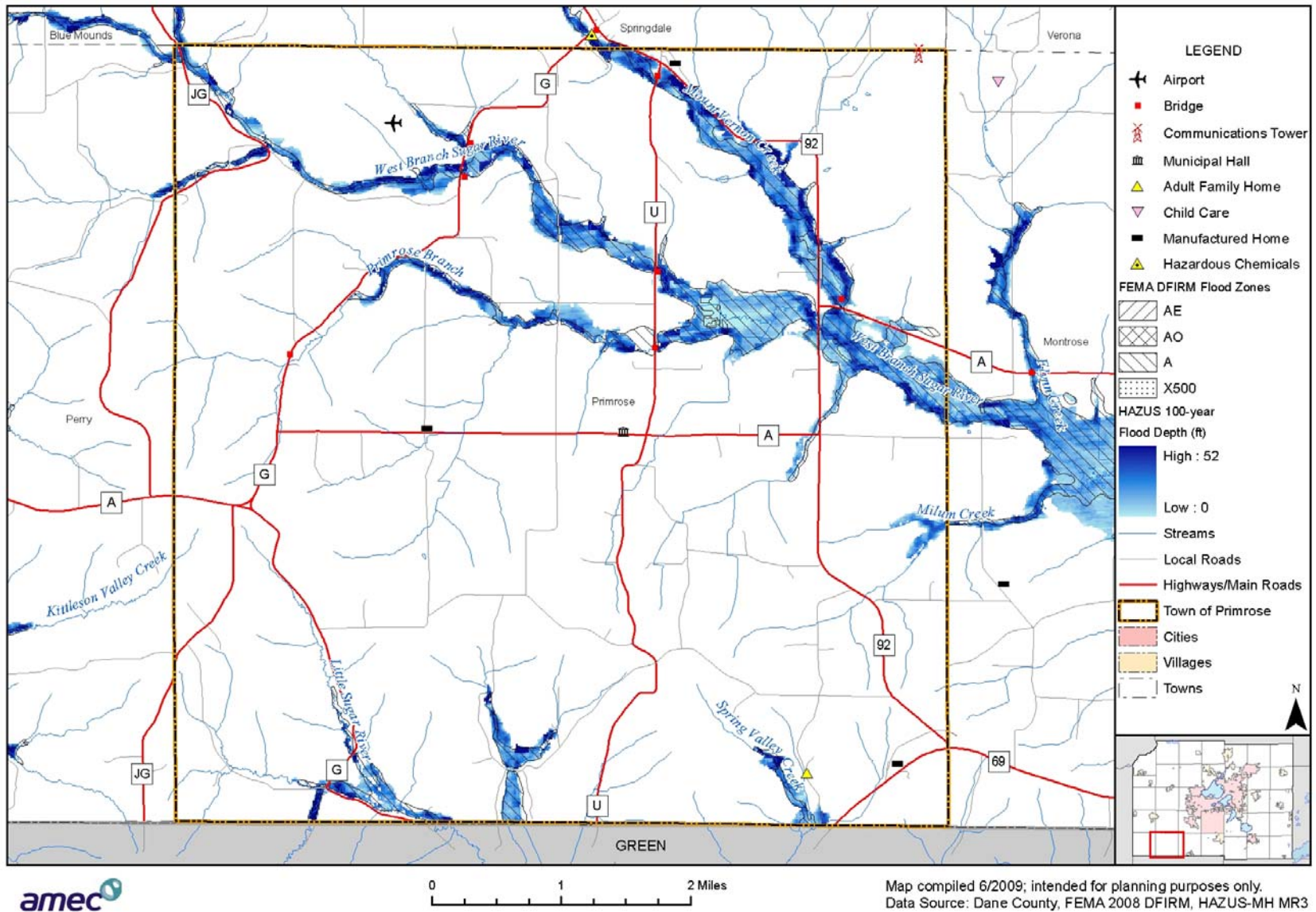
Figure 1 Flood Hazards and Future Land Use Map



0 1 2 Miles

Map compiled 6/2009; intended for planning purposes only.
Data Source: Dane County, Madison MPO, FEMA 2008 DFIRM

Figure 2 Flood Hazards and Critical Facilities Map



Tornado

While it is difficult to estimate specific losses to a tornado due to the random nature of the event, a methodology was developed that was applied to each jurisdiction during the 2009 update. The table below estimates the percent area of the jurisdiction that could be impacted based on the average sized tornado (F2) in Dane County. High value exposure is based on 100% loss, medium 50% loss, and low is 25% loss to the property potentially impacted. The loss ratio, which is the ratio of the damaged building value to total exposed building value, is a measure of the impact to the jurisdiction as a whole. Communities with loss ratios 10% or more may have difficulty recovering from a disaster. Refer to the tornado hazard profile in the main mitigation plan for more details on this methodology.

Table 9 Tornado Loss Estimate

% area impact	Improved Parcel Count	Affected Structure Estimate	Total Exposed Value	Estimated Loss \$ (High Damage Range)	Estimated Loss \$ (Moderate Damage Range)	Estimated Loss \$ (Low Damage Range)	Loss Ratio for Moderate Damage Range
2.36%	305	7	\$71,708,150	\$1,690,190	\$845,095	\$211,274	1.2%

Data Source: Analysis Based on Dane County Land Information Office's data

Growth and Development Trends

Planned land use is shown in Figure 1, in relation to the flood hazard. Table 10 illustrates how the Town of Primrose has grown in terms of population and number of housing units between 2000 and 2008. Future population projections were not available.

Table 10 Town of Primrose Change in Population and Housing Units, 2000-2008

2000 Population	2008 Population	Percent Change (%) 2000-2008	2000 # of Housing Units	2008 # of Housing Units	Percent Change (%) 2000-2008
682	727	6.60%	252	291	15.4%

Data Source: Dane County and the Town of Primrose Comprehensive Plan. Available online at http://danedocs.countyofdane.com/webdocs/PDF/plandev/Primrose_Plan.pdf

Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment summarizes regulatory mitigation capabilities, administrative and technical mitigation capabilities, and fiscal mitigation capabilities for the Town of Primrose.

Mitigation Capabilities Summary

Table 11 lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities, or by themselves contribute to reducing hazard losses. The table also indicates which of these tools are currently utilized in the Town of Primrose.

Table 11 Town of Primrose Regulatory Mitigation Capabilities

Regulatory Tool (ordinances, codes, plans)	Yes/No	Comments
General or Comprehensive plan	No for comp Yes for land use	Presently being worked on (comp plan)/ have land use plan towns website tn.primrose.wi.gov
Zoning ordinance	Yes	Ordinances can be seen on the towns website: tn.primrose.wi.gov
Subdivision ordinance	Yes	
Growth management ordinance	Yes	
Floodplain ordinance	Yes	
Other special purpose ordinance (storm water, steep slope, wildfire)	Yes	
Building code	Yes	In land use Plan & Inspectors report
Fire department ISO rating	No	
Erosion or sediment control program	No	
Storm water management program	No	
Site plan review requirements	Yes	In land use plan on website
Capital improvements plan	No	
Economic development plan	No	Will be inducted in comprehensive plan
Local emergency operations plan	Yes	
Other special plans	No	
Flood insurance study or other engineering study for streams	No	
Elevation certificates (for floodplain development)	No	
Other	No	

Data Source: Town of Primrose Data Collection Guide, 2009

Table 12 identifies the personnel responsible for mitigation and loss prevention activities as well as related data and systems in the Town of Primrose.

Table 12 Responsible Personnel and Departments for the Town of Primrose

Personnel Resources	Yes/No	Department/Position	Comments
Planner/engineer with knowledge of land development/land management practices	No		Small Township use done County's resources
Engineer/professional trained in construction practices related to buildings and/or infrastructure	No		Small Township use done County's resources
Planner/engineer/scientist with an understanding of natural hazards	No		Small Township use done County's resources
Personnel skilled in GIS	No		Small Township use done County's resources
Full-time Building Official	No		Small Township use done County's resources
Floodplain Manager	No		Small Township use done County's

Personnel Resources	Yes/ No	Department/ Position	Comments
			resources
Emergency Manager	No		Small Township use done County's resources
Grant Writer	No		Small Township use done County's resources
Other Personnel	No		Small Township use done County's resources
GIS Data Resources – (land use, building footprints, etc.)			
GIS Data – Links to assessor's data	No		Small Township use done County's resources
Warning systems/services (Reverse 9-11, cable override, outdoor warning signals)	No		Small Township use done County's resources
Other:			

Data Source: Town of Primrose Data Collection Guide, 2009

Table 13 identifies financial tools or resources that the Town of Primrose could potentially use to help fund mitigation activities.

Table 13 Financial Resources for the Town of Primrose

Financial Resources	Accessible/Eligible to Use (Yes/No)	Comments
Community Development Block Grants	Yes	Have access but not eligible
Capital improvements project funding	No	
Authority to levy taxes for specific purposes	Yes	Have authority to borrow up to 10% off tax base
Fees for water, sewer, gas, or electric services	No	
Impact fees for new development	No	
Incur debt through general obligation bonds	No	
Incur debt through special tax bonds	No	
Incur debt through private activities	No	
Other:	No	

Data Source: Town of Primrose Data Collection Guide, 2009

National Flood Insurance Program Participation

The Town of Primrose does not participate in the National Flood Insurance Program as a stand-alone entity, but is covered by the County's participation so that residents are eligible for flood insurance.

Public Involvement Activities

During the 2009 update, the community assisted with the public involvement activities referenced in the base plan.

Mitigation Objectives (Actions)

Objective #1: Repair and enlarge culvert to prevent water from flowing over roads and to dig up culverts and fill base with gravel, black dirt to prevent culvert from sinking.

Steps:

- 1) Approval – bring item before Town board for approval. Also check with County agencies for approval (DNR, etc.)
- 2) Grants - apply for grants for funding.
- 3) Removal – remove road above and around culvert and culvert itself.
- 4) Replace – install new culvert.
- 5) Grading – to fill in low areas and possibly install tile.

Lead Implementing Agency: Town of Primrose

Supporting Agencies: Dane County Highway Department

Possible Funding and Technical Assistance:

- Grants
- DNR
- Land & Water Resources

Timeline: 6 Months

Priority: High.

Estimated Costs: \$2,650

Objective #2: Start a program to develop emergency response procedures in case of power outages, road closures, etc. due to extreme cold or heavy snow.

Steps:

- 1) Ask for volunteers to identify the most vulnerable citizens such as the elderly and handicapped. Much of this could be accomplished with the help of the Southwest Dane Outreach and our representative number of the Southwest Outreach group.
- 2) Develop procedures for notifying people of any possible extreme weather. Develop a list of volunteers to help check on people.
- 3) Try and identify funding sources other than taxes.
- 4) Publicize efforts through newsletters, local paper, and special meetings.

Lead Implementing Agency: Town of Primrose, with assistance of the Southwest Dane Outreach Office

Supporting Agencies:

- Other towns affiliated with the Southwest Dane Outreach Office
- Other County departments such as Emergency Management.

Possible Funding and Technical Assistance:

- Staff time.
- FEMA grant programs
- Community Block Grant Program

Timeline: Start immediately and get most of this in place before a disaster occurs.

Priority: High.

Estimated Costs: Unknown at this time.