Town of Primrose
Planning Commission

Meeting Minutes

October 15, 2012

Attendance: David Cordray, Joshua Dein, Martha Gibson, Gretchen Haywood, Jerry Judd,

1. Meeting was called to order at 7:35 pm, by Chair Gibson.

2. Minutes of September 17, 2012 meeting were reviewed and approved; Cordray/Judd.

3. Review of Dane County Conditional Use Permit petition # 2012-2220 materials submitted by Steve Ottman. The Planning Commission discussion was focused on item #6 of the County Findings of Fact checklist, with the others to be considered by the Town Board. The Commission was Satisfied that the " …conditional use shall conform to all applicable regulations of the district in which it is located," with the following conditions:

    1. To comply with Sections II.D.2.(2)(c) and (d) of the Town Comprehensive Plan:
        a. Placement of dwelling should be at location marked A in Planning Commission Site View minutes of September 12,2012
        b. The dwelling should be only one story.
        c. Current rows of planted trees located East and North of building site should be allowed to grow to full height to shield building from Primrose Center Road.
    2. The driveway to the residence will be constructed according to the engineers drawing presented as Option 1.
    3. The driveway must be completed to final grade and specifications before building permit is issued.

    Approved 5-0; Heywood/Cordray

4. Review of Dane County Conditional Use Permit petition # 2012-2220 materials submitted by Bill Haack, and focused on item # 6 as above. The Commission found that this Finding of Fact was Not Satisfied and provided the following explanation of the Findings to the County:

    This petition does not provide appropriate evidence or rationale for the need for a secondary farmhouse as described in Section 10.123 of the County Ordinances. Petitioner claims that his wife, who currently lives in primary farm residence, would occupy secondary residence with daughter, who has no past record of farm income. Property does have density units available that could be used for this purpose under the Town Comprehensive Plan, and could be sited in compliance with the Plan.

    Denied, 5-0; Dein/Haywood

5. Items for next meeting:
    a. Possible review/vote on voting form
    b. Discussion of regular agenda item for public comments.
    c. Discussion on site views for accessory buildings.
    d. Discussion on definitions of Ag. Accessory vs. Accessory Buildings

6. Motion to adjourn at 8:40 pm, approved 5-0; Hayward/Judd.

Submitted by Joshua Dein