

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
MONDAY, February 20, 2017 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

**Minutes**

1. Call to Order at 7:35pm. Present were David Cordray, Martha Gibson, Steven Flach, Jerry Judd and Gretchen Hayward.
2. Reading and Approval of Minutes. Martha moved to approve the minutes of January 23<sup>rd</sup> with #3 clarifications regarding the restriction of hours being originally provided by the County. Gretchen seconded. Motion passed 5-0.

Martha moved to approve the minutes of January 28<sup>th</sup> site view. Gretchen seconded. Motion passed 5-0.

Steven moved to approve the minutes of February 18<sup>th</sup> site view. Gretchen seconded. Motion passed 3-0, with 2 abstentions.

3. Donald Beghin: Discussion and possible action regarding rezoning of parcel 0507-042-8590-7 on Colby Road from A1(ex) to RH1 for the purposes of resale.

David asked that they move the proposed driveway west about 50 feet to improve site distance, allowing 300' site distance from each direction. He also asked how much disturbance was expected for the house and yard. Mr. Beghin Jr. estimated it to be approximately 1 acre, and he intends to maintain the woods as they are.

Mr. Beghin intends to maintain 30 acres in managed forest, and 3 acres residential. The PC and Mr. Beghin agreed that the densities are exhausted with this build.

Martha moved to approve the rezoning to creating one residential lot on parcel 0507-042-8590-7, this exhausting the densities left from the original Beghin property.

Further, the driveway must enter the property on the northeast corner with 300' feet of visibility in both directions. The house site footprint will be approximately 1.5 acres.

Jerry seconded. The motion passed 5-0.

4. Steven Flach and Theresa LaCasse: Discussion and possible action regarding reconfiguration of parcels at 8716 Ridge Drive.

The proposed rezoning would separate the original house lot (approximately 5 acres including the septic) for future sale, and create one northern parcel (combining small parcels owned by the applicant to the north of Ridge Drive) and one southern parcel (combining parcels south of Ridge Drive). This simplifies and combines several small parcels currently existing.

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

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Martha moved to rezone the LaCasse/Flach property as indicated by CSM as prepared by Williams Surveying (Exhibit A). Gretchen seconded. Motion passed 4-0, with Steven abstaining.

5. Bart Austin: Discussion and possible action regarding location of proposed driveway on parcel 0507-254-9200-0.

Due to slopes, site distances, and existing fiber optic cables, the Austins want to relocate the proposed driveway to the existing field road that comes off Dwight and Sandra Spring's driveway. The site visit found the field road to be gravel, and under use by agricultural equipment only, and it was unlikely to have been cropped. Ms. Austin provided aerial photographs from 1996 (approximately) showing the area to be in pasture. The pasture fence lines have been constant. Old growth trees on those photographs indicate that it had not been cropped for many years. Jerry Judd confirmed that to his knowledge it had always been in pasture.

This build comes of the original Austin farm, being 240 acres, with only 2 houses already existing on it. Martha stated that she will go over and look at the site prior to the Board meeting. David felt that the contour map showed it to be of acceptable slopes. The house location is unchanged from the location approved in 2003, and is in line with the current Land Use Plan.

The Austins questioned the need for a 14' wide driveway, as the percentage of impervious surface for this parcel is close to the limitation for requiring runoff management. The PC recommended that the rule be researched, and the question be put to the Town Board.

Gretchen moved to approve the new driveway location. Steven seconded. The motion passed 4-0, with Martha abstaining.

6. Review of Town letter regarding normal agricultural community noise and odors.

Martha moved to approve the draft letter (after a small change) and post it on the web site. Jerry seconded. Motion carries 5-0.

7. Public Comments, only agenda items may have action taken.

8. Items for next month's meeting:

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9. Adjournment: 9:20 pm. Martha moved to adjourn. Gretchen seconded. Motion passed 5-0.

Posted February 21<sup>th</sup>, 2017

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