

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
MONDAY, July 17, 2017 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

**Minutes**

1. Call to Order: Present Martha Gibson, Jerry Judd, Steve Flach, Ruth Hansen
2. Reading and Approval of Minutes of May 15th. Martha changed #4, to clarify that the 500' rule had been waived by the neighbor. Jerry moved to approve the minutes with this change, Steve seconded. Motion passed 3-0.
3. Livesy Equestrian Park: Discussion and possible action regarding development on parcels
  - a. 048-0507-052-8500-3
  - b. 048-0507-052-8000-8
  - c. 048-0507-061-8000-7
  - d. 048-0507-052-9500-1
  - e. 048-0507-051-8610-0

Austin Fleer, and Denise Holmes of Restino Bunbury represented Livesy Estate.

Denise Holmes from Restino Bunbury presented a plan of the parcels in question. The total of these parcels is 220 acres, and want to find out the best use of the land.

Martha explained the use of densities and the origin of the parcels being from the old Lust Farm (120 acres) and Brugger farm (being 99.40 acres off the Lust Farm). Marie Stewart's parcel (being 19.7 acres) was split off 1976 and therefore does not count as a split. Therefore, they should have 2 densities. This needs to be confirmed by the County.

Martha further explained the 500' rule, and the exceptions to it.

Ms. Holmes asked if the town allows joint driveways? Yes.

The land is currently zoned A1(ex). Prior research on this property had shown that there are some small areas that are rocky outcrop, and old orchard, and those would be buildable. Martha pointed out that much of the land is steeper than 25%, and therefore not buildable.

It was recommended that they stake out where they want to put the houses, then one site visit may be sufficient.

A site visit will be requested after they go before Springdale's Board.

4. Public Comments, only agenda items may have action taken. None.

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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5. Items for next month's meeting: Livesy.
6. Adjournment: Steve moved to adjourn at 8:10 pm. Jerry seconded. Motion passed 3-0.

Posted July 18<sup>th</sup>, 2017

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