

**TOWN OF PRIMROSE
PLANNING COMMISSION
MONDAY, August 21st, 2017 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

Minutes

1. Call to Order at 7:30pm. Present were David Cordray, Martha Gibson, Jerry Judd, and Steve Flach.
2. Reading and Approval of Minutes of July 17th. Martha moved to approve. Steve seconded. Motion passed 3-0, 1 abstaining.
3. Leland Crimmins: Discussion and possible action regarding residential development of parcel 0507-221-9500-6.

Mr. Crimmins presented a plan for development of a residence at the edge of the woods along Bowers Road, across from the Bodenmann property. The area of interest is presently in crops, but also is sandy soil, and has poor yield. The driveway would be approximately 300’.

Martha pointed out that Primrose prohibits building in cropped land. Mr. Crimmins stated that he does not want to build in the woods, it being Oak Savanna.

Mr. Crimmins requests to use the “retirement home” clause. Martha pointed out that was only possible when no other buildable site is available, and that he would have to meet farmland income criteria.

It was suggested that site view would be required to determine if other suitable sites are available on this parcel. Mr. Crimmins decided to consider the possibilities, and possibly request a site visit at a later date.

4. Jaysin Raykowski: Discussion and possible action regarding residential development of parcel 0507-094-8015-0.

Mr. Raykowski presented plans for potential building on a 16-acre lot off of Primrose Center Road, currently Affeldt Trust property. The proposed building footprint would be on the rocky knoll with the woods. The adjacent 20 and 24-acre parcels have been sold, together, as agricultural.

He is interested in retaining as many trees on this parcel as possible. He presented a plan that rotates the approved building footprint, to match the driveway profile as approved, and to obtain a better house design.

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Upon careful review of a large engineering plan of this site, it was determined that the proposed construction might not disturb slopes greater than 15%, and that the finished slopes might be acceptable, but an engineering plan with the proposed changes may be required to show that the new design meets the Land Use Plan. Martha asked if site visit could clarify this. Dave felt that due to the slopes and the understory growth, it would not be possible for the Plan Commission to make this judgement, and that a new engineer's report would still be required. It was recommended that Mr. Raykowski stay with the approved plan, or take the time to explore the changes after purchase of the property.

Mr. Raykowski asked for a letter from the Town stating the need for a new engineer's plan. The letter was drafted and given to Mr. Raykowski.

5. Lary Slotten: Discussion and possible action regarding construction of an agricultural building on parcel 0507-224-8140-1.

Mr. Slotten is considering making changes to the interior to one of his agricultural buildings. Under one plan, no changes to the exterior footprint would occur. The PC recommended he get a permit if he decides to extend the building beyond the existing layout. No construction on tilled land would be involved in either case, and the project could go directly to the Town Board for approval.

Mr. Slotten further asked for advice regarding an abutting parcel with a property line that goes through the existing garage currently owned by Louann Bodenmann. The PC stated that a survey is a legal document, and a "fenceline" is not. Therefore, it is most likely that Mr. Slotten has legal rights to the building, but it was recommended that he go to the County for advice.

6. Public Comments, only agenda items may have action taken.
7. Items for next month's meeting:
8. Adjournment 9:40pm: Martha moved to adjourn. Jerry seconded. Motion passed 4-0.

Posted August 22nd, 2017

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