

**TOWN OF PRIMROSE
PLANNING COMMISSION
MONDAY, September 18th, 2017 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

Minutes

1. Call to Order: Present were Dave Cordray, Jerry Judd, Gretchen Hayward, and Steven Flach.

2. Reading and Approval of Minutes:

August 21st Minutes; Steven moved to approve the minutes. Jerry seconded. Motion passed 3-0, with Gretchen abstaining.

September 13th Minutes of Site Visit; Steve requested that "1/2 acre parcel" be changed to "1/2 acre building site". Gretchen moved to approve the minutes with that change. Steve seconded. The motion passed 4-0.

3. Bill Haack: Discussion and possible action regarding the deed restriction required by Dane County Zoning of that portion of parcel 0507-032-8502-5 not under consideration for development.

The County has amended the deed restriction for this parcel to state that all densities had been exhausted, and that no further development could be made on the agricultural land remaining. Gretchen moved to approve this new wording. Jerry seconded. Motion passed 4-0.

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

The Planning Commission reviewed the concept of rotating the building footprint 90 degrees within the originally approved envelope. This new orientation was approved by the Town Board on September 4th, contingent on Planning Commission approval. Steven moved to approve the new orientation. Gretchen seconded. The motion passed 3-1.

5. Glenn Reynolds: Discussion and possible action regarding ongoing construction on parcel 0507-101-9100-5.

Mr. Reynolds has been working with Roger Lane with this project. He explained the history of the building, and that the water pipe in question has been there for 5 years. His intent is to file a CUP to "spot" rezone 5 acres of the 68 acres A2, in order to allow the sanitary system to be installed. The use of the new building will be for "limited family business", to include dance classes, musical gatherings, and attorney-client

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meetings on the top floor, with the lower floor reserved for agricultural purposes. He hopes to get approval of both the PC and TB in order to lift the stop work order to get the roof on. The County has required that Mr. Reynolds file applications for a CUP and for rezoning. Steven pointed out that a distinct list of proposed activities and uses for the building would be easier to approve. The PC requested that Mr. Reynolds put together a concise list of proposed activities. Jerry also suggested that he define a maximum number of people allowed at any one function. Gretchen suggested he be specific about hours of operation of any business function. Mr. Reynolds will email a business description and facility use plan to the members for their review. Jerry stated that he would be willing to attend the October 2nd TB meeting in order to communicate the PC's concerns, in order to not delay the application and approval process. The PC is in favor of Mr. Reynolds presenting a detailed description of the family business, and has no issue with his obtaining the sanitary permit.

6. Public Comments, only agenda items may have action taken.
7. Items for next month's meeting: none at this time.
8. Adjournment: Gretchen moved to adjourn at 8:40. Jerry seconded. Motion passed 4-0.

Posted September 19th, 2017

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