

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

Minutes

1. Call to Order, 7:33 pm. Present: Dave Cordray, Gretchen Hayward, Martha Gibson, Jerry Judd, and Steven Flach (at 7:55 pm).
2. Reading and Approval of October 16th minutes: Gretchen moved to approve, Jerry seconded. Motion passed 3-0, with 1 abstaining.
3. Patrick and Melody Mulhall: Discussion and possible action regarding driveway and residence location on parcels previously owned by Dan LeGros (0507-361-9560-5 and 0507-361-9580-1).

Mr. and Ms. Mulhall presented their plan (exhibit A) for the drive and building locations as per the site visit. Martha suggested that they refer to the driveway application checklist for the turn-around requirements. Martha moved to approve the proposed building site and driveway as presented. She stated that it has good visibility, and causes limited disturbance to woodland and slopes. Gretchen seconded. Motion passed 4-0.

4. John Hensey and Jo Ellen Kilkenny: Discussion and possible action regarding development on parcel 0507-094-8130-0.

Mr. Hensey presented his plans to build an agricultural building on this parcel. His interest is in building a structure to house his tractor and equipment that he uses to do woodland management, field work, and invasive species management.

He stated that there is field access along-side the woods along the south boundary of parcel "C" as shown on Exhibit A. He has located the building footprint outside the right-of-way, and on the edge of these woods.

Martha reiterated the Town's position on placement of buildings on historically cropped land. She was uncertain if the wooded area is large enough to allow the building and related access to be out of the cropped land.

Mr. Hensey questioned whether the Land Use Plan restrictions apply to this particular building and its use. Martha explained that as an outbuilding it is restricted, and that the use of the land (due to the working farm income requirement) does not allow it to be considered as an agricultural building. She further explained that the deed restriction was originally put into place to discourage a new owner from attempting to build structures on it.

Mr. Hensey stated that he would research the definitions as described by the County.

5. Glenn Reynolds: Discussion and possible action regarding a Conditional Use Permit for

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ongoing construction on parcel 0507-101-9100-5.

Mr. Reynolds and Mrs. Kramer presented a plan for the CUP for the barn/dance studio use of the building. A letter of explanation was presented (exhibit A).

The location of the building has been approved, but they present this letter in order to define the use of the building. The letter clearly defines the hours of operation, and use.

Martha moved to approve the Reynolds CUP with the attached hours of operation and use. Jerry seconded. Motion passed 5-0.

6. Bee and Pang Xiong: Discussion and possible action regarding future sale and development of parcel 0507-211-9070-9.

The Xions presented the results of their research on the history of use of this parcel. Their exhibits showed that they have a density to allow 1 residential development, and that the soil quality is type 3, and not conducive to cropping. USDA research showed the land to have been cropped in 1987. They asked to be allowed to build one residence on the land, near the roadway.

Gretchen questioned that such a variance could be granted. Martha agreed that it could not be, to be equitable, and uphold the current land use policy.

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

Dawn questioned the 500' rule being applied to driveways. David read the salient paragraph from the LU plan, that included "new driveways". Dawn complained that the Fredrick's driveway was a problem and is not 500' from their buildings. Martha pointed out that was a variance that had been granted due to the overall nature of the site.

Denise Runyan stated that Mr. Hensey has put in a field road next to her land, and onto Eith Road. She questioned his purpose for the building, and plans for the land. The County has looked at it and stated that it was not a field road as no ground had been excavated or disturbed. She still feels that it is being developed as a field road.

8. Items for next month's meeting: None at this time.
9. Adjournment at 8:49pm. Martha moved to adjourn. Gretchen seconded. Motion passed 5-0.

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