

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
MONDAY, February 19th 2018 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:34pm. Present were David Cordray, Jerry Judd, Gretchen Hayward, Steve Flach, and Martha Gibson.
2. Reading and approval of minutes of November 2017. Gretchen moved to approve the minutes. Martha seconded. Motion passed 5-0.
3. Bee and Pang Xiong: Discussion and possible action regarding proposed construction of a field road on parcel 0507-211-9070-9.

The Xionsgs were not present and so this item was tabled.

4. Rayne Arneson and Michael Losenegger: Discussion and possible action regarding development approvals and restrictions on parcel 0507-081-9501-0, being the property south of 9018 Brit Valley Road.

Mr. Losenegger explained that they are in the process of selling the 15.4 acres of wooded property. They would like assurances from the Town that the site is buildable. He presented a history of zoning and density studies for this parcel.

Jerry questioned if the 500-foot rule would be applied to any development on this parcel. David explained that the approvals for the site occurred prior to the Land Use Plan, and the rule therefor may not apply.

Andy Haag asked if they wanted 1 or 2 builds. Mr. Losenegger answered that he would like 2, as was originally approved. Mr. Haag said that both the 500-foot rule and the requirement of a minimum of 10 acres per parcel would prohibit two builds. Martha felt that the geometry of the land would be better suited for one site. Martha agreed that the 10-acre restriction and the 500-foot rule may not apply due to the approval pre-dating the restrictions. Dawn Haag said that no buildings were specifically laid out and sited on the land at the time of the original approval. She further asked that if they want to make 2 lots, that it would need to meet current criteria and the current Land Use Plan. Martha suggested that the TB minutes of August 2009 need to be reviewed, and that the County might have a clear policy regarding “grandfathered” exemptions to current use plans. Martha pointed out that driveway and building permits are only good for 2 years and there may be a similar sunset of approvals for development. The Haags feel that the Driveway Ordinance is unchanged, and that the cars coming in and out are too close to their house.

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Clerk to recover original 2009 Town Board and Planning Commission documentation for the March 5th Town Board meeting. Martha to asked County regarding grandfathering. Clerk to inquire from County regarding any environmentally sensitive features on that land.

5. Trevor Otto: Discussion and possible action regarding construction of an agricultural building at 1371 State Highway 92, parcel 0507-111-8010-4.

David explained that this was Margaret Esser's retirement home, rezoned to RH-1 in 1998. Mrs. Otto explained that they propose building a 45' x 54' pole shed, leaving the remainder to be cropped by the neighbor.

Martha pointed out that even farmers are not permitted to put buildings on tilled land. Dawn pointed out that it could not be an agricultural building, and there is no existing farm. It would be required to be a residential accessory building. The Clerk acknowledged the error in the agenda.

David concurred that the Land Use Plan is clear that the Town does not allow buildings on tilled land. The house being a retirement home is an exception, but further buildings are not. Martha stated that even prior to the current Land Use Plan, the policy was to not allow buildings in tilled land. Jerry felt that the original rezone and building approval was a mistake. Gretchen also felt that it would be incorrect to approve the proposed building. Steve only felt that a small house extension would be the maximum improvement that would be approvable. No action was taken at this time.

6. Diane Erb: Discussion and possible action regarding rezoning a portion of parcel 0507-062-8000-6 at 1646 Lewis Road.

Diane Erb purposes splitting off 5 acres containing the original home to sell to the current tenants. An easement would be granted to the farmers to get to the fields. Jerry and David attended a site visit on February 10th, and agreed that the plan was acceptable with the easement. The Essers want to rezone the from A1(EX) to residential. Martha recommended that they go to the County and get a rezone petition number, and then come before the Board to get the approval letter.

Martha moved to approve the rezone 1646 to rezone 5 acres, including the existing buildings from A1ex to residential zoning that is appropriate according to the new County zoning codes. Jerry seconded. The motion passed 5-0.

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7. Discussion and possible action regarding revised Dane County Zoning changes.

Martha feels that the substandard parcels and landlocked wood lots need to be checked that they are not being rezoned residential. As this is a very large undertaking, requiring Dale, Alex, and Jerry's knowledge of these parcels, a Special Meeting would be required. Dawn pointed out that such a meeting needs to be posted in the newspaper. Therefore, the soonest it could be held would be March 2nd. It was decided to do Tuesday 6th, 7:30pm. Clerk to post to news, website, and send TB/PC notice.

8. Public comments: Only agenda items may have action taken.

Dawn read an excerpt from minutes of April 20th 2015, regarding Losenegger drive. Dave Cordray had requested a grade profile to show any portions with a slope over 25%. Dawn requested the grade profile be produced by the Town. The site view was canceled, and the profile may not have been provided. Dawn suggested a profile be requested by the Town.

Andy Haag asked that the Town enforce the 500-foot rule. Dawn requested that the Town provide original decisions on sub-standard parcels regarding builds and densities.

9. Business for next month's agenda:

10. Adjournment, 9:50pm Gretchen moved to adjourn. Martha seconded. Motion passed 5-0. Posted: February 20th, 2018