

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

1. Call to Order at 7:35. Present were David Cordray, Gretchen Hayward, Martha Gibson, Steven Flach, and Jerry Judd.

2. Reading and approval of minutes of February 19th.

Reading and approval of Arneson-Losenegger site view minutes of March 3rd.

Gretchen moved to approve the 2/19 and the 3/3 minutes. Martha seconded. The motion passed 5-0.

Reading and approval of Otto, Hensey, Harms site view minutes of March 10th.

Gretchen moved to approve the 3/10 minutes. Jerry seconded. 4 approved, 1 abstained.

3. John Hensey and Jo Ellen Kilkenny: Discussion and possible action regarding construction of an agricultural building on parcel 0507-094-8130-0.

Jerry asked the purpose of flags on the site. Mr. Hensey explained that they delineated the Reinders-Hensey property line is, that they had been using as a shared trail.

Approvals for the proposed shed from neighbors, Steve and Mary Johnson, and Joel Reinders, had been emailed to the Clerk prior to the meeting. Martha asked Mr. Hensey if he would be ok with a possible future driveway on the Reinders land to a residence, as the 500' rule would come into play with his proposed shed. He stated that he would be fine with waiving the 500' rule in that instance. Mr. Hensey stated that he will be required to have the site surveyed due to the nearness to the property line and would like to come before the Town Board after that survey is complete.

Martha moved to approve his proposed shed and driveway location as shown on Exhibit 1, contingent on:

1. A survey to assure the shed location is at least 63' from the centerline of the highway.
2. On Mr. Hensey waiving the 500' rule for Reinders property driveway and residential development.
3. That the shed stay out of agricultural land.

Due to the nature of the building, a formal driveway was not deemed necessary.

Gretchen seconded the motion. Motion passed 5-0.

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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 presented an aerial map showing accurate measurements from the proposed building location to Haag (335') and Fredrick's (467') residences (Exhibit 1). Mr. Losenegger asked that the Planning Commission confirm that there is a build and an approvable house site on this property.

Gretchen pointed out that the 500' rule can be waived because the parcel is too small to allow an alternative location.

Dave Garfoot explained that this parcel started out as a sub-standard parcel in 1981, rezoned prior to the existing LU plan, and approved at that time. Due to the rezoning fees at that time, the land was looked at by the PC, and determined to have a building site. Martha stated that she had called the County, and they stated that whatever siting criteria are in place at the time that the building permit and driveway permit are applied for are the criteria that must be met. Siting criteria are not grandfathered. For the Town to deny the build, the Town would be required to petition the County to rezone the parcel to an un-buildable code. The burden being on the Town to show that the siting on the rezoned parcel goes against current the Land Use Plan.

Jerry stated that there is not an automatic build, as an engineers report will be required to get a driveway in. Andy Haag pointed out that the steepness of the area that the driveway will come onto the road may make the driveway impossible. Mr. Losenegger proposed specific wording of the Town's approval that limited that approval to a possible building site, not considering driveway construction and slopes at this time. Steve felt that taking away the build for the 500' rule would be overly punitive. Approvals of the final building site would require engineering reports and surveying. David Cordray and Gretchen agreed. All on the Board felt that screening would be required. Martha felt that the only reason the 500' rule is waive-able is due to approvals granted in 2009. She acknowledged that they are giving up a density on this parcel.

Martha moved that the PC

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- 1) Confirm that there is one and only one build on the parcel, according to the current LU plan.
- 2) That the Planning Commission allow a driveway and a build that is less than 500 ft because there is no alternative that allows greater than 500 feet, due to the parcel being considered substandard prior to 1981, and because the parcel has already been rezoned to residential.
- 3) That the exact site chosen should be as compliant as possible with the 500' foot rule and have appropriate visual screening.
- 4) That there be proof by engineers' report of a driveway plan that meets Town driveway requirements prior to any actual development.
- 5) That the parcel be deed restricted to one build only, based on Michael Losenegger's voluntarily relinquishing a density.

Gretchen seconded. Motion passed 4 yea, one abstaining.

5. Trever Otto: Discussion and possible action regarding a proposed pole barn at 1371 State Highway 92, parcel 0507-111-8010-4.

Mrs. Otto presented a plan to build a 40'x60' storage shed attached to the current home and garage. She stated that they are willing to provide screening along the road, and additional screening nearer the building. Lot lines, electric lines, and propane lines restrict them from pushing the building further to the west.

Jerry made a motion to approve the plan as shown on exhibit 1. Gretchen seconded. Motion passed 4 yea, with one abstention.

6. Tim Harms: Discussion and possible action regarding development of parcel 0507-273-8141-1.

Mr. Harms gave a history of this parcel. They would like to put this parcel up for sale, and want assurances from the Town that there is a build. The Planning Commission reviewed the density report provided by the County and questioned whether the original Kahl farm splits do include this parcel. Mr. Robert St. Clair provided information to show that the 1996 Board decision to allow builds did not consider the division of the 20 acres into two parcels. Therefore, he felt that the original granting of builds was in error. The original density record book (Winney Losenegger) was then reviewed. It

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showed that one of the splits do go to this parcel, agreeing with the current County density count.

Mr. Harms requested that the PC vote on whether they think this parcel has a build. Martha suggested the Town research why there was a change between 80 and 107 acres in 1997 and 1998.

Gretchen moved that the PC approve the build. Steve seconded. 3 yea. 2 abstained.

7. Steven Flach and Theresa LaCasse: Discussion and possible action regarding a residential storage building on parcel 0507-272-9100-9.

Mr. Flach presented plans showing the proposed location of two sheds. These locations had been viewed at the site visit. Martha pointed out that they are out of ag land and make minimum impact on the woods. Gretchen moved to approve the locations as drawn on exhibit A. Jerry seconded. The motion passed 4 yea, Mr. Flach abstaining.

8. Joel Reinders: Discussion and possible action regarding construction of accessory buildings at 8730 Oak Grove Road, parcel 0507-094-9810-6.

Mr. Reinders proposes to build a replacement building to replace one of two storage sheds that burned. He wants to put a 24' x 63' pole barn slightly behind the original footprint, to keep the driveway turn-around clear. He stated that the building would be 332' from the Timms house. He further stated that the Timms had no issue with the location of the proposed shed. The PC requested that a letter from Mr. Timms be sent to the Town prior to the TB meeting. Martha moved to approve the proposed shed. Jerry seconded. Motion carried 5-0.

9. Public comments: Only agenda items may have action taken. David Cordray announced that, for personal reasons, will be leaving the PC in three months

10. Business for next month's agenda:

11. Adjournment at 10:04. Gretchen moved to adjourn. Martha seconded. Motion passed 5-0.

Posted: March 21th, 2018

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