

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
MONDAY, December 17th, 2018 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:34 pm. Steven Flach, Gretchen Hayward, Jerry Judd, Martha Gibson and Lynn Pitman were present.
2. Reading and approval of minutes., Gretchen Lynn moved to approve the minutes of December 3rd with the deletion of “slopes” under item #4. Motion passed 3-0, 1 abstention.
3. Public comments: Only agenda items may have action taken.
4. Ron Hellenbrand and Tara Jenswold: Discussion and possible action regarding building options on parcels 0507-281-9840-0 and 0507-281-9930-0.

Mr. Hellenbrand explained that they have had site visits from both the PC and TB. He explained that, according to his attorney, the landlocked parcel owned by Mr. Hisel does require a 66’ easement and that would not leave room for the cattle shed in the initial location. They propose putting the shed further into the woods, fencing the entire triangle area, then allowing Mr. Hisel to go through the gate as he needs. Jerry felt that this was an impractical solution and the shed should be over by the pasture. He further pointed out that it was an agricultural building, on ag land and so was appropriate.

Public Comments Opened. Dawn pointed out that the rule is that an ag accessory building on an “existing farm operation”. It is up to the PC to decide if Mr. Hellenbrand’s existing operation outside of Primrose qualifies.

Public Comments Closed.

Martha moved to allow the shed on the south side of Ridge road (parcel 0507-281-9840-0) to go in the woods as shown on Exhibit A, or, with TB approval, on the other side of the easement, the building could be on the edge of the field, using as little field as possible.

Gretchen seconded. Motion passed 5-0.

Martha moved to approve the 64’ by 48’ equipment shed by the house (parcel 0507-281-9930-0). Gretchen seconded. Motion passed 5-0.

5. Brett Myers: Discussion and possible action regarding location of residential driveway on parcel 0507-092-9002-0 and rezone to RH-3.

Mr. Myers explained that the County wants to rezone the entire parcel to RR-4, and the assessment would have a 2-acre residential usage in the area of the house.

Martha made motion to approve rezone of parcel 0507-092-9002-0 from A1(EX) to RH-3 (or the equivalent new zoning category), contingent on an engineer’s report for the

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driveway as required by the County, and contingent on this parcel, parcel 0507-092-8811-0 and parcel 0507-093-8620-0 being deed restricted against any further residential building. Gretchen seconded. Motion passed 5-0.

Public Comments Opened.

Public Comments Closed.

6. Robert Whisler: Discussion and possible action regarding rezone and development of parcels 0507-272-8000-2 and 0507-223-9690-5.

Mr. Whisler was not present.

7. Business for next month's agenda: Nothing at this time.
8. Adjournment; 9:18 pm Gretchen moved to adjourn. Martha seconded. Motion passed 5-0.

Minutes by Ruth Hansen

Post: December 18th, 2018

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