

TOWN OF PRIMROSE PLANNING COMMISSION

Minutes

MONDAY, February 25th, 2019 – 7:30 pm

8468 County Hwy A, Verona, WI 53593

1. Call to Order at about 7:35. Steven Flach, Marth Gibson, and Lynn Pitman were present.

2. Reading and approval of minutes. Martha motioned, and Steve seconded the approval of the minutes, with the addition of “Agenda item was tabled until the next planning commission meeting.” Motion passed 3-0.

3. 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. Martha motioned and Steve seconded to table the agenda item until the next planning commission meeting. Motion passed 3-0.

4. Wendy Zahler: Discussion and possible action regarding residential building siting on Lot 2, LaFollete Road, parcel 0507- 082-9155-0.

Ms. Zahler and Scott ? explained that they were interested in adjusting the location of the building site, which had been approved by the Town Board prior to their purchasing the property. They would like to push the site north and east, farther into the woods. A house and garage are planned. The buildings would be approximately 120 feet from the lot line. The prior approved building site was about 50 feet from the lot line. The lot is wooded.

The lot includes an approximately 700-foot piece for a driveway, providing access to LaFollete Rd. The first 30 feet is shared with the lot that fronts La Follette, and the remainder belongs to Lot 2. The driveway site is wooded.

Martha noted that only 30% of the woods may be removed for the driveway and buildings, but this does not include downed trees, and scrub trees including box elder. The applicants plan to work to preserve the cherry and oak along the proposed driveway and will make minor adjustments to the driveway path when possible. Final adjustments to the siting of the house and outbuilding will also be made to preserve trees when possible.

There are no slope issues for the proposed driveway siting.

Martha moved, and Steve seconded, to approve the building and driveway access sites as shown in Exhibit A for lot 2, parcels 0507-272-8000-2 and 0507-223-9690-5. Motion passed 3-0.

The Town Board will review the driveway when it is laid out. The application will go to the Town Board on March 4 for approval.

5. Discussion regarding review of Comprehensive Plan.

Martha said that the Town Board has begun discussions on how to proceed with the review of the Comprehensive Plan. Data is required by the County and needs to be updated. The review can be as minimal or as extensive the town wants. The goal is to have the review and any updates made by 2020.

The Town Board is considering a survey to gather input on the plan. There will be public meetings for input, and for a final review and vote to approve.

The data and survey was conducted by the County last time, and the county can do so again. Some of the more town-specific data could be possible supplemented by town.

Steve asked if the same survey was sent to all towns; Martha explained that it is adjusted by the town size and amount of redevelopment. The survey does not focus on policy provisions, but the goals that people wish to accomplish through a plan. Particular policies can then be subsequently developed to support those goals.

Money for the survey might be available through the County, or the Capital Area Planning Commission.

The Town Board will have this topic on its agenda every month, so that it wouldn't be necessary to include it on the Planning Commission's agenda regularly.

Steve said that there will be some topics that the Planning Commission will want to clarify in a revised plan. Martha proposed that they go through the plan together with the Town Board.

There was one public comment requesting clarification on the application of the comprehensive plan policies, including primary v. secondary farm residences, conditional use permits and the clustering of density unit building sites, and also included a concern about impact on property values.

Martha suggested that a survey was a good way to get input and the views from all. Future discussions could look at some of the issues that have come up since the adoption of the current plan and focus on rules going forward.

6. Business for next month's agenda: Mr. Whisler's application will be carried over to the agenda.

Martha motioned, and Steve seconded to adjourn at 8:30. Motion passed 3-0.

Minutes by Lynn Pitman

