

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes**

**MONDAY, September 16th, 2019 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:32pm. Steve Flach, Gretchen Hayward, Jerry Judd, Martha Gibson, and Lynn Pitman were present.
2. Reading and approval of minutes of July 15th. Martha moved to approve the minutes. Gretchen seconded. Motion passed 5-0.

3. Lary Slotten: Discussion and possible action a retirement build on the Slotten Farm.

Public Comments opened:

Public Comments closed:

Mr. Slotten is researching options for a retirement build. He asked what the approval period (expiration of approval) was. The PC stated that their approval was good for a year. Martha explained that any rezone was permanent, however.

Mr. Slotten asked how some people in town have been able to sell their retirement site. Martha and Steve explained that it has happened due to the current language in the Land Use Plan.

Martha asked if he has any builds left. Mr. Slotten that he has only the retirement build left.

Mr. Slotten explained that he has at least two possible sites in the wooded area, one off Highway U and one off Bowers Road.

4. Dean Nettesheim: Discussion and possible action regarding a detached garage at 8257 Ridge Drive, parcel 0507-351-8520-7.

Public Comments opened:

Public Comments closed:

Mr. Nettesheim explained that his proposed location for the 30' x 40' detached garage would be just off the west edge of the turn-around. As the house is in the approximate middle of his 14-acre land, he anticipates no interference with neighboring properties. Lynn asked if it was 500' from the nearest house. He stated that it is about ¼ miles from the nearest home. The building site is flat. It was determined that no site visit would be necessary. Martha moved to approve the proposed detached garage. Gretchen seconded. Motion passed 5-0.

5. Trever Otto: Discussion and possible action regarding Conditional Use Permit for and airstrip at 1371 State Highway 92, parcel 0507-111-8015-0.

Public Comments opened:

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

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Public Comments closed:

Mr. Otto stated that he had been keeping his plane at the house since approximately January. Recently Pat Klinkner, Dane County Zoning, informed him that the parcel is not zoned for an airstrip, and that he would need a Conditional Use Permit to fly in and out of the property. The plane is currently being kept at another airfield.

Current zoning requirements for RR-16 or possibly RM-16 would require the purchase of additional acreage. Lynn was concerned that if the RM zoning was applied, it would allow other, more disruptive activities to be sited there in the future. The Planning Commission encouraged him to use Rural Residential if possible.

Martha explained that if ag land was used, a grass strip would be acceptable, but no buildings, asphalt or concrete surfaces would be allowed. Wetlands would not be appropriate. She further pointed out that neighboring opinions would need to be taken into consideration. Four neighbors were present and said that noise was not a problem.

Mr. Otto will continue to investigate his possibilities.

6. Discussion and possible action regard the Planning Commission check list for project reviews.

Public Comments opened:

Public Comments closed:

Lynn presented her new version of the checklist. Gretchen and Martha pointed out that a vote could not be taken at the site view and it would be difficult to fill out under adverse weather conditions, but this checklist would be very useful at the subsequent PC meeting.

Lynn agreed to make a few changes and bring it back for next month.

7. Business for next month's agenda: Land Use Plan, and perhaps the checklist.
8. Adjournment 9:42; Martha moved to adjourn. Gretchen seconded. Motion passed 5-0.

Post: September 17th, 2019

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