

TOWN OF PRIMROSE
BOARD OF SUPERVISORS -PLANNING COMMISSION
Minutes
MONDAY, November 4th, 2019 – 7:00 pm
8468 County Hwy A, Verona, WI 53593

1. Call to Order at 7:11pm. Dale Judd, Martha Gibson, Alex Elkins, Steve Flach, Jerry Judd, and Lynn Pitman were present.
2. Discussion and possible action regarding revision of the 2010 Primrose Land Use Plan.

Steve went through the draft of the initial comments as presented by the Clerk but noted that there were many more comments and small changes, and that the list is by no means complete.

Retirement age: Susan Schlub felt that the age of retirement is private business and should not be part of the Plan. Martha suggested that it may be more appropriate to only restrict the number of years of farming within the Township. Alex asked that a consensus be reached. By a show of hands, more of those present were in favor of 30-years of farming and no age restriction. Steve pointed out that the way it is currently written leaves a lot up to interpretation. Alex asked for precise language in the final draft.

Dawn Haag suggested replacing “30 years owned” with “30 years farmed” to allow for farmers that have leased property or farmed their parent’s land.

Martha stated that the Density Option B (1 per 35 acres or 1 per 70 acres) needs to be changed, as interpreted by the County, to have it align with the initial intent to count densities available going back to only 2011. Majority felt that was an appropriate revision.

Cropped land does not equal “agricultural land”: Lynn pointed out that the Plan reads “residential development shall not be located on historically cropped land”. The intent was to only go back to the definition of cropped land as it was defined in 1981. Alex asked that a better definition of cropped land vs. pasture be developed. Majority felt that hay is a crop. Dale suggested the definition might be based on whether or not the product is sold.

Steve explained that the “edge of woods” was vague. Will be better defined or removed.

Dawn pointed out that according to the County, only that existing farms can build “accessory buildings”. Residential property owners can only build residential accessory buildings once the residence is built. Dawn recommended putting Ordinance notations into Plan to be specific about definitions. The Town needs to adopt the same criteria as the County on whether a building is “accessory to” an existing structure.

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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Clarification of the difference between buildable sites and parcels: Language in the Plan should clarify that the Town and the County have the same criteria for potential builds.

Waiver: Jerry Judd would like to have the required distance reduced in length, and/or not apply to the driveway or sheds.

Screening requirements need to be more specific to promote landscaping that actual functions as a visual screen. Steve pointed out that the 500-foot rule and screening requirements work together to keep neighbors more comfortable with development on smaller parcels (4-acre buildable lots went to 2-acre lots).

Martha asked if she should proceed with the survey (same questions). Dale and Alex agreed that she should.

3. Adjournment at 8:17 pm. Jerry moved to adjourn. Martha seconded. Motion passed 6-0.

Minutes submitted by Ruth Hansen

Post: November 6th, 2019.

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