

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Comprehensive Plan Review  
MONDAY, October 21st, 2019 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

The following sections of the Land Use Plan were reviewed for update:

Ch8, Pg 15

- Retirement age: Should the Town be specific as to retirement age?
- Should language be changed to specify A single retirement build is available for farms (the property itself) in operation in 1981?
- If they have a secondary farmhouse can they also have a retirement build?  
“If a farmer has owned and operated a farm in the Township of Primrose for at least 30 years and wants a lot for their primary residence in retirement and as of the adoption of the Town of Primrose Comprehensive Plan has density units available, but would have no feasible buildable lots under there siting criteria, that farmer can have one lot for their retirement in agricultural land, or a driveway that crosses agricultural land to reach a suitable building site.”

Ch8, pg9

1. Density Option B: The PC agreed they need to change first paragraph of Density Option B to clarify density exhaustion policy. Gretchen agreed to write draft of changed language.

Ch8 pg 13

- (a) Possible change of “cropped lands” to clearly defined “agricultural land”.
- (b) Delete “or on the edge of woodlots”. Replace “out buildings” with “accessory building” and provide clear definition of accessory buildings.
- (c) “No more than 30% of existing woods of a 2-acre building lot can be cut for the building site and driveway. Planning Commission may consider waiving this on sites with limited wooded areas.”
  - Insert language stating that if you have a density, that does not mean you necessarily have a building site.
  - Possible insertion of a definition of “sub-standard parcel”
    - (2) “Some vacant, legal, substandard (sometimes referred to as “non-conforming”) A-1EX or FP-1 zoned parcels between 4 and 35 acres in size in existence since April 28, 1981 may be permitted to rezone to an appropriate district to allow for one single-family home, providing siting criteria are met.”

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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Ch8 pg 14

(d) 500-foot rule:

- Consideration of reducing the distance required to adjacent existing residences or leaving the rule as it stands. Town representative to ask for rule waiver from neighbor.

(e) Screening vegetation changed to “a minimum of 6’ tall”.

Ch6, pg 1

Delete paragraph “Environmentally Contaminated Sites”.

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