

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
MONDAY, December 16th, 2019 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:36pm. Steven Flach, Lynn Pitman, and Martha Gibson were in attendance. Jerry Judd arrived at 7:45.
2. Reading and approval of minutes of October 21<sup>st</sup>. Steve asked that “500-foot advisory” replace “500-foot rule” on top of page 3. Martha moved to approve with the requested change. Steve seconded. Motion passed 3-0.
3. Mark Renner: Discussion and possible action regarding rezone of Argue-ment Golf Course, parcel 0507-3649-501-3.  
Mr. Renner was not present. The Clerk read Majid Allen’s response to the email regarding returning the Renner parcels back to agricultural or keeping it recreational. Steve to call Majid and discuss the possibilities.
4. Steve Forrer: Discussion and possible action regarding development on 8 parcels comprising the Zellmer property off County Highway 92.  
Mr. Forrer reported that the Zellmer farm was originally 380 acres, one parcel being landlocked. The farm currently has 8 splits available. As a representative for the family, he proposes putting houses in the wooded area in the northeast section of parcel 0507-351-9150-3. He needs to know where it would be possible to put a driveway in, and for the Town to look at the land and locate buildable sites. A site visit was set for Saturday December 21<sup>st</sup> at 11am. The meeting will begin at 4729 Peerless.
5. Wendy Zahler: Discussion and possible action regarding change of lot line on Lot 2, LaFollete Road, parcel 0507- 082-9155-0.  
Scott Zahler presented drawings of the proposed property line change. The Planning Commission reviewed the change and agreed that it does not violate any town restrictions.  
Martha moved to approve the change of the lot line adding one contiguous acre to Lot 2 from Lot 1, and rezone of Lot 1 to RR-2 if needed (Exhibit A). Jerry seconded. Motion passed 5-0.
6. Jesse Straabhaar: Discussion and possible action regarding construction of a driveway and garage at 8872 County Highway G, parcel 0507-172-8092-3.  
He proposes putting a driveway from the existing entrance off of G to the existing house and slightly beyond to a potential new house site. This will require removing the existing garage. Martha pointed out that a site view will be required, and that abandonment of the old house as a residence will be required.  
A site visit was set for 10:15 on Saturday, December 21<sup>st</sup>.

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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7. Discussion and possible action regarding Comprehensive Plan revision.

Public Comments opened:

Dawn Haag suggested that the Town start using Deed Notices, filed with the County, to be more precise in the enforcement of the use of densities and parcel development. She also wants building approvals to state that they are specific to the Land Use Plan and the Town Ordinances.

Dawn further advised that the Town be wary of Rural Mixed (RM-8 and above) zoning.

Martha suggested that, like other towns, Primrose requests all RM zoning to go to Rural Residential.

Lynn requested that either the County lists the available densities for properties in the Town, or that the Town require a density study be done, at the developer's expense, prior to coming to the Town for approval.

Public Comments closed:

Martha reported that the survey is coming out and that people will have 3 weeks to complete and return it. She suggested that changes be tabled until the survey results come back.

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

Public Comments opened:

Public Comments closed:

Lynn will compile the driveway ordinance, other ordinances, and the checklist.

9. Business for next month's agenda: Check list, Land Use Plan, Survey

10. Adjournment; Martha moved to adjourn at 9:40pm. Jerry seconded. Motion passed 5-0.

Minutes submitted by Ruth Hansen

Post: December 17th, 2019