

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
MONDAY, January 27th, 2020 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:40pm. Steve Flach, Gretchen Hayward, Martha Gibson, Jerry Judd and Lynn Pitman were present.
2. Reading and approval of minutes of December 16th. Martha asked for correction to item 4: remove “originally” and correct acreage to 308 acres, also to add “*with the possibility of 8 densities*”. Martha moved to approve the minutes with the above corrections. Jerry seconded. Motion passed 4-0, with 1 abstention.

Site View Minutes of December 21, 2019: Steve asked for a wording change regarding the Straabhaar plumbing in the historic building, to what needs to be done to qualify as an accessory building. With that change Martha moved to approve. Jerry seconded. Motion passed 4-0, with 1 abstention.

3. Mark Renner: Discussion and possible action regarding rezone of Argue-ment Golf Course, parcel 0507-3649-501-3.
Steve spoke to Majid. The Town can’t require the owner to change the zoning of a parcel back to agricultural, as it is considered “contract zoning”. The existing or new owner may keep it as a golf course or rezone it to agricultural. The County would likely be okay with agricultural use. A new conditional use permit would be required to be anything other than a golf course.

Public Comments opened: none

Public Comments closed:

4. Jesse Straabhaar: Discussion and possible action regarding construction of a driveway and residence at 8872 County Highway G, parcel 0507-172-8092-3.
Mr. Straabhaar reported that he will be putting in a new culvert, as per the County Highway Department agent. He presented a plan showing the driveway and the proposed building site. Martha stated that approving a build on a parcel that already has a building on it would be setting a precedent, and is normally not done. Steve reported that if he meets DC requirements for an accessory building, and is non-residential, it may be allowed. Martha reasserted that the Town won’t approve the seconded building until the old house is designated as an [accessory]* building. The

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building was in existence in 1878 and is likely the oldest house in Primrose. As such, some leeway might be granted in the process of development. Gretchen suggested approval of the new house site contingent on abandonment of the old house. It was further suggested that the parcel be deed restricted against having more than one residence.

Martha moved to approve the proposed driveway and house site contingent on the old house being converted to an accessory building at the time of application for a building permit, and that the parcel be deed restricted against having more than one residence. Gretchen seconded. Motion passed 5-0.

Public Comments opened:

Public Comments closed:

5. Steve Forrer: Discussion and possible action regarding development on the Zellmer property off County Highway 92.

Steve Forrer, Sean Fallon, and Mr. Webendorfer, attorney, presented the plans for driveway, field access, and residential home development. Mr. Fallon's intent is to sell the horse farm as a working farm, in one piece, and sell the Peerless Road property as a lot. He stated that he is not intending to put in a multi-home development.

Martha explained that there are a lot of issues regarding approval of a residential drive. Some important issues are that the driveway cannot be more than 13% and hillsides with a slope of greater than 25% cannot be disturbed. In addition, houses and driveways cannot be located (or cross) agricultural land or wetland. She presented photos showing that proposed driveway site off Peerless was ag land, and much of the land needed to access house sites was wetland. It would be difficult if not impossible to put the houses in the woodland on the hillsides because of the slopes. She wanted the members of the Zellmer Trust to recognize the issues with residential building on the property.

[Representatives of the Zellmers asserted that a building site had been approved, however the Town has no record of that approval. If that approval did occur, it would have been prior the change of the Land Use Plan in 2010. No building sites on the property meets the current LUP requirements. Further, any building site approval expires after 1 year of being granted.]* She presented aerial photos showing that the

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area was in crops in 1995. She also showed maps with wetlands indicated and explained that the Land Use Plan disallows crossing hydric soil.

Public Comments opened:

Public Comments closed:

6. Discussion and possible action regarding Comprehensive Plan revision.

The survey has been mailed out. The Planning Commission will review the minutes of October and November and look through ordinances to see if any of them need updating. It was suggested that a list of conditional use activities that are not permitted in Primrose be developed.

Public Comments opened:

Public Comments closed:

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

Lynn distributed a new version of the check list for member review.

Public Comments opened:

Public Comments closed:

8. Business for next month's agenda:

9. Adjournment;

Post: January 28, 2020

*revised February 24th, 2020.

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