

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
MONDAY, February 24th, 2020 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:30pm. Steve Flach, Gretchen Hayward, Martha Gibson, Lynn Pitman and Jerry Judd were present.

2. Reading and approval of minutes of January 27th.

Gretchen asked to correct a typo in item #4 to read “accessory building”.

Martha asked to correct the wording in item #5 to read “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.” Martha moved to approve the minutes with those two changes. Gretchen seconded. Motion passed 5-0.

3. Discussion and possible action regarding Comprehensive Plan revision.

Public Comments opened:

Brian Schneider asked if the RM-16 zoning might be blanket changed to RR-16. Martha stated that the issue will be dealt with by both the PC and the Town Board. She felt that the changes would likely be dealt with on a case-by-case basis.

Mr. Schneider formally asked that the Town consider enabling the Argument Golf Course to rezone from RE to agricultural FP-1, to restrict disruptive recreational uses by future owners.

Rick Skinrud spoke regarding his feelings after receiving the survey regarding the Land Use Plan. He felt that the entire issue of private property rights was not addressed in the survey. He believes that “the government that governs the least governs the best”. He felt that Primrose is becoming overly restrictive. Also, he complained that purchase of development rights is a terrible idea in that it taxes everyone and only benefits a few. He proposes right-of-first-refusal as a better option. He asked that the town of Primrose consider loosening their rules to allow a bit more development to improve the town budget.

Dawn Haag questioned the idea of requiring someone to have “owned and operated” a farm for an extended period of time to have a retirement home. She feels that this is

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detrimental to children that have worked on the family farm their entire lives, inherited the farm, and want to build a home. Martha suggested taking out the “owned” phrase. Dawn offered to work on the language on this item to help long-term farming families while controlling giving retirement builds to short-term landowners.

Public Comments closed:

Martha presented the originally proposed changes to the LUP (attached), and then asked that additional things be changed:

Page 8 of chapter 8.... Just before “After the adoption” insert Gretchen’s language: “ A density unit or split does not ensure a property owner that there is a suitable building site available. An owner must meet the building site criteria and have approval of the Town of Primrose Town Board to be allowed a build.”

Martha proposed that specific language be written in both the Ordinances and the LUP regarding requirements of slopes of field or agricultural road. DNR and the County do control this, but the Town should have language that aligns with their policies.

Martha suggested that the restriction of one build for a 10-acres of woods be changed to putting a deed restriction on the building lot. In the event of wanting to allow further builds, the deed restriction would have to be lifted.

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

Public Comments opened:

Public Comments closed:

Lynn Pitman presented the latest version of the Checklist. Small corrections were made as the PC went through it line by line. It was agreed that the checklist will continue to evolve with use. This list will be used at meetings, site views, and at the Town Board to facilitate record keeping and thoroughness.

5. Business for next month’s agenda: Budden/Kozina horse barn, comp plan, survey result.
6. Adjournment; 10:02pm Gretchen moved to adjourn. Martha seconded. Motion passed 5-0.

Minutes submitted by Ruth Hansen

Post: February 25th, 2020

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