

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
MONDAY, September 21st, 2020 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE at (978)990-5000 access code 489616

1. Call to Order at 7:41pm. Present were Steven Flach, Gretchen Hayward, Jerry Judd, Lynn Pitman and Martha Gibson.
2. Reading and approval of minutes of August 17<sup>th</sup> and September 8<sup>th</sup>. Martha moved to approve the minutes of August 17. Gretchen seconded. Motion passed 5-0. Martha moved to approve the minutes of September 8<sup>th</sup>. Gretchen seconded. Motion passed 3-0.
3. Public Comments opened:
4. Public Comments closed:
5. Filip Sanna: Discussion and possible action regarding residential development and driveway at 8309 Ridge Drive, parcel 0507-352-8560-8.

Jerry was at the site visit. He explained that the original house would be razed. The new house would be up behind the existing barn. Access to the new house would be off the existing drive up a slight rise to the east (with an acceptable slope of 8-10%). A wide footprint has been staked, and anywhere within that area is acceptable.

Fil had a driveway planned behind the barn but was amenable to moving it to the front (low) side of the barn.

Gretchen asked if the off-shoot of the main driveway was acceptable for emergency vehicle turn-around. Mr. Sanna stated that he plans to have an engineer design it further.

Martha explained that the original farmhouse does not count as a density. He can have another house, even if he keeps the original farmhouse, but he can't have two new houses. There shall be no more than one primary farm residence. Mr. Sanna stated that only historical value would be a reason to keep the old farmhouse. He currently expects to raze it due to high water in the basement.

Mr. Sanna stated that as of September 15<sup>th</sup>, the property address is 277 Brunson Road as per the County. The clerk offered to try to get trash pick-up on Brunson Road instead of up on Ridge Drive. Mr. Sanna asked to start that in November if possible.

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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Martha moved to approve the residential development plan as per exhibit supplied, with the stipulation no other new house can be built on the original farm house site. Gretchen seconded. Motion passed 5-0. Clerk to put this item on December Town Board agenda.

6. Business for next month's agenda: Comp Plan. There is the need to refine language regarding farmhouses being exempt from the density count.
7. Adjournment at 8:22pm. Martha moved to adjourn, Gretchen seconded. Motion passed 5-0.

Post: September 22,2020

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