

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
MONDAY, November 16th, 2020 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

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

1. Call to Order at 7:32pm. Steve Flach, Jerry Judd, Martha Gibson and Lynn Pitman were on the call.
2. Reading and approval of minutes of September 21st.
3. Reading and approval of site view minutes from October 31<sup>st</sup>.  
Martha moved to approve the minutes of both Sept 21 and Oct 31, with the addition of Jeremy Lincicum's full name. Jerry seconded. Motion passed 4-0.

Public Comments opened:

Public Comments closed:

4. Emily Leuthner: Discussion and possible action regarding construction of 36' x 36' horse barn at 116 Peerless Road, parcel 0507-363-8700-5.

Mrs. Leuthner explained that the current horse barn floods every time there is significant rainfall. They want to take down the old barn and build a new one on higher ground. They plan a two story 36' x 36' barn with a concrete foundation and hay storage above the stall area.

The area of the new barn used to be a sand quarry and has never been in crops to her knowledge.

Martha moved to approve the proposed barn location, contingent on an Access Dane search showing there have been no crops in that area. Lynn seconded. Motion passed 4-0.

5. Gary Hensue, Jeffrey Webber: Discussion and possible action regarding the proposed Bug Tussel wireless tower on 9108 Ridge Drive, parcel 0507-292-8000-8.

Gary Hensue was not available, but Jay Wendt with Bug Tussel Wireless was on the call.

Martha stated that the PC should not vote on this item at this time. The new County requirement for Condition Use Permits is that a hearing be held, with both the Town Board and the Planning Commission, and be noticed by a Class II notice. This needs to be done prior to the County Zoning Board meeting to vote on January 26<sup>th</sup>. The hearing can be scheduled as soon as the County Engineer's report becomes available.

Tim Kozina commented on the existing tower at 39 and JG (owned by American Tower), and question if Bug Tussel could co-locate on that tower. Mr. Wendt stated that it is about 4 miles from the proposed location and is too far away to help with transmission.

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.

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes**

**MONDAY, November 16th, 2020 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

Mr. Kozina also asked what demand is driving the need for a new tower. Mr. Wendt stated that according to the PCC, there are underserved areas in the area. The proposed tower will have 4 cell service openings, Bug Tussel will take one, leaving 3 for other services.

Martha explained that any commercial structure would have to use a 35-acre density. She is unsure that a density is available. As the proposed structure is in agricultural land, it is prohibited by the Land Use Plan. If you cross ag land, it requires the use of 70-acre densities for the entire farm, retroactively.

Dale Judd questioned the choice of location for the tower. He asked why they couldn't put it closer to the road, not in the middle of the field with the access running right through the farmyard. He suggested putting it in a corner of the property. Mr. Wendt stated that their plan is what was compatible for the Webbers and Bug Tussle.

Jerry Judd asked why they couldn't use a mono-pole and not take up so much crop land. Mr. Wendt explained that the increased cost of a mono-pole is not in his budget.

Lynn Pitman asked if the Land Use Plan prohibition against building in ag land disqualifies the project as it is currently presented. Martha agreed that it does.

Martha requested to be notified as soon as the engineer's report becomes available, so that the joint hearing can be scheduled.

6. Business for next month's agenda:
7. Adjournment; Martha moved to adjourn at 9:04pm. Jerry seconded. Motion passed 4-0.

Post: November 18th, 2020