

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Tuesday, January 19th, 2021 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

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

1. Call to Order at 7:34pm. Steve, Lynn, Gretchen, Jerry Judd present.
2. Reading and approval of minutes of November 16th.
Tabled until next meeting. No quorum available.
3. Reading and approval of site view minutes from January 17th.
No minutes available.

Public Comments opened:

Public Comments closed:

4. Tim Kozina: Discussion and possible action regarding development of parcel 0507-301-9501-8.

Due to snow cover, the site was not entirely accessible to the PC on January 17th. Lynn was able to walk up and view the site stakes, and said they appeared to be laid out according to the new plans, but the grassed area was indistinguishable from the rest of the field due to snow cover. Gretchen said that given the comparison between Exhibit A-2018, and one presented at this meeting, the new plan aligns with the original plan and shows that the proposed development is within the originally allowed building envelope.

Jerry was concerned that the new driveway was longer than the original plan. Mr. Kozina pointed out that he had included a map with all dimensions shown from lot lines. This is to confirm that buildings are within the grassed area approved in 2018. Lynn stated that she felt that both the pole barn and the proposed house were in the grassy area.

Jerry felt that the entire area had been in crops, and that previous Board approval has restricted building to the end of the original driveway. Gretchen suggested that the PC approve the site plan as presented contingent on Board approval of the current drawings.

Lynn made motion to conditionally approve the building site based on the documents presented subject to review by the Board. Gretchen seconded. Motion passed 3-1.

5. Fil Sanna: Discussion and possible action regarding development at 277 Brunson Road, parcel 0507-352-8560-8.

Steve explained that at the site view on January 17 was completed without difficulty and that the building footprint was clearly staked.

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Mr. Sanna explained that the original farmhouse is in a low area that floods. He intends to use the original garage, if he can, and build the new house on higher ground, to the north and uphill about 40' from the old house and on a flat bench. The old house will be demolished.

Jerry and Gretchen agreed that the entire area would be fine, as it is out of cropped land, and is located in a flat area before it gets steep. Jerry reiterated that Mr. Sanna should look to avoid an area with underground springs.

Gretchen moved to approve the site as viewed on January 17th. Jerry seconded. Motion passed 3-0, with 1 abstention. Mr. Sanna to develop drawings for future review.

6. Business for next month's agenda: nothing as yet.
7. Adjournment; 8:29 Gretchen moved to adjourn. Jerry seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

Post: January 21th, 2021

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