

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, March 15th, 2021 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

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

1. Call to Order. By Gretchen Hayward. Jerry, Martha, Lynn were also present.
2. Reading and approval of minutes of February 22nd. Martha moved to table the minutes until the end of the meeting.
3. Reading and approval of site view minutes from March 13th.

Public Comments opened:

Public Comments closed:

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

Mr. Sanna has a CSM of his 10.9 acre containing the buildings at the end of Brunson Road. It is to be zoned RR-8, while the remaining 29 acres would stay as FP-35, with a contiguously joined to the rest of the property, in the land trust. This would result in approximately 337 acres is the land trust.

Martha moved to approve the rezone as per the CSM supplied. Jerry seconded. Motion passed 4-0.

5. Steven O'Connor: Discussion and possible action regarding development of a retirement home on parcels 0507-123-9500-5 and 0507-132-8000-1.

Mr. O'Connor stated that that he would like to seek approval for his originally proposed building location. At the site view it was determined that there weren't other locations. Pasture locations are still to be used by the existing farm operation.

Martha suggested that if they have to cross over 600' of agricultural land he might have to use density option B, resulting in 1 build per 70 acres. The proposed driveway is about twice what is acceptable by the current Land Use Plan.

Jerry felt that the proposed location is the best available on the property and did not feel the 1 per 70 was applicable. Gretchen agreed that the building location is good, but that Option B should be applied. Dale Judd concurred. Lynn also concurred.

Jerry moved to approve the site for a retirement build as presented without the application of Option B. There was no second.

Steve O'Connor objected to the application of Option B in that this is a retirement home. Martha asked if they want to wait and think about it put on next month's TB agenda.

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6. Richard Lehrer, Steve Meier: Discussion and possible action regarding residential development at 8646 Nessa Road, parcel 0507-342-8160-0.

Jerry felt it would work as it in the same location where the old building was. Gretchen asked if they have a build left on that parcel. Martha felt the driveway and house site are acceptable. She questioned if there was still a build.

Ed Short pointed out that the RR-4 lot was rezoned in 2000, through the Primrose board and must have had a density to do that.

Martha moved to approve the proposed driveway and building site contingent on confirmation from the County that a density is available for this parcel. Jerry seconded. Motion passed 4-0.

7. Roger Snider, Rachel Snider: Discussion and possible action regarding residential development at either 84063 Ridge Drive (parcel 0507-263-8700-0) or Snider Farm (parcel 0507-233-9501-0)

Mr. Snider asked for approval for a building lot for his daughter, Rachel. He is willing to split 2 acres off of his existing parcel on Ridge drive and locate the new house in the woods behind his house. His first preference was to come in off of Ridge drive on the west lot line. But as it is less than 500' from the McKay's, he would be willing to come off of the shared driveway to reach the site through the woods.

His second option is to build at the south east portion of the "hog pasture" on Community Road. He stated that this has been pasture since at least 1955.

Martha pointed out that a density may not be transferred. It was not certain that a build was available behind his house on Ridge Drive. Roger stated that it is contiguous land, and the density would not need to be transferred.

The PC requested that a density study be requested by the Town and a site view made for both sites on 10am April 17<sup>th</sup> starting at Ridge Drive. Martha asked that aerial photos Roger gets them released through Dane County FSA released to Town so we can see them.

8. Business for next month's agenda: Roger Snider, Steve O'Connor, Steve Halverson.  
9. Adjournment; Martha moved to adjourn at 9:31. Gretchen seconded. Motion passed 4-0.

Post: March 11, 2021

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