

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, April 19th, 2021 – 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 7:35pm by Steve Flach. Martha Gibson, Jerry Judd, Gretchen Hayward and Lynn Pitman were also on the call.
2. Reading and approval of minutes of March 15th. Martha moved to approve the minutes. Lynn seconded. Motion passed 4-0, with 1 abstention.

3. Public Comments opened:

Public Comments closed:

4. Trever Otto: Discussion and possible action regarding Conditional Use Permit 02517 for an air strip on property owned by Gregory Stamm, parcel 0507-024-9501-0.

Mr. Otto explained that he had put together a draft of some conditions that he feels would be appropriate for the CUP. Lynn stated that she had some broader questions that need the PC to consider: One is the impact on the LUP because she is uncertain that the airstrip is in line with it. Second has the State and FAA has approved [for the second, four-seater airplane]**. And third, what final conditions would be attached to the CUP. Currently the list of conditions is only a draft.

Alex Elkins was concerned that we are using ag land that is very close to a driveway. It can be restored... as a driveway can be. But it is restricted. His concern is that if the CUP is allowed, and is in violation of the LUP, how does the Town block anything similar? He would rather put the air strip in non-ag land, put the airstrip where Dalk's is, or to revise the LUP to allow for it in particular. Gretchen felt that it was very different from a driveway. This is not a driveway to a structure but a strip to nowhere, but more like a field road. Alex feels that the town needs to be more precise in the protection of ag land, possibly by putting together a list of what is acceptable and what is not. Martha explained that at other times things have been allowed, and the town has explained the reasoning for that approval. She felt that the Town can approve this airstrip by being with very restrictive of its size and use.

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Trever Otto explained that it is to be limited to small single engine planes, 300 hp planes. He did not feel like it is like a driveway. It is already plowed into alfalfa. They will only drill grass seed into the strip area. Florence Connors noted that the lack of gravel placement makes it useable as farmland as soon as it is not mowed, and therefore was unlike a driveway in its impact on agricultural land.

Lynn Pitman [noted that Greg Stamm is responsible for the strip, as he is the owner of the property]. Noise is not a problem if the plane takes off or lands to the west. If he needs to land or take off to the east, it would be right over her house, and would be a disturbance to wildlife. In discussions with Trever, she is willing to try it, as the piper cub is a small plane. In order to reduce the frequency of noise and disturbance, and of enjoyment of her land, she suggested a limited number of flights, and size of aircraft.

Trever has stated that he is willing to be a good neighbor and allow a process of annual review of the CUP. [Lynn noted that based on an exchange from Dane County Zoning a Town review has no standing regarding changes to a CUP unless in our original approval we require that he reapply in a certain number of years.]**

After discussion it was agreed to try a limit of 20 flights per month and if there is a problem, bring it to the Town Board for adjustment. Lynn asked that they be specific of the category and class of airplanes that use the air strip.

Gretchen moved to approve the Conditional Use Permit, with the conditions set forth in Lynn's draft, and having with any further questions resolved at the Town Board level. Jerry seconded. Motion passed 5-0.

5. Steve Halverson: Discussion and possible action regarding retirement build on parcel 0507-234-8000-8 State Highway 92.

Martha moved to approve the driveway as it enters the wood opposite his current driveway and the associated building site. Jerry seconded. Motion passed 4-0. With 1 abstention.

6. Linda and Dione Babler: Discussion and possible action regarding a retirement build on parcel 0507-332-8000-9 Primrose Center Road.

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Jerry stated that the 500' rule requires contacting the Baker's. It was agreed that the Town would email or phone contact. David Baker suggested that they put in pine trees that screen the two properties well. Martha felt that the PC could not vote on it until there is a finalized building site and an agreement (by letter or by email) between the neighbors.

7. Teri McCarthy and Richard McKay: Discussion and possible action regarding a residential site and driveway on parcel 0507-342-8002-0 Nessa Road.

The series of photos from FSA were sent to the clerk and viewed by her but were not viewed by PC members. It was requested that the photos be distributed to the Planning Commission. Martha asked that the project use no hill-topping and leave trees on hillside for screening. Richard stated that he wants to save screening trees for both the building site and along driveway. The driveway is expected to have no more than a 13% slope, or less, leave trees, hug tree line, take out brush.

Martha moved to approve the driveway as drawn, unless the FSA maps show that it was tilled (then it has to move to untilled area toward tree line) and there is evidence that the driveway is less than 13% slope. Gretchen seconded. Motion passed 4-0. 1 abstention.

Clerk to send letter to neighbors that the project will be discussed at the Town Board meeting.

8. Ed and Connie Fox: Discussion and possible action regarding driveway and building site on parcel 0507-354-8420-5, Peerless Road.

Jerry pointed out that the erosion control plan and the driveway lay-out needs to be seen prior to any vote. There appears to be a house and driveway site and would be approvable with an acceptable erosion control plan. Martha asked to table.

9. Joel and Mary Reinders: Discussion and possible action regarding a 12' x 20' greenhouse at 8730 Oak Grove Road, parcel 0507-094-9810-6. [Corrected 4/19/21]

Mr. Reinders described his project as a coy pond/ hydroponic greenhouse system inside pre-fabricated greenhouse with a concrete foundation and knee-wall. They plan to add screening trees between the proposed building and the Timms house. It is within 500' of the Timm's

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house but is on the other side of the existing home. The clerk was asked to get an approval for the building from Timms. Because it is 400', and within the current buildings, and consists of a small building of low impact, Martha moved to approve contingent on notification of the neighbors prior to the Town Board meeting. If they say no, the project will be automatically vetoed. Gretchen seconded. Motion passed 5-0.

10. Steve 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 the original building site was better than the secondary site that the PC proposed, as the secondary site was in a flood plain and too close to the farm. In addition, the first site uses .5 acre vs 2 acres of crop area. He cited Beutler, Kahl, Skall, and Jerry Judd's, retirement homes as examples of not having the 1 per 70 acre restriction applied. Gretchen agreed that they don't have other approvable sites. Jerry agreed that the retirement homes do not have to use the 1 per 70 density rule. Martha reiterated that farmers have to use buildable sites if they have them. If not, then they can build in ag land. She felt that there are other sites on the property that are less invasive. Dale Judd felt that the wording of "other siting criteria needs to be met" means that the 1 per 70 does apply, and the examples cited were either built before the current LUP or had no other sites were available. Gretchen moved that Steve O'Connor should have a retirement home on the area that he wants to, if he uses the 1 per 70 rule. Martha seconded. The motion passed; yeah 3, no 1, 1 abstention.

11. Business for next month's agenda:

12. Adjournment at 10:07pm; Martha moved to adjourn. Gretchen seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

Post: April 23, 2021

**Revision to minutes on April 17th, 2021

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