

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, September 20th, 2021 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE

1. Call to Order at 7:30pm by Gretchen Hayward. Martha Gibson, Steve Flach, Lynn Pitman, and Jerry Judd were also on the call.
2. Reading and approval of Planning Commission meeting minutes of July 19<sup>th</sup>.  
Martha moved to approve the minutes. Jerry seconded. Motion passed 3-0.  
Reading and approval of site view minutes of April 17<sup>th</sup>. Martha moved to approve the minutes.  
Steve seconded. Motion passed 3-0.

Public Comments opened:

Public Comments closed:

3. Duane and Brenda Siegenthaler: Discussion and possible action regarding an in-ground pool at 7965 Ritschard Road. Parcels 0507-364-8501-5 and 0507-364-8070-7.

Public Comments opened:

Public Comments closed:

Brenda Siegenthaler and James Baker, surveyor were on the call. Ms. Siegenthaler explained that FP-35 land comes right up to their back deck, and that they would like to put in an in-ground pool there. They have submitted a rezone request to make the lawn residential. Gretchen pointed out that residential land cannot go on ag land because Primrose is a farmland preservation town and the current Land Use Plan prohibits that. Martha agreed and asked if there was nowhere else, within their current residential parcel that they could put the pool. Lynn inquired why the residential lot is so small, as 2- and 4-acres parcels are more typical. Mr. Baker explained that the proposed rezone would enlarge the parcel to encompass the sheds, pool area, driveway, and house.

Martha proposed a site view. Site view was set for Saturday October 2<sup>nd</sup>, at 10 am.

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Lynn asked that the historical cropping maps be made available prior to the site view. Clerk to research why the lot was approved at 1.8 acres.

4. Chuck and Dawn Schmid: Discussion and possible action regarding construction of a pole shed at 8790 Oak Grove Road. Parcel 0507-094-9300-3

Public Comments opened:

Public Comments closed:

A Cleary 40 x 60 pole shed for equipment on flat ground. It is currently grassed with trailers parked there. Crops in front and back are leased to Dave Rhiner.

Georgene Pomplun explained that they are aware of the project and endorse it. It is not visible from the road and would not even be visible from their property.

Martha pointed questioned if the area had been cropped. Chuck stated that it footprint was in the woods currently.

Martha moved to approve the pole shed on exhibit A marked in red. Lynn seconded. Motion passed 5-0. PUT ON OCTOBER TBM.

Gretchen asked if a site view, crop photos, or local knowledge could support that if footprint had not been cropped.

Martha looked at crop maps on Access Dane. Her review, going back to 1976, showed the area appeared not in crops.

5. Nancy and James Coons: Discussion and possible action regarding development of 4 homes at 1548 and 1552 State Highway 92. Parcels 0507-022-9501-0, -022-8000-4, -022-9002-0, -022-8501-0, -031-8002-0, 022-8725-0, 022-8750-0.

Gretchen explained the that no land that has been tilled since 1981 could be developed. [The Coons own 137 acres. They want to tear down the existing houses by the road and build further from highway 92.]\*\* Also they considered building a road up into the woods (driveway) to

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possible building sites. Lynn asked when the two lots were approved (between 2000 and 2010). James 2005. Martha pointed out that there would not have been a rezone for those two lots unless they were buildable. She feels that a site view might be in order. Mr. Coons declined at this time.

6. Business for next month's agenda: none known Siegenthaler perhaps.
7. Adjournment; 8:45 Martha, Lynn, 5-0.

\*\* as amended and approved October 18<sup>th</sup>, 2021

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