

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

THIS MEETING HELD BY TELECONFERENCE

(978)990-5000 access code 489616

To mute *6 To unmute *6

1. Call to Order at 7:33 pm. Gretchen Hayward, Jerry Judd, Martha Gibson, Lynn Pitman and Steve Flach were on the call.
2. Reading and approval of Planning Commission meeting minutes of October 18th. Steve moved to approve the minutes. Jerry seconded. Motion passed 5-0.

Public Comments opened:

Public Comments closed:

3. Dave Garfoot and Jamie and Tom Erickson: Discussion and possible action regarding rezone and reconfiguration of lots at 8670 Garfoot Drive (parcel 0507-102-8816-1) and 1368 Primrose Center Road (parcel 0507-102-8570-0) by acreage additions from adjoining agricultural parcel (0507-102-8502-0).

Dave explained that the two families are thinking ahead to the possibility of the farm being sold. They are not looking for building sites, and not planning on splitting the parcels. Dave's current residential parcel is on only .6 acres. The mound system is not on the house parcel, but to the west, on the farm property. They propose to add 2.82 acres to each of the residential lots, taken from the agricultural parcel. The Garfoot parcel would then change from SFR-08 to RR-2 with a new size of 3.41 acres.

Tom and Jamie Erickson were also on the call. Dave explained that this parcel would be enlarged to the south, creating a rectangular 6.82-acre lot, without a zoning category change from RR-4.

In both cases, the use of the agricultural land would not change.

Martha suggested that the rezones be with a deed restriction against further residential development. She felt that this should be done with the approval of both owners. Dave stated

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that he would have no problem with that. Tom Erickson also was comfortable with a deed restriction against additional houses on his lot.

Martha moved to approve the proposed rezone of Dave Garfoot's parcel 0507-102-8816-1 as shown on exhibit A on the condition that it be deed restricted against any future residential builds. Lynn seconded. Motion passed 5-0.

Martha moved to approve the proposed rezone of the Erickson's parcel 0507-102-8570-0 as shown on Exhibit A on the condition that it also be deed restricted against any future residential builds. Jerry seconded. Motion passed 5-0.

Public Comments opened:

Public Comments closed:

4. Business for next month's agenda: none
5. Adjournment at 8:24. Martha moved to adjourn. Jerry seconded. Motion passed 5-0., Jerry 5-0.

Minutes submitted by Ruth Hansen, Clerk

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