

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Tuesday, January 18<sup>th</sup>, 2022 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE

1. Call to Order at 7:35pm. Gretchen Hayward, Martha Gibson, Jerry Judd, and Lynn Pitman were on the call.
2. Reading and approval of Planning Commission meeting minutes of November 15<sup>th</sup>, 2021.
3. Reading and approval of minutes of December 20<sup>th</sup>, 2021.

Martha moved to approve both sets of minutes. Lynn seconded. Motion passed 4-0.

Public Comments opened: none

Public Comments closed:

4. Brendon DeRouin: Discussion and possible action regarding subdivision of 8588 Nessa Rd, parcel 0507-273-9515-0.

Mr. DeRouin explained that he wants to be able to get a conventional mortgage, which requires a parcel size of 10 acres or less. The current parcel is approximately 31 acres and zoned RM-16. He has no intention of building or selling off part of his property.

Martha pointed out that Primrose is trying to avoid RM zoning going forward. She suggested Rural Residential for the house portion, and some form of farmland for the remainder. She suggested that he go to the County and ask their advice on parcel size and zoning designations.

The attending Planning Commission members had no problem with a subdivision, but do not want it to be rezoned in Rural Mixed.

Mr. DeRouin agreed to bring the final proposal back to the Town and go through both the Planning Commission and the Board.

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

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The O'Connors were not on the call. Martha moved to table the item. Lynn seconded.  
Motion passed 4-0.

6. Discussion regarding review of the previously proposed changes to the Land Use Plan.

Attending members discussed what needs to be addressed to move forward with the adoption of the updated Land Use Plan (LUP).

Definitions of what constitutes a "farmer" will need to be provided by the Town, as the County no longer defines it. That and other language might be taken from other Plans in use by other towns.

Martha requested each member review Chapter 8 and send any proposed changes to the Clerk so that she could compile them for the next meeting. She expressed her interest that the clarifications of retirement density use language reflecting the original intent of the Plan, in that application of Option A or B refer back to 2011, not (as the County inferred) to 1981.

Martha suggested that CARP or the County could be paid to update the core data of the LUP.

Discussion continued regarding what Ordinances need to added or updated. DCTA is currently recommending that various ordinances go into place to protect against large scale solar development or mining operations.

7. Business for next month's agenda: LUP, DeRouin.
8. Adjournment at 8:41pm; Martha moved to adjourn, Jerry seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

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