

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Tuesday, February 22nd, 2022 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE

1. Call to Order at 7:30pm. Present were Gretchen Hayward, Martha Gibson, Lynn Pitman, and Jerry Judd.

2. Reading and approval of Planning Commission meeting minutes of January 18th, 2022. Martha moved to approve the minutes. Lynn seconded. Motion passed 4-0.

Public Comments opened:

Public Comments closed:

3. Fil Sanna: Discussion and possible action regarding a division and rezone of land owned by Keith Jelle at 8365 Ridge Drive, to facilitate sale of agricultural land. Parcels 0507-263-9051-0 and 0507-263-9700-0.

Mr. Sanna explained that the Jelle's plan was to retain a 4-acre residential lot around the existing house, and to sell the remaining 66 acres(approximate). It is in the sales agreement that the use of the land would be cash-crop agricultural land while Keith and Christine Jelle are living.

There was no public discussion.

Martha moved to rezone the 4-acre parcel. Jerry seconded. Motion passed 4-0.

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

Mr. DeRouin was not present. Item tabled.

5. Douglas Dahlk: Discussion and possible action regarding subdivision and rezoning at 8815 County Road G. Parcel 0507-093-8502-0.

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Tuesday, February 22nd, 2022 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

Mr. Dahlk explained that they are interested in splitting off the house and the northern buildings as shown in Exhibit A for sale. This is approximately 4 acres. The round barn and the other building to the south will stay with the farm. Martha explained that splitting off the original farmhouse will count as a density, but they still have another. Martha moved to approve the rezone to Rural Residential as presented. Lynn seconded. Motion passed 4-0.

Comments opened:

Public Comments closed:

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

Lynn stated that she had some suggested edits. She will send them to the clerk. She questioned the dates of the data that will be used in the updated Plan. Martha explained that Brian Standing would be able to update the data once the Census data comes back in August. Martha suggested that clarification of the existing language remain the main priority of the Planning Commission.

Dawn Haag offered the following language as a clarification to Chapter 8, (2) d:

“Agricultural Retirement House Lot

A person who has actively engaged in production agriculture may qualify for 1 residential building site possibly located in agriculturally classified land provided they meet the following criteria”

1. They must have been an owner/operator of an agricultural operation headquartered in the town of Primrose for at least 15 years.
2. Actively engaged in production agriculture means they earn the majority of their livelihood from that operation. They can not qualify with passive income such as land rent, MRL, CRP or CREP. The town reserves the right to ask for verification of income.

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Tuesday, February 22nd, 2022 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

3. The property must have a density per the township density policy. This lot will only take one density unit from the calculation.
4. The approval of the retirement house lot is only valid for two years from the time of Town Board approval. If not constructed within that time frame the applicant must reapply.
5. The applicant will look for the most advantageous site to comply with other siting criteria within the town's comprehensive plan."

Martha suggested working with the Town board regarding the "difficult passages" in order to clarify, but otherwise leave the intent of the Plan alone.

She further asked that the Town have ordinances to protect against things like "large solar farms", etc. 1 per 70 conservation easements, or deed restriction. She will work with DC to figure out what ordinances we need to protect the town. Issues, ordinance amendments,

Lynn suggested language be added to the Land Use Plan to improve internet connectivity by fiber.

7. Business for next month's agenda: DeRouin, Land Use Plan.
8. Adjournment at 8:31pm: Martha moved to adjourn. Jerry seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.