

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, March 21st, 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, Jerry Judd, Martha Gibson, Lynn Pitman, and Steve Flach were on the call.
2. Reading and approval of Planning Commission meeting minutes of February 22, 2022. Steve moved to approve the minutes. Martha seconded. Motion passed 5-0.

Public Comments opened:

Public Comments closed:

3. Steve Flach and Theresa LaCasse: Discussion and possible action regarding construction of a shed at 8702 Ridge Drive. Parcel 0507-272-9060-8.

Comments opened:

Public Comments closed:

Steve and Therese explained that they want to construct a shed with a tack room, horse trailer storage, and an occasional-use horse stall as shown on Exhibit A. It is between the two existing sheds to the southeast of the house, on relatively flat ground.

Gretchen felt that the Planning Commission knew the site was well enough to approve their project without a site visit. Martha moved to approve. Jerry seconded. Motion passed 5-0.

4. Jonathan Barry: Discussion and possible action regarding rezone and development of a retirement home on parcel 0507-314-8560-4.

Mr. Barry asked to table the item for now, so that he can gather further information from Dane County. Martha moved to table the item. Steve seconded. Motion passed 5-0.

Comments opened:

Public Comments closed:

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

Martha suggested changes to the language for retirement homes for farmers as Dawn Haag had put forth previously.

Changes might read that the farmer must comply with the following to get a retirement build:

1. Be a resident of Primrose
2. Have been owner/operator for 20 years
3. Be actively engaged in farming, not just leasing land.
4. Be 55 years old or more

Jerry suggested that splits for builds stay at 1 per 35 acres or 1 per 70 acres when crossing agricultural land.

Martha would like to see language requiring that they have to use a buildable site if possible, and can't sell off buildable sites, and then ask for one more in cropland. If they don't use the approved build in 2-years, it goes away. Gretchen agreed, stating that the lot be developed by the farmer.

Gretchen felt that "Most advantageous site" is too vague, and that it should be strengthened to read that if built in ag land, it must comply as closely as possible to the Land Use Plan criteria.

Steve suggested the inclusion of a "special considerations" clause to allow discretion in the application of the criteria. Gretchen stated that good language may allow for discretion, and that it is only augmentable if it is arbitrary and capricious. Departure from criteria is acceptable if it is reasonable and fair.

Martha to draft, send to Ruth. Change wording. She hopes the Planning Commission can be done with the retirement clause by the next meeting and send it to the Board.

6. Business for next month's agenda: Land Use Plan, Huntington garage.
7. Adjournment: 9:06 Martha moved to adjourn. Jerry seconded. Motion passed 5-0.

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