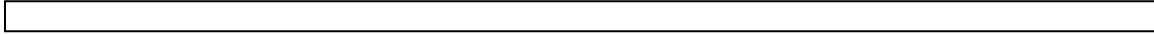


**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, August 15th, 2022 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**



1. Call to Order at 7:35pm. Martha Gibson, Steven Flach and Jerry Judd were present.
2. Reading and approval of Planning Commission meeting minutes of May 16, 2022. Martha moved to approve the minutes. Jerry seconded. Motion passed 3-0.

Public Comments opened:

Public Comments closed:

3. David Haag: Discussion and possible action regarding a replacement home at 9028 Rettenmund Road. Parcel 0507-051-9150-6.

Mr. Haag presented plans to replace their current residence. They hope to live in their current house until the new home is complete. Steve and Martha looked at the proposed site on Sunday, August 14<sup>th</sup>. Martha reported that the site is fairly flat in the proposed footprint. Mr. Haag stated that the new building would be located in the current garden area with slopes being less than approximately 8%. He showed arial photos showing that the area had not be previously used for cropland. Jerry agreed to look at the site prior to the Board approval.

Dawn asked if they were required to produce crop photos since 1981. David Haag agreed to do so for the Town Board review.

Martha moved to approve contingent on Jerry Judd's site view report to the Clerk, and the production of the crop maps. Jerry seconded. Motion passed 3-0.

4. Joel Reinders: Discussion and possible action regarding installation of a ground mounted solar array at 8730 Oak Grove Road. Parcel 0507-094-9810-6

Michael Reuter of Midwest Solar Power presented the proposal for Joel Reinders. He presented a plan that included a 90' x 12' and 10' high in the back, and about 2' on the front edge solar array

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for net metering to the residence. The array would be located about 100' from Oak Grove Road. Mr. Reinders will be adding screening trees so that it is not visible from the road.

Martha pointed out that even though it is a temporary structure, if it is on previously cropped land, it will have to be discussed with the Board. She asked for photos from 1981 showing use. Mr. Reuter presented several photos showing that the area had been used for drainage for uphill portions of the parcel. Martha requested further photos to show use since 1981. Steve concurred that tree screening is a good idea, to screen view without blocking sunlight to the array.

Dawn Haag suggested that the Town develop policy for regulation of power generation facilities. Martha suggested that the Board needs to vote on this, as it is a policy decision for the Town, and that they need to produce maps showing crop use since 1981.

Steve and Christine Sherven are interested in replacing their current garage with a slightly larger (27' x 54" and 9' longer and 5' wider than the current garage). They will need to build a 4-6' wall in the back due to slopes, as part of the garage. 74 County Highway U. No vote was taken.

5. Business for next month's agenda: none at this time.
6. Adjournment: Martha moved to adjourn at 8:35pm. Jerry seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

posted: August 18, 2022

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