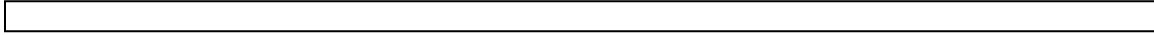


**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, February 20th, 2023 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**



1. Call to Order at 7:34pm. Steve Flach brought the meeting to order. Martha Gibson, Lynn Pitman, and Jerry Judd were also in attendance.
2. Reading and approval of Planning Commission meeting minutes of December 19th, 2022. Martha moved to approve the minutes. Lynn seconded. Motion passed 4-0.

Public Comments opened:

Public Comments closed:

3. Christopher Rayne: Discussion and possible action regarding a residential build on parcels 507-293-8560-0, 507-301-9730-1, 0507-304-8000-3.

The original farm for this parcel 210 acres. Martha questioned the remaining acreage held after the sale of 40 acres. Mr. Rayne believed it to be 70+ acres left. Jerry felt that at least one build was left. Need to check with County. Martha suggested a site visit for a house and drive location. Mr. Rayne suggested a site against the woods where the slopes are not too steep. A site view was set for March 18th, 9:00am. Put on next PC agenda.

4. Shaun Kelso: Discussion and possible action regarding firearm rear tail sales and manufacture at 8630 County Road A. Parcel 0507-153-9780-1

Mr. Kelso explained that he wants to have a part-time firearms business out of his house. He has been in contact with the County and feels he can easily meet their requirements for an in-home business. His ATF license as a firearms dealer is pending.

Lynn asked how he would conduct business. Mr. Kelso stated that he starts with email sales. He will do all the sales himself. He is interested in selling mostly handguns and bolt-action rifles, precision rifles. No guns are fired on the premises. A customer asks for a particular firearm. Mr. Kelso orders it from the manufacturer, performs the background check and then sells it to the

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buyer. The manufacturer is responsible for returns and defects. No manufacture or augmentation of weapons occurs. He complies with the requirement of all work done within the home and in a separate internal storage. Each gun held at the property is assigned to a specific owner (no store front).

Martha asked about traffic coming in and out, noise issues, etc. Mr. Kelso stated that he has a full-time job, and this is only a part-time business with very few clients. Martha feels that if there is no rezone, no conditional use permit required, and it qualifies as an in-home business with the County, the Town would have to allow it. The Town can talk to County and ask if there is anything we need to do. Put on TB for next month.

5. Jerry Judd: Discussion and possible action regarding rezone of parcel 508-194-8000-7, or 0508-194-9500-0.

Jerry presented a plan for residential development on the above parcels. A new density study shows that he had 7 splits left. He has used one, has 6 left. He has two sites that he may want to rezone. The first was in pasture (quarry) the access is "old G" was abandoned many years ago. The other site is in a wooded area. A site view set for March 11th 4pm. [was later changed to March 18th**]

6. Duane Wagner; Emerald West: Discussion and possible action regarding a CSM of parcel 0507-042-9000-8 for the purpose of confirming a buildable residential site.

The surveyor explained that this rezone was presented in 1996. The Town Planning Commission approved it 3-2. The Board denied it 2-1 as it was ag land. This was taken to County Zoning where it remained for two years. The County finally approved it, against the Town, as there was no other building options outside of ag land.

Martha pointed out that the 500' long steep bank will make approval of a driveway difficult.

No vote was taken. Item to go before the Board in March.

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7. Adjournment: Martha moved to adjourn at 9:17pm. Lynn seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

**correction made March 20th.

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