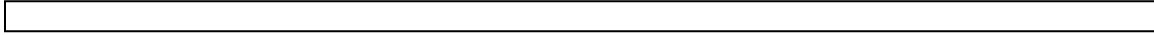


**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, March 20th, 2023 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**



1. Call to Order at 7:34pm. Steve Flach, Martha Gibson, Lynn Pitman, and Jerry Judd were in attendance.
2. Reading and approval of Planning Commission meeting minutes of February 20th, 2023. Dawn asked that the Judd site view date be corrected to March 18th. With that correction Martha moved to approve the minutes. Lynn seconded. Motion passed 4-0.
3. Reading and approval of site view minutes of March 18th, 2023. None were taken,

Public Comments opened:

Public Comments closed:

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

Martha emailed the County and they confirmed that there is a density remaining on the parcels in question. During the site view it was determined that both driveway options are not too steep or disturb cropped land. Dane County Water Resources will need to approve the plans due to a nearby navigable waterway.

Martha moved to approve building site and driveway. Jerry seconded. Motion passed 4-0.

5. David Hughes: Discussion and possible action regarding rezone of a portion of parcel 507-152-8500-2 for residential development.

Mr. Hughes presented maps of the area that he wants to develop. It would 7-8 acres for sale. He wants to sell about 4 acres on the north side of creek while retaining a 66' easement along the south side of the creek. The house site is in the woods. Martha questioned set-back from creek. Mr. Hughes said he would find out set-back from navigable creek from DNR. The driveway can be put along bank (area currently in brush), while staying out of ag field. Martha

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asked that one of the Board members walk the site and flag the driveway line. She suggested placement 30' from ridge line of the bank to avoid the need for a retaining wall.

Mr. Hughes plans to develop an erosion control plan for the driveway to satisfy Dane County. Martha moved to approve the driveway and house site provisional on someone from the board setting the limits of the drive. And that it meets the stream set-back. Lynn seconded. Motion passed 4-0.

6. Jerry Judd: Discussion and possible action regarding rezone of a portion of 9033 County Highway G for residential development.

Jerry presented the density study showing 6 densities remaining. On top of the hill, with 33' on each side of centerline of old highway G (therefore never been cropped) is a hard roadbed.

Martha suggested more information, to verify the "roadbed" thing. Look for verification.

Martha also said that the Town will need maps showing crop history in that area. No vote was taken.

7. Business for next month's agenda:
8. Adjournment at 8:28pm. Martha moved to adjourn. Jerry seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

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