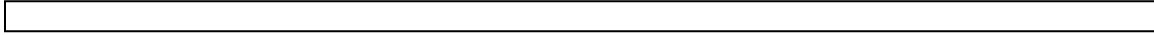


**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, May 15th, 2023 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**



1. Call to Order at 8:35pm. Steve Flach, Martha Gibson, Jerry Judd, Lynn Pitman, and Brian Schneider were present.
2. Reading and approval of Planning Commission meeting minutes of March 20<sup>th</sup>, 2023. Martha moved to approve, Lynn seconded. Motion passed 4-0 and 1 abstained.

Public Comments opened:

Public Comments closed:

3. James Coons: Discussion and possible action regarding rezone of a portion of property at 1552 State Highway 92, parcel 0507-022-9002-0.

Mr. Coons presented a map showing the 1.75-acre lot that he wants to separate from the larger parcel to sell to his son. He created it this size to maintain access to existing buildings and to comply with set-backs.

Martha pointed out that they will need a shared driveway or easement. Martha wasn't bothered by the small size as it follows natural boundaries. Dawn Haag pointed out that the Land Division Ordinance requires 2.0 acres. Mr. Coons stated that he is willing to move the lot lines around to get 2 acres.

Martha moved to approve the plan contingent on the lot being enlarged to 2.0 acres and that there is driveway access to both residences. Lynn seconded. Motion passed 5-0.

4. Sarah Leong & Patrick Hager, Squashington Farm: Discussion and possible action regarding rezone of 1129 LaFollette Road Parcel 0507-074-9690-6.

Ms. Leong presented a plan to rezone their 20-acre farm to Commercial. They have a CSA, sell wholesale to restaurants, and subscribers. They hope to turn tack shed into a commercial kitchen. They also have been renting out the sauna house as an air-B&B.

The sauna building has plumbing and is hooked to the residential septic system. The property is currently only zoned for a single dwelling. Dawn Haag pointed out that the rezone to Commercial doesn't comply with the Land Use Plan. Sarah explained that if they go with Commercial, they need a CUP for their own single-family residence. Ms. Leong stated that Dane

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County is requiring this zoning to do what she hopes to with the property. She further stated that her own residence would have to have a Conditional Use Permit to be under its current use in the center of the Commercial property.

Dawn questioned how the Assessor would define the small building; would it be considered a residence?

Sarah feels that this type of land use IS good for the town. The Conditional Use Permit makes it legal for use as a short-term tourist lodging. She suggested that the Land Use Plan needs to be re-evaluated and updated.

Martha pointed out that it would require a complete change to the Plan.

The Planning Commission concluded that Dane County Zoning would have to be consulted to determine what constitutes a dwelling, in regard to the current plumbing and septic hook-up, and reiterated that there is no Commercial zoning in Primrose.

No action taken.

5. Dale Judd: Discussion and possible action regarding a replacement garage at 9105 County Highway A. Parcel 0507-2014-9030-9

Mr. Judd presented his plan to take down the existing shed and replace it with a 24' by 28' 2-car garage. It is entirely out of any agricultural land, and would be in the same area as the original shed.

Martha moved to approve the garage placement according to the drawing submitted. Lynn seconded. Motion passed 5-0.

6. Business for next month's agenda:
7. Adjournment at 10:09pm. Martha moved to adjourn. Lynn seconded. Motion passed 5-0.

Minutes submitted by Ruth Hansen.

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