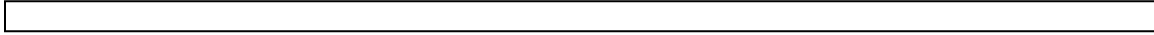


**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, June 19th, 2023 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**



1. Call to Order: 7:33pm. Martha Gibson, Jerry Judd, Lynn Pitman and Brian Schneider were present.
2. Reading and approval of Planning Commission meeting minutes of May 15<sup>th</sup>, 2023. Jerry moved to approve the minutes. Brian seconded. The motion passed 3-0.
3. Public Comments opened:
4. Public Comments closed:
5. Roger Lane: Discussion regarding the definitions of a single-family dwelling, transient and tourist lodging, and commercial activity under the Dane County Zoning Ordinance.

Roger presented a summary of Dane County zoning information relevant to Squashington Farm. Martha explained that a rezone of Squashington Farm to Commercial was not available as the Land Use Plan does not allow Commercial zoning in Primrose. Further, allowing a secondary dwelling would violate building codes and density restrictions. She asked Roger for the definition of “dwelling”. Roger explained the County’s definition: If you sleep in it, it is considered a dwelling according to the Uniform Building Code. Also, if you sleep in it, you need plumbing. If you stay in it 30 days or more it is considered a single-family dwelling. Under 30 days it is considered transient and incidental room rental. Roger distributed a relevant list of definitions, zoning options and requirements. (see attachment A)

Dane County feels that the best fit among those options is Limited Farm Business. That would satisfy County requirements but would have to be allowed by the Town Land Use Plan, and density restrictions.

Sarah Leong agreed that Limited Farm Business seems to be the best fit, and that the existing structure and use meets the requirements. Martha voiced concerns that this application of Limited Farm Business can’t be easily generalized to other properties. Dawn Haag pointed out that her farm has been denied the ability to use their available density splits for years. The ramifications of allowing one person to put a bathroom in an accessory building are substantial.

Lynn Pitman questioned if it would be appropriate for the Town to define “dwelling” to be a structure larger than 800 square feet before counting it as using a density. Martha stated that that question would have best be put in the survey, and that to make a change now would require long and careful consideration.

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, June 19th, 2023 – 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

Roger explained another option would be for the Town to add Multi-Family zoning to the Town Plan to allow detached residences. This would allow children, parents and other care-givers to live on the property while having a limited-size, detached structure with a separate entrance. On agriculturally zoned property a Conditional Use Permit would be required.

6. Adam Crowley: Discussion and possible action regarding construction of an accessory building on parcel 0507-093-8090-0.

Lynn, Jerry, Martha and Brian had looked at the proposed location for the accessory building individually. It is located down in the old quarry area and will be built while the main residence is under construction. Unfortunately, only 2 stakes were labeled and the footprint of the building was uncertain. Additionally, the height of the building needs to be determined.

No vote was taken due to a lack of information. The Planning Commission agreed to leave the decision up to the Town Board. Property owner to provide better location stakes and building height for a joint site view before July 10<sup>th</sup> Town Board meeting.

7. Roy and Lana Alderman: Discussion and possible action regarding a residential site and driveway at 689 County Road U. Parcel 05007-223-9570-0

Mr. Alderman presented a map showing the existing lots and a third (#3) lot behind the farm residence. Lot 3 was a cow yard and never cropped.

Mr. Alderman explained that they want to rezone, taking the build off Lot 2 and transferring it to Lot 3. Martha said that it seemed to be a good plan, but a site visit would be required. A site view by the Board and Planning Commission was set to be for Tuesday, July 11<sup>th</sup>, 9am.

8. Vote on 2023-OA-010, the amendment to the Dane County Code of Ordinances regarding the definition of "Day Care Center". Martha moved to approve. Lynn seconded. Motion passed 3-0 with 1 abstention.
9. Business for next month's agenda: Alderman's rezone.
10. Adjournment; 9:31 Brian moved to adjourn. Lynn seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.