

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

1. Call to Order at 7:33pm. Steve Flach, Martha Gibson and Brian Schneider were present.
2. Reading and approval of Planning Commission meeting minutes of September 11th, 2023.
A quorum was not present. Martha moved to table the item. Brian seconded. Motion passed 3-0.
3. Public Comments opened:
4. Public Comments closed:
5. Cullen Steck: Discussion and possible action regarding residential development on parcel 0507-223-8620-0.

Mr. Steck explained that his plan was to develop a family home on this parcel, and add to it by purchase of adjacent land, making it into a single parcel, and locating the house site approximately 60' north of the current 4-acre parcel lot line.

Martha explained that the current Land Use Plan does not allow a residential build on previously cropped land. The original approval in 2008 was for a retirement build for the Aldermans. This was allowed by the Land Use Plan at that time. To allow development here would require extending the exemption that was made in 2008 to 2023 in a way that the Plan does not allow. Further study by the Town will be required. Originally, the site approval for the Aldermans involved a short driveway and the options for structure locations were quite limited, making the least impact on the ag land. Martha suggested a site view by both the PC and the TB.

Mr. Steck stated that they want to make minimal impact on the land and do not want to disturb the agricultural land. A short driveway would be preferable. They want to be as close to the wooded area as possible and want to preserve the wildflower and prairie on the property. They have two small children and want to locate the house to allow for a safe backyard.

A site view was set Saturday, December 2nd 9:00am for both the Town Board and the Planning Commission.

6. David Rhiner, Ed Short: Discussion and possible action regarding residential development at 8774 County Highway G, parcel 0507-043-9080-0.

Ed Short explained that they are trying to split off 4.5 acres of wooded land that has never been in crops. The site was viewed by Jerry Judd, Brian Schneider and Lynn Pitman. The plan is to use the existing driveway as a shared drive, and to continue to where the old trailer site was, putting

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in a round-about at the new home site. The current drive is a 66' wide strip that comes off Highway G and goes past the house. A septic and well are already on-site. The proposed house would be only 350' from the existing home, but he believes that the current residents will waive the 500' rule.

He acknowledged that a density study, rezone and CSM would be necessary. Dawn Haag thought there is still a split for this. She questioned which landowner has remaining splits after this is done. Between the brothers Dave and Mark are there any left?

Mr. Short has spoken to the County and they prefer a shared driveway.

Martha stated that the Town will need confirmation of the approved access from the County. Mr. Short added that they will be required to put in an engineered driveway as it is within 300' of a stream. Mr. Short stated that the proposed driveway slopes vary between 5% to 2%. He asked for a preliminary approval for the site, before going to the County for a zoning permit.

Martha asked that a Board site view be done Monday December 4th at 3:30pm so that there could be a vote prior to the Town Board meeting.

7. Roehrig Brothers LLC: Discussion and possible action regarding rezone of parcel 0507-323-8501-0 from FP-35 to FP-1 to enable sale of 5.64-acre agricultural parcel.

The Planning Commission had no objection to rezoning this parcel portion from FP-35 to FP-1. Martha pointed out that it can't be converted to residential without considerations for previous agricultural use, driveway access and a density. Martha moved to approve the rezone. Brian seconded. Motion passed 3-0.

8. Business for next month's agenda: Steck parcel.
9. Adjournment: 8:30pm Martha moved to adjourn. Brian seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

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