

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, April 18th, 2022 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:32pm. Gretchen Hayward, Martha Gibson, Jerry Judd and Steve Flach were present.

2. Reading and approval of Planning Commission meeting minutes of March 21, 2022.

Item 3 was corrected to show that Steve abstained from the vote. Item 5 was corrected to read “Changes to language as discussed at the previous meeting...”. Also the word “argumentable” was replaced with “appealable”, “reasonable and fair” with “fair and reasonable”.

Martha moved to approve the minutes with these changes. Jerry seconded. Motion passed 5-0.

Public Comments opened:

Public Comments closed:

3. Samuel and Vicki Huntington: Discussion and possible action regarding construction of a garage at 207 County Road U, parcel 0507-342-9550-0.

Scott Zahler presented their plans for a 24 x 18 extension on the existing garage. There are no slope issues, it is not near cropped land or in the woods. No trees will be removed. Martha moved to approve the garage extension. Jerry seconded. Motion passed 5-0.

4. Discussion and possible action regarding review of the proposed changes to the Land Use Plan.

Proposed changes for items on pages 13 and 15 were discussed:

Chapter 8, page 13, item 2. (c) [refer to PC Comp.Plan Revisions of 4/28/22 for proofed version]

(c) Driveways and building in woodlots should **minimize the destruction** of hardwood trees and environmentally sensitive/important areas. Short driveways and building near the edge of woods may be required. No more than 30% **or 2 acres (whichever is less)** of existing woods on a lot may be cut for the building site and driveway.

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Martha moved to approve that change. Lynn seconded. Motion passed 5-0.

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A farmer may apply for a retirement home if the following conditions are met:

1. The [resident farmer has owned or]**operated an agricultural operation headquartered in the Town of Primrose for at least 20 years and is at least 55 years of age.
2. During all of those 20 years the farmer actively engaged in production agriculture, which means they earn the majority of their livelihood from that operation. They cannot qualify with passive income such as land rent, MFL, CRP or CREP. The Town reserves the right to ask for verification of income. (The years do not have to have to be consecutive years.)
3. The property must have a density per the township density policy. This lot will only take one density unit from the calculation. (Questions Or should it take 2 splits if the driveway crosses ag. land? Leave up to Town Board for decision).
4. The retirement lot must be built for use as the farmer's primary residence, not used for any other building purpose, and not sold off as a lot for someone else to build on.
5. The approval of the retirement house lot is only valid for two years from the time of Town Board approval. If not constructed within that time frame, the applicant must reapply.
6. If a farmer has building sites that meet the Town siting criteria (e.g., not in or crossing ag. land etc.), one of those sites much be used for the retirement site. The farmer cannot have sold off sites since 2010 that meet the siting criteria (e.g., in woods or pasture), and then apply for a retirement site in or crossing ag. land. The only time a retirement site will be allowed in or crossing ag. land, is if the farmer had no buildable sites as of 2010 by the Town's siting criteria.

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The site must make minimum disturbance to ag. land, and all other siting criteria, ordinances, policies, etc., must be met.

Martha moved to approve. Jerry seconded. Motion passed 5-0.

Martha suggested standardizing language of Ch 8 page 6, #5 residential development, remove “non-farm”. Make “residential and non-farm development” and be consistent

Ch 8 page 11 (g) does the original farmhouse count as a build?

10 acres of woodlot at least 8 acres deed restricted against further builds. Martha moved all the proposed changes go to the Town Board. Lynn seconded. Motion passed 5-0.

5. Business for next month’s agenda:
6. Adjournment 9:40pm; Jerry moved to adjourn. Gretchen seconded. Motion passed 5-0.

Minutes submitted by Ruth Hansen

** amended May 16, 2022

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