

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, December 18th, 2023 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:37 pm. Steve Flach, Lynn Pitman, Brian Schneider and Jerry Judd were present.
2. Reading and approval of Planning Commission meeting minutes of November 20th, 2023.
Tabled as Jerry was not present yet, and no quorum for minutes.
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 stated that he understood the retirement aspect of the parcel. They have come up with a plan that minimally impacts the agricultural nature of the site. He presented a map showing the house located at the south side of the lot and the driveway exiting onto Primrose Center Road with acceptable site distance both ways. The area of the proposed house is on about 9 percent slope. He explained that the wooded area is too steep and hard to access without excessive disturbance of agricultural land.

Jerry pointed out that they don't allow houses in the middle of a field unless there is nowhere else to put it. Yet he felt that it would be unfair to penalize Mr. Steck on the change from "retirement" to "sale lot".

The Planning Commission agreed the Board should clarify the requirements for a retirement home to avoid future issues of this kind. Brian noted that the new Land Use Plan does have stricter language that should be able to prohibit future misuse of retirement builds. Jerry suggested future retirement builds have deed restrictions attached.

Steve pointed out that the Steck's do have a build due to the rezone, and that they have put it where it has been recommended by the Town, so he has no problem with the proposal.

Brian felt that they have done as much as they can to approximate the Town Land Use Plan criteria, given the situation.

Lynn moved to approve the proposed residential build as presented. Brian seconded. Motion passed 3-0 with one abstention.

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

Ed Short represented David Rhiner. He presented the plan to use a 66' wide access from Hwy G with a shared drive to the proposed site as shown on his map (Exhibit A). As they are within 300' to the stream they will be getting a shoreland and erosion permit from Dane County. The completed driveway will be about 9 percent at the most.

Jerry moved to approve the proposed land division, driveway and house site contingent on the County density study and approval and on the driveway meeting the Town Ordinance. Brian seconded. Motion passed 4-0.

7. Business for next month's agenda: nothing at this time.
8. Adjournment at 8:20pm. Lynn moved to adjourn. Brian seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen

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