

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS MEETING**

**Special Meeting Minutes**

**Tuesday, March 19th, 2024  
8468 County Road A  
Verona, WI 53593**

1. Call to Order at 7:36. Dale Judd, Martha Gibson and Alex Elkins were present.

2. Public Comments

Comments to be allowed during review of the document.

3. Discussion and possible action regarding Draft revision of the Primrose Land Use Plan as presented by Dane County Zoning.

The following corrections were agreed upon by those present:

Chapter 1 page 7 ask Dane County how they got the “13” for new house projection by 2040. Seems low.

Chapter 4 page 1 “Mount Vernon Park is partially in the Town of Primrose, and a second park, Donald County Park is less than .5 miles outside of town.

Page 1: “City of Primrose” should be “Town of Primrose”

Chapter 5 page 3 and again on page 2: change “rancing” to “ranching”

Chapter 6 page 5 “Village” change to “Town”

Chapter 7 page 1 “Primrose” not “Oregon”

Chapter 7 page 2 entire paragraph under heading “Relevant State Agencies” is wrong.

**Chapter 8** page 2 The change of acreage of Farm Dwellings does not make sense. Please add a note explaining that reclassification of dwellings causes the difference from 0 to 81.

page 3 Please define “other open lands” Does it include CRP? Also how have we increased acreage from 3.5 acres to 192 acres of water in 2010?

page 4 Correct spelling of “construction” in first line of chart.

Page 6 Change “Preserve the productive farmlands” (in Goals 1.) to “Preserve cropland/agricultural lands...”

Page 6 Survey shows 73%, so this is ok

Page 7 Insert “broadband and renewable energy” in item 6 just after “power lines”.

Page 10 Insert the following clarification as (a) under “Density Option B Siting Criteria”

“ a) Avoid any disturbance of lands determined appropriate for long term agricultural preservation based on:

i. Dane County LESA Group I, II, or III soils.

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- ii. Driveways that cross no more than 300 feet of historically cropped land.
- iii. Commitment of owner to continued agricultural use
- iv. Degree of investment in agricultural operations
- v. Natural features, such as significant native woodlands or grasslands and
- vi. Adjacent land uses.

Move other items in this list on page 10 down b) c) d) etc.

**Chapter 8** pages 10 and 11

Move all of “Duplexes....a), b), c)” to follow the section on “The land transfers after April 28, 1981 and allocation of density units:” on what is currently page 11. This would make the Duplexes section occur before “When density units are exhausted:”

Reinsert missing language from 2010 Plan as shown on Attachment A-A before “Duplexes” and after “When density units are exhausted:”

Page 13 omit (3) “if the adjoining landowner has no objection....” entirely.

Replace 1 and 2 of this section to read as a regular sentence, rather than an itemized list. “....such as the following: Where the enforcement of the rule is impossible because the parcel is too small, or where the placement of new driveway, buildings and improvements with the rule would disturb important natural resources such as agricultural land.”

Page 13 (v) Natural vegetation should be left in place to screen new buildings. Where natural vegetation is not present screening by plantings of a minimum height of 6’, berms....”

Page 13 Lot size (b) change to read: “Nonfarm development in woodlands of greater than 20 contiguous acres, existing as of 1981, requires a minimum of 10 acres of woodland and is restricted to 1 residential build per 10 acres”

Page 14 remove excess spacing in item (d)

Page 14 add to e) “....the applicant must reapply. Rezoning to take place at the time of construction.”

page 17, item 2) omit “where practical”

page 21 omit section C “Renewable energy facilities” as it seems to (v).

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Adjournment: 10:45pm Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

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