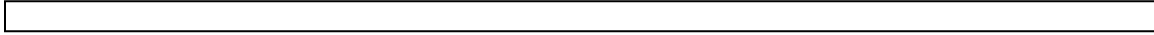


**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, July 15th, 2024 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**



1. Call to Order: Steve Flach called the meeting to order at 7:32pm. Also in attendance were Jerry Judd and Martha Gibson.
2. Reading and approval of minutes of May 20th, 2024.
Martha moved to approve the minutes of May 20th. Jerry seconded. Motion passed 3-0.
3. Reading and approval of site view minutes of July 3rd, 2024.

The site view minutes of July 3rd were not available for review.

4. Public Comments opened: none
5. Public Comments closed:
6. Roy and Lana Alderman: Discussion and possible action regarding a residential site and driveway at 689 County Road U. Parcel 0507-223-8003-0.
The site view scheduled for 6:45pm was canceled due to a heavy thunderstorm. Martha indicated that the staked house site and driveway still needs to be approved. Site view was rescheduled for 5pm on Sunday, July 28, 2024. A special meeting of the Planning Commission will be scheduled for August 12th at 6:45 to accommodate review and vote prior to the Town Board meeting on August 12th at 7:30pm.
7. James Coons: Discussion and possible action regarding residential development of parcels 0507-022-8725-0 and 0507-022-8750-0.

Mr. Coons interviewed the farmers (Herfel) that owned the land 1967, who confirmed that the area of proposed construction was in pasture for cattle. The Coons family wants to respect the town land use plan. To that effect they developed a new plan that puts both houses on the edge of the woods. They are asking for a variance to put the

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, July 15th, 2024 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

houses out of the steep slope and heavily wooded area, moving it approximately 75' into the meadow. Jerry asked if they had any maps for the use of the area. Martha stated that Access Dane shows it was in crops in 1976. 1981 was not available, but 1987 looked like in crops. If the land was in CRP, it must have been in crops to qualify for that.

Dakin Coons presented two options:

- Plan 1: Putting the houses in the woods entirely requires more than 79% removal of the existing wooded area for one home and 52.8% for the other. They would still need to be in a bit of fields, due to the slopes. Martha stated that 25-30 feet out may be acceptable. 75' out is not. Dakin asked for a variance which allows them to break the least number of restrictions (slope, crops, woods destruction). Plan 1 requires shorter driveways, but the driveway slopes are very steep and would require retaining walls between 3 and 8' high.
- Plan 2: This plan removes only 26% of the wooded area. The house would be 50'-75' out of the woods, yet would still preserve 86.8% of the cropped area. This plan has more acceptable grades for the driveways and foundation construction.

Martha suggested coming back out and look at the driveway layout. She pointed out that in 2005, when these parcels were rezoned to RR, the town rules were different. He would have been approved in the woods. As it has been rezoned to RR, a residential build is assured by the County, and the Town is trying to find an acceptable compromise. Steep slopes keep them from being able to go directly from Erfurth to the proposed sites shown by Plan 1.

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, July 15th, 2024 – 7:30 pm
8468 County Hwy A, Verona, WI 53593**

Neighbors Luke Boyden and Ashley Folcik were present. Ms. Folcik is okay with it, as she felt that it doesn't impact the farmland, woods, or wildlife significantly. Mr. Boyden was basically okay with the plan but suggested a slightly skewed layout to improve yard locations and drive layout.

Martha asked that they stake out both drives and house layouts as shown on plan 2, moving it back into the woods another 10'.

A second site view was scheduled for 4pm on Sunday, July 28, 2024. A special meeting of the Planning Commission will be scheduled for August 12th at 6:45 to accommodate review and vote prior to the Town Board meeting on August 12th at 7:30pm.

8. Adjournment; Martha moved to adjourn at 8:46pm. Jerry seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen