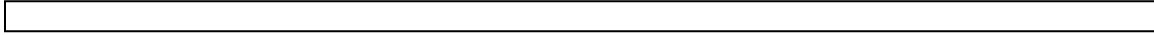


**TOWN OF PRIMROSE**  
**PLANNING COMMISSION & BOARD OF SUPERVISORS**  
**Minutes**  
**Monday, September 16<sup>th</sup> - 7:30pm**  
**8468 County Hwy A, Verona, WI 53593**



1. Call to Order at 7:33pm. Steve Flach, Martha Gibson, Brian Schnieder, Jerry Judd, Lynn Pitman, Dale Judd and Alex Elkins were present.

2. Reading and approval of minutes of July 15th, 2024.

Martha moved to table item as agenda should have read August 19<sup>th</sup> not July 15th. Brian seconded. Motion passed 5-0.

3. Public Comments opened:

4. Public Comments closed:

5. Roy and Lana Alderman: Discussion and possible action regarding a residential site and driveway at 689 County Road U. Parcel 0507-223-8003-0.

Ed Short, contractor, addressed the issue of the driveway. He stated that the current plan never exceeds 10% slope. The house envelope and garage envelope are oversized to accommodate slight changes in future design. The Fire Chief of New Glarus has approved the driveway. The Clerk confirmed that she also had received an email from the Fire Chief stating that. Hans Hilbert from the County has confirmed that they are satisfied with setbacks from the wetland.

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.

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Alex asked about the rocky outcrop. Mr. Short stated that they are flattening that out but not disturbing any slopes uphill from the inside edge of the existing field road.

Martha asked if the side banks will meet the town's specifications. Ed stated that they can meet the specs by grading land away from the steeper slopes. No slopes at 25% will be touched. The turning radius of 36' has been met. The emergency vehicle turn-around is within 200' of the proposed house.

Alex felt that it was safe enough for a fire truck to access the home. Dale felt that emergency vehicles had sufficient access.

Lynn questioned wetland distance. Mr. Short stated that they are 75' from wetland.

She asked about soil erosion. Mr. Short stated that they will be doing an erosion control permit.

Planning Commission vote:

Martha moved to approve combining lots 2 and 3 as shown on CSM 12850 to a single RR-8 parcel, moving one development right to new lot 4 with a rezone to RR-2 as shown on Exhibit A. Brian seconded. Motion passed 4-0 with 1 abstention.

Martha moved to approve the driveway and building site according to Exhibit A for the new lot 4. Brian seconded. Motion passed 4-0 with 1 abstention.

Steve requested a motion to adjourn the Planning Commission at 7:53pm. Martha moved to adjourn the Planning Commission. Brian seconded. Motion passed 5-0.

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Town Board vote:

Alex moved to approve combining lots 2 and 3 as shown on CSM 12850 to a single RR-8 lot, moving one development right to new lot 4 with a rezone to RR-2. Martha seconded the motion. Motion passed 3-0.

Martha to approve new driveway and building site according to exhibit a on new lot 4 with the driveway configuration as shown in Exhibit A[24-09-16]. Alex seconded.

Motion passed 3-0.

6. Adjournment: Dale requested Town Board adjournment at 8:04 pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen.

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