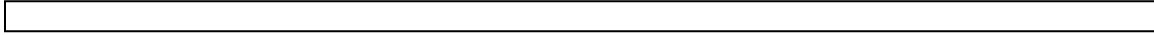


**TOWN OF PRIMROSE  
PLANNING COMMISSION  
Minutes  
Monday, November 18<sup>th</sup>, 2024 - 7:30pm  
8468 County Hwy A, Verona, WI 53593**



1. Call to Order : Steve Flach called the meeting to order at 7:32pm. Martha Gibson, Jerry Judd, and Brian Schneider were also present.
2. Reading and approval of minutes of October 21st, 2024.  
Jerry moved to approve the minutes. Martha seconded. Motion passed 3-0. Brian arrived after the vote.
3. Public Comments opened:  
Public Comments closed:
4. Donna Stoll: Discussion and possible action regarding residential development on their FP-35 parcels: 0507-201-9560-8, 0507-204-8000-4, 0507-204-9500-7.  
Martha moved to table the item as Mrs. Stoll was not present. Jerry seconded. Motion passed 4-0.
5. Salman Ahmad: Discussion and possible action regarding the rezone of parcel 0507-211-9070-9 for the purpose of development of a cemetery.  
Mr. Ahmad and his attorney, Ronald Trachtenberg, presented their proposal of a 5 acre cemetery, utilizing flat grave markers, no mausoleum, sized to allow a 5-year plan of use. Mr. Ahmad has spoken to Dane County Zoning and found the requirements can be met for cemetery. He is now in discussion with Dane County Highway regarding access.  
Martha pointed out that there has been access issues, due to the steep bank, and sight distance problems.  
The cemetery plan expects 1 - 2 burials per month. Funerals will have someone directing traffic if necessary.  
Martha explained that this parcel has been historically cropped, and that the Land Use Plan prohibits use that takes it out of crops.

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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Mr. Trachtenberg stated that only a small portion ( 5 acres) for use as a cemetery, reserving the remainder for farmland.

Steve Ottman asked if it was a “green” cemetery. Mr. Salman stated that it was. Some people are in favor of no vault or casket, but rather to be buried naturally. Mr. Ottman had concerns regarding ground water contamination with bodies containing chemicals.

Dale Judd pointed out that the land is somewhat steep and highly erodible. He also has concerns regarding wildlife disturbing the bodies. Mr. Trachtenberg stated that this will be addressed. Mr. Salman was not entirely against the use of vaults, if that is what the Town requires.

Martha stated that the Town does not like to rezone any agricultural land. Mr. Trachtenberg explained that Dane County has recommended using RE zoning, with a deed restriction to avoid use that are not appropriate to the Town. The Town can amend FP-35 text at the County level, leaving it FP-35, with a conditional use.

Mr. Trachtenberg there would be a perpetual fund to cover grounds maintenance. These are known as cemetery funds which are invested and the interest is used to maintain the grounds (preventing noxious weeds and erosion problems). Groundwater and grave disturbance will have to be addressed in the CUP.

Martha stated that the Town Land Use Plan doesn’t allow anything to be done on any portion of the parcel. This item needs to be discussed at the town board level.

Mr. Ahmad will notify the Clerk when they are prepared to be on the Town Board agenda. No vote was taken.

6. Adjournment; Martha moved to adjourn at 8:15pm. Jerry seconded. Motion passed 4-0.

Minutes submitted by Ruth Hansen