

**TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, March 17, 2025 - 7:30pm
8468 County Hwy A, Verona, WI 53593**

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- 1. Call to Order.** Meeting called to order at 7:55pm by Steven Flach. Lynn Pitman and Jerry Judd were also present.
- 2. Reading and approval of minutes of February 24, 2025.** Flach was not in attendance at the February 24 meeting, resulting in an insufficient number of members to make a motion or vote. As a result, approval of the minutes was tabled until the April Planning Commission meeting.
- 3. Public Comments opened:**

Public Comments closed:
- 4. Patty Peltekos and Mark Johnston: Discussion and possible action regarding 540 sq. ft. addition to current home. Parcel 048-0507-331-8245-0.** The applicants appeared to discuss a proposed 540 sq. ft. addition to their property. Dane County Public Health has already approved the build. The house dates back to 1870, and the property has never been cropped. Motion by Pitman to approve the 540 sq. ft. addition with the caveat that the proposal be accompanied by Access Dane topography maps for the Town board meeting. Seconded by Judd. Motion passed 3-0.

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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5. Javan Javadov: Discussion and possible action regarding construction of shed at 8730

County Highway G. Parcel 0507-041-9000-9: The applicant appeared to discuss the placement and construction of a shed. Various siting options were considered previously, but none complied with the Town's land use plan. The applicant has since updated the plan and proposed a new location for a 75' x 85' shed.

The new proposed site would replace an existing smaller shed with the larger structure on the south side of the property, near the road. However, concerns were raised regarding the building's size, its proximity to the road, and the significant amount of fill required for construction.

The existing shed is currently located near the road, outside the RR2 zoning district, within agricultural land. To proceed with construction under current zoning regulations, the applicant would need to demonstrate three years of agricultural income.

Motion by Pitman that the Planning Commission recommend to the Town Board that the applicant be allowed to rezone and expand their RR2 parcel just enough to the north to accommodate a 75' x 85' accessory building. The shed should be placed north of the house within the newly rezoned area. Seconded by Judd. Motion passed 3-0.

6. Adjournment: Motion by Pitman to adjourn. Seconded by Flach t. Motion passed 3-0; meeting adjourned at 9:26pm.

Minutes submitted by Matthew Waite

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