TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, October 20, 2025 - 7:30pm
8468 County Hwy A, Verona, WI 53593

1. **Call to Order.** Steve Flach called the meeting to order at 7:35pm. Martha Gibson, Jerry Judd, Lynn Pitman, and Brian Schneider were also present. Alex Elkins participated in the audience.

2. **Reading and approval of minutes of September 15, 2025.** Martha motioned to approve the September 15 minutes; Schneider seconded. Passed 4-0. Pitman abstained.

3. **Reading and approval of special meeting minutes of October 6, 2025.** Martha motioned to approve the October 6 special meeting minutes; Schneider seconded. Passed 5-0.

4. **Public Comments opened:**

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5. **Brian & Donna Stoll: Discussion and possible action regarding rezoning property from FP-35 Farmland Preservation District to create one new 6-acre residential lot (RR-4) and a lot for existing farmstead (RM-16).** Brian Stoll called into the meeting. Gibson explained that during the previous meeting, the board had requested hashmarks indicating the proposed house and driveway locations, as well as areas where building would be restricted (map attached). Alex recommended that once the specific house site is determined, it should be staked out prior to construction.

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The Commission discussed concerns about potential wet locations. It was noted that the driveway marked on the map is temporary, and that final building placement, driveway location, and the building permit must all be approved by the Town before any construction begins.

Gibson moved to approve the future RR-4 Certified Survey Map (CSM) as illustrated in Exhibit A, with the noted revision, and that building approval be contingent upon using Option B as stated in the Town's Land Use Plan. Pitman seconded. Motion passed 4–0, 1 abstained.

For the lot containing the existing farmland, the Commission noted that the Town does not use the *Rural Mixed* designation and that it should instead be *Rural Residential (RR-16)*. As the CSM for the RR-16 lot was not provided, no action was taken. This item will be added to the November Planning Commission meeting agenda. The Clerk will notify Dane County of the correct RR designation and follow up with the applicant.

6. **Joe Kempfer: Discussion and possible action regarding construction of agricultural accessory building at 132 County Road U. Parcel 0507-343-8001-5**. Applicant requested before the meeting to be on the November planning commission agenda. Item is tabled until November meeting.

7. **Jonathan Barry: Discussion and possible action regarding construction of retirement residence at 9286 Ness Rd. Parcel 0507-314-8270-5.** The applicant appeared to present a proposal for conditional approval to build a retirement home on the west side of a 6.4-acre lot within parcel 0507-314-8560-4. The area will need to be rezoned for residential use. An

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information packet was provided. The proposed home would be a modest two-bedroom, two-bath residence, and the applicant's family would move into the existing farmhouse.

Access to the proposed building site would require a driveway crossing a creek. The area has not been previously cropped. The applicant requested conditional approval contingent upon approvals from the DNR and the Army Corps of Engineers. When the lot was purchased, it included a Lot of Record that allows one density.

The applicant also requested a site view, and the Plan Commission agreed to schedule one to better understand resource protections and potential alternative building locations. Hydric soils will need to be identified, and the County should be contacted for additional information.

Elkins recommended that a site view be scheduled for Monday, November 10, at 9:00 a.m. No further action was taken.

8. **Adjournment.** Motion by Gibson to adjourn; seconded by Pitman. Passed 4-0, 1 abstained. Meeting adjourned at 9:08pm.

Minutes submitted by Matthew Waite, Town Clerk

Amended at 11/17/25 Planning Commission Meeting; submitted by Vic Wahl

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