TOWN OF PRIMROSE
PLANNING COMMISSION
Minutes
Monday, August 17, 2026 - 7:30pm
8468 County Hwy A, Verona, WI 53593

1. **Call to Order**. Martha Gibson called the meeting to order at 7:36pm. Brad Clerkin and Brian Schneider were also present. Lynn Pitman attended via teleconference.

2. **Reading and approval of minutes of June 22, 2026.** Pitman moved to approve the minutes of June 22, 2026; Seconded by Clerkin. Motion passed 4-0.

3. **Public Comments opened:** Dawn Haag made an announcement that an ACE Twilight Meeting will be held at her residence Virhada Holsteins LLC, 9158 Britt Valley Rd., Mt. Horeb on August 27th 6pm. She recommended including names and parcel numbers on agendas so residents can keep up with ongoing town matters.

   Gibson recommended addressing agenda item 5 first.

   Public Comment closed:

4. **Jamie Royea, Deer Creek: Discussion and possible action regarding a rezone of a portion of parcel 0507-101-8200-6 to Recreational (RE) zoning; and discussion and possible action regarding an update to the existing CUP for the Sports & Conservation Club to include the newly rezoned portion.** Clerkin recused himself from the discussion as he lives in the same neighborhood. Royea explained that the applicant has submitted paperwork to Dane County for the rezone and CUP update but requires Town approval. The applicant is proposing to rezone approximately 2.7 acres of parcel 0507-101-8200-6 from FP-35 to RE and add the area to parcel 0507-101-8050-8, which is currently zoned RE, to bring all existing trap houses into the RE zoning. The structures are currently located in the FP-35 zoning and are not permitted uses under the current zoning. The proposed rezone would include the existing structures, but no shooting would occur in the newly rezoned area. Shooting and shooting direction would remain in the area

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covered by the existing CUP. Royea explained that the applicant is not requesting a new CUP, but rather an update to the existing CUP to bring it into compliance with the proposed rezone. The applicant stated that the trap houses would be used to reuse existing equipment, with targets coming toward the structures rather than away from them.

Permitted and conditional uses under the FP-35 and RE zoning were discussed, as well as parking and the proposed boundaries of the rezoned area. The County had suggested RE zoning for the area. Martha opened the discussion for public comment regarding the proposed RE rezoning. Glen Reynolds expressed concerns regarding land preservation and soil testing and requested that additional information be gathered.

Gibson recommended that negotiations take place between neighboring residents, the Town, and Deer Creek regarding the proposed changes. Gibson also recommended that the CUP contain clear language regarding permitted activities. Discussion included the need for another lead analysis, establishing the number of events permitted each year, parking and event logistics, and ensuring the Town understands all permitted and conditional uses allowed under RE zoning.

The Planning Commission discussed additional information needed before taking action, including permitted uses under RE and other applicable zoning, another soil test analysis, the number of permitted events per year, parking and event logistics, and additional specifics in the CUP application. No action was taken. The applicant will be added to the September Planning Commission meeting agenda.

5. **Mary Kay Palmer and Lee Haag: Discussion and possible action regarding replacement of 90' x 50' agricultural building at 9260 Britt Valley Road, Mount Horeb**.
   Representatives for Meadowcreek-H LLC appeared to discuss replacing an agricultural building that burned in 2020 on parcel 0507-213-95007. The proposed building would

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be 90' x 50' and located on the same footprint as the existing building. Brian motioned to approve the agricultural building in the same footprint and size. Clerkin seconded. Motion passed 4-0. Agenda item will be added to the September 14 Town Board meeting.

6. **Review of site views and proposed development criteria to ensure compliance with Town requirements and completeness prior to Town Board consideration.** Tabled until September Planning Commission meeting.
7. **Adjournment.** Motion by Clerkin to adjourn; seconded by Schneider. Meeting adjourned at 9:43pm.

Minutes submitted by Matthew Waite, Clerk

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