

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes – Unapproved  
MONDAY, February 5<sup>th</sup>, 2018 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 8:09 pm. Present were Dale Judd, Alex Elkins, Martha Gibson, Kristy Gorman and Ruth Hansen.
2. Reading and approval of Board Minutes. Alex moved to approve the minutes of January 8<sup>th</sup>, 2018. Martha seconded. Motion passed 3-0.
3. Discussion/possible action on proposed agricultural buildings.

Jeremy Duerst: Discussion and possible action regarding proposed agricultural building at 560 Highway 92.

Mr. Duerst presented plans to add a roof over an existing concrete cattle pad on three sides an existing agricultural building. Martha moved to approve the proposed roof addition. Alex seconded. Motion passed 3-0.

4. Financial Reports:
5. Treasurer's Report. Kristy presented the January financial report. She stated that after consulting other treasurers, that they don't generally read the Treasurer's reports. She felt that the Board could read the report and discuss as necessary. Dale agreed, but asked that she read the final balances and set-aside amounts for the record.  
  
Martha moved to approve the January Treasurer's report. Dale seconded. The motion passed 3-0.
6. Approval of Bills
7. Discussion and possible action regarding procedure for Treasurer and Clerk duties, Financial Report and Check Register review.

Dale presented the duties of the Treasurer and the Clerk.

[The Clerk is required to keep financial records; keep receipts, draw checks and keep records of accounts. The clerk shall maintain public records, record licenses, officiate elections, administer oaths, publish public notices, and attend meetings and keep minutes.

The Treasurer is responsible for collecting and recording taxes, keeping an itemized account of monies received, and records of payment, and deposits. The Treasurer is legal custodian of bank records.] – as paraphrased from Wisconsin Towns Association Feb 18<sup>th</sup>, 2018 issue.

Dale asks that the budget balance sheet be monthly, rather than quarterly.

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Kristy pointed out that budgetary monies can be moved between items within a category by posted Amendment at a meeting. She further stated that it is illegal to move monies between categories. It is also illegal for the Clerk to write a check that takes any item over budget.

Kristy presented an excel spreadsheet that could be used monthly. The Clerk agreed to use this method going forward, and to work to present a monthly Budget vs. Actual report.

8. Discussion and possible action regarding re-appointment of Clerk.

Kristy questioned how the current Clerk was appointed, what procedure was used when the Town went from and elected Clerk to an appointed Clerk. She asked that the Town research the 2015 vote and verify that the Resolution was done correctly. The Clerk agreed to do the research.

9. Discussion and possible action regarding dates of the 2018 -19 Budget Workshop and Hearing, and Levy limit review prior to those meetings.

Dale asked that the Budget Workshop and Hearing be moved to earlier dates, in order to avoid time shortages at the end of the fiscal year.

Clerk to move the Budget workshop to September 18<sup>th</sup>, and the Budget hearing to October 16<sup>th</sup>.

10. John Hensey and Jo Ellen Kilkenny: Discussion and possible action regarding construction of an agricultural building on parcel 0507-094-8130-0.

Mr. Hensey presented his plans for a 30' x 40' agricultural building on the southeastern corner of his parcel. The purpose of the building is to house equipment for care of the fields, woods, and control of invasive species of plants.

Dale stated that an accessory building could not be built without an existing residence on the parcel. Mr. Hensey stated that the parcel is deed restricted against any residential buildings. Martha stated that an agricultural building would only be approvable if the owner qualifies as a farmer (by earning \$12,500 per year for 3 consecutive years). Mr. Hensey stated that the County has dropped the income requirement and would approve the building. He further asked that if the County approved placement of the building, would the Town approve? Alex stated that he would not approve it. Martha also felt that the proposed structure goes against both the restriction against driveways and the restriction against buildings on ag land. Dale stated that if all income from the land came from rental for cropping, that would not qualify as farm income. Alex stated that the reason for the restriction was to protect actual farmers, doing the work on the land themselves. He also stated that those farmers would also be restricted from putting buildings in cropped

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portions of the land. Martha explained that this has been the Town's policy on-going since 1981, and there has been a consistent distinction between farmers and non-farmers, and that has been an important factor in governing decisions regarding land use. Further the existing Land Use siting criteria would be violated by the proximity to other homes in the area, and the placement of the building on the hilltop. Dale cited Building Permit Ordinance 2015-01 (Ch. 1.06), requiring that a farmer is someone earning \$12,000, and that location of an agricultural building would still be required to comply with the siting criteria.

All three members of the Board stated that the way this case is being treated in exactly the same manner that all similar cases have been treated since 1981. The result has been protection of agricultural lands in the township.

Mr. Hensey suggested that the Land Use Plan be changed to clarify the intent of the Town.

He also questioned the restriction against rental income qualifying toward the income requirement. Martha pointed out that other towns and counties have other ways of showing that a person is a farmer and is, in good faith, farming. The income requirement, required to be earned by the labor of the landowner himself, is Primrose's way. The Board did not approve of the proposed plan, and suggested that Mr. Hensey look for a nearby area to store his equipment.

11. Discussion and possible action regarding SB713, being the proposed bill to eliminate the Board of Commissioners of Public Lands and its' lending program.

The Clerk read a letter stating opposition to SB713. The Board agreed to sign it, and the Clerk will send it to the legislators.

Dale to call Malcom Austin regarding 2019 fire truck purchase. If he confirms that they will be needing a new truck, the Clerk is to start loan paperwork, in order to secure financing prior to the BCPL elimination.

12. Discussion and possible action regarding DCTA priority list.

Martha explained the need to rank our priorities by February 21<sup>st</sup>. Alex suggested that the Board fill out three priority lists, and send all three to DTCA.

13. Clerk's comments: none

14. Public comments: Only agenda items may have action taken.

Dawn requested that the Board be very specific as to how farmer's income is determined. She suggested that supporting documents be supplied at public meeting to verify that a landowner is an actual farmer.

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15. Business for next month's agenda: Results from Resolution search (appointed Clerk), new calendar of meetings, check for accuracy of DC new zoning maps, and development of a response to the new Zoning ordinances proposal. Martha suggested a joint meeting of the PC/TB in February, possibly just after the PC meeting on February 19th. Clerk to try to organize this meeting. DCTA membership meeting (Martha is still working on it).
16. Adjournment 10:28 Martha moved to adjourn. Alex seconded. Motion passed 3-0

Posted: February 6, 2018

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