

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

1. Call to Order at 8:06. Present were Dale Judd, Martha Gibson, Alex Elkins, Kristy Gorman.
2. Reading and approval of Board Minutes. Alex moved to approve the minutes of February 5<sup>th</sup>. Martha seconded. Motion passed 3-0.
3. Dane County Towns Association District 4: Discussion and possible action regarding membership in Dane County Towns Association.

Perry Township representatives were not present due to inclement weather. Martha reported that Perry has asked if members of the Primrose Board could attend their March 15<sup>th</sup> meeting to discuss DCTA. Clerk to post that a quorum may attend that meeting.

4. Financial Report. Kristy the financial report for February. Martha moved to approve the financial report. Alex seconded. Motion passed 3-0.

Dale reported that he has contacted Johnathan Barry, of BCPL and they will continue to operate and lend money to municipalities.

Kristy reported that Malcolm Austin feels that NGFD will be making the decision regarding the new fire truck soon. It is estimated to be a 600K expense. Primrose's portion is unknown at this time.

Clerk Hansen reported that the State Bank of Cross Plains had not put the loan funds into any of the Primrose accounts. Due to the bank error, interest on this loan is forgiven. Martha moved to repay the loan tomorrow, March 6<sup>th</sup>. Alex seconded. Motion passed 3-0.

5. Budget Report. Clerk provided the January-February Budget report. Dawn caught an error in item 43650, to be corrected.
6. Approval of Bills
7. Rayne Arneson and Michael Losenegger: Discussion and possible action regarding development approvals and restrictions on parcel 0507-081-9501-0, being the property south of 9018 Brit Valley Road.

Mr. Arneson asked for a waiver to the 500-foot rule as the site is configured such that they could not move the driveway far enough away to satisfy that rule. He stated that the parcel is for sale, and they would like Town assurances that the parcel has one density available.

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Alex asked how far the drive and house would be from Andy Haag's house. Mr. Arneson stated that it would be approximately 200 feet. Robert Fredricks has no problem with the driveway location.

Andy Haag presented a 3/23/2010 letter from DC Planning indicating that petition to rezone was contingent on recording the deed restriction and submitting the final CSM. The CSM was never filed.

Dawn pointed out that approval for builds is not approval for specific building sites. She asked that screening trees be required and that the engineers report show that no problems would be caused by the construction of the driveway.

Rayne and Michael stated that they understand that approval is contingent on submission of an acceptable engineers' report, but that was an expense likely to be provided by the buyer.

Martha spoke about the PC site view on March 3<sup>rd</sup>. The overall impression was that, with some work, a suitable house and driveway location could be found. She asked that this item go through the Planning Commission. It is standard procedure for the PC to review the item, based on the site view, and vote on it. Only after that review would the Board be able to act. Rayne was concerned that this would put them another month behind. Alex pointed out that the Town was unavoidable. It must go through normal procedures. To do otherwise would set a poor precedent for future projects. Martha explained that the PC cannot make decisions or vote during a site visit, and that they need to be on the March PC agenda.

Rayne asked for Board assurance that there is a building site on the parcel, and that there is some way to put a driveway in. Dave Garfoot pointed out that the driveway was approved on September 4<sup>th</sup>, 2012, waiving the 500-foot rule at that time to allow the rezone to go through.

Alex asked Andy Haag for his general opinion on the development of this parcel. Mr. Haag stated that he expects the Town to adhere to the rules as stated in the Land Use Plan. Alex asked what distance from his house would he be comfortable with. Mr. Haag stated that 500-feet would be acceptable. Michael pointed out that reasons for exception to the 500-rule is written into the Land Use Plan, and that they apply in this case.

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The Board declined to approve the potential building site and driveway location prior to PC approval. Alex asked that they provide precise measurement of the distance from the proposed drive and structures from Mr. Haag's house.

8. Steven Flach and Theresa LaCasse: Discussion and possible action regarding a residential storage building on parcel 0507-272-9100-9.  
Mr. Flach stated that about 2 years ago there was a site view to approve potential building sites for a utility building. The Clerk presented minutes from that site view. He expects that the land swap with Mr. Hisel will be complete within a week or two, and that they would like to proceed. Martha remembered that there were open places in the wooded areas, and flat ground that seemed acceptable. Dale asked that they put the item on the March PC and April TB agenda, as it was not voted on in 2016 after the site visit.

9. Trever Otto: Discussion and possible action regarding a proposed pole barn at 1371 State Highway 92, parcel 0507-111-8010-4.

Mr. Otto stated that the parcel had been rezoned in 1998 to residential. He and his wife stated that the builder assured them there was approval for a house and an outbuilding. They understand that the entire parcel is agricultural, cropped land.

Martha explained that zoning does not overturn the siting criteria. Mr. Otto pointed out that the Town allowed them to build the house on ag land, and that they should use the same criteria to allow the outbuilding. The Board countered that the house was approved only because it was a retirement home, and no better location was available.

Mr. Otto presented examples of cases in which buildings had been allowed in ag land. Each case was explained as to how and why the approvals had been granted. Martha felt that, in this case, the exception to the rule was for the house only. Alex recommended that they look toward putting the building next to, or attached to, the existing house. A site view was recommended. The Ottos agreed to pursue this idea. Clerk to request PC site visit.

10. Discussion and possible action regarding mowing schedule and extent.

Alex asked that the mowing start early and follow Dave Cordray's suggestions. Martha felt that Dave should talk to Mike. Alex asked that Dave give Mike a timeline for mowing, then Mike can discuss that schedule with Dale. Alex recommended that areas that should not be mowed be marked with orange flagging. Martha requested that

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Mike only mow in so many feet. The Board that a reasonable depth would be not more than 2 mower widths. This topic to be readdressed later in the year.

11. Clerk's comments: Signature of Bridge Inspection contract. Dale signed the contract and asked for a list of the bridges that they will be inspecting be provided.
12. Public comments: Only agenda items may have action taken. none
13. Discussion/possible action on proposed agricultural buildings:  
Tom Esser: Replacement of existing agricultural buildings with a new heifer/machine shed at 1446 County Highway 92, Verona  
Mr. Esser presented plans for his new heifer shed. Dale made motion to approve the replacement building as presented. Alex seconded. Motion passed 3-0.
14. Vote on DCTA membership.  
Tabled.
15. Business for next month's agenda: Arneson, Flach, Otto, Clerk reappointment.
16. Adjournment at 10:05. Martha moved to adjourn. Alex seconded. Motion passed 3-0.  
Minutes taken by Clerk Hansen  
Posted: March 6th , 2018

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