

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes  
MONDAY, May 7<sup>th</sup>, 2018 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 8:11 pm. Present were Dale Judd, Alex Elkins, Martha Gibson, Kristy Gorman.
2. Reading and approval of Board Minutes: Martha moved to approve the minutes of April 2nd with changes to items 5 and 7. Alex seconded. The motion passed 3-0. Road inspection minutes of April 6th: Dale moved to approve. Martha seconded. The motion passed 3-0.
3. Financial Report. The Clerk presented the Budget vs. Actual for April. She asked to put an amendment to the 2018 Budget on the June agenda to correct the first column.
4. Treasurer's Report: The Treasurer presented the April report. Dawn questioned whether the \$14,632 had been set aside, as discussed in April. Kristy pointed out that that amount is included in the \$32,676.95 set-aside, along with the 18K for MHJAFD. Martha moved to approve the Treasurers Report. Alex seconded. Motion passed 3-0.
5. Approval of Bills
6. Robert St. Clair: Discussion and possible action regarding a hold-harmless agreement pertaining to development of Lot 1, parcel 0507-273-8141-1. Mr. St. Clair explained the background of the development of the 21 acres. Mr. St. Clair felt that the draft letter was acceptable. Martha asked that reference to the County's establishment of a build on Lot 1, independent of the St. Clair lot, be included.
7. Mitch Rindy: Discussion and possible action regarding a 30' x 50' residential accessory building at 342 Peerless Road, parcel 0507-253-8790-0.  
  
Tabled, as Mr. Rindy was not present.
8. John Hensey and Jo Ellen Kilkenny: Discussion and possible action regarding construction of an agricultural building on parcel 0507-094-8130-0.

Mr. Hensey explained that he had worked with the PC to fit this building into the acceptable area and within the set-back requirements. He had a survey done, and found that only 68% of the footprint is on untilled land, with 162 square feet is on the tilled land. 2' on one end, to 7' on the other end of the building are in crop land. He proposed converting double the area of wooded land to crop land. Martha felt that it was inappropriate to sacrifice the wooded area. She was comfortable with the building location, given the site configuration, and the efforts made by Mr. Hensey to keep it out of the cropped land as much as possible. Alex was uncomfortable with any building in the field. He felt that the acceptance of this footprint was too subjective, and that the Board should rule by the Land Use Plan precisely. Dale felt that the small amount of lost field was insignificant from a farming stand point. Mr. Henseys interpretation of the Plan was that development should minimize encroachment on tilled land. Alex still felt that it is important that the Town be precise. Martha asked if the Town could grant a variance for the road set-back instead. Mr. Hensey was amenable to that if a variance could be gotten from the County. The Town should contact the County. Martha to contact the County.

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9. Tim and Lisa Gilbertson: Discussion and possible action regarding development of parcel 0507-361-9630-0.

The Gilbertsons' builder asked the Clerk to present the plans as available from the PC meeting. The note of approval by the neighbor was read, and the general site layout was reviewed. Martha moved to approve the plan contingent on the following:

- a) Required set-backs being met
- b) Buildings and driveways be constructed as per exhibit A
- c) The distance from the proposed house be at least 200' from all other existing houses
- d) Development be exclusively on the portion of the parcel on the south side of Old 69.

Alex seconded. The motion passed 3-0.

10. Kevin Hanson: Discussion and possible action regarding development on parcel 048/0507-062-9001-0.

It was pointed out that the agenda item did not list all three parcel numbers and that Diane Erb was not shown as being the owner of those parcels.

Ms. Erb presented a survey of the proposed farmette. They had wanted to address

- a) The separation the house and the existing exiting farm buildings by rezoning 7.81 acres to residential, and
- b) Discussion of what building sites would be available on the reminder ag land (having the densities).

Harold Schlimgen asked if the densities could be limited to 2, to keep the number of new houses lower. Dale stated that the Town cannot restrict development when the densities exist and the siting is appropriate. The Board agreed that the 4 densities exist, but it is up to the PC whether or not those can be sited, and the builds approved. Alex felt that site visits for specifically sited residences would be needed to determine if 4 could be approvable. Contiguous woodland criteria will also have to be taken into account. Further Alex did not feel that the fields were all pasture, and not cropped. Kevin Hanson wanted assurances that the land was considered to be cropped or pasture. In order to make this determination, the Board agreed to look at it (without another site fee). A site view was set for Thursday morning, May 10th at 9am.

11. Trever Otto: Discussion and possible action regarding deed restrictions at 1371 State Highway 92, parcel 0507-111-8010-4.

Mrs. Otto explained that at the prior Board meeting a deed restriction was included in the approval of their proposed pole barn. Dale suggested that the extension be approved without a formal deed restriction, with a note be put in the parcel file requiring that they bring any additional development before the Board. Alex pointed out that that is standard procedure anyway.

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Martha pointed out that the entire parcel is ag land and the Planning Commission initially would not approve the pole barn. She felt strongly that no building should occur in the ag land, and that a deed restriction is important. Alex agreed. Alex made motion that the deed restriction remain in place. Martha seconded. The motion passed 2-1.

12. 2018 Road Work: Review of minutes of annual Road Inspection, and discussion and possible action regarding Requests for Proposals for 2018 sealcoating and wedge work.

The Clerk presented a list of roads for sealcoat and for overlay. The Board approved the list going out for bid.

13. Discussion and possible action regarding purchase of new chain saw and salt shed repair.

Dale explained that underlying wood structure of the salt shed has been exposed to weather due to metal siding being damaged in a past storm. He proposed a plan for Mike to repair it, possibly with help of another patrolman. Dale moved to repair the salt shed with planks and wood sheeting. Alex seconded. Motion passed 3-0.

The estimate for the Stihl that Mike wants was lowest at McFarlands at \$765. It was suggested that price for the same saw at Sugar River Sports in New Glarus be checked out. The Board approved purchase of this saw at the best price.

The discussion of what budgetary category to use for these two items was tabled until next month during the budget amendment discussion.

14. Discussion and possible action regarding approval of the revised Dane County Zoning changes and setting a date for the zoning code change landowner meeting.

Tuesday, June 19<sup>th</sup> at 7pm was chosen. Clerk to check with Brian Standing and post in paper.

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

Dawn Haag presented copies of the Wisconsin State Statutes describing what can occur in closed session. Martha pointed out the at the reason for the closed session was to discuss the relationship between the Clerk and the Treasurer and that they need to work together. Dale then stated that no closed session would occur, the topic would be discussed in open session. Dawn also distributed copies of the descriptions of the various offices, and the precise duties allowed. She asked that the Board reappoint the Clerk only for one year and take more responsibility for the financial aspects.

Denise Runyan asked the Board to explain what the difference between John Hensey variances and the Trever Otto denial. Alex explained that the Board is not approving either at this time but will review the Hensey lot and possible solutions in future meeting. He pointed out that both proposed developments are not cases of existing farmers using ag land to improve their farming, and therefore do not meet town requirements.

Alex commented that one resident is upset that another resident has been improving their buildings and is not being taxed fairly. Alex suggested that the property could be reported to the assessor, but the Board members agreed that it is not the Town's job to step in. The

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building permits go to the Assessor, and it is the Assessor's job to review the property. It was suggested that Open Book would be an appropriate forum for the resident to present his complaint.

16. Discussion/possible action on proposed agricultural buildings:
17. Motion to convene into closed session to discuss personnel duties of Treasurer, Clerk, and Deputy Clerk.  
No Closed session was held.
18. Roll Call Vote on Closed Session.
19. Motion to reconvene into Open Session.
20. Roll call vote on Open session.
21. Discussion of personnel duties of Treasurer, Clerk, and Deputy Clerk.  
Martha stated that she would like financial corrections to be presented in some way that the Board would have ample time to review them and formulate a response. Dale requested that the Clerk, Treasurer, and Board work more closely together as a team.
22. Discussion and possible action regarding reappointment of Town Clerk.  
  
Dale reported that additional training opportunities have been considered. A Deputy Clerk from the Town of Perry will be available. Kristy pointed out that the Deputy will need to be appointed by the Clerk, and that only one Deputy is allowed. Dale moved to reappoint the Clerk for one year. Martha seconded. The motion passed 3-0.
23. Business for next month's agenda: Hensey, Budget amendment.
24. Adjournment at 10:43pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.  
Minutes taken by Ruth Hansen  
Posted: May 8th, 2018

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