

**TOWN OF PRIMROSE
BOARD OF SUPERVISORS
Minutes
MONDAY, June 4th, 2018 – 8:00 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 8:06pm. Present were Dale Judd, Martha Gibson, Kristy Gorman.
Alex Elkins arrived at 8:39pm
2. Reading and approval of Board Minutes: Dale moved to approve both the May 7th Board minutes, with a name correction for Item 10, and the minutes of the site view of May 10th. Martha seconded. The motion passed 2-0.
3. Financial Report. Clerk presented the Budget vs. Actual report for May. Martha moved to approve, Dale seconded. Motion passed 2-0.
4. Treasurer's Report: Kristy presented the May Treasurer's report. Dale moved to approve. Martha seconded. Motion passed 2-0.
5. Approval of Bills
6. Diane Erb and Kevin Hanson: Discussion and possible action regarding rezoning and development on parcels owned by Diane Erb (048/0507-062-9001-0, 048/0507-063-8501-0, and 048/0507-62-9500-9).

Dale explained that Ms. Erb wanted to divide her farm into 4 parcels. Martha stated that Ms. Erb produced maps extending back to before 1981. Both aerial photos and the site visit indicated that the area in question has been in pasture, not in crop. Further, no CRP payments have been received on this land since before 1981. Ms. Erb has mowed for invasive species and pasture upkeep. Dale moved to verify that there are 3 possible building sites the location of which will be determined at a later date. Martha seconded. Motion passed 2-0

Ms. Erb also asked for approval to rezone the 7.81-acre farmette on parcel 0507-062-8000-6 from A-1(EX) to RH-2 as per petition DCPREZ-2018-11313. Martha moved to approve the rezone. Dale seconded. Motion passed 2-0.

7. John Hensey and Jo Ellen Kilkenny: Discussion and possible action regarding construction of a machine shed on parcel 0507-094-8130-0.

Mr. Hensey presented his plan for a 14' x 36' shed. He worked on getting a variance from the County regarding right-of-way incursion. Mr. Hensey reported that Hans Hilbert of Dane County Highway felt that the County would not approve a variance on the road set-back for safety reasons. Martha reported that she had spoken to Roger Lane and received a similar answer.

Dale felt that a 162 square foot encroachment on tilled land was insignificant. Martha asked if the building could be reduced in size, but Mr. Hensey indicated that if the building was any smaller, it would be un-useable. Martha pointed out that its location

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and screening was good, and could approve the building, as nothing else was possible given the site geometry.

Dale made motion to approve Mr. Hensey's structure as shown on Exhibit A. Martha seconded. She noted that this structure was predominantly out of ag land, and that its purpose was appropriate to the site.

8. Mitch Rindy: Discussion and possible action regarding a 30' x 50' residential accessory building at 342 Peerless Road, parcel 0507-253-8790-0.

Mr. Rindy presented his plan for the accessory shed. Martha reported that the PC was familiar with the property and felt that the map showed that the site was entirely wooded and flat. No site visit was held.

Dale made motion to approve the shed. Martha seconded. The motion passed 2-0.

9. Travis Thompson: Discussion and possible action regarding building sites on parcel 0507-301-9501-8.

Mr. Thompson reported that this site was approved in 1998. A variance was required at that time to put in the drive, due to a shortage of road frontage on G. The building site at that time was a pasture and had not been tilled. Since that time a portion of that area was tilled against the wishes of the Mr. Thompson. The PC reviewed aerial photos and held a site visit on May 5th. Mr. Thompson wants to reserve the right to have a building site adjacent to the woods, in an area that has recently been in corn.

Dale stated that Town policy prohibits approval of a site in the area that was even inadvertently tilled. He felt that there was sufficient alternative siting area in a green space that has not been tilled. Martha and Alex agreed. Alex stated that the Town does not have a legal mechanism to over-ride the current LU plan, particularly since this occurred over a period of approximately 3 years. Other untilled areas are may be available on this parcel. Dale asked that the TB be allowed to walk the site prior to a decision being made. Dale and Alex will walk the site individually.

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

Dale reported that he has had conversations with Todd Violante, Director of Dane County Planning. As there was no deed restriction placed on the parcel at the time of the 1998 rezone the town may not place a deed restriction on the parcel subsequent to that rezone. Martha also spoke to Mr. Violante and had the same understanding. The Town does retain the ability to make rulings on the location of any future proposed structures. Dale agreed that no deed restriction may be placed on this parcel, and that they are allowed to build any structures that are appropriate to their zoning.

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11. Opening of Road Bids: Discussion and possible action regarding 2018 Road work.

Bids were received from Fahrner and Scott for sealcoating, and only from Scott for overlay. A compilation of the bid amounts was reviewed. Dale questioned if timing was a reason for the extremely high prices. A representative from Scott's stated that if the bids were complete by March the prices would be have been significantly lower. Alex suggested that no overlay be done in 2018, and those roads be added to the 2019 work. He further suggested that the road inspection be done in the Fall, to get the request for bids out in 2018 for 2019 work.

Collin Jacobson from Scott explained that they propose doing a single sealcoat with a cold-mix overlay over it to better level roadways that are in very bad condition.

Alex suggested that we just sealcoat [the portion not to abandoned]*. Dale felt that the road should be left for next year.

Martha suggested that the Town only do overlay this year, as the small roads under consideration for sealcoat serve very few people. Alex moved that the Town accept the Scott bid for overlay on Peerless Road and ask Scott Construction to do ask much of Erfurth Road sealcoating as possible with the remaining amount (\$8,255) when their crew was in the area. Dale seconded. Motion passed 3-0.

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

Florence asked why the agenda did not include the Budget Amendment. The Clerk reported that it was removed due to the long agenda and the need to open the road bids. She will make the Budget Amendment a priority on the July agenda.

13. Business for next month's agenda: Repair work on salt shed, and garage door. Budget amendment. Post on website help with security system interface.

14. Adjournment: 10:02pm Alex made a motion to adjourn. Dale seconded. Motion passed, 3-0. Posted: June 5th, 2018

*Amended July 2, 2018