

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes - Unapproved  
MONDAY, February 3rd, 2020 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 8:00pm. Dale Judd, Martha Gibson, Alex Elkins, and Dave Garfoot were present.
2. Reading and approval of Board minutes of January 6<sup>th</sup>.  

Alex moved to approve the minutes. Dale seconded. Motion passed with 2-0, and 1 abstention.
3. Treasurer's report and approval of bills.  

Dave presented the January financial report. Alex moved to approve the report. Martha seconded. Motion passed 3-0.
4. Public comments: Only agenda items may have action taken.
5. Discussion and possible action regarding annual road inspection.  

The road inspection was set for Friday, February 14<sup>th</sup> beginning at 11am.
6. Discussion and possible action regarding the increase in 2020 charges for Belleville EMS.  

Dale explained that Belleville EMS needed to hire a director which requires an increase to 39\$ per person. This would result in an increase of approximately \$4,400 which is above the 2020 budgeted amount. Alex suggested that we talk to NG EMS and find out if they will stay at their current rate of \$19.74 for taking Primrose fully. Martha will get the response rate for the two services from the County. Primrose also needs to ask if either service has paramedic services.

Dale made motion to pay the 2020 bill with increase cost structure when it comes. Alex seconded. Motion passed 3-0.
7. Wendy Zahler: Discussion and possible action regarding rezone of parcel 0507- 082-9155-0.  

Ms. Zahler was not present. Martha moved to approve the rezone of the parcel to RR2, as the final survey showed the new parcel to be under 4 acres. Alex seconded. Motion passed 3-0.
8. Mark Renner: Discussion and possible action regarding rezone of Argue-ment Golf Course, parcel 0507-3649-501-3.

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Mr. Renner was not present. The Clerk explained that Mr. Renner would like to leave the zoning as recreational, even though the golf course is no longer in operation. Any other use would require a new CUP, according to Majid Allen at Dane County Zoning.

Martha commented that Primrose could pass an ordinance listing dis-allowed land uses that were generally inappropriate for Primrose. Alex felt that this should be a resident-board decision, with strong input from the residents.

9. Jesse Straabhaar: Discussion and possible action regarding construction of a driveway and residence at 8872 County Highway G, parcel 0507-172-8092-3.

Martha moved to approve the proposed driveway and house site contingent on the old house being converted to an accessory building with no overnight use at the time of application for a building permit, and that the parcel be deed restricted against having more than one residence. Alex seconded. 3-0.

10. Steve Forrer: Discussion and possible action regarding building site on the Zellmer property off Peerless Road, parcel 0507-351-9150-3.

Wes Webendorfer, attorney representing the Zellmer family, asked that items 10 and 11 be tabled until the Zellmers have time to gather more information. Mr. Forrer was not present. Alex asked that it be left for open discussion, but no action. Mr. Webendorfer agreed.

Discussion was open and covered County and Town ordinances regarding hydric soils, cropped land and access for this parcel as required by site geometry and the current Land Use Plan.

11. Steve Forrer: Discussion and possible action regarding field road off Ruegsegger parcel 0507-352-8560-8.

Dale pointed out that the access from the existing farm would be across land that is approximately 25% grade and would need to be surveyed and likely require an engineer's report. Martha stated that as an agricultural field road it would be hard to build a safe road for agricultural vehicles and should be held to the 13% driveway grades with the restriction of not disturbing slopes steeper than 25%. Alex pointed out that

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LESA group I and II soils are protected in Primrose and you would have to disturb both types.

12. Jerry Judd: Discussion and possible action regarding Brett Myers' driveway.

Jerry stated that a 36' inside turning radius for the driveway turn around, and that the final slope be 5% sloping away from the public road by our current requirements. He complained that several driveways in Primrose do not meet the current requirements.

Jerry felt that the completed Myers driveway is one of those that do not meet the requirements for turning radius.

Dale had requested the Mt. Horeb Fire Department look at the driveway. He read the response from Keith Johnson on the topic:

"I was asked to do a quick follow-up on your request to view the driveway at the listed address. We did visit the site. As you had said, it does appear to meet the driveway requirements for the township, but the turn angle was a concern. Now if we were to approach this address, we'd likely come from the direction of LaFollette Road, off of Britt Valley as it is a shorter route. In that case, the driveway is actually nicely angled. However, from the opposite direction it's a bit more of a hard turn. Most of our apparatus would be capable with the right driver, and we might be able to make it with a quick Y-turn with how wide the entrance has been made over the culvert. The larger trucks would likely not be making it up the driveway however as a matter of our operations, as we simply cannot get every apparatus we own up the driveway, or many driveways for that matter. The fact that the drive is short is very helpful as we could easily establish a water supply on the road.

All-in-all, there is a bit of a tougher access on an approach from Highway G, however it might be unlikely we would be approaching from [that direction] at all."

Martha pointed out that the County approved a driveway there, and the Town went ahead with that location. Alex stated that the Town required a 90-degree angle of approach. Mr. Myers widened the driveway as much as possible to allow as close to 90-degree approach as possible. Dawn pointed out that he has another 39 feet available toward the west. Jerry stated that the 39' should be used to improve the access to G.

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Jerry asked that the Board change the rules to require the engineer to sign-off on finished driveway to ensure that it meets the Land Use Plan and is completed as the engineers' plan showed. He asked that procedure be changed to allow the Town to enforce the driveway ordinance better.

Dawn requested that driveways approvals be discussed and finalized at the following Board meeting. Once a supervisor has reviewed the driveway, they would tell the clerk to put it on the next agenda. If approved at the meeting, the clerk could then return the bond.

13. Discussion and possible action regarding the Land Use Plan.

Dale stated that the surveys are out and are being returned. There will be a tally of the results and considered at the Planning Commission level. Another joint meeting will be required with the Board. Alex asked that the driveway ordinance be re-worded to clearly state that it applies to both residential and agricultural drives.

14. Discussion and possible action regarding agricultural buildings. None.

15. Clerk's comments: None

16. Business for next month's agenda:

17. Adjournment Martha moved to adjourn and 10:03pm. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

Post: February 4th, 2020