

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes  
MONDAY, March 1st, 2021 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

THIS MEETING WAS HELD BY TELECONFERENCE.

1. Call to Order by Dale Judd at 8:01pm. Also on the call were Martha Gibson, Alex Elkins, and Dave Garfoot.

2. Reading and approval of Board minutes of February 1st, 2021.

Martha moved to approve the minutes of February 1st. Alex seconded. Motion passed 3-0.

3. Treasurer's report and approval of bills.

Dave presented the February financial report. Martha moved to approve the financial report. Alex seconded. Motion passed 3-0.

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

5. Malcom Austin: Discussion and possible action regarding New Glarus Fire District Agreement.

Malcolm explained that the new contract is for only 20 years rather than 30. Also, the new contract requires that the fire department have a CPA audit every 5 years. Alex moved to approve the new intergovernmental agreement with New Glarus Fire Department. Martha seconded. Motion passed 3-0.

6. Tim Kozina: Reading and approval of minutes of the February 27<sup>th</sup> site view by the Board.

No changes of the minutes were requested.

Discussion and possible action regarding proposed horse barn location on parcel 0507-301-9501-8.

Dale explained that during the February 27<sup>th</sup> site view that he asked if Tim could bring both the house and the barn closer to the end of the existing

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes  
MONDAY, March 1st, 2021 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

driveway. Tim stated that he has considered that suggestion and could move the barn a full barn-length (approx. 55') closer to the circle, and the house up 25' closer as a compromise. He felt he could be satisfied with that lay-out.

Jerry Judd stated that the entire area had been cropped, and that it should never have been approved.

Martha pointed out that according to the site visit minutes of 2018, Jerry had been in attendance. There was no mention of his belief that the grassy area had been in crops in those site view minutes. Martha had email exchanges throughout June and July indicating that some of the area had been cropped. Review by the PC on May 21<sup>st</sup> indicated that much of the parcel had been cropped, but the grassed area was not in crops.

Alex stated that until recently that Access Dane only provided maps through DCI every 5 years. Recently, however, more maps have become publicly available. This week he found maps for 2013, 2014, and 2015 clearly indicating that the whole area was in crops. He further stated that these maps were not available at the time of the earlier approval. He felt that the County, Glenn Reynolds, and WTA be asked if the Town can rescind approval based on new information. If all three groups say that the decision cannot be rescinded, then he would be comfortable voting for the current plan on this parcel.

Gretchen stated that the Town approved the site in 2018, and it would be unconscionable to go back on that decision at this time. If the grassy area had been approved, it is cruel to Mr. Kozina to consider rescinding that decision.

Martha pointed out that a government body makes a decision based on facts available at that time. The PC had requested FSA photos going back to 1981. Those photos were provided and reviewed. On July 2<sup>nd</sup>, 2018 the Board verified that a building could be put in the grassy area. No vote was taken but it was requested that a letter of approval be written. Martha felt

Open Meetings Notice: If this meeting is attended by one or more members of a Township governmental body who are not members of the body identified in this notice, their attendance may create a quorum under Wisconsin Open Meetings Law; However, no formal action will be taken by any governmental body at the above stated meeting other than the body identified in this meeting notice.

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes  
MONDAY, March 1st, 2021 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

that the Town had been diligent and had made a correct decision based a thorough review available in 2018.

The clerk read the July 3<sup>rd</sup>, 2018 letter sent to Mr. Thompson verifying that the grassy area was an approved building site.

Alex pointed out that Tim Kozina has done nothing incorrect and any problems are not his fault. He further stated that both the PC and the TB needs photos from every year. If the answer comes back that the Town was given false information from the previous owner, some discussions may be required regarding appropriate placement of buildings on the parcel. Alex requests 3 legal opinions; that of the County, the Town Attorney, and WTA.

Martha doubted that any attorney would suggest that a decision could be rescinded. Even if it could be, she still felt that it would be incorrect to do so. Since the Town gave the letter of approval, to rescind the decision would make the town look quite bad.

Dale acknowledged the opinions of Martha, Gretchen, Alex and Jerry. He was grateful to Tim for the offer to compromise by moving the house and barn somewhat closer to the circle at the end of the driveway.

Dale asked to visit the site again and see exactly where the house and barn would be located. Martha stated that the area of development is less than an acre. With the barn moved in it would be only about  $\frac{3}{4}$  of an acre. As the town requires 2-acres for residential parcels, this is quite a small area.

Dale made a motion to approve Tim Kozina house site and horse barn site as long as he moves it (approximately 55' for the barn and 25' for the house) closer to the driveway circle. Dale will meet with Tim at the site before construction is begun. Martha seconded. Motion passed 2 yea, 1 nay.

7. Highway vehicle report. Discussion and possible action regarding proceeds from sale of Orange Peterbilt truck.

Dale reported that the Orange Peterbilt sold at auction for \$8,775. The check has not yet been received. Alex asked that the proceeds be put in a

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS  
Minutes  
MONDAY, March 1st, 2021 – 8:00 pm  
8468 County Hwy A, Verona, WI 53593**

vehicle repair set-aside. Dale stated that the 2009 Peterbilt exhaust system repairs were approximately \$7000.

There was further discussion regarding purchase of a new mower. Dale asked that the clerk put together costs have been put into the old mower so that it can be discussed at the next meeting. Alex suggested putting the old mower on auction at the beginning of mowing season. Martha made motion to put the funds into set-aside for equipment. Dale seconded. Motion passed 3-0.

8. Discussion and possible action regarding Resolution 2021-01, a Mount Horeb Fire Department multi-town resolution to limit the allowable levy increase for the MHJAFD operational budget.

Martha suggested we talk to Perry and other towns prior to signing this. Alex agreed that it might be too limiting financially in the future.

Item tabled.

9. Discussion and possible action regarding agricultural buildings: none.

10. Clerk's comments: The clerk reported that Town & Country has added a tonnage charge to the recycling bill of 60\$/ton.

11. Business for next month's agenda: Sherriff Mahoney Commendation Resolution. Contribution for Mount Vernon 175-year anniversary October 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>. Mower repair expense summary.

12. Adjournment: Martha Alex 3-0. 9:59pm