

**TOWN OF PRIMROSE
BOARD OF SUPERVISORS
Minutes
Monday, January 3rd, 2022– 8:00 pm
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE.

1. Call to Order at 8:01 pm. Dale Garfoot, Alex Elkins, Martha Gibson and Dave Garfoot were on the call.
2. Reading and approval of Board minutes of November 1st, 2021. Martha moved to table until next month. Alex seconded. Passed 3-0.
3. Reading and approval of Board minutes of December 6th, 2021. Martha moved to approve the minutes. Alex seconded. Motion passed 3-0.
4. Treasurer's report and approval of bills. Dave Garfoot presented the December financial report. Martha moved to approve. Alex seconded. Motion passed 3-0.
5. Public comments: Only agenda items may have action taken.
6. Sarah Leong and Patrick Hager: Discussion and possible action regarding rezone of 1129

LaFollette [Road] and of any existing CUP for non-ag use. Parcel 0507-074-9690-6

Martha explained that the previous owners had a massage therapy business. A deed restriction was incorrectly placed on the property limiting the use to the massage therapy business. Sarah and Patrick wish to have the deed restriction lifted so that they can use the property for an agricultural business.

Alex moved to remove the deed restriction on this property. Martha seconded. Motion passed 3-0.

7. Steve and Sherri O'Connor: Discussion and possible action regarding development of a retirement home on parcels 0507-123-9500-5 and 0507-132-8000-1.

Steve explained that all but 75 acres is now in an LLC in his son's name. He wants to build his retirement home on the site that was previously presented which is now the only parcel in his name. Alex requested that Mr. O'Connor produce the paperwork that creates a separate entity for the farm from the proposed residential parcel prior to asking the Board to vote. Steve stated that the paperwork is in the process of being drawn up.

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Mr. O'Connor stated that it lowers the value of the farm to go to 1 build for 70 for the whole farm by about half. By splitting off the 75 acres he feels that rest of the farm would stay with a 1 per 35 acre value.

Alex pointed out if the driveway is longer than 300 feet, they have to use the 1 per 70 rule and that he would not vote to approve a driveway longer than 300 feet.

Martha agreed that the town needs to see the documents and consult with the town attorney. She also pointed out as Mr. O'Connor has changed the ownership of the farm that previous votes by the town are irrelevant and that the process would have to be started over.

Alex requested that Steve bring legal documents showing that the farm is deeded to someone other than himself before any vote can be considered.

Dale agreed that Option B should be applied to the entire farm if they want the retirement home where they want it.

8. Discussion and possible action regarding balancing 2021 Budget.

Martha moved to approve fund shifts to cover 2021 overruns. Dale seconded. Motion passed 3-0.

9. Discussion and possible action regarding the 2022 Road Improvement plan. Amend to 2022 to 2023 to read: Lehnerr, Truttmann, Aebly, and Ness Road(near Johnathan Barry residence) to be sealcoat in 2022. $\frac{3}{4}$ mile of Hustad Valley Road to either be overlay or sealcoat as budget allows.

10. Discussion and possible action regarding agricultural buildings.

None.

11. Clerk's comments: Austin driveway inspection. Dale reported that he inspected that driveway but it was snow covered and it was hard to tell if the emergency turn-around was okay. Dale requested it be that the turn-around. plowed before a second inspection.

12. Business for next month's agenda: Steve and Sherri O'Connor. Martha suggested the town think about a blanket rezone of Rural Mixed (15 to 35 acres). She will ask the County how to proceed with this and report in February.

13. Adjournment at 9:24 pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

post: January 4, 2022

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