

**TOWN OF PRIMROSE
BOARD OF SUPERVISORS
Minutes
Monday, March 7th, 2022– 8:00 pm
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE.

1. Call to Order 8:02pm. Present were Dale Judd, Alex Elkins, Martha Gibson, Gretchen Hayward, and Jerry Judd.
2. Reading and approval of Board minutes of November 1st, 2021.
Alex moved to approve the minutes. Martha seconded. Motion passed 3-0.
3. Reading and approval of Board minutes of February 7th, 2022.
Martha moved to approve the minutes. Alex seconded. Motion passed 3-0.
4. Treasurer’s report and approval of bills.
Dave Garfoot presented the February financial report.
Alex moved to approve the report. Martha seconded. Motion passed 3-0.
5. Public comments: Only agenda items may have action taken.
6. Reading and approval of February 28th Joint Hearing Minutes.
Martha moved to approve the minutes with the revision of 2 (3) to read, “saw the need for the screening”. Alex seconded. Motion passed 5-0.
7. Discussion and vote by Town Board and Planning Commission regarding approval of a Conditional Use Permit for a wireless communications tower on parcel 0507-292-8000-8, owned by Jeffrey L. Webber and located at 9108 Ridge Drive, Mount Horeb.
Adam Craig and Gary Hensue were on the call for Bug Tussle.
Martha reported that she spoke to Majid Allen and that Bug Tussel has declined to extend the deadline. The Town must have vote by Thursday. She reported about the Dane County response to the question of whether the Town has the authority to deny the tower: The County references the Federal Statutes, which treats broadband towers in the same category as cell towers. Alex also spoke to Majid and he also understood that the Federal interpretation is that cell towers and broadband towers are to be treated the same.

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 7th, 2022– 8:00 pm
8468 County Hwy A, Verona, WI 53593**

Jerry felt that it was unfortunate that the Town has no say. He didn't feel that the location of the tower was too bad, but it is unfortunate to spoil the visual character of the Town.

Gretchen also felt that it would be a losing legal case, as our legislature has decided to take over local control and they should be held responsible for requiring us to have a tower where we don't want one.

Dale was encouraged that they were able to move the tower out of ag land and that Bug Tussel has been business-like and easy to deal with throughout this process. Martha agreed. She was pleased by the location being out of ag land and that Bug Tussle was willing to work with the Town to provide adequate screening.

Martha asked that there be conditions that they may not exceed 195' nor replace this tower by one higher than 195'. Gary Hensue stated that they cannot build anything taller without coming back to the Town and Dane County.

Martha moved to approve the CUP with the Dane County staff recommendations as conditions. Gretchen seconded. Motion passed TB 3-0, PC 2-0 with one abstention.

8. Rick McKay: Discussion and possible action regarding final approval of residential driveway on Nessa Road, parcel 0507-342-8002-0.

Mr. McKay, Terri McCarthy and Engineering Consultant Dan Talarczyk presented the engineering plan for the residential driveway. Instead of exiting directly across from the Lehrer drive, they exited onto Ridge Drive about 75 feet to the southwest to reduce the overall slope and to avoid substantial excavation. A culvert will be placed in the low section to mitigate erosion. They were able to keep slopes under 12%. Martha asked if they stayed in the brushed area in from the field to the house site. Mr. McKay stated that everything is out of the CRP land. There is one curve around a large, very old oak tree. The original staked house site has not changed. Further work will be done to deter invasive species and encourage natural grass species. No other siting changes have been made.

Patti Peltakos stated that she drives on that portion of Nessa Road and that visibility is poor due to a hill prior to the proposed driveway exit. Alex suggested that as most of the

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 7th, 2022– 8:00 pm
8468 County Hwy A, Verona, WI 53593**

trees in that area are not high value trees, they could be removed to improve sight distance.

Martha moved to approve the residential driveway as presented. Alex seconded. Motion passed 3-0.

[5. Public Comments: There were none.]

9. Fil Sanna: Discussion and possible action regarding a division and rezone of land owned by Keith Jelle at 8365 Ridge Drive, to facilitate sale of agricultural land. Parcels 0507-263-9051-0 and 0507-263-9700-0.

Mr. Sanna stated that the buyers are not interested in building or pursuing a density use at this time. Martha moved to approve the rezone the Jelle property as shown on the preliminary CSM to a residential designation as determined by the County. Alex seconded. Motion passed 3-0.

10. Douglas Dahlk: Discussion and possible action regarding subdivision and rezoning at 8815 County Road G. Parcel 0507-093-8502-0.

Mr. Dahlk presented his proposal for rezoning of the residential lot to split it from the farm property [and use a shared driveway with the existing residents off of G, and then exit that shared driveway with a field road to get to the ag building. Martha clarified that the field road to the ag building is only for agricultural access.]** Doug concurred, as it would allow the Octagon Barn to remain deeded as agricultural going forward. He stated that the access is currently written into the offer to purchase.

Martha moved approve the subdivision and rezone as presented, include the shared driveway with shared access for agricultural use. Dale seconded. Motion passed 3-0.

11. Steve Halverson: Discussion and possible action regarding rezoning of the western portion of parcel 0507-234-8000-8 State Highway 92.

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 7th, 2022– 8:00 pm
8468 County Hwy A, Verona, WI 53593**

Mr. Halverson was not on the call.

Martha explained that the Planning Commission had approved the site and the driveway location and that the County requires a rezone to a residential designation. Martha moved to approve the parcel to a residential zoning. Alex seconded. Motion passed 3-0.

12. Discussion and possible action regarding use of AARPA funds for the Spring Primary election payroll.

The Clerk asked to apply AARPA funds to increase the pay rate for election workers, due to their continued service throughout the Covid pandemic. Martha moved to go to \$20/hr. through 2022. Alex seconded. Motion passed 3-0.

13. Discussion and possible action regarding blanket rezone of Rural Mixed parcels. Martha reported that the County could show us a digital map for review. A large paper copy of the map is available, if necessary. Martha moved to table. Dale seconded. Motion passed 3-0.

14. Discussion and possible action regarding agricultural buildings. None

15. Discussion and possible action regarding driveway approvals: Patrick and Melody Mulhall. Dale reported that he looked at the driveway and that it is completed well. Dale moved to return the driveway bond. Martha seconded. Motion passed 3-0.

16. Clerk's comments: The Clerk reported that the Town has been assessed a \$565 late fee due to January contribution to the IRS being late (computer error on January 14th). The error was corrected on February 4th, but the IRS is assessing a full 10% penalty as if it were over 10 days late. She has been unable to get through to the IRS to appeal this. Dave Garfoot reported that he will check the bank account the week after each submission to be sure that it was processed correctly. Dale requested that the Clerk keep the Board posted on progress regarding this.

17. Business for next month's agenda: Hellenbrand ag building, blanket rezone.

18. Adjournment 9:35pm: Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

post: March 8, 2022

** Amended April 4th, 2022

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.