

**TOWN OF PRIMROSE**  
**BOARD OF SUPERVISORS MEETING**  
**Minutes**  
**Monday, February 6<sup>th</sup>, 2023, 7:30 pm**  
**8468 County Hwy A, Verona, WI 53593**

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1. Call to Order: Dale Judd called the meeting to order at 7:34pm. Martha Gibson and Alex Elkins were also in attendance.
2. Reading and approval of Board minutes of January 3<sup>rd</sup>, 2022.  
Martha moved to approve the minutes. Alex seconded. Motion carried 3-0.
3. Treasurer's report and approval of bills.  
Dave presented the Treasurer's report. Alex moved to approve the report. Martha seconded. Motion carried 3-0.
4. Public comments: Only agenda items may have action taken.
5. Jennifer Filipiak: Discussion and possible action regarding the Driftless Area Land Conservancy application for tax exempt status in Primrose.

Ms. Filipiak presented for the DALC. They own the Spring Valley Tract at the end of Brunson Road. Because a portion of their holdings is still under agricultural use, the Town assessor has determined that they do not qualify as tax exempt. Ms. Filipiak acknowledged that they do benefit from Town services and are willing to make donations-in-lieu-of property taxes. These donations would be entirely at the discretion of DALC. They hope to develop trails and improvements on the tract for public use and enjoyment. At 308 acres, it is their largest holding. It is DALC's mission to demonstrate how agriculture, native habitat restoration and recreation can coexist and be mutually beneficial. They have developed a longer lease contract with the Kempfer farm in exchange for the implementation of true strip cropping methods. She asks that the Town adopt a resolution declaring that the property as tax exempt.

Dale asked what ag land is assessed for. He questioned the loss of revenue in that who will be paying that amount? It would have to be taken up by the other property owners. He feels that if they are happy to own the land, they should be happy to pay the taxes. Ms. Filipiak disagreed, as they are tax-exempt. She further noted that generally their donations are in the range of 50% of the tax amount and can be spent wherever the Town wants (roads, schools, fire, EMS).

Martha was concerned that if we insist that they pay taxes on the agricultural land, they might decide to take that land out of ag use. Wisconsin State Statutes are clear that the non-ag portions will be tax exempt, and the Town does not have any choice in the matter. As part of the DALC mission is to preserve ag land, it seems appropriate to accept the donations-in-lieu of taxes.

Alex could see both the benefits of working with DALC, but was concerned that the tax base is eroded by the non-profit. He suggested a meeting with the Assessor, Town, DALC and the County attorney if possible. [DALC has paid the first half of this year's taxes, in the amount of \$3,413.99. They are currently leasing 180 acres of cropland at \$140/acre.]\*\*

No vote was taken.

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6. Shaun Kelso: Discussion and possible action regarding firearm retail sales and manufacture at 8630 County Road A. Parcel 0507-153-9780-1.

Mr. Kelso was not present. Tabled.

7. Dan and Charlotte Rindy: Discussion and possible action regarding an upcoming streambank restoration project off Peerless Road.

Andrew Skog, for MSA Engineering, presented plans for stream-bank projects for the Rindy property off Peerless Road. The three projects in Primrose are for the Town of Belleville in an effort to improve the Sugar River Watershed by decreasing phosphate pollution that occurs due to run-off from farms.

Dale voiced his concerns regarding road damage by heavy construction equipment. Mr. Skog acknowledged that there were weight limits and will document roadway conditions before and after the project. He stated that if the township had an ordinance regarding road damage bonds or had a history requiring such, they could conform to that. But as there is neither, he could not arrange a bond.

Alex suggested asking Scott Construction evaluate that particular area as an aid to determining a bond amount. Mr. Skog stated that he felt that the town does not have the legal authority to require a bond.

Martha suggested that Primrose talk to the Village of Belleville regarding the bond.

Alex moved to approve the driveway permit. Martha made a friendly amendment that approval for the driveway permit be contingent on talking to Belleville. Alex agreed. Martha seconded.

Motion passed 3-0.

8. Discussion and possible action regarding seasonal problems with steep roadways.

Nic Segebrecht complains that even after 2 or 3 days, there is no salt on Brunson. All the recycled material gets washed to the bottom and the road is glare ice and unsafe. After discussion it was agreed that Brunson road should be seal coated as soon as possible.

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9. Discussion and possible action regarding annual road inspection.

Dale and Mike had done a road inspection on December 8<sup>th</sup>: Ness road needs wedging, Hustad Valley Road needs overlay. He suggested getting estimates from contractors to do overlay as described in the two-year plan for the LRIP grant and chipseal separately. Dale to give clerk exact wording for bid request.

10. Discussion and possible action regarding bid request for a stair and handrail system to allow access to area over town garage office so that Mike could safely get to the storage area above shop. At this time, there is only ladder access. There is an estimate of \$1,020 for materials. With labor it should run approximately \$1920. Dale asked if this could be taken out of the ARPA funds. The clerk thought so, as it is a safety issue. Alex moved to approve. Martha seconded. Motion passed 3-0.

11. Discussion and possible action regarding Lewis Road Bridge BIL application.

Board asked clerk to send in with a start date being as soon as possible.

12. Discussion and possible action regarding agricultural buildings:

Andrew Skog presented the full set of plans for the Aeschbach farmstead improvement. As part of the Town of Belleville phosphate reduction project, it involves construction of a new 20' x 60' ag building for livestock. A 1968 photo shows that a building was in that location previously. County highway set-back requirements and the flood plain restricts size and location of the barn. Martha asked how many cattle would be housed in the barn. Mr. Aeschbach stated that they would have no more than 60. The intent is to keep clean water diverted around farm facilities, preventing runoff into stream. The cattle will be kept indoors, and the pasture will be developed. The total number of cattle on the 27 acres is 130, including calves, and penned animals.

Mr. Aeschbach stated that he does and will dispose of all manure by spreading it on his fields.

Martha suggested that this item be part of the special meeting with the Town of Belleville.

Bradley Clerkin; 64' x 36' agricultural building on parcel 0507-034-9801-9 to be used for feed and equipment storage. Mr. Clerkin was not present, so the clerk opened discussion. Martha indicated that she had gone to the site and sees no problems with the building or its proposed location. Martha moved to approve the project. Alex seconded. Motion passed 3-0.

13. Clerk's comments: BOR and Open Book date confirmation as August 10<sup>th</sup> and September 19<sup>th</sup>.

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14. Business for next month's agenda and other business: nothing on agenda yet.
15. Adjournment Martha moved to adjourn. Alex seconded. Motion passed 3-0 at 10:16pm.

Minutes submitted by Ruth Hansen

\*\*minutes revised 2/22/2023

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