

**TOWN OF PRIMROSE**  
**BOARD OF SUPERVISORS MEETING**  
**Minutes**  
**Monday, April 3rd, 2023, 7:30 pm**  
**8468 County Hwy A, Verona, WI 53593**

1. Call to Order: Dale Judd called the meeting to order at 7:32 pm. Martha Gibson, Alex Elkins, and Dave Garfoot were also present.
2. Reading and approval of Board minutes of March 6<sup>th</sup>, 2023.

Florence Connors asked that the minutes be corrected to include her request of parcel ownership (name, LLC etc) be recorded in full on minutes. Alex moved to approve the minutes with that change. Martha seconded. Motion passed 3-0.

3. Treasurer's report and approval of bills. Dave presented the March financial report. Martha moved to approve the report. Alex seconded. Motion passed 3-0.
4. Public comments: Only agenda items may have action taken.

Florence Connors stated that the Comp Plan Ordinances as created by Glen Reynolds must be followed. She feels that this was not done in the case of the Badger Land Project property.

Martha said that FP-35 was appropriate according to DCZ according to the proposed use. Lynn Pitman explained that the zoning is based on use. Martha pointed out that the requirement for ag income is triggered when the person wants to put a residential building IN ag land. Alex added that it was clearly a replacement house.

Dawn Haag had made a request regarding appointment of Planning Commission members in January. Was it just an appointment, or did the Board vote on it? The Clerk reported that it was just an appointment by the Chairman.

Dan Rindy presented a written complaint that Peerless Road is narrow and that cars have been parking along the bottom west side of Peerless Road creating a hazard. He asked that the Town install "no parking" signs in that area.

Jerry Judd complained that in the case of the Badger Land Project that the land was "given to a person" and not to a group. Alex pointed out that the Town is not in charge of who buys property. Martha said that many properties are owned by LLCs.

5. Dane County Breakfast on the Farm/Town of Primrose

Mike Merion is a coordinator for Dane County Community Breakfast and gave a presentation regarding this. This year it is at Riley Kahl's. Saturday June 10<sup>th</sup> 11:30, with other events to follow

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in the afternoon. This event is strictly for agricultural promotion. Proceeds go toward youth scholarships, girl scouts, food pantries, sports teams, milk after sporting events, and sponsorships for FAA events. Volunteers can sign up on the website "Breakfast on the Farm Dane County".

6. Duane Wagner; Emerald West: Discussion and possible action regarding a CSM of parcel 0507-042-9000-8 for the purpose of confirming a buildable residential site.

Mr. Wagner presented his plans to develop the parcel with access from Rettenmund road 100' west of the intersection of Rettenmund Road and Highway G.

He presented a letter from the Pam Dunphy of Dane County Department of Transportation from 1998 stating that the site distance is adequate for a residential drive. The bank in that area is steep, but he feels that an acceptable access could be put at the top of the hill. Alex felt that after 25 years, a new site view would be required (no fee). A site view was set for April 8<sup>th</sup> at 9am by the Board.

7. Dan and Charlotte Rindy/ Village of Belleville: Discussion and possible action regarding access off Peerless Road for an upcoming streambank restoration.

Dale reported receipt of an email from the engineer of MSA, Andrew Skogg. The Village of Belleville asks if Primrose would accept a bond for \$228,000 . Mr. Skogg stated that the Village would have preferred an ICU but that was not acceptable to the Board. Clerk of Primrose had transmitted the most recent Scott bid for construction for Peerless, showing a rate of 88\$/ton of asphalt. Skogg increased that to 100\$/ton plus a factor of 16% for mobilization and prep work. He then increased the bond amount another 25%, as is standard for cost estimates.

Dale was satisfied with that bond amount. Martha asked if it was just for Peerless Road. Mr. Skogg explained that each road is broken out based on length. Alex suggested asking Scott about the current cost of asphalt. Dale would like to receive the bond prior to releasing the driveway permit. Martha moved to approve the bond, and for the Town to release the driveway permit once that bond letter is received. Alex seconded. Motion passed 3-0. This can be done outside of a public meeting.

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8. Ted and Dawn White: Discussion and possible action regarding an easement from parcels 0507-272-8800-4 and 0507-272-8840-6.

Mr. White presented the letters from 2007 from the Board affirming access to the Molitar 20-acre parcel. Martha questioned whether the Town has the legal authority to ratify legal access through another person's property. Molitar agreed to it years ago, as a "gentleman's agreement". Subsequent property owners may not be required to acknowledge this agreement. The original easement was never recorded with the County. (Glen represented Boyd Skulk against Molitar). There is no recorded document from Molitar to Steve Flach (or Ron Hellenbrand). Martha suggested they take the 2002 documents to a property attorney. Glenn Reynolds, Town Attorney, was involved in the 2022 meetings and would know what is legally binding. No vote was taken.

9. David Hughes: Discussion and possible action regarding rezone of a portion of parcel 507-152-8500-2 for residential development.

Dale met with Mr. Hughes on March 30<sup>th</sup> to look at the site. Martha stated that the Planning Commission approved the driveway and house site contingent on someone from the Board looking at the site and setting the limits of the drive from ag land and affirming that it meets the stream set-back requirements.

Maps provided show that the site is not in cropland. Area is now covered in brush and mature cherry trees. Alex stated that when development is in fields, the owner needs to produce maps for every year. If it is in woods, it is clear that it wasn't in crops. Dale suggested Alex walk the site to become more familiar with the siting. Alex scheduled a site visit for April 8<sup>th</sup> at 10:30 am.

Topic tabled until May 1<sup>st</sup>.

10. Jerry Judd: Discussion regarding rezone of a portion of 9033 County Highway G for residential development.

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Mr. Judd presented documentation showing that he currently has 7 splits, not 6. 6 are now left. In an effort to show that the proposed quarry building site is a roadbed and not cropland, he showed a plat map and gave the history of the area. Dale asked to see the CRP maps from Dane County, showing that it has been in CRP not in crop production.

11. Discussion and possible action regarding the options for Accurate Assessor 3-year contract for 2024 – 2026, or 5-year contract for 2024-2028.

Those present discussed the financial savings of doing the 5-year plan, as opposed to the 3-year. It was felt that there was not significant savings to go with the 5-year. Clerk to research when the last revaluation occurred. Item to be discussed on May 1<sup>st</sup>.

12. Discussion and possible action regarding agricultural buildings:
13. Clerk's comments: Annual Meeting agenda. The Board approved the draft agenda with the addition of set-aside discussion being added to item #6.
14. Business for next month's agenda and other business: Opening road bids, Wagners, Hughes, assessor contract.
15. Adjournment: Martha moved to adjourn at 9:22pm. Alex seconded. Motion passed 3-0.  
Minutes submitted by Ruth Hansen.

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