

TOWN OF PRIMROSE
BOARD OF SUPERVISORS MEETING
Minutes
Monday, May 1st, 2023, 7:30 pm
8468 County Hwy A, Verona, WI 53593

1. Call to Order: Dale Judd called the meeting to order at 8:24pm. Martha Gibson, Alex Elkins, and Dave Garfoot were also present.

2. Swearing-in of elected Board members: The Chairman, Supervisors 1 & 2, and the Treasurer were sworn in by the Clerk for the 2023 to 2025 term.

3. Reading and approval of Board minutes of April 3rd, 2023.

Martha moved to approve the minutes. Alex seconded. Motion passed 3-0.

4. Treasurer's report and approval of bills.

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

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

Florence Connors: Florence provided a written request for information regarding the financial report of December 2022 and checks written at that time. She stated that Statutes require a complete end of the year report and does not feel that one was provided and that there are errors in the Treasurer's report. She requested a written response.

Dan Rindy: Had concerns regarding bonding for road work. Asked if there was a bond from Payne & Dolan, as they are working on Highway 92 and their vehicles are parking on town roads. Alex promised to go look at the area of damage. Further, Dan stated that people are running the 4-way stop at Peerless and Ridge. Alex pointed out that Dane County Sheriff is the only authority to stop people and fine them.

Dawn Haag: The Town resolution states that the Planning Commission is appointed by the Board Chairman on a 3-year rotation basis. Currently the website is incorrect, and the agenda is also incorrect with "2023-2025", should have been 2023-2026.

6. Adam Crowley, Jenny Acker: Discussion and possible action regarding a building site at 0507-093-8090-0.

Jenny Acker, builder Owner on phone. Ms. Acker presented plans to build on what was Dan Dahlk property. Lower roof pitch and 35-40' trees are on the property to screen. The highest portion of the roof is 28' tall.

Dale asked which access point they wanted to use, as two had been approved. Ms. Acker stated that they want to use the one further to the east, and away from Highway G. The house is about 150' off the road, on the area that was built up. The foundation will be dug into that area. Dale pointed out that the view is open to the south, and the trees screen only the side. A site view was set at 9am, Thursday May 4th to decide if it hill-topping, and if improved screening is possible. Martha asked them to stake out the drive and building footprint. Vote will take place at a Special Meeting Next May 11th at 9am by teleconference.

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.

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7. 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 their plan. The middle access is the most acceptable. Pam Dunphy had approved the site distance for that point years ago. A new site distance letter is not available from the DOT. Dale asked for an engineers' report for the final driveway plan. Proposed house site about 250 feet off Rettenmund Road, in an area of about 2-4% slope. Alex asked that they get a current approval from a professional engineer or surveyor that the site distance is acceptable. Dale asked if they move it to the west. Mr. Wagner would be willing to put the access to the west, if they retain the option of moving it to the middle point later after getting a qualified professional to show a safe sight distance from the highway.

Mr. Wagner stated that the land is currently in CRP. In the future it may be taken out of CRP at which point it becomes buildable. It is 4.8 acres zoned Rural Residential. At this time they only want approval for an access point to the CRP land. He stated that it is not an access to a house site. It is a simply access to the land.

Alex made motion to approve the west access point but not as a driveway to a building site. If the middle access is proven to have adequate site distance (300'), then the middle access point will be approved. Martha seconded. Motion passed 3-0.

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

Mr. Hughes stated that DNR does not deal with shoreland, Dane County Zoning does, restricting the amount of impervious surface area to less than 15% the overall surface area. The current plan indicated the impervious percentage to be far less than that.

Martha moved to approve the driveway to the house site contingent of staying within the brush line and wooded lot as shown on Exhibit A (map), and contingent on meeting Dane County requirements. Alex seconded. Motion passed 3-0.

1. Discussion and possible action regarding 2023 road bids and contract award.

Payne & Dolan and Scott Construction bids were reviewed. Jim Senzig represented Scott Construction. The Scott bid was lower than the Payne & Dolan bid. Dale moved to go with the Scott Construction for the LRIP project Nessa and Hustad Valley to town line. Martha seconded. Motion passed 3-0.

2. Comments from chairperson regarding boom mower.

Dale spoke to Pam Dunphy regarding use of their boom mower or hiring them to do overhead mowing in Primrose. They do not offer these services.

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

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The Clerk reported that the last revaluation was done in 2009 according to the assessor. Alex moved to go with a 3-year contract. Dale seconded. Motion passed 3-0.

4. Appointment of Planning Commission members for 2023-2025 term:

Dale moved to approve Martha Gibson from the present to 2024, Lynn Pitman to 2024, and Brian Schneider to 2025, in order to stagger the terms. Alex seconded. Motion passed 3-0.

5. Discussion and possible action regarding agricultural buildings: none

6. Clerk's comments: none

7. Business for next month's agenda and other business: Citizen's committee for use of the ARPA funds

8. Adjournment: Martha moved to adjourn at 10:09. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

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