

TOWN OF PRIMROSE
BOARD OF SUPERVISORS MEETING
Minutes - Revised
Monday, September 11th, 2023, 7:30 pm
8468 County Hwy A, Verona, WI 53593

1. Call to Order at 7:38pm. Present at the meeting were Dale Judd, Martha Gibson, and Alex Elkins. Chair Dale Judd asked for a moment of silence for the losses on September 11th, 2001.
2. Reading and approval of Board minutes of August 7th, 2023.
Alex moved to approve the minutes. Martha seconded. Motion passed 3-0.
3. Treasurer's report and approval of bills.
4. Alex moved to approve the report. Martha seconded. Motion passed 3-0.
5. Public comments: Only agenda items may have action taken.

Wayne DeForest: Mr. DeForest felt that the recent property appraisals, both for residential and business properties, were unreasonably high. He further found that the appraiser was difficult to work with. He stated that they could not be reached through website, or by phone. Dale suggested he come to Board of Review to ask these questions. Alex explained the State and County property tax increases, and that our town's [assessment]** as to be within 90% of the [of the States assessed value]**

Josh Woranoski and Matt Heredia; Mount Horeb Fire Department representatives for Chief Minter. Mr. Heredia read a script explaining the reasons for the proposed budget increase. (See attached.)

Dawn Haag; Ms. Haag asked at what meeting was it decided to post the Clerk position. Dale stated that he asked to publish it.

6. Discussion and possible action regarding Town preparation for the Deer Creek Sport & Conservation Club Rezone and Conditional Use Permit Hearing on September 18th, 2023.

Dale questioned what changes were made with the new Conditional Use Permit application and why those changes were needed. Representatives from Deer Creek stated that the permit application had the changes and the reasons for the change clearly defined.

Martha wanted to clarify what would be presented at the September 18th hearing. The clerk handed out copies of the Hearing agenda, containing the rules for the Hearing as suggested by Dane County Zoning. Alex suggested a sign-in sheet for speakers and allot a fixed amount of time for each of them. Dale wants Deer Creek to explain the reasons for the proposed changes. Ray Gilden stated that the proposed changes are the result of many hours of discussion with the neighbors and the club members.

Glen Reynolds, as a neighbor, requested court-like formality for the discussion including hiring a court reporter, and a requirement for evidence to support their stance for, or against, the proposal. He distributed a notebook to the Board and to Ray Gilden containing Best

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Management Practices for Lead, the UW Soil Science report and a Stream Bank Restoration article for the West Branch of the Sugar River from EPA. He further stated that the Deer Creek site is the only hazardous waste site in Primrose, and that the contaminated lands cannot be used as gardens, must come into not in contact by children and is a serious issue. Dawn asked that the contents of the notebook be published on the website. Wayne Deforest suggested people file a brief regarding what they wish to discuss. Alex wanted it to be an open Hearing with all people able to speak as they need.

7. Roy and Lana Alderman: Discussion and possible action regarding a residential site and driveway at 689 County Road U. Parcel 0507-223-8003-0

Dale explained that the Aldermans have decided to put the house behind the current farmhouse, abandoning the density "B". Alex moved to approve the building site, reassigning the build from site B to site C as indicated on Exhibit A. Martha seconded. Motion passed 3-0.

8. Roehrig Bros LLC: Discussion and possible action regarding rezone of parcel 0507-323-8001-0 to split off that portion laying to the north-west of Highway G. To be rezoned to agricultural with one density applied.

Marth stated that the Planning Commission members looked at it separately. Sven Roehrig has changed back to wanting to split this portion off the main parcel without a density. The Planning Commission felt that there would be no issues with doing that. However, should he want to apply a density to it, it would require proof on non-ag use by historical maps and analysis of the driveway grade and radius to assure it meets the Primrose driveway ordinance.

The Town Board agreed with those findings. They suggested Mr. Roehrig proceed with the rezoning with Dane County as a next step.

9. Alice Berlow: Discussion and possible action regarding density study for parcels 0507-271-9000-1 and 0507-271-9300-8.

Dale spoke to Roger Lane on August 24th. The northern parcel was purchased in May of 1966, the southern parcel in October of 1966 from different landowners (Tollefson and Johnson). Brian Standing states that according to Dane County, they have a density on each parcel. The parcels were registered as separately deeded parcels, done in 1966. Dawn says that ownership as of 1981 is the criteria "all land in a single ownership". One of the parcels is less than 15 acres, one more, so only the small one could be considered substandard. Martha stated that Certified Survey Maps were not in use as early as 1966, but with the registration of the parcels shows intent that they created these parcels as [separate and potential buildable parcels]

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Dale argued that each parcel has a separate deed. Therefore, should have 2 densities. Copies of those deeds will be held in Primrose records file.

Alex moved to approve parcel 16.97 owned by Alice Berlow with a building site as of today, and the 13.91 acre adjacent property also with a building site also even though they are currently owned by same person. The approvals are based on the fact that they have separate warranted deeds for each parcel created on separate dates in 1966 with the intent to have two separate properties. This was the only way [to accomplish this]** prior to CSMs. These deeds are the equivalent of CSMs at that time, and Dane County has on record a buildable site for each parcel as of date. Dale seconded. Motion passed 3-0.

10. Discussion and possible action regarding culvert repair on Erfurth Road.

Mike Sutter spoke to Harold's and culvert dealers. Green County Highway price for 42" diameter culvert is \$95/foot, but not guaranteed. Est 3-4 weeks wait time. Capital City Culvert \$102.50/ft. End walls are 1200\$. 48" pipe is \$110/ft with an end wall at \$1400. Dale stated that the replacement length should be 40'. Using the Green County prices Green County estimated price for 42" pipe, plus excavation by Harold's and gravel, the project may be about 7,000.

Alex made motion to do the work as soon as possible before the failure gets worse. Dale seconded. Motion passed 3-0.

11. ARPA Fund committee: Discussion and possible action regarding possible uses of the ARPA funds.

Dawn Haag reported that the committee met on August 28th. Mike suggested possible repair and upgrades to the shop: A sink for clean-up in shop. Heating system, being about 50 years old, needs maintenance and possible replacement. Railing and shelves for loft. Salt shed needs trim and other repairs. Other residents have suggested a set-aside \$50K for the upcoming New Glarus fire truck, and then spend all the rest of it for town hall building repairs. It may be better to use upcoming grants for roads.

Dale reported the town hall painting (clean, wash, prime, paint) estimate to be \$5,435, metal roof \$2,960, block shop \$8,624, old Cleary shed and roof \$8,164, town hall sign \$338. Martha suggested as the total of all that would be high (\$25,521) perhaps doing a portion of the work would be best.

Martha suggested getting estimates for the repairs and safety implementation.

12. Discussion and possible action regarding the revision to the Land Use Plan.

Dale suggested tabling it. Martha made a motion to table. Alex seconded. Motion passed 3-0.

13. Discussion and possible action regarding agricultural buildings: None

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14. Clerk's comments: The Clerk reported that she has gotten a couple of possible interested parties regarding the Clerk/Deputy Clerk position, but none at all for the Part-time Public Works position.
15. Business for next month's agenda and other business:
16. Adjournment 9:37 Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

**Minutes revised 10/02/2023

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