

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS MEETING  
Minutes  
Monday, January 8th, 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

1. Call to Order: 7:38pm. Dale Judd, Martha Gibson, Alex Elkins and Dave Garfoot were present.

2. Reading and approval of Board minutes of December 4<sup>th</sup>, 2023.

Martha moved to approve. Alex seconded. Motion 3-0.

3. Reading and approval of the minutes of the Special Meeting of September 18, 2023, and October 16<sup>th</sup>.

Definition of “benzene” came under consideration. Clerk to recheck and resubmit minutes at next meeting. Martha moved to table. Alex seconded. Motion passed 3-0.

4. Treasurer’s report and approval of bills..

Dave Garfoot presented the December financial report and explained that the ending balance, after set-asides, for the investment account for December 2023 is \$86,260.35. Included in that amount is \$20,770.56, the LRIP payment from the State of Wisconsin. This was deposited in November 2023, but is part of the Town of Primrose 2024 budget. He reported that the tax receipts were much higher (9K vs 900) by the end of December 2023 as compared to end of 2022.

Set-asides of 10% for highway equipment (6500) , salt shed set-asides, and a set-aside for a down payment on the next New Glarus fire truck were discussed.

Martha moved to approve the financial report. Dale seconded. Motion passed 3-0.

5. Public comments: Only agenda items may have action taken: None.

6. Cullen Steck: Discussion and possible action regarding residential development on parcel 0507-223-8620-0.

Mr. Steck explained what he presented to the Planning Commission. Location of house and driveway were selected to meet the requests of the PC and Board. He handed out a current plan (Exhibit A). The proposed driveway is 124’ total length, and the house site is less than that from the entrance of the field. Also, he noted that the property line is somewhat north of the line of the wooded area.

Alex stated that while he agreed that a house site is available, the Town of Primrose was presented a map at the time of the original rezone with the lot line significantly further south than the current line, with access in the wooded area. [Alex Elkins stated that he wanted to verify that Roy Alderman had placed a deed restriction on all of the remaining lands except for the existing lots. He was able to verify that this had been done by the February 2, 2024 Board meeting]\*\*.

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Dale asked if they want to hold up the Steck project or let it go forward. Cullen noted that he wants to apply for a driveway permit, and a zoning permit. Martha asked if the plan prior to 2009 allowed for a retirement in a field, even if there were pasture or wooded (approvable) sites available, would Alex approve it? Alex replied that he would.

Martha stated that she would like to approve it contingent on the 2009 Comprehensive Plan supporting the retirement home location.

Martha moved to approve the Steck build contingent on Board looking at stakes and that the plan prior to 2010 allows for it. Alex seconded the motion with those contingencies. Motion passed 3-0. Dawn Haag was asked to send a photo of the old Comprehensive Plan if she can find it.

7. David Rhiner, Ed Short: Discussion and possible action regarding residential development at 8774 County Highway G, parcel 0507-043-9080-0.

Mr. Rhiner nephew presented the plan as was presented to the Planning Commission, with the access moved to the south, away from the existing home.

Dale made motion to approve Dave Rhiner's plan, with a 500' variance letter regarding the distance between houses. Martha seconded. Motion passed 3-0.

8. Discussion and possible action for nomination of election inspectors for 2024-2025.

Martha moved to approve the election inspector roster. Alex seconded. Motion passed 3-0.

9. Discussion and possible action regarding the Dane County reimbursement request for Norland Road bridge.

Dale reported that he had gotten a reasonable bid for excavation work related to removal and replacement of the twin 6' culverts from Harold's excavation. He asked that this project, with the 50% cost share with Dane County, be considered as a use for the available grant funds.

10. Discussion and possible action regarding agricultural buildings: None
11. Clerk's comments: The clerk noted that the deadline to obligate ARPA funds for specific use is December 31, 2024. Martha asked that Arpa fund allocations be reviewed at the February meeting.
12. Business for next month's agenda and other business: ARPA fund allocation. Norland Rd Bridge. Steck residential build resolution.
13. Adjournment 9:09 pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

**\*\*Minutes amended February 5, 2024**

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