

**TOWN OF PRIMROSE
BOARD OF SUPERVISORS MEETING
Minutes
Monday, February 5th, 7:30 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:35 pm. Dale Judd, Martha Gibson, Alex Elkins, Dave Garfoot and Vic Wahl were in attendance.
2. Reading and approval of Board minutes of January 8th, 2024.

Alex requested with amendments to item 6 to indicate that he wanted to verify that the deed restrictions had been completed by Roy Alderman as required by the Town. Martha moved to approve the minutes with those changes. Alex seconded. Motion passed 3-0.

3. Reading and approval of Board minutes of January 18th, 2024. Alex asked that item 4 be amended to read "all non-farm commercial, but not all non-farm limited commercial use shall count against the town density policy". Martha moved to approve. Alex seconded. Motion passed 3-0.
4. Reading and approval of the minutes of the Special Meeting of September 18, 2023,
Alex requested that the Clerk move the note to the top of the minutes. He also asked her to check the audio recording to clarify Glenn Reynold's statement regarding the number of shots per day. Martha moved to approve contingent these changes. Alex seconded. Motion passed 3-0.
Minutes of October 16, 2023. Alex moved to approve. Martha seconded. Motion passed 3-0.
5. Reading and approval of the site view minutes of December 2nd, 2023 – Cullen Steck.
Alex moved to approve the minutes with the correction to show that the site view was held on Mr. Steck's property, previously owned by Roy Alderman. Martha seconded. Motion passed 3-0.
6. Reading and approval of the site view minutes of December 4th, 2023- David Rhiner.
Alex moved to approve the minutes. Martha seconded. Motion passed 3-0.
7. Treasurer's report and approval of bills.
Dave presented the financial report for January. He reported that tax collections are going well and are up from last year at this time. He asked the Board if they want to set-aside 10% for future equipment purchases. Alex moved to put 10% (\$6,600) in a set-aside for equipment. Martha seconded. Motion passed 3-0. Martha moved to approve the Treasurer's report. Alex seconded. Motion passed 3-0.
Dale asked about a set-aside for a salt shed. Martha suggested the ARPA funds might be used for that project.
8. Public comments: Only agenda items may have action taken.
Dawn pointed out that the Rhiner rezone is not contingent on the lower driveway being used. Martha explained that any shared driveway requires an additional 66' of potential driveway access. Dawn felt that a perpetual driveway agreement needs to be in place.

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

Mr. Steck distributed his current plans for the residence and the driveway. He reported that the land to the south of the southern property line was sold to Robert Whisler by Roy Alderman and is deed restricted.

Alex stated that he had found, after review, that there is nothing in the old plans that would have restricted Roy Alderman from building a retirement home in the area that he had wanted to.

Dale discussed the current building plan and felt that it is appropriately cited based on the topography. Martha moved to approve the residential development for this parcel as presented. Alex seconded. Motion passed 3-0.

10. Discussion and possible action regarding obligation of ARPA grant funds.

- a. Dale is researching affordable painting contractors for the town hall. Previous bid was for inside and outside and seemed quite high. Martha suggested asking Fritz Barn Painting for estimate for the outside and perhaps Fox Painting or Montegue(?) for the inside.
- b. The Board asked the Clerk to contact New Glarus Fire to find out if they have plans to purchase a new truck and what would the Township's responsibility be.
- c. Martha agreed to get estimates for:
 - painting town hall inside and out
 - external repairs
 - furnace for garage
- d. Dale asked that the Town consider replacing the current salt shed; Mike Sutter suggest a Quonset hut replacement, one being a little bigger so that the truck box could be lifted while inside the building to dump the salt without hitting the roof. Dale liked the salt shed built by the Town of Ridgeway; a concrete bunker sections with a flat roof.

11. Discussion and possible action regarding Norland Road culverts.

The Board agreed that Harold's June bid is reasonable. Alex moved to go forward with the work. Martha seconded. Motion passed 3-0.

12. Discussion and possible action regarding engineering consultant responses for work on Lewis Road bridge.

The Clerk reported that three consultants out of ten solicited firms have responded positively. All solicitations for the engineering work were done based on 1) local firms, 2) availability of personnel to do the work, and 3) experience in similar projects. Options of roadway alignment, easement

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purchases and guardrails were discussed. Martha moved to prioritize them as follows: 1) Jewell (with guardrails and LET date), 2) Aryes, 3) Cedar. Dale seconded. Motion passed 3-0.

13. Discussion and possible action regarding revisions to the Land Use Plan including “conservation easement” language.

Martha talked to Brian Standing regarding this. He noted that earlier language in our plan does cover it. The County’s draft should be ready in a couple of weeks.

Alex wanted the Board to reconsider counting the farmhouse as a density. Martha suggested considering that policy as a second option if there are concerns voiced at the Hearing. She felt that the current revisions can now be sent to Brian Standing. The Town will need one more meeting within 10 days of County return of the updated Plan. Following that the Hearing could be scheduled.

14. Discussion and possible action regarding agricultural buildings: none

15. Clerk’s comments:

Internet service; Ruth explained upgrading to 25Mbps download and 5Mbps upload at the same cost, due to going to a non-sales tax.

Website redesign; Vic has been updating and cleaning up the existing website within the available parameters. Martha suggested looking at Perry website. Vic to talk to Stephanie Zwettler.

Phone service options; Vic explained about a service that allows use of current phones, but a secondary number. Alex felt it would be best to not include Mike’s phone number publicly.

Business for next month’s agenda and other business: Leutzinger’s rezone and shed.

Martha discussed the federal state and county grant becoming available for things like the purchase of development rights, stream bank projects, etc. Towns are finding out what funds are available, and then inviting the sponsors of these programs to town hall meetings. She would like to see a newsletter sent out with the available programs. Martha to gather more information.

16. Adjournment at 10:19pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.

Minutes submitted by Ruth Hansen

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