

**TOWN OF PRIMROSE  
BOARD OF SUPERVISORS MEETING  
Minutes**

**Monday, September 9th, 2024, 7:30 pm  
8468 County Hwy A, Verona, WI 53593**

1. Call to Order at 7:35pm. Dale Judd, Martha Gibson, Vic Wahl and Dave Garfoot were present.

2. Reading and approval of Board minutes of August 12<sup>th</sup>: Martha moved to approve the minutes. Dale seconded. Motion passed 2-0.

3. Treasurer's report and approval of bills

Dave presented the August 2024 statement of accounts. Martha moved to approve the financial report. Dale seconded. Motion carried 2-0.

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

Patti Peltakos: There are roads other than Brunson that are in bad shape. She has been trying to get Jeanette Road repaired for some time. There has been patching, but the road surface is so bad that the patches are not working.

Dawn Haag questioned if Capital Painting should come out of the ARPA. The Clerk replied that it will and will be reflected in the next Treasurer's report. She also requested that documents that the Board reviews can be seen by the residents attending the meeting.

5. Discussion and possible action regarding Mount Horeb Area Joint Fire Department 2025 budget.

Dale reported that it was a 3.9% increase for the 2025 fire budget. Insurance, supplies, utilities, district audit for new fire station building loan as per USDA, administration and employee benefit increases are causes for the increase.

Martha moved to approve the MHAJFD proposed budget for 2025. Dale seconded.

Motion passed 2-0.

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6. Josh Hughes: Discussion and possible action regarding moving approved building site due to inappropriate soil conditions in original location. Parcel 0507-093-8090-0. Hughes driveway permit and bond.

Dale reported that the soils under the proposed building location are unstable as shown by 8 test holes that were dug . The excavator went down 14' and did not reach good soil. It was all fill. They have staked the new building location, where the ground is stable. They request approval to move the building footprint 46' northeast.

The layout of the home is still the same. It is a one-story ranch home, but now it sits on the crest of the hill. A five-foot high retaining wall will be used to limit the extent of excavation.

Martha moved to allow that the building site be move 46' as according to site plan A as there is no other viable location due to unstable soils as determined by the test holes. Dale seconded. Motion passed 2-0.

7. Discussion and possible action regarding Brunson Road improvement.

Dale stated that the 2024 road budget is already committed. Any work on Brunson Road would need to come out of the 2025 budget. Fahner has bid for \$19,809.00, with the Town preparing the subgrade. Dale suggested that a second bid, possible by K & N Construction might yield a better price. He stated that there is another road that hasn't been worked on since 2005. Limited funds continue to limit the amount of road work that can be done.

Jeanette Road needs work, as was stated.

Fil Sanna stated that they might contribute, and would provide a letter of commitment for the work, but wanted to know how long would the road surface would last, and would the town be able to maintain it.

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Dawn Haag reported that there is a lot more semi traffic on Britt Valley, and the heavy traffic is causing the road to deteriorate.

Martha considered that continually adding recycled material to Brunson, over 5 years (6 loads \$1,700 per year) would be more costly than just sealcoating it. This needs to be an item of discussion at the Budget workshop. Dawn Haag asked the Town to take into account how much it will cost to prepare the base.

8. Discussion and possible action regarding the use of special assessments.

Vic Wahl presented the idea of levying a special assessment to the properties served by the road improvements. The cost of a double seal coat would be charged as a special assessment on the taxes of the two residents on the road. It is a mechanism for specific properties for special work. This would be tax deductible for the residents, as it is on their tax bill. Property owners can pay by installments over a period of years. Employing this method would require a preliminary resolution, then a hearing unless waived by the impacted residents. Dave Garfoot pointed out that the earliest use of this device would be 2025, payable in December 2026.

Dawn suggested that Fil talk to his tax person, to see how it would benefit, or not.

9. Agricultural Buildings:

10. Driveway inspections, bonds, and permits: Dale had inspected the Babler driveway and found it acceptable. The bond was returned.

Ed Short questioned if the driveway for the Alderman site has been approved. The Clerk reported that Roy Alderman had asked to be on the September 16<sup>th</sup> Planning Commission agenda. Mr. Short has a timeline that require that it be approved by end of September. That would require Board approval as well. Martha suggested a joint

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meeting on September 16<sup>th</sup> between the Board and the Planning Commission. The special meeting after PC meeting on the 16<sup>th</sup>.

11. Clerk's comments: Sign post replacements and an auger. Auger is 400\$ Dale moved to approve purchase of an auger. Martha seconded. Motion passed 2-0.
12. Business for next month's agenda and other business: Steve Salerno, special assessments, second road bid for Brunson, reminder that the County will be reviewing the Comp plan on October 22 OA-14.
13. Adjournment: 9:02pm. Martha moved to adjourn. Dale seconded. Motion passed 2-0.

Minutes submitted by Ruth Hansen

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