TOWN OF PRIMROSE
BOARD OF SUPERVISORS MEETING
Minutes
Monday, July 13th, 2026, 7:30 pm
8468 County Hwy A, Verona, WI 53593

1. **Call to Order**. Meeting was called to order at 7:35 by Dale Judd. Martha Gibson and Alex Elkins also present.

2. **Review and approval of minutes of June 1st, 2026.** Motion to approve by Gibson; seconded by Elkins. Motion passed 3-0.

3. **Treasurer's report and approval of bills.** Dave Garfoot provided and explained the treasurer's report. Motion to approve by Elkins; seconded by Gibson. Motion passed 3-0.

4. **Public comments**: None

5. **Ron Hellenbrand: Discussion and possible action regarding renewal of an expired agricultural building approval at 8716 Ridge Drive, Parcel 0507-281-9930-0.** Applicant initially not present; item tabled by Board. Applicant appeared at 7:56pm and item was taken up by Board. Applicant explained that approval/permit had previously been granted but he had been unable to proceed with the work. Applicant requesting approval for renewed approval/permit with same provisions as original. Motion by Elkins to approve; seconded by Gibson. Motion passed 3-0.

6. **Roy and Lana Alderman: Discussion and possible action regarding the residential buildability of remaining parcels and clarification of the property's development status, including Parcel No. 0507-223-8502-0, currently offered for sale.** Property owners appeared to discuss issue. Discussion with Board on how the parcel is being marketed (as no residential building would be permitted on parcel). Owners indicated they had no intent to market parcel as residential. Board recommended that property listing specify that no residential building is permitted. No formal action taken.

7. **Pat Lease: Discussion and possible action regarding a request to rezone a portion of parcel 0507-213-9500-6 for future residential use.** Applicant appeared to discuss proposal. Discussion focused on whether rezone to permit retirement home would be consistent with the Town Comprehensive Plan. Discussion also included potential for a shed and driveway. Board did not take formal action; provided input on feasibility of obtaining approval for agricultural shed and advised applicant on permitting process for shed.

8. **Justin Roske: Discussion and possible action regarding preliminary approval of a proposed rezone request prior to county submission.** Applicant appeared via phone to discuss proposal. Rezone would result in two parcels: one 54 acres and one 46 acres. Small areas in each parcel would be spot-zoned. Motion by Elkins: to approve rezone to approve two large parcels (reflected in green & blue on exhibit/map); parcel 1 of 54 acres and parcel 2 of 46 acres. Also to approve spot-zoning in each larger parcel, 2 acres in parcel 1 and 3 acres in parcel 2 (reflected in blue on exhibit/map); any future residence in parcel 1 must remain in the area spot-zoned and reflected in blue on exhibit/map; any future residence in parcel 2 must remain in the area spot-zoned and reflected in blue on exhibit/map, further limited to the east of the pink lines in/near the wooded area (south

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.

of southern boundary of spot zone 1); Town will need to approve exact location of any future residential building. Seconded by Judd. Motion passed 3-0.

9. **Ed Short: Discussion and possible action regarding the proposed land transfer of a 1-acre parcel within the Town of Primrose to conservancy group.** Motion by Judd to approve transfer of parcel to Mount Vernon Park association with no building sites on parcel; seconded by Elkins. Motion passed 3-0.

10. **Opening of bids for the Town Garage furnace replacement.** Three bids were received and opened by the Board.

11. **Discussion and possible action regarding the award of a contract for the Town Garage furnace replacement.** No formal action taken; Board will discuss and proceed in a future meeting.

12. **Discussion and possible action regarding approval of Dane County Rezone petition 12296, Kevin Hansen creating three residential lots and one agricultural lot.** Applicant not present. Board discussed proposal. Emphasized that additional approvals would be needed for driveways and exact building locations. Motion by Judd to approve re-zoning petition; seconded by Gibson. Motion passed 3-0.

13. **Discussion and possible action regarding renewal of assessor contract with Accurate Appraisal.** Board discussed renewal of contract and term length. Motion by Elkins to renew contract for 4-year term; seconded by Gibson. Motion passed 3-0.

14. **Discussion regarding permitted uses and permitting requirements for solar arrays within all Town zoning districts.** Board discussed issue. According to Dane County, a solar array is a permitted use under FP35 zoning and does not require conditional use approval. An electrical permit is required from Town. Informational discussion only; no action taken.

15. **Agricultural Buildings:**

16. **Clerk's comments:** Mt Horeb Fire Dept 2027 Pre-Budget Open House on Wednesday, July 22nd at 7:00 pm. Fall Primary election August 11th.

17. **Business for next month's agenda and other business.** Garage furnace replacement; New Glarus EMS.

18. **Adjournment.** Motion to adjourn by Elkins; seconded by Gibson. Motion passed 3-0; meeting adjourned at 9:55pm.

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.