

**TOWN OF PRIMROSE
BOARD OF SUPERVISORS
Minutes
Tuesday July 6th, 2021 – 8:00 pm
8468 County Hwy A, Verona, WI 53593**

THIS MEETING HELD BY TELECONFERENCE.

1. Call to order at 8:01pm. Dale Judd, Martha Gibson, Alex Elkins, and Dave Garfoot were on the call.

2. Reading and approval of Board minutes of June 7th, 2021.

Alex moved to approve the minutes. Martha seconded. Motion passed 3-0.

3. Treasurer's report and approval of bills.

Dave Garfoot presented the Treasurer's report.

Discussion regarding the American Rescue Act Plan grant: The Board agreed to hold the funds in a set-aside in the regular investment account until guidance is received on what the money should be spent on. Martha explained that if the infrastructure bill passes, there will be additional "local recovery funds". She suggested that Primrose get bridges inspected and prepare projects for the application.

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

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

5. Discussion and possible action regarding agricultural buildings. None.

6. Denise Runyan: Discussion and possible action regarding replacement barn and possible vacation of easement at 8894 Oak Grove Road, parcel 0507-091-9230-1.

Ms. Runyan explained that she is unable to replace the current barn due to the Town easement. She can't move the barn to the east due to water flow in that lower area. The only way she can see to move forward is to ask the Town to vacate the roadway easement to the west of the barn, being the bottom of Eith Road (as shown in map 3-1). Dale was comfortable with the vacation, as the Town was under the impression that the easement did not continue that far down Eith. Denise explained that it would require a survey at her own expense. Abandonment of that portion of the road would not affect

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any other property. Martha asked if the plow would be allowed to turn around on the Runyan property. Denise stated she would not have any problem with that. It was suggested that language be included in the deed to “provide the Town with a clear and safe turn-around for the snow plow”. Ms. Runyan agreed to include that language in her deed.

Martha moved to vacate Eith Road as shown on exhibit 3-1 on the condition that it be recorded that the landowner will provide a turn-around. Alex seconded. Motion passed 3-0.

7. Michael Jelle: Discussion and possible action regarding renewal of Conditional Use Permit 2372.

Buck Sweeney, attorney representing Michael Jelle, confirmed that the approved Conditional Use Permit (CUP) was unchanged from the proposed CUP. Martha pointed out that at the Planning Commission meeting, the Town had stipulated that the approved hours were 7am to 6pm, Monday through Friday and no weekend hours of outdoor operation were allowed. That did not show up in the County CUP document.

Martha further questioned the presentation of only one month’s document for waste disposal and asked for all records of hazardous waste disposal going back to 2017. Mike Jelle explained that he has 3 250-gallon containers. GFL has bought out Future Environmental and Mr. Jelle has not been able to get the records from Future Environmental. He explained that filters, waste oil, and antifreeze go into the containers for pick-up. Pick-up occurs once every few months, depending on business.

Martha asked to close the discussion until the Town attorney is present. Mr. Sweeney objected and asked that the Board complete the 3-year review at this meeting. Martha stated that more documentation regarding waste disposal prior to passing the review. Alex pointed out that there are neighbors that have been complaining. He suggested talking to each neighbor. He feels that Jelle Repair is a valuable asset to the community but needs to take near landowners concerns into account.

Mike stated that he works on his own personal equipment on the weekends when he isn’t busy working on client’s machines. Also he does tractor pulls, and often the machines coming and going are his own. Mr. Sweeney suggested inviting the Board and

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the neighbors in to view the operations. He feels that it is a clean and efficient operation.

Dale felt that the Town is at risk of being overly restrictive for what farmers and farm-related businesses can and can't do. Martha pointed out that the Town does have the responsibility to ensure that the neighbors can have the enjoyment of their property. Mr. Sweeney asked that it be on the record that they have come forward to complete the 3-year review. Dale acknowledged that they have come forward and asked that they look for more documentation for the hazardous waste disposal. Mr. Sweeney stated that the burden of proof is on the Town should they ask to revoke the CUP.

Martha asked that the Town talk to the County and to the Town attorney about the available options.

Dale asked that the item be on next month's agenda.

8. Discussion and possible action regarding development of a Town brush disposal site. The clerk explained that Allen Muldenhower has asked for the Town to consider opening a brush disposal site. Alex pointed out that tree diseases are transmitted during brush transport and that the best thing is to burn or dispose of it onsite. Additionally, a brush disposal site would likely invite illegal trash disposal. No action taken.
9. Discussion and possible action regarding going back to in-person meetings. Alex suggested waiting until October or November to go back to in-person meetings. Dawn Haag asked that all the budget meetings be in-person to facilitate the process. Dale agreed to wait until budget meeting time to consider in-person meetings.
10. Discussion of the outline of the procedure for revisions to the Comprehensive Plan.

Martha explained the Planning Commission meeting was canceled for June. She asked to table the Comprehensive Plan work item until the PC has had time to review it. Item tabled.

11. Clerk's comments.

LP contract: Martha moved to go with Premier and pre-pay. Dale seconded. Motion passed 3-0.

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Peerless Road: Dale spoke to Mike regarding keeping track of hours and materials for possible reimbursement.

12. Business for next month's agenda: Jelle CUP, Comp Plan, Peerless Road, ARPA money expenditures.

13. Adjournment: Martha moved to adjourn at 9:29pm. Dale seconded. Motion passed 3-0.
Minutes submitted by Ruth Hansen

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