

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

THIS MEETING HELD BY TELECONFERENCE.
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1. Call to Order at 8:00pm. Dale Judd, Martha Gibson, Alex Elkins and Dave Garfoot were on the call.
2. Deputy Zach Barton: Introduction of the newest Community Deputy that now covers the Town of Primrose.

Deputy Barton will be covering Perry, Montrose, Oregon, and Primrose. Dial 911 in an emergency, or for non-emergencies he will accept emails at [barton.zachary@daneshesheriff.com](mailto:barton.zachary@daneshesheriff.com) The Clerk can also relay calls to his cell phone.

Dale stated that the only current problem is of heavy semi-trucks coming over LaFollette Road, which is over-weight early in the morning 3:30 or 4 in the morning. Deputy Barton took note of the issue.

3. Reading and approval of Board minutes of November 1st, 2021. Martha asked the Clerk to make the following corrections to Jelle Repair item:
  - Clarification that the 8am – 12noon be on Saturday for pick-up and drop-off only.
  - 1-year review be mentioned.
  - Mike Jelle agreed to the terms.

Alex agreed. November 1 minutes to be reviewed after revision at January Board meeting.

4. Treasurer's report and approval of bills. Dave presented the November financial report. Dawn questioned why the set-aside from the 2016 Fire Department was still on the list. Dale suggested the town allocate it toward tree trimming. Dave asked to update report with a version showing the expense descriptions. Alex moved to approve with Dave's corrections. Martha seconded. Motion passed 3-0.

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

Dawn Haag asked if the minutes from November 1<sup>st</sup> minutes be re-reviewed.

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6. Dave Garfoot and Jamie and Tom Erickson: Discussion and possible action regarding rezone and reconfiguration of lots at 8670 Garfoot Drive (parcel 0507-102-8816-1) and 1368 Primrose Center Road (parcel 0507-102-8570-0) by acreage additions from adjoining agricultural parcel (0507-102-8502-0).

Garfoots and Ericksons were on the call. Dave Garfoot explained that the original lot for his house was established at only .6 acres for a mobile home. Later they built a house. The mound system for the house actually sits on the farm property. The Ericksons want to add buffer space in front of their house in case the farm ownership changes in the future.

They propose to add 2.82 acres to each of the residential lots, taken from the agricultural parcel. The Garfoot parcel would then change from SFR-08 to RR-2 with a new size of 3.41 acres.

Dave explained that the Erickson parcel would be enlarged to the south, creating a rectangular 6.82-acre lot, without a zoning category change from RR-4.

In both cases, the use of the agricultural land would not change.

Dave noted that the Planning Commission wanted a deed restriction against further residential development. Martha explained that other towns sometimes “hashed out” areas, stating that no development could be in those areas. That would be an alternative to a deed restriction. Dave and the Ericksons liked the idea. They will come back next month with the “non-develop-able hashed areas” shown on the CSM.

Martha moved to table until next month. Alex seconded. Motion passed 3-0.

7. Deer Creek: Discussion regarding Conditional Use Permit 02547; shooting range and clubhouse rental for events.

Ray Gilden was on the call. He stated that the CUP is a new permit allowing increased shooting hours and rental of the building. Instead of Saturday 9-12 every weekend, it would be 9-3 for one day only on 3 out of 4 weekends, reallocating approximately the same number of hours to fewer days. Martha said it looks like they are switching Sunday morning to Thursday afternoon. With that she counted 24 Thursdays, weekend Saturday goes from 4 to 6. She estimated 64 days of shooting per year. Ray stated that there are 20 weekends now that they don’t shoot at all.

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Counting events it comes to 94 days total. Martha asked that clarification for events during weekdays.

Dale felt that it is good use of the Deer Creek building to use for family events. He voiced concerns about the shooting hours.

Martha feels that the lead contamination issue has not been addressed. Ray stated that they are working with a lead safety expert from UW regarding testing criteria (who, when, where and how often). They have not been able to complete this plan yet. Martha pointed out that the Board should not vote on this until a reclamation plan is in place as Federal law places the responsibility for contamination on the permitting body, which would be the Town.

Alex concurred that the Town would be liable for any clean up, which could bankrupt the Town. Any agreement has to clearly state that the responsibility falls on the Club.

Martha suggested a 1-year review, rather than the standard 10-year review.

Glenn Reynolds commented as a private citizen. He will not be acting as Town attn for any of the Deer Creek issues. He has tolerated the shooting because he values the Club service to the community, but he is not in favor of additional shooting. The noise longer than 3 hours is intolerable. Also he is opposed to adding that much lead to the soil.

Lynn Pitman suggested using number of shots (rounds) as a limiting quantity, rather than hours. She further questioned the increased traffic due to larger events.

John Gillette suggested further meetings, as progress has been made between the Club and the neighbors.

JoAnn Bray feels that they are still in negotiations with the Club. She would like to continue discussions. Her biggest concern is that the appearance that the Club is working toward a commercial property and they would like to discourage that.

Gary Kahl was present and agreed with the previous statements.

Sandy Kruse and opposed unless something is done about the lead. (Sandy Kruse, Mcaygill)

8. Deer Creek: Discussion regarding Rezone petition 11781; change of zoning district to allow for the expansion of the existing shooting range.

Dale voiced concerns about changing an FP-35 parcel to a recreational district. Also he is worried that lead and noise would be the problems with this expansion. Martha agreed that allowing recreation on ag land is against the policies of the town. Ray stated that some of the stations were built on the 20-acre parcel and one option would be to rezone

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to include them in the existing recreational parcel. Dale suggested expanding the skeet area to the south just enough to allow use of the stations that are on the parcel line.

Martha suggested a site view to look at the station locations and the facility parking.

Alex pointed out that the Town needs to be fair in the restriction of noise, especially on the weekends, as we have restricted Jelle Repair for the same issue.

9. Discussion and possible action regarding annual Road Inspection.

Dale and Mike inspected the roads and sent the clerk minutes. Martha and Alex concurred with the road improvement plan for 2023. Clerk to present the road plan at the next board meeting.

10. Discussion and possible action regarding 2022 meeting dates. Dale suggested going with the proposed calendar and change things as we need to.

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

12. Clerk's comments;

13. Business for next month's agenda: Dave Garfoot and Ericksons, Nov 1 minutes reviewed. Road Plan for 2022.

14. Adjournment at 9:36pm. Martha moved to adjourn. Alex seconded. 3-0.

Minutes submitted by Ruth Hansen