

TOWN OF PRIMROSE
BOARD OF SUPERVISORS MEETING
Minutes
Monday, November 7th, 2022, 7:30 pm
8468 County Hwy A, Verona, WI 53593

1. Call to Order at 7:32pm. Dale Judd, Martha Gibson, Alex Elkins and Dave Garfoot were present.
2. Reading and approval of Board minutes of October 3rd, 2022.
Alex moved to approve the minutes. Dale seconded. Motion passed 2-0 with 1 abstention.
3. Treasurer's report and approval of bills.
Dave presented the treasurer's report. Alex moved to approve the report. Martha seconded. Motion passed, 3-0.
4. Public comments: Only agenda items may have action taken.
Dawn asked about the progress of the repairs to Peerless road culvert. Alex explained the current status of the culvert and the water level. He is in contact with the DNR representative, Eric Heggelund, to determine the best way to deal with the culvert undermining. The DNR permit will be filled tomorrow. Construction is scheduled to be between November 14th and the 25th, dependent on weather.
5. Virgil and Dawn Haag: Discussion and possible action regarding a field road expansion.
The Haags presented the map of the current farm layout. The new design would make the drive wider, extend the culvert to reduce water on driveway and make it more accessible to the school bus and milk hauler. Alex made motion to approve to the expansion and Martha seconded. Motion passed 3-0.
6. Dan Dahlk: Discussion and possible action regarding approval of a residential driveway and building site on his 4-acre parcel on the corner of Oak Grove Road and County Highway G. Parcel 0507-093-8090-0.
Mr. Dahlk presented the plan to develop the parcel for residential use. Martha pointed out that they have one build, and at least a couple of siting location possibilities. Dale questioned the site slopes. Mr. Dahlk stated that the slope need not be disturbed if they build in the flat areas. Dale stated that the easterly driveway was best due to the road site distance from Highway G.
Martha made motion to provide a letter of approval for a building site that would then be subject to Town review for siting criteria and access with the new property owner. Dale seconded. Motion passed 3-0.

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7. Mike Jelle: Discussion and possible action regarding Jelle Repair Conditional Use Permit 2372 at 425 Peerless Road, Parcel 0507-264-8001-0.

Mike Jelle asked to renew the Conditional Use Permit for Jelle Repair, as per the one-year requirement. Mike stated that he wants to continue within the hours as recorded with Dane County, meaning 7 days a week, although he doesn't want to work on Saturday afternoons.

Martha pointed out that the continuous nature of the machine noise is the problem. She asked Mike what he could do to mitigate the sound noise. Mike stated that he works for farmers, it is in a farming community, and that the County supports his interest in a 7-day work week. Mike feels that farming is naturally noisy and his repair shop isn't that noisy. Mike further stated that he has 7 cameras around the property and invited the Board to review any tapes for any specific times of complaint. Alex asked that he come up with a plan to reduce the noise. Mike stated that the rezone for the CUP requires a 300' and the only complainant is 3000' away.

Dale asked if the current driveway was a town road. It was determined to be.

The Clerk read the letter of complaint from Dave Cordray and Debra Noell. Alex pointed out that he needs to make his neighbors comfortable. Mike pointed out that the other, closer, neighbors have signed a petition stating that they are comfortable with the operations. Alex still insisted that the Town be open to both sides of any disagreement.

Dale pointed out that in a farming community one must expect noise and odors in an agricultural community. Dale made motion to approve Mike's CUP as the County has on the records currently. There was no second to the motion.

Dawn asked why the complainant would not have the responsibility of putting up the noise abatement on his own property. Florence suggested that it is on the complainant to show proof that the noise is "too high".

Alex insisted that the majority of the residents in the town are not directly involved in ag, and those people cannot be ignored. Alex moved to approve the conditions for the CUP approved by the town in 2021; 7a, - 6pm, M-F and 7am to noon on Saturday, except during emergencies, and with deliveries allowable for a 1-year term. Dale seconded. Motion passed 3-0.

Martha moved that the County be informed of the Town's position and ask how the CUP can be revisited to reflect the original condition. Alex seconded. Motion passed 3-0.

Martha asked that the town clerk to write a letter and send it to all Board members for review and signature. The letter would be sent to the County and to Mike Jelle.

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David Cordray and Debra Noell will be asked to report specific times of excessive noise, and the Jelle security tapes could be reviewed to verify. An effort needs to be made to measure the noise levels at the property line.

8. Discussion and possible action regarding agricultural buildings: Riley Kahl wants to replace an old barn that fell with a new one on the same footprint. Martha moved to approve the project. Alex seconded. Motion passed 3-0.
9. Discussion and possible action regarding changes to the Land Use Plan. tabled
10. Driveway approvals: Dale inspected Savahanna Syverud's** driveway and said it was in compliance. Clerk to return their driveway bond.
11. Clerk's comments: Malcolm Austin presented the New Glarus Fire Department budget for 2023. Dale made motion to approve the budget. Martha seconded. Motion passed 3-0.
12. Business for next month's agenda and other business:
13. Adjournment at 9:06pm. Martha moved to adjourn. Alex seconded. Motion passed 3-0.
Minutes submitted by Ruth Hansen

**Minutes revised December 5th, 2022

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