

TOWN OF PRIMROSE
Special Meeting
Minutes
Monday, May 15th, 2023, 7:00 pm
8468 County Hwy A, Verona, WI 53593

1. Call to Order: 7:00pm Steve, Jerry, Martha, Brian Schneider, Dale Judd and Lynn Pitman were present.
2. Public Comments; only items on the agenda may have action taken.
3. Discussion and possible action regarding Conditional Use Permit 2023-02596 for Alex Elkin's boat repair business and the associated rezone to LC-Commercial at 204 County Road U, parcel 0507-341-9700-9.

Lynn circulated a list of typical CUP requirements of the other CUPS in Primrose.

Alex stated that not all those items apply to his business. He has worked with Roger Lane and Rachael Holloway to pare it down to a list that is applicable. He presented a list of 13 conditions that he felt were appropriate to his business. **

Alex noted that if he were to sell the property the CUP would expire if sold to an unrelated individual. It is not transferable. His son may take over the business in the future if he wants to. The Limited Commercial zoning would continue, but the CUP would not.

Outdoor storage of boats and equipment will be limited to the 2.4 acre area of the barn and the space behind the barn. That is the only area to be rezoned to Limited Commercial. See Exhibit A. Test run of motors can be done outside the red line area to get better water pressure.

Martha asked about a little piece that is in cropland and the portion on bluff encompassed by the red square to be rezoned. Alex stated that it has to be square, but he can't use the cropland as it is in CRP and the bluff is too steep to use.

Alex felt that his operation plan could be submitted for review every 3 years. Martha felt that a 3-year review is reasonable. Dale felt that if someone complains, then the Town could look into it. Jerry concurred and stated further that if the County doesn't require a regular review, the Town shouldn't either. Brian agreed.

Roger Snider questioned if he has a retail sales permit. Alex stated that he does have a sales and use permit. Alex stated that 90% of his income is from repairs. Sales are incidental to the repairs. He would have to go Commercial, and his is not interested in that.

***1)The Limited Commercial activity shall be limited to a small family business operating to repair boats, recreational vehicles and equipment like chain saws, lawn mowers etc.*

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2)The outdoor storage of boats will be in the 2.4 acre area rezoned to Limited Commercial as shown in Exhibit A. Test running motors can be done outside the LC zone when necessary due to their size or their needing higher water pressure to test run onsite. The majority of boats will be stored behind the barn.

3)The conditional use permit is not transferrable upon sale of the business or the property to non-family members.

4)The limited commercial business shall be limited to a maximum of the equivalent of 2 full-time employees in addition to the owner, Alex Elkins.

5)Hours of business operation shall be: 8am - 9pm Monday - Sunday. After 8 pm on Monday - Saturday and on Sundays, motors that can be test run in water tanks will be run in water tanks to reduce overall noise.

6)The amount of motor work, noise, customer drop-offs and traffic as described in CUP application 02596 shall be permitted as part of the business operation.

7)No signs shall be allowed in association with the business conditional use permit on the property.

8)Permanent outside lighting is not permitted. (Flashlights etc. are OK for temporary use to complete repairs)

9)All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.

10)Natural tree and brush screening of the view of LC parcel will be maintained behind the barn as described in CUP application 02596.

11)Any new buildings must meet Township of Primrose current standards at the time of construction.

12)Gas, oil, and other toxic or hazardous waste must be stored in secured containers and disposed of properly at the Dane County Clean Sweep site or comparable sites, and or facilities that burn the oil or gas. Records of disposal of waste must be submitted to Town Board.

13)An Emergency Response plan shall be submitted to the Town within 30 days of CUP approval. (fire extinguishers etc.)

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Martha moved to approve with the 13 conditions as stated, and with the standard language from County. Steve seconded. Motion passed unanimously.

4. Adjournment. Martha, Jerry. 8:33pm
Minutes submitted by Ruth Hansen

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