

**TOWN OF PRIMROSE
PUBLIC HEARING
Minutes
Monday, May 1st, 2023, 7:00 pm
8468 County Hwy A, Verona, WI 53593**

1. Call to Order: Steve Flach called the meeting to order at 7:04pm. Martha Gibson, Jerry Judd, and Lynn Pitman were also present. Dale Judd and Martha represented the Board.
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 Elkins' boat repair business and the associated rezone to LC-Commercial at 204 County Road U, parcel 0507-341-9700-9.

Mr. Elkins explained that he has had a boat repair business for at least 15 years at the residence. Dane County Zoning looked at it 15 years ago and felt that a Conditional Use Permit was not required. Later, as more work came in, Mr. Elkins went to DCZ and, as there had been no complaints, he was still not required to get a CUP. Recently, a complaint was put in, rescinded, and then put in again. Now Dane County Zoning requires a Conditional Use Permit.

Mr. Elkins submitted map showing the area that he needs to work and store boats. He does not require any new buildings or driveways. No agricultural land being used. He has about 60 FSA maps showing that it was not ag land. Limited Commercial zoning is what Dane County is requesting. Currently he is allowed to have 12 or fewer pieces of equipment. His own personal items are more than that. The CUP would allow him to have more than 12 boats on premises. Stored boats would be restricted to approximately ½ acre, in a well-defined area behind the barn. Lynn, Martha, Steve had looked at it. Steve felt that it was well represented by the maps.

Martha stated that she researched the arial photos. Generally, the area where the boats are has been just dry dirt. The ditch has box elders and willows of substantial size. The other side of the ditch had been tilled, but not the near side. As no buildings or concrete are being put in, there is no changes to the soil itself (referencing the Otto airstrip), and the area could easily be converted back to agricultural use.

Dale asked if a person headed north on Highway U would be able to see all the boats. Alex stated that the boats are out of sight, behind the barn. Willow and pines in the area block the view of the boats to a large degree. Boats are taken outside and test run, and then returned to the storage area or the work area. Dale stated he was satisfied with that as long as it isn't an eye-sore.

Lynn asked what the business operational conditions are. Alex indicated that the application does explain most of it. It is in standard format for all CUPs; balancing the Land Use Plan and community concerns such as lighting, noise, and pollution. Lynn requested Alex put together a draft of what the hours of operations would be, if it is business by appointment only, noise, overall limit of activity to make sure the neighbors are okay with it. The document would need to affirm that no hard surface or new building would be built, and that screening is required, and that it is for Alex Elkins family business only.

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Martha asked for the neighbor's in-put: William Huntington stated that he has no problem with the business as it is not an eye-sore and he hears no noise. Linda Uttech said that the business doesn't bother her. Joe Kempfer has called the Clerk and state that he had no concerns about it either.

Mike Jelle asked if the hours were 7 days a week and if so, how can he do that when others can't. Alex stated that it is due to neighbor's complaints. Mike only one neighbor that complains. Alex stated that if he had one neighbor complaining he would have to curtail hours. Alex stated that he makes an effort to make as little bothersome noise as possible.

Dawn Haag asked how Mr. Elkins handles hazardous waste disposal. Alex responded that he only collects about 10 gallons in 2 years time. That is taken to Clean Sweep, or to someone that burns waste oil in their furnace. Any batteries go to Clean Sweep.

Bruce Gorman asked if he does barrel testing and if so, what does he do with the waste water, Alex stated that it's like running a boat in a lake and he uses clean water each time. Used water is distributed in a grassed area.

Roger Snider felt that Alex should apply the same standards to himself as he does to others. He also felt that the oil in the water does infiltrate the soil and go into the water table. He questioned if a fence needs to be around the pond for safety.

Martha asked if the vote could be postponed. That would give everyone time to look over the materials and list of conditions. They would then hold a special meeting to make any necessary changes and vote in time for the County Hearing. Lynn agreed and suggested they get the final draft and vote on May 15th. Clerk to allow a full hour for the meeting.

4. Adjournment. Martha moved to adjourn at 8:17pm. Steve seconded. Motion passed unanimously.

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