

Rebecca Rankin  
8483 Miller Rd  
Verona, WI 53593

October 14, 2023

Dale Judd, Alex Elkins, Martha Gibson  
The Primrose Town Board  
County Road A  
Verona, Wisconsin

Re: Deer Creek Rezoning and Conditional Use Proposal

Dear Town Board Members,

My wife and I bought our home at 8483 Miller Rd in October 2017. At the time, we were living on the west side of Madison on a quarter acre lot. We were excited to have finally found a place where our dogs would have enough space to run and explore without bothering the neighbors. We envisioned a peaceful retreat where we could enjoy campfires with our grandchildren and friends on the weekends.

Our one reservation in purchasing the property was its proximity to the gunclub. To better inform our purchase decision, we looked at the gunclub's website to get a sense of the type and frequency of events we might expect if we bought the property. We also talked to the previous owner about the activities at the gunclub and the owner's relationship with the club. Unfortunately, neither the club website nor the previous owner were complete and forthcoming in the information they shared. Had we known the number and types of activities occurring at the gunclub, we would have continued our search for a more suitable property.

We moved into our home in November and had a quiet winter with occasional social events at the club and limited shooting. It was a beautiful time of year and the number and scale of the club activities were reasonable. Unfortunately, things quickly changed in the spring and became untenable in the summer. Our enjoyment of the property was markedly diminished by:

- At least one social event every weekend, many times both Friday and Saturday night, from the end of May until August. These events would frequently go until midnight or later.
- People congregated in the parking lot at these events, drinking, talking loudly enough for us to hear it in our home, and sometimes fighting.
- Cars parked along Miller Rd made it difficult to get in and out of our property and limited access to the front of our property for yard maintenance.
- Some events had outdoor PA systems that were significantly disruptive in allowing any chance of enjoying our property while an event was underway.

All that said, we have been encouraged by the club's willingness to make improvements to the property and collaborate on drafting a CUP that meets both theirs and the neighbors' needs. Club improvements include:

- Expanding parking to be tucked behind the gunclub and off Miller Rd.
- Changing the parking lot and outside building lights to a lesser wattage.
- Completing a lead and contamination assessment.

Representatives from the gunclub and community neighbors have met many times these past four years to develop a usage plan that works for all parties. The club can be a true asset to the community. It is unfortunate to continue to have it languish in this CUP limbo where the club can't be fully enjoyed by Town of Primrose residents and the surrounding communities. I was very encouraged by the most recent discussions that we've had with club members concerning activities, hours of operation, and materials management. My hope is that we can continue discussions with club members and come to a viable solution that works for both the club, the neighbors and the larger community.

Sincerely,  
Rebecca Rankin