

TOWN OF AURORA
MINUTES OF SPECIAL BOARD MEETING
Thursday, January 18, 2023

The Aurora Town Board met at the town hall on Wednesday, January 18, 2023, at 7:00 p.m. Officers present were Supervisor Andy Przybyl (acting chair), Supervisor Jeff Toll, Treasurer Melissa Zamzow, and Clerk Ann Mosling.

Tonight's meeting Agenda was posted on Monday, January 16th at these locations: 1) Town of Aurora website (www.townaurora.com), 2) Town Hall board, and 3) Town board located at Midway Gas and Oil. An update to the agenda was posted on Tuesday, January 17th to all locations.

Business:

Andy presented for discussion and decision a suggested list of conditional use requests to be potentially imposed on the Willow Creek Grains Facility, located at W2185 County Road Q in the Town of Aurora. Andy stated that any conditions agreed upon with the town residents would have to be submitted to the Waushara County Zoning Department, and that the Town of Aurora does not have jurisdiction regarding County Hwy Q or State Hwy 49, or have the authority to enforce a conditional use permit (CUP) issued by the county. The county must regulate CUP compliance. Jeff Toll will represent the Town of Aurora at the next county board meeting on February 16, 2023, at 7p.m. Town of Aurora residents may attend this meeting, as well. Andy will discuss with Todd (county zoning dept) the possibility of establishing a natural barrier, which includes a berm and/or trees in front the site, as another conditional use request. Andy has already spoken with Paul Olsen, and he has agreed to comply with the conditions if they are reasonable. Andy encouraged residents to contact him or attend a board meeting if they have further comment or complaint with non-compliance if a conditional use permit is issued.

These are the conditional use requests:

- Hours of operation
 - Site will be limited to a 13-hour window of operation, 6:00 AM to 7:00 PM. An additional 2 hours of operation will be permitted from Oct 15th through December 15th for harvest season.
 - No grinding will be permitted outside of the time frames specified above.
- Lights
 - All high grain facility lights should be pointed in and down to the property to minimize light pollution
 - All grain facility lights will be turned off during non-operational hours
 - Small, low elevation (less than 20 ft) lights can remain on for security purposes
 - A sign must be placed by the scale, in view of the driver, instructing them to turn off trucks lights during loading and unloading of grain.
- Fencing
 - A natural barrier of trees, and or berm with trees will be planted along the north side of the property to aid noise, debris, and light reduction
 - The barrier cannot obstruct operator's views leaving the facility nor entering County Road Q or HWY 49.
- Entrance and on-site conditions
 - Expand driveway width to a minimum of 50 feet.
 - Max speed of 15mph on the premise to keep dust at a minimum.
 - A sign is to be posted on the entrance of the facility.
- New Construction

- Only 1 additional 100k bushel bin (54X18) will be permitted to be built on the property per the plans of the original land use permit (#21 188 2021)
- No additional structures, of any kind, are permitted to be built on the property without approval of the Aurora Town Board
- No additional structures will be permitted to be constructed higher than the highest point currently on the site as of 1/13/2023.

A motion was made by Andy, and seconded by Jeff, to approve conditional use requests and file them with the county. Attendees ayed in favor. Motion carried.

As there was no further business, the meeting was adjourned at 7:41 p.m.

Ann Mosling, Clerk