

## Unapproved Minutes

### Town of Blue Mounds Monthly Board Meeting Monday, January 8, 2018, 7:00 p.m.

Dennis called the monthly board meeting to order at 7:00 p.m. Present; Supervisors Dennis Jelle, Wayne Jones, John Brixy (arrived at 7:20pm), Helen Kahl, Clerk, Kasha Larson, Deputy Clerk & Nancy Goplin, Treasurer.

Helen read the minutes from the December 11, 2017 meeting. Wayne motioned to approve, Dennis 2<sup>nd</sup>, motion approved.

Road maintenance report: Discussion of sand/salt for residents – Ivy sells a sand salt mix for \$42.50/ton with 10% salt in the blend, but our salt in the blend is about 25%. We pay \$74.16/ton for salt & \$8.05/ton for chips, so Charlie figured we need to charge about \$65.00/ton. We have to charge what it costs us to for the salt/sand mix, as we legally cannot compete with the private industry in our area for salting and sanding private drives. Wayne moved that we make sand available at \$65.00/ton, Dennis 2<sup>nd</sup>, motion passed.

Should have a plan for the roads to be done this year to get to Scott's by mid-February. Should also reach out for new bids on roads that are not covered under Scott's 2017 bid.

Potential Purchase of Used Blade – Charlie is requesting that we buy a used blade for moving snow in places such as on North RD and intersections with banks on both sides. Wayne moved to purchase the blade and it's needed attachments for \$600.00, Dennis 2<sup>nd</sup>, motion passed. John abstained from the vote as he missed the discussion.

Building & Grounds: Window guy has been contacted and he will get out here as soon as he can. 2 lights outside are dead. Charlie has checked the breakers and will check the ballasts.

#### Public Comments:

Jesse Schauf – Looking to tear down the old cheese factory on Hwy 78, but keep the basement, and separate the 2 buildings. Would like to put in a new septic and build a new house on top of the basement. Currently zoned as C-1, but would like to re-zone to C-2. Helen provided Jesse with the necessary applications to get the ball rolling.

George Lazarus & John Halverson (land surveyor): Preliminary Discussion RE Rezone of Approx. 40 Acres at the Corner of HWY 18-151 and Erbe RD (south of 18/151). Wondering how to get his property zoned for future business development. Dennis stated that it would be light commercial, such as a truck depot, landscaping business etc. George has no current buyer, but is interested in finding out what his potential would be. Dennis said they'd need to have a potential business ready to go into the property before we would need/want a proposed plan. There would need to be a dedicated road coming off Erbe RD and the town would need an engineered plan for that road. Helen brought up a concern about crossing the road there. It isn't a good crossing place. Dennis noted that the state had brought up, at one time, that Erbe RD would go under 18/151 and meet at ID but this has not been addressed recently.

Dennis requested that there be a site visit before any re-zone talk continues.

Z & L Properties: Preliminary Discussion RE Rezone of 4.198ac (Silo is C-2 in legacy zoning and bound to what is there is going to stay there) from LC-1 to C-1. Board has suggested they rezone the entire property, including the silo, so that it is all under 1 zoning of commercial, then apply for a CUP for anything that would fall outside of commercial. We have the completed application, but need the \$300 application fee before the LUC can make a new site visit.

Vadney Hansen: Preliminary Discussion RE Rezone of Residential Area of Existing Parcel

– Wants to break off the buildings from the rest of the 40, so wants to re-zone that 6ac to residential. Board feels that there is no need to do a site visit, as there is nothing being built or changing. John

moved to approve the re-zone pending the notification of the neighbors of the re-zone with a deadline of 2/1 for anyone to question the change, receipt of the CSM, the \$300 town fee and the knowledge that there will be additional fees, re-zone of the 6ac from Ag1 Ex, to SFR (Single Family Residence). Wayne 2<sup>nd</sup>. Motion passed 3-0.

Public Hearing: Mike Pharo Rezone 2 Acres from A-1 Ex to SFR – LUC approved re-zone 5-0 in favor. Has a letter from Dane County saying that placing a driveway anywhere between the 2 power poles will be okay. John moved to approve the re-zone pending the notification of the neighbors of the re-zone with a deadline of 2/1 for anyone to question the change, and receipt of the CSM. Wayne 2<sup>nd</sup>. Motion passed 3-0.

Progress Regarding Request to be assigned to District 5, Dane County Towns Association – Meeting is being held 1/17/18. Dennis and John will be attending this meeting to make our case of why it better suits us and the other towns for us to move into District 5.

Discussion of Website Maintenance Proposal – The new site is in the works as [www.townofbluemounds.com](http://www.townofbluemounds.com). The board was shown the preliminary site and they liked it.

Report on State Legislative Issues – AB 109 Status – Jerry Derr has not contacted John.

John is concerned that Rep. Ripp has left the general assembly and does not know who is now carrying the bill.

John feels it would behoove us to add an advisory referendum, to one of the upcoming ballots, to have the wheel tax money shared with the towns and villages.

Land Use Committee report: Site Visits – nothing to report

Report on Mt. Horeb Area Economic Development Committee – no mtg. in December.

Fire District report – Currently trying to fill a position of an employee hired away by the City of Madison.

Review of correspondence received – none to discuss

Approval of bills – Total of \$978,124.53 includes the first payments of the levies. John moved to approve the bills as stated. Wayne 2<sup>nd</sup>. Motion approved 3-0.

John moved to adjourn at 8:40pm. Wayne 2<sup>nd</sup>. Motion approved 3-0.

Respectfully submitted,  
Kasha Larson  
Deputy Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, February 12, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixey and Wayne Jones, Clerk Helen Kahl, and Treasurer Nancy Goplin.

Brooke Gagner, our Sheriff's Department representative gave a report on 2017 calls within the township. There were 576 calls total. She had various questions from the audience.

John moved to approve the minutes, Wayne seconded, motion passed 3-0.

Nothing for road report.

Building and Grounds. He replaced two big bulbs outside, one must be defective.

#### Public Comments

Z & L not present, postponed to later in agenda.

Jesse Schauf postponed to March, they are not ready.

Preliminary Discussion on Zentner Rezone. Valla Zentner and her son, Kyle LaFond, appeared to request a rezone. The farm is 124 acres and they want to preserve 35 as a farmette. The 5 acres with the current buildings is zoned residential. They would add 30 acres to that parcel and rezone it. After much discussion, it was mentioned by Kory from General Engineering that they could probably qualify under Larger Scale Home Based Businesses CUP under AG zoning, especially if they would bring perhaps bee hives on the acreage.

John recommended we consider the rezoning of approx. 35.1 acres to AG District, under which they would operate a Large-Scale Home-Based Business with an annual inspection by the town board or their representative to make sure that what is said in the CUP for the current business... is being complied with, that the business will stay as is. The LUC will need to make a visit and give their opinion. The 2 full time equivalent employees will need to be addressed in the CUP.

Discussion RE Commercial Corridor on HWY F, south of HWY ID. Jim Van Camp. They're in the Commercial Corridor but it would have to be planned, he cannot just rezone the whole thing commercial. John suggested a letter of intent saying he is in the Commercial Corridor, but not commit to anything. We cannot blanket zone it but we will assist in helping him, under the Zoning Code and the Land Use Plan.

Re being assigned to District 5 of the Dane County Towns Association, we have been moved. John gave a history of why we asked to be moved and why it is now a better fit. We have been trying to get into another district where we would have better representation as well.

Jack Zahler appeared representing Z & L Properties. Dennis summarized the petition saying the office building would be allowed under the Commercial with CUP's for other uses for the office/warehouse space/laboratory testing. The silo is permitted and there cannot be another barn or silo painted with a sign within a half mile of their silo. They will be on next month's agenda for the CUP's (water testing lab business, storage building & meet code for existing storage yard area). John moved that ordinance Z2018-1 be passed, as read by the clerk. Wayne 2<sup>nd</sup>. Ordinance passed 3-0. The CUP's will be tied to a specific area of the parcel, on the map.

John had no new information about AB-109.

Land Use Committee Report. They had 2 site visits at Z & L and Schauf. They will probably be visiting Zentner property before the March meeting. RE Lust Auction, the LUC has not yet voted and are waiting for specifics before they vote, perhaps on the next site visit meeting.

Economic Development. Lots of things going on in Mt. Horeb.

Dennis gave a report on the Fire District wage situation. He showed a survey of area departments and apparently the district is not paying what other area departments are. There is a shortage of people available, even Madison finding it difficult to find qualified people. John asked about our interns, why are they going elsewhere? 3 have stayed and are working full time. The new fire station will allow us to have people come from other departments and sleep overnight.

Correspondence:

Dennis announced that Erpenbach will be speaking and taking questions at the Barneveld Public Library on 2/17/8 or at the Waunakee Community Center 2/24/18.

Dennis brought up the bill he got from DaneCom. John reiterated that we opted out of DaneCom under the original contract that the County came up with. Since we don't have radios, they don't have an argument to collect from us.

Helen explained the bills/levies. John moved to pay the bills of \$512,036.23. Wayne 2<sup>nd</sup>. Motion passed 3-0.

John moved to adjourn at 9:10. Wayne seconded, motion passed 3-0.

Respectfully submitted,

Helen Kahl, Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, March 12, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixey and Wayne Jones, Clerk Helen Kahl, and Treasurer Nancy Goplin, Kory Anderson General Engineering.

Helen read the minutes from the February board meeting. John moved to approve, inserting the words State Senator in front of Erpenbach, Wayne seconded, motion passed 3-0.

Road Maintenance. There is someone hauling large loads on our town road, Steinhauer RD. Because it is thawing, the road is ruined. Dennis is working with the guilty parties to let them know they are going to have to put in a new road. Charlie reported the town hall mailbox got knocked down during last storm. We have a temporary one up now.

Public Comments. None

Dennis asked board to make a motion to allow him to change the order of the agenda. John made motion to give the Chairman permission to rearrange the order of the agenda. Wayne seconded, motion passed 3-0.

Preliminary Discussion with Graham and Geri Webster. They are currently RH-4 now, and are buying 12 acres from Opsals. They will request to change it all from Legacy Zoning RH-4 and A-1 EX to AG and have them on the April 9 meeting for a Public Hearing. The Board agreed that there is no site visit needed. Helen will notify the neighbors and they will be on the April agenda. They have paid the \$300 Town Fee and the \$750 Retainer.

Public Hearing: Marc and MaryAnn Bellazzini. Dennis asked Helen to read the Zoning Code regarding putting a Conditional Use on Legacy Zoning. The code is clear in Subchapter X, 1.0101(f) where it says the use of a parcel may not be changed to another permitted or conditional use under the Legacy Zoning, but must be rezoned to a use provided under this Ordinance. It was recommended they apply to rezone to Ag Enterprise Zoning (AE) with a CUP for the Air b n b. The winery CUP still would stand as is. They will be on the April 9 agenda for a Public Hearing. They have paid \$300 for the CUP, but owe \$300 for the Town Rezone Fee and \$750 Retainer.

John also wanted them to know about the legislation for extending the hours of winerys in the State. That legislation is dead due to pressure from the Tavern League. He recommends getting a better lobbyist if the group wants to move forward.

Public Hearing Z & L Properties, LLC. They are applying for 3 CUPs to allow for an outdoor storage area, and 2 buildings, both for manufacturing and storage and also for a water testing lab. **John moved to approve Ordinances Z-2018-5, -6, -7, that cover attached, related CUP's.** Paid \$300 Rezone Fee, \$750 Retainer, and \$900 3 CUPs.

Public Hearing: Zentner/Kyle LaFond. The 35 acres are currently A-1 Ex and RH-2. The Land Use Committee and Board did a site visit. The vote was unanimous 4-0, with one person excused. **John moved to approve Ordinance Z-2018-4 changing the Zoning from Legacy Zoning A-1 EX and RH-4 to AG from the current. Wayne seconded, motion passed 3-0. John moved to accept the CSM as presented and authorize the Clerk to sign. Wayne seconded, motion passed 3-0.** \$300 Town fee and \$750 Retainer Paid.

Public Hearing: Mike Pharo appeared regarding the rezoning of 30.23 acres from A-1 EX to SFR (Single Family Residence). **John moved to approve the Ordinance Z-2018-3 to rezone 30.23 acres aka Lot 1. Wayne seconded, motion passed 3-0. John moved to accept the CSM as presented and authorize the Clerk to sign. Wayne seconded, motion passed 3-0.**

We will do the Public Hearing for Lot 2, 12 Acres, from Legacy zoning to A-1 EX to AG in April. **Dennis moved that both parcels be deed restricted. Lot 1 has 1 build and lot 2 has no further builds. John seconded, motion passed 3-0.** They have paid \$750 Retainer and \$300 Town fee.

Public Hearing: Wisconsin Surplus aka Lust Auction. Matt Lust appeared with his engineer. They are applying to rezone 3 parcels, approx. 22 acres, from A-1 EX to Commercial (COM). The Land Use Committee approved it after a site visit in December and a meeting on March 10. They are approved for a driveway and they have their sanitary permit. Kory had some questions for Matthew Lust. He asked about setbacks for the storage buildings. He asked about the use of part of the outdoor storage. Matt explained that the hoop building is for display of products to be sold. Kory asked about parking, according to the code he came up with 135 parking places, but sees 73 in drawings. Matt said they have about 20 employees and day to day 20-30 individuals coming in and out to pick up or look at items. They do not hold on-site auctions so there would rarely be need for more parking than the 73. . John suggested and the Board agreed we add to the CUP the Flex Parking statement from the Zoning Code under 1.079(5)(d).

Helen inquired about code requirements of vegetative barriers. It was explained that the contour of the land and buildings themselves will be partial barriers. Lust stated, we're not a junkyard, and it will be difficult to see the junked cars and types of equipment for sale due to the plan. There will be strategically placed vegetative barriers.

Kory brought up the CSM map which still shows 3 parcels. They have submitted the CSM for one lot to the County, which will eventually come back to us and Mt. Horeb for extraterritorial zoning. **John moved to approve Zoning Ordinance Z-2018-8 and Certified Survey Map, which is rezoning 22.1 acres total from Legacy Zoning A-1 EX to Town Zoning Commercial (COM). Wayne seconded, motion passed 3-0.**

With the Principal use as an auction facility, Kory mentioned we have a potential 8 CUP's:

Vehicle Repair and Maintenance. They are licensed as a used car dealership subject to safety inspections. They have 2 bays for the inspections. There is no auto body work or painting or service oil, etc. on hand. The board agrees this part of the auction business and doesn't need a CUP.

Used car dealership. Matt explained that the town will be asked to make a statement that the facility is appropriately zoned for used car sales. No CUP is needed for used car sales.

Solar panels on the roof might need a Conditional Use according to the Zoning Code. The panels are for their own use and may cover 5000 sq ft. The board agreed it's on the allowed building and a separate CUP wouldn't be required.

Firearm Sales. Matt explained that it's the same concept as the used car sales. They have a Federal permit and will need the Town to provide proof that gun sales through auction are permitted as part of the rezone. There is no retail gun store, they're all sold online at online auctions and they're stored in secured area, not out for display. The board agreed they're part of the various items sold by the auction service and will not require a CUP.

Seasonal RV storage. The plan is for indoor storage in the permitted accessory building. The board is comfortable with no specific CUP for this potential use.

John asked that we add the Flex parking verbiage from the zoning code 1.079 (8)(d)(e) to the CUP.

**John made a motion to adopt Ordinance Z-2018-9 as presented for the CUP for Outdoor Storage. Wayne seconded, motion passed 3-0.**

There was a discussion regarding the mini-warehousing in regard to vegetative buffering. Matt questioned what view must be blocked. The board agreed it would be the area between the buildings and HWY 78. They do not need to buffer toward their own buildings or the quarry.

**John made a motion to adopt 2018-10 to approve the CUP for the mini-warehousing. Wayne seconded, motion passed 3-0.**

RE the Conditional Use for the illuminated sign. **John moved to adopt Ordinance Z-2018-11, allowing the illuminated sign as presented. Wayne seconded, motion passed 3-0.**

Report on State Legislative issues. Regarding AB 109 is done for the season. The wheel tax bill was dead on arrival in the senate.

Land Use Committee: No upcoming site visits.

Economic Development is this Fri at 8:30.

Fire Department. Nothing new, new building is going on.

Review of Correspondence.

John made a motion to approve the bills of \$21,477.64. Wayne seconded, motion passed 3-0.

Dennis requested a short morning meeting for Thursday March 15, 10:00 a.m. regarding the Bobcat situation.

Regarding second interviews, Helen asked to have them Monday, March 19, at 6:00 p.m.

John made a motion to adjourn. Wayne seconded, motion passed 3-0. Meeting adjourned at 10:05 p.m.

Respectfully submitted,

Helen Kahl, Clerk



## Approved Minutes

### Town of Blue Mounds Board Meeting Monday, April 9, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixey and Wayne Jones, Clerk Helen Kahl, and Treasurer Nancy Goplin, Leah Newel and Curt Winter.

Helen read the minutes from the March meeting. John noted that Kory Anderson, General Engineering, should be added to the attendees in the first paragraph.

Road Maintenance: The bid from Scott Construction on North RD is \$106,394 for pulverizing, regrading and sealcoating. Option 2 is \$75,537 for pulverizing and grading. Colin Jacobson with Scott Construction was present to explain. Tomnan RD Recycled 600 T compacting, double sealcoating, \$26,785. Brandywein TR single seal, \$2,180. Sutter LN \$5980. Charlie wants to do that while they're out on East Blue Mounds RD anyway. Rowley RD \$7,812 double seal, Rowley \$1,679 single. In addition, Finks bid on Rowley RD is \$12,500 for the South portion and \$4200 for the North section. Last year's bids stand on what did not get done in 2017. Regarding North RD, that may be delayed another year. The board and Charlie will make a decision on which roads we'll do based on the budget. There were no other bids. John made a motion to approve Scott Construction to complete last year's uncompleted work and allow the board and Charlie to decide on which roads we do this year to fit the budget. Wayne seconded, Motion passed 3-0.

Dennis announced that it was agreed to purchase a Bobcat from K & L Bobcat in Darlington at a cost of \$33,393.60. Helen will inquire of 3 local banks as to the rate and best terms for the loan.

Buildings and Grounds. Windows are still not done, Charlie has been in contact with Mt. Horeb Glass.

Public Comments- None

Public Hearing for Graham and Jeri Webster. They are buying property from Opsals to increase their parcel to 20.5 Acres. Helen read the list of neighbors which were notified of the Public Hearing with no responses. John moved to adopt Ordinance #Z-2018-12 which amends the Town zoning map, changing the zoning map from RH-4 and A-1 Ex to AG, and approve the Certified Survey Map. Wayne seconded, motion passed 3-0.

Public Hearing for Marc Bellazzini. John moved we add the Flex Parking language to the CUP for the Air b n B where the owner asserts they have enough parking to accommodate their needs. Wayne seconded. Motion passed 3-0. John moved to approve Ordinance #2018-2 pertaining to the Bellazzini Rezone/CUP #2018-1 to change from A-1 EX to Ag Enterprise (AE) including the CUP for the Air b n B, all that is stated, striking an annual town inspection in favor of the county's. Wayne seconded, motion passed 3-0.

Public Hearing Pharo. Mike Pharo appeared to rezone 12 acres in Section 24 from A-1 EX to AG. John made a motion to approve Ordinance #2018-13 pertaining to the Pharo Property as presented, Wayne seconded, motion passed 3-0. There will be a deed restriction filed for no further splits on the property.

Preliminary Discussion: Jesse Schauf appeared regarding the property at 2429 HWY 78, Parcel 0606-221-8460-7. He asked if he needs 2 septic systems. Dennis believes he does. He's taking out the current Kell Mac office area. He asked about adding on to the building for a renter. He was instructed to contact Hogan's Septic to look at the septic situation. He's also instructed to call Gary Sutter regarding the small parcel on the north and west sides of the Schauf lot which would be better attached to Schauf's property. He was advised to have 2 parcels, one residential and one commercial, for future purposes of resale. He was also instructed that by opting out, the town has more control on out-buildings and set-backs, etc.

RE Ordinance Amendment to Zoning Code. They've reduced some of the setbacks and rules for accessory buildings. It was probably written up in regard to the municipalities who are considering sub-divisions. John made a motion to adopt Ordinance Amendment 2018-1, an amendment making corrections and revisions to the Town Zoning ordinance. Wayne seconded, motion passed 3-0. Roll Call Vote: Wayne, Aye; John, Aye; Dennis, Aye.

Helen announced the 2018 Open Book and Board of Review dates. Open Book will be June 25 and Board of Review on July 11. The board will meet at 6:45 on Monday, April 23, to adjourn to July 11 in order to satisfy statutory requirements.

Legislative Issues, AB 109 status. Several other areas of the state are dealing with zoning opt out issues. Senator Nass wasn't willing to pass it and then clean it up later. RE the census, once the county's population goes over 500,000, the county board can vote to give up county roads over to the townships.

Land Use Committee Nothing Scheduled.

Economic Development, no report.

Fire District Report. Dennis gave a report on the progress of the potential sale of the current fire department building. The village doesn't want an auction, hoping to purchase the building. In the case of someone else buying the property, the village may turn down any business that is proposed for the lot. There is an upcoming meeting to make a decision.

Review of Correspondence Received. Nothing

Approval of bills. John moved to approve the bills at \$19,890.29. Wayne seconded, motion passed 3-0.

Helen brought up the cemetery maintenance for 2018. The board decided to have Mrs. Shelstad continue to take care of the East Blue Mounds cemetery. Dennis will speak with her.

John moved to adjourn, Wayne seconded, motion passed 3-0.

Respectfully Submitted,

Helen Kahl, Clerk

## Approved Minutes

### Town of Blue Mounds Board Meeting Monday, May 14, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, Deputy Clerk Curt Winter, Treasurer Nancy Goplin and Kory Anderson, representing General Engineering Company.

Leah read the minutes from the April meeting. No changes were made.

Road Maintenance: Concrete culverts were installed on Thronson Way. North Road improvements will be put off until next year. Patching will take place through the summer on town roads.

Dennis announced that MHTC will be having more underground cable put in on Bergum Road. John made a motion that the contract be signed Wayne seconded. Motion passed 3-0.

Buildings and Grounds. One window was replaced, waiting on the second window. Charlie commented that he will be having hand surgery in June. It was determined that Curt Winter will do the lawn mowing in Charlie's absence.

Public Hearing for Dennis and Lisa Schlimgen. Dennis and Lisa are requesting that the board pass a resolution opposing American Transmission Company's plans to construct a transmission line along Hwy 18-151. Lisa passed out a packet including the ATC plans, information from the Public Service Commission, and reasons to consider opposing the plans. After discussion from the Board it was decided to conduct a survey via email to gauge public interest in the situation and move according to the survey results.

Public Hearing Jesse Schauf rezone update. An agreement has been reached with the Sutters and the location of the septic has been planned. A Certified Survey Map is still needed. John moved that the Schauf rezone is placed on the June 2018 agenda, Wayne seconded. Motion passed 3-0.

Public Hearing Lazarus Rezone. Proposal to rezone 31.92 acres on Erbe Road. Requesting 4 lots be changed from A-1 EX to COM and the remainder changed to AG. A review and discussion of the site visit completed on May 9, 2018 held. It was determined that the 4 lots under current discussion should not have a problem with storm water management but it will be an issue that will need to be addressed with Dane County on future development. John moved to adopt ordinance #Z2018-14 which amends the Town zoning map, changing lots 1-4 from AG EX to COM and the remainder of the property to AG. Wayne seconded, passed 3-0.

Public Hearing Justin Bell application for Section 14 Docken Road single use driveway permit. John stated that there was a precedent of having an engineered driveway and inquired as to whether the board thought they should stick to this precedent. Dennis suggested that it could be included in the Dane County Erosion Control report. John moved to approve the Bell permit with the specification that an engineered study be included with the Dane County report, Wayne seconded, passed 3-0.

Public hearing Joen Meylor requested removal of Deed Restriction on 2.93 acres of Sec 22 on Hwy ID to allow for storage units. Joen was informed that she will need to refile with the Register of Deeds with the restrictions removed. John moved to remove restriction, Wayne Jones seconded, passed 3-0.

John moved to amend the agenda and discuss the Levy limit at the end of meeting Wayne seconded, motion passed 3-0.

Dennis announced the 2018 Open Book date will be June 25 and the Board of Review will be held on July 11.

No update on AB109

Land Use Committee has no site visits scheduled at this time. Dennis voiced a need to plan a consistent monthly date to conduct site visits.

Mount Horeb Area Economic Committee - Nothing

Fire District update was given by Dennis Jelle. The new building is at 30%, opening is projected for December. In a new development, MHTC sold a building in downtown Mount Horeb to Duluth Trading for \$1.3 million which will change the comps for the sale of the old fire station.

Correspondence: Ramble Run will be held June 3, 2018. This will only affect Sand Rock in the Town of Blue Mounds.

Leah Newel, Clerk would like to attend Municipal Clerk Training in Green Bay July 15-20<sup>th</sup> 2018. John moved to approve \$472 for registration fees and \$460 for hotel costs. Wayne seconded, motion passed 3-0.

Farmers Savings Bank did come back with the low bid on the Bobcat loan at 2.60% for 5 years with the first payment due January 2019. There will be other requirements to move accounts from State Bank of Cross Plains. John moved to go with Farmers Savings Bank for the loan, Wayne seconded, motion passed 3-0.

Leah Newel and Curt Winter presented the need for a server for the Town of Blue Mounds computer system as well a bid from TrollyBytes, Inc. Questions were raised about any warranty being offered, any service included and a general need for more information. John

moved to table the discussion until the June meeting giving Leah some time to gather more information. Wayne seconded, motion passed 3-0.

Department of Revenue Notice of Levy Limit Violation. Dennis presented information regarding the rejection of the Town's motion to raise to Levy Limit for 2018 resulting in a loss of revenue of approximately \$11,000 for the Township. The Wisconsin Department of Revenue has stated that a resolution is needed, not a motion. There is precedent of motions being used in the past with problems. It has been discovered via emails with other Municipalities that this has also happened in other locations in the State, including several in Dane County. John recommended that Leah be in touch with the other Clerks and make contact with Senator John Erpenbach's office, along with Representatives' Sondy Pope-Roberts and Lisa Subeck asking for assistance in this matter. Mark Hazelbaker, attorney, has also agreed to review the legality of the rejection.

Personal Property Tax Uncle's Jimmy's Deer Processing. Nancy Goplin stated that this bill has not yet been paid. She will send out a second notice.

Approval of bills. It was noted that some of these bills were previously approved and are just now being paid. John moved to approve the bills \$101,515.57 with those previously approved bills being designated on the ledger. Wayne seconded, motion passed 3-0.

John moved to adjourn, seconded by Wayne, motion passed 3-0. Dennis closed the meeting at 9:21 PM.

Respectfully Submitted,

Leah Newel, Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, June 11, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, Deputy Clerk Curt Winter, and Treasurer Nancy Goplin

Leah read the minutes from the May meeting. John made a motion to approve with two technical errors corrected, Wayne seconded, motion passed 3-0.

Road Maintenance: There is one large truck full of patch left to use. Charlie will wait to order more until after he returns from surgery. Garbage was again dumped on Sand Rock Road requiring clean up.

Buildings and Grounds. Still waiting on the second window to be replaced at town hall. It has been ordered. Charlie will talk with Oimeon Electric about adding an outlet in the fire proof closet for the new server.

#### No Public Comments

Liquor License Renewals- There have been no problems with existing liquor licenses and all servers have completed course and back ground check. John moved to approve the Liquor License Renewal Applications for Cave of the Mounds, VFW and Campo di Bella, Wayne seconded, motion passed 3-0. All operators' licenses are in order and were also approved.

New Liquor License –John moved to approve the Class B Beer and Class C Wine licenses for Century Barn Events with a reminder to the establishment that no hard liquor sales are permitted. Wayne seconded, motion passed 3-0.

Resident Chris Weisskopf represented the residents of West Barton Road to ask for road maintenance to repair West Barton Road. A video of the standing water on Hwy 78 and Barton Road will be sent to the clerk. They are suggesting that in order to repair the washed out and rutted areas that the ditch be regraded (especially across from Sutters) and gravel be added to reestablish the crown of the road where it has become a trough. Chris will email the clerk a video of the standing water that also collects in the road. The road erosion caused issues this past winter with school bus and emergency vehicle access. Dennis shared that the road is going to be looked at tomorrow and we will get a bid regarding using recycling material on the road, just as we did with Rowley Road. We can also recover some of the gravel that has washed to the end of the cul du sac. Dennis recommended sending water samples to Dane County Watershed involved. The ditch was never designed to handle the amount of water that is being diverted to it right now. Dennis has been in contact with the

County but would recommend that the homeowners also contact Lyle Updike at Dane County Watershed with their concerns. The road will continue to be a problem until water is diverted elsewhere.

John Brixy proposed a motion to table Schauf rezone until the July meeting. There is no new information from them right now. Wayne seconded, motion passed 3-0.

Dennis announced the 2018 Open Book date will be June 25 and the Board of Review will be held on July 11.

Land Use Committee has no updates

Mount Horeb Area Economic Committee - Nothing

Fire District update was given by Dennis Jelle. Dennis shared that he is no longer the chairman of the Fire District, the position is now held by Jim Buechner. There have also been 2 new hires and the scheduling is changing to include volunteers and employees in a rotating schedule.

ATC survey

Curt Winter presented a sample of a survey about the interest and/or opposition to the power line that is planned to run through the township. John Brixy recommended leaving the response options blank in order to gather more accurate information from participants. The survey will then be sent out to residents via email.

QuickBooks

Curt Winter spoke with Joe Aliota, a QuickBooks professional and received a quote for the initial set up of the program for the township. A quote was given at \$400.00 to perform all necessary aspects of set up. It is possible that we may still be eligible for a year of free access to the payroll program, but we will not know for sure until Joe can get here and look at our program. John moved to approve the 4 hour installation package at \$400, seconded by Wayne, motion passed 3-0.

The State Bank of Cross Plains has requested that in order to receive a new credit card to replace the one that was closed with Helen's retirement, a motion must be passed by the board. John moved to issue a credit card to Leah Newel, Clerk, to replace the old card,, Wayne seconded, motion passed 3-0.

Correspondence: none

Approval of bills. John moved to approve the bills at \$125,1778.05, Wayne seconded, motion passed 3-0.



John moved to adjourn, seconded by Wayne, motion passed 3-0. Dennis closed the meeting at 9:32 PM.

Respectfully Submitted,

Leah Newel, Clerk

## Approved Minutes

### Town of Blue Mounds Board Meeting Monday, July 9, 2018

Dennis Jelle opened the meeting at 7:03 p.m. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, Deputy Clerk Curt Winter, and Treasurer Nancy Goplin

Leah read the minutes from the June meeting. John made a motion to approve, Wayne seconded, motion passed 3-0.

Road Maintenance: Ivey's will be here on Thursday to begin Barton Road. State and County will be here on Friday regarding Barton Road.

Buildings and Grounds. Still waiting on the second window to be replaced at town hall.

No Public Comments

Schauf Rezone: The preliminary survey was presented for review. Corey at General Engineering will need to be contacted regarding the setbacks and grandfathering in the pre-existing buildings. Curt will send Corey the preliminary survey tonight and Dennis will follow up

Vadney Hanson: John moved to adopt Ordinance Z 2018-15 changing 6.01 acres of the Preliminary CSM for Lot 1 on Parcel 0606-181-8500-7 from A-1 (EX) Exclusive Agriculture to (SFR) Single Family Residential Zoning. The remaining ~33.29 acres of the Preliminary CSM from A-1 (EX) to (AG) Agriculture. Wayne seconded, motion passed 3-0.

Ridgeland Farms: John moved to initiate the road abandonment of the unknown road, known as Ridgelan Road, to the property owners at Ridgeline Farms, LLC. As an act of goodwill the owners will reimburse the town for the cost. Wayne seconded, motion passed 3-0.

Mount Horeb Area Economic Committee – Dennis stated that at the last meeting of the committee he requested that the committee would participate in our projects as well as those just in the Village of Mount Horeb. Dennis will attend one more meeting to attempt to have the town projects included.

Fire District update was given by Dennis Jelle. Dennis shared that the new building is on schedule and should come in on budget. The fire chief retired leaving the Fire District with a budgeting concern with hiring a new full time chief.

Correspondence: Prevailing Winds Lodge has been in contact with us regarding acquiring a Class A beer and Class A Intoxicating Liquor License. The DOR has stated that the lodge would meet the requirements for the license. The board expressed concern with liability and enforcement issues this could cause. Leah will make inquiries with insurance and any towns that have similar situations.

Three Month employment review for Leah and Curt will be July 30<sup>th</sup> at 5:00pm.

Approval of bills. John moved to approve the bills at \$15,193.27, Wayne seconded, motion passed 3-0.

John moved to adjourn, seconded by Wayne, motion passed 3-0. Dennis closed the meeting at 9:07 PM.

Respectfully Submitted,

Leah Newel, Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, August 13, 2018

Dennis Jelle opened the meeting at 7:01 p.m. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, Deputy Clerk Curt Winter, and Treasurer Nancy Goplin

Leah read the minutes from the July meeting. John made a motion to approve, Wayne seconded, motion passed 3-0.

Road Maintenance: Charlie reported that the big road projects are about finished; some ditching remains

Buildings and Grounds. Still waiting on the second window to be replaced at town hall.

No Public Comments

Prevailing Winds Liquor Licensing: Information was presented regarding liability and legality of granting a Class A Beer and Class A Intoxicating Liquor License to a bed and breakfast. Also discussion on what fees should be set for these licenses. John moved to set the fee at \$300 for the licenses to remain in effect until all fees are reviewed next year. Wayne Seconded, motion passed 3-0.

Road Abandonment Resolution: Chairman Dennis Jelle moved to amend the agenda and and discuss this at the end of the meeting.

Lazarus Developers Agreement: The agreement submitted by George Lazarus does not meet the needs of the township. Mark Hazelbaker will write up an adequate developers agreement for the use of all six municipalities who have opted out of Dane County Zoning. George Lazarus will be billed for Hazelbaker's hours.

John Falligant: Inquiry and discussion regarding what would need to happen for the township to adopt 1500 feet of shared driveway to be included as a town road. Dennis stated that for this to be considered the driveway needs to be brought up to town road standards at the expense of the residents who share the driveway. Dennis will set up a meeting with John and Finks Paving to get an idea of what would be needed. A copy of the town road policy will also be sent to John.

Susan Ludington and Carrie Biglar were present to inquire about what can be done to support the board in officially opposing the ATC proposed project. It was determined that information could be left in town hall for resident education on the project. Carrie shared

some meeting dates of the Preservation Campaign and a public meeting to be held at the Town of Cross Plains on August 30.

Schauf Rezone: An updated CSM is needed in which the building that will be torn down has been removed. Curt will be sending out neighbor notifications and Leah will post an open meeting notice for a special meeting to be held to pass the CUP after the CSM is complete and has been reviewed by General Engineering.

Road Abandonment: Wayne moved to approve Resolution 2018-1 abandoning the unnamed town road on parcel #0606-213-8040-5. Roll call vote was taken, Resolution 2018-1 was unanimously passed by Wayne, John, and Dennis. Leah will post notice of a public hearing to take place on September 10 at 7:00. John moved to charge the landowners \$1000.00 to cover expenses, seconded by Wayne, motion passed 3-0.

Mount Horeb Area Economic Committee – We can now submit information about commercial properties to the committee to include in their public information.

Fire District update was given by Dennis Jelle. Dennis shared that the new building is on schedule and should come in on budget.

Correspondence: None

Approval of bills. John moved to approve the bills at \$74,751.55, Wayne seconded, motion passed 3-0.

John moved to adjourn, seconded by Wayne, motion passed 3-0. Dennis closed the meeting at 9:15 PM.

Respectfully Submitted,

Leah Newel, Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, September 10, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, and Deputy Clerk Curt Winter, Treasurer Nancy Goplin was absent.

Leah read the minutes from the August meeting. Dennis made a motion to approve, Wayne seconded, motion passed 3-0.

Road Maintenance: Charlie reported that he is still working on ditching and patching in some areas. Dennis brought up the need to track flooding damage totals for reimbursement from disaster money available.

Buildings and Grounds. Window will be installed 1<sup>st</sup> week of October

No Public Comments

Prevailing Winds Liquor Licensing: John moved to approve the Class A Beer and Class A Intoxicating Liquor License applications, Wayne seconded, motion passed 3-0.

Developers Agreement: After reviewing what was submitted by Mark Hazelbacker, John suggested that he would like to see all of the townships involved agree on the contract at the Dane County Towns Meeting. Curt emphasized that Mark would like feedback on the draft of the agreement. Dennis will schedule a special meeting of the townships involved to review the agreement. John moved to table the discussion until the October 8 meeting, seconded by Wayne, motion passed 3-0.

Farmland Preservation Application Update: The application has been submitted, awaiting response.

Town Road Abandonment: Dennis would like to start discussions on the possible road abandonment of Steinhauer Road. Continual hauling of heavy loads have destroyed the road making it difficult to keep up with maintenance and repairs. John questioned the future intentions for the property. Dennis stated that splits are available, but the town has no knowledge of development at this time. John suggested presenting the contractor with the option to pay for the road abandonment and forgo charges they would otherwise be responsible for from road repairs. Wayne and Dennis agreed that the contractor should be contacted with these options before proceeding, Dennis will speak with contractor.

Wayne Jones is excused from the meeting due to an emergency.

Mount Horeb Area Economic Committee – There was not meeting last month

Fire District update was given by Dennis Jelle. Dennis shared that the new building is over 50% finished. The Annual Meeting is coming up with a proposed budget increase of 8.4% for hiring a new fire chief to be voted on. Nothing has been decided on old building. Dennis also gave some information regarding options that may be available to the township in paying for our portion of the new building. Leah will check into the option suggested by the DOR of creating a user fee in order to reduce the levy on taxes.

Correspondence: Leah presented an email from the Dane County Clerks office that was received regarding new upgrades to election equipment. The town will now be required to use wireless modems and the County will pay for the equipment. It is also being strongly suggested that each municipality should be looking at purchasing an Express Vote machine sometime within 2019 or 2020 as the next update in election software will not support our current AutoMark equipment. This purchase is estimated to be around \$3500.00. John pointed out that this an unfunded mandate from the County.

Public announcement of an upcoming Dane County Towns Association Meeting where the majority of the board will be in attendance.

Jon moved to approve the bills at \$30,086.68, Dennis seconded, motion passed 2-0.

John moved to adjourn, seconded by Dennis, motion passed 3-0. Dennis closed the meeting at 8:20 PM.

Respectfully Submitted,

Leah Newel, Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, October 8, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixey and Wayne Jones, Treasurer Nancy Goplin, Clerk Leah Newel, and Deputy Clerk Curt Winter,

Leah read the minutes from the September meeting. John made a motion to approve, Wayne seconded, motion passed 3-0.

Road Maintenance: Charlie will be getting some repairs done on the chainsaw but would also like to purchase a new chainsaw for bigger projects. John moved to allow the purchase of a new chainsaw from the Public Works budget. Wayne seconded, motion passed 3-0.

Buildings and Grounds. Window not yet installed

No Public Comments

Justin Bell driveway permit – John moved for the chairman, Dennis Jelle, to sign the permit, Wayne seconded, motion passed 3-0.

Preliminary concept meeting regarding plans for The Eloise, a proposed event venue off of Highway JG. Ben Martinelli and Stacey Goulet would like to close on the property on November 30 contingent on the seller being able to rezone to allow for the business and a residential home. While Commercial Zoning is not available in that area there are other possible zoning that would allow for such a venue. The board recommended speaking with Dane County regarding driveways permitted on JG and to be in touch with Dane County Water Quality to see what would be needed on their end.

John has invited some representatives to visit our community after the election to further their education on wedding barns. Our town has a few good examples of these sites that would be affected by proposed legislation LRB-0348/P2 concerns.

John moved to approve a driveway permit for Encore on Roger Road with a \$300 permit fee, and to correct the fee amount on the Town website. Wayne seconded, motion passed 3-0.

Steinhauer Road abandonment was discussed. It was determined that the cost for an abandonment will be approximately \$1200. John moved that the town start the abandonment with the contractor being responsible for the fees. Wayne seconded, motion passed 3-0.



The developers agreement with George Lazarus will move forward with the town merging the two drafts into one. The final agreement will require a bond in the amount of \$61,600 prior to construction and a dusk to dawn light being installed at the turn around.

Land Use – Curt will contact the Land Use Committee regarding a site visit for Martinelli and Goulet.

Mount Horeb Area Economic Committee – Interest in taking over 41 parking stalls in Mount Horeb to create a Central Park.

Fire District update was given by Dennis Jelle. At the annual meeting a budget increase of 8.4% was approved. Next up is selling the old building.

Jon moved to approve the bills at \$12,165.61, Dennis seconded, motion passed 3-0.

John moved to adjourn the meeting at 9:35 PM, Wayne seconded motion passed 3-0.

Respectfully Submitted,

Leah Newel, Clerk

## Unapproved Minutes

### Town of Blue Mounds Board Meeting Monday, November 12, 2018

Dennis Jelle opened the meeting at 7:00 p.m. with the Pledge of Allegiance. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, Deputy Clerk Curt Winter, and Treasurer Nancy Goplin.

John Brixy moved to reschedule the Budget Levy Meeting to Monday, November 19 at 7:00 p.m.

Leah read the minutes from the October meeting. John made a motion to approve, Wayne seconded, motion passed 3-0.

Road Maintenance: Charlie is getting equipment ready for plowing.

Buildings and Grounds: No updates

No Public Comments

Bucky Hanson Rezone: The corrected CSM was presented. John moved to approve the CSM seconded by Wayne Jones, motion passed 3-0. Ordinance Z 2018-15 was presented changing a portion of land (Lot 1 of the Preliminary CSM – 3.005 Acres) on Parcel 0606-181-8500-7 from A-1 (EX) Exclusive Agriculture to (SFR) Single Family Residential Zoning and Lot 2 of the Preliminary CSM -3.005 Acres) on Parcel 0606-181-8500-7 from A-1 (EX) Exclusive Agriculture to (AE) Agricultural Enterprise District. The remaining ~33.29 acres of the Preliminary CSM from A-1(EX) to (AG) Agriculture Zoning. John moved to pass Ordinance Z 2018-15, seconded by Wayne, motion passed 3-0.

Ludwig Simmet Land Use: Ludwig and builder Chris Cooke were present to discuss some thoughts on future planning. Ludwig would like to add an additional space for another 60 sows for research. This would include landscaping to make the new building as unobtrusive as possible. On the remaining property Ludwig and Chris would like to develop long terms plans for an Agrahood including some residential homes, shared gardens with open spaces and room for small livestock. The idea is to promote a self-sustaining and educational community. Curt Winter shared with them a copy of the application steps to apply for a rezone of the property. There will also be a need for a CSM and Dane County Erosion Control and Stormwater involvement.

Sheela Campbell- Proposing a climate controlled and secured self-storage facility on the Thompson Farm between 18-151 & ID. This would expand facilities already existing in Springfield Corners and Baraboo. Dennis brought up the need to get approval from the DNR because of the location by the bike trail. A driveway permit from Dane County would also need to be approved. An existing CSM and Site Plan are thought to have been filed in the past and research needs to be done on these documents.

Act 67 CUP meeting update - Dennis Jelle and Curt Winter attended a meeting on

October 11, 2018 regarding ACT 67. The main purpose of the meeting was to ensure that all municipalities are aware that ACT 67 is now in force. This Act states that a CUP cannot be denied if the applicant abides by all the CUP standards.

Land Use Committee- Martinelli's will need a resolution if they wish to put No Parking signs on CTH JG. The Conditional Use Six Standards were also discussed and it is recommended that a statement regarding this be presented to the Land Use Committee regarding each property before a meeting is held.

Mount Horeb Area Economic Committee – Meeting will be held November 15, 2018.

Fire District update was given by Dennis Jelle. The sale of the old fire building will be discussed on November 14 at the Fire District Meeting.

Approval of bills. John moved to approve a \$6500 payment to Darlene Shelstad for upkeep of the cemetery for 2018, Wayne seconded, motion passed 3-0. John moves to approve the bills at \$16,095.70, Wayne seconded, motion passed 3-0.

John moved to adjourn, seconded by Wayne, motion passed 3-0. Dennis closed the meeting at 8:30 p.m.

Respectfully Submitted,

Leah Newel, Clerk

Town of Blue Mounds  
Board Meeting  
Monday, December 10, 2018

Dennis Jelle opened the meeting at 7:00 p.m. Also present were Supervisors, John Brixy and Wayne Jones, Clerk Leah Newel, Deputy Clerk Curt Winter, and Treasurer Nancy Goplin.

Charlie gave a short report on roads and building issues.

An audience member asked what the acreage specifics were for the Town of Blue Mounds. Dennis gave the 2 acre minimum and 35 acre rules.

Schauuffs did not appear as scheduled.

Mike Barth appeared for a concept meeting. He wants to split off about 6 acres with the buildings from the rest of the land so he can rent it out. This is his land on HWY ID. He presented his plan with driveway, etc. He's looking to rezone to Ag Enterprise zoning from A 1 EX. The existing driveway has to be abandoned and replaced with the new in order to get a permit from the county. The new driveway will be a shared driveway. No decision made. There was some discussion about the farm driveway and safety hazards into the field across from the buildings.

Brett from Finks appeared for a concept meeting regarding their plan for a truck housing facility. It's already commercially zoned so will only require a building permit.

John Scheidegger appeared regarding Diane Fink's 15+ acres. John Brixy pointed out that the Village would have to apply to CARPC to get the service area expanded to this area. It may take quite some time, Dennis explained, to get that approval. Brixy also explained that the Town has, in our plan, the ability to allow greater density in an area like this close to the village. Scheidegger explained that there would be potentially 10 houses on the property, but again, Brixy reiterated it would have to be approved by CARPC and DNR. According to Jelle, they would also have to consider retention ponds because of the lay of the land. He recommended once there's a buyer, to have the buyer come to the township and give their ideas for the land.

Sheela Campbell was not present.

Martinelli Petition. They are planning for an event facility to be used 12 months of the year on HWY JG south of Mt. Horeb. They presented a Preliminary CSM with 6.5 acres for the event building, 8 acres for the house and remaining 24 acres ag zoned. No one adjacent to the property has objected, but some emails and letters in protest were presented. The planning committee reported that adequate parking was needed, no overnight accommodations would be allowed. Permits would only be issued to the Martinellis and not transferrable. John spoke of the sign requirements and the fact that the town would make approval even though they're on a county road. There is some concern regarding the liquor license requirements, and a discussion ensued. John gave the legislative procedures currently under consideration. It was pointed out that the

Martinellis have been at a previous concept meeting and that neighbors have been properly notified. It was questioned by several attendees about how this isn't considered commercial zoning outside the commercial corridor. John explained the buyers will be more restricted on what they can have on this property than current "grandfathered" commercial properties under legacy commercial zoning. With their specific CUP for the event facility they are limited to only that use.

The owner of the Bridle Barn on Blue Valley RD asked the board to weigh the market for wedding barns and consider whether the market for a 3<sup>rd</sup> facility in the township is necessary. John pointed out that the Board cannot deny someone who qualifies from rezoning their property if it's allowable under the town's zoning code.

The question regarding dark sky requirements was answered, pointing out that the building inspector would be required to follow code. There was a question regarding property taxes on ag land vs developed land. Property taxes are assessed by use, not zoning.

John read the ordinance regarding the Martinelli Rezone.

At this point the recording ends...probably due to battery failure.

Minutes typed from recording in absence of Clerk notes.