

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 Brixy 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.

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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