

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.

Schauffs 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 10. 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 10 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.