

Town of Blue Mounds, Board Meeting 7:00p.m.

Tuesday, May 13th, 2025, minutes

Present: Dennis Jelle -Town Chair, Rick VanDomelen-Town Supervisor, Mary Ann Bellazzini-Town Supervisor, Amanda Burghy-Clerk, Curt Winter-Deputy Clerk/Treasurer; Ross Powers-Patrolman.
Approved

BOARD OF SUPERVISOR MEETING 7pm

Meeting called to order; Pledge of Allegiance was recited.

Rick VanDomelen made a motion to approve the minutes from March 11, 2025, Regular Board Meeting. Mary Ann Bellazzini seconded the motion. Motion carried.

Rick VanDomelen made a motion to approve the minutes from April 8, 2025, Regular Board Meeting. Mary Ann Bellazzini seconded the motion. Motion carried.

Board Members reviewed the minutes of our April 15, 2025, Annual Meeting. Discussion followed. Minutes will be approved at the next Annual Meeting on April 21, 2026.

PUBLIC COMMENTS

- No public comments at this time.

ZONING AND RELATED MATTERS

- A. **James Leuzinger, Premier Building Solutions PIN#0606-134-8810-0, Red Fox Drive** – Public hearing regarding the splitting of this parcel with the intention of creating two commercial parcels. Discussion followed. Mary Ann Bellazzini made a motion to approve Ordinance No. Z 2025-5 for Z&L Properties, LLC, Town of Blue Mounds, that the Town Zoning Maps be amended to that the following parcel in the Town of Blue Mounds, Dane County, Wisconsin, be and are hereby deemed to be approved as rezoning of current parcel #0606-134-8810-0 (4.0 acres) as follows and that the Zoning Map, Town of Blue Mounds, Dane County, Wisconsin, contain notations and references to this effect: Rezone parcel listed above and defined as Lot 1 on enclosed CSM 15586 as follows: Divide this 4.0 acre parcel currently zoned COM Commercial Zoning District into two 2.0 acre parcels, both parcels retaining the COM Commercial Zoning District zoning designation. This Ordinance shall become effective upon passage, publication and delivery of a recorded copy of the CSM to the Town Office. Rick VanDomelen seconded the motion. Motion carried.
- B. **Kevin Fassbender, PIN#0606-304-0001-0, County Hwy Z** – Public hearing regarding the splitting of this parcel to create a five-acre residential parcel. Remnant acreage to remain EA. Discussion followed. LUC has a site visit scheduled for Thursday, May 29, 2025. Dennis Jelle moved to table this topic until our June 10, 2025, meeting. Mary Ann Bellazzini seconded the motion. Motion carried.
- C. **Jon Brakebill, April-Day Genetics, PIN #0606-232-8275-0, 2380 Highway 78 South** – Public hearing regarding a Conditional Use Application submission requesting plumbing fixtures in an Agricultural building Def. 1.022 (22a). Discussion followed. Rick VanDomelen made a motion to approve CUP #2025-1 Brakebill with the amendment of animal units allowed. Mary Ann Bellazzini seconded the motion. Motion carried.
- D. **Town Sign Ordinance** – Public hearing regarding the amending of Ordinance Subchapter VII, Section 1.0810(7) regarding the removal of the medallion requirement from this ordinance.

Discussion followed. Mary Ann Bellazzini made a motion to approve the Ordinance Amendment making corrections and revisions to the Town Zoning Ordinance (Subchapter VIII. Signs). Section 1.0810 (7) is amended to read:

- a. **Strike verbiage *"If the Administrator determines that the sign complies with the DAC, the Administrator shall issue a compliance medallion to the sign owner which shall include the sign's unique identification number. The compliance medallion shall be affixed to a portion of the sign which is readily visible from the ground."***

Rick VanDomelen seconded the motion. Motion carried.

- E. **Scott Winner, PIN #0606-043-8501-0** – Concept meeting on parcel division for the purpose of creating a new residential lot. Discussion followed. Rick VanDomelen made a motion to approve the concept of 180' driveway extension on parcel #0606-043-8501-0, with the caveat of needing a written statement from the Engineer and an approved Erosion Control Permit. Mary Ann Bellazzini seconded the motion. Motion carried.
- F. **Mike Straubhaar, PIN #0606-182-8501-0, 11040 Straubhaar Rd** – concept meeting regarding utilization of Straubhaar Road as a thoroughfare. Discussion followed.
- G. **Jim Millar, PIN #0606-161-9220-8, Erbe road** – concept meeting on parcel division. Discussion followed.
- H. **Patrick Averill, PIN #0606-302-8701-7 and 0606-302-9050-3, 2132 County Rd F** – concept meeting for parcel division separating residence from RBB. Also seeking early start permission on CUP application process for introduction of sanitary fixtures in an accessory building (horse stable). Discussion followed. Mary Ann Bellazzini made a motion to approve the introduction of sanitary fixtures in an accessory building. Rick VanDomelen seconded the motion. Motion carried.
- I. **Six Springs LLC, County Road JG** – concept meeting for parcel division to create new residential lots. Discussion followed.

PUBLISH RESIDENT SURVEY RESULTS

- A. Discussion – Resident Survey Results:
 - a. Question #1 – Are you interest in having the option of Zoom to observe Town Board Meetings? **77 Total responses. 63 voted YES, 14 voted NO**
 - b. Question #2 – Which method would you prefer? **75 Total responses. 53 voted Zoom Video and audio, 3 voted Zoom audio only, 2 voted Phone dial in – listen only, and 20 voted No Preference**
 - c. Question #3 – Would you take part in a "Shred-It" event if the Town hosted one? **78 Total responses. 54 voted NO, 7 voted YES, and 17 voted maybe.**
 - d. Supervisor Mary Ann Bellazzini wants the Board Members to consider the responses of the Resident Survey in the future.

Discussion – **Motions made at the Annual Meeting** – Discussion regarding votes taken during Resident advisory motions. Chairman Dennis Jelle reported that after speaking with the Town's attorney, the resident votes at the Annual Meeting should not have been counted. Brief discussion followed.

LEGISLATIVE REPORT

- Mary Ann Bellazzini reported that she attended Capital Day downtown Madison, WI. She was able to meet with Senator Marklein and a private meeting with Todd Novak. Both are very

supportive of Towns. Transportation, Land Use, Emergency Services, and Town Law were the topics of discussion. They are starting a Town Ambassador program. Mary Ann Bellazzini would like to be our representative for the Town of Blue Mounds in the new Town Ambassador program.

PUBLIC WORKS/ROAD MAINTENANCE

Patrolman Ross Powers reported:

- Things have been VERY busy
- 70 tons of patch has been put down on Town Roads. More patch to come.
- Ross completed the Spring Road School
- Maintenance on equipment

LAND USE COMMITTEE

Kevin Depies reported that there is an upcoming site visit for Kevin Fassbender on Thursday, May 29, 2025.

FIRE DISTRICT

- Nothing new to report at this time.

CORRESPONDENCE RECEIVED

1. Discuss creation of an East Blue Mounds Cemetery Voluntary Contribution Fund for maintenance and improvement costs. Discussion followed.
2. Clean-Up day – Is scheduled for Saturday, June 7, 2025, from 8am-Noon.
3. Dennis Jelle reported that we do have a bridge to replace on Barton Rd. Looking like a 2026-2027 project.

APPROVAL OF BILLS

Mary Ann Bellazzini made a motion to approve the bills dated April 30, 2025, in the amount of \$78,054.24. Rick VanDomelen seconded the motion. Motion carried.

ADJOURN MEETING

Rick VanDomelen made a motion to adjourn the May 13th Regular Board Meeting at 8:52pm. Mary Ann Bellazzini seconded the motion. Motion carried.

Respectfully,
Amanda Burghy - Clerk

This meeting is open to the public. Additional Agenda Items will be posted at least 24 hours before the meeting at Town Hall and Online at <http://townofbluemounds.com>.