MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Jan. 25, 2016

IN ATTENDANCE: Mike Fagan, Jim Hanson, Amy Jester, John Rosenbaum and Denise Sullivan. (A quorum is present.) Clerk Vicki Anderson as the recording secretary.

CALL TO ORDER: by Rosenbaum at 7 p.m.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 1/21/16 in the three customary locations in the Town of Springdale as required by law, and as a courtesy to the citizens, published in the *Mt. Horeb Mail* on 1/21/16*.*

MINUTES: MOTION by Fagan/Sullivan to approve the 11/23/2015 PC meeting minutes with a slight adjustment to clarify that the amendment to a motion and the motion were both approved. Motion carried 5-0.

MOTION by Fagan/Hanson to approve the 12/21/2015 PC meeting minutes distributed. Motion carried 5-0.

ELVER-BILSE LANDS/CONCEPT PLAN OR NEW SITE VISIT/TOWN HALL ROAD AND LUNDE LANE/SEC. 17:

Motion by Hanson/Sullivan to approve the revised concept plan as prepared. Discussion: In March 2004 a concept plan was approved for the Elver-Bilse lands. It showed 9 new lots under Option 2. Four building envelopes with access on Lunde Lane were proposed. The building envelopes were staggered to prevent strip development. The two northern most building envelopes were located along the NW property line. The two southern building envelopes were at the edge of wooded land. Four building envelopes were located in lands with frontage on the south side of Town Hall. This includes one 22-acre CSM and a development area large enough to accommodate three new lots. The ninth new lot was designated on the 25-acre CSM with the historical farmhouse owned by Paul Elver. The revised concept plan approved now designates the building envelope on this 25-acre CSM. The concept plan shows the building envelope for a single story residence located behind the existing farmhouse and barn. 66’ of frontage on a public way requirement will be met on Town Hall Rd. The 66’ of frontage can continue to be cropped. Access will be via a shared driveway off of Lunde Lane; said driveway would serve one of the building envelopes located at the edge of woods. A shared driveway agreement/access easement shall be required for the proposed shared driveway permit. Motion to approve the revised concept plan carried 6-0.

T. AND V. HAYES/RAB TO REPLACE EXISITNG STRUCTURE/SPRING ROSE CIRCLE/SEC. 24: MOTION by Fagan/Sullivan to approve a permit for the RAB as presented. Discussion: The Hayes propose to replace an existing ag building that is deteriorated with new RAB. At this time, the RAB will be used to store non-agricultural materials but will be built with horse stalls/hay storage for future ag use. The current structure is approximately 1870 sq. ft. and the new structure is proposed to be 2016 sq. ft. The structure will be located at the back of the lot with access via an existing driveway. Motion to approve carried 5-0.

K. AND P. ANDERSON-CLARA LINGARD LANDS/PRE-APPLICATION MEETING-CONCEPT PLAN/ERB RD. OR LINGARD RD./SEC. 22: NO ACTION-DISCUSSION ONLY: A site visit is requested and three proposed dates will be circulated to determine the upcoming Saturday morning when most PC members may attend. The dates are all okay with the Andersons-Lingards – Jan. 30, Feb. 6 or Feb. 13. Contiguous acres owned on the effective date of the Plan are: 105. No farmhouse exists on the property so potential density units = Option 1 = 4 new lots, 5 possible residences. Option 2 = 6 new lots, 7 possible residences. Option 3 = 8 new lots, 9 possible residences.

L. PROCTOR-J. ELLIOTT LANDS/PRE-APPLICATION MEETING-RESIDENTIAL ACCESSORY BUILDING (RAB) AND CUP FOR LIMITED FAMILY BUSINESS/STATE ROAD 92/SEC. 34: NO ACTION-DISCUSSION ONLY: The owner of the property under discussion is Jennifer Elliott. She has given permission for Lucas Proctor to discuss his proposed used of the property.

Proposal: L. Proctor would like to purchase the bigger home for his growing family and relocate his blacksmith business from its current site in Mt. Vernon, to this site on the edge of Mt. Vernon. His current property was historically zoned for commercial use and no conditional use permit or rezoning was required when he located his business there. Because the Elliott lands are zoned R-2 and A-1, a conditional use permit would be required for a business use.

He describes the business activity as the following: “Forged iron furnishings and sculpture using blacksmith’s techniques and tooling. Raw iron is heated in a propane gas forge and manipulated and formed under power hammers and hand hammers at the anvil. He also uses drill presses, band saws, angle grinders and other assorted hand power tools. Regular hours will be kept between 7 a.m. – 6 p.m. All deliveries are made during these hours as well. The shop will be closed to the public. Most often sales are made at art shows across the country. Pieces are also shipped to customers.”

Conditional Use Permit: DC Zoning suggests that a CUP for a limited family business would meet the business description. The six-acre parcel is currently zoned R-2 (0.3 acres, that portion which is part of the historical plat of Mt. Vernon) and A-1 on 5.7 acres. DC Zoning recommends that the entire parcel be zoned as A-1 to enable better setbacks for building construction and one zoning on the property to facilitate bank loans.

Residential Accessory Building (RAB): Because L. Proctor is proposing the construction of a new accessory building to house his business, a RAB permit is required. The proposed size is 34 sq. ft. x 64 sq. ft., greater than 1500 sq. ft., and subject to Town PC and TB approval. DC Zoning reminded the applicant the setback from wetlands requirement pertains and that the State Highway Dept. should be contacted re: upgrading the single family residence access permit on State Rd. 92 to a single family residence and business use.

C. KAVON/ADDITIONAL LOT PROPOSAL/ERB RD./SEC. 23: NO ACTION/DISCUSSION ONLY: The PC continues to consider an amendment to the Town Land Use Plan which would permit an additional lot when the lot would be preserved for perpetuity as agricultural/open land. The Town cannot proceed to approve an application for such a lot until the following steps are completed and legally reviewed: a. Amend the Plan and Ordinances, b. Establish the standards/criteria for lands suitable for the additional lot. C. Identify a neutral third party that would serve as a joint holder of the conservation easement to preserve the lands for perpetuity.

PUBLIC HEARING: AMENDMENTS TO LAND USE PLAN AS SUBMITTED BY 12/31/2015: The following suggestions for Plan and/or Ordinance amendments were received in 2015:

1. Anyone selling a density unit is required to have a concept plan to show they meet the goals and requirements of the land use plan and requirements of Dane County.

2. Language in Plan to better protect the ag land from the encroachment of lot line adjustments into the ag land.

3. Carryover of Plan Amendment form 2014: To allow a property owner to create an additional lot, exceeding the number of density units on the property, when the lot would be restricted for perpetuity to remain as agricultural/open land. This could be included in the Plan as an Option 4. Discussion included but may not be limited to the following:

a. Key word is ‘perpetuity.’ Now, through lot line adjustments or a change in the Plan, the contiguous tracts of ag/open land may be eroded. With this additional density unit/lot as the incentive, it is proposed that preservation for perpetuity could be accomplished.

b. It was generally agreed that no building of any type would be permitted on the property.

c. The criteria to be met for eligibility and the various restrictions and legal documents which might keep the land as agricultural/open land for perpetuity must be discussed.

4. Address restrictions along 18/151 lands because of new frontage road. The new frontage road will open up frontage on an existing road/access points unavailable when the lands bordered 18/151. The Town wants to mitigate noise from highway to potential lots and visibility from highway to these lots.

5. Clearly articulate that limits will be placed on size of growth available to existing/newly permitted businesses.

6. All approvals of preliminary and final plats will be subject to a “Developer needs to fulfill conditions in a reasonable period of time.” drop-dead date for validity of TB approval actions.

7. No change on terrain of property where it could negatively impact neighbors.

PC PROCEDURES/SITE VISITS/POLICY FOR SPECIAL MEETING: Next PC monthly meeting: Feb. 22, 2016. Applications for the meeting should be submitted by Monday, Feb. 8, 2015.

Site visit: TBD as dates for site visit at Anderson/Lingard lands on Erb Rd. are being discussed.

No ‘reply all. To prevent communication among Plan Commission members via the internet, it was recommended that the Clerk distribute meeting notices as ‘bcc.’

Policy for special PC meetings: Mike Fagan suggested that the PC establish a policy for holding a special meeting. It was generally agreed that special meetings to honor an applicant’s request should be rare because, without a policy, it is difficult to honor some requests and deny others. It was suggested that a special meeting would be warranted when the PC caused the delay, the PC requested additional time to gather information, etc. It was suggested that a special meeting should not be held because an applicant had changed their mind or could not make up their mind. Another point of view was presented – one cannot anticipate all occasions when a special meeting might be warranted and flexibility in scheduling is important.

ADJOURN – unanimous agreement, 9:15 p.m. Respectfully submitted, Vicki Anderson, Recording Secretary

Town of Springdale Meeting

The Springdale Plan Commission will conduct its regular monthly business meeting on Monday, Feb. 22, 2016, at 7 p.m. in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572. AGENDA ITEMS FOR DISCUSSION/PUBLIC INPUT/POSSIBLE ACTION: (The final agenda will be posted at Riley Tavern, the Town Hall and the Mt. Vernon Family Auto.)

1. Call to order, Certification of compliance with the Open Meeting Law, Quorum present, Approval of the agenda, (Public input at the time of each agenda item may be permitted.) 2. Minutes of previous meetings,

3. P. Elver and D. and K. Elver/preliminary CSM/Town Hall Rd.-Lunde Lane/Sec. 17,

4. C. Kavon/additional lot proposal/Erb Rd./Sec. 23,

5. B. and M. Steinhauer/pre-application for concept plan/State Road 92/Sec. 29,

6. L., J., and R. Eggiman/pre-application for concept plan/Malone Rd./Sec. 30,

7. M. Healy/ecological restoration and forestry business/accessory building and concept plan,

8. C. and C. Hanson/preliminary CSM/State Rd. 92/Sec. 18 & 19,

9. Amendments to land use plan as submitted,

10. PC procedures/site visits, 11. Adjourn. A majority of the PC and TB may be in attendance.

Post and Publish: 2/18/16 Vicki Anderson, Town Clerk