MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Nov. 2, 2015 (October PC meeting moved to November.)

IN ATTENDANCE: Ellen Bunn, Mike Fagan, Jim Hanson, David Heisch, 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 10/29/15 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 10/29/15*.*

MINUTES: MOTION by Fagan/Sullivan to approve the minutes of 10/5/15 as distributed. MOTION carried 7-0.

D. AND P. ESSER/CONCEPT PLAN REVISION/OFFERDAHL RD./SEC. 21: NO ACTION/DISCUSSION ONLY: The Essers wish to revisit the concept plan previously approved in 2002. Contiguous acres owned on the effective date of the Plan = 120.46. This equals 7 new lots per an option 2 concept plan for a total of 8 building envelopes. As of 11/2015, the potential 8 building envelopes minus 1 building envelope for J. Short lot and minus 1 building envelope for Deb Jeffer’s lot, leaves 6 building envelopes to be located in a few development areas. The Essers wish to create a concept plan to keep the residential uses off of agricultural land and more hidden from view from neighboring properties and the road. Since the Oct. 5, 2015, PC meeting, Town Chair Eloranta viewed driveway access points on the land on the south side of Offerdahl Rd. He believes that a shared driveway could skirt the hill going east or access the land where the road rises and the land drops off. Because of the terrain and the amount of fill required, driveway construction could be expensive. The Essers will notify the Town when they wish to submit a concept plan for approval by the PC.

N. GAMMETER-D. MILLER-GAMMETER FARM LLC/REVISED CSM/GAMMETER RD./SEC. 36: MOTION by Fagan/Sullivan to approve the revised CSM for Lot 1 and Lot 2 with the following conditions: 1. Building envelope for Lot 2 shall be within in the NW quadrant of the lot. 2. Building envelope for Lot 4 shall be in the northern half of the lot. 3. The building envelope for Lot 1 and Lot 3 shall be unrestricted. 4. The driveways for Lot 1 and Lot 2 shall access Gammeter Rd. at the reverse-direction area. Discussion: Due to the discontinuance of a portion of Gammeter Rd., Lot 1 and Lot 2 were revised on the preliminary CSM previously submitted by the Gammeter Farm LLC. The revised layout is found to be consistent with the Town Land Use Plan. If prospective buyers wish to change the building envelope, they may apply to the PC at no cost to them. Motion to approve carried 7-0.

S. MCGETTIGAN/MAX MUFFLER PROPERTY/MODIFICATION TO EXISTING ZONING/CTH PD/SEC. 12: NO ACTION:

The property is zoned C-2 and restricted to two uses.

Current Zoning: Rezoning Petition No. 4963, effective 8/19/1991, restricts the property to:

A. 1. A construction contracting business and 2. An automotive repair shop.

B. The number of pieces of construction equipment shall be limited to: 1. Small trucks, 2-ton and under. 2. Utility type trailers, maximum 8000 lbs. capacity. 3. Light to medium construction equipment e.g., capability to handle 2 yards or less.

C. Storage and parking of equipment and vehicles shall be limited as follows: 1. Construction equipment shall be limited to a total of 20 pieces and shall include equipment stored both outside and inside of buildings. 2. Automotive vehicles for repair shall be limited as follows: a. A total of 5 vehicles which are parked outside. b. Additional vehicles may be kept inside the shop.

Proposed Amendment to Zoning: McGettigan requests that the provisions for a construction contracting business and construction equipment on the property be deleted and the number of automotive vehicles for repair be increased. He proposes 15-20 vehicles to be stored outside on the property: customers’ vehicles for repair, employees’ vehicles, some loaner vehicles for customer use, etc. He is accustomed to parking vehicles inside at night.

Changes since 8/2015 meeting with PC: McGettigan is now the owner of the property. His car repair business resumed operation at this site on 10/26/2015. He has consulted with a builder about renovation plans but has not finalized plans at this time. McGettigan has read the Plan and is aware of Plan considerations regarding signage, parking, lighting, screenings, the proximity to residential properties, etc. He will work with the Town. He will contact the Town when he has more developed plans.

D. AND K. ELVER/P. AND JODY ELVER LANDS/PREAPPLICATION MEETING-SITE VISIT/TOWN HALL RD./SEC. 17:

NO ACTION: A site visit has been scheduled for Saturday, Nov. 7, 9 a.m. at the Town Hall farmstead of Paul and Jody Elver. When the concept plan was approved in 2002 for the Bilse-Elver lands, Paul was given a 21.765 CSM lot with existing farmhouse and outbuildings and one density unit. The development area for the single density unit was suggested behind the existing farmhouse, consistent with the proposal as presented by the Elvers now – building envelope behind the existing farmstead, shared driveway access with the current driveway and 66’ frontage on Town Hall Rd. for the new small lot.

C. KAVON/CONCEPT PLAN REVISION/ERB RD./SEC. 23: NO ACTION: Since C. Kavon last met with the PC he has spoken to two land conservation agencies who do not seem to be interested in holding a conservation easement on only 30 acres. So Kavon made two suggestions: 1. Allow the Kavon family to create an Option 3 division without a Plat but with the 75% area held in perpetuity. This would be a deviation from the Plan because the Plan allows for an Option 3 division with a minimum of 70 acres because 14 acres (1 lot/14 acres – density for Option 3) x 5 lots, (fifth lot within 5 successive years triggers the Platting requirement) = 70 acres. 2. The Town serve as the holder of the conservation easement and the Kavon family would deposit the $10,000 typical holding fee in the Town account. The PC agreed to consider these suggestions. A third-party holder has been the model for conservation easements across the country because the third-party agreement is less subject to politics and change.

B. AND D. OLSON/CONCEPT PLAN/COLBY RD./SEC. 33: NO ACTION: Site visit scheduled for Nov. 7, immediately after the site visit at the Elver lands on Town Hall Rd.

DISCUSSION:

Contiguous acres owned on the effective date of the plan = 15.804. An option 2 concept plan is required pursuant to the Plan Section 5(A)4. Which states “For contiguous acres of at least 14 acres and less than 17 acres in size on the plan effective date, one new lot for residential development shall be allowed.” (Therefore this 15.8 acre lot could be divided to create two house sites.) Even if the 15.8 acres is reduced via the sale of land to the adjacent landowner Rob Schulz, resident of the Town of Primrose, no density units would go with that land and a potential density unit could remain on Olson land.

Changes since 2/27/2006 meeting with the PC: Since the preliminary CSM for another lot on this land was denied by Dane County Land Division officer Norb Scribner in 2006 due to lack of 66’ frontage on an existing public way for each lot, Olson states that he has acquired frontage to meet this requirement from Schulz in Primrose. Dan Everson, Dane County Land Division Review officer, has asked that Olson contact him regarding this proposal.

PLAN COMMISSION PROCEDURES:

Next PC monthly meeting: Nov. 23, 2015. Applications for the meeting should be submitted by Monday, Nov. 9, 2015.

Site visits: Nov. 7, 2015 starting at 9 a.m. at Paul and Jody Elver home on Town Hall Road followed by Bill and Donna Olson home on Colby Rd.

ADJOURN: MOTION to adjourn – unanimous. Respectfully submitted, Vicki Anderson, Recording Secretary