**APPROVED** MINUTES OF THE SPRINGDALE PLAN COMMISSION WORK SESSION, Monday Sept. 25, 2017, 6:15 P.M..

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, David Schmidt and Denise Sullivan. (A quorum is present.) Vicki Anderson, Deputy to the PC, Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Town Clerk Susan Duerst Severson.

ACCESSORY BUILDING ORDINANCE: The purpose of the work session is to discuss amendments to the existing Residential Accessory Building Ordinance. It is a work in progress. The DRAFT document with proposed changes to-date will serve as the minutes of the work session and a copy will be on file in the Town Hall.

**APPROVED** MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING, Monday Sept. 25, 2017.

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, David Schmidt and Denise Sullivan. (A quorum is present.) Vicki Anderson, Deputy to the PC, Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Town Clerk Susan Duerst Severson.

CALL TO ORDER: by Jester at 7 p.m. in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 09/21/17 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 9/21/17*.*

MINUTES: MOTION by J. Rosenbaum /M. Healy to approve the Aug. PC meeting minutes as distributed. Motion carried 6-0.

CELL TOWER/HORIZON WIRELESS-BETTY STIVARIUS LANDS-CUP/ZURBUCHEN RD./SEC. 24:

New Information:

\*The representative for the proposal, Nathan Ward, Buell Consulting responded to the PC request made at the Aug. 29, 2017 PC meeting. The PC requested that Nathan Ward document that Verizon had considered alternate locations within the search area and consideration was given to existing commercial locations and the parties contacted had rejected Verizon’s offers. Nathan stated he was told by Verizon representatives that in 2016, another individual working for Verizon had contacted Disch Auto and Maple Leaf Landscaping, commercially zoned properties at the intersection of US HWY 18/151 and Spring Rose Road, and both parties were uninterested in a cell tower on their property.

\*Nathan reiterated that Verizon would be willing to install and maintain landscaping to shield the ground views of the cell tower from the residences to the south, southeast and south west.

\*Nathan requested that the PC postpone their action on the CUP application until their next meeting so that he could investigate the conflicting information regarding which property owners had been contacted in the past regarding the cell tower.

\*Nathan and an attorney working for Verizon in attendance, Mike \_\_\_\_\_\_\_, stated that Verizon would certainly be willing to grant an extension to the 90-day review period given the fact that we have contradicting information.

Comments: Neighboring property owners had contacted Roger Disch, owner of Disch Auto. It was reported that Disch stated he had not been contacted by representatives for Verizon. Several individuals in attendance urged the Verizon representatives to seriously consider a different location for the cell tower due to the following factors: \*Unknown impacts of electromagnetic fields on people. \*Close proximity of several residents to this proposed cell tower location while there are plenty of high spots in the middle of agricultural fields in the search area that would have less negative impact on residences. \*To inform Verizon that it appears the company found an out-of-town landowner who doesn’t care about the location of the cell tower and since Verizon knows that state law has handcuffed the Town from requiring a better location, the company does not care.

\*Specific limitations on political subdivisions actions regarding cell towers were read by Jester from the new law created in 2013 Act 20. The 2013 Bennial Budget Act modified the regulatory powers of local governments in regard to cell phone towers.

MOTION by Jester/Bunn to table the PC action until the special meeting of the PC scheduled for Monday, Oct. 16, 2017, 6:15 p.m., prior to the monthly meeting of the TB. Discussion: The attorney for Verizon in attendance agreed to prepare the 90-day extension paperwork and submit it to the Town within a few days. Motion carried unanimously.

PATRICK AVERILL/WAIVER OF 66’ FRONTAGE REQUIREMENT FOR LOTS 35 ACRES OR LESS: INFORMATION ONLY/NO ACTION: In 2014, Dane County Zoning amended Dane County Code of Ordinances to establish a specific procedure by which the 66’ frontage requirement could be waived. An excerpt reads: “To promote the clustering of residential lots, preservation of farmland, and efficient use of land, the committee may approve exceptions to the frontage requirement of section 75.19(6)(b) where the committee finds that the exception protects the public health, safety, and welfare, but only in towns where the town board has previously voted to adopt policies to allow such exceptions…(a)    The committee shall not approve any exception to the frontage requirement of section 75.19(6)(b) without finding that the exception is consistent with applicable town comprehensive plans adopted by the county board, town land/subdivision ordinances, and the Dane County Comprehensive Plan…” If an interested party wishes to pursue this, the Springdale Town Land Use Plan outlines the procedure for proposing amendments to the Plan. Section 14 (C) of the Plan states “Members of the Town of Springdale Plan Commission or any other person owning land in the town may propose an amendment to the Land Use Plan. Proposals to amend the Land Use Plan shall be submitted in writing to the Town of Springdale Plan Commission on or before December 31.”

AMENDMENTS TO PLAN SUBMITTED BY 12/31/2016: Review of agricultural accessory buildings – The PC continued the work session discussion re: the Draft Accessory Building Ordinance and then opened up discussion to citizens in attendance. The DRAFT document with proposed changes to-date will serve as the minutes of the discussion and a copy will be on file in the Town Hall.

Plan Commission procedures:

Next PC meeting: Special meeting for action on Verizon cell tower application, Oct. 16, 2017, 6:15 p.m. prior to the regular monthly meeting of the TB. Regular monthly PC meeting – Oct. 23, 2017. Applications for the regular monthly meeting should be submitted by Monday, Oct. 9, 2017. Scheduled Site Visit: None at this time.

ADJOURN: MOTION by unanimous consent, motion carried 6-0.

Respectfully submitted, Vicki Anderson, Deputy to the PC