**APPROVED** MINUTES OF THE SPRINGDALE PLAN COMMISSION SPECIAL MEETING, Monday, Oct. 16, 2017, 6:15 P.M..

IN ATTENDANCE: Ellen Bunn, Jim Hanson, David Heisch, 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 6:15 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 10/12/17 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 10/12/17*.*

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 Sept. 23, 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 Verizons’ offers. The signed and dated, Oct. 9, 2017, “Affidavit of Ronald E. Zechel”, self-employed Site Development Acquisition agent, attests that he had contacted the owners of Disch Auto and Maple Leaf , Inc. in 2015 and both parties were not interested in locating a cell tower on their properties.

Comments: Neighboring property owners were resigned to the expectation that the cell tower would be approved due to the limitations placed on Town and County government by the Wisconsin state 2013 law passed in the state biennial budget. Screenings were stressed.

MOTION by Bunn/Rosenbaum to reluctantly approve the CUP for the cell tower with the following statement and conditions:

If it weren’t for Wisconsin law, Act 20, passed in 2013, the CUP would be denied because the proposed location is inconsistent with the goals of the Springdale Land Use Plan with the proximity and density of residential uses of the neighboring landowners.

1. Dane County CUP 2390 Staff Report Potential Conditions of Approval, dated Sept. 26, 2017 conditions 1-19, 21.

2. Dane County CUP 2390 Staff Report Potential Conditions of Approval, dated Sept. 26, 2017, condition 20 as amended as follows:

The tower lease area shall be surrounded by a security fence and landscaped screening which shall consist of a planted evergreen screen at least six (6) feet in width and initially landscaped with six (6) foot tall evergreens to ultimately form a continuous hedge that reaches to a height of at least 20 feet and maintained with healthy shrubs. The screening should be on all sides. If not currently possible on the east side, because of an existing unused structure, then, Verizon agrees to plant comparable screening were the structure removed.

3. The applicant shall comply with all information as provided in the CUP application and subsequent documents.

4. The use shall be limited to a wireless communication tower.

5. The hours of operation are 24/7.

6. There shall be no customers, no storage, no outdoor activities, no outside loudspeakers, no generation of trash.

7. Lighting on the cell tower structure is prohibited; lighting on the equipment building structure shall comply with the Town of Springdale Dark-Sky Lighting Ordinance and be switch-activated and shielded to direct the light downward.

8. Signage shall be limited to the FCC stipulated signage and identification only. Motion to approve the CUP with conditions carried 7-0.

The Six Standards for a Conditional Use Permit

1. 7 nay…According to the Town Land Use Plan, the density of residences and their proximity makes this proposed use inconsistent with the current Plan.

2. 7-nay..The uses and value of neighboring property owners will probably be impacted since land values will probably decrease.

3. yes – 6, nay – 1 Impact sale of land.

4. yes- 7-0

5. yes-7-0

6. yes- 7-0.

The Plan Commission acknowledged that the six standards for a CUP were not met and would normally be the basis for the PC to recommend denial of the CUP to the TB. But, they recognize that the PC does not have the authority to deny based on State law.

ADJOURN: MOTION by unanimous consent, motion carried 7-0.

Respectfully submitted, Vicki Anderson, Deputy to the PC