**APPROVED** MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING, Monday Jan. 22, 2018.

IN ATTENDANCE: 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 1/18/18 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 1/18/18*.*

MINUTES: MOTION by J. Rosenbaum/M. Healy to approve the Nov. 27 and Dec. 18, 2017 PC meeting minutes as amended. The amendments included spelling corrections to the name Gammeter; clarification of the general consensus when no action was taken on a suggested lot line adjustment for Gammeter lands; and CRP correction. Motion carried 6-0.

ALAN FREITAG TRUST LANDS/REVISED CONCEPT PLAN/CTH J AND CTH PD/SEC. 12: MOTION by J. Rosenbaum and J. Hanson to approve the revised concept plan for the existing lot #1 and the new lots # 2, 3, and 4 on the submitted, slightly revised concept plan dated 12/29/2017 and the development areas to the North as described in the 11/24/2014 approved concept plan with the understanding that the development areas are primarily wooded land, consistent with the Town of Springdale Land Use Plan and with the understanding that a new, clean concept plan shall be prepared by the Freitags showing all five development areas. Discussion: An Option 1 concept plan was approved on 11/24/2014 for five new lots. The property consists of an existing house on its own CSM lot and a farmhouse with the farmland resulting in a potential total of 7 residences. The basic approach of the 2014 approved concept plan is the basis for the concept plan prepared by JSD Professional Services, Inc., dated 12/29/2017. The existing CSM for the Freitag house will be slightly enlarged. Three density units will be located on three new lots, #2, 3 and 4, ranging in size from 2-2.9 acres clustered in the southwest area of the farm. These three new lots will be served by a shared driveway off of CTH J. The new lots are clustered away from the marshy lands and a workable piece of farmland. For these three new lots, the entire lot is the development area; no specific building envelope is required. (The Plan states “The largest building envelope that can meet the criteria in Land Use Plan…shall be defined on the concept plan.) It was generally agreed that this revised concept plan is an improvement over the 2014 concept plan because it preserves more workable farmland and clusters the new lots #2, 3 and 4 in area of sandy, poor agricultural land. JSD Professional Services, Inc. will submit an enlarged revised concept plan to include the other two new density units on the farm. The 2014 concept plan for these northern lots has not changed. Around the existing farmhouse to the North, two additional density units are located with specific development areas to cluster the density units around the existing farmhouse and to keep development off of the farmland. These three residential sites may be served by a shared driveway, the existing driveway to the farmhouse. Two of the lots may have 66’ of frontage strips to CTH PD to meet the 66’ of frontage on an existing public way requirement. One of the residences will be linked to the farmland exceeding 35 acres, so no 66’ of frontage is required for such a large lot. MOTION to approve the revised concept plan contingent upon receipt by the Town of the revised concept plan showing the entire farm carried 6-0.

LINUS AND CHERIE HELLENBRAND LANDS/DAIRY RIDGE RD. AND CTH J/SEC. 13: INFORMATION ONLY/NO ACTION: Contiguous acres owned on the effective date of the Plan = 289.83. In 2005 an Option 1 concept plan on 100 acres was approved for the L. Hellenbrand lands on the north side of Dairy Ridge Rd. and the 35+ acre parcel on the westside of CTH J. Based on the 2005 concept plan, 4 density units have been apportioned, leaving a balance of 8 density units,(8 new lots,) for the remaining lands. Since a one-acre lot is being proposed by the Hellenbrands on the south side of Dairy Ridge Rd. and no concept plan has been prepared for those lands, a site visit was scheduled for the entire property.

KELLY CONNOR/CSM CONSISTENT WITH APPROVED CONCEPT PLAN/GEM VIEW LANE/SEC.17: MOTION to approve the CSM for a 4.05 acre lot. Discussion: A CSM for a 4.05 acre lot was submitted and found to be consistent with the concept plan approved by the PC on June 26, 2017. Motion to approve carried 6-0.

ACCESSORY BUILDING ORDINANCE: General consensus to carefully read the proposed amendment to the Residential Accessory Building Ordinance, which was amended to include the review of all accessory buildings, in preparation for continued conversation at the Feb. PC meeting. In addition, the deputy clerk to the PC will research with Dane County Zoning their definitions of Structure – permanent or temporary and Container building, and how they handle the new technology of buildings constructed of canvas, plastic, etc. Reminder to include mention of cool roofs in the amended ordinance.

AMENDMENTS TO THE PLAN SUBMITTED BY 12/31/2017: Two amendments to the Plan have been submitted.

1. For the Town to adopt a policy to grant an exception to the 66’ of frontage required for a lot of 35 acres or less in specific situations.

2. For the Town to establish the policy by which “A Town representative shall confirm that a marked-on-the ground building site is located as designated by the concept plan and sign an approval form before groundbreaking/building proceeds.”

DANE COUNTY CODE OF ORDINANCES CHAPTER 10 REVISION: A. Jester distributed a timeline for the Town’s work on the Dane County Code of Ordinances Chapter 10 revision. A. Jester, J. Rosenbaum, D. Sullivan and V. Anderson have been working on reviewing the new zoning districts and their applicability in Springdale.

WTA ARTICLE RE: STATE LAW AND IMPACT ON CONDITIONAL USE PERMIT PROCES: J. Rosenbaum shared an article for all to read from the Wisconsin Towns Association newsletter regarding a change in State law and its impact on the conditional use permit process.

Plan Commission procedures:

Next PC meeting, Feb. 26, 2018, regular monthly PC meeting. Applications for the regular monthly meeting should be submitted by Monday, Feb. 12, 2018.

 Scheduled Site Visit: Saturday, Jan. 26, 2018, 8:30 a.m. at Linus and Cherie Hellenbrand lands on DairyRidge Rd.

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

Respectfully submitted, Vicki Anderson, Deputy to the PC