MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Feb. 27, 2017

IN ATTENDANCE: Ellen Bunn, Mike Fagan, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, David Schmidt. (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 02/3/17 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 2/23/17*.*

MINUTES: MOTION by Fagan/Jester to approve the 1/23/2017 PC meeting minutes as distributed. Motion carried 7-0.

B. MyerS – C. & K. Miller lot/LC-1 zoning-landscaping and snow plow business & CUP for residence/U.S. Hwy. 18/151/Sec. 13:

Background: Brett Myers is interested in purchasing the C. and K. Miller 5.9 acre lot at 8096 Hwy. 18-151, Verona. (The Millers have authorized B. Myers, perspective buyer, to discuss the land at town meetings.) This lot is currently zoned R-4 for the two separate residences on the property. The rezoning #8085 was approved in 1998 with conditions “That the one acre parcel shall be limited to the two existing single family units, the garage/dwelling unit shall be rented to relatives only and shall not be rented to the public, and the garage/dwelling unit living area shall not be expanded. DC Zoning considers the current use a nonconforming use since two residences are not permitted on a single lot and the two detached residences do not comply with R-4 zoning – single family, duplex, multi-family condo.

Myers Proposal: B. Myers proposes to buy the property to build a new accessory building for his landscape and snow plowing business. A business partner would reside in the existing house. The second residence, the garage/dwelling unit would be the office for the business. Myers describes his business as consisting of the following:

\*A two-crew, three members in each crew, landscaping and snow plowing business.

\*His equipment consists of 2 pick-up trucks, 2 trailers, a snow plowing trailer for snow blowers, a salt dog, mowers, skid loaders, etc. All equipment to be stored inside the accessory building.

\*90% of his business is maintenance.

\*Debris from the jobs is disposed of in the Verona dump; no burning on site.

\*Requested hours of operation - 7 a.m. – 10 p.m., Monday –Saturday.

\*Proposed accessory building would be 30 x 60.

\*Requested small sign along US Hwy. 18-151.

\*No lights to be on all night other than normal outdoor lights on the house and outbuildings.

\*Current second residence on the lot will be office space, at no point will it be used as a residence and the conditions could stipulate as such. (The structure does not contain a bedroom, per se.)

\*CUP for residence of the owner or a caretaker of the business to reside on the premises.

\*The current R-4 zoning would be removed from the property and replaced with LC-1 zoning.

Concerns:

\*Safety of ingress and egress from the private driveway to US Hwy. 18/151. Since there is no turning lane and the highway speed is 65 m.p.h. at least, will the State Department of Transportation upgrade residential access to a commercial use access? With trucks pulling trailers and equipment, safety is an issue. It may be worthwhile for Myers to contact residents who live in the area, Spring Rose Circle, for example, and have to access their property from US 18/151. Myers will be asked to contact the DOT. The Town requests that Myers provide an estimate of the number of trips in and out of the property per day. For example, a single family residence is estimated to complete 10 trips per day.

\*Currently the residential driveway is a shared driveway with the residence to the west. A shared driveway agreement would be required to outline the legal responsibilities for maintenance of the driveway between a residential and commercial use.

\*The Town Sign Ordinance does not permit signs unless signage is needed to direct customers to the site. No customers would be permitted at the LC-1 business.

\*The Town would want to discuss the hours of operation in consideration of the residence next door.

\*A site plan may be required to evaluate the steps taken to maintain a rural character and shield the business from the neighbors.

MOTION to table until the applicant or representative may be in attendance to answer any questions. Discussion: The PC attempted to contact Myers by phone but were unsuccessful. Motion to table carried 7-0.

Roberta Kurtz – residential accessory building/garden shed/Spring Rose Rd./Sec. 34,

MOTION by Fagan/Jester to approve the RAB up to 200 sq. ft. for a utility shed. Discussion: With the other 1500 sq. ft. of RAB on the property, the ordinance requires review by the PC and TB of square footage exceeding 1500 sq. ft. It was agreed that the structure would not become a commercial building and its location has no negative impact on neighboring property owners or the rural character. Motion to approve carried 7-0.

B. Garfoot/pre-application meeting/Springdale Center Rd./Sec. 12, NO ACTION-DISCUSSION ONLY:

Background: Garfoot owns a 5 acre CSM with his current residence which is a duplex. In addition, he owns 51.6 acres adjacent to his duplex lot. With the 51.6 contiguous acres owned on the effective date of the Plan : Option 1 – 2 new lots (3 potential house sites because there is no residence associated with the 51.6 acres.), Option 2 - 3 new lots (4 potential house sites because there is no residence associated with the 51.6 acres.) At the Jan. 2017 TB meeting, Bill received approval for an agricultural access only via the existing driveway off of Springdale Center Rd. just north of his duplex. (There are two driveways off of Springdale Center Rd. to his property. The driveway to the north of the duplex was permitted for access to the airplane hangar. The driveway to the south of the duplex accesses the duplex.) Someday, when the 51.6 acres is developed, he plans to grant access to the development area(s) via the northern shared access - ag access/hangar access which would have to be upgraded to a residential access point. He foresees granting an easement across his duplex lot for the new shared access point to the 51.6 acres.

Next steps: At this point in time, Garfoot does not want to schedule a site visit. He will market the property now and an interested buyer could approach the Town about the site visit. Garfoot’s goals are to protect his view shed from his residence on the 5 acre. CSM lot. He may complete a lot line adjustment to increase his lot to protect the view shed or he could deed restrict any land he would sell to prevent development in his view shed. It was clarified that regardless of the size of any lots a site visit is required to identify the development areas/building envelopes, 66’ of frontage on an existing public way for lots under 35 acres in size, safe driveway access, etc.

Amendments to the Plan submitted by 12/31/2016:

\* No lots within noise overlay district of US Hwy. 18/151 – Clerk directed to obtain up-to-date maps from WI DOT showing proposed frontage roads in Springdale. A subcommittee may need to work on this. More discussion in March.

\* Review of agricultural accessory buildings – amend RAB ordinance to include a review for agricultural accessory buildings – Clerk directed to propose amendments to the current RAB ordinance. More discussion in March.

Plan Commission procedures:

\*Timing of site visits for perspective property buyers - At what stage in the process should a site visit be agreed to?"  Should a site visit be conducted for someone just "shopping properties" in the town or can there be enough discussion about possibilities in a pre-application meeting to give the shopper enough information to proceed further with the actual purchase (contingent on site approval).

Without the input of the landowner, a concept plan generated by an interested buyer could be worthless.

\*Report on the land use teleconference, “Insights on Recent Changes to Wisconsin Land Use Laws” – Clerk directed to obtain a definition and examples of downzoning.

PC PROCEDURES/SITE VISITS:

Next PC monthly meeting: March 27, 2017. Applications for the meeting should be submitted by Monday, March 13, 2017.

ADJOURN: MOTION by unanimous consent.

Respectfully submitted, Vicki Anderson, Recording Secretary

Town of Springdale Notices

 The Springdale Town Board will conduct a special meeting on Monday, March 27, 2017, at 6:45 p.m., immediately preceding the Plan Commission meeting noticed below. The purpose of the meeting is to discuss the search for a new town clerk, the contract and other matters pertaining to the position.

 The Springdale Plan Commission will conduct its monthly business meeting on Monday, March 27, 2017, 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. Lot line adjustment – Chad Kavon/Erb Rd./Sec. 23,

4. B. Myers/C. & K. Miller Lot/LC-1 zoning-landscaping and snow plowing business and CUP for residence/US Hwy. 18/151/Sec. 13, 5. Amendments to the Plan submitted by 12/31/2016, 6. PC procedures – tips learned for CUPS/rezonings, Adjourn.

A majority of the PC and TB may be in attendance.

TOWN OF SPRINGDALE ELECTION NOTICES -machine tests

Town of Springdale residents, please note that the vote tabulating and handicapped ballot-marking machines will be tested on Tuesday, March 28, 2017 at 9 a.m. in the Town Hall. The public is invited.

Post and Publish: 3/23/17 Vicki Anderson, Town Clerk