MINUTES OF THE SPRINGDALE TOWN BOARD MEETING, Feb. 20, 2017

IN ATTENDANCE: Town Board Chair Ed Eloranta, Supervisor I Mike Fagan, Supervisor II Richard Schwenn and Clerk Vicki Anderson.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. By 2/16/2017 the agenda was posted in the three customary locations in the Town of Springdale as required by law and, as a courtesy to the residents, the notice of the meeting was published in the *Mt. Horeb Mail* on 2/16/2017*.*

MINUTES: MOTION by Fagan/Schwenn to approve the minutes as distributed of the monthly Town Board business meeting on 1/16/17 and the special Town Board meeting on 1/23/2017-hiring of a Town Treasurer. MOTION carried 3-0.

PUBLIC INPUT: Rod Hise/SCURE report/NO ACTION-INFORMATION ONLY: Rod Hise, chair of the citizen committee Springdale Committee for Utilities in the Rural Environment provided an overview of their activities since Dec. 2016 which include, but may not be limited to the following:

\*Jan. 2017 – submitted comments to the Rural Utility Service which will serve as buoys for the environmental impact statement.

\*Upcoming – two environmental studies will be required of ATC in planning the electric transmission line corridors. This is a relatively long process and SCURE will be prepared to comment prior to the corridor decision in 2020.

\*Outreach efforts ongoing with the Mt. Horeb Schools, Upper Sugar River Watershed group, two Iowa County activist groups – Driftless Defenders being one, and State elected officials such as Mark Pocan.

\*2017 priorities-ATC plans to announce the proposed final two routes. These may be wide blue swaths that will be narrowed to 150’ wide. SCURE does not plan to comment on these wide swaths until Public Service Commission, PSC, is involved.

\*Engage citizens in Springdale, not just those within the view shed of the proposed corridor. Information may be included in the Spring 2017 Town Newsletter.

Town Chair Eloranta thanked Rod and commended the committee on doing a wonderful job.

BID FOR LED LIGHTS IN THE TOWN GARAGE: MOTION by Fagan/Schwenn to accept the bid from DBD Maier Electric, 9022 Royal Oaks Cir., Verona, WI 53593, to replace the lights in the town garage with the installation of LED Highbay lights and to dispose of the existing lights for the sum of $3060.00, same product and good work as the other bid but at a lower cost. Discussion: The bid received from E & S Electric, 251 Blue Mounds St., Mt. Horeb, WI 53572 was submitted for the same electrical work and product but for the sum of $3850.00 but was not accepted; it was a higher bid. Motion to approve the bid from DBD Maier Electric. Motion carried 3-0.

PUBLIC HEARING/PC RECOMMENDATIONS: CASS-KOISTRA/OIMOEN LANDS/LOT LINE RECONFIGURATION/KLEVENVILLE-RILEY RD./SEC. 2: MOTION by Fagan/Schwenn to approve the lot line reconfiguration. Discussion: The PC recommends approval of the lot line reconfiguration. The original lot of 4.4 acres was created before the effective date of the Town of Springdale Land Use Plan. In selling the lot, the Oimoens wish to decrease it to 1.95 acres and add the balance of 2.45 acres to their existing house lot. Since the lot was created prior to the Plan, there is no specified development area. The driveway access off of Klevenville Riley Rd. recently approved for the new lot will not be impacted by the lot line configuration. (The Oimoens have authorized Cass/Koistra, perspective buyer, to discuss the land at town meetings.) Motion to approve carried 3-0.

DRIVEWAY PERMITS:

A. B. ROPOLSKI LOT-FORMER GEISSEL LOT/ERB RD./SEC. 27: MOTION by Fagan/Schwenn to approve the Driveway Permit Part 1 & 2. Discussion: This corner lot was created before adoption of the current Town Land Use Plan. The access from Erb Rd. is 2/3 of the lot length North of the intersection with Messerschmidt. As always, the driveway shall be constructed in accordance with the Town of Springdale Driveway Ordinance. Motion to approve carried 3-0.

B. MATT KLEIN/SHARED ACCESS/SPRINGDALE CENTER RD./SEC. 25: MOTION by Fagan/Schwenn to conditionally approve Driveway Permit Part 2 off of Dennis Midthun’s Driveway Permit Part 1 once the Midthun portion of the driveway is completed, inspected by an engineer and found to be satisfactory. A TB member has been authorized by the TB to review the engineered inspection report. When the driveway has been constructed in accordance with the engineered plans, the Clerk will be directed to issue Driveway Permit Part 2 for Klein. The bill for the engineering services required for the Town shall be the financial responsibility of Dennis Midthun. Motion to approve conditionally carried 3-0.

C. B. GARFOOT/SHARED ACCESS/SPRINGDALE CENTER RD./SEC. 28: MOTION by Fagan/Schwenn to approve the agricultural access only from Springdale Center Rd. to access the 51 acres owned by B. Garfoot. Discussion: Garfoot plans to utilize the existing access to the hangar on his 5 acre residential CSM lot to access his 51 open acres. Someday this may serve as a shared access to a building if he sells some property; he would grant an easement across his residential lot. Since no site visit, concept plan, development areas or building envelopes consistent with the Town Land Use Plan have been identified on the 51 acres, no residential access may be granted at this time. Motion to approve agricultural access only carried 3-0.

PLAN COMMISSION APPOINTMENT: Nomination by Eloranta of Mike Healy to serve on the Plan Commission. Motion by Fagan/Schwenn to approve the nomination. Discussion: After the April 4, 2017 election, if Mike Fagan and John Rosenbaum are both elected to the TB, one, if not both, of them may step down from the PC. To be prepared for the decrease in membership, Mike Healy has agreed to serve as a PC member immediately. Motion to approve carried 3-0.

PROCESS TO HIRE TOWN CLERK: MOTION by Fagan/Schwenn to follow a similar process to interview and hire a new Town Clerk as used to interview and hire a new Town Treasurer with the modification to conduct interviews from 3 – 6:30 p.m. to allow thirty minutes between the last interview and the beginning of the Town Board monthly business meeting at 7 p.m. Discussion: The ad for the Clerk position will be printed in area papers and shoppers the weeks of March 2 and 9 with resumes and references due by March 16. Both hired positions will begin on April 18, 2017, the completion of Nona and Vicki’s current term of office. Motion to approve carried 3-0.

ROAD UPGRADES/AVERAGE DAILY TRIP CALCULATION/DISCONTINUED FARM-TO-MARKET ROADS: DISCUSSION ONLY/NO ACTION: At a recent site visit, the Plan Commission had some questions regarding required road upgrades triggered by development. A quick overview was discussed of three types of road upgrades:

1. Farm-to-market roads which have been discontinued could be restored as a town road in some cases. It is understood that the developer would be responsible for the upgrade of the road and state law requires that all benefitting property owners pitch in something towards the upgrade costs. There is no one-formula fits all calculation. Legally, it is required that the specific formula be reasonable and flexible.

2. The State Department of Transportation provides a table outlining the road specifications required based on average daily trip count (ADT). The Town has used the table as the basis for planning the width of the road, shoulders, and ditching with road upgrades.

3. The adopted town road policy does allow for a new town road when a new town road would allow the proposed development to best meet the goals of the Town Land Use Plan. Since 2013, the town has diligently discontinued town roads which had basically served as private driveways, and the town is reluctant to adopt new town roads.

CARPET/BATHROOM FLOOR COVERING: motion by Fagan/Schwenn to accept the bid submitted by Carpets Plus, 7881 Big Sky Drive, Madison, WI 53719, to install new durable, stain resistant carpet in the meeting room and town hall office and new durable linoleum in the bathrooms and hallway. The accepted bid includes the removal and disposal of the existing products and installation of new products supplied by the company for the sums of: $4,329 for the carpet project and $800 for the linoleum project. Discussion: A bid received by Constructive Systems, Inc., Belleville, WI 53508 for a total sum of $6000 was not accepted since it was a higher bid and the carpet proposed was carpet squares rather than broadloom carpet. This project was authorized during the Budget Hearing. The work will be completed after mud season and after the town hall interior is repainted by the Town Patrolman. Motion to approve carried 3-0.

AMENDMENTS TO TOWN LAND USE PLAN/LAND DIVISION SUBDIVISION ORDINANCE: DISCUSSION ONLY/NO ACTION:

1. BUILDING ALONG US HWY 18/151:

Background: In light of the elimination of at-grade access points to US HWY 18/151 and the construction of frontage roads in the Town, Town Chair Eloranta asked the TB to consider an amendment to the Plan which would prohibit development in the lands wedged between US HWY 18/151 and the new frontage roads. Potential development in these strips of land could result in strip development; a line-up of commercial uses along the highway; residences built in close proximity to the noise overlay district of a federal highway; development that would detract from the rural characteristics of the town; development that could lead to construction of a noise abatement wall as seen along highways, etc. It was suggested that existing density units allocated for these future areas would be grandfathered or relocated, if possible; the density units would not be lost.

Next steps: The proposal will be discussed with the Plan Commission and the most recent maps of the proposed frontage roads will be obtained from the State DOT.

2. LOCATION OF AGRICULTURAL ACCESSORY BUILDINGS:

Background: It was generally agreed that the Residential Accessory Building Ordinance will be reviewed to consider including a process to review the location, height and construction aspects of some agricultural accessory buildings. It was brought to the attention of the TB that an agricultural accessory building was constructed without any input from the town or neighbors and some neighbors believe they have been negatively impacted. Aspects to consider include but may not be limited to the following: \*Primary use as agricultural or residential building, \*Short-term or long-term use as an agricultural, building, \*Proportion, height and location of the agricultural accessory building to its lot size and the size of neighboring lots. In A-1 zoning, property of more than 5 acres may have unlimited agricultural activities. Since the 5+ acre lot could be located adjacent to a 2 acre lot, the proportion, height and location of the agricultural accessory building could be significant. \*Reflective building materials may have more of an impact on the neighbors than on the owners of the agricultural accessory building.

Next steps: The concerns will be discussed with the PC.

BILLS: MOTION by Schwenn/Eloranta to pay the bills. Motion to pay the bills carried 3-0.

ADJOURN: MOTION by Schwenn/Eloranta to adjourn. Motion carried 3-0.

Respectfully submitted, Vicki Anderson, Town Clerk