

Agenda & Minutes of Springdale Monthly Town Board Meeting

Monday, May 18, 2020 via Zoom, 7 p.m.

CALL TO ORDER, Fagan, 7:07 p.m. Quorum present.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETINGS LAW

Full agenda posted 5/15/20, Published Notice only 5/14/20 per Clerk, Susan Duerst Severson.

APPROVAL OF THE AGENDA

MOTION (Fagan) to move Runde driveway before Plan Commission (PC) recommendations for time efficiency. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

MINUTES OF PREVIOUS TB MTGS. April 27 (joint TB/PC) minutes, minor wording corrections made.

MOTION (Fagan) to approve 4/27/20 minutes. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

April 21 regular TB minutes, minor typos corrected.

MOTION (Rosenbaum) to approve 4/21/20 minutes. Schwenn seconded. 3 ayes, 0 nays, carried.

MOTION (Fagan) to approve minutes from 2 assessor meetings as presented - 4/20 & 4/29. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

REMINDER - ANNUAL ELECTORS MEETING TOMORROW AT 7PM

PUBLIC INPUT/NON-AGENDA ITEMS. Rosenbaum, Co. bridge aid funding program for Lewis Rd. bridge, 6/12 deadline approaching. Fagan, special town meeting with bridge co-owner Town of Primrose to discuss further. Fagan, Primrose should discuss at TB level first. No other public comments, Fagan closed public input.

LIQUOR LICENSE OPERATOR FOR MARCINE'S, LLC - New Operator, Ashley Gilbertson, present in mtg. for WI Seller/Server Certification. Required classes verified with Clerk (Susan) completed.

MOTION (Schwenn) to approve license for Ashley. Rosenbaum seconded. 3 ayes, 0 nays, carried.

DRIVEWAY PERMIT PART 1 &/OR 2 - Fred Runde, Springdale Ctr. Rd., Sec. 28 off shared driveway.

Fagan site visit last week, no issues seen with the driveway. Fred to appear before joint PC/TB next Monday to request moving existing building envelope, current one too close to center of airstrip. Shared driveway still under construction, potential water issues. Fred - no issues to date, final driveway must be pervious.

MOTION (Fagan) to approve Runde driveway off of Springdale Center Rd., conditioned on building envelope move approval by PC/TB. Rosenbaum seconded. 3 ayes, 0 nays, carried.

PUBLIC HEARINGS - PLAN COMMISSION RECOMMENDATIONS

- **Concept Plan revision - move building envelope, Henderson Farm, CTH J Sec. 11, 12, 13.** Tom and Mike Henderson present. **Discussion:** Fagan - PC rec. was to allow change in original concept plan for envelopes being moved, procedural, TB now required to review. Hendersons - lot names/numbers added to reflect PC recommendation to shrink lots down to 3, 3, 3, & 2 acres of tillable farmland. Rosenbaum clarified that entire parcel on all 4 lots are considered building envelope, lot numbering starts north and goes south on CSMs.

MOTION (Rosenbaum) to approve the recommended concept plan and envelopes from PC meeting of 4/27. All lots shall not exceed 3 acres of agricultural land, except for lot 4, which shall not exceed 2 acres of agricultural land. Fagan seconded. Schwenn added Henderson's did a great job with what they had to work with. Fagan agreed. 3 ayes, 0 nays, motion carried.

PC Deputy (Vicki) is waiting for preliminary CSMs for PC scheduling on 6/1 or 6/22 agenda.

- **Concept Plan/Opt. 3 rural conservation subdivision, Nizamuddin Lands, Co. Hwy. S, Sec. 5, Momin Rd.** **Discussion:** Rosenbaum - new roads must be in public interest/good; proposed road/cul-de-sac would

only serve residents in development. Opt. 3s must employ best conservation; 75% deed restriction must preserve best of ag land. Proposed 8 lots would all be on current ag land. Lots 3, 4 and 5 block access to ag field. Not our policy to approve road solely to allow development of otherwise non-developable land. Road policy, land use plan and subdivision code together do not support this new road. Nizam. engineer Ryan Quam - PC directed them to consider Opt. 3, so clustered subdivision was prepared. Design constraint is County limits on Hwy. S access pts. Clustering increased as PC tweaked their plan. Fagan - concept plan before TB is moot without the road. Town previously suggested Nizamuddin petition County to get more access points off S, no evidence of such was ever submitted to Board. Reminder that Town has been consistent on requesting a short road. Rosenbaum - Town has demonstrated opposition to new roads by discontinuing 33 town roads since 2013. State road funding has also decreased. Quam countered with alleged benefits of housing outweighing road costs, proposed road's efficiency per linear foot. Fagan - goal is to preserve rural nature and keep ag. land intact. Trying to stay rural, little development as possible. There was discussion about one other opt. 3 subdivision with Town Road (Hidden Ridge) keeps rural character because it is not highly visible as this Option 3 would be on Hwy. S. Schwenn - Hidden Ridge's road was under town plan at the time it was put in, before road funding started drying up.

MOTION (Rosenbaum) do not approve new town road or cul-de-sac off Hwy. S for Nizamuddin property, decline Opt. 3 development for reasons mentioned earlier with potential to revisit if County allows additional access points. No second, need further discussion, motion failed.

Imran Nizam. spoke to history, positives to new community. Fagan stated he could make argument that ag land is best preserved with no homes. In light of previous development years ago, boxed himself out having used up his access points. Reject new rd. w/out prejudice to concept plan. Do what's best for town, careful setting precedent.

MOTION (Fagan) to reject town road as presented for Nizam. land shown in April submittal to PC under Opt. 3. Rosenbaum seconded. Rosenbaum aye, Schwenn nay, Fagan, aye. Motion carried.

SPRING CLEANUP. Town & Country uncertain of reopening. Contingent on Dane Co. and Governor.

MOTION (Fagan) to keep 6/13 date until 5/26; if still tenuous on 5/26, circulate new fall date to citizens. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

DISCUSS FEE RESOLUTION. Fagan - due to zoning reclassifications need fee updates.

- **CSM prelim.** current fee is \$200; proposing \$25 for each additional lot (consistent with Dane Co).
- **CSM reapplication;** proposing "\$100-\$200 + \$25 for each additional lot." If no changes to a CSM, fee \$100, + \$25 for each additional lot. If any changes to the CSM, fee \$200, + \$25 for each additional lot. Clerk to report back if not easily administered.
- **CSM for lots of more than 35-80 acres;** new proposed fee of \$100 and separate Town engineer review fee. Fagan explained need for engineer review due to them not falling under normal CSM rules.
- No change in plat work fees, however, term "Option 1" was added for clarity.
- **Rezoning - per application;** fairest to charge per application. Add a fee of \$25 for each additional lot to the existing \$225 fee for rezoning. Change "rezoning per parcel" to "rezoning per application."

MOTION (Fagan) - to amend res. 15-9-1, calling it 2020-5-1, updating with discussed fee changes. A resolution to adopt fees pursuant to the town of Springdale code of ordinances Title 9, Chapter 3.16 Administrative Fees. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

MIKE HEALY - TWO YEAR TERM TO PC. Term expired, willing to serve another 2 years.

MOTION (Fagan) to renew Mike Healy for another 2 year term to PC. Schwenn seconded.
3 ayes, 0 nays, motion carried.

POLICY ITEMS TB CAN APPROVE DURING PC MEETINGS. Fagan - important for simple revisions to be approved on the spot in joint meeting rather than delay until next meeting.

MOTION (Fagan) to allow Board to act during joint meeting of TB & PC, on the routine rezoning accompanying the creation of new lots, that due to the new acreage of the lot, a new zoning district must be applied. Rezoning requests from landowners because of land use changes would not be acted on at joint meetings. Revision of building envelopes and concept plan changes are also made actionable by TB at joint meetings. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

BUILDING INSPECTOR CONTRACT. Clerk (Susan) confirmed Tracy is renewing as-is. No fees raised.

MOTION (Fagan) to approve keeping Tracy Johnson as building inspector, renew for another two years. Schwenn seconded. 3 ayes, 0 nays, motion carried.

2020 RES-2020 AUTHORIZING A TAXATION DISTRICT TO WAIVE INTEREST AND PENALTIES ON PROPERTY TAX PAYMENT INSTALLMENTS DUE ON OR AFTER APRIL 1, 2020. Dane Co. already passed it, they collect for us and will make us whole in September, 1 month later than normal.

MOTION (Fagan) to adopt Res. 2020-5-2, for the Town of Springdale in the County of Dane, waiving interest and penalties on property tax payment installments due on or after April 1, 2020 and following the language provided by WTA boilerplate resolution published in the May guide. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

CALENDAR OF UPCOMING EVENTS:

- 5/19, Annual Town Electors Mtg., 7 p.m.
- 6/1, Plan Commission, 7 p.m.
- 8/11, partisan primary election
- 8/13, Open Book, 12 -7 p.m.
- 9/17, BOR, 4-6 p.m.
- 11/3, General Election

OATH OF OFFICE & BANK AUTHORIZATION FOR NEW CLERK.

MOTION (Fagan) to give Jacilyn Arthur bank authorization as new Town Administrator/Clerk, also the ability to sign checks and obtain a Visa card. Schwenn seconded. 3 ayes, 0 nays, motion carried.

CONTRACT MOWING AT OAK HILL CEMETERY. Email request from Carol Statz for twice per month trimming compensation for increase in headstones over the past 2 years. Last increase was two years ago from \$40-\$50. Fagan, increase to \$60/mow and include trimmings as necessary.

MOTION (Fagan) to add \$10 per mowing for service contract with Carol Statz to mow & trim. Ok to act outside of budget because it's a service contract. Rosenbaum seconded. 3 ayes, 0 nays, carried.

BILLS - TREASURER REPORT. Treasurer had not seen bills. Potential need to shift money if old truck sale comes up short; spending more for elections & admin than planned. Could move some public works to admin budget. Treasurer to talk with Patrolman on what could be shifted.

MOTION (Fagan) to approve payment of bills. Rosenbaum seconded. 3 ayes, 0 nays, motion carried.

ADJOURN

MOTION (Schwenn) to adjourn. Fagan seconded. 3 ayes, 0 nays, motion carried.