

**MONDAY, MAY 21, 2018, BOARD MEETING (TB)
7 PM IN THE TOWN HALL AT 2379 TOWN HALL RD., MT. HOREB, WI.**

IN ATTENDANCE: Board Chair, Mike Fagan; Supervisor I, John Rosenbaum; Supervisor II, Richard Schwenn; and Clerk, Susan Duerst Severson. Also in attendance: Town Building Inspector, Tracy Johnson; Plan Commission Chair, Amy Jester, Deputy to the Plan Commission, Vicki Anderson.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. Notice of the meeting was published in the *Mt. Horeb Mail* on 5/17/18. As required by law, the final agenda was posted at Riley Tavern, Town Hall, and Mt. Vernon Family Auto in the Town of Springdale on 5/16/18. Quorum present.

CALL TO ORDER: 7:00 PM by Board Chair, Mike Fagan.

APRIL TOWN BOARD MINUTES: MOTION by Schwenn/Fagan to approve the minutes of the April 17 meeting with a correction to the winner of the bid #4. MOTION carried 2-0. Rosenbaum abstained because he was not at the April 17 meeting.

PUBLIC INPUT – NON AGENDA ITEMS:

- Discussion about Broadband, new citizen offered to assist Broadband Group.
- Clerk informed that the manufacturer of our current assistance voting machine will cease support thus Town will need to purchase a new machine in 2019 for approximately \$4000 installed.
- Discussion about reassessments of Springdale properties – required every five years.

PUBLIC HEARING / PLAN COMMISSION RECOMMENDATIONS:

CSM –Lot Line Adjustment -Pradhan lands – D. Hamilton Messerschmidt Dr/sec. 27: combine 2 existing CSMs into 1 Discussion: CSM 8666 Lot 1 of 29.91 acres and Lot 2 of 10.05 acres shall be combined into a single CSM lot via this lot line adjustment. The previously agreed-upon building envelope applies to the residence proposed at this time. The previously approved concept plan shall be retained showing the potential for two additional density units/building envelopes if the land were to be divided in the future. Therefore, the recorded new CSM shall include a note regarding the town-approved building envelope on file in the Town Hall. The CSM shall not include the typical statement regarding no future land divisions per the current Town of Springdale Land Use Plan because this lot retains two additional density units. Regarding the driveway from Messerschmidt Dr. to the proposed house site, due to the terrain, D. Hamilton is working with Quam Engineering to layout the driveway consistent with Town and County ordinances, specifically the 10% grade requirement and Dane County erosion control standards. The Springdale Town Board will act on the driveway permit after the engineered layout for the driveway is available. The Town Engineer will review the plans and the driveway after construction for compliance with the town ordinances. Land owner will pay all of Town engineer cost related to this property. MOTION Fagan/Schwenn to approve combing two existing CSMs into one CSM via lot line adjustment. MOTION carried 3-0

PUBLIC HEARING: ACCESSORY BUILDING ORDINANCE

Much discussion between Town Board members, PC Chair, Jester, DP to PC, Vicki, Building Inspector, Tracy Johnson, and citizens in attendance. A lot of valuable citizen feedback was incorporated in the draft. Currently: Dane Co. requires permits for Ag building. Springdale PC/TB approval is not required for Ag Buildings. A building permit from the Town Building Inspector is required for all buildings – Residential, Commercial, and/or Ag. Driveways to buildings, when required, do need TB approval. This new Ordinance, 2018-05-01, will have forfeitures. MOTION Fagan/Schwenn to approve new Accessory Building Ordinance as presented with edits approved by the Board during this meeting. MOTION carried

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3-0. After publishing, a copy of the approved ordinance will be available at Town Hall and on the Town's Website.

DRIVEWAY PERMIT Part 1 & 2

- Bell, Stephen/Allison 054/0607-161-8550-0, County Hwy P Lot 4 CSM 9949
 - Discussion: Fagan did a site visit. Will need to clear out brush. Will need culvert. Access off Dane Co. HWY P, has Dane Co. permit. MOTION: Fagan/Schwenn to approve as submitted, must conform to Town Standards and Construction Guild. MOTION carried 3-0
- Dudsak, Dave 054/0607/364/9040-0, Springrose Rd
 - Discussion: Fagan did a site visit. Will need culvert. MOTION: Schwenn/Rosenbaum to approve as submitted, must conform to Town Standards and Construction Guild. MOTION carried 3-0
- Edwards, Scott 054/0607-362-9285-0, S Kollath Rd
 - Discussion: Building an Ag. Building; has been communicating with Dane Co., Klinkner. Inspector has building permit app. Fagan did a site visit. Will need culvert. MOTION: Schwenn/Rosenbaum to approve as submitted, must conform to Town Standards and Construction Guild. MOTION carried 3-0
- Kurtz, Roberta on behalf of Two Chatelaines, LLC, 054/0607/363/9510/0, Gammeter Rd Lot 1
 - Discussion: Driveway access will be off newly discontinued hammer head off Gammeter Rd. Fagan did a site visit. Will need culvert – one on hammer head may suffice. MOTION: Rosenbaum/ Schwenn to approve as submitted, must conform to Town Standards and Construction Guild. MOTION carried 3-0

(RE)APPOINTMENT OF PLAN COMMISSION MEMBERS for a three year term: Discussion: PC members are recommended by the Board Chair. Of the eight PC members, the following three are being reappointed at this time: Jim Hanson, Denise Sullivan, and Amy Jester, PC Chair person. All three have agreed to accept appointment. Schwenn/Rosenbaum: MOTION to reappoint Hanson, Sullivan, and Jester to the Plan Commission for another three years. MOTION carried 3-0

PUBLIC HEARING: DARK SKY LIGHTING ORDINANCE Modify/Clarify Discussion. Fagan: purpose of revision was to make the ordinance enforceable. Former Chair, Eloranta, offered to join Hefty, as did citizen, Bernstein, and Chair, Fagan in another draft attempt. Building Inspector Johnson stated that the only way he could assure compliance during inspection would be to have the owner show him the light's packaging. MOTION Fagan/Rosenbaum table Ordinance at this time. MOTION carried 3-0

BUILDING INSPECTOR CONTRACT (JOHNSON INSPECTIONS, LLC)

Discussion: Tracy Johnson was employed by the company that did our inspections before being hired by the Town as an independent in 1997. His contract with the Town auto-renews unless he or the Town chooses to terminate the Contract. Johnson explained that there has not been a raise in Springdale's rates since 2011. Johnson presented the Board with a copy of his proposed Building Inspection Fees – noting that they are more in line with the fees in comparable municipalities. The Town has asked Johnson to add confirmation that buildings are located on properties as specified in Land Use Plan/CSM (i.e. in approved building envelope when applicable); are compliant with the new Accessory Building Ordinance, and the Dark Sky Ordinance, to his current inspection duties. Johnson agreed noting that he would do so at no additional cost to the Town; however, the cost of building permits would need to cover his added time/expertise – proposed adding a flat \$50 fee to the building permit fees when applicable. There was

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also discussion about the minimum size a new residence could be. Tracy was going to research and update his rate sheets. MOTION Rosenbaum/Fagan to approve the new fee schedule as presented. MOTION carried 3-0. Building Inspector will amend his contract to reflect the agreement reached regarding the scope of his work; amended contract will be reviewed at the next board meeting.

PATROLMAN UPDATE

Fagan announced that the buyer of the old snow plow truck has taken possession and that the new snow plow truck in here.

SCHEDULING OF UPCOMING BOARD MEETING/EVEMTS Date(s)/Time

- Bob’s Sugar River Ramble – Sunday June 3
- Spring Clean-up Saturday June 9
- May Plan Commission meeting moved to Monday, June 4 due to Memorial Day being May 28
- June Town Board Meeting. 6/18/18
- Open Book – Thursday, August 2 from 12-2 PM
- Board of Review – Tuesday, August 21 4-6 PM

BILLS: MOTION by Fagan/Schwenn to approve payment of other bills as submitted for Board review. MOTION carried 3-0.

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

Respectfully Submitted, Susan Duerst Severson, Clerk