MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, June 27, 2016

IN ATTENDANCE: Ellen Bunn, Mike Fagan, Jim Hanson, Amy Jester, John Rosenbaum and Denise Sullivan. (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 6/23/16 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 6/23/16*.*

MINUTES: MOTION by Fagan/Jester to approve the 6/6/2016 PC meeting minutes as distributed. Motion carried 5-0.

Luke Proctor/RAB/REZONING TO a-1 FOR ENTIRE PROPERTY/CUP for limited family business/State Rd. 92/Sec. 34:

MOTION by Fagan/Bunn to rezone the small area of R-2 zoning to A-1 zoning. Discussion: There is a small triangle of land that is zoned R-2 as part of the historical plat of Byam’s Addition in Mt. Vernon. Five acres with the buildings is zoned A-1 and two acres across the road is zoned A-1. Motion carried 6-0.

MOTION by Bunn/Fagan to recommend approval of the CUP as it meets the six standards for a CUP and with the conditions submitted by the applicant and three additional conditions. Discussion: The Proctor blacksmith/forging business is currently operated on his lot zoned C-1 in Mt. Vernon. He plans to build a RAB to house the business on a residential lot on the edge of Mt. Vernon. The pieces he creates are sold at art fairs around the country.

Standard considerations for all CUP applications: The Plan Commission after consideration of the conditional use permit made the following findings of fact. Dane County Code of Ordinances 10.255(2)(b):

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare; Aye 6-0.

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use. Aye 6-0.

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Aye 6-0.

4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; Aye 6-0.

5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and Aye 6-0.

6. That the conditional use shall conform to all applicable regulations of the district in which it is located. Aye 6-0.

Specific conditions for the Proctor CUP are:

1. The hours of operation shall be 7 a.m. – 6 p.m.

2. There shall be no employees other than Lucas Proctor, the owners.

3. No customers shall visit the site. No retail sales shall be conducted on the property. The on-site business shall not be opened to the public.

4. No business activities shall be conducted on site, outside of the accessory building.

5. Outside loudspeakers are prohibited.

6. Outside signs are prohibited.

7. Outdoor lighting, except for required security lighting shall be operational only during hours of operation. All lighting shall be shielded to prevent glare into the night sky or direct-beam illumination of neighboring residences. All new lighting fixtures shall use full cut-off fixtures which prevent all upward transmission of light.

8. No plumbing shall be installed in the building.

9. The conditional use permit shall automatically expire on sale of the property or business to an unrelated third party. Motion carried 6-0.

MOTION by Fagan/Bunn to approve the Residential Accessory Building as proposed with the condition that the TB grant an extension to the existing residential driveway off of State Road 92. Discussion: Town Chair Eloranta will conduct a site visit of the driveway on 6/28/2016 and the matter can be reviewed by the TB at the 7/20/2016 TB meeting. Motion to approve carried 6-0.

Joshua Zimmer/preapplication meeting – CUP –limited family business/CTH G/Sec. 34: MOTION by fagan/Sullivan to table until the applicant is able to attend the meeting. Discussion: The applicant was unable to attend the 6/6 and 6/27 PC meetings.

TAMMY AND TOM BEARD/RESIDENTIAL ACCESSORY BUILDING/GETZ RD./SEC. 6: MOTION by Hanson/Sullivan to table.

Proposal: The Beards propose to build a 40’ x 80’ residential accessory building on their 4.4 acre lot on Getz Rd for storage of personal items: boat, vehicles, ATVs, snowmobiles, etc. The private development covenant for this lot, as part of the Don Anderson development Oak Glen, requires that these personal items cannot be stored outside. The RAB and the proposed new home would be built within the designated building envelope for the lot with the RAB setback 77’ from Getz Rd. and in front of the residence.

In speaking to Dane County Zoning, the Beards learned that A-1 zoning permits in-floor heat in a RAB but no sink/plumbing is permitted. (In A-1 zoning, one must have a minimum of 5 acres and an agricultural use, or an agricultural accessory building, in order to be approved for a CUP that allows any sanitary fixtures.) The height of the structure shall be slightly revised to meet the DC Zoning standard of 16’mean height maximum in A-1 zoning.

Comments included but may not have been limited to the following: \*It was understood that the Beards chose to move the building envelope closer to Getz Rd. due to drainage issues in the back of the lot. However, by placing a 3200 sq. ft. building near Getz Rd., it was considered out of scope for the neighborhood. \*The PC will have to consider whether the RAB is consistent with the Town Plan and ordinances.

Next step: The Beards will adjust the height of the building to meet DC Zoning standards and determine whether Don Anderson, the developer, or the residents review the building plans per the private development covenant. Motion to table carried 6-0.

MICHAEL SCHMITZ/CONCEPT PLAN/MESSERSCHMIDT/SEC. 27: Contiguous acres owned on the effective date of the Plan: M. Schmitz owns 4 different pieces of land: a. two-five acre CSM lots each eligible for a single residence; b. the 35.891 acre piece of land with his current residence. This would be eligible for 1 new lot under Option 1 or 2 new lots under Option 2 and c. a 17.76 acre CSM lot he purchased from Randy Kahl, eligible for a single residence under the Kahl concept plan. This 17.76 acre CSM lot has frontage on Lust Rd. off of State Rd. 92. Also, there is a building envelope and height restriction for the density unit on this CSM lot per the Kahl concept plan.

MOTION by Fagan/Bunn to approve the Option 2 concept plan for two new lots on the 35.891 acres with his existing residence, as drawn with the following details: \*The eastern lot shall have a building envelope as indicated. To meet the 66’ frontage requirement of Messerschmidt Dr., the lot will have a flagpole which will also serve as the driveway. This driveway will be a shared driveway for the proposed new eastern lot and the existing CSM lot 0607-273-9440-5.

\*For the western lot, the entire lot shall serve as its building envelope. Its 66’ frontage strip will run along the property line on the western edge of CSM lot 0607-273-9075-8. Its driveway will be part of the shared driveway for the CSM lot 0607-272-9075-8 and the Schmitz existing residence.

MOTION to amend the motion by Rosenbaum/Fagan to stipulate that each of the proposed lots shall not exceed three acres to minimize the impact on agricultural land. The amendment carried 6-0.

 MOTION to approve the amended motion Fagan/Bunn. Discussion: On an aerial photo it is difficult to estimate the actual acreage so it is agreed that the current landowner and the PC, at the time of lot creation, will work together to create lots that are consistent with the Plan. Motion carried 6-0.

PC PROCEDURES/SITE VISITS:

Next PC monthly meeting: July 25, 2016. Applications for the meeting should be submitted by Monday, July 11, 2016.

Site visit scheduled: Tuesday, July 12: 6:30 p.m. Carolyn Moynihan Bradt. As a procedural matter, it was recommended that no more than two site visits be scheduled for one date/time.

ADJOURN: MOTION by unanimous consent. Motion carried 6-0.

Respectfully submitted, Vicki Anderson, Recording Secretary