

MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Jan. 23, 2017

IN ATTENDANCE: Mike Fagan, Jim Hanson, Amy Jester, John Rosenbaum, David Schmidt 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 01/19/17 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 10/20/16.

MINUTES: MOTION by unanimous consent to approve the 10/24/2016 PC meeting minutes as distributed. Motion carried 6-0.

K. CASS – J. OIMOEN/LOT LINE RECONFIGURATION/KLEVENVILLE RILEY RD./SEC. 3: MOTION by Fagan/Jester to approve the lot line configuration. Discussion: 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 6-0.

B. MYERS – C. MILLER LOT/RESIDENTIAL ACCESSORY BUILDING FOR LANDSCAPE EQUIPMENT-PRE-APPLICATION MEETING LC-1 ZONING-SITE VISIT/U.S. HWY. 18/151/SEC. 13: INFORMATION ONLY/NO ACTION:  
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.

Myer 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, dump trucks, etc.

\*90% of his business is maintenance.

\*Debris from the jobs is disposed of in the Verona dump.

\*Hours of operation would be 6:30 a.m. – 6:30 p.m., Monday – Friday and Saturday as needed for snow plowing.

\*Proposed accessory building would be 30 x 30 or up to 30 x 60 with the intent to store equipment inside the accessory building.

\*No need for signage.

Dane County Zoning input: Since the size of Myers’ business exceeds the standards for a CUP for a limited family business under A-1 zoning, rezoning to LC-1 with CUP for the residence of the owner or a caretaker of the business to reside on the premises is considered the best fit. This could be an opportunity to clean up the current R-4 zoning/nonconforming use.

Further research: Generally speaking it was agreed that the Plan supports LC-1 for landscape and snow plowing businesses with conditions. The goal is to prevent a business from morphing into something larger. Dane County Zoning will be contacted to determine the following: \*What steps will be needed to insure that the existing garage/dwelling unit does not become a residence? Will its plumbing fixtures need to be removed? \*Could the area required for LC-1 be so zoned and the remaining area in the lot be zoned A-1 for consistency with the Plan?

Next step: B. Myers shall contact the Town if he chooses to apply for a rezoning at the County so that the Town and County will be reviewing a single proposal.

G. MILLER/M. STIEGHORST- S. CONLEY LANDS/PRE-APPLICATION MEETING- SCHEDULE SITE VISIT /MALONE RD./SEC. 30: INFORMATION ONLY/NO ACTION:

Proposal: Greg Miller is interested in purchasing the Stieghorst-Conley lands. (Stieghorst has given Greg Miller the okay to discuss this land in meetings, site visits, etc.) Greg Miller wants to build a house for himself and wife on the land. They can’t afford to do that without selling lots.

Contiguous acres owned on the effective date of the Plan -140 acres. There is an existing farmhouse. 140 acres =6 new lots per Option 1 (total of 7 lots on 140 acres), 8 new lots per Option 2 (total of 9 lots on 140 acres), and 10 new lots per Option 3 (total of 11 lots on 140 acres.)

Next step: Site visit scheduled for Jan. 28, 8:30 a.m.

PC PROCEDURES/SITE VISITS:

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

Site visit scheduled: The PC will conduct a site visit at the Stieghorst Conley lands on Saturday, Jan. 28, 8:30 a.m.

ADJOURN: MOTION by unanimous consent.

Respectfully submitted, Vicki Anderson, Recording Secretary

Town of Springdale Meeting

The Springdale Plan Commission will conduct its monthly business meeting on Monday, Feb. 27, 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. Brett Myers – Chris and Kari Miller lot/Rezone to LC-1 and CUP for residence/8096 U.S. Hwy. 18/151/Sec. 13,
4. RAB – Roberta Kurtz – garden shed/Spring Rose Rd./Sec. 34,
5. Pre-application meeting/B. Garfoot/Springdale Center Rd./Sec. 12 – schedule site visit,
6. Amendments to the Plan submitted by 12/31/2016:
  - a. no lots within noise overlay district of US Hwy. 18/151,
  - b. review of agricultural accessory buildings – amend RAB ordinance to include a review in all situations/some situations?
7. Plan Commission procedures:
  - a. timing of site visits for perspective property buyers,
  - b. report briefly on the land use teleconference, “Insights on Recent Changes to Wisconsin Land Use Laws”.
8. Adjourn. A majority of the PC and TB may be in attendance.

Post and Publish: 2/23/17

Vicki Anderson, Town Clerk