

APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR JUNE, Monday, June 25, 2018.

IN ATTENDANCE: Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, Denise Sullivan and David Schmidt. (A quorum is present.) Dane County Zoning Administrator Roger Lane, Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Town Clerk Susan Duerst Severson and Vicki Anderson, Deputy to the PC,

CALL TO ORDER: by A. Jester at 7 p.m. in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 6/21/18 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 6/21/18.

MINUTES: MOTION by Healy/Other approve the May PC meeting minutes/meeting held on 6/4/2018, as distributed. Motion carried 5-0-1(Rosenbaum abstained since he did not attend the meeting.)

RICK KLINGER/GUST ROAD/SEC. 12/CSM-LOT LINE ADJUSTMENT/REZONING AND CONDITIONAL USE APPLICATION SUBMITTED TO TOWN HALL:

Background:

*KLINGER BUSINESS-Lawn Works Madison LLC, 2731 Gust Road: Dane County Zoning mailed a zoning violation letter to Klinger, dated April 20, 2018 listing the various concerns: 1. Illegal land divisions dating back to 1996.

2. Operating the landscape business on land zoned A-1 which does not permit commercial activity.

3. Impervious surfaces have been added to the property without adherence to storm water management rules and regulations.

4. A building has been constructed without a zoning or building permit.

*Since the June 5, 2018 Plan Commission pre-application meeting, the following submittals have been received in the Town Hall.

1. Letter of Intent – Rezoning and Conditional Use Application for Parcel Number: 054/0607-124-9441-0 prepared by Vierbicher dated May 25, 2018.

2. Zoning Change Application to Dane County Planning and Development dated 6/19/2018 – Request for LC-1 zoning for landscape business, outdoor equipment storage and retail sales.

3. Proposed Certified Survey Map by Vierbicher dated 6/18/2018 showing a 1.632 acre CSM lot for LC-1 zoning and a 6.193 acre lot for A-1 zoning.

*June 25, 2018 PC meeting: Discussion: No action: The complete application has not been submitted to Dane County Zoning at this time. The PC pointed out the following aspects to consider for compliance with the Plan and ordinances. 1. The 7.6 acre lot is not eligible for a land division. Two lots may not be created out of this existing single lot. 2. For consistency with some other LC-1 landscape businesses in the Town of Springdale, the Town has supported rezoning the minimal land area necessary for the non-residential use. (Town of Springdale Land Use Plan Sec. 10 Non-Residential Uses (E) 12.) 3. In addition, the Plan states that strip development shall be prohibited in order to prevent roads or highways from becoming lined with non-residential uses.(Plan Sec. 10 Non-Residential Uses (E) 9. It was suggested that the necessary area around the existing commercial building be zoned for LC-1 and the green space between the building and Gust Road be retained as A-1 land. A strip of A-1 land to the South of the existing building shall connect the front green space with the rest of the property. 4. This would prevent an increase in the impervious surfaces/areas already flanking Gust Rd. 5. For the July PC meeting, the applicant shall provide to the PC a detailed description of the Plan of Operation, a to-scale site plan showing parking for employee vehicles, parking for a limited amount of landscaping equipment stored in a neat and orderly manner and area for temporary outside storage of materials or supplies used by a contractor in fulfilling his or her contracts and not offered for sale to a user or consumer. (Town Plan Sec. 10 Non-Residential Uses (I) 2 and 3.)

*Next steps: The applicant was given a handout of questions to answer for rezonings and conditional use permits to complete for the next PC meeting.

PRE-APPLICATION MEETING FOR TWO BUSINESSES ON GUST ROAD LOCATED ON DALE CHESTNUT LANDS:

BEN SCHAFMAN/GUST ROAD/SEC. 12/PRE-APPLICATION MEETING/CSM-LOT LINE ADJUSTMENT/ZONING: Ben Schafman, owner of Steven R. Bassett Inc., has been leasing a portion of Dale Chestnut's property to operate his landscape business in violation of the C-2 zoning with restrictions on Chestnut's property. C-2 business associated primarily with trailers is permitted on the land owned by Chestnut, lots 2 and 3 of CSM 6657. The restricted zoning covers a geographical area of two CSM lots totaling approximately 5 acres.

DALE CHESTNUT/GUST ROAD/SEC. 12/PRE-APPLICATION MEETING/CSM-LOT LINE ADJUSTMENT/BRING ZONING INTO COMPLIANCE: INFORMATION ONLY:

CHESTNUT BUSINESS – Double D Trailers, 2733 and 2737 Gust Road: Dane County Zoning mailed a zoning violation letter to Chestnut, dated April 20, 2018 listing the various concerns: 1. Illegal land divisions dating back to Dec. 1996.

2. Areas of the property are not zoned for commercial activity. An area zoned A-1 has been used for expansion of the C-2 business.

3. The C-2 zoning became effective on Feb. 12, 1992 when the property was owned by Roger Gust and the zoning was deed restricted to limit the scope and size of the business for Roger Gust's trailer business. The current land uses have been expanded upon without approval—for example, a landscape business is operating on property restricted for the trailer business. And the current trailer business has provided no screening of vehicles outside of buildings as required in the deed restriction.
4. Impervious surfaces have been added to the property without adherence to storm water management rules and regulations.

NEXT STEPS: Since the June 5, 2018 PC meeting and the subsequent site visit, no new information has been provided by the applicants. For the July 23, 2018 PC meeting, both Dale Chestnut and Ben Schafman are requested to provide detailed plan of operations for their business and to-scale site plans for the properties.

PREAPPLICATION MEETINGS-CONCEPT PLAN, LOT LINE ADJUSTMENT, POSSIBLE SITE VISITS:

A. CHRIS AND EILEEN ZURBUCHEN AND MARILYN ZURBUCHEN/SPRING ROSE ROAD/SEC. 24:

INFORMATION ONLY/NO ACTION: The contiguous acres owned on the effective date of the Plan = 99.836 acres which would be Option 1 – 3 new lots, Option 2 – 5 new lots and Option 3 – 7 new lots in addition to the existing farmhouse. The land in Springdale is contiguous to approximately 75 acres in the Town of Verona. The family wishes to complete a lot line adjustment to add a few more acres to Chris and Eileen's current house lot and to create a CSM lot for the existing farmhouse.

B. BILL WEBER/NORTH RILEY ROAD/SEC. 2: INFORMATION ONLY/NO ACTION: The contiguous acres owned on the effective date of the Plan = 141.38 acres which would be Option 1 – 6 new lots, Option 2 – 8 new lots, Option 3-10 new lots in addition to the existing house and existing accessory building. The Webers are researching development possibilities for the land.

C. NIZAMUDDIN LAND/CTH S/SEC. 5: INFORMATION ONLY/NO ACTION: The contiguous acres owned on the effective date of the Plan = 116 acres which would be Option 1- 5 new lots, Option 2- 7 new lots, Option 3-8 new lots, in addition to the existing farmhouse.

D. SCHMID REV. TRUST/S. KOLLATH RD./SEC. 35 & 36: The contiguous acres owned on the effective date of the Plan = 80.475 acres which would be Option 1 – 3 new lots, Option 2-4 new lots, Option 3-5 new lots in addition to a house site on what is now vacant land. The 80+ acre parcel of land has only 49.5 feet of road frontage on South Kollath Road.

PLAN COMMISSION PROCEDURES: SITE VISITS:

Next PC meeting July 23, 2018, Submittals for the July monthly meeting should be submitted to the Town Clerk by Monday, July 9, 2018. Scheduled Site Visit: Wednesday, July 11, 2018, 6 p.m., Weber and Nizamuddin lands and Thursday, July 12, 2018, 6 p.m., Zurbuchen and Schmid lands.

ADJOURN: MOTION by unanimous consent, motion carried 6-0. Respectfully submitted, Vicki Anderson, Deputy to the PC