APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR AUGUST: Aug. 27, 2018.

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, Denise Sullivan. (A quorum is present.) 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 7:02 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 8/23/18 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 8/23/18*.*

MINUTES: MOTION by J. Rosenbaum/D. Sullivan to approve the July PC meeting minutes as distributed. Motion carried 4-0-2 (Bunn and Healy abstained since they were not in attendance.)

ANNOUNCEMENT: J. Rosenbaum shared the following information with the citizens/No action/Information Only:

a. Springdale landowners are encouraged to call the United Way phone number 211 to report property damage due to the heavy rainfall and flooding on Aug. 21, 2018. Dane County government will apply for grant monies and the awarding of grant monies may be linked to the amount of damage reported. There are no guarantees that funds will be available but it is worth a call if our landowners could be helped.

b. All Springdale property owners are encouraged to attend the public information meeting on the Dane County Zoning revision project on Thursday, Aug. 30, 2018, at 7 p.m. in the Town Hall. By now, property owners should have received a post card from Dane County Zoning suggesting a preliminary zoning district assignment for their property. This is a beginning step at the town level in this project which is anticipated to continue for another 12 months. Dane County Planner Brian Standing will conduct the meeting.

GREG DARGA/JAMES AUBART/LOT LINE ADJUSTMENT/DAIRY RIDGE RD./SEC. 13: MOTION by E. Bunn/M. Healy to recommend approval of the lot line adjustment because it meets the criteria of the Lot Line Adjustment Ordinance. Discussion: The Dargas wish to add 4.39 acres to their existing 2.089 acre lot (0607-134-8030, lot 2 CSM 6224) via a lot line adjustment with their neighbors to the west, the Aubarts (0607-134-8010-5, lot 1 CSM 6224). The Aubarts would retain 1.01 acres in their house lot. The questions applicable to a lot line adjustment were read which include, but may not be limited to, the following facts: \*No additional lots are created. \*Both lots will meet the minimum lot standard of one acre in size exclusive of road right-of-way, \*The lot line adjustment does not change an existing concept plan or involve density units. (Neither lot is eligible for further divisions per the current Town of Springdale Land Use Plan.) \*This action does not impact agricultural land. Motion to approve carried 6-0.

CHRIS AND CINDY HANSON/1-LOT CSM CONSISTENT WITH APPROVED CONCEPT PLAN/STATE ROAD 92/SEC. 18: MOTION by J. Rosenbaum/M. Healy to recommend approval of the preliminary CSM because it is consistent with the concept plan approved in 2005. Discussion: The 10.23 acre lot contains an existing residence. The Option 1 concept plan approved in 2005 included three development areas for three lots including the current residence with access from a shared driveway on State Road 92. This lot, a 3-acre lot to the North and a proposed new residence near a new accessory building on the remaining @150 acres, will share the driveway. Motion to approve carried 6-0.

MEYLOR LANDS/CONCEPT PLAN – OPTION 1/TOWN HALL RD./SEC. 8: MOTION by J. Rosenbaum/E. Bunn to reconfirm approval of the Option 1 concept plan approved at the July, 2018 PC meeting with the new understanding that the density unit #5 as depicted on the concept plan submitted in July, 2018, is associated with the rest of the farmland. The sizes of the four lots, density units #1-4, along Town Hall Road shall remain as depicted on the submitted concept plan. Density unit #6 is the existing farmhouse.

BACKGROUND: July PC meeting minutes re: Meylor concept plan: “MOTION by Rosenbaum/Jester to approve the Option 1 concept plan in concept with the understanding that the family shall bring in a revised concept plan showing 66’ of frontage for each lot and a density unit attached to the farmland. Discussion: Per the contiguous acres owned on the effective date of the Plan, Option 1 = 5 new lots for a total of 6 potential house sites which includes the existing farmhouse. The family is considering selling the farmhouse with some land and creating 4 new lots of 2.5-4 acres each, with shared driveways staggered along Town Hall Road going North of the existing farmhouse. One of the new house sites shall be assigned to the large tract of agricultural land. No development shall occur on the farmland south of US Hwy. 18/151. Motion to approve the concept of the concept plan carried 4-0-1, D. Sullivan abstained.”

DISCUSSION: The preliminary Certified Survey Map submitted for approval in the future shall show the 66’ foot of frontage when required. Motion to recommend approval carried 4-0-2 (Healy and Sullivan abstained.) 7:52 p.m.

PRE-APPLICATION MEETING/ACCESSORY BUILDING/SITE VISIT: Per the Town of Springdale Accessory Building Ordinance adopted on May 21, 2018, the approval process for accessory buildings - which exceed 1500 square feet or the total size of all accessory buildings on a lot or parcel of land exceed 1500 square feet - requires a site visit. “…shall be reviewed and approved, conditionally approved, or denied by the Town Board, after a required site inspection and recommendation of the Town Plan Commission.” The proposed accessory building shall be field staked for site inspection. The following accessory building applications were scheduled for a site visit.

a. DEVON HANDEL/ACCESSORY BUILDING/PRAIRIE RIDGE RD./SEC. 8

b. TAYLOR AND LISA MAURER/EXPANSION OF ACCESSORY BUILDING FOR HORSE BOARDING IN EXISTING CUP/BRIDGE LANE/SEC. 25:

JEROME ZANDER/PRE-APPLICATION MEETING-CONCEPT PLAN/SPRINGDALE CENTER RD./SEC. 22:NO ACTION/INFORMATION ONLY: J. Zander owns the farmland previously owned by Sweet Investments. Contiguous acres owned on the effective date of the Plan = 148 acres. There is an existing farmhouse. A site visit is scheduled.

CONTINUATION OF PRE-APPLICATION MEETING FOR TWO BUSINESSES IN VIOLATION OF ZONING ON GUST ROAD LOCATED ON DALE CHESTNUT LANDS/INFORMATION ONLY/NO ACTION:

BACKGROUND:

A. BEN SCHAFMAN/GUST ROAD/SEC. 12/PRE-APPLICATION MEETING/CSM-LOT LINE ADJUSTMENT/ZONING: Ben Schafman, one of three owners 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.

B. 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.

NEW INFORMATION:

Legal representation for Chestnut and Bassett, Inc.: The attorneys for Bassett Inc. and Chestnut attended the PC meeting. Jessica J. Shrestha, attorney with Wheeler, Van Sickle and Anderson, S.C. represents Bassett Inc. and Juscha E. M. Robinson, attorney with Pines Bach represents Chestnut. On Aug. 16, 2018, the following submittals were received in the Town Hall from Attorney Shrestha: \*Proposed Petition to Amend and Restate Restrictions, \* Bassett Inc. current layout, \* Exhibit B to Restated Restrictions, Proposed Layout, \* Shrestha to Town of Springdale re: Bassett Inc., \* Exhibit A to Restated Restrictions (visual of lots 1, 2, 3,), \*Proposed Amended and Restated Restrictions.

Status of rezoning application to bring property into compliance: PC Chair Jester reiterated the request made at the July 24, 2018 PC meeting to D. Chestnut and B. Schafman, representing Bassett, Inc. At that meeting, it was requested that the applicants return to the August PC meeting with suggestions to make the permitted uses more specific to better fit the Plan and make the request to add landscaping as a permitted use fit the Plan. The Plan does not support new C-1 or C-2 commercial zonings nor expansion of existing C-1 or C-2 zonings. Since no application has been made to Dane County Zoning for the rezoning to accommodate the addition of landscaping, the PC will not make any decisions at this meeting.

NEXT STEPS: After more discussion, it was generally agreed, the next step would be for the landowner D. Chestnut to submit an application to Dane County Zoning.

RESOLUTION REGARDING THE DISCONTINUANCE OF UNDEVELOPED PUBLIC RIGHT-OF-WAYS IN THE PLAT OF BYAM’S ADDITION/KEN WOLLERSHEIM LANDS/SEC. 34: MOTION by unanimous consent to adopt the resolution: “Consideration and Report of the Town of Springdale Plan Commission on the Resolution to Vacate the Undeveloped Public Right-of-Ways in the Plat of Byam’s Addition, Section 34, in the Town of Springdale, Dane County, Wisconsin.(A map of the Right-of-Ways accompanies the TB resolution. Discussion: This is the legal procedure required as the TB has introduced a resolution for the discontinuance of two undeveloped, platted Right-of-Ways adjacent to Ken Wollersheim’s lot in Section 34, Plat of Byam’s Addition, Mt. Vernon. Once the undeveloped Right-of-Ways are discontinued, the land reverts to the adjacent landowners. No landlocked or inaccessible lots are being created by this action. Motion to approve carried unanimously.

PLAN COMMISSION PROCEDURES: SITE VISITS:

Next PC meeting Sept. 24, 2018, Submittals for the September monthly meeting should be submitted to the Town Clerk by Monday, Sept. 10, 2018. Scheduled Site Visit: Tuesday, Sept. 11, 2018, 6 p.m., Jerome Zander new farm purchase on Springdale Center Rd. – concept plan and Taylor and Lisa Maurer accessory building – Bridge Lane and Devon Handel accessory building Prairie Ridge.

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