

MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR
MARCH 25, 2019

IN ATTENDANCE: Ellen Bunn, Rich Bernstein, Jim Hanson, 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 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 03/21/2019 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 3/21/2019. (Note: the agenda in the newspaper did not include notice of the special joint
meeting of TB and PC at 6:30 p.m. That event was legally posted.)

MINUTES: MOTION by J. Hanson/A. Jester to approve the Jan. PC meeting minutes with
correction: the number of acres in the new lots proposed by Garfoot should be corrected from 3.9
acres to 3.5-3.66 acres. Motion carried 6-0.

DALE CHESTNUT/GUST RD./2-LOT CSM TO BE CONSISTENT WITH REZONING/SEC.

12: MOTION by A. Jester/ E. Bunn to recommend approval to the TB of the 2-Lot CSM,
consistent with the rezoning approved in November 2018. Discussion: Lot 1 – 2.58
acres, Lot 2-1.61 acres and Outlot – 0.4 acres are consistent with the revisions proposed with the
rezonings. There shall be no further division of these lots, or language to that effect, is on the
submitted preliminary CSM. Motion to recommend approve carries 6-0.

NEXT STEP: TB meeting and fee payment if not already paid to the Clerk.

PAUL HOGDSON/ACCESSORY BUILDING PERMIT/STATE ROAD 92/SEC. 18: MOTION

by J. Rosenbaum/E. Bunn to recommend approval to the TB of the proposed 26' x 48',
replacement and enlargement of an existing accessory building with the understanding that no
commercial activity shall be conducted in it. Motion to recommend approval carried 6-0.

NEXT STEP: TB meeting and fee payment if not already paid to the Clerk.

JONAS BEDNAREK/ACCESSORY BUILDING PERMIT/SPRINGDALE CENTER RD./SEC.

28: MOTION by J. Rosenbaum/D. Sullivan to recommend approval to the TB of the 1200 sq. ft.
addition to an existing accessory building with the understanding that there shall be no
commercial activity conducted in it. Motion to recommend approval carried 6-0.

NEXT STEP: TB meeting and fee payment if not already paid to the Clerk

BILL GARFOOT/3-LOT CSM TO BE CONSISTENT WITH APPROVED CONCEPT
PLAN/SPRINGDALE CENTER RD./SEC.

28: MOTION by R. Bernstein/A. Jester to recommend approval to the TB of the preliminary
CSM as submitted with language to be added re: no further division of the 3-lot CSM and the
lots are subject to a town-approved building envelope on file in the town hall. Discussion: The
lots of 5 acres, 5 acres and 41.5 acres are deemed consistent with the concept plan approved at
the February PC meeting with a slight revision to the shared driveway that courses from an

existing access point on Springdale Center Rd. and crosses CSM #2877. The driveway is now angled rather than curved. Motion to recommend approval carried 6-0.

BILL GARFOOT/PRE-APPLICATION MEETING FOR NEW CUP FOR

AIRPORT/SPRINGDALE CENTER RD./SEC. 28: INFORMATION ONLY/NO ACTION:

Proposal: CUP #2019-02466 for Heckler's Airstrip, 2161 Springdale Center Rd., Verona, WI was submitted to Dane County Zoning on 3/14/19 by B. Garfoot. The DC Zoning public hearing date is scheduled for 05/28/2019. This is a new CUP proposed to replace CUP #999. The parcel numbers affected are 0607-281-8000, 0607-281-8075-0 and 0607-281-8220-3. Generally speaking, the new proposal is an expansion of the area for the CUP boundary, increase in the number of users and aircraft, number of owners of the land in the CUP boundary, change from no lights to a lighted landing strip, change in type of aircraft, etc. In this beginning discussion, there were many questions. Concerns expressed include, but are not limited, to the following:

1. No issues with current the usage of the airstrip as Bill is the usual pilot with his 3 operable planes. But, the CUP conditions need to address the fact that Bill may not be there forever and other potential owners will be active in the CUP boundary. The jump from one to two pilots to an unknown number of pilots in eight residences is large.
2. Scope of the proposed increase in the CUP boundary area is large. Why has it been increased from the boundary around the airstrip and Bill's duplex to an area of approximately 63 acres? Are additional airstrips proposed? Does the safety landing area to the west need to be include in the area defined as an airstrip?
3. Why are some previous conditions that were agreed upon being eliminated at this time?
4. How could the area of the airport in the CUP be better defined, with the existing conditions amended slightly? Present proposal is a 233% increase. Could the boundary of the CUP be limited by the known potential uses: Area A-Bill, B -Dennis, C-Fred, D- Son-in-law.
5. Number of hangars. Why 10 hangars; there is one now? Hangars are proposed to be 5000 sq. ft. each = 50,000 sq. ft. of proposed accessory buildings in addition to garages. Could airplanes be housed in a garage? Could hangars be grouped?
6. What is the plan for fuel storage and containment of hazard material with a suggested 30-50 gallons of fuel on hand? Is a cement structure around the fuel storage required to catch any spillage? Would all eight residences store fuel? If so, how much?
8. Lights at night and hours of flying – Lights and noise at night impact neighboring property owners differently at night than in the day. The increase in proposed hours to 5 a.m. – 11 p.m. all year round is considered quite extensive and would impact neighbors differently in summer vs. winter.
9. Definitions of users is very important: resident landowners vs. homebased, landowners, property owners, to prevent loopholes and misunderstandings in definitions. This is not an Air B and B.
10. Definition of 10 flight operations per day, take offs and landings. How is this counted?
11. Definitions of type of planes needed.
12. Topography – currently grass vs. paved surface. Why eliminate that condition?
13. What are the legal mechanisms for multiple owners of the airstrip? Who is the airstrip license holder? Who is the holder of the airport CUP? Of the many individual landowners within the CUP airport boundary, who has the legal liability? Who determines what aircraft may land at the airstrip and when and where? ETC.

14. Neighboring property owners have approved concept plans on file for their land. What assurances do they have that the flight pattern for the airstrip will not negatively impact their properties in any way? Are there limitations on use for neighboring property owners because of the proximity to the airstrip, flight pattern, etc.? For example, it was stated that a neighboring property owner could not erect a cell tower on their property due to the airstrip. Is this correct? NEXT STEP: B. Garfoot agreed to revised the proposed conditions/operation plan for the CUP before the 4/22/2019 PC meeting.

EMERALD RIDGE DEVELOPERS/AGENT MATT ZACHILEK/PRE-APPLICATION MEETING-PROPOSAL TO AMEND PLAN FOR C-2 COMMERCIAL PROJECT/STATE ROAD 92: INFORMATION ONLY/NO ACTION:

Proposal: M. Zachilek-agent for Emerald Ridge Developers LLC, proposes building a large, 17-door storage building on 36 acres with access from State Road 92 via a private shared driveway easement. The building would be built to blend into the rural landscape. The purpose of the proposed storage building is to rent out storage space for building materials, household items, recreation vehicles, farm equipment, bulky items not intended for the typical storage unit. Future expansion would allow for up to four additional buildings of the same size.

Town of Springdale Land Use Plan: In consultation with Dane County Zoning it was determined that the proposed storage facility would require C-2 Commercial zoning. (Note: The general permitted uses in C-2 zoning are described in Dane County Code of Ordinances, DCCO, Chapter 10, 10.13 as “Rental and service uses including, but not limited to, grocery stores, drugstores, hardware stores, appliance and furniture stores, barbershops and beauty shops and without limitation to size. Parts of 10.14 C-2 which could apply are: (f) Repairs, storage and service of contractor’s machinery and equipment. (h) Bulk fuel storage, sales and storage of lumber and building material. (o) Storage, repair and maintenance of carnival, concession and circus machinery and equipment. (q) Parking and storing of motor vehicles. (r) Storage or processing of scrap or waste materials, conducted entirely within a building.)

The Town of Springdale Land Use Plan does not support C-2 zoning The Plan states “Because heavy commercial and industrial uses are incompatible with the goals and policies of this Land Use Plan, the Town of Springdale shall not support rezoning to the C-2 Commercial District and M-1 Manufacturing District. (See Dane County Code of Ordinances, Chapter 10.)” It was explained that to consider a C-2 use the Plan would have to be amended. An amendment to the Plan would have to consider the benefit to the Town, consistency with Town Plan goals and objectives and be applied uniformly across the Town, rather than for one specific property, landowner, etc.

PLAN COMMISSION PROCEDURES:

Purchase of Development Rights and Transfer of Development Rights: Town Chair M. Fagan briefly described an educational meeting he attended in the Town of Primrose re: two programs to support conservation of agricultural land. Zoning reclassification project: Supervisor J. Rosenbaum provided a quick update to the Town’s work to update the Town Plan and zoning reclassification to mesh with the newly revised Dane County Code of Ordinances. The subcommittee of A. Jester, D. Sullivan, J. Rosenbaum and V. Anderson is at work and will share a draft of the Town Land Use Plan with the updated language soon. PC members are encouraged to read the revised DCCO Chapter 10 in preparation.

Next PC meeting April 22, 2019: Submittals for the April monthly meeting should be submitted to the Town Clerk by Monday, April 8, 2019.

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