MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, March 30, 2015

IN ATTENDANCE: Ellen Bunn, Mike Fagan, Jim Hanson, 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 2/19/15 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 2/19/15*.*

MINUTES: MOTION by Fagan/Sullivan to approve the minutes of 2/23/15 with slight adjustments as discussed (typographical errors.) MOTION carried 5-0.

DISCONTINUANCE OF A PORTION OF GAMMETER ROAD/SEC. 36: MOTION by Fagan/Hanson to approve the following resolution: TOWN OF SPRINGDALE

CONSIDERATION AND REPORT OF THE TOWN OF SPRINGDALE PLAN COMMISSION ON THE RESOLUTION TO DISCONTINUE A PORTION OF GAMMETER ROAD LOCATED IN THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

WHEREAS, the Town Board of the Town of Springdale introduced A Resolution to discontinue a portion of Gammeter Road (“The Road”) located in the Town of Springdale, Dane County, Wisconsin and listed above. A copy of the Resolution is attached hereto; and

WHEREAS, the Town Board referred the Resolution to the Town of Springdale Plan Commission for consideration and report; and

WHEREAS, upon consideration of the Resolution, the Town of Springdale Plan Commission has determined that the public interest requires that the “The Road,” described on the diagrams and legal descriptions attached hereto, be discontinued and the Resolution be adopted;

NOW, THEREFORE, the Town of Springdale Plan Commission hereby reports and recommends that the Town Board of the Town of Springdale adopt the Resolution vacating “The Road.” The Town’s official map should also be revised and amended consistent with this recommendation.

Discussion: The Town Board will propose the point at which the portion of Gammeter Road will be discontinued. The public road has to be retained to provide the required 66’ of frontage on a public road for the R. Miller lot and discontinued at a point where the terrain will permit adequate area for the snow plow to reverse directions. The discontinuance of a portion of Gammeter Road continues the process begun in 2013 to discontinue dead-end roads, and one loop road, serving single residences. The Town did not want to continue the costly process of plowing what in essence were private driveways called town roads up to a private property’s front yard. This would be the 24th road considered. Motion to approve carried 5-0.

M. AND B. NAMENWIRTH/RESIDENTIAL ACCESORY BUILDING (RAB) PERMIT APPLICATION/SEC. 32: MOTION by Fagan/Bunn to approve the RAB for a detached garage of approximately 575 square feet and height of 12’. Discussion: The RAB permit application was required because the proposed RAB would bring the sum total of square footage of RAB on the nine-acre parcel to 2025 sq. ft. The standards for approval of an RAB were deemed to be met.

“STANDARDS:

A Residential Accessory Building Permit will be issued in the Town of Springdale only if all of the following standards are satisfied.

(1) The Residential Accessory Building construction project will not interfere with or fail to comply with the goals, standards, and policies set forth in the Town of Springdale Land Use Plan.

(2) The Town will not approve a Residential Accessory Building Permit that does not comply with all applicable County, State, and Town codes, statutes, laws, regulations and ordinances.

(3) The Applicant agrees to install, provide, and maintain measures at the site during construction, which are sufficient to prevent a public health hazard, public nuisance, dust, noise, littering, erosion and pollution.

(4) The Residential Accessory Building Permit shall be located, sized and constructed in a manner consistent with the Goals and Objectives of the Town of Springdale Land Use Plan, including but not limited to, minimizing impact on agricultural land, enhancing the rural character of the Town, and limiting uses for residential purposes unless appropriate Conditional Use Permits or rezonings are obtained from the Town of Springdale and Dane County.

(5) The total footprint area of all Residential Accessory Buildings located on a lot or parcel of land, shall not exceed 1,500 square feet unless the Residential Accessory Building Permit is approved by the Town Board.

(6) The Residential Accessory Building shall be located in a building envelope, if designated, on the parcel or lot of land.” Motion to approve carried 4-1.

C. KAVON/REQUEST FOR PLAN AMENDMENT RE: AG-OPEN LAND ONLY DIVISION: C. Kavon requested the opportunity to continue the discussion about his property and the application of a possible amendment to the Plan to permit an additional land division when the land division would contain agricultural/open land and be preserved for perpetuity. He had some questions.

1. Question: How is the possible Plan amendment different than the current Option 3 land division wherein 75% of the contiguous acres owned is left in agricultural/open land. Answer: As now written, Option 3 does not require permanent preservation of the ag/open land. Landowners could voluntarily do so in the Plan. The possible Plan amendment would require permanent preservation by the landowners who request the additional land division.

2. Question: Since the Plan amendment is not written at this time, could the Kavons divide the property into a three-acre CSM with the barn, a 3 acre CSM without outbuildings and the remaining land with the machine shed and chicken coop, would remain as a larger parcel? Then, if the Plan were to be amended, the Kavons could return and create the additional division of only ag/open land to be preserved for perpetuity.

3. Question: In considering the possible Plan amendment, could it be written to permit existing structures/non-residential, to remain with the ag land but prohibit any new non-residential structures to be built on the ag land?

4. Question: In considering the various divisions of the property, Kavon might be interested in a different concept plan. It was generally agreed that another site visit would be requested by the PC before acting on a revised concept plan.

Plan amendments submitted by 12/31/14: Mike Fagan shared some of his research into conservation easements as a legal tool for land preservation for perpetuity. He requests a special committee to research the process and to report back to the PC.

PLAN COMMISSION PROCEDURES: The next meeting of the PC will be Monday, April 27, 2015. Applications for the meeting should be submitted by Monday, April 13, 2015. If a site visit is requested, the PC prefers a week night after 5:30 p.m.

ADJOURN: MOTION by unanimous consent. Respectfully submitted, Vicki Anderson, Recording Secretary

**Town of Springdale**

**The Springdale Plan Commission will conduct its regular monthly meeting on Monday, April 27, 2015, 7 p.m., in the town hall, 2379 Town Hall Rd., 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, 2. Minutes of previous meeting,**

**3. R. and S. Neerland/Rezoning from A-1 to A-2 with CUP to bring existing business in accessory building into compliance with DC zoning and with CUP for storage of recreational vehicles and CSM - lot line adjustment/CTH G/Sec. 25,**

**4. B. Garfoot – J. Nicholson 3 lot CSM/lot line adjustment and a rezoning from R3-A to R-3 for single family residence on one lot and A-1 with CUP for limited family business to bring existing use into compliance for Nicholson’s landscape business on other lot/Sec. 34/ Davis Street,**

**5. K. and A. Zweifel/CSM/CTH J/Sec. 2,**

**6. K. Lamberty/CUP – photo studio/Lunde Lane/Sec. 8,**

**7. K. Pradhan/concept plan/Messerschmidt Dr./Sec. 27,**

**8. Zahler Trust/concept plan/Zahler Rd./Sec. 22 and 27,**

**9. Final Plat-Bella Vista Plat/N and B Hurley/Grimstad Rd./Sec. 10,**

**10. Plan Amendments/PC Procedures-site visit request, 11. Adjourn.**

**A majority of the Town Board and Plan Commission may be in attendance.**

**Post/publish: 4/23/15 Vicki Anderson, Clerk**