

Springdale Town Board Meeting - Monday, February 18, 2019, at 7 PM

Town Hall at 2379 Town Hall Rd, Mt. Horeb, WI.

TB approved
Mar 18, 2019

Minutes

IN ATTENDANCE: Board Chair, Mike Fagan; Supervisor I, John Rosenbaum; Supervisor II, Richard Schwenn; Treasurer, Rebecca Boelhower Santi, and Clerk, Susan Duerst Severson.

AGENDA items for discussion/public input/possible action:

CALL TO ORDER; Fagan 7:02 PM

CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETING LAW Quorum present,

APPROVAL OF THE AGENDA;

MINUTES OF PREVIOUS TOWN BOARD MEETING- January 21;

MOTION Schwenn/Fagan to approve MOTION carried 2-0 Rosenbaum abstained because he did not attend the January 21 TB meeting.

PUBLIC INPUT: NON-AGENDA ITEMS;

Schwenn commented on Windmills in Iowa Co and Cell Towers.

Rosenbaum asked how the recent storms have affected town's budget for salt/sand. We have been using it as fast as it is delivered and have none to spare. We are unable to allow citizens to pick up small amounts for their personal use. The Board may need to review the town's policy.

SCURE update by Rod Hise; Hise was unable to attend and left no news to report.

PUBLIC HEARING / PLAN COMMISSION RECOMMENDATIONS;

- **Dan Weiss CSM** -combine lots for replacement house/rezoning/US Hwy 18/151: Discussion: Weiss stated that his home was destroyed in the summer rains and is building a new home on the same land. Dane Co requires that the three lots be combined into one CSM. No new lots added, no Town CSM fee. PC recommends approving based on the preliminary CSM. MOTION Schwenn/Fagan to approve as presented lot line adjustment CSM with no further division of the lands for development per the current Town of Springdale Land Use Plan. MOTION carried 3-0
- **Robert and Susan Benz CSM**-combine lots for new construction/CTH P in Klevenville; Discussion: Benz not able to attend. MOTION: Rosenbaum/Fagan to table CSM until flood plain delineation approved by Dane Co. MOTION carried 3-0
- **Chris and Cindy Hanson CSM** consistent with approved concept plan/State Rd. 92/Sec. 19;
 - **CSM** Discussion: Hanson's submitted an updated (since PC meeting) preliminary CSM showing the proposed:
 - New residential **Lot 1 of 6.94 acres** which includes its required 66' frontage strip from State Highway 92 along the western lot line, due north;
 - New **Lot 2 of 10.86 acres** required to be described as a new lot since it is less than 35 acres in size and separated from the remaining farm by the frontage strip for Lot 1. Lot 2 does not contain a density unit for development;
 - And the **remaining Hanson lands of approximately 120 acres** in Sec. 18 described as unplatted lands, contiguous to the bulk of the Hanson farmland in Section 19;
 - With the condition that there shall be **no further division of Lots 1 and 2 and the unplatted lands** for development.

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- **Chris and Cindy Hanson CSM** consistent with approved concept plan/State Rd. 92/Sec. 19;
 - The land east of the **frontage strip** (part of lot 2) described and recorded with a deed restriction allowing agricultural use only.
- **History:** The Nov. 2005 Option 1 approved concept plan for the 163.078 acres owned on the effective date of the Plan contained three lots (Feb. 2019 note – three density units), a lot for the existing house, a 3-acre lot on the northern edge of the property, and a building envelope for a new residence on the 100+ contiguous acres for the farm. The 11/28/2005 PC minutes state: “Due to the terrain and access limitations, the landowners agreed to no further divisions of these lots according to the current land use plan and ordinances. Since the 3-acre lot contains less than 35 acres a flagpole shaped lot will be required to meet Dane County requirement for 66’ of frontage on an existing public way.”
MOTION Fagan/ Schwenn to approve the preliminary CSM with no further division of the lands for development per the current Town of Springdale Land Use Plan, and with a deed restriction on lot 2, the land west of the frontage strip being used for agricultural use only. This approval contingent on
- **VARIANCE** from County requirement of 66’ frontage on a public right-of-way for Lots of 35 acres or less. Discussion: The Hanson’s are applying to Dane Co. for a variance related to lot 2 of the CSM being noncontiguous -separated by the flagpole access to lot 1. Dane Co. needs a signed document from the Town acknowledging the Hanson’s request for a variation, stating the location and justification for the variance. **MOTION** Rosenbaum/Schwenn to support Hanson’s application for a variance to the County’s requirement for a 66’ of frontage on a public right-of-way for the unbuildable lot 2 which is farmland, and a residence is not allowed on Lot 2. The Hansons have followed up on Plan Commission request and worked with the surveyor to best comply with the Town Plan. The variance merits support because:
 - a) This CSM and requested variance for an unbuildable lot, lot 2, would allow for the development of a total of only three residence on 156 acres of land, maintaining the most land in agricultural use, and the best compliance with the Town of Springdale Land Use Plan.
 - b) The owner and Town cooperated in maintaining the 66’ frontage strip for the buildable new residential lot 1 by forgoing the 66’ frontage on a public right-of-way for the unbuildable parcel of agricultural land, lot 2. The public good is better served by retaining the frontage for the buildable lot than for the unbuildable lot.
 - c) Due to the limited frontage of the Hanson’s 156 acres on State Road 92 and the steep terrain which limited a workable shared driveway location, an additional 66’ frontage strip for the unbuildable parcel of agricultural land, to serve no practical purpose, was uniquely impractical.

MOTION carried 3-0 Copy of letter supporting the variance is on file at Town Hall.

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ORDINANCE adopting SPS 316 –Electrical Inspections; Discussion: WI Dept. of Safety and Professional Services is offering municipalities the option to exercise jurisdiction over electrical wiring of public buildings, places of employment, farms, etc., to register as an electrical inspection agency per SPS 316.011(1)(a)1. and meet the other conditions in listed SPS 316.011(1)(a)2. through 6. This is a new requirement. Our Building Inspector has been doing this inspection and is willing to continue doing so. Benefits to Town assuming responsibility: Town keeps 10% of the electrical permit fee. Benefits to residence: they/their builder only need to coordinate scheduling inspections with one entity. Con is the Town needs to pay the credential fee, \$55. The Town of Springdale already adopted DSPS315-Electical in our Building and Mechanical Code ordinance Title 9 Chapter 1-2018-08-01 Adopted Sept 17, 2018, 1-1-06 Adoption of Codes Volume 1.

MOTION Rosenbaum/Schwenn to exercise jurisdiction over electrical wiring as service is already contracted with our Building Inspector and to pay the related fees. MOTION Carried 3-0

NO PARKING ordinance; Discussion: Fagan has asked the Town Attorney to research and advice. We hope to have his recommendation by the March TB meeting. No Action Taken.

TOWN INSURANCE review of our coverage; Discussion: Rosenbaum shared a prepared list of items he has been working our Rural Insurance Agent on. Some question, clarifications, rate options, etc. Rosenbaum will continue to work with the agent and will attend a WTA meeting on the fundamentals of Town insurance and return to update the Board on a future agenda. No Action Taken.

MARC staff to clean Town Hall, shred, etc.; Discussion: The Board would like some clarification on employer responsibilities and liabilities. Starting pay to be \$7.50 with a .25 raise after a six month probation then an annual pay review during budget. Clerk will follow-up with MARC staff and Town Insurance befor finalizing the offer to hire. MOTION Fagan/Schwenn to approve hire contingent on responsibilities and liabilities being acceptable. MOTION carried 3-0

EMAIL ADDRESSES for Springdale Government Members; Discussion: Fagan summarized Town Attorney's advice to not mingle personal emails, text, and correspondence in general, with government business. TB and staff will work with PC members to create Town email addresses. Meanwhile, staff will never delete town emails and keep everything on file for a minimum of seven years. MOTION Fagan/Rosenbaum to require TB, PC, and Town staff to use only the approved Town email address for Town business and to save all correspondence for a minimum of seven years. MOTION carried 3-0

CALENDAR – Upcoming Meetings/Events;

- February 25, Plan Commission, Monday, 7:00 PM
- March 18, Town Board Monday 7 PM
- April 2, Spring Primary Election, Tuesday, 7 AM - 8: PM
- April 8, Active Shooter Training, Monday, 6 PM

WTA Town Advocacy Council Dues; Discussion: This is voluntary and above and beyond the WTA annual dues we currently pay and not something we have paid in the past. No Action Taken.

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CREDIT CARDS for employees; Discussion: Mostly review/clarification because Rosenbaum was not at the Jan 21 meeting in which TB approved. Applications will need Town Chair's signature. No Action Taken.

BILLS

- Treasurer explained year to date financials and the benefit to the Town when taxpayers pay the Town directly before January 31. Anything received after the 31st has to be paid to Dane Co. and the Town doesn't get the funds until August.
- Fagan explained that the Town will need a new snowplow truck in 2020 and that the Patrolman just learned that the dealer requires a \$2000 down payment by mid-March this year to put us on the list for fall 2020 delivery. TB agreed to meet at 6:15 PM on Monday, February 25, to discuss further and possibly take action.
- Rosenbaum, the Treasurer, and the Clerk will attend WTA training on March 8.

MOTION Schwenn/Fagan to pay bills as presented. MOTION Carried 3-0

ADJOURN. MOTION Schwenn/Fagan to adjourn. MOTION Carried 3-0

Respectfully submitted Town Clerk Susan Duerst Severson

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