MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING, Monday Nov. 27, 2017.

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

CALL TO ORDER: by 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 11/23/17 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 11/23/17*.*

MINUTES: MOTION by M. Healy/J. Hanson to approve the Oct. 23, 2017 PC meeting minutes. Motion carried 6-0-1 with Rosenbaum abstaining since he did not attend the 10/23/2017 PC meeting.

LINUS HELLENBRAND-MATT VULLINGS/CSM/CTH J/SEC. 14: MOTION by \_\_\_\_\_\_\_\_\_\_\_ to recommend approval of the CSM for the lot line adjustment as submitted. Discussion: The lot owners, the Vullings –CSM 11591, wish to add enough acreage to attain at least 5 acres which allows livestock in A-1 zoning. The acreage to be added is between the existing western lot line and a ravine with minimal impact on the remaining tract of land in agriculture. The preliminary CSM by Thom R. Grenlie, Professional Land Surveyor shows Lot 1 of 5 acres net and the remaining land, agricultural land in Lot 2 of 25.96 acres net. Motion to approve carried 6-0.

WILL SMITH/CTH S/RESIDENTIAL ACCESSORY BUILDING/SEC. 6: MOTION by D. Sullivan/J. Rosenbaum to recommend approval of the RAB permit with the conditions as discussed as follows:

1. No commercial or business activity of any kind shall be associated with the interior or exterior of the structure.

2. Water in the structure shall be limited to that permitted in A-1 zoning.

3. The maximum dimensions of the structure shall be 50’ x 70’ with the height of the building not to exceed a mean height of 16’.

4. The southern end of the structure shall be at least 120’ from the southern property line.

5. Screenings with the existing trees and vegetation shall be maintained and additional screening vegetation shall be added on the south side or at the lot line.

6. A “Cool Roof’ shall be prohibited on the structure.

7. In-floor heat may be installed as permitted in A-1 zoning.

8. All lights shall be dark-sky lighting in compliance with the Town of Springdale Dark Sky Lighting ordinance.

9. By the December Town Board meeting when this application is on the agenda, W. Smith shall provide to the Town an updated site plan as discussed at the Plan Commission meeting and the Town shall verify with Dane County Zoning the permitted water usage in A-1 zoning.

Proposal: As discussed at the October, 2017 Plan Commission meeting: “W. Smith proposes constructing a 3500 sq. ft. RAB at the back of his property with access off of the existing driveway serving his house on CTH S. In response to questions regarding the use of the building, his statements included, but may not be limited to the following: \*There will be no business in the shed.\* He will not conduct business there. \*To put a motorcycle shop in there is against the law. \*The proposed RAB would be for his personal stuff, not business stuff. \*He is a hobbyist and has 9 cars and needs to put them someplace. Amenities for the building may include: interior water to wash cars inside, in-floor heat, no sink, no cool roof, dehumidification system, and eventually, insulation for the structure. No windows are planned for the side walls or rear walls.” A Plan Commission site visit was conducted at which W. Smith reiterated his plan to build a nice looking structure and to move the structure 50’ North toward CTH S and further away from the neighbors in the adjacent cul-de-sac. Motion to approve with conditions carried 6-1-1 (D. Schimdt – nay, D. Heisch recused himself.)

CASEY JENTZ/MOVE BUILDING ENVELOPE/OFFERDAHL RD./SEC. 21:

MOTION by M. Healy/E. Bunn to extend the existing concept plan building envelope to a point 500’ south of Offerdahl Rd. along the west property line and to the east by 100’. Within the 500’ x 100’ building envelope a single-story residence and all agricultural buildings shall be permitted pending approval of the driveway from Offerdahl Road.

Discussion: C. Jentz, the owner of the 35 acre lot on Offerdahl and Springdale Center Road, wishes to move the designated building envelope. The building envelope was approved as part of an Option 2 concept plan for Roger and Liz Erickson in 2011 with the goal of keeping new structures off of agricultural land as much as possible and limiting the view of structures from surrounding roads. When the 2011 concept plan was approved, the agreed-upon building envelope was designed for a non-farm residence, not for a barn and residence. Therefore, Jentz requested a revised building envelope to allow for the residence and a barn to be served by the single driveway to the property. It was generally agreed that the Plan supports agricultural uses, such as a barn; structures should NOT be on the top of the hill or in the ag field; and the largest contiguous tract of ag land remains intact.

Next step: Prior to the Town Board meeting, Jentz will submit to the Town a revised concept plan showing the new building envelope. Motion to approve carried 6-2.

MIKE HEALY/LC-1 ZONING/REVIEW CONDTIONS OF EXISTING REZONING/OFFERDAHL RD./SEC. 21/INFORMATION ONLY: M. Healy has purchased the property on Offerdahl Rd. previously owned by J. Olmsted who rezoned the property to LC-1 and A-2 with deed restrictions. J. Olmsted operated a landscaping business on the LC-1 portion and a tree/vegetation nursery on the A-2 portion. The zoning and its restrictions goes with the land. M. Healy is investigating what, if any, changes to zoning and deed restrictions might be beneficial for his proposed use of the property. It was suggested that M. Healy describe his proposed uses to Dane County Zoning Administrator Roger Lane, who will determine where such uses fit within the Dane County Code of Ordinances, Chapter 10, Zoning. Then, the Town determines whether that zoning is supported by the Plan. For example, the proposed use may fit best under A-B, agricultural business zoning, rather than the existing A-2 or the typical A-1 zoning since the business is conducted off-site, not on the property in Springdale. It was agreed that more research/information is needed.

NORRIS GAMMETER/LOT LINE ADJUSTMENT/GAMMETER RD./SEC. 36/INFORMATION ONLY: N. Gammeter wants to research the possibility of adding an additional 5 acres to his current vacant lot. Since the 5 acres is land currently in the Conservation Reserve Program, CRP, an agricultural program, it was agreed that the land is agricultural land. Section 4 of the Town of Springdale Lot Line Adjustment Ordinance, Prohibited Lot line Adjustments states: “The Town Board shall not approve a Lot Line adjustment if:… c) The Lot Line Adjustment would result in the loss and/or breakup of land used for agricultural uses;… e) The Lot Line adjustment would result in a change to a concept plan approved pursuant to the Town’s Land Division and Subdivision Code…”. It was generally agreed that this proposal, as submitted, would not meet the lot line adjustment ordinance.

DISCONTINUANCE OF A PORTION OF GAMMETER ROAD/SECT. 36: MOTION by M. Healy/D. Sullivan to support the resolution to discontinue a portion of Gammeter Road, a portion approximately 300’ north of its intersection with Springrose Road. Discussion: A small half-moon shaped piece of Gammeter Road is proposed for discontinuance because this additional roadway is not necessary for the construction of a reverse-direction area. The discontinued roadway would revert to the adjacent property owners.

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 description 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.

 This recommendation was duly adopted by the motion at a Plan Commission meeting on Nov. 7, 2017.

Motion to approve carried 8-0.

DAVE AND JOEN MEYLOR/EVENT FACILITY/TOWN HALL ROAD/SEC. 8/INFORMATION ONLY:

D. and J. Meylor and Attorney Ron Trachtenberg requested a discussion with the PC regarding their proposal for a 250 person conference – convention center, a celebration venue, on the Meylor family land on Town Hall Road. The Quivey’s Grove facility in the Madison area was cited as an example of the type of business proposed. Since the previous meeting with the PC at their June 23, 2017 meeting, the Meylors state that Dane County Zoning Administrator Roger Lane now views the proposal as a CUP for a conference-convention center under B-1 zoning, not a C-1 zoning use.

Springdale Town Land Use Plan: It was explained that the proposed use, an event facility, is not supported in the Plan. The Plan does support some B-1 uses as found in Section 10, Non-Residential Uses. The uses listed emphasize the need of the business for a rural location rather than the need for a business to be supported by urban infrastructure. The Village of Mt. Horeb contains the urban infrastructure, not the Town of Springdale. The goals of the Plan relating to non-residential uses and their potential impacts on the Town are found in Section 10, too. The Town Plan would have to be amended to consider the CUP for a conference-convention center and it is not the policy of the Town to amend the Town Plan for a single proposal. The process to propose an amendment to the Plan is found in Section 14.

ELMER AND NORMA BAKER/PRE-APPLICATION MEETING-CONCEPT PLAN/RIDGEVIEW ROAD/SEC. 7 & 18/INFORMATION ONLY: The Bakers wish to sell approximately five acres in a CSM lot from their land bordered by roadways on three sides. Prior to creating a CSM lot, a concept plan is required for the contiguous acres owned on the effective date of the Plan = 280 acres. The Bakers expressed interest in an Option 1 concept plan showing adequate development area for 11 new lots. There is an existing farmhouse on the land. A site visit was scheduled for Saturday, Dec. 9, 2017, 9 a.m.

Plan Commission procedures:

Next PC meeting, Jan. 22, 2018, regular monthly PC meeting. Applications for the regular monthly meeting should be submitted by Monday, Jan. 08, 2018. PC members asked to review the amendment to the Residential Accessory Building Ordinance to facilitate discussion/action at the next PC meeting. Scheduled Site Visit: Saturday, Dec. 9, 9 a.m. at Baker lands on Ridgeview Road.

ADJOURN: MOTION by unanimous consent, motion carried 8-0.

Respectfully submitted, Vicki Anderson, Deputy to the PC

MINUTES OF THE SPRINGDALE PLAN COMMISSION SPECIAL WORK SESSION AND MEETING, Monday,

 Dec. 18, 2017.

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, and David Schmidt. (A quorum is present.) Vicki Anderson, Deputy to the PC and Town Chair Mike Fagan.

CALL TO ORDER THE WORK SESSION: by Jester at 6 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 12/14/17 in the three customary locations in the Town of Springdale as required by law*.*

PURPOSE OF THE WORK SESSION: The PC has been working on an amendment to the Residential Accessory Building Ordinance

to include the review of agricultural accessory buildings and to clarify that a building used for a business or commercial purpose is NOT an accessory building. The review of a building used for a business or commercial purpose would be addressed as part of a rezoning or conditional use permit.

CALL TO ORDER THE SPECIAL MEETING by Jester at 6:46 p.m.

MOTION by E. Bunn and M. Healy to send the 12182017 revision of the Accessory Building Ordinance to the TB so that the TB could request the Town Attorney to review and make recommendations before any public hearings be scheduled for the adoption of the amended ordinance. Motion carried 6-0.

ADJOURN: by mutual consent.

Respectfully submitted, Vicki Anderson, Deputy to the Plan Commission