ADOPTED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING, Monday March 26, 2018.

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, John Rosenbaum, Denise Sullivan and David Schmidt. (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 E. Bunn 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 3/22/18 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 3/22/18*.*

MINUTES: MOTION by Rosenbaum/Hanson to approve the Feb. 26, 2018 PC meeting minutes as distributed. Motion carried 6-0.

RESIDENTIAL ACCESSORY BUILDING:

A. C. AND E. ZURBUCHEN/RAB/SPRING ROSE ROAD/SEC. 24: MOTION by Healy/Rosenbaum to approve the Residential Accessory Building (RAB) permit for a new structure not to exceed 1520 sq. ft. in size. Discussion: There is an existing 10’ x 16’ portable accessory building on the property. The proposed structure would be 38’ x 40 , with a 14’ high roof, non-reflective roof, without water in the structure. (Water in a RAB is regulated by Dane County Code of Ordinances, DCCO, therefore, it is recommended that landowners consult with Dane County Zoning before installing water in a RAB.) MOTION to approve carried 6-0, 7:11 p.m.

B. G. HELLENBRAND/RAB/CTH J/SEC. 14: MOTION by Healy/Rosenbaum to approve the Residential Accessory Building (RAB) permit for a new structure, 2400 sq. ft., 16’ high roof, non-reflective roof. Discussion: This RAB will replace the previous RAB which was destroyed by fire. The previous RAB had a water line into the building and since water in a RAB is regulated by DCCO, landowners are recommended to consult with Dane County Zoning before installing water to insure compliance with those ordinances. Motion to approve carried 5-0-1.

E. AND N. BAKER LANDS/CONCEPT PLAN AND CSM CONSISTENT WITH CONCEPT PLAN/RIDGEVIEW ROAD/SEC. 7 & 18: Background: Nov. 27, 2017 PC meeting – The Bakers expressed interest in an Option 1 concept plan and with the existing contiguous acres on the effective date of the Plan this would equal 11 new lots and an existing farmhouse. At the Dec. 9, 2017 site visit, the Bakers focused on concentrating 9 density units in the northwest 30-40 acres of the farmland, 1 density unit near the existing farmhouse and 1 density unit in the triangular shaped five-acre piece separated off by Ridgeview Road, US Hwy. 18/151 and the round-about. On Jan. 30, 2018, the Bakers sold 36 acres in the northwest corner of the farm via a lot line adjustment before a concept plan was discussed/acted upon by the PC. On March 10, 2018 a site visit was held to view the entire farm since the entire farm had not been considered at the Dec. 9, 2017 site visit. The contiguous acres owned on the effective date of the Plan was reduced by the 36 acres sold. The remaining 244 acres under an Option 1 concept plan = 10 new lots and the existing farmhouse.

MOTION by D. Schmidt and M. Healy to approve an Option 1 concept plan showing Lots 1-6, one-acre lots located in clusters of 3 lots with each cluster served by a shared driveway off of a short town road to Springdale Street. These two clusters are near the existing private driveway to the farmhouse. One cluster of three lots would go to the west and the other cluster of three lots would go to the east. The other cluster of Lots 7-9, one-acre lots, is located behind the 5 acre lot, at 9192 Ridgeview Road. The tenth density unit is associated with the triangular 5-acre parcel flanked by Ridgeview Road, the Village of Mt. Horeb round-about and US HWY 18/151, to be represented by a new CSM. Discussion: In looking at possible development areas for building envelopes, the discussion included, but may not be limited to the following topics: \*It was generally agreed that development areas more consistent with the Plan are way in the back, difficult to access; \*Option 1 in the Plan states: “Building envelopes shall not be located in the middle portion of an agricultural field unless the middle portion of the field is not suitable for productive agricultural fieldwork. If building envelopes must be located on agricultural land because other locations are not possible, it is desirable to locate them near the edges of agricultural fields and/or to use the least productive soil as determined by soil types. \*Option 1 in the Plan states: “Strip development shall be avoided whenever possible. If several building envelopes must be located along the roadway, it is desirable to mitigate their impact by requiring screenings and/or varying the driveway lengths, lot sizes, and setbacks. \*It was stated that since the land where Lots 1-6 is proposed used to be the old highway bed, it is less productive agricultural soil. \*The Town policy for a new town road stipulates that when a new Town road is proposed for an Option 1 development, the development layout shall conform to an Option 2.

Motion to approve the Option 1 concept plan carried 6-0.

MOTION by Bunn/Sullivan to restrict the building envelope for the triangular 5-acre parcel to the western portion of the lot, the land between the western edge and the nearest eastern section line; approximately 4acres. Discussion: The intent of the motion was to require the proposed development to be located on the western edge of the lot, in line with the development area for house lots 4, 5, and 6 across Ridgeview Road from this lot. It was pointed out that the future landowner of the 5-acre lot may apply to change the building envelope but this allows the PC to establish the preferred location for the development area. In general, it seemed that the majority felt the lot was so small, a designated building envelope was unnecessary. Motion to approve a specific building envelope failed 1-in favor, 5 opposed.

MOTION by Rosenbaum/Schmidt to approve the submitted CSM for the triangular piece of land described above. Discussion: The Baker Family Trust is NOT involved in future action with this lot. The land is zoned A-1 and if the future landowner is interested, they would be the party to apply for a rezoning consistent with the Town of Springdale Land Use Plan. There shall be no further division of this lot per the current Town of Springdale Land Use Plan. Motion to approve the CSM lot carried 4-0-2 vicki to verify.

G. HENDERSON/REVISED CONCEPT PLAN/CTH J/SEC.11, 12 and 13: NO ACTION-INFORMATION ONLY: The family would like to revise the Option 1 concept plan to rearrange the location of the four remaining density units. They wish to evaluate whether one density unit could be located with each of the four, 40-acre parcels. Before the scheduled site visit, the Deputy Clerk to the PC and the family will research possible access points on CTH J with Dane County Highway and the feasibility of crossing the creek with the Department of Natural Resources. The Henderson family was reminded that per the Town of Springdale Land Use Plan and ordinances, lots of 80 acres or less require a certified survey map, CSM. (Sec. 4(F) “ Creation of Parcels Greater than Eighty (80) Acres. A certified survey map or plat shall not be required if all of the lots, parcels, or building sites being created are more than 80 acres in area,…”)

MARTY RICHARDSON/CSM CONSISENT WITH APPROVED CONCEPT PLAN/TOWN HALL ROAD/SEC. 17: NO ACTION: The applicant did not attend the meeting.

D.CHESTNUT/BEN SCHAFMAN/LOT LINE RECONFIGURATION/REZONING FOR CONSISTENT ZONING AFTER LOT LINE RECONFIGURATION AND POSSIBLE REVISION TO CURRENT C-2 ZONING TO ACCOMMODATE A LANDSCAPING BUSINESS-INFORMATION ONLY/NO ACTION:

Background: 1. Lot line reconfiguration-D. Chestnut owns a lot zoned C-2 comprised of a hodge podge of pieces of adjacent lots. It appears that overtime Chestnut has enlarged his property by buying small parcels of land from neighbors. These lot line adjustments had not been properly executed and Dane County Zoning requires that a new CSM be created at this time to rectify the errors. As part of that process, Dane County Zoning would require that a small parcel currently zoned A-1 be zoned C-2 for consistency with the C-2 zoned .parts of Chestnut’s lot. Since the Plan does not support new C-2 uses, except for a few specific uses in Mt. Vernon, to accommodate this housekeeping matter for Dane County, the area to be added to the C-2 zoning district would be deed restricted to prevent any and all expansion of C-2 uses there. The Deputy Clerk to the PC has been directed to research the legal wording of Town action to establish unequivocally that this action is not an exception to the intent of the Plan.

Dale Chestnut lands on Gust Road: Parcel numbers: 0607-124-9430-0, Lot 1, CSM 6657….0.410 acres, 0607-124-9447-8, Lot 2, CSM 6657….0.941 acres, 0607-124-9454-9, Lot 2, CSM 6657…1.439 acre, 0607-124-9460-1, Lot 3, CSM 6657…2.401 acres.

Background: 2. Proposed rezoning contingent upon purchase of lot by B. Schafman. Currently the property is zoned C-2 with restrictions per the conditional zoning #5194, 2/12/1992. The landscaping business proposed by B. Schafman is not a permitted use at this time. A question for future discussion is: What uses on the current zoning could be lifted with the landscaping business added to make the zoning more consistent with the current Town Land Use Plan? It has been the Town policy to restrict rezoning to the uses intended for the property since the permitted uses in a zoning district can be quite broad and include uses not supported in the Plan.

The existing C-2 conditional zoning says: “Use of the property shall be limited to the following: 1. Repair, storage and service to all types of motor vehicles. 2. Sales or rental of used motor vehicles. a maximum of 10 for sale or rental vehicles shall be permitted on the property at any given time. 3. Sales or rental of new or used trailers and equipment of all types.  4. Manufacturing of truck trailers and general purpose trailers. 5. Rental warehousing. 6. Motor vehicles, trailers or equipment that are in a state of disrepair and, any vehicle, trailers or equipment parts shall be kept in an area that is screened from public view or inside an enclosed building. “

Next steps: The applicants and the Deputy Clerk to the PC will consult Dane County Zoning regarding next steps to meet their requirements and applicants future goals.

PLAN COMMISSION PROCEDURES:

Next PC meeting, April 23, 2018, regular monthly PC meeting. Applications for the regular monthly meeting should be submitted by Monday, April 8, 2018.

Scheduled Site Visit: Saturday, April 14, 2018, 9 a.m. at the Gertie Henderson farmhouse at 2712 CTH J..

ADJOURN: MOTION by unanimous consent, motion carried 6-0.

Respectfully submitted, Vicki Anderson, Deputy to the PC

Springdale Plan Commission Site Visit

The Springdale Plan Commission shall conduct a site visit at the Gertie Henderson farm, CTH J, Verona, WI, on Saturday, April 14, 2018 at 9a.m. The purpose of the site visit is to share information with the landowners about the Springdale Town Land Use Plan and ordinances and to gather information regarding the land to prepare a concept plan. No action shall be taken at the site visit.

Post: 3/31/2018 Town Clerk Susan Duerst Severson

Springdale Plan Commission Site Visit

The Springdale Plan Commission shall conduct a site visit at the Gertie Henderson farm, CTH J, Verona, WI, on Saturday, April 14, 2018 at 9a.m. The purpose of the site visit is to share information with the landowners about the Springdale Town Land Use Plan and ordinances and to gather information regarding the land to prepare a concept plan. No action shall be taken at the site visit.

Post: 3/31/2018 Town Clerk Susan Duerst Severson

Springdale Plan Commission Site Visit

The Springdale Plan Commission shall conduct a site visit at the Gertie Henderson farm, CTH J, Verona, WI, on Saturday, April 14, 2018 at 9a.m. The purpose of the site visit is to share information with the landowners about the Springdale Town Land Use Plan and ordinances and to gather information regarding the land to prepare a concept plan. No action shall be taken at the site visit.

Post: 3/31/2018 Town Clerk Susan Duerst Severson

Springdale Plan Commission (PC) Subcommittee Work Session

The PC subcommittee on the Dane County Code of Ordinances Chapter 10 will meet on Monday, April 2, 2018, 3 p.m., in the Springdale Town Hall. The purpose of the meeting is to continue the work to understand the proposed revisions to the Dane County Code of Ordinances, Chapter 10, Zoning, and how the changes may be implemented in Springdale. No action shall be taken during the subcommittee meeting.

Post: 3/31/2018 Town Clerk Susan Duerst Severson

Springdale Plan Commission (PC) Subcommittee Work Session

The PC subcommittee on the Dane County Code of Ordinances Chapter 10 will meet on Monday, April 2, 2018, 3 p.m., in the Springdale Town Hall. The purpose of the meeting is to continue the work to understand the proposed revisions to the Dane County Code of Ordinances, Chapter 10, Zoning, and how the changes may be implemented in Springdale. No action shall be taken during the subcommittee meeting.

Post: 3/31/2018 Town Clerk Susan Duerst Severson

Springdale Plan Commission (PC) Subcommittee Work Session

The PC subcommittee on the Dane County Code of Ordinances Chapter 10 will meet on Monday, April 2, 2018, 3 p.m., in the Springdale Town Hall. The purpose of the meeting is to continue the work to understand the proposed revisions to the Dane County Code of Ordinances, Chapter 10, Zoning, and how the changes may be implemented in Springdale. No action shall be taken during the subcommittee meeting.

Post: 3/31/2018 Town Clerk Susan Duerst Severson