

APPROVED AS AMENDED - MINUTES OF THE SPRINGDALE PLAN COMMISSION SPECIAL SITE VISIT AND PLAN COMMISSION MEETING FOR Dec. 8, 2018

IN ATTENDANCE: Rich Bernstein, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, David Schmidt, Denise Sullivan. (A quorum is present.) Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Vicki Anderson, Deputy to the PC.

CALL TO ORDER: by A. Jester at 9 a.m. at the Bob and Susan Benz property on Klevenville Riley Rd, Mt. Horeb, Wis.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 12/6/18 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 12/6/18.

ACCESSORY BUILDING PRE-APPLICATION MEETING: Per the Town of Springdale Accessory Building Ordinance adopted on May 21, 2018, the approval process for accessory buildings - which exceed 1500 square feet or the total size of all accessory buildings on a lot or parcel of land exceed 1500 square feet - requires a site visit. "...shall be reviewed and approved, conditionally approved, or denied by the Town Board, after a required site inspection and recommendation of the Town Plan Commission." The proposed accessory building shall be field staked for site inspection. A site visit was scheduled for the following accessory building applications.

SITE VISIT AND SPECIAL PLAN COMMISSION MEETING: BOB AND SUSAN BENZ/CTH P/SEC. 4:

Background: The Benz family wishes to add a garage to the existing accessory building and then, turn this remodeled structure into the residence. The existing house will become an accessory building. Dane County Zoning has been consulted regarding the necessary setbacks for construction from the county highway and the wetlands and floodplain on the property. In addition, S. Benz reported that Dane County Zoning will require that the septic system serving the existing home to be blocked off when the new residence may be occupied; two residences cannot be located on this parcel. For conformance with the current A-1 zoning on the property, the standards for home occupation, a permitted use, and the prohibition of other business activities in accessory buildings was mentioned. When an accessory building is proposed for a business purpose, the Town reviews such accessory buildings in conjunction with the necessary Conditional Use Permit or Rezoning for the property.

Dane County Zoning Information: In an email dated Dec. 7, 2018, Hans Hilbert, Dane County Zoning staff wrote that the following items need to be addressed before any Dane County Zoning permits will be issued:

1. They need to combine their 3 parcels into a certified survey map.
2. They need to hire an engineer to perform a hydrologic flood study to determine the base flood elevation for the property.
3. They need to have a wetland delineation. (Note: A wetland delineation should not be done when there is snow on the ground.)

MOTION by A. Jester and D. Sullivan to recommend approval to the TB of the residential accessory building as depicted in the application. Next step: The Benz will seek conditional approval of the accessory building at the Dec. 17 TB meeting. However, they are aware that no building shall be completed until the DC Zoning requirements are satisfied.

The preliminary CSM to combine the three parcels is scheduled for the Town January PC meeting and the February TB meeting. Motion to recommend approval carried 7-0.

ADJOURN: MOTION by unanimous consent, motion carried 7-0. Respectfully submitted, Vicki Anderson, Deputy to the PC