

APPROVED MINUTES OF THE JOINT SPRINGDALE TOWN BOARD AND PLAN COMMISSION SPECIAL MEETING AND PUBLIC HEARING ON NOV. 14, 2019

IN ATTENDANCE: Town Board: Chair Mike Fagan, Supervisor 1 John Rosenbaum, Supervisor 2 Richard Schwenn, Plan Commission: Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum (liaison from TB to PC), David Schmidt, Denise Sullivan (A quorum is present.)  
Town Attorney Christopher Hughes  
Town Clerk Susan Duerst Severson and Vicki Anderson, Deputy to the PC.

CALL TO ORDER OF THE JOINT MEETING: by M. Fagan at 7:05 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 10/24/2019 in the three customary locations in the Town of Springdale as required by law, and as a courtesy to the citizens, a notice of the meeting was published in the *Mt. Horeb Mail* on 10/24/2019. In addition, due to the nature of the meeting, a class 1 and class 2 notice were published and posted as required by law.

MEETING PROCEDURE: INFORMATION ONLY, NO ACTION: Town Attorney Christopher Hughes provided an overview of the procedure for the meeting since it is not a typical monthly business meeting of the PC or TB; a public hearing is a unique meeting. The following handout was available for all attendees:

***Welcome to the Town of Springdale Public Hearing, Nov. 14, 2019***

*During the meeting tonight, the Joint Public Hearing will be held at agenda #5. Please save your comments for the public hearing portion of the meeting. Public comments are an opportunity for the public to provide comments on the subject matter of the public hearing. Public comments should not be made on topics outside the scope of the public hearing. Commenters should understand that members of the Town Board and Town Plan Commission will not respond to comments or engage in a discussion with the commenter at the public hearing. Individual comments shall not exceed 3 minutes. Please state your name and address for the record.*

*Thank you*

MEETING PROCEDURE: HISTORY LEADING UP TO THIS MEETING: Town PC Chair A. Jester provided an overview for tonight's meeting agenda.

Feb. 2016 Dane County Zoning initiates a comprehensive revision to the Dane County Code of Ordinances Chapter 10. Since the 1950's when the DC Zoning Ordinance was first implemented, it had not been comprehensively revised. This huge undertaking involved updating the zoning text and its regulations.

July 2017 and Aug. 2018 The Town of Springdale was provided an overview of the proposed zoning changes to Chapter 10 by Dane County Zoning and Planning and Development. Several members of the Plan Commission attended these educational meetings. Work sessions for the PC and TB were held here.

Dec. 2017 – present: The TB appointed a subcommittee of PC members Amy Jester, John Rosenbaum, and Denise Sullivan and staff Vicki Anderson. The subcommittee met 47 times and regularly provided updates to the PC and TB in joint work sessions.

Aug. 2018-DC Zoning mailed postcards to every landowner with the proposed zoning reclassification for their property. A standing-room-only public information meeting was conducted by Dane County Planner Brian Standing on Aug. 30, 2018 in the Town Hall.

Aug. 2018 – present: The subcommittee worked to answer all questions about the proposed zoning reclassifications in phone calls, emails, letter, individual meetings.

Nov. 14, 2019 – The subcommittee will continue to answer all questions about the zoning update and new zoning districts. Most of the Town of Springdale lands were zoned A-1 zoning district, which is now extinct. Several new zoning districts replace the old A-1, so it feels different. We should allow ourselves some time to grow accustomed to the updates.

PLAN COMMISSION CONSIDERATION AND ACTION ON THE TOWN ADOPTION OF THE COMPREHENSIVE REVISION TO DANE COUNTY CODE OF ORDINANCES CHAPTER 10, ZONING AND THE OFFICIAL MAP:

MOTION by J. Rosenbaum/D. Sullivan to recommend to the TB the adoption of the new Dane County Zoning Ordinance 2018-0A-20 and Map per Plan Commission Resolution 2019-11-1:

TOWN OF SPRINGDALE PLAN COMMISSION  
PLAN COMMISSION RESOLUTION 2019 11 1

CONSIDERATION AND REPORT OF THE TOWN OF SPRINGDALE PLAN COMMISSION ON THE ADOPTION OF THE COMPREHENSIVELY REVISED DANE COUNTY ZONING ORDINANCE AND ZONING MAP

WHEREAS, the Town Board of the Town of Springdale desires to promote the health, safety, convenience and general welfare of the residents of the Town and to encourage planned and orderly land use and development.

WHEREAS, the County Board of Dane County, Wisconsin has adopted a comprehensive revision of a zoning ordinance and zoning map for the physical development and zoning of territory within Dane County, collectively called Dane County Ordinance Amendment and Map 2018-OA-20.

WHEREAS, the Dane County Ordinance Amendment 2018-OA-20 and Map and the associated zoning map for the Town of Springdale may become effective in the Town of Springdale upon approval of the ordinance by the Town Board.

WHEREAS, the Town Board has appointed members to the Town of Springdale Plan Commission, an advisory body to the Town Board for planning and development.

WHEREAS, the Town Board referred the Dane County Ordinance Amendment 2018-OA-20 and Map to the Plan Commission for review and consideration.

WHEREAS, upon review and consideration of the Dane County Ordinance Amendment 2018-OA-20 and Map, the Plan Commission has determined that the public interest requires that the Dane County Ordinance Amendment 2018-OA-20 and Map be adopted by the Town Board.

NOW, THEREFORE, the Town of Springdale Plan Commission hereby reports and recommends that the Town Board of the Town of Springdale adopt the Dane County Ordinance Amendment 2018-OA-20 and Map.

Discussion: It was verified that the Map posted on the wall during the meeting in the Town Hall was the Map adopted by Dane County and referred to as part of the Dane County Ordinance Amendment 2018-OA-20 and Map. It was stated that during the presentations by Dane County Zoning in 2017-2018, very convincing arguments for the comprehensive revision to Chapter 10 were presented. It was made clear why DC needed to do this and why the Town should do so now. Motion to recommend to the TB the adoption of the Dane County Ordinance Amendment 2018-OA-20 and Map carried 7 aye -0 nay.

#### PLAN COMMISSION CONSIDERATION AND ACTION ON THE TOWN BOARD SUBMITTAL OF A ZONING CHANGE APPLICATION TO THE DANE COUNTY ZONING DIVISION:

MOTION by D. Sullivan/J. Rosenbaum to recommend to the TB the submittal of the Zoning Change Application per Plan Commission Resolution 2019 11 2:

#### PLAN COMMISSION TOWN OF SPRINGDALE DANE COUNTY, WISCONSIN PLAN COMMISSION RESOLUTION NO. 2019-11-2

#### CONSIDERATION AND REPORT OF THE TOWN OF SPRINGDALE PLAN COMMISSION ON THE TOWN BOARD SUBMITTAL OF A ZONING CHANGE APPLICATION TO THE DANE COUNTY ZONING DIVISION FOR CONSISTENCY WITH THE COMPREHENSIVELY REVISED DANE COUNTY ZONING ORDINANCE AND MAP

WHEREAS, the Town of Springdale desires to promote the health, safety, convenience and general welfare of the residents of the Town and to encourage planned and orderly land use and development.

WHEREAS, in January 2019 the County Board of Dane County, Wisconsin adopted a comprehensive revision of a zoning ordinance and zoning map for the physical development and zoning of territory within Dane County, Dane County Ordinance Amendment 2018-OA-20 and zoning map.

WHEREAS, the Plan Commission has recommended that the Town Board adopt the Dane County Ordinance Amendment 2018-OA-20 and zoning map.

WHEREAS, the zoning map was adopted by Dane County in January 2019, and since then, a few corrections in the zoning classifications shown on the map for a few parcels of land in the Town of Springdale are necessary. The corrections will accommodate the existing land uses and provide consistency with the Dane County Ordinance Amendment 2018-OA-20.

WHEREAS, the parcels for which the zoning classifications are submitted for correction are listed on the Dane County Zoning Change Application, Attachment A.

WHEREAS, upon review and consideration, the Plan Commission has determined that the public interest requires that the Zoning Change Application be submitted to Dane County by the Town Board.

NOW, THEREFORE, the Town of Springdale Plan Commission hereby reports and recommends that the Town Board of the Town of Springdale submit the Zoning Change Application to Dane County Zoning if the Town Board approves and adopts Dane County Ordinance Amendment 2018-OA-20 and zoning map.

Discussion: The purpose of the Zoning Change Application is to correct mistakes on the Map discovered during the course of the subcommittee work. 16 parcels are on the application list which include typographical errors, new certified survey map lots being created now, application of zoning classifications as consistently as possible across the Town, etc. The Town has a year from 11/14/2019 to continue to correct changes to the Map. Motion to recommend approval carried 6 aye, 0 nay, 1 abstention. 7:22 p.m.

#### TOWN BOARD CONSIDERATION AND ACTION ON THE TOWN ADOPTION OF THE COMPREHENSIVE REVISION TO DANE COUNTY CODE OF ORDINANCES CHAPTER 10, ZONING AND THE OFFICIAL MAP:

MOTION by Fagan/Schwenn to approve the Town adoption of the Dane County Ordinance Amendment 2018-OA-20 and zoning map, taking the recommendation of the PC into consideration, hearing no discussion, per the TB Resolution 2019 11 1:

TOWN BOARD TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN, TOWN BOARD RESOLUTION NO. 2019-11-1 RESOLUTION TO ADOPT THE COMPREHENSIVELY REVISED DANE COUNTY ZONING ORDINANCE  
The Town Board of the Town of Springdale, Dane County, Wisconsin do adopt and resolve as follows:

1. The Town of Springdale desires to promote the health, safety, convenience and general welfare of the residents of the Town and to encourage planned and orderly land use and development.
2. The County Board of Dane County, Wisconsin has adopted a comprehensive revision of a zoning ordinance and zoning map for the physical development and zoning of territory within Dane County.
3. The Dane County Zoning Ordinance and zoning map may become effective in the Town of Springdale upon approval by the Town Board.

NOW, THEREFORE, be it resolved that:

Pursuant to Section 59.69(5)c, Wisconsin Statutes, the Town Board of Springdale hereby approves and adopts the Dane County Zoning Ordinance as described in Dane County Ordinance Amendment 2018-OA-20 and zoning map and shall take all required actions to make the Dane County Zoning Ordinance applicable within the Town of Springdale.

This resolution shall take effect on the date of filing with the Dane County Clerk a certified copy of this resolution, together with a copy of the Dane County ordinance amendment 2018-OA-20 and associated zoning map for the Town of Springdale (both attached as Exhibit A). Motion to approve Town Board Resolution 2019 11 1 carries 3 aye – 0 nay.

**TOWN BOARD SUBMITTAL OF A ZONING CHANGE APPLICATION TO THE DANE COUNTY ZONING DIVISION:**

MOTION by Rosenbaum/Schwenn to submit the Zoning Change Application to Dane County Zoning per Town Board Resolution 2019 11 2: TOWN BOARD TOWN OF SPRINGDALE DANE COUNTY, WISCONSIN  
TOWN BOARD RESOLUTION NO. 2019-11-2

**RESOLUTION TO SUBMIT A ZONING CHANGE APPLICATION TO THE DANE COUNTY ZONING DIVISION FOR CONSISTENCY WITH THE COMPREHENSIVELY REVISED DANE COUNTY ZONING ORDINANCE AND MAP**

The Town Board of the Town of Springdale, Dane County, Wisconsin do adopt and resolve as follows:

WHEREAS, The Town of Springdale desires to promote the health, safety, convenience and general welfare of the residents of the Town and to encourage planned and orderly land use and development.

WHEREAS, In January 2019 the County Board of Dane County, Wisconsin adopted a comprehensive revision of a zoning ordinance and zoning map for the physical development and zoning of territory within Dane County, Dane County Ordinance Amendment 2018-OA-20 and zoning map.

WHEREAS, the Town of Springdale has adopted the Dane County Ordinance Amendment 2018-OA-20 and zoning map.

WHEREAS, since the zoning map was adopted by Dane County in January 2019, a few corrections in the zoning classifications shown on the map for a few parcels of land in the Town of Springdale are necessary. The corrections will accommodate the existing land uses and provide consistency with the Dane County Ordinance Amendment 2018-OA-20.

WHEREAS, the parcels for which the zoning classifications are submitted for correction are listed on the Dane County Zoning Change Application, Attachment A.

WHEREAS, the Town of Springdale Plan Commission has reviewed and considered the Zoning Change Application and recommends its submittal to Dane County Zoning by the Town Board.

NOW, THEREFORE, the Town Board of Springdale hereby approves the Zoning Change Application for submittal to Dane County Zoning and shall take all required actions to make the necessary corrections in the zoning map for the Town of Springdale. Motion to approve Town Board Resolution 2019 11 2 carried 3 aye and 0 nay, 7:25 p.m.

**POWER POINT PRESENTATION AND INFORMATION RELATED TO THE UPDATES IN THE TOWN COMPREHENSIVE PLAN, INCLUDING THE TOWN LAND USE PLAN (“LAND USE PLAN”) AND LAND DIVISION AND SUBDIVISION CODE (“SUBDIVISION CODE”). THE AMENDMENTS ARE INTENDED TO MAKE THE DOCUMENTS CONSISTENT WITH THE DEFINITIONS AND ZONING DISTRICT CLASSIFICATIONS IN THE COMPREHENSIVE REVISION OF DANE COUNTY CODE OF ORDINANCES CHAPTER 10, ADOPTED BY THE DANE COUNTY BOARD IN JANUARY 2019. THE AMENDMENTS DO NOT ALTER THE GOALS, POLICIES, AND LAND DIVISION DENSITIES OF THE LAND USE PLAN AND SUBDIVISION CODE.**

An overview of the proposed changes to the language of the Town of Springdale Land Use Plan and the Land Division Subdivision Ordinance was presented by PC Chair A. Jester in a Power Point slide presentation. Points include but are not limited to the following:

- \*The updates are a housekeeping matter to provide consistency among the Town documents and the revised Dane County Code of Ordinances Chapter 10.
- \*Even for this basic administrative matter, a public hearing is required.
- \*The majority of the documents remain exactly the same. Special attention was made to NOT alter:
  - the goals of the Plan; the process to develop the land while retaining agricultural resources and the rural character; the calculation of density units; existing, occurring legal uses of the land, etc.
- \*Existing Conditional Uses will continue.
- \*The updates to the documents do NOT impact taxes and assessments. Taxes are based on the actual use of the land, not a zoning classification.
- \*In the following Sections of the Plan there are NO changes: Sections 1, 2, 4, 5, 6, 7, 12, 13, 14.
- \*In the Sections with changes, Section 3, 8, 9, 20, 11, 15 the changes were made because Dane County and the State made changes. The Town has included the changes: new definitions, new zoning classifications, the purpose statements for the various new zoning districts, references to State law for fencing and livestock, for consistency and compatibility with Dane County and the State.

PUBLIC HEARING PROCEDURE: INFORMATION ONLY, NO ACTION: Town Attorney Christopher Hughes reiterated the points made in the handout included above.

The following citizens provided comments which include, but may not be limited to the following:

JOINT PUBLIC HEARING BY THE TOWN BOARD AND PLAN COMMISSION: M. FAGAN CALL TO ORDER, 7:37 p.m. COMMENTS”

Steve Gauger – 2095 Norwegian Trail-He believes that property tax assessments could change because a variety of new zoning districts are being created. (Since the Town PC and TB are to listen to the public comments in the public hearing, rather than respond, the subcommittee will address all comments at their next meeting.)

Ed Eloranta – 2520 Lunde Lane-He is impressed. He can see that a lot of work has been done.

Mike Fagan - \_\_\_\_\_ Arbor Trace Drive – Thanks to the subcommittee for their work.

Warren Wilson- \_\_\_\_\_ Gem View Lane-As a new resident of Springdale, he loves living here. It is all wonderful work that the TB and PC have done. He has no complaints.

Henry Bunn – 2230 Town Hall Rd. – Thanks to the TB and PC for all of their work implementing a complex plan. What is the wildest dream for one individual could be a neighbor’s nightmare. The Plan respects the rights of the person requesting a change, but, neighbors have rights, too. Both sides working together can reach a compromise.

Town Chair M. Fagan thanks the citizens for their attendance and comments. Public Hearing closed at 7:43 p.m.

PLAN COMMISSION CONSIDERATION AND ACTION ON THE PROPOSED AMENDMENTS TO THE "LAND USE PLAN" AND "SUBDIVISION CODE".

MOTION by M. Healy/E. Bunn to recommend approval to the TB of the proposed amendments to the “Land Use Plan” per PC Resolution 2019 11 3:

TOWN OF SPRINGDALE PLAN COMMISSION PLAN COMMISSION RESOLUTION 2019 11 3  
CONSIDERATION AND REPORT OF THE TOWN OF SPRINGDALE PLAN COMMISSION ON THE ADOPTION OF THE AMENDMENTS TO THE TOWN OF SPRINGDALE CODE OF ORDINANCES TITLE 9, CHAPTER 4, THE COMPREHENSIVE PLAN, THE LAND USE PLAN

WHEREAS, the Town Board of the Town of Springdale desires to promote the health, safety, convenience and general welfare of the residents of the Town and to encourage planned and orderly land use and development.

WHEREAS, the Town Board has prepared amendments to the Town Comprehensive Plan for its consistency with the comprehensive revision of Dane County zoning ordinance, (the “Ordinance Amendments-Town Land Use Plan”).

WHEREAS, the Town Board has appointed members to the Town of Springdale Plan Commission, an advisory body to the Town Board for planning and development.

WHEREAS, the Town Board referred the Ordinance Amendments-Town Land Use Plan to the Plan Commission.

WHEREAS, upon consideration of the Ordinance Amendments-Town Land Use Plan, the Plan Commission has determined that the public interest requires that the Ordinance Amendments-Town Land Use Plan be adopted by the Town Board.

NOW, THEREFORE, the Town of Springdale Plan Commission hereby reports and recommends that the Town Board of the Town of Springdale adopt the Ordinance Amendments-Town Land Use Plan to the Town of Springdale Code of Ordinances Title 9, Chapter 4, the Comprehensive Plan, the Land Use Plan.

Discussion: E. Bunn stated that in the years of using the Land Use Plan, the Town has gone out of its way to work with the neighbors to accomplish the goals of the Plan. Through this process, the Town has benefitted a lot from the services of Dane County Planning and Development/Dane County Zoning. By using their resources, it costs the Town less. Now, in updating the Town Land Use Plan for compliance with the comprehensively revised Dane County Zoning ordinance, the Town can maintain this current working relationship.

In addition, the Town has investigated the question about the zoning classification changes and taxes. The research shows that zoning classification does not impact taxes. State law establishes that it is the use of the land at the time of assessment, not zoning, which determines taxes. Motion to recommend approval to the TB carries 7 aye – 0 nay. 7:46 p.m.

MOTION by D. Schmidt and J. Hanson to recommend approval to the TB of the proposed amendments to the “Subdivision Code” per PC Resolution 2019 11 4:

TOWN OF SPRINGDALE PLAN COMMISSION PLAN COMMISSION RESOLUTION 2019 11 4  
CONSIDERATION AND REPORT OF THE TOWN OF SPRINGDALE PLAN COMMISSION ON THE ADOPTION OF THE AMENDMENTS TO THE TOWN OF SPRINGDALE CODE OF ORDINANCES TITLE 9, CHAPTER 3, THE LAND DIVISION AND SUBDIVISION ORDINANCE

WHEREAS, the Town Board of the Town of Springdale desires to promote the health, safety, convenience and general welfare of the residents of the Town and to encourage planned and orderly land use and development.

WHEREAS, the Town Board has prepared amendments to the Town Land Division and Subdivision Ordinance for its consistency with the comprehensive revision of Dane County zoning ordinance, (the “Ordinance Amendments”).

WHEREAS, the Town Board has appointed members to the Town of Springdale Plan Commission, an advisory body to the Town Board for planning and development.

WHEREAS, the Town Board referred the Ordinance Amendments to the Plan Commission.

WHEREAS, upon consideration of the Ordinance Amendments, the Plan Commission has determined that the public interest requires that the Ordinance Amendments be adopted by the Town Board.

NOW, THEREFORE, the Town of Springdale Plan Commission hereby reports and recommends that the Town Board of the Town of Springdale adopt the Ordinance Amendments consisting of amendments to Title 9, Chapter 3, of the Springdale Code of Ordinances, Town of Springdale Land Division and Subdivision Ordinance.

Discussion: The only section to change in the "Subdivision Code" is Definitions. Motion to recommend approval to the TB carried 7 aye, 0 nay. 7:47 p.m.

TOWN BOARD CONSIDERATION AND ACTION ON THE PROPOSED AMENDMENTS TO THE "LAND USE PLAN" AND "SUBDIVISION CODE".

MOTION by M. Fagan/J. Rosenbaum to take action on the ordinance for the "Land Use Plan" per the recommendation of the PC per TB Ordinance 2019 11 1:

TOWN BOARD ORDINANCE 2019-11-1

AN ORDINANCE TO AMEND THE TOWN OF SPRINGDALE CODE OF ORDINANCES, TITLE 9, CHAPTER 4, THE COMPREHENSIVE PLAN, INCLUDING THE TOWN LAND USE PLAN, OF THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

WHEREAS, pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the Town of Springdale is authorized to prepare and adopt amendments to the comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

WHEREAS, the Town Board of the Town of Springdale, Dane County, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001(4)(a) of the Wisconsin Statutes.

WHEREAS, an amendment to Chapter 4 has been prepared which is attached hereto and incorporated herein as Attachment A (the "Ordinance Amendments-Town Land Use Plan"); and

WHEREAS, the Town Plan Commission has adopted a resolution recommending to the town board the adoption of the Ordinance Amendments-Town Land Use Plan; and

WHEREAS, subsequent to a class 1 notice under ch.985, a public hearing was held on Nov. 14, 2019 by the Town Board regarding the adoption of the Ordinance Amendments-Town Land Use Plan.

NOW THEREFORE, based on the above and pursuant to state statutes including section 66.1001 of the Wis. Stats., the Town Board of the Town of Springdale, Wisconsin, does hereby ordain as follows:

*Section 1.* Title 9, Chapter 4, Comprehensive Plan Ordinance, including the Town Land Use Plan, contained in the Town Code of Ordinances is hereby amended as provided in the Ordinance Amendments. In the event of a conflict between a provision contained in the Ordinance Amendments and an existing ordinance provision, the provision contained in the Ordinance Amendments shall govern and prevail.

*Section 2.* If any section or part of this Ordinance is adjudged to be unconstitutional, unlawful, or invalid, by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

*Section 3.* This ordinance shall become effective upon adoption and posting as provided by law.

The above and foregoing ordinance was duly adopted by the Town Board of the Town of Springdale, Dane County, Wisconsin at a meeting held on Nov. 14, 2019, by a vote of 3 in favor, 0 opposed. Motion to approve carries 3-0.

MOTION by M. Fagan/R. Schwenn to take action on the ordinance for the "Subdivision Code" per the recommendation of the PC per TB Ordinance 2019 11 2

TOWN BOARD ORDINANCE 2019-11-2

AN ORDINANCE TO AMEND THE TOWN OF SPRINGDALE CODE OF ORDINANCES, TITLE 9, CHAPTER 3, THE LAND DIVISION AND SUBDIVISION ORDINANCE OF THE TOWN OF SPRINGDALE, DANE COUNTY, WISCONSIN

WHEREAS, the Town has completed a review in 2019 of its land use plan and Title 9, Chapter 3, Land Division and Subdivision Ordinance contained in the Town Code of Ordinances ("Chapter 3") for consistency with the definitions and zoning district classifications in the Comprehensive Revision of Dane County Code of Ordinances Chapter 10, adopted by the Dane County Board in January, 2019, and;

WHEREAS, an amendment to Chapter 3 has been prepared which is attached hereto and incorporated herein as an Attachment A (the "Amended Chapter 3"); and

WHEREAS, subsequent to a class 2 published notice, a public hearing was held on Nov. 14, 2019 by the Town Board regarding the adoption of the Amended Chapter 3 and the Town Board has considered any public comments provided at the public hearing; and

WHEREAS, the Town Plan Commission has met and recommended the Town Board adopt Amended Chapter 3, and the Town Board has considered the Town Plan Commission recommendation; and

WHEREAS, the Town Board believes that the adoption of the Amended Chapter 3 will promote the public health, safety, and general welfare of the Town, and will encourage the most appropriate use of land throughout the Town.

NOW, THEREFORE, based on the above and pursuant to state statutes including secs. 60.22, 61.34(10), and 236.45, Wis. Stats., the Town Board of the Town of Springdale, Dane County, Wisconsin, does hereby ordain as follows:

*Section 1.* Title 9, Chapter 3, Land Division and Subdivision Ordinance contained in the Town Code of Ordinances is hereby amended as provided in the Amended Chapter 3. In the event of a conflict between a provision contained in the Amended Chapter 3 and an existing ordinance provision, the provision contained in the Amended Chapter 3 shall govern and prevail.

*Section 2.* If any section or part of this ordinance is adjudged to be unconstitutional, unlawful, or invalid, by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby.

*Section 3.* This ordinance shall become effective upon adoption and posting as provided by law.

The above and foregoing ordinance was duly adopted by the Town Board of the Town of Springdale, Dane County, Wisconsin at a meeting held on Nov. 14, 2019, by a vote of 3 in favor, 0 opposed. Motion to approve carries 3-0.

ADJOURNMENT: MOTION by R. Schwenn/J. Rosenbaum to adjourn both bodies, PC and TB. Discussion: Everyone is invited to stay and discuss any questions/comments about their property with the subcommittee members and other PC and TB members. Motion to adjourn carries unanimously.