

Minutes

Springdale Town Board Meeting Monday, December 17, 2018, at 7 PM

Approved
by TB
1/21/19

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

Town Hall is accessible to elderly and disabled persons

The final agenda are posted at Riley Tavern, Town Hall, and Mt. Vernon Family Auto

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

AGENDA items for discussion/public input/possible action:

CALL TO ORDER by Fagan at 7 PM

CERTIFICATION OF COMPLIANCE WITH THE OPEN MEETING LAW Quorum present, Clerk confirmed posting

Approval of the agenda, (Public input at the time of each agenda item may be permitted.);

MINUTES OF PREVIOUS MEETING(S)

Oct 15, Reg. monthly meeting. MOTION to approve as presented Rosenbaum/Schwenn MOTION carried 3-0.

Oct 26, Special 2019 budget. MOTION to approve as presented Fagan/Schwenn MOTION carried 3-0.

Nov 12, Reg. monthly meeting. MOTION to approve as presented Schwenn/Fagan MOTION carried 3-0.

Nov 15, three meetings: Public Budget Hearing, Special Town Electors meeting, TB meeting to approve the 2019 budget. MOTION to approve as presented Schwenn/Fagan MOTION carried 2-0. Rosenbaum abstained because he was not at the Nov. 15 meeting.

Nov 26, Special RE: Chestnut Property. MOTION to approve as presented Fagan/Schwenn MOTION carried 3-0.

Nov 29, Special to review Town Ins. MOTION to approve as presented Schwenn/Rosenbaum MOTION carried 3-0.

NOTICE: SPRING ELECTION January 2, 2019, Deadline to file nomination papers with the Town Clerk

NOTICE: AMENDMENTS TO LAND USE PLAN submit before January 1, 2019;

PUBLIC INPUT: NON-AGENDA ITEMS;

- Wm. Garfoot voiced concerns about Dane County Zoning Chapter 10. Rosenbaum explained goal of consistency across the county; went over process, timelines, and opportunities for property owners to learn and weigh in before Town Board votes. After County approved, Towns have one year from date Dane County approves to approve. There will be more public hearings before the Board votes.
- Wayne Hefty stated that all minutes on the Web should be in PDF format
- Pat Anderson voiced concerns about speed limit, school bus stops, and brush obstructing view on Erb road. Discussion: Fagan: If no speed limit signs, the speed limit on Town roads is 55 mph. Speed reduction would only bring it down to 45 mph. Anderson offered to check with City of Verona about borrowing their speed monitoring machine and will do more research then get back to the Board. Anderson also asked about sub-committees for other issues within the Town and agreed to consider volunteering if they were formed. David Stone, Klevenville-Riley, offered contact info for WI DOT.
- Rosenbaum reminded everyone that the Town was hosting an informational meeting about Farmland Preservation options on January 7, 2019.

SCURE -Rod Hise was unable to attend. Did provide a written update we made available to those attending. Will be on the January agenda.

SPRINGDALE LUTHERAN CHURCH SIGN: Sign Art Studio, Luke Severson, presented revised rendering of proposed sign replacing current Church sign (copy on file at Town Hall). Size: Fagan upon reviewing drawing, "7'8" H x 7'5"W, disallowing air space = 29 square feet, is less than the Town's sign ordinance maximum of 32 sq. ft." Lighting: Severson agreed to use a photo cell that will conform to the Town's Dark Sky ordinance. The marque/flash will change at intervals no less than 30 seconds, and the light will be off at dusk. The Church will also be moving, but not changing, the existing historical marker within the Church property. MOTION: Schwenn/Fagan to approve the new sign at the size presented, with a photo cell that switches no sooner than 30 seconds, is off at dusk, to be erected on Church property at the location drawn. MOTION carried 3-0

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PUBLIC HEARING / PLAN COMMISSION RECOMMENDATIONS;

ACCESSORY BUILDING (AB):

Lisa Rupe & Jeff Barker 9091 Ridgeview RD. sec. 8;

Discussion: A site inspection was conducted by PC. The Barkers propose a 1620 sq. ft. residential accessory building as a workshop and cold storage. The building is solely for personal use, no business use. It will be wired for electricity; but, no HVAC or water will be installed. Due to slope, the builder suggested Barker requested a change in location from that presented to the PC. Barker and Fagan believe the existing driveway can provide access to the building even with the proposed change in location; however, Barker agreed to contact the Town for a driveway permit should a driveway to the AB be desired.

MOTION Rosenbaum/Schwenn to approve residential accessory building as presented with the option to locate the AB 20-50' further west than originally presented. Barker is to contact the Town if a driveway to the AB is required/desired. MOTION carried 3-0.

Robert & Susan Benz /3090 HWY P/sec. 4; Adding garage space to existing residential accessory building.

Discussion: Plan Commission did site visit. The Benz anticipate remodeling further at a later date to make this building their residence and the existing house the accessory building.

- They are working with Dane Co. zoning to assure compliance of setbacks, as well as wetlands and floodplains. 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. The Benz stated they will have a CSM created to combine the three current parcels into one.
 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.
- There cannot be two residence on this parcel; so, when the existing home is converted to an accessory building, Dane Co. will require that its septic be blocked of.
- Current A-1 zoning on the property permits home occupation; but, prohibits other business activities in accessory buildings. 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. The Town of Springdale Accessory Building Ordinance adopted May 1, 2018, applies as the addition to the existing accessory building is not a residence at this time. 1.04 Definitions states: "Accessory building. Any structure which cannot be occupied as a residence, and includes an addition or an additional story to an existing accessory building..."

MOTION: Rosenbaum/Schwenn to approve accessory building addition as presented contingent Dane Co. wetland/floodplain/setback approvals and upon Town/Dane Co approval of a new CSM combining the three parcels into one parcel. MOTION carried 3-0

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CSM CONSISTENT WITH APPROVED CONCEPT PLAN –Jean, Paula, Steve Burger Lewis RD. sec. 29, 3 lots, two driveway permits

A site inspection was conducted by the PC a few years back. A driveway site visit by Chair. Letters were sent to abutters prior to PC meeting. Discussion: PC approved improved concept plan on file. The preliminary CSM submitted to Town on Dec 10 shows 3 lots

- 1) 20 acre lot with one building site (location yet to be determined);
- 2) 17 acre lot with existing house; and
- 3) 3 acre new lot. Building Envelope at edge of field must be consistent with approved 2015 concept plan on file at Town Hall.

CSM notes no further division of lot 1, 2, or 3 per the current Town of Springdale Land Use Plan. (Note: lot is subject to an approved building envelope on file in the Town Hall.)

The existing concept plan was tweaked a bit at the 11/26/2018 PC meeting but no building envelope was involved in the tweak; thus, no Board action required.

Driveways: Driveway permits submitted Dec. 8 for lot 1 and shared driveway for lots 2 & 3: The new lot (3) will share the existing driveway so easement agreement will be required prior to TB approval of shared driveway. Nortman submitted an aerial drawing.

MOTION: Fagan/Schwenn to approve preliminary CSM as recommended by the Plan Commission with enlargement of parcel/lot 3 with lot 3 building envelope staying consistent w Feb 2015 concept plan. MOTION carried 3-0.

Lot 1 Driveway MOTION: Fagan/Rosenbaum to approve lot 1 driveway access off Lewis Road nearly directly across from the Hanson driveway. MOTION carried 3-0

Lot 3 Driveway MOTION Fagan/Schwenn to approve driveway to lot 3 with approximately 20' of shared access off Lewis Rd with lot 2; then lot 3 driveway will veer off, running somewhat parallel with lot 2's driveway, to the home on lot 3. Approval contingent on the Town receiving a copy of the shared driveway agreement. MOTION carried 3-0

CSM MOTION Rosenbaum/Fagan to approve preliminary CSM of lots 1, 2, and 3 along Lewis Rd with no further division of lot 1, 2, and 3 per the current Town of Springdale Land Use Plan stated on the CSM. MOTION carried 3-0

CONCEPT PLAN Elver revised Town Hall RD /sec. 17, building envelope change

Letters sent to abutters prior to PC meeting. DISCUSSION Land Use Plan Option 2, revising concept plan from 3 building envelopes to 2. Both will have 66' of access on Town Hall road. PC recommended approval of the revised concept plan as consistent with the Plan – one less density unit on the property with the new building envelopes on the edge of the farmland and the farmland retained in one contiguous piece. Revised concept plan contains a building envelope change; therefore, Board approval is required. MOTION: Rosenbaum/Fagan to approve PC recommended revisions to the Concept Plan, resulting in 1 density unit on lot 1 and 1 density unit on lot 2 with no further division of lot 1 or 2 per the current Town of Springdale Land Use Plan to be stated on the CSM. A new CSM is required. MOTION carried 3-0

PROPOSED NEW TOWN ROAD Nizamuddin lands on HWY S – Letters sent to abutters prior to PC meeting. Discussion: Rosenbaum would like to have Town Attorney look at developers cost. They can only develop 4 home sites in a 5-year period. Fagan-Will likely need to bring in Town Engineer at builders expense. It is believed that Dane Co. will require developer to put in a turn lane at the developer's expense. No action taken.

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RESOLUTION TO DISCONTINUE UNDEVELOPED ROADS in the plat of Byam's addition/sec. 34;

Discussion: Land owner Midthun has not turned in requested information from Dane Co. regarding driveway, nor from his Attorney regarding the option of purchasing the Town Rd. Two neighbors attended with questions regarding the Town's options. Fagan stated the town is looking into its option: 1) A joint driveway agreement between the Town and the land owner; 2) Abandon roadway with land being split down the middle and given to land owners above and below. 3) The Town sells the road (to an abutter or highest bidder). 4) Doing nothing at this time. Fagan agreed to call WTA to go over the Town's options. No action was taken. No date for follow-up was set.

NO PARKING ORDINANCE; Discussion about every day safety, emergency vehicle passage, and access for road maintenance on sections of town roads where parking is causing potential hazard. Under s. 349.13, Wis. Stats., the town has the authority to adopt "No Stopping" or "No Parking" on roads located within the town. Before posting "No Parking" or "No Stopping" signs, the board is required to adopt the ordinance. The Clerk got guidance from WTA and sample ordinance verbiage. Also discussed was penalty and enforcement by Dane Co. Sheriffs. We will begin with the area brought to the Boards attention that appears to be of the most need, a section of Kelly Hill Rd.

MOTION: Fagan/Rosenbaum for Town to draft a No Parking Ordinance for review/action at the January TB meeting. **MOTION** carried 3-0

SPEED LIMIT Klevenville-Riley Rd; Discussion: As discussed earlier tonight, unless posted otherwise, the speed limit on all town roads is 55 MPH. Citizen, David Stone, would like the speed limit reduced to 45 mph. The last time the town reduced a speed limit, we found Dane Co. requires proof of need and typically will only allow a 10 mph reduction. The Board expects to be getting more information about this process from the citizens making request today. No action was taken.

CALENDAR – Upcoming Meetings/Events;

- December 19,2018, Accessor, Wayne Kohler, Wednesday, 9:30 AM
- January 7, 2019, Public Information Meeting Re: Wisconsin Farmland Preservation Program, Monday, 7:00 PM
- January 21, Town Board, Monday (Martin Luther King Junior Day), Monday, 7 PM
- January 28 , 7 PM Plan Commission, Monday, 7:00 PM
- February 19, NO Spring Primary Election in Feb. Spring Election on April 2

ACTIVE SHOOTER TRAINING; Fagan is looking into scheduling training in Town Hall. He would like Town Board members, Plan Commission members, Election Inspectors, Town employees, as well as interested citizens to attend. Mike plans to bring more information to the January TB meeting.

STAFF TRAINING: UW extension teleconference on land use, planning and zoning PC & TB tuition; **MOTION** Fagan/Schwenn for Town to pay ups to \$20/person if TB or PC members attend.

2018 BUDGET– RE-CATEGORIZE FUNDS; Year-end numbers not calculated yet. **MOTION** Fagan/Schwenn to table until January meeting.

BILLS –TREASURER REPORT; Rosenbaum would like more information about back payments due to Public Health Dept. **MOTION** Schwenn/Rosenbaum to pay bills as presented with the exception of the Public Health Dept. **MOTION** carried 3-0

ADJOURN. **MOTION** to adjourn Schwenn/Fagan **MOTION** carried 3-0

Respectfully Submitted Susan Duerst Severson, Clerk

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