

Springdale Town Board Meetings TUESDAY, July 16, 2019 at 7 PM

Minutes
approved by
TB 8/20/19

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

Town Hall is accessible to elderly and disabled persons

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

Regular Monthly Town Board Meeting

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

Call to Order; Fagan 7:00 PM

Certification of compliance with the open meeting law. Published Liquor License. Quorum present:
Clerk: yes, on 7/12/19

Approval of the Agenda; Minutes of the previous Town Board Meetings. June 24, 2019;

MOTION to approve June 24 Reg. TB meeting Minutes as presented, Schwenn/Rosenbaum MOTION carried 3-0

Public Input: Non-Agenda items;

SCURE: S Gauger felt public input at recent public hearings hosted by the Public Service Commission (PSC) was powerful - outcome still unknown.

Norwegian Trail: S Gauger requested a change to the chevron signage and reported observing a trailer that got hung up when it veered into a washout along the roadside. Fagan said we will have the Town Patrolman look into the situation and prioritize with other town road issues.

Liquor License Operators for Marcine's, LLC – Marcine Gilbertson. 8646 Davis St, Mt Horeb (Mt Vernon) New Operators -WI Seller/Server Certification: Stassi, Hope Stassi called stating she may not make it on time. We agreed to move this agenda item to August 20 if she did not make it. She did not make it.

Public Hearings / Plan Commission Recommendations (PC When applicable, sent letters to abutters);

Revised Concept Plan: Tom & Rosemary Brunner/ CTH J/Sec. 23 & 26, 060726185008, 060723490020, 060723485010 Option 1 with three lots remaining

Discussion: T&R Brunner land had 112.48 contiguous acres when the current Land Use Plan went into effect in 2002 which allowed for the existing farmhouse and 4 potential lots under Option 1. One of these new lots has been used: it now belongs to Mark Brunner, 054/0607-234-9215-0. The family is now reconsidering the 2005 concept plan because they discussed three potential lots not four in 2005; therefore, the PC/TB did another site visit. Since the 6/3/2019 PC recommendation, and at the request of Rosenbaum, the Brunners submitted an updated aerial drawing showing the potential site and size of two of the three available lots. Four potential development areas were discussed for the three remaining lots.

Brunner's Proposed Plan: Both Lot 1 & 2 will be in the SE corner of parcel 060723490020, Tom Brunner

1. Lot 1 would be just north of parcel 060726189406, Wayne Hefty, sharing about 100' of driveway with Tom Brunner, the farm homestead. Approximate size being 320' E/W x 285' N/S.
2. Lot 2 would be just north of Lot 1, sharing about 100' of driveway with 054/0607-234-9215-0, Mark Brunner. Approximate size being 350' E/W x 265' N/S.
3. Lot 3's favored location would be just north of Lot 2, and share a driveway with, 054/0607-234-9215-0, Mark Brunner and Lot 2.

Lot 3's alternate site -less favored by the TB and the Brunner's, would be on the north side of parcel 060723485010, just behind, and share a driveway with, parcel 060723489703, Paul Brunner.

The size of Lot 3 and amount of driveway that might be shared was discussed as approximately the same as lots 1 & 2; but, because this lot if further in the future, was not determined.

The Town will need copies of all shared driveway agreements before driveway permits will be issued.

MOTION Fagan/Schwenn to approve revised concept plan as shown on submitted aerial adding details described during tonight's TB meeting. Final aerial will be on file at Town Hall. MOTION carried 3-0.

Fagan - next step for the Brunner's would be to get a preliminary CSM done to be on the PC agenda for a recommendation to the TB and then go to the TB for final review. The Brunners were unsure when they would be ready to move forward.

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Apportionment of density units Conrad & V Anderson Bakken Road/Sec. 4, Discussion: The Anderson's were unable to attend but stated their plan via and attachment to a email on July 15. The attachment in its entirety is on file at the Town Hall. Excerpts from Anderson's Request:

Please consider this communication as notification to the Town of Springdale that there are NO remaining density units for the farm at 8757 Bakken Road, Mt. Horeb, WI 53572, CSM 06970, Lot 1, Tax Parcel Number: 0607-044-9660-6. The density units have been exhausted....selling... as is, without a density unit for further subdivision of any kind...document to be filed at the Register of Deeds as the deed restriction/notice document. The Buyers for the farm are aware of, and in agreement with, the deed restriction. ...to inform the Town Board of our actions, in conformance with the Town of Springdale Land Use Plan. We consider the deed restriction/deed notice to be consistent with our land use ethics since buying the farm in 1989 and the goals and policies of the Town of Springdale Land Use Plan. ...combined these two lots into a 22.3 acre single lot. ...that the information will be recorded on the Town's tracking sheet and filed in the Springdale Town Hall.

All three Board members commended the Anderson's for walking the walk in the spirit of the current Land Use Plan by taking an action that may have had financial loss for them. They acknowledge the request; it and a copy of the deed restriction/notice document will remain on file at Town Hall. No Town Board action required.

Calendar of upcoming events:

- July 18, **Open Book**, Thursday, Noon to 2 PM
- July 22, Plan Commission w Town Board, Monday, 7:00 PM
- August 6, **Board of Review**, Tuesday, 4 6 PM
- August 20, Town Board, Tuesday 7 PM
- August 26, Plan Commission w Town Board, Monday, 7:00 PM

Contracts for Town Support Officials; Discussion: Chair will meet with the Clerk/Treasurer group to discuss assignment of duties including back-up and expectations/standards hopefully before the regular TB meeting in August. Fagan will add to TB agenda when draft contacts are ready for TB review.

Bills –Treasurer Report; Discussion regarding ways the town might lessen the cost of the Spring Trash clean-up and the pass through of legal and engineer fees related to individual projects to developers/land owners. Bills for unplanned Messerschmidt culver replacement do not include black top yet to be done. MOTION Schwenn/Fagan to pay bills as presented with corrected amount to Assessor. MOTION carried 3-0

Adjourn. MOTION Schwenn/Rosenbaum to adjourn. MOTION carried 3-0

Respectfully submitted by Town Clerk, Susan Duerst Severson