

MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, July 24, 2017.

IN ATTENDANCE: Ellen Bunn, Jim Hanson, David Heisch, Amy Jester, John Rosenbaum, David Schmidt and Denise Sullivan. (A quorum is present.) Vicki Anderson as the recording secretary.

CALL TO ORDER: by Jester at 7 p.m.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 07/20/17 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 7/20/17.

MINUTES: MOTION by J. Rosenbaum /D. Sullivan to approve the June PC meeting minutes with two corrections distributed (delete sq. ft. from building dimensions and correct typographical error. Motion carried 6-0.

PREAPPLICATION MEETING/CELL TOWER/HORIZON WIRELESS-BETTY STIVARIUS LANDS/ZURBUCHEN RD./SEC.

24: The representative for the proposal, Nathan Ward, Buell Consulting described the proposal.

Proposal: Central States Tower III, L.C. and Verizon Wireless propose a new cell tower at 2381 Zurbuchen Dr., Verona, WI, on a 100 ft. by 100 ft. leased area on the 9 acre parcel owned by Betty Stivarius. A 135' monopole would be expandable to 165' and no FAA hazard lighting would be required at this height. The monopole tower is designed to accommodate at least three additional wireless telecommunications equipment installations. Within the Verizon Wireless search ring of 0.5 miles and 1.5 miles as required by Dane County Planning and Development, there are no existing structures of any kind available for collocation by Verizon Wireless. A new access/driveway permit would be requested from Spring Rose Rd. west to the tower location.

Process: Dane County Planning and Development has hired an engineering consultant to address the technical details of CUP applications for cell towers. The PC members are encouraged to submit their technical questions to the engineering consultant as soon as possible.

Questions: The questions posed include, but may not be limited to the following:

*Currently, three cell towers are located in Springdale – CTH J –south of Riley, Lunde Lane near US Hwy. 18/151 and State Rd. 92.

How will this tower improve service in our area?

*Is there a need for a tower of this height? What are the heights of the three existing towers in Springdale?

*Does Verizon, the company proposing this new tower, have other towers in our area?

*Were other sites and collocation studied for this new tower?

*What are the criteria used to determine a tower site?

*Springdale has several areas of Town with limited cell phone coverage – south on CTH J, the stretch of State Rd. 92 north of Malone Rd. south to its intersection with Town Hall Rd., Kollath Rd., Dahlk Circle, State Road 92, etc. How is it proven that this site will help Springdale residents, rather than commuters on US Hwy. 18/151?

*The local 911 services are offered the opportunity to collocate on a Verizon tower. Would local 911 services be interested in this offer or does the new county-wide emergency radio communication system satisfy their need?

*Will neighbors to the proposed location be notified ...when and by whom?

*Does a cell tower company have the legal authority to acquire a location by eminent domain?

*If the tower were to exceed 165' in height, would the Town and Dane County Zoning have the authority to approve or disapprove the tower extension?

*What is the timeline for the project?

*Has Dane County Planning and Development deemed the application complete?

PREAPPLICATION MEETING/CONCEPT PLAN/DENNIS KARTMAN/2125 SPRINGDALE CENTER RD/SEC. 28:

Contiguous acres owed on the effective date of the Plan: 57 acres. Landowner D. Kartman is proposing an Option 1 concept plan for two new residences and the existing residence. Dane County Zoning will be contacted for the details regarding the Conditional Use Permit for the airstrip on the property. A site visit has been scheduled.

AMENDMENTS TO PLAN SUBMITTED BY 12/31/2016: Review of agricultural accessory buildings – Before the August PC meeting, A. Jester and V. Anderson will meet to review material from some other towns which review and issue permits for agricultural accessory buildings.

PLAN COMMISSION PROCEDURES:

Next PC monthly meeting: Aug. 28, 2017. Applications for the meeting should be submitted by Monday, Aug. 14, 2017.

Scheduled Site Visit: Dennis Kartman lands, Springdale Center Rd., Thursday, Aug. 24, 6:30 p.m. and Monday, Aug. 28, 5 p.m.

ADJOURN: MOTION by unanimous consent, motion carried 7-0.

Respectfully submitted, Vicki Anderson, Deputy Clerk to Plan Commission

Town of Springdale Meeting

The Springdale Plan Commission will conduct its monthly business meeting on

Tuesday, Aug. 29, 2017, at 7 p.m. in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572. **AGENDA ITEMS FOR DISCUSSION/PUBLIC INPUT/POSSIBLE ACTION:** (The final agenda will be posted at Riley Tavern, the Town Hall and the Mt. Vernon Family Auto.)

1. Call to order, Certification of compliance with the Open Meeting Law, Quorum is present, Approval of the agenda, (Public input at the time of each agenda item may be permitted.)
2. Minutes of previous meetings,
3. Cell Tower: Horizon Wireless/Betty Stivarius lands/Zurbuchen Rd. /Sec. 24,
4. Concept Plan: Dennis Kartman/2125 Springdale Center Rd./Sec. 28,
5. Revised Concept Plan: Livesey Lands/Sharpes Corner Rd./Sec.32,
6. Conditional Use Permit/Horse Boarding: Lisa and Taylor Maurer/2122 Bridge Lane/Sec.25,
7. Rezone section of A-1 lands to R-3A for consistency on single lot and Residential Accessory Building/Rick Schoenemann/ 8161 Windy Oak Ln./Sec. 25,
8. Revised Concept Plan: Al Freitag Trust/2860 CTH J/Sec. 12,
9. Troy and Brooke Gagner/revised building envelope/Getz Rd./Sec. 6,
10. Rezoning and Residential Accessory Building/Bernie Schmelzer/Denise Sullivan/Town Hall Rd. /Sec. 8,
11. PC Procedures –Residential Accessory Building review process, site visits, etc.
12. Adjourn. A majority of the PC and TB may be in attendance.

Post and publish: 8/24/17 Susan Duerst Severson, Town Clerk