

MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Tuesday, Aug. 29, 2017.

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, David Heisch, Amy Jester, John Rosenbaum, and Denise Sullivan. (A quorum is present.) Vicki Anderson, Deputy to the PC.

CALL TO ORDER: by Jester at 7 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 08/24/17 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 8/24/17.

MINUTES: MOTION by J. Rosenbaum /D. Sullivan to approve the July PC meeting minutes as distributed. Motion carried 6-0.

CELL TOWER/HORIZON WIRELESS-BETTY STIVARIUS LANDS-CUP/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, Springdale landowner who resides in Rewey, Wis. 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 legally required search ring of 0.5 miles and 1.5 miles, there are no existing structures of any kind available for collocation by Verizon Wireless. A new access/driveway permit would be requested from Springrose 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. Dane County Planning and Development deemed the application complete on July 25, 2017 and the 90-day review period extends to Oct. 23, 2017.

Comments: The concerns expressed by several Springdale residents include, but may not be limited, to the following:

**The proposed tower location is located in close proximity to several residences along Springrose Rd. without any consideration for the negative impact the tower will have on their enjoyment of their property and property value. If they were to sell their property, common sense indicates that the number of potential buyers would be decreased because of the proximity to a cell tower.

**The proposed location near residences is especially frustrating because there are two commercial properties on Springrose Rd. adjacent to US Highway 18/151 better suited for this type of commercial activity and there are many acres of agricultural land in the vicinity without residences nearby.

**Due to US Highway 18/151 cutting through Springdale, cell towers along the heavily trafficked transportation corridor are desirable to increase cell phone coverage for highway travelers more than benefitting Town of Springdale residents. Town of Springdale residents in proximity to the towers bear the burden for the increased cell phone service to others.

** At least Verizon should install and maintain landscaping to minimize the visual impact, especially for the southern and western edge, because of the proposed tower's proximity to existing and future residences.

**Currently, the proposed height of the tower will not trigger the need for lights. What is the guarantee to the residents that lights will not be installed in the future because of the tower's proximity to existing airports or future airports?

**The proposal does not meet all of the Six Standards of a Conditional Use Permit as required by Dane County Code of Ordinances Chapter 10 because of the negative impact on the neighboring residential property owners enjoyment of their property and property value and because of the unquantified impact on health due to electromagnetic radiation emitted by the towers 24/7.

MOTION by Rosenbaum/Sullivan to table further consideration of the CUP at this time pending satisfactory information from Verizon (alternate locations had been contacted and had rejected the Verizon proposals) that the company has in fact considered alternate locations within the search area and consideration was given to commercial locations. Discussion: Wisconsin State Law may have really clamped down on what a Town could do to influence the location of cell towers and maybe we can't stop it. But, it is only fair that the Town know the consideration Verizon gave to select the best location for the most reasons. Or, does the company simply go to the lowest bidder, the path of least resistance, without consideration for other property owners. Motion to table carried 7-0.

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

MOTION by Jester/Healy to approve the newly drawn Option 1 concept plan submitted on 8/29/2017 showing two, two-acre lots, with the driveway on the northwest lot to be located as far west as possible to minimize disruption of agricultural land, with the two lots served by sharing the existing Kartman driveway by easements across his land and with each lot connected to Springdale Center Rd. by a 66' frontage strip. Discussion: Contiguous acres owned on the effective date of the Plan: 57 acres. Each lot has no designated building envelope since the entire lot may serve as a development area and remain consistent with the Plan. Three houses will be served by a single driveway, thus the driveway base shall be widened to 18' and the driveway surface to 16' for those portions of the driveway shared. A neighboring property owner located downhill from the property requested that the widened driveway and culvert be designed with consideration to the possibility of water run-off due to the proposed lot development. It was questioned whether the run-off flows across Springdale Center Rd. and down, or from this property. There shall be no further division of the new lots and the remaining 50+acres per the current Town of Springdale Land Use Plan. Motion carried 6-0. Plan Commissioner Ellen Bunn recused herself.

REVISED CONCEPT PLAN/LIVESEY LANDS/SHARPES CORNER RD./SEC. 32: NO ACTION/INFORMATION ONLY:

Background: Representatives for the estate of J. Livesey obtained written permission from the estate to discuss future development of the lands. An Option 2 concept plan is on file for the 114.45 contiguous acres owned on the effective date of the Plan by C. and J. Oltman. The seven lot concept plan shows 6 small lots clustered on a 40 acre parcel on the east side of Sharpes Corner Rd. and a single small lot on the west side of the road to maximize the protection of agricultural land. A four-lot CSM was created by Oltmans before selling these lots and the balance of the land to Livesey. The representatives discussed the approved concept plan on file and some options to revise it or create additional lots consistent with it. They will contact the Town to request a site visit as needed.

CONDITIONAL USE PERMIT #02395 /HORSE BOARDING WITH SANITARY FACILITIES AND COMMERCIAL ACCESSORY BUILDING/LISA AND TAYLOR MAURER/2122 BRIDGE LANE, SEC. 25:

MOTION by J. Rosenbaum/D. Heisch to recommend approval of the Conditional Use Permit #02395 for horse riding and boarding stables and sanitary fixtures with the following conditions:

1. Horse riding and boarding stable shall be limited for up to twenty horses.
2. The hours of operation are 7 a.m. to 10 p.m. seven days a week.
3. The number of employees shall be limited to one employee - full-time/40 hours/week or equivalent, non-family member.
4. Outdoor storage shall be limited to two horse trailers.
5. Adequate off-street parking shall be provided as depicted on the site plan for the proposed addition to an existing horse barn, dated 8-21-17 by Glacier Landscape, Inc.
6. The construction of a 2400 sq. ft. addition to an existing horse facility shall be constructed as depicted on the site plan, dated 8/4/2017 by Glacier Landscape, Inc.
7. Events open to the public are prohibited.
8. Outside loudspeakers and amplified sounds are prohibited.
9. Owner is responsible for instituting a manure management plan approved by Dane County Conservation.
10. Sanitary facilities shall be permitted in the accessory structure, if needed, as depicted on the site plan for the addition to the existing tack room, dated 7-31-17 by Glacier Landscape, Inc.
11. Signage is prohibited.
12. No residential uses shall be permitted in the horse facilities.
13. Exterior lighting shall be dark-sky lighting and switch-activated for compliance with the Town of Springdale Dark-Sky Lighting Ordinance.

14. Owner is responsible for instituting a trash management/disposal plan. Motion to approve the CUP with conditions carried 6-0. MOTION by D. Heisch/M. Healy to add the condition 15. CUP #02395 shall be reviewed upon transfer of ownership.

Discussion: The Maurers are requested to provide a copy of the manure management plan approved by Dane County Conservation to the Springdale Town Board at the next meeting, Sept. 18, 2017 when this CUP will be discussed. The Deputy to the PC will research with Dane County Zoning the best wording for condition 15 to require review of the CUP with the next possible owners. Motion carried 6-0.

STANDARDS FOR A CONDITIONAL USE PERMIT: The Springdale PC voted on each condition and unanimously agreed that the proposed use, with conditions, will meet all six standards. Motion carried 6-0.

REZONE A-1 LANDS TO R-3A FOR ZONING CONSISTENCY AND RESIDENTIAL ACCESSORY BUILDING/R.

SCHOENEMANN/8161 WINDY OAK LANE: MOTION to recommend to the TB to rezone a small portion of the 1.25 acre lot from A-1 to R-3A for one zoning district on the entire lot to permit a single duplex only. Discussion: Several years ago, it was common to spot zone only the land area needed for the particular use. In this case, only the area needed for the duplex construction, was zoned out of A-1 to R-3A. Thus, a part of the lot is A-1 and a part is R-3A. Now, with this rezoning, the entire lot will be R-3A which helps site the duplex within the necessary lot line setbacks. The entire lot will continue to be served by a driveway per easement. A Residential Accessory Building is proposed and due to its proposed size of 1500 Sq. Ft. or less, the RAB permit will be reviewed by the Town Chair. The Town Chair will also conduct a site visit to determine whether an extension to the driveway permit is needed for access to the proposed RAB. Motion to approve the rezoning carried 6-0.

RESIDENTIAL ACCESSORY BUILDING/REZONE #11206 FROM A-1 TO RH-3/DENISE SULLIVAN-BERNIE SCHMELZER/TOWN HALL RD./SEC. 8:

MOTION by J. Hanson/M. Healy to recommend to the TB the rezoning from A-1 to RH-3 for only those permitted uses found in both A-1 and RH-3. Discussion: To accommodate the height of the proposed barn-like roof on the accessory building, Dane County Zoning requires RH-3 zoning for this property with 11 acres. Motion to approve carried 5-0, D. Sullivan recused herself.

MOTION by A. Jester/J. Rosenbaum to approve the 1200 Sq. Ft. accessory building as proposed on the drawing dated 08-01-2017 as submitted. Discussion: Due to the existing RAB on the property, the proposed 1200 sq. ft. building will create more than 1500 sq. ft. of accessory buildings on the land. Motion to approve carried 5-0, D. Sullivan recused herself.

AMENDMENTS TO PLAN SUBMITTED BY 12/31/2016: Review of agricultural accessory buildings – A draft amended Residential Accessory Building Ordinance was distributed. It will be discussed by the PC at a work session prior to the regularly scheduled Sept. PC meeting on 9/25/2017 at 6:15 p.m.

PLAN COMMISSION PROCEDURES:

Next PC monthly meeting: Sept. 25, 2017. Applications for the meeting should be submitted by Monday, Sept. 11, 2017.

Scheduled Site Visit: None at this time.

ADJOURN: MOTION by unanimous consent, motion carried 6-0.

Respectfully submitted, Vicki Anderson, Deputy to the PC

Town of Springdale Meeting

The Springdale Plan Commission will conduct a work session on **Monday, Sept. 25, 2017, at 6:15 p.m.**, in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572, prior to its monthly meeting noticed below. The purpose of the work session is to review a draft Accessory Building Ordinance.

The Springdale Plan Commission monthly business meeting, **Monday, Sept. 25**, will begin 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: Verizon Wireless/Betty Stivarius lands/Zurbuchen Rd. /Sec. 24,
4. Lot Line Adjustment: a. Linus Hellenbrand-Vullings/CTH J/Sec. 14,
b. Phil and Delores Esser-Ace and Averill/Erb Rd/Sec. 26,
5. PC Procedures –Accessory Building review process, site visits, etc.
6. Adjourn. A majority of the PC and TB may be in attendance.

Post and publish: 9/21/17 Susan Duerst Severson, Town Clerk