

MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, June 26, 2017

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

CALL TO ORDER: by Jester at 7:04 p.m.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 06/22/17 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 6/22/17.

MINUTES: MOTION by M. Healy/D. Sullivan to approve the May PC meeting minutes as distributed. Motion carried 5-0, (Rosenbaum abstained since he did not attend the May, 2017 PC meeting.)

KELLY CONNOR (GINTHER)/REVISED CONCEPT PLAN/GEM VIEW LANE/SEC. 17 & 20: MOTION by Healy/Sullivan to approve the revised concept plan for lots 3, 4, and 5 of four acres each, with a shared driveway to lots 4 and 5, with access to the farm field to the North between the lots 3 and 4 and lots 3 and 5 from Gem View Lane, and with a note stipulating no further development or building of any kind on the farm field to the North. Discussion: This concept plan applies to half of an Option 1 concept plan approved by the Town on 9/26/2005. In addition to the three lots under discussion here, the Connor concept plan includes an additional lot to the East with a designated building envelope which has not been changed. None of the 4 lots are eligible for further division. It was generally agreed that the revised concept plan is consistent with the Plan – three lots remain three lots that are rearranged and the large tract of agricultural land is not diminished. A site visit was conducted.

Background: On the effective date of the Plan, Matt Ginther and Kelly Connor Ginther owned approximately 190.715 contiguous acres. Since then, the southerly half of the property has been sold and retains 3 density units with building envelopes that have not been developed and a contiguous tract of farmland. The southerly half of the approved concept plan also contained a lot with the existing farmhouse which has been sold to a third party. Motion to approve the revised concept plan carried 6-0.

DAVE AND JOEN MEYLOR/PRE-APPLICATION MEETING/12 ACRE REZONE FOR C-1, COMMERCIAL, FOR CEREMONY-RECEPTION BUILDING/TOWN HALL RD./SEC. 8 & 17: NO ACTION/DISCUSSION ONLY:

Proposal: The Meylors propose constructing a new building, 35 sq. ft. x 70 sq. ft., for a wedding venue, receptions, etc., with a capacity of 250 people. The building would be located next to the existing home in the area currently described as orchard and pasture land. Access is proposed from the existing driveway on Town Hall Rd. As confirmed by Dane County Zoning Administrator Roger Lane, the property would have to be rezoned to C-1 commercial for this type of use and the Meylors would like to rezone 12 acres. Springdale Town Land Use Plan: It was explained that the proposed use, a C-1 commercial use, is currently not supported in the Town Plan. In the past, the Town has encountered other requests for C-1 or C-2 commercial zoning and has denied those requests. It was generally agreed that such commercial uses are inconsistent with the Town Plan because they rely on bringing customers from outside the town into the town and its impact on neighboring property owners and property values and, C-1 or C-2 commercial businesses are better suited and served in urban service areas with the public infrastructure of public water, public sewer, public trash pick-up, higher availability of liquor licenses, food services, roads built for business purposes rather than town roads like Ridgeview and Town Hall Road. Also, the Town Plan works to prevent strip development and specifically strip development out of the Village of Mt. Horeb/Symdon Motor onto Ridgeview Road. The Town does not consider Ridgeview Road a commercial corridor. The Town Plan would have to be amended to consider this C-1 use and it is not the policy of the Town to amend the Town Plan for an isolated development.

Other uses for the property: In the Town Plan, several different types of businesses related to agriculture or needing an agricultural location are supported.

BRETT MYERS/ARCHITECTURAL REVIEW OF PROPOSED ACCESSORY BUILDING FOR LC-1 BUSINESS/ US HWY.

18/151/SEC. 13: MOTION by Healy/Rosenbaum to approve the site plan for the 50 ft. x 80 ft., not to exceed 18 ft. in height, commercial accessory building located Northwest of the existing house with four designated parking places and other details as required on the drawing submitted for the June 26, 2017 PC meeting. Discussion: LC-1 Zoning #11115 and CUP#2376 were approved with conditions. The architectural review by the Springdale PC was a CUP condition. The submitted site plan demonstrates compliance with the following conditions:

- *Outside storage of materials shall be shielded from visibility from US Hwy. 18/151 and from the residence to the West. The existing natural vegetative screening between this lot and the neighbor to the West shall be maintained.
- *Road salt stored outside shall be limited to 5 yards of salt, stored in such a manner to prevent soil infiltration and/or run-off and in compliance with DNR standards. Salt shall be stored in a 10 ft. x 10 ft. covered container away from drainage ways and intermittent streams.
- *All equipment shall be stored inside the new commercial accessory building.
- *Designated parking is shown in front of the new building for four vehicles for the maximum number of employees, four.
- *Designated parking is shown by the garage/office for the caretaker.
- *To minimize any visual impact to neighbors, the new building is to be located at the rear of the property line with a vegetative border

to the North and only windows and doors to the South, away from neighbors. Motion to approve carried 6-0.

JERRY KAVON/REVIEW OF AGREED UPON CONDITIONS FOR LOT/LEWIS ROAD/SEC. 31: NO ACTION/DISCUSSION ONLY: Background: Mindy Habecker and Tim Connors sold CSM #11834 lot1 to Jerry Kavon with Deed Restriction #4212994 recorded Dane County Register of Deeds 07/13/2006 which stipulates the following: *All buildings shall be located entirely within the building envelope approved by the Town. *The owner agrees to maintain 3 rows of conifers on the west border of the property to shield the view of the house and other structures from County Road JG. *The highest point on the roof of the principal dwelling shall not exceed 25.5 ft. in height from the current (original) grade at the southwestern-most corner of the building envelope. The highest point on the roof of each accessory building shall not exceed the highest point on the roof of the dwelling. J. Kavon requested to be on the PC agenda to discuss the height of the chimney on the proposed new dwelling. He did not attend the meeting so no specific details were discussed nor action taken.

AMENDMENTS TO PLAN SUBMITTED BY 12/31/2016: Review of agricultural accessory buildings – It was generally agreed that the PC wish to continue to discuss amending the Residential Accessory Building Ordinance, RAB, to include review of agricultural accessory buildings. Some preliminary discussion points include, but may not be limited, to the following:

*The Clerk will obtain copies of the review standards for all accessory buildings utilized by the Towns of Cross Plains, Mazomanie, Perry and Primrose and disseminate to the PC.

*The goal would not be to deny a building, but rather, at minimum, provide a process so that neighbors have notification of and an opportunity to discuss a proposed agricultural accessory building next door to them.

*The definition of agriculture may need to be reviewed since buildings deemed agricultural receive less review than other buildings and the building could have an impact on neighboring property owners, too. An ag building could be built with little review and it could quickly become a non-ag building.

PLAN COMMISSION PROCEDURES:

Draft Residential Accessory Building, RAB, Review Process handout distributed: Recording Secretary requested to add the Dane County Zoning and Town Building Inspector steps in the overall process. Basically, the Town has to complete its review and approval of a RAB, submit an approved permit to Dane County Zoning and Town Building Inspector before they may issue their permits. This timeline of approval is similar to that for a Driveway Permit.

Next PC monthly meeting: July 24, 2017. Applications for the meeting should be submitted by Monday, July 10, 2017.

ADJOURN: MOTION by D. Schmidt/M. Healy. Motion carried 6-0.
Respectfully submitted, Vicki Anderson, Recording Secretary

Town of Springdale

The Springdale Plan Commission will conduct its monthly business meeting on **Monday, July 24, 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 present, Approval of the agenda, (Public input at the time of each agenda item may be permitted.)
2. **Minutes** of previous meetings,
3. **Communication Tower**; Horizon Wireless New Betty Stivarius/Zurbuchen Rd. /Sec. 24,
4. **Concept Plan**: Dennis Kartman 2125 Springdale CTR Rd/Sec. 28,
4. **PC Procedures** –Residential Accessory Building review process, site visits, etc.
5. **Adjourn**. A majority of the PC and TB may be in attendance.

Post and publish: 7/20/17 Susan Duerst Severson, Town Clerk