MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Nov. 24, 2014

IN ATTENDANCE: Ellen Bunn, Mike Fagan, Jim Hanson, , Jeff Smith, Denise Sullivan. (A quorum is present.) Clerk Vicki Anderson as the recording secretary.

CALL TO ORDER: by Fagan, 7:04 p.m.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 11/20/14 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 9/18/14*.*

MINUTES: MOTION by Hanson/Bunn to approve the minutes of 10/20/14 as distributed. MOTION carried 5-0.

NORRIS GAMMETER/PRELIMINARY CSM/SPRING ROSE RD/SEC. 36: MOTION by Bunn/ \_\_\_\_\_\_to approve the CSM for four lots with conditions: the building envelopes shall comply with the concept plan, the lots shall be served by a shared driveway for Lots 1 and 2 and a shared driveway for Lots 3 and 4 with ingress/egress on Spring Rose Rd. and no further division of these lots per the current Town Land Use Plan. Discussion: Gammeter owned 109.418 acres on the effective date of the Plan. An option 2 concept plan was approved on 2/28/05 for six new density units. A single three acre lot was created in April, 2005, on the west side of Gammeter Rd., with five remaining density units. On 10/27/14, the PC denied the preliminary CSM submitted by the Gammeters because it was not consistent with the approved concept plan. The resubmitted preliminary CSM submitted for approval now is considered consistent with the approved concept plan. It shows four of the five remaining lots on approximately 13 acres. In the future, the remaining density unit could be associated with more than 35 acres, with the building envelope off of farmland and in compliance with the approved concept plan on file in the town hall, and served by a shared driveway. The Gammeters voluntarily revised the preliminary CSM to obtain lot frontage and driveway access on Spring Rose Rd. to avoid special assessments on these four lots for road upgrades to Gammeter Rd. Now, Gammeter Rd. may be discontinued as a town road and restored to a private driveway without any special assessments. The shared driveway could serve the lot created on 2/28/05, the existing farmhouse at the end of Gammeter Rd. and a future density unit/development area to be associated with a lot of more than 35 acres. Motion to recommend approval of the four-lot preliminary CSM. Motion carried 5-0.

ALLEN FREITAG/CONCEPT PLAT /CTH J/SEC. 12: MOTION by Smith/\_\_\_\_\_to approve the Option 1 concept plan with the following revisions:

For the area to be divided into CSM lots: 1. The development area shown on Paulson Rd. shall be moved to the east of two development areas located between the corner of CTH J and CTH PD and the eastern property line intersecting with CTH J. Discussion: The development areas 1, 2, 3 shall be contained on the land away from CTH PD. A quarter of the lots along CTH PD are outside of the development area to prevent strip development.

2. The development areas 1, 2, and 3 shall be served by a shared driveway.

3. Development areas 4, 5, and 6 shall share the existing driveway to the farmhouse.

4. Development areas 4 and 5 are near the existing farmhouse. These lots shall include a 66’ wide flag-pole like extension to CTH PD to meet the 66’ frontage requirement for a CSM lot of 35 acres or less.

5. Development area 6, near the existing shed, shall be associated with the farmland.

6. Development areas 4, 5 and 6 shall share the existing driveway associated with development area 6. Use of the shared driveway for development areas 4 and 5 shall be by easement.

Discussion: The driveway cannot serve as the required 66’ frontage for a lot because it would result in an additional lot by separating off the farmland to the north and south of the driveway.

For the area to be added to the existing Freitag home at 2860 CTH J by lot line adjustment:

No changes were needed to the addition of approximately 2 acres to the stand-alone CSM lot.

Discussion: A site visit was held on Saturday, Nov. 1, at 9 a.m. at A. Freitag residence at 2860 CTH J. The contiguous acres owned on the effective date of the Plan = 112.796 or 113 acres exclusive of road right-of-way. Option 1 – 5 new lots, Option 2 – 7 new lots and Option 3 – 8 new lots.

Next steps: A. Freitag will prepare a preliminary CSM showing three new lots and the lot line adjustment for the Freitag residence.

Motion to approve the concept plan carried 5-0.

KEN ZWEIFEL/CONCEPT PLAN REVISION/RAB PERMIT/SEC. 1/CTH J: MOTION by Sullivan/Hanson to approve the revised concept plan. Discussion: The concept plan approved on 8/25/14 was revised to move the building envelope to the edge of the woods. Motion carried 5-0. MOTION by Bunn/Hanson to locate the driveway along the edge of the woods with access via the existing cell tower driveway. Motion carried 5-0.

Residential Accessory Building Permit: No application has been submitted at this time. The PC reiterated that when a development area/building envelope is approved, the RAB shall be built with that area.

PRE-APPLICATION MEETING/K. LAMBERTY/LUNDE LANE/SEC. 8/PHOTO STUDIO IN EXSITING BUILDING: NO ACTION: The proposal as presented, to install a photo studio in an existing outbuilding on the property, appears to be consistent with the Plan. A similar proposal has been approved in the Town of Springdale and the conditions applied in that application were presented to Lamberty as a template. Lamberty offered that no plumbing would be required in the shed for her photography business. Lamberty was invited to return to the PC to provide the details of her business CUP when she was ready to apply. The family is researching with the State DOT the disposition of land adjacent to State Highway 18/151. After the bridge across the highway was built by the State DOT, Lunde Lane was moved slightly. There is a piece of right-of-way the Lambertys would like designated as their property to allow a larger setback from the highway to the shed.

D. AND P. ESSER/PRELIMINARY CSM/OFFERDAHL RD./SEC. 21: MOTION by Smith/Sullivan to approve the preliminary CSM assuming that three density units are associated with the 18 acres.

Discussion: In reviewing meeting minutes from PC meetings on 10/28/02 and 11/25/02 and TB meeting on 12/9/02, the following background information was gathered.

\*Contiguous acres owned (on the north and south side of Offerdahl Rd.) on the effective date of the Plan after subtraction of acreage of previously created lot = 120.46 acres.

\*Landowner chose Option 2 development for potential seven new lots considering all the land owned on both sides of Offerdahl Rd. The concept plan was drawn with more than seven development areas. “Future development areas would be at the edge of cropland and away from the drainage way. ..Clustering possibilities to be discussed at the time of specific lot proposals.”

\*In addition, lines were drawn on the concept plan that were never approved as actual CSM lot lines. “In referring to one of seven development areas on the concept plan, the area along Town Hall Rd., Town Chair Eloranta stated that he doesn’t believe it meets the standards of the Plan for the following reasons: on agricultural land, strip development and potentially negative impact on rural nature of Town Hall Rd. Since the concept plan provides an adequate number of building sites without this development area, this concern could be addressed in the future.”

Since 2002, the Plan has been amended to better protect contiguous tracts of agricultural land. In 2014, a concept plan would not be drawn with lot lines dividing up the agricultural land by the number of potential density units. The buyers of the 18 acres, the Esser’s daughter and son-in-law, want to preserve agricultural land and do not intend to build on this property. By associating three densities units with these 18 acres located at the edge of the Esser property on the south side of Offerdahl Rd., the Plan goals of clustering development and keeping it off agricultural land can be met. If and when a landowner wishes to build on the land, the alignment of the development areas can be reviewed. Three density units do not have to be developed on these 18 acres.

Motion to approve carried 5-0.

D. CHESTNUT/LOT LINE RECONFIGURATION/GUST RD./SEC. 12: MOTION by J. Hanson/\_\_\_\_to approve the lot line reconfiguration for Dale Chestnut lands. Discussion: This is a reconfiguration of property owned by D. Chestnut before the sale of one of the lots. There will be no further division of these lots per the current Town land use plan and ordinances. Motion to approve carried 5-0.

PLAN COMMISSION PROCEDURES: The next meeting of the PC will be Jan. 2015; there is no December PC business meeting. A site visit has been requested by Warren Burger for the Steve Burger 20 acres and the Warren Burger 20 acres on Lewis Rd. for Saturday, Dec. 6, at 9 a.m.

ADJOURN: MOTION by Sullivan/Smith, motion carried 5-0. Respectfully submitted, Vicki Anderson, Recording Secretary

**Town of Springdale**

**The Springdale Plan Commission will conduct its regular monthly meeting on Monday, Jan. 26, 2015, 7 p.m., in the town hall, 2379 Town Hall Rd., 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,**

**2. Minutes of previous meeting,**

**3. B. and M. Namenwirth/lot line reconfiguration/Sharpes Corner Rd./Sec. 32,**

**4. ~~A. Freitag/preliminary CSM/CTH J/Sec. 12~~, *Alan Freitag is not ready to submit a preliminary CSM at this time. He will let us know when he wishes to proceed.***

**5~~. S. and W. Burger/concept plan/Lewis Rd./Sec. 29~~, *Warren Burger has asked for the agenda item to be moved to the Feb. PC meeting.***

**6. C. Kavon/Information only/additional lot restricted to agricultural use only,**

**7. Plan amendments submitted by 12/31/14,**

**8. PC Procedures-site visit request, 9. Adjourn.**

**A majority of the Town Board and Plan Commission may be in attendance.**

**Post/publish: 1/22/15 Vicki Anderson, Clerk**