

MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION & TOWN BOARD MEETING

MONDAY, October 28, 2024 AT 7:00 P.M

Approved Nov 25, 2024

1. **Call to order, Certification of compliance with the Open Meeting Law, Quorum is present, Approval of the agenda.** Meeting called to order by Jester at 7:02 PM. Jester confirmed posting in accordance with the open meetings law. A quorum of members present at town hall (Jester, Bunn, Altschul, and Aburomia). Carrico, Hanson, Sullivan not present. TB Chair Rosenbaum and TB Supervisors Hefty and Schwenn present at town hall.

2. **Minutes of Sept (9.23.24) PC meeting.**

MOTION (Aburomia/Altschul) to approve with no changes. 3 ayes, 0 nays, 1 abstain (Bunn). MOTION CARRIED

3. **Chancellor/ 2936 TOWN HALL RD/ 25' x 36' x 16'8" Residential Accessory Building/ Sec. 8.**

MOTION (Jester/Aburomia): To recommend to the TB approval of a 25'x 26' residential accessory building. No commercial activity. 4- ayes, 0-nays. MOTION CARRIED.

Discussion: This accessory building is a detached 900 sq ft garage. Jester and Rosenbaum viewed the marked site. Neighbors were notified. None were present. There would be little if any view of this garage from any neighbors. This came before the Plan Commission because there were other farm buildings on the property that made the total square footage of accessory building larger than 1500sq ft. Neither the applicant (builder) nor the homeowner were present, but since there was no concerns raised the PC felt comfortable with the infomaking a recommendation with the information provided on the application.

4. ~~A. and N. Carrico/ 8177 COUNTY HIGHWAY G/ Rezone and CSM/Sec 25. Postponed at applicant's request.~~

JOINT MEETING OF THE TOWN BOARD FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE.

Meeting called to order by Rosenbaum at 7:07 pm

- **Minutes of Sept (9.23.24) Joint PC/TB meeting.**

MOTION (Schwenn/Hefty) to approve Sep Joint TB minutes as drafted. 3 ayes, 0 nays. MOTION CARRIED.

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- **Chancellor/ 2936 TOWN HALL RD/ 25' x 36' x 16'8" Residential Accessory Building/ Sec. 8.**

MOTION (Rosenbaum/Schwenn): To approve the recommendation of the PC for the 25' x 36' residential accessory building at 2936 Town Hall Rd. No commercial activity. 3-ayes, 0-nays. MOTION CARRIED.

- **MOTION: Adjourn 7:11pm (Schwenn/Hefty) 3 ayes, 0 nays, MOTION CARRIED.**

5. Discussion Only: M. Caldwell/ Questions about rezoning a lot from Mount Vernon Hills Plat from SFR lot to Rural Residential/ Sec 34. Postponed because the applicant was not present.

6. Discussion Only: AG Hawley/ Discussion of sale of 2669 County Highway P/ Sec. 16.

Discussion: Al Hawley has accepted an offer for his auction facility on County Road P. The future owner has a small contracting business that fits the parameters of the rezone Hawley finalized this past year with a previous potential buyer. The Hawley auction facility has been part of the town for many years and an integral part of Al's life – he was married in the building (even installing a partial wood floor for dancing at the reception). He conducted many auctions and stated that he had a 'hell of a good time'. His son didn't wish to continue the auction business and so now Al will retire. Thanks were given all around and the town wishes Al good luck with the sale and his retirement.

7. Discussion Only: Town Accessory Building Ordinance – Review of ordinance and discussion of possible revisions.

NO ACTION TAKEN: The town has been working with this ordinance for several years now – increasingly we are seeing lots of requests for accessory buildings at the PC. This is a periodic review of possible suggestions and a discussion of how we perceive the process working for the town. Topics included:

- A. Temporary accessory buildings – a discussion of what if any process should there be for a temporary accessory building. Suggested that we add some definitions and an approval with expiration date to the application**
- B. Concurrent construction for residential accessory buildings – suggestion to incorporate Dane County language for this issue.**
- C. Size Limits for accessory buildings in residential districts – discussion of perception of increasing number of large residential accessory buildings – the use of RR district enables very large and tall building that might not meet rural character goal of land**

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use plan. Discussed if altering ordinance was the best way to address this – discussed using SFR zoning as initial starting point for all small lots and requiring a rezone to RR to give the town a chance to better review or limit through conditions on a rezone as a way to enforce land use goals for the township.

- D. Accessory Building Site Visit Protocol – accessory building guide says 1 week prior for drop in site visits – feedback says that 1 week of drops in feels like too much – limit to Sun/ Mon of PC meeting or by appt if just chair visiting for approval.**
- E. Replacement Accessory buildings – what is approval process for replacement accessory building? – still requires permit – if exact footprint and height replacement (or smaller but in same foundation – chair can approve without PC recommendation (though can request). If there is any additional square footage proposed – new portion gets treated as new accessory building addition and is subject to the ab ordinance rules – so if the addition brings the total of all AB on property to over 1500 sq ft gets reviewed by PC.**

Minutes taken and submitted by PC Chair, Amy Jester