

MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION &
TOWN BOARD MEETING
Monday, November 27, 2023 at 7:00 PM

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). Jester called the meeting to order at 7:01 PM, and certified that the meeting was posted in accordance with the open meetings law on 11/24/23. A Quorum of Jester, Altschul, Sullivan, Bunn, Carrico and Hanson were present at Town Hall. Meeting broadcast via Zoom. Quorum of TB members present at Town Hall, Chair Rosenbaum and Supervisors Hefty and Schwenn. Administrator/Clerk Arthur and Deputy Clerk Kalscheur present.

2. Minutes of October meeting.

MOTION (Hanson/Sullivan) to approve the October minutes. No changes. 6 ayes, 0 nays, motion carried.

3. Mount Vernon Hills II LLC/ CTH G/Mount Vernon Concept Plan Revision/ Sec 34.

An updated concept plan proposing 6 smaller lots at the Mount Vernon Hamlet with access from Davis and Ben Franklin streets was presented. The applicant has an offer from neighbors on Sand Ridge Court for the three sand ridge lots. She wishes to purchase them as a single lot. The applicant wishes to combine all three lots into a single lot with one density unit and relocate the two density units to the remainder of the density unit on the concept plan to located off Davis and Ben Franklin streets. The applicant is also asking to use ag land for these new revisions. PC members expressed this as inconsistent with the Town Land Use Plan – the original approved concept plan did not use this ag land and the town doesn’t need to be compelled to move lots to agricultural land due to potential buyers' preference. House placement of one the revised lots was also expressed as an issue. Applicant may resubmit another concept plan revision for consideration.

MOTION (Bunn/Hanson) Recommend to the TB to deny the revised concept plan due to inconsistency with the Town of Springdale land use plan. 6 ayes, 0 nays, motion carried

4. D. Forler/Lot 1 on Lust Road/80X45X30 Agricultural Accessory Building/Sec 34.

Applicant is requesting to construct a 80X45X30 accessory building for beekeeping and maintenance. Ag land CRP status expired in September. The beekeeping process is a hobby activity only, not the main livelihood or business. So this does not qualify as an agricultural accessory building rather a residential accessory building. The lot is zoned residential which requires the residential ag accessory building to be built after or/at the same time as the residential home.

MOTION (Jester/Bunn) to recommend that the Town Board deny the application for agricultural accessory building and recommend the status of the building be changed to residential accessory building which could be approved to be constructed concurrent with the building of the residential home. 6 ayes, 0 nays, motion carried.

JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE. Rosenbaum call to order at 7:57 PM, quorum of Rosenbaum, Hefty and Schwenn present at Town Hall.

- **TB approve TB minutes from October Joint TB/PC meeting.**

MOTION (Hefty/Schwenn) to approve the TB portion of the PC minutes with no changes. 3 ayes, 0 nays, motion carried.

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PC Recommended action from agenda items above

- Mount Vernon Hills II LLC/ Mount Vernon Concept Plan Revision /Sec 34.

MOTION (Hefty/Schwenn) to accept the PC recommendation to deny the revised concept plan due to inconsistency with the Town of Springdale land use plan. 3 ayes, 0 nays, motion carried.

- D. Forler/Lot on Lust Road/80X45X30/Ag Accessory Building/Sec 34

MOTION (Hefty/Schwenn) to accept the PC recommendation to deny the application for the ag accessory building request as the size of the building is unacceptable. 3 ayes, 0 nays, motion carried

MOTION (Schwenn/Hefty) to adjourn at 8:11 PM. 3 ayes, 0 nays, motion carried.

5. AG Hawley and Grant Nortman/Discussion only for a possible Limited Commercial use for property at 2669 Cty Hwy. P/Sec.16

Discussed what kind of businesses are acceptable for this location. Nortman would be requesting a rezone for this property to the Limited Commercial zoning district to rent to a contractor type of business. Limits to retail sales, vehicles, equipment stored outside and number of employees were discussed. To rezone to LC, operation and site plans would be required for Dane County. Next steps would be an official application and then a public hearing.

10. Adjourn

MOTION (Altschul/Hanson) to adjourn at 8:58 PM. No further discussion. 6 ayes, 0 nays, motion carried.

Minutes taken and submitted by Peggy Kalscheur, Town Deputy Clerk.