

MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION &
TOWN BOARD MEETING
MONDAY JANUARY 23, 2023 AT 7:00 P.M.

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.)

Call to order at 7 PM by Jester. Jester confirmed meeting was posted in accordance with the open meetings law on 1/20/22. Quorum of 5 members present at Town Hall: A. Jester, R. Bernstein, K. Altschul, J. Hanson, M. Healy. (E. Bunn arrived at 7:05 PM). Quorum of Town Board members present at Town Hall: J. Rosenbaum, W. Hefty and R. Schwenn. Town Admin/Clerk J. Arthur present in Town Hall as recording secretary. Meeting also broadcast via Zoom.

2. Minutes of November meeting. No changes.

MOTION (Healy/Bernstein) to approve the November 28, 2022 minutes with no changes. 5 ayes (Altschul, Bernstein, Jester, Hanson and Healy), 0 nays, motion carried.

3. Dahlk request for review of October 24, 2022 PC minutes. Jester explained that after the November PC meeting, the Dahlk family – via their realtors – questioned the language of the 10/24/22 concept plan approval, believing that the approved language (restricting the building envelope to the southeast quadrant) was *not* part of the original motion. The question was put to the 6 present PC members whether or not they remember the building envelope being restricted to the southeast quadrant as part of the original motion. If an error was made, the minutes could be corrected. Discussion: Bunn and Altschul (original mover and seconder) felt the location of the envelope in the southeast quadrant was part of the original motion. All members agreed, original motion stands.

4. H. and C. Dahlk/building envelope change/CSM consistent with concept plan/rezone lots for residential use/2134 Hwy J/ Sec 26. Dahlk family and their realtors present at Town Hall, along with neighbor N. and D. Johnson and adjoining parcel owner K. Hacker.

Request 1: If the October minutes were correct, request to recommend to the TB a building envelope change to lift the restriction of the Lot D envelope to the southeast corner.

[Dahlk] proposed new language: “Due to the proximity of neighbor's dwelling, the building envelope for Lot D (lot 4 on CSM) needs to be located off the ridgetop and in the area remaining after dedicating a 75’ buffer zone directly east of the neighbor's eastern property line.” Goal is to be away from the neighboring home and off the ridgetop.

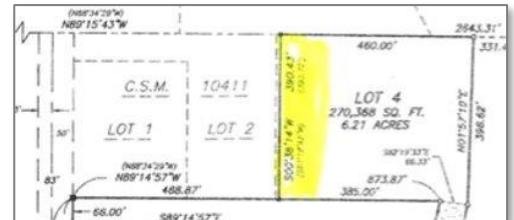


Figure 1 proposed 75' buffer zone

Discussion: it was determined that rejecting the proposed 75’ buffer zone and instead dedicating the eastern half of the lot as the building envelope would better fit the Town Land Use Plan for a residential density Option 2, ensuring that the home is off of the ridge top.

MOTION (Bunn/Healy) to recommend to the Town Board the only change to the October language “...*in the southeast bottom quadrant of that lot*” to “in the eastern half of the lot,” eliminating the 75’ buffer zone. No further discussion. 6 ayes, 0 nays, motion carried.

Request 2: recommend to the TB that the presented CSM is consistent with the concept plan (independent of request 1).

MOTION (Hanson/Altschul) to recommend to the Town Board that the CSM is consistent with the concept plan on file with the Town. No further discussion. 6 ayes, 0 nays, motion carried.

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Request 3: recommend to the TB a rezone of 4 lots for residential use. 1.5 ac lot from AT 25 to RR-1; 3.8 ac from AT 35 to RR-2; and 2 lots of 5.09 and 6.21 from AT 35 to RR-4.

MOTION (Bernstein/Bunn) to recommend to the Town Board a rezone of the 1.5 ac lot from AT 25 to RR-1; the 3.8 ac from AT 35 to RR-2; and the 2 lots of 5.09 and 6.21 respectively from AT 35 to RR-4. No further division per the Town land use plan. No further discussion. 6 ayes, 0 nays, motion carried.

5. M. Carpenter for Keene Family LLC/ Concept Plan Revision / 1747 Bringold Dr./Sec 35.

Moved to February due to applicant request.

6. D. Jewell/ 80' x 42' Residential Accessory Building /1701 Spring Rose Rd. / Sec. 36. Doug Jewell present at Town Hall.

Request: recommend to the Town Board approval of an 80 x 42 residential accessory building.

Background: the shed will be used for agricultural and other equipment used to help neighbors farm their land; not for any commercial use. No building envelope because lot was created before the land use plan.

Discussion: Healy – application mentions an agricultural accessory building, but it is residential. Jester clarified that this is indeed a residential accessory building as it doesn't qualify as a farm. D. Jewell confirmed that all the neighbors are fine with the building. J. Rosenbaum (TB Chair) mentioned that driveway access off of Spring Rose Rd. isn't safe; best to use the residential driveway.

MOTION (Jester/Altschul) to recommend approval to the Town Board of the proposed 80'x42' residential accessory building at 1701 Spring Rose Rd. No commercial/business use. 6 ayes, 0 nays, motion carried.

7. J. Schick/ 2632 County Highway J/ Lot Line Adjustment/ CSM and Rezone/ Sec 14. Juliette Schick present at Town Hall.

Request 1: Recommend to the Town Board a lot line adjustment between the residential lot and the AT-35 lot to accommodate solar panels, adding .58 ac to the existing residential Lot 1 (CSM 5792) of 5.8 ac.

Background: The portion of the land to be included in the LLA is not in ag production – it is between the house, a pond, and a wooded area to the west of the house.

MOTION (Healy/Bunn) to approve the lot line adjustment as it is consistent with the land use plan and Town ordinances. No further discussion. 6 ayes, 0 nays, motion carried.

Request 2: recommend to the Town Board a rezone of the .58 ac portion (to be added to the residential lot) from AT-35 to RR4.

Background: the existing residential 5.8 ac lot is zoned RR4. Adding .58 does not change the zoning; however, the lot line-adjusted portion (.58 ac) needs to be consistent with the existing zoning.

MOTION (Bunn/Healy) to recommend to the Town Board approval of the CSM as it is consistent with the land use plan. No further discussion. 6 ayes, 0 nays, motion carried.

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MOTION (Healy/Bunn) to recommend to the Town Board rezoning of the .58 ac from AT-35 to RR4 as consistent with the land use plan and CSM. No further discussion. 6 ayes, 0 nays, motion carried.

8. **J. Annen and R and J Acres LLC / Lot Line Adjustment/ Spring Rose Rd/ Sec 25.** Jeff Annen present at Town Hall.

Request: to recommend to the Town Board a lot line adjustment to add .3 ac to the 1.33 ac lot.

Background: The 1.33 ac lot created by R&J acres was from a concept plan where the town described an up to 2 ac lot as consistent with the land use plan. There were many parties involved in the concept plan and there have been subsequent changes in building envelope to get everything settled. The town would have originally approved a 2 ac lot as consistent with the concept plan.



MOTION (Jester/Bunn) to recommend to the Town Board approval of the .3 ac lot line adjustment as consistent with the original concept plan. 5 ayes, 1 nay (J. Hanson), motion carried.

TB Approved 2/28/2023

MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE. Chair J. Rosenbaum call to order at 804 p.m. Quorum still present at Town Hall.

- **Item 4:** H. and C. Dahlk/Building Envelope Change/CSM consistent with concept plan/Rezone lots for residential use/2134 Hwy J/ Sec 26.

MOTION (Schwenn/Hefty) to approve the PC recommendation that the only change to the October language “...in the southeast bottom quadrant of that lot” is to replace with “in the eastern half of the lot,” eliminating the 75’ buffer zone. No further discussion. 3 ayes, 0 nays, motion carried.

MOTION (Hefty/Schwenn) to approve the PC recommendation that the CSM is consistent with the concept plan on file with the Town. No further division. 3 ayes, 0 nays, motion carried.

MOTION (Rosenbaum/Schwenn) to approve the PC recommendation for the following rezoning: 1.5 ac lot from AT 25 to RR-1; the 3.8 ac from AT 35 to RR-2; and the 2 lots of 5.09 and 6.21 respectively from AT 35 to RR-4. No further division per the Town land use plan. No further discussion. 3 ayes, 0 nays, motion carried.

- **Item 6:** D. Jewell/ 80’ x 42’ Residential Accessory Building /1701 Spring Rose Rd. / Sec. 36.

MOTION (Hefty/Schwenn) to approve the PC recommendation for the residential

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accessory building for Doug Jewell at 1701 Spring Rose Rd. No commercial/business use. 3 ayes, 0 nays, motion carried.

- **Item 7:** J. Schick/ 2632 County Highway J/ Lot Line Adjustment/ CSM and Rezone/ Sec 14.

MOTION (Hefty/Schwenn) to approve the PC recommendation to lot line adjust .58 ac to the existing residential Lot 1 (CSM 5792) of 5.8 ac. to accommodate the solar panels, as it is consistent with the land use plan and ordinances. No further discussion. 3 ayes, 0 nays, motion carried.

MOTION (Rosenbaum/Schwenn) to approve the PC recommendation that the CSM is consistent with the land use plan, and to accept the right-of-way (ROW) dedication to Dane County of the 33' plus the additional 7' (for a total of 40'). Discussion: as per the surveyor and Dane Co., the Schicks own a small portion of ROW (33') to the centerline of the highway that was under road easement. Dane County Highway requires that this be dedicated, plus an additional 7'. This dedication is apparently a typical requirement for surveys on county highways. Springdale needs to officially accept this dedication. No further discussion. 3 ayes, 0 nays, motion carried.

MOTION (Rosenbaum/Hefty) to accept the PC recommendation to approve the rezone of the .58 ac from AT-35 to RR4 as consistent with the land use plan and CSM. No further discussion. 3 ayes, 0 nays, motion carried.

- **Item 8:** J. Annen and R and J Acres LLC / Lot Line Adjustment/ Spring Rose Rd/ Sec 25.

MOTION (Rosenbaum/Hefty) to accept the PC recommendation to add .3 ac to the existing 1.33 ac lot, as it is consistent with the original concept plan. Will need new CSM after the survey. 3 ayes, 0 nays, motion carried.

MOTION (Schwenn/Hefty) to adjourn at 8:20 p.m. 3 ayes, 0 nays, motion carried.

- 9. Review of submittals for proposed amendments to the Town of Springdale land use plan.** One resident, K. Sutter, present via Zoom; no Meylor family representatives present. Residents J. and P. Heuser present in Town Hall.

Background: Section 14 of the Town Land Use Plan requires “periodic review and revisions” of the plan via a formal annual review period. Each December, a formal notice is posted at the Town Hall and published, notifying citizens of the plan review process. Proposals to amend the Land Use Plan must be submitted on or before December 31 and are reviewed by the PC via a public hearing in January. Any such recommendations are advisory to the Town Board’s February meeting.

The Town received one submittal on 12/15/22 from Joen and Dave Meylor (JT3 Investments LLC & Windy Ridge Inc.) at 2749 Town Hall Rd., requesting to have their farm rezoned to planned mixed use. While technically in response to the published notice, this request does not propose an amendment to the land use plan.

Discussion: the PC heard public comment on the Meylor’s letter. General PC discussion with residents present concerning how to best stave off future commercial development in the future on this or other tracts in the Mt. Horeb annexation path. Ideas for conservation uses now to prevent this in the future. No formal conclusions reached.

- 10. Discussion Only: Working Group for Town of Springdale Solar Ordinance.** K. Altschul sent draft of the ordinance to Healy; comments back and forth will continue.

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- 11. Adjourn. MOTION** (Healy/Bunn) to adjourn at 9:00 PM. 6 ayes, 0 nays, motion carried.
Minutes taken and submitted by Town Administrator/Clerk, Jackie Arthur.