

MINUTES

SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD

MONDAY, JANUARY 27, 2025 AT 7:00 P.M.

Approved Feb 24, 2025

1. Call to order and certification of compliance with open meetings law. Approval of the agenda. The meeting was called to order by Jester at 7:00 PM. Jester confirmed posting in accordance with the open meetings law. A quorum of members present at town hall: Jester, Carrico, Hanson, Sullivan, Aburomia and Altschul. Bunn not present. TB Chair Rosenbaum and TB Supervisors Hefty and Schwenn present.

2. Minutes from Nov 2024

MOTION (Aburomia, Altschul) to approve minutes from Nov 2024. 5 ayes, 0- nay 1 abstain (Sullivan). Motion Carried.

3. K. Conner/ Gem View Lane/ Several actions related to the creation of 2 residential lots from a previously approved concept plan / a. Lot Line Adjustment, b. 66' Frontage Exception, c. CSM Consistent with Concept Plan, d. Rezone for Residential Development. / Sec. 17

MOTION 1 (Altschul, Sullivan) to recommend to the TB a lot line adjustment of approximately .09 ac to be added LOT 1 CSM 11864 as it is consistent with the town's lot line adjustment ordinance. The lot with the newly added land will appear on the CSM as Lot 3. 6-ayes, 0 – nays Motion Carried.

MOTION 2 (Jester, Altschul) to table the remaining 3 items on the agenda for Conner to give the commission time to sort out the details of this concept plan and how it relates to this corner case. 6-ayes, 0-nays. Motion Carried.

Background: Kelly Conner (formerly Ginther) has an approved concept plan with 2 remaining lots that may be created from the ag parcel next to her house. The 2017 revised concept plan with the last two density units is what remains of the density units on the original Ginther Concept Plan.

Discussion of Lot Line Adjustment: There is a tiny square of land less than .09 ac that would need to be added to one of Conners existing CSMs to square off the new lot lines. This is not ag land and the PC reviewed the list of prohibited lot line adjustments to verify that this was an allowable adjustment.

Discussion of the other items for this applicant all hinged on PC member Hanson's claim that the land use plan prohibits us from creating a lot without a density unit. Much discussion about town precedent followed with no consensus. Various alternatives for possibly amending the concept plan or possible lot re-configuration were discussed. However, in the end the PC decided to table the issue to get a firm understanding of this claim to ensure consistency with town practice and the application of land use plan goals and the land division and subdivision ordinance. The fact that there was prior land conveyed from an existing concept plan made this a corner case that the PC doesn't see often.

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

Town Board Meeting called to order at 7:58pm by Town Chair Rosenbaum.

MOTION (Hefty/Rosenbaum) to approve the Nov 2024 TB Minutes from the joint meeting 2 – aye , 0 – nay, 1 abstain (Schwenn). MOTION CARRIED

- **K. Conner/ Gem View Lane/ Lot Line Adjustment/ Sec. 17**

MOTION (Wayne, Schwenn): to approve a lot line adjustment of approximately .09 ac to be added LOT 1 CSM 11864 as it is consistent with the town’s lot line adjustment ordinance. The lot with the newly added land will appear on the CSM as Lot 3. 3 ayes, 0 – nays. MOTION CARRIED

MOTION to adjourn at 8:02 3-0 MOTION CARRIED

4. Schedule Site Visit for concept plan for R. Hoffman Property/ 2609 White Crossing / Sec 13.

Site visit scheduled for Feb 8 at 9am – Meet at farmhouse.

5. Review amendment to the Dane County Ordinance 2024 OA23 relating to a revision to the review process for conditional use permits to conform to statutory requirements.

Discussion: A short discussion of why Dane county is updating its ordinance with regard to the CUP process to conform to state statutory requirements. The change ultimately means that the town no longer is required to hold the quasi-judicial hearing for a CUP. The town may still act on a CUP - take public input, discuss, and make recommendations to the county based in factual evidence; however, the town will no longer be required to vote on the standards of a CUP and will not be required to hold a class 2 public hearing. The county will still take input from the town and will have to conform to town land use plans, but the county will hold all of the responsibility for CUP decisions. The Dane County hearing will be the only class 2 hearing for a CUP. This will allow the town to have more open dialogue with landowners regarding conditional uses and can streamline the process a bit and ultimately these changes are due to the need to conform to state statutes – the state made these changes not the county – the county is merely updating process to comply.

6. Annual review of submittals for “Proposed amendments to the Town of Springdale land use plan” The town received no resident proposals. As outlined by the land use plan, if the town had received any the plan commission would hear any public comment on this submittal. Then, per the Town of Springdale Land Use Plan “the Town of Springdale Plan Commission shall then consider the public comments, conduct any further study, and make recommendations for action to the Town of Springdale Town Board at a meeting in February.”

Like every year, the plan amendment notice was posted as legally required on the town website, bulletin board and in the Mount Horeb Mail. A resident requested this notice also be sent to the town email subscription list next year.

7. MOTION to Adjourn. 8:12 pm 6-0 MOTION CARRIED

Minutes submitted by Amy Jester, PC Chair

Town of Springdale Plan Commission