

MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON July 28, 2021 Approved Aug 23, 2021

IN ATTENDANCE: Mike Healy, Jim Hanson, Amy Jester, John Rosenbaum, Ellen Bunn, and Denise Sullivan. **Absent:** Rich Bernstein (A quorum is present.) **Town Board:** Richard Schwenn **Absent:** Mike Fagan (A quorum is present)

CALL TO ORDER: by PC Chair A. Jester at 7:01 p.m. as a Zoom meeting via Internet or telephone.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted at the Town Hall and on the website as required by law.

- Minutes of previous meetings

MOTION: Healy/Rosenbaum to approve the draft minutes of the 6/26/2021 meeting of the PC with a clarification and a correction.

Vote: voice vote: 6-0: 6- ayes, no nays

- Rezone /Wetzel//Parcel #054/0607-184-9140-07/ HWY 92/ Sec 18.

MOTION: Rosenbaum/ Sullivan to recommend Town Board rezone from AT35 to RR4 to enable residential use. There shall be no further divisions of this lot per the Springdale Land Use Plan.

Discussion: This CSM was approved as a residential lot consistent with a concept plan on file with the town but didn't get rezoned because the town was in the middle of the zoning code update. This property is being rezoned for its intended residential use.

Vote: Voice Vote: 6-0: 6-ayes 0-nays

- Accessory Building Addition/ L and T Mauer/ 2122 Bridge Lane/ Sec 25.

MOTION: Healy/ Sullivan to recommend to the TB the approval of the 40x24x18 addition to an existing horse riding area for the purposes of horse prep. The new area is consistent with the town land use plan and the conditions of the existing CUP #2395 and there is no request to expand any of the terms of the CUP.

Discussion: The PC conducted a site visit in 2018. Nothing has changed. The site plan presented at the meeting clearly delineates the additional area to be added and the PC confirmed that there is no change requested to the terms of the existing CUP. No neighbor concerns were raised.

Vote: Voice Vote: 6-0, 6-ayes 0-nays

- Concept Plan Revision/J and R Magnuson/ CTH PD/ Sec 15.

MOTION: Jester/Healy to recommend to the Town Board a revision to the Option 1 concept plan as depicted on slide 12. Building envelope 1 (about a 2 ac lot) to the west of the yellow farmhouse *which will be divided off with about 5 ac), building envelope 2 to remain with the bulk of the farmland with a spot zoned building envelope of 2 acres (after the second farmhouse on Prairie Ridge Rd is divided off), building envelopes 3,4,5 along Ness Rd not to exceed 1.5 ac each.

Discussion: Tom Magnuson submitted a revised Option 1 concept plan for 5 new density units. The existing plan didn't take into consideration the fact that there is a drainage way that runs through the wooded area where the original concept plan had 3 houses. The original concept plan would use more ag land to make these lots. Additionally these lots would need frontage flagpoles, so the family proposed keeping the 3 density units along the town road to minimize ag land used. . Additionally, the family recognized that they will eventually divide off the second farmhouse as its own lot which will create a need to identify a density unit to stay with the bulk of the land. They proposed that this new density unit share a drive and be near the existing farm buildings and be placed near a group of trees. See map.

Existing Yellow Farmhouse to be divided off with approx. 5 acres



Existing second house - to be divided off at some point by the family as a separate CSM lot.

Magnuson Concept Plan Revision
 Recommended by PC 7/26/21 and
 approved by TB on 7/26/21

Option 1 concept plan - 5 new density units

- #1 West of existing yellow farmhouse North side of PD to share access with yellow house about a 2 ac lot.
- #2 Density unit to stay with the bulk of farmland - to share a drive with existing farm buildings South of PD. Spot zone 2 acres for residential development near cluster of trees to limit loss of farmland
- # 3-5 Lots along Ness Rd - when developed will require upgrade to existing town road. Lots not to exceed 1.5 ac each

No specific building envelopes were identified for lots 1, 3,4, or 5 and the building envelope for lot 2 would be the entire spot zoned 2 ac area.

Vote: Voice vote 6-0 6-ayes, 0-nays

JOINT MEETING OF THE TOWN BOARD FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEMS ABOVE.

CALL TO ORDER THE TB DURING THE JOINT MEETING OF THE PC AND TB by Town Board Member John Rosenbaum at 7:40 pm for the purposes of discussion and action on the agenda item above recommended to the TB for approval by the PC. In attendance: J. Rosenbaum., R. Schwenn. Absent: M Fagan.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed by PC Chair A. Jester.

- **Rezone /Wetzel//Parcel #054/0607-184-9140-07/ HWY 92/ Sec 18.**

MOTION: Rosenbaum/Schwenn to approve a rezone from AT35 to RR4 to enable residential use. There shall be no further divisions of this lot per the Springdale land Use Plan.

Discussion: None

Vote: 2-0: 2-eyes, 0-nays

Next Steps: Town will send action report to Dane County who will have their own hearing.

- **Accessory Building Addition/ L and T Mauer/ 2122 Bridge Lane/ Sec 25.**

MOTION: Schwenn/ Rosenbaum to approve TB the 40x24x18 addition to an existing horse riding area for the purposes of horse prep. The new area is consistent with the conditions of the existing CUP #2395 and there is no request to expand any of the terms of the CUP.

Discussion: None

Vote: 2-0: 2-eyes, 0-nays

Next Steps: Dane county also approves this action and the town needs to issue a building permit for the addition.

- **Concept Plan Revision/J and R Magnuson/ CTH PD/ Sec 15.**

MOTION: Rosenbaum/ Schwenn to approve the revised Option 1 concept plan as depicted in Slide 12. The revision better preserves ag land and is consistent with the goals of the land use plan.

Discussion: Schwenn points out that the revision is a good example of the town and the landowner working together to both achieve their goals.

Vote: 2-0: 2-eyes, 0-nays

Next Steps: To divide off any lots we will need to approve a preliminary CSM and rezone the lots of residential development. Contact the town (and Dane County)when you are ready to place these items on an agenda.

Town Board Adjourn 7:45pm

- **Concept Plan/D and K Midthun/ CTH J/ Sec. 23**

MOTION: Bunn/Hanson to approve an option 1 concept plan for 5 new density units as shown on the map with two density units (B and C) clustered by the existing red brick house, and two density units (d and E clustered on the north edge of a wooded area at the edge of a field (using no more than 1.5 ac of the ag field) and retaining a wooded area screening the new houses from the existing neighbors to the south), and supporting the longer driveway to density unit A because the applicant is opting for an Option 1 concept plan because of limited access restrictions and opting for 5 density units rather than 8. Also this is a large tract of agricultural land and this driveway still leaves 2 large tracts of contiguous agricultural land. See attached map.

Discussion: This property is on a County Road therefore the available density units for this property are limited by access off of the County Road and the limits of houses off a single drive. The applicant has received access approval 470 ft south of the existing farmhouse driveway on J. Though the land use plan would grant these lands 8 lots based on the number of acres owned, the access restrictions limit the development potential

to 5 lots. There were questions about why we would allow a driveway through a farm field. - because lot A does not require a flagpole we are not dividing the land and we will have two massive contiguous fields on either side of the driveway. The town might have preferred that the access to lot A come off Dahlk Circle but there is no opportunity to do so. Neighbors expressed concern over future sightline changes and sites D and E - Proposed development areas D and E are on the other side of a woodline which should shield view and topography will aid in screening as well.

Vote: Voice Vote 6-0: 6-ayes, 0-nays

Next Steps: To develop density unit A it will need to be spot zoned and the original house will need to be divided off to allow for density unit A to be associated with the bulk of the land.



Option 1 Concept plan for Midthun lands - Approved by the PC 7/26/21

Dane County granted an access point 470 ft south of existing farm driveway = 3 density units; farm drive can add 2 additional density units. Option 1 Concept plan for 5 density units

Development area A - will be the density unit that is to stay with the bulk of the farmland* and so does not need frontage access flagpole - the area for residential development will be spot zoned RR-2 and this density unit will share a driveway with Development Areas D and E. The driveway shown on this map is just to show a drive will cross farmland - the location of the drive is subject to engineering needs and town board approval.

*Because Development Area A will be associated with the bulk of the farm and to eliminate the need for a long flagpole, the original red brick farmhouse will need to be divided off into a small CSM to be rezoned, probably RR2.

Development areas B/C - will share a driveway with the existing farmhouse. Lot C will need to have a flagpole frontage strip of 66' either north of the farmhouse or south of it. These lots shall not exceed 2 ac

Development areas D/E will be tucked into the wooded "cup"; their access frontage strips will be between the houses already existing on J. The development areas shall be in the cup region protected by the existing woods. The lot lines shown on the concept plan are merely to show that the town is okay with these lots including the non-farmable portions of the land but it does not require it to do so (other than what would be required for frontage access)

- **Pre-Application Meeting/ Spot Rezone for Residential Use/ Green Fire Properties LLC/ 8864 Offerdahl Rd/ Sec. 21.**

Discussion: PC discussed the issues surrounding spot zoning this property for residential development. This property is eligible for a residence. The area for the home is currently zoned AT-B which does not allow for a single family house. There is a spot zone of LC for the existing use of Healy's business. At this point there is no specific proposal but we talked about the property, the towns wish to see it improved and that a residence might help with that and we talked about what might be allowable under the town land use plan. Talked a bit about the suggestion by Roger Lane at Dane County that the entire property be rezoned LC - to allow for a CUP for a caretaker residence. Not much support for expanding the LC zoned area especially given the proximity of a neighbor. Additionally, the town is not sure if 2 spot zones are possible - will talk to Dane County. Will revisit when we have a specific proposal or more information.

Adjourn at 9:08pm