

TOWN OF SPRINGDALE JOINT PLAN COMMISSION &
TOWN BOARD MEETING MINUTES

MONDAY, FEB 26, 2024 AT 7:00 P.M.

Approved 3.25.2024

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 7:00 PM. Jester confirmed posting in accordance with the open meetings law on 2/23/2024. A quorum of members present at town hall (Jester, Hanson, Sullivan, Altschul, Carrico and Aburomia). Bunn absent. TB Chair Rosenbaum present via Zoom; TB Supervisors Hefty and Schwenn present at town hall. Admin/Clerk Arthur also present at town hall.
2. **Minutes of Jan PC meeting.**

MOTION (Hanson/ Aburomia) to approve with no changes. 6 ayes, 0 nays. Motion carried.

3. R. Schwenn/ 8155 County Road PD/CSM and Rezone / Sec 12.

Discussion: Schwenn wants all 4 of his parcels combined into a single lot. While the county does not require a CSM for lots over 35 ac the town land use plan requires a CSM for all lots under 80 ac. The presented preliminary CSM reflects the desire to combine all four lots into a single CSM and the rezone is needed to adjust the zoning on the now incorporated SFR 08 lot. While we do not use AT-35 zoning for residential zoning when a new residence needs to be built, Schwenn's residence already exists and in the AT-35 district residences existing as of Feb 20, 2010 are allowed.

MOTION 1 (Aburomia/ Sullivan) to recommend to the town board the new CSM reflecting the combination of Schwenn's 4 parcels into a single CSM lot. 6 ayes, 0 nays. Motion carried.

MOTION 2 (Sullivan/Altschul) to recommend to the town board a rezone of the portion of the new CSM lot that was SFR 08 to be rezoned AT-35. 6 ayes, 0 nays. Motion carried.

4. Mount Vernon Hills II LLC/ CTH G/ Mount Vernon/Plat Review and Rezone for Residential Use /Sec 34.

Discussion: Last month we approved a new configuration for the Option 2 concept plan for the Mount Vernon Hills LLC. We were asked to compare the approved concept plan with the preliminary plat. It was seen as consistent.

Additionally, we were asked to rezone these new lots to reflect their new sizes. The new lots will be rezoned as follows: Lot 1 - SFR2, Lot 2 & 3 – SFR1, Lot 4 – SFR2, LOT 5&6 – SFR1, Lot 7 –

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RR8, spot zone for residential development on the remainder of the lands – RR2. Once these lots are created they are no longer eligible for further divisions per the Town of Springdale land use plan. This concept plan will be complete and there are no further divisions of the remainder of the lands.

Note: There is a portion of this plat that will include a bit of town road right of way that will be vacated and returned to abutting landowners – a portion of this land will be a part of lot 1. This action will be reviewed by the town board and PC in an upcoming meeting, and it is a necessary action for the approval of this plat.

MOTION 1 (Jester/ Carrico) to recommend to the town board the preliminary plat as it is consistent with the revised concept plan approved in January 2024. This approval is contingent on the completion of the vacation of the unplatted town lands for the extension of Ben Franklin Street, half of which will revert to Mount Vernon Hills LLC and then be incorporated into this plat as part of Lot 1. 6 ayes, 0 nays. Motion carried.

MOTION 2 (Jester/Sullivan) to recommend to the town board the rezone of the lots for the Mount Vernon Hills Plat for residential development. Rezone from AT-35 to SFR-1, SFR-2, RR-2, and RR-8 as reflected in the zoning application in order to create 7 single family home sites and a building site for the residual lands. These lots are not eligible for any further divisions per the town of Springdale land use plan. 6 ayes, 0 nays. Motion carried.

5. W. Sugden/ 2066 Springdale Center Rd./ CSM and Rezone from AT 35 to RM 8 and RM 16 due to lot size change following lot line adjustment/ Sec 27.

Discussion: This CSM reflects the understanding when the lot line adjustment between these two lots was approved in Nov 28 2022. The rezone is routine and corresponds to the change in lot sizes – each lot retains a single density unit and is not eligible for further division per the town land use plan.

MOTION 1(Hanson/Aburomia) to recommend to the town board approval of the CSM as consistent with the previously approved lot line adjustment. 6 ayes, 0 nays. Motion carried.

MOTION 2 (Aburomia/Altschul) to recommend to the town board a rezone of Lot 1 from 23.6 to 9.54 ac from AT 35 to RM 8 and Lot 2 from 19.32 to 32.26 ac from AT35 to RM 16 account for the lot size changes in this lot line adjustment. Both lots retain a single density unit and are not eligible for further division. 6 ayes, 0 nays. Motion

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carried.

6. U. Miller/ 8221 Klevenville Riley Rd/ Lot Line Adjustment/CSM/Rezone/ Sec 2.

Discussion: In the 2019 comprehensive rezone, the town treated Miller's two parcels as separate and zoned them SFR1 and SFR08 – Miller would like to put all of his land in a single parcel. Additionally, in order to square off the lot on the West side Miller and his neighbor proposed a lot line adjustment to exchange lands to make the configuration of the lots make more sense. The town has a lot line adjustment ordinance that dictates when the town must prohibit lot line adjustments – the PC consulted the list of prohibited lot line adjustments and found no conflicts. The combination of the parcels into a single lot cleans up zoning that placed Miller's house and garage on different parcels and the lot line adjustment squared off the lot and does not conflict with the lot line adjustment ordinance. The rezone to RR1 does not cause any conflicts with the commercial property next door or the agricultural land to the south and west and is supported by the land use plan.

MOTION 1 (Sullivan/Hanson) to recommend to the town board a lot line adjustment between Uriah Miller and Kenneth Zweifel The exchange of equal sized land is depicted in the slides. 6 ayes, 0 nays. Motion carried.

MOTION 2 (Altschul/Jester) recommend to the town board a new CSM reflecting the recommendation of the PC for a lot line adjustment and combination of Millers 2 parcels into a single lot. 6 ayes, 0 nays. Motion carried.

MOTION 3 (Jester/ Carrico) to recommend to the town board the rezone of the new Miller parcel from SFR1 and AT35 to RR1 to reflect its new size AND to rezone the Lot Line Adjusted portion of Millers former land to Zweifel to AT 35 to be consistent with the remainder of Zweifel's lands. 6 ayes, 0 nays. Motion carried.

7. Stagecoach LLC (J. Hamilton)/ 7946 Paulson Rd/ Building Envelope Change/ Sec 1.

Discussion: This land on Paulson Road is zoned AT35. The owner wishes to replace the original house. Per the zoning in AT 35 "For replacement residences, the structure must be located within 100 feet of the original residence, unless site specific limitations or town residential siting standards in town plans adopted by the county board require a greater distance. Proposals for a replacement residence that would exceed the 100 foot limitation must be approved by the town board and county zoning committee." The farm consists of approximately 240 acres. The new home site is proposed to be in an area adjacent to the farmstead cluster. The location will not interfere with agricultural production. Rosenbaum

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asked about the slope of the driveway needed to reach the new site. Mr. Karis from Quality West Construction, who was present and representing the applicant, indicated that there is a drive already in place to the site that does not exceed 10% grade.

MOTION (Carrico/ Hanson) to recommend to the town board that the building envelope for 7946 Paulson Rd be moved in excess of 100 ft from the original building envelope. The new envelope will be as depicted on the slides – about 140 ft to the north of the existing house. 6 ayes, 0 nays. Motion carried.

8. D. Forler/ Lot 1 on Lust Road/ 80' x 50' x 25' Accessory Building / Sec. 34.

Discussion: At the Nov 2023 meeting the Town Board denied a previous application. The accessory building was not deemed agricultural and was not eligible to be built prior to a principle residence in the zoning district. The applicant re-applied for an accessory building to be built concurrently with the residence thereby meeting Dane County standards for residential accessory building. The applicant was asked to provide a new application classifying this as a “residential accessory building” rather than “agricultural”.

MOTION (Jester/Sullivan) to recommend to the town board a 80 x 50 x 25 residential accessory building to be built concurrently with the principle residence. This building is not to be used for commercial purposes. 6 ayes, 0 nays. Motion carried.

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

Meeting called to order by Rosenbaum.

- Minutes of 1/22/24 Joint PC/TB meeting.

MOTION (Rosenbaum/Schwenn) to approve TB minutes as drafted. 2 ayes, 0 nays, 1 abstain (Hefty). Motion carried.

- **R. Schwenn/ 8155 County Road PD/CSM and Rezone / Sec 12.**

MOTION 1 (Rosenbaum/ Hefty) to approve the new CSM reflecting the combination of Schwenn’s 4 parcels into a single CSM lot. No further discussion. 2 ayes, 0 nays, 1 abstain (Schwenn). Motion carried.

MOTION 2 (Hefty/Rosenbaum) to approve the rezone of the portion of the new CSM

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lot that was SFR 08 to be rezoned AT-35. No further discussion. **2 ayes, 0 nays, 1 abstain (Schwenn). Motion carried.**

- **Mount Vernon Hills II LLC/ CTH G/ Mount Vernon/Plat Review and Rezone for Residential Use /Sec 34.**

MOTION 1 (Rosenbaum/ Hefty) to accept the recommendation from the PC to approve the preliminary plat as it is consistent with the revised concept plan approved in January 2024. This approval is contingent on the completion of the vacation of the unplatted town lands for the extension of Ben Franklin Street, half of which will revert to Mount Vernon Hills LLC and then be incorporated into this plat as part of Lot 1. 3ayes, 0 nays. Motion carried.

MOTION 2 (Rosenbaum/ Hefty) to approve the rezone application for the lots for the Mount Vernon Hills Plat for residential development. Rezone as follows:

Lot 1 – SFR2, Lot 2 & 3 – SFR1, Lot 4 – SFR2, LOT 5&6 – SFR1, Lot 7 – RR8, spot zone for residential development on the remainder of the lands – RR2. This rezone is contingent on the vacation of the portion of Ben Franklin Street that will become part of lot 1. These lots are not eligible for any further divisions per the Town of Springdale land use plan. 3 ayes, 0 nays. Motion carried.

- **W. Sugden/ 2066 Springdale Center Rd./ CSM and Rezone from AT 35 to RM 8 and RM 16 due to lot size change following lot line adjustment/ Sec 27.**

MOTION 1 (Rosenbaum/Schwenn) to approve the CSM as consistent with the previously approved lot line adjustment. No further discussion. 3 ayes, 0 nays. Motion carried.

MOTION 2 (Rosenbaum/Schwenn) to the rezone of Lot 1 from 23.6 to 9.54 ac from AT 35 to RM 8 and Lot 2 from 19.32 to 32.26 ac from AT35 to RM 16 account for the lot size changes in this lot line adjustment. Both lots retain a single density unit and are not eligible for further division. No further discussion. 3 ayes, 0 nays. Motion carried.

- **U. Miller/ 8221 Klevenville Riley Rd/ Lot Line Adjustment/CSM/Rezone/ Sec 2.**

MOTION 1 (Rosenbaum/Wayne) to accept the recommendation of the PC to approve a lot line adjustment between Uriah Miller and Kenneth Zweifel. The exchange of equal sized land is depicted in the slides. No further discussion. 3 ayes, 0 nays. Motion carried.

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MOTION 2 (Rosenbaum/Schwenn) to approve a new CSM reflecting the approval of the lot line adjustment and the combination of Miller’s 2 parcels into a single lot. No further discussion .3 ayes, 0 nays. Motion carried.

MOTION 3 (Rosenbaum/Schwenn) to approve the rezone of the new Miller parcel from SFR1/SFR08 and AT35 to RR1 to reflect its new size AND to rezone the Lot Line Adjusted portion of Millers former land to Zweifel to AT 35 to be consistent with the remainder of Zweifel’s lands. No further discussion. 3 ayes, 0 nays. Motion carried.

- **Stagecoach LLC (J. Hamilton)/ 7946 Paulson Rd/ Building Envelope Change/ Sec 1.**

MOTION (Rosenbaum/Hefty) to approve the building envelope for 7946 Paulson Rd be moved in excess of 100 ft from the original building envelope. The new envelope will be as depicted on the slides – about 140 ft to the north of the existing house. No further discussion. 3 ayes, 0 nays. Motion carried.

- **D. Forler/ Lot 1 on Lust Road/ 80’ x 50’ x 25’ Accessory Building / Sec. 34.**

Discussion: This building does not violate any of the terms of the accessory building ordinance. This is a residential accessory building not an agricultural accessory building. The town needs a new application reflecting this change. The applicant was advised that there is no rental storage permitted in a new residential accessory building in this zoning district.

MOTION (Hefty/Schwenn) to approve a 80 x 50 x 25 residential accessory building to be built concurrently with the principal residence. This building is not to be used for commerical purposes and any storage is for personal use only, not rental activity. 3 ayes, 0 nays. Motion carried.

MOTION (Schwenn/Hefty) to adjourn at 8:45 PM. No further discussion. 3 ayes, 0 nays, motion carried.

9. Discussion Only: Review of Short-Term Rental Regulations and Town Authority

PC Chair Jester gave a short presentation reviewing Short Term Rental Regulations and Town Authority and the issues that may be considered in the creation of a town ordinance on short term rentals. A brief discussion followed. No action was taken. The town will continue to discuss the possibility of adopting an ordinance at a later date.

MOTION (Sullivan/Jester) to adjourn at 9:05 PM. No further discussion. 6 ayes, 0 nays, Motion carried.

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Minutes taken and submitted by PC Chair, Amy Jester