

# MINUTES

## TOWN OF SPRINGDALE JOINT PLAN COMMISSION & TOWN BOARD MEETING MONDAY, MAY 22, 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.)**

Meeting held in-person at Town Hall and broadcast via Zoom. Jester called the meeting to order at 7:02 PM; a quorum of A. Jester, K. Altschul, D. Sullivan and J. Hanson present at Town Hall. (E. Bunn and R. Bernstein were not present) A quorum of the Town Board – Rosenbaum, Hefty and Schwenn – also present, along with Administrator/Clerk Arthur and Deputy Clerk Kalscheur. Jester confirmed that the meeting was posted on 5/19 in accordance with the open meetings law.

2. **Minutes of March PC meeting.**

**MOTION** (Altschul/Hanson) to approve the minutes with no changes. Sullivan to abstain as she was not at the meeting. 3 aye, 0 nay, 1 abstain. Motion carried.

3. **Divine Mercy Academy/ Presentation of possible future use for private school/ 3184 County Road J / Sec 1.**

Divine Mercy board members were present to introduce themselves to the town as potential buyers and interested neighbors for information only.

Any “permitted use” in the GC zoning district is allowed without any approval or permission from the town. A private school is a ‘government, institutional, religious or nonprofit’ permitted use. Divine Mercy attended the meeting to establish good neighbor relationships and to share potential plans, not to ask for permission.

Discussion: Traffic flow, amount of traffic and school bells were topics of open discussion.

Divine Mercy currently has 58 students and 12 staff members and operates 9 months in a calendar year. Students range from 3 years old to 12 years old.

4. **G and P Powers/ 40’ x 30’ Accessory Building/ 2120 State Road 92/ 2120 State Road 92/ Sec 29.**

Request: The PC to recommend to the Town Board approval of a 40x30 ft residential accessory building for storage

Background: The PC is hearing this because the total accessory building square footage on the property including this application is over 1500 sq ft.

Discussion: Applicant, Pat Powers was present at the meeting. There will be no HVAC, water, or solid walls. It will just be a roof with screened walls. The storage will be used for a camper and three trailers (boat and utility trailers). No commercial activity will occur.

A correction was made by Powers to the application showing the setback is 300 feet not 30 feet. (Revised 6/27/2023 from 3,000 feet to 300 feet)

**MOTION** (Hanson/Altschul) to recommend for approval to the TB for a 40’ x 30’ accessory building without HVAC, water, or solid walls to be used for storage. No commercial activity. The next step is a DC zoning permit. 4 ayes, 0 nays, motion carried.

5. **A. and C. Rowe (potential owners) (Red Pill Crypto LLC: current owners)/ 120’x 60’ Accessory Building/ 8289 County Road G/ Sec 26.**

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Request: The PC to recommend to the town board approval of a 120' x 60' accessory building conditional on the purchase of the property. This building shall not be for non-agricultural commercial use nor shall it have living quarters.

Background: This property was part of the Brink concept plan – that concept plan created 4 lots along Kollath Rd. This property is the original farmstead and the surrounding acreage. It has a barn and original farmhouse and another small shed. This land is not eligible for further division. It may not have any buildings on the north side of G. It, along with the lots that were created via CSM, are currently for sale.

Buyers would like to store their farm equipment in the proposed building. The current owner has given permission to the applicant to speak about the property and to obtain approval conditioned on purchase of the land.

AT-35 Zoning: Ag accessory buildings can have sanitary fixtures; however, no living spaces are allowed. This building could not house livestock because its setback is not 100 ft from neighbors. Any storage must be for items owned by the landowner – no seasonal storage (that only applies to existing Accessory Buildings in AT 35).

The accessory building will have HVAC, electricity, and a water hydrant. It will only be used to store farm machinery.

**MOTION** (Altschul/Sullivan) to recommend approval to the TB for a 120' x 60' accessory building to enable them to store their farm equipment contingent on the purchase of the property.  
4 ayes, 0 nays, motion carried.

**JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE.** Rosenbaum called the meeting to order at 7:50 PM, quorum of Rosenbaum, Hefty and Schwenn present at Town hall.

**-G and P Powers/ 40' x 30' Accessory Building/ 2120 State Road 92/ 2120 State Road 92/ Sec 29.**

**MOTION** (Schwenn/Hefty) to approve the PC recommendation for the 40' x 30' accessory building without HVAC, water, or solid walls. No commercial activity. No further discussion.

3 ayes, 0 nays, motion carried

**-A. and C. Rowe (potential owners) (Red Pill Crypto LLC: current owners)/ 120'x 60' Accessory Building/ 8289 County Road G/ Sec 26.**

**MOTION** (Hefty/Schwenn) to approve the PC recommendation for a 120' x 60' accessory building conditional use to enable them to store their farm equipment on completion of the purchase of the property. No further discussion. 3 ayes, 0 nays, motion carried

- **Adjournment**

**MOTION** (Schwenn/Hefty) to adjourn at 7:52 PM.

3 ayes, 0 nays, motion carried.

**6. Discussion Only: H. and C. Dahlk/Discussion of possible reconfiguring of lot lines on a previously approved CSM to improve driveway economics /2134 Hwy J/ Sec 26.**

Background: In January of 2023 the PC recommended and TB approved a preliminary CSM as consistent with the approved concept plan. When the Dahlk's took this to Dane County for approval the engineer review surfaced a lot of

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requirements that would be triggered because of the single ownership of the long driveway by lot 4.

Lot 4 owns the entire driveway and uses it as its 66' frontage. The amount of impervious surface in one lot would trigger requirements for major storm water engineering – ponds etc. However, if the ownership of the driveway were spread across several lots much of this engineering is not required by the county and the cost could be reduced greatly. To do this, lot 4 would need to have a flagpole through the woods.

Discussion: Before the Dahlk's spend more money on re-surveying, PC weighing in to catch any potential issues. Next steps would be for them to resurvey and resubmit a CSM with the new layout and then the PC would vote on if that is consistent with the concept plan.

Driveway permits will need to be submitted after the new CSM.

**7. Tallard Farms and Land LLC / Pre-Application for Concept Plan and Schedule Site Visit/  
Approx. 1635 Lewis Rd/ Sec 31.**

Site visit scheduled for May 31, 2023 at 6:30PM.

**8. Adjourn.**

**MOTION** (Altschul/Hanson) to adjourn at 8:12 PM. No further discussion. 4 ayes, 0 nays, motion carried.

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