

MINUTES

TOWN OF SPRINGDALE

JOINT PLAN COMMISSION
& TOWN BOARD MEETING
MONDAY, JUNE 26, 2023 AT 7:00 PM
APPROVED 7.24.2023

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, R. Bernstein, K. Altschul, D. Sullivan and J. Hanson present at Town Hall. (E. Bunn was 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 6/22/2023 in accordance with the open meetings law.

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

MOTION (Sullivan/Hanson) to approve the minutes with one revision. Revised Power Acc Bldg. setback, Paragraph 4 from 3,000 feet to 300 feet. Bernstein to abstain as he was not at the meeting. 4 aye, 0 nay, 1 abstain. Motion carried.

3. **Mount Vernon Hills II LLC/ Concept plan motion clarification/revision Plat/Rezone for residential use/ CTH G/ Mount Vernon/ Sec 34.**

This was the motion from the minutes and the approved map from the previous minutes:

“MOTION (Jester/Bernstein) to approve the Option 1 concept plan for 7 additional density units, and one density unit to be spot-zoned for residential development on the remainder of the land after the 7 lots are created. Lots off of Davis and Ben Franklin Streets are not to exceed 2 acres to be consistent with the surrounding land and concept plan. No further discussion. 5 ayes, 0 nays, motion carried.

Request 1: The PC to recommend to the town board the revision of the concept plan – approve the Option 1 concept plan map as presented at the April 2023 meeting - Lots off of Davis and Ben Franklin Streets are not to exceed 2 acres **excluding flagpoles** to be consistent with the surrounding land and concept plan.

Discussion: Lot 4 (the lot with the flagpole) is over 2 acres. Revise Motion to correct/revise the concept plan.

MOTION (Jester, Altschul) to recommend for approval to the TB for revision of the concept plan- approve the Option 1 plan map as presented at the April 2023 meeting. 7 additional density units, and one density unit to be spot-zoned for residential development on the remainder of the land after the 7 lots are created. Lots off Davis

and Ben Franklin Streets are not to exceed 2 acres **excluding flagpoles** to be consistent with the surrounding land and concept plan. 5 ayes, 0 nays, motion carried.

Request 2: Moved to next month's meeting agenda because the final plat is not complete.

Request 3: The PC to recommend to the Town Board approval of the rezones for residential development for new lots/spot zones. Lands in what were Lots 1-4 on the concept plan from At35 to SFR2, Lots 5-7 from AT35 to SFR1 and the spot zoned area that will stay tied to the remainder of the ag land from AT35 to RR2.

Discussion: John questioned 'parcel 1' on the zoning map as the total is over 9 acres and none of the lots we approved were 9 acres. Amy explained that Dane County looked at the outline of all three lots that are zoned the same and defines that area for the purposes of rezoning. The zoning map is the map of zoning categories not lot lines for individual lots. Roger Lane from Dane County Zoning has reviewed this map and notes that it is consistent with what the town intends with these lots and the zoning.

MOTION (Jester, Sullivan) to recommend approval to the TB for rezones for residential development for new lots/spot zones. Lands in what were Lots 1-4 on the concept plan from At35 to SFR2, Lots 5-7 from AT35 to SFR1 and the spot zoned area that will stay tied to the remainder of the ag land from AT35 to RR2. These lots and the remaining ag land shall be deed restricted from further division because after the lot creation, the land divisions eligible for per the town of Springdale land use plan have been exhausted. 5 ayes, 0 nays, motion carried.

4. R. Docken/ 2808 Gust Rd/ Rezone AT 35 to RM16 and RR4/ Sec 12.

Request: The PC to recommend to the Town Board to rezone two parcels indicated on Docken application from AT35 to RM16 and RR4 due to an administrative error on the part of the town during the zoning reclassification in 2019.

Discussion: Note The larger of the two parcels (29.5 ac) has the potential for another division per the town land use plan. Since this was a town administrative error no fee will be assessed for rezoning.

MOTION (Altschul,Sullivan) to recommend for approval to the TB for rezone two parcels indicated on Docken application from AT35 to RM16 and RR4 due to an administrative error on the part of the town during the zoning reclassification in 2019. The RR4 lot is not eligible for any further divisions per the Town of Springdale land use plan. The RM16 is eligible for one future division under an option 1 or 2 land division. 5 ayes, 0 nays, motion carried.

5. U. Miller/ 8221 Klevenville Riley Rd/ Accessory Buildings/ Sec 2.

REQUEST 1: 34'x24'x16' - shed off the existing second driveway used for storage measuring 34'x24' with 10'x24' being a carport.

REQUEST 2: 24x24 x16' carport off existing garage

REQUEST 3: 36'x16' x 16' accessory building for sauna and hot tub

Background: This lot is next to the Riley tavern and is surrounded by an AT 35 property on its other sides.

Discussion: Because of the existing zoning of this parcel, the accessory building square footage cannot exceed the area of the principal residence. If all three of these buildings are approved the square footage of accessory building would exceed that of the residence. It was recommended to the owner to prioritize which accessory building is most important. The town land use plan does support a zoning district – rural residential which could accommodate, and owner could make a zoning change request. Town believes that Dane County would require a rezone to include all of the above requests. Confirmed the height of 16’ and there would be no commercial activity.

MOTION (Bernstein/Hanson) to recommend for approval to the TB for Request 1 above for a shed off the existing second driveway used for storage measuring 34’x24’ with a 10’x24’ carport. Noting there will not be any commercial activity. 5 ayes, 0 nays, motion carried.

6. R. Aburomia/ 9169 Malone and 1993 State Road 92/Lot Line Adjustment/ Sec 29.

Request: Approval of a lot line adjustment between two lots owned by the same owner.

Discussion: This request is for a lot line adjustment only, no CSM. They want to change the lot to make 1 lot with all ag land and one with the house land.

MOTION (Altschul/Sullivan) to recommend for approval to the TB a lot line adjustment for these lots to be reconfigured by Aburomia as shown in the lot line proposal map. 5 ayes, 0 nays, motion carried.

Next Steps: Aburomia will need to get a CSM depicting the approved lot line adjustment and will need to rezone the lots for their appropriate size and use. These will need to be approved by the town and dane county.

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.

- Mount Vernon Hills II LLC/ Concept plan motion clarification/revision Plat/Rezone for residential use/ CTH G/ Mount Vernon/ Sec 34.

MOTION (Rosenbaum/Schwenn) to approve the PC recommendation for revision of the concept plan- approve the Option 1 plan map as presented at the April 2023 meeting. 7 additional density units, and one density unit to be spot-zoned for residential development on the remainder of the land after the 7 lots are created. Lots off Davis and Ben Franklin Streets are not to exceed 2 acres **excluding flagpoles** to be consistent with the surrounding land and concept plan. No further discussion. 3 ayes, 0 nays, motion carried

MOTION (Rosenbaum, Schwenn) to approve the PC recommendation for rezones for

residential development for new lots/spot zones. Lands in what were Lots 1-4 on the concept plan from AT35 to SFR2, Lots 5-7 from AT35 to SFR1 and the spot zoned area that will stay tied to the remainder of the ag land from AT35 to RR2. These lots and the remaining ag land shall be deed restricted from further division because after the lot creation, the land divisions eligible for per the town of Springdale land use plan have been exhausted. 3 ayes, 0 nays, motion carried.

- R. Docken/ 2808 Gust Rd/ Rezone AT 35 to RM16 and RR4/ Sec 12.

MOTION (Rosenbaum/Schwenn) to approve the PC recommendation for rezone two parcels indicated on Docken application from AT35 to RM16 and RR4 due to an administrative error on the part of the town during the zoning reclassification in 2019. The RR4 lot is not eligible for any further divisions per the Town of Springdale land use plan. The RM16 is eligible for one division under an option 1 or 2 land division No further discussion. 3 ayes, 0 nays, motion carried

-U. Miller/ 8221 Klevenville Riley Rd/ Accessory Buildings/ Sec 2.

MOTION (Hefty/Schwenn) to approve the PC recommendation for Request 1 above for a shed off the existing second driveway used for storage measuring 34'x24' with a 10'x24' carport. Noting there will not be any commercial activity. No further discussion. 3 ayes, 0 nays, motion carried.

-R. Abuomia/ 9169 Malone and 1993 State Road 92/Lot Line Adjustment/ Sec 29.

MOTION (Hefty/Schwenn) to approve the PC recommendation for a lot line adjustment these lots to be reconfigured by Abuomia as shown in the lot line proposal. No further discussion.
3 ayes, 0 nays, motion carried.

- **Adjournment**

MOTION (Schwenn/Hefty) to adjourn at 7:59 PM.
3 ayes, 0 nays, motion carried.

7. Discussion Only: Solar Energy Ordinance

To discuss the square footage limits as requested by Town Chair.

Since Rosenbaum was not available at the previous meeting when the Solar Energy Ordinance was discussed, he wanted to talk briefly about the size thresholds proposed in the ordinance. The chair did send his questions regarding the thresholds to Roger Lane. Lane did not see any issues with this as the size threshold as it would not affect residential thresholds. The ordinance was initially created in KW hours. Altschul mimicked the Town of Dunn ordinance and switched it to a more easily understood square footage measurement. The threshold only applies to ground mounted systems not those mounted on structures. Rosenbaum also questioned electric lines buried underground unless connected to an electric grid. PC discussed. Rosenbaum noted that he recommended to the TB to have an attorney review before the next TB meeting. Rosenbaum thanked Altschul for her work on creating this ordinance.

7. **Adjourn.**

MOTION (Bernstein/Altschul) to adjourn at 8:10 PM. No further discussion. 5 ayes, 0 nays, motion carried.

Minutes taken and submitted by Deputy Clerk, Peggy Kalscheur.