

MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION &

TOWN BOARD MEETING

MONDAY, JULY 22, 2024 AT 7:00 P.M

Approved Aug 19, 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 7:01 PM. Jester confirmed posting in accordance with the open meetings law. A quorum of members present at town hall (Jester, Hanson, Altschul, Sullivan, Bunn and Aburomia. Carrico present via zoom but not counted in quorum or votes.) TB Chair Rosenbaum and TB Supervisors, Hefty and Schwenn present at town hall. Admin/Clerk Arthur also present via zoom.
2. **Minutes of June (6.24.24) PC meeting.**

MOTION (Hanson/Altschul) to approve with no changes. 6 ayes, 0 nays. MOTION CARRIED

3. **B. Knoche / 7959 Hamilton Meadows Road / 50' x 30' x 25' Residential Accessory Building/ Sec. 12.**

MOTION (Jester/Sullivan): Recommend to the TB the 50 x 30 x 25' Residential Accessory Building as the applicant has communicated with neighbors regarding deed restrictions and the building is consistent with the zoning and town policies. This building is not for commercial use. The portable storage container must be removed within 30 days of AB completion. 6 ayes, 0 nays. MOTION CARRIED.

DISCUSSION: Knoche sent a letter and plans for the accessory building to neighbors per the practice of homeowners in Hamilton Meadows. Neighbor DeMets who spoke at the last meeting, sent a letter to the town since he could not be present indicating he no longer had objection if the storage container was removed after completion of the new building. Chair Jester reminded the applicant that Dane County could issue fines if the storage container was not gone after 30 days. The applicant assured the town that it would be gone – it has been sold and is just needed until the new building can accept its contents.

4. **A. and N. Carrico/8177 COUNTY HIGHWAY G/ Revised CSM and Rezone for residential and agriculture to be consistent with approved changed on concept plan and Lot Line Adjustment/ Sec 25.**

MOTION 1 (Hanson/Altschul): Recommend to the TB approval of the preliminary CSM for the Carrico land. This CSM reflects a reconfiguration of lots 1 and 2 via lot line adjustment

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and a lot 3 that is consistent with the land use requirements in Springdale for a CSM for lots between 35 and 80 ac. Lots 1,2, and 3 are consistent with the revised concept plan and lot line adjustment approved in June 2024. 6 ayes, 0 nays. MOTION CARRIED.

MOTION 2 (Jester/Altschul): Recommend to the TB the approval of the Dane County revised rezone application #12078. This rezone to SFR 2 for Lots 1 and 2 reflects the change in lot sizes and RM 16 for lot 3 reflects the updated recommendation from Dane County regarding residential/ ag lots between 35-80 ac. These lots exhaust the divisions eligible on this land and are not able to be further divided. 6 ayes, 0 nays. MOTION CARRIED.

5. S. and K. Alderson/ 2249 State Highway 92/ Lot Line Adjustment/ Sec 19.

MOTION 1 (Sullivan/ Bunn): Recommend to the TB that the preliminary CSM presented is consistent with the approved Lot Line Adjustment from June 2024. 6 ayes, 0 nays. MOTION CARRIED.

MOTION 2 (Sullivan/Aburomia): Recommend to the TB that the rezone of the Alderson property from RR2 to RR4 is consistent with the town land use plan. This property is not eligible for further divisions. 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 at 7:26 pm

- Minutes of June (6.24.24) Joint PC/TB meeting.

MOTION (Schwenn/Hefty) to approve June Joint TB minutes as drafted. 3 ayes, 0 nays, MOTION CARRIED.

- B. Knoche / 7959 Hamilton Meadows Road / 50' x 30' x 25' Residential Accessory Building/ Sec. 12.

MOTION (Hefty/Schwenn): To approve the PC recommendation for the 50 x 30 x 25' Residential Accessory Building as the applicant has communicated with neighbors regarding deed restrictions and the building is consistent with the zoning and town

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policies. This building is not for commercial use. The portable storage container must be removed within 30 days of AB completion of the concrete foundation and enclosed walls. 3 ayes, 0 nays. MOTION CARRIED.

Discussion: Rosenbaum suggested the storage unit be removed prior to the construction of the accessory building to ensure the removal of the nonconforming building. Logistically this was difficult as it is storing the items that will move into the new building. Hefty asked how the town would understand the building was complete – no occupancy permit like residence – Applicant and town agreed that the 30-day timer would start after the completion of the foundation and enclosed walls. The applicant stated that the container has already been sold and will be removed.

- **A. and N. Carrico/8177 COUNTY HIGHWAY G / Concept Plan Revision/ Lot Line Adjustment/ Sec 25.**

MOTION 1 (Rosenbaum/Wayne): approve the recommendation of the PC for the preliminary CSM for the Carrico land. This CSM reflects a reconfiguration of lots 1 and 2 via lot line adjustment and a lot 3 that is consistent with the land use requirements in Springdale for a CSM for lots between 35 and 80 ac. Lots 1,2, and 3 are consistent with the revised concept plan and lot line adjustment approved in June 2024. 3 ayes, 0 nays. MOTION CARRIED.

MOTION 2 (Rosenbaum/Schwenn): approve the recommendation of the PC for the Dane County revised rezone application #12078. This rezone to SFR 2 for Lots 1 and 2 reflects the change in lot sizes and RM 16 for lot 3 reflects the updated recommendation from Dane County regarding residential/ ag lots between 35-80 ac. These lots exhaust the divisions eligible on this land and are not able to be further divided. 3 ayes, 0 nays. MOTION CARRIED.

- **S. and K. Alderson/ 2249 State Highway 92/ Lot Line Adjustment/ Sec 19.**

MOTION 1 (Rosenbaum/Wayne): Approve the recommendation of the PC for the preliminary CSM presented is consistent with the approved Lot Line Adjustment from June 2024. 3 ayes, 0 nays. MOTION CARRIED.

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MOTION 2 (Rosenbaum/Schwenn): Approve the recommendation of the PC for the rezone of the Alderson property from RR2 to RR4 as consistent with the town land use plan. This property is not eligible for further divisions. 3 ayes, 0 nays. MOTION CARRIED.

MOTION: Adjourn 7:38pm (Schwenn/Hefty) 3 ayes, 0 nays, MOTION CARRIED.

6. C. and L. Thompson/ 2253 State Highway 92/ Concept Plan /Sec 19.

MOTION (Jester/Bunn): Approve the concept plan for one additional density unit for the Thompson land to be located on one of two of identified development areas on the concept plan map.

Development area A: in the field to the south of the existing driveway.

Development area B: on the Southeast edge of the ag field the north of the driveway.

Any development will share a driveway with the existing two houses and will require an upgrade to the width of the driveway and a shared driveway agreement.

Use of Development area B will require the landowner to provide a certified engineering plan illustrating a driveway that meets the town driveway ordinance and construction guidelines including a a driveway of less than 10% grade for all segments of the driveway. 6 ayes, 0 nays. MOTION CARRIED.

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DISCUSSION: The Thompson's property has two existing houses. According to the land use plan an option 2 land division would allow them one additional density unit. They wish to create a concept plan showing two options for a future development area for their land. This land is only eligible for one additional density unit, but given the additional requirements for demonstrating the feasibility of getting driveway access to their preferred location they requested an additional possible homesite option. The town does not wish to approve development areas that are not viable and while development area B meets the town plan guidelines in clustering houses and keeping the house to the edge of the ag field without a demonstration that there is a legal driveway possible the town was reluctant to approve this site without contingencies. Either sites will require shared access via the existing driveway. The driveway will need to be upgraded to the standards of a shared driveway.

8. L. Hellenbrand/ Lands on J and South of Dairy Ridge Road/Concept Plan Revision/ Set site date/ Sec 14. Discussion Only.

Background: This is a pre-application for a revision to a concept plan. We will talk about the history of the land, the desires of the applicant and set a site visit date.

Linus Hellenbrand has an approved concept plan for his lands on Dairy Ridge and J. He wishes to

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explore moving the development area from the west side of J to the east.

A site date was set for Tuesday August 13 at 6:30pm. We will meet at the pheasant farm off of J.

Motion (Jester/ Altschul): Adjourn 6 ayes, 0 nays. MOTION CARRIED.

Minutes taken and submitted by PC Chair, Amy Jester