

MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON NOV. 23, 2020

Due to the COVID-19 pandemic, this meeting was held via Zoom on the computer or via telephone. The Notice of the Meeting with instructions to access the meeting via the internet or telephone was posted in the Town Hall bulletin board in the Town of Springdale, on the Town of Springdale website townofspringdale.org and via the Town-wide email distribution list. Individuals needing reasonable accommodations to access the meeting contact the Plan Commission Chair at 608-618-1448 at least three (3) business days in advance of the meeting.

IN ATTENDANCE: Rich Bernstein, Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum and Denise Sullivan. (A quorum is present.) Town Chair Mike Fagan, Admin/Clerk Jackie Arthur, and Vicki Anderson, recording secretary.

CALL TO ORDER: by PC Chair A. Jester at 7 p.m. as a Zoom meeting via Internet or telephone. FYI: During the meeting, attendees will be asked to mute their speakers/phones, unmute their speaker/phones when you wish to speak and identify oneself by name before speaking. A voice vote will be called unless vote is not unanimous. Then, a roll call vote will be called.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 11/19/2020 at the Town Hall and on the website as required by law.

MINUTES: MOTION by J. Rosenbaum/_____ to approve the draft minutes of the 10/26/2020 meeting of the PC as amended to change a few words for clarity. Motion to approve as changed carried unanimously by voice vote: 6-0 ayes, no nays.

J. & C. VESPERMAN/ACCESSORY BUILDING 40' X 80' / 1928 LEWIS ROAD/ SEC 29: MOTION by A. Jester/M. Healy to recommend approval to the TB of the 40' x 80' residential accessory building at 1928 Lewis Road with the understanding it shall not be used for any commercial activity. Discussion: Since the lot predates the Plan, there is no building envelope. J. Versperman confirmed that there shall be no business use, no landscape business use of the building. If, and when, HVAC may be considered for the building, the Town of Springdale Building Inspector shall be contacted re: any required building permits. The future addition of HVAC would not require a review by the PC. The Vesperman residence is located on a residential lot that predates the 2002 Plan. It shares its existing driveway with a newer CSM lot. Town Chair M. Fagan clarified that the portion of the existing driveway to be shared will be satisfactorily upgraded prior to occupancy/use of any structure on the new CSM lot. Motion to recommend approval carried 6-1, Bernstein, Bunn, Healy, Jester, Rosenbaum, and Sullivan – ayes, Hanson – nay.

D. MIDTHUN/ T. CARLSON - BUILDING ENVELOPE CHANGE/ REZONING FOR RESIDENTIAL USE/ SPRINGROSE RD./ SEC 25:

.MOTION by A. Jester/_____ to recommend approval to the TB* of the change in building envelope as depicted on the drawing submitted for the 11/23/2020 PC meeting with the understanding there shall be no further division of the lot per the current Town of Springdale Land Use Plan. Discussion: PC Chair A. Jester confirms that landowner D. Midthun granted permission for T. Carlson, a perspective buyer, to discuss the Midthun land at a public meeting. It was generally agreed that the proposed shift of the original building envelope, North and West, was reasonable and consistent with the goals and policies of the Plan for the following reasons: 1. Within the original building envelope, based on the percolation test for a septic system, the soil at 36" below surface was totally saturated. By moving the building envelope slightly, the soils could 'perc' for a septic system and a structure could avoid water in the basement. 2. In moving the building envelope slightly North, it continues to avoid the high point in the land. The lands shall be served by an existing shared driveway, already constructed for the other lots. Motion to recommend approval to the TB carried unanimously by voice vote, 7 ayes, 0 nays.

MOTION by D. Sullivan/E. Bunn to recommend approval to the TB of the rezoning from AT-35 to RM-16 for residential construction. Discussion: PC Chair A. Jester explained the difference between the zoning districts AT-35 and RM-16 zoning. Basically, to construct a non-farm residence, the lands are rezoned to RM-16. The RM-16 zoning district does not impact the tax assessment. The tax assessment of land is based on use. The land in agricultural use is assessed in an agricultural category. The assessor will identify some acreage for residential use and assess those lands in a residential category. The Town of Springdale Land Use Plan does not support the separation of the building site on a small CSM lot from the rest of the 67-acre parcel because that would leave a remnant of agricultural land without a density unit and result in two CSM lots, the small house lot and the remaining agricultural lands. This entire 67-acre parcel is looked at as one contiguous lot with no further division for development per the current Town of Springdale Land Use Plan. Motion to recommend the rezoning carried unanimously by voice vote, 7 ayes, 0 nays.

(*Since the proposed changes involved the location of a building envelopes, action by the TB is required. The Plan states: Sec. 5 (B) 1. Prior to the submission of an application for the approval of a CSM or plat, the landowner shall submit a concept plan to the Town of Springdale PC for the approval of the location and suitability of the development area, building envelopes and proposed lots.

Sec. 5 (B)4.(e) Any changes in the location of a building envelope as defined on a concept plan shall require a public hearing by the Town of Springdale PC and approval by the TB. (g)Any changes in the concept plan shall require approval of the Town of Springdale PC.

JOINT MEETING OF THE TB 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 Chair Mike Fagan for the purposes of discussion and action on the agenda item above recommended to the TB for approval by the PC. In attendance M. Fagan and J. Rosenbaum.

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

J. & C. VESPERMAN/ACCESSORY BUILDING 40' X 80' / 1928 LEWIS ROAD/ SEC 29: MOTION by J. Rosenbaum/M. Fagan to approve the residential accessory building, 40' x 80' with 14' sidewalls at 1928 Lewis Rd. per the Plan Commission recommendations with the understanding there shall be no commercial activity nor cool roof/reflective roof material. Motion to approve carried Fagan – aye, Rosenbaum-aye: 2 ayes, zero-nayes.

D. MIDTHUN/ T. CARLSON - BUILDING ENVELOPE CHANGE/ REZONING FOR RESIDENTIAL USE/ SPRINGROSE RD./ SEC 25:

MOTION J. Rosenbaum/M. Fagan to approve the revision to the building envelope as outlined by the PC and on the drawings seen tonight. Motion to approve carried Fagan – aye, Rosenbaum-aye: 2 ayes, zero-nayes.

MOTION by J. Rosenbaum/M. Fagan approved the rezoning from AT-35 to RM-16 with the condition of no further division for development per the current Town of Springdale Land Use Plan. Motion to approve carried Fagan – aye, Rosenbaum-aye: 2 ayes, zero-nayes.

ADJOURN THE TB DURING THE JOINT MEETING OF THE PC AND TB: MOTION by J.Rosenbaum/M. Fagan. Motion to adjourn carried 2-0: Rosenbaum, and Fagan -ayes, no nayes,.

PC PROCEDURES: Thanks to Vicki Anderson, the retiring recording secretary for the PC.
Discussion regarding Town of Springdale Land Use Plan.

Next meeting: The regular monthly meeting for January 2021 is scheduled for the fourth Monday, Jan. 25, 2021 at 7 p.m. The deadline for submittals for the meeting is Monday, Jan. 11, 2021. In accordance with Dane County Emergency Management guidance during the COVID-19 pandemic, future town government meetings in 2021 may be conducted via Zoom. To be determined.

ADJOURN: MOTION to adjourn by unanimous consent. Respectfully submitted, Vicki Anderson, recording secretary