

APPROVED MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON OCT. 26, 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, Town Supervisor Richard Schwenn, 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 10/22/2020 at the Town Hall and on the website as required by law. The final agenda was distributed via the Town-wide email list per citizen request.

MINUTES: MOTION by J. Rosenbaum/D. Sullivan to approve the draft meeting minutes of the 9/28/2020 meeting of the PC with the correction of a typographical error ayes – naves. Motion to approve as corrected carried unanimously by voice vote: 6-0, no naves.

DIANNE GEISSEL-ACCESSORY BUILDING/2007 ERB ROAD/SEC. 27: MOTION by A. Jester/J. Rosenbaum to recommend to the TB approval of the residential accessory building with the revised dimensions of 30' x 21' x 12' (original dimensions were 32' x 24' x 12' high). Discussion: The building is for horses and equipment for D. Geissel's personal use. The building will be located between two existing buildings in the location of a previous outbuilding. No new driveway access is required. It was clarified that in the future, if siding and flooring were added to the building, no Town review would be required per the Town Accessory Building Ordinance since the footprint and height would not be altered. Motion to recommend approval to the TB carried on a unanimous voice vote 6-0; no naves.

ANDREW AND JENNA VEDVIG-ACCESSORY BUILDING/2600 TOWN HALL ROAD/SEC. 17: MOTION by M. Healy/D. Sullivan to recommend approval to the TB for a residential accessory building for residential use, no commercial activity, with a footprint not to exceed 45' x 35' with a 10' lean-to and height to be consistent with the zoning. Motion to recommend approval to the TB carried on a unanimous voice vote 6-0 ; no naves.

DANIEL AND MARGARET HAMILTON-LOT LINE ADJUSTMENT/CSM/9001 EARLY AUTUMN ROAD//SEC. 5: MOTION by M. Healy/J. Rosenbaum to recommend approval to the TB of the lot line adjustment as consistent with the Town Plan and ordinances. Discussion: The purpose of the lot line adjustment is to combine two parcels under the same ownership and zoning to avoid setback issues in locating a proposed accessory building. None of the reasons to prohibit a lot line adjustment apply.

The Town of Springdale Lot Line Adjustment Ordinance states:

“Prohibited Lot Line Adjustments. The Town Board shall not approve a Lot Line Adjustment if: a) Additional lots are created; b) The parcels after the Lot Line Adjustment would be reduced below the minimum sizes required by Chapter 236 of the Wisconsin Statutes or as required to comply with other applicable laws and ordinances, including, but not limited to the Town's Land Use Plan and the Town's Land Division and Subdivision Code; c) The Lot Line Adjustment would result in the loss and/or breakup of land used for agricultural use; d) The Lot Line Adjustment would result in the conveyance or transfer of development rights; unless the development rights are prohibited from development via a deed restriction or conservation easement. e) The Lot Line Adjustment would result in a change to a concept plan approved pursuant to the Town's Land Division and Subdivision Code. f) The Lot Line Adjustment would conflict with one or more purposes or provisions of the Land Use Plan.”

Motion to recommend approval of the lot line adjustment to the TB carried on a unanimous voice vote 6-0; no naves.

MOTION by J. Rosenbaum/M. Healy to recommend approval to the TB of the CSM since it aligns with the lot line adjustment.

Motion to recommend approval to the TB carried on a unanimous voice vote 6-0; no naves.

TODD MEINHOLZ-CONCEPT PLAN/BUILDING ENVELOPE CHANGE/2459 SPRING ROSE ROAD/SEC. 13: Motion by A. Jester/D. Sullivan to approve the changes to the Option 1 concept plan (as depicted on the final slide presented at the meeting.)

Proposed change: In the previously approved Option 1 concept plan on the Gust Trust farmlands located North of US HWY 18/151, the farm was apportioned three new density units with the existing farmhouse for a total of four density units. From that original concept plan, the building envelopes A, B, C, D would basically remain in the same location. The proposed changes are:

Lot 3 – Building envelope C was described as no more than 1.75 acres. Now, in surveying the area, the lot would be 2.1 acres.

Lot 4- Building envelope D was described to include the existing farmhouse, barn and outbuildings and some pasture/fields to the West. Now, the landowner, T. Meinholz, wishes to include the agricultural lands to the South of the farmhouse and buildings rather than those to the West for the following reasons:

- a. Meinholz plans to link Building envelope A at the northern end of the farm with the bulk of the land and retain ownership.
- b. Meinholz plans to sell the farmhouse lot and he does not want the lands to the West of the farmhouse, owned by others, to block his access to the bulk of his farm. He wants to square up his acres to make it easier to farm.
- c. For his farming operation in grass-fed livestock, the farmland to the West or South of the existing farmhouse is equally valuable. Therefore, he does not look at his proposal as breaking up the contiguous tract of agricultural land currently farmed in row crops to the South since he will create a new contiguous tract of agricultural land in grass/pasture from the North to the South.

Motion to approve carried 5 ayes: R. Bernstein, D. Sullivan, J. Hanson, M. Healy, A. Jester and 1 nay: J. Rosenbaum, 1 abstention – E. Bunn.

(*Since the proposed changes involved the location of agriculture in a lot and not building envelopes, no 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.

(NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed above.)

DIANNE GEISSEL-ACCESSORY BUILDING/2007 ERB ROAD/SEC. 27: MOTION by M. Fagan/J. Rosenbaum to approve the residential accessory building per the Plan Commission recommendations. Motion to approve carried by voice vote Fagan, Rosenbaum, Schwenn – 3 ayes, zero-nayes.

ANDREW AND JENNA VEDVIG-ACCESSORY BUILDING/2600 TOWN HALL ROAD/SEC. 17: MOTION by M. Fagan/J.Rosenbaum to approve the residential accessory building of 45' x 35', not to exceed the maximum height permitted in the zoning district, with no commercial use. Motion to approve carried by voice vote Fagan, Rosenbaum, Schwenn – 3 ayes, zero-nayes

DANIEL AND MARGARET HAMILTON-LOT LINE ADJUSTMENT/CSM/9001 EARLY AUTUMN ROAD//SEC. 5: MOTION by M. Fagan/R. Schwenn to approve the lot lined adjustment and its CSM. Motion to approve carried by voice vote Fagan, Rosenbaum,Schwenn – 3 ayes, zero nayes.

ADJOURN THE TB DURING THE JOINT MEETING OF THE PC AND TB: MOTION by M. Fagan/R. Schwenn. Motion to adjourn carried 3-0: Rosenbaum, Schwenn and Fagan -ayes, no nayes, 8:01 p.m.

THOMAS CHERPES/CSM CONSISTENT WITH APPROVED 2005 CONCEPT PLAN BY GAMMETERS/HOGARTH FARM LLC/SEC. 36 AND REZONE NEW LOT: Background: In 2005, an Option 2 concept plan for six new lots and the existing farmhouse was approved for the Gammeter farm. In 2005, a single lot was created on the West side of Gammeter Road. In 2014 four lots were created on the East side of Gammeter Road. Due to the limitation of four lots by CSM in a five-year period of time, the fifth lot on the East side of Gammeter Road was not created then. Thomas Cherpes, the current owner of the farmland, farmhouse and the potential fifth lot, wishes to create the small CSM lot now, before selling the property.

MOTION by A. Jester/M. Healy to recommend approval of the preliminary CSM of approximately 3 acres as consistent with the 2005 Gammeter concept plan and the conditions that the lot is subject to a town-approved building, the location on file in the Town Hall and there shall be no further division of this lot for development per the current Town of Springdale Land Use Plan. Discussion: It was generally agreed that the proposed small lot was consistent with the 2005 concept plan. The preliminary CSM showed 66' of frontage on Gammeter Road for the new lot and an access easement across the frontage strip for the farmhouse. Topics for future discussion between the landowner and the TB include, but may not be limited to: the location of the end of Gammeter Road in relation to a fence erected by the property owner, the need to remove or relocate the fence to allow snowplowing this winter and the future construction of a reverse-direction area for the snowplow, emergency equipment, delivery trucks, etc. Motion to recommend approval to the TB carried unanimously by voice vote: 7 ayes, 0 nayes.

MOTION by A.Jester/D. Sullivan to recommend to the TB the rezoning of the new lot from AT-35 to SFR-2, consistent with the neighboring lot. Motion to recommend approval to the TB carried unanimously by voice vote: 7 ayes, 0 nays, 8:30 p.m.
NEXT STEP: Preliminary CSM to the TB and continued discussion of the reverse-direction area if the location can be measured and indicated on a map prior to the TB meeting.

NIZAMUDDIN LANDS/CONCEPT PLAN/CTH S/SEC. 5: MOTION by A. Jester/D. Sullivan to approve the Option 2 concept plan as drawn on the aerial by R. Bernstein which shows:

- *There shall be no further division of these lands and one lot, building envelope A, shall be subject to a Town-approved building envelope, the location on file in the Town Hall.
 - *Building envelope A – On the Northside of CTH S - No building on the contiguous tract of agricultural land shall be permitted. A single development area for one building envelope may be located anywhere in the NW corner woodlands with the condition that the big heritage oaks are preserved. This house site would be linked with the farmland and exceed 35 acres so no 66' frontage strip would be required. An existing farm access has been changed to allow residential use by Dane County Highway #20C009.
 - * Building envelope B – On the Southside of CTH S - Located on the lands between CTH S and the shared driveway to the existing farmhouse with building permitted anywhere on these lands. The potential lot would have frontage on CTH S and access via the existing shared driveway dependent upon an exception granted by the TB for four lots on a shared driveway.
 - *Building envelopes C, D, E, F – On the Southside of CTH S - Located on the lands in the Northeast corner with building permitted anywhere on these lands. The western edge of the lots would follow a contour line to limit the agricultural land in the lots. These lots would have frontage along CTH S and via frontage strips through the woodlands to CTH S to the East. Access via a shared driveway shall be dependent upon an exception from the TB for four lots on a shared driveway. Dane County Highway granted a residential access permit on CTH S #20C010.
 - *The farmland on the Southside of CTH S would be linked with the existing farmhouse.
- There shall be no further division of these lands and one lot, building envelope A, shall be subject to a Town-approved building envelope, the location on file in the Town Hall.

Discussion: Contiguous acres owned on the effective date of the Plan: 116 acres-Option 1 – 5 new lots and Option 2-7 new lots. There is an existing farmhouse. The Nizamuddin family had created six lots on the farm prior to the adoption of the Plan. Since the adoption of the Plan there have been many discussions regarding development on the balance of the farm. The 9/10/2020 action by Dane County Highway to grant two new access permits for residential development on CTH S, a controlled access highway, allows for this concept plan. During this PC meeting, the factors considered for compliance with the Plan include, but may not be limited to the following:

- *Each access point could allow for a shared driveway for three residences per the Town Driveway Ordinance. An exception to that standard could be considered by the TB if four residences on a shared driveway would result in better conformance with the Plan. And, the exception would not allow development that otherwise would not have occurred. Therefore, six lots via two access points would be the maximum number of lots on the concept plan.
- *Because of the woodlands, the terrain, the ravines, etc. these lands could qualify for an Option 2 concept plan when the building sites are clustered and located off of agricultural land and strip development is avoided.
- *In striving to limit the amount of agricultural land in residential lots the PC discussed in general terms the recent PC policy .FYI: It states: (a) If density units must be located on agricultural land because other locations are not possible, new density units for nonfarm uses on agricultural land shall be the minimum size necessary for the residential use proposed. The goal is for such residential density units to be 1-2 acres maximum in size. (b) Density units on agricultural land shall be located near the edges of agricultural fields and/or to use the least productive soil as determined by soil types. (c) Lot lines shall be located so as to best minimize the breakup of contiguous tracts of agricultural lands.
- (d) To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fence rows, woods, waterways, streams, or similar boundaries.

Motion to approve the concept plan carried 5 ayes: D. Sullivan, J. Hanson, R. Bernstein, E. Bunn, A. Jester and 2 nays: J. Rosenbaum and M. Healy. 10:15 p.m.

Next meeting: The regular monthly meeting for November is scheduled for Monday, 11/22/2020 at 7 p.m. The deadline for submittals for the meeting is Monday, 11/8/2020. In accordance with Dane County Emergency Management guidance during the COVID-19 pandemic, future town government meetings will be conducted via Zoom.

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