

APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR JUNE 24, 2019

IN ATTENDANCE: Rich Bernstein, Jim Hanson, Amy Jester, John Rosenbaum, David Schmidt, Denise Town Clerk Susan Duerst Severson and Carol Statz, Deputy Clerk

CALL TO ORDER: by A. Jester at 7:02 p.m. in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 6/20/2019 in the three customary locations in the Town of Springdale as required by law, and as a courtesy to the citizens, published in the Mt. Horeb Mail on 6/20/2019.

MINUTES: MOTION by Rosenbaum, second by Sullivan to approve the draft meeting minutes of the May meeting on 6/03/19. Motion carried 6-0. 1 Abstention.

CONCEPT PLANS:

a. Karl and Judy Hacker/concept plan/ CTH G/Sec. 25:

Contiguous acres owned = 36 acres exclusive of road right-of-way. Option 2-2 new lots. Discussion: Driveway access from Brand's driveway. Rosenbaum and Sullivan attended site visit on 6/12/19. There are two parcels for proposed homes on sloping, non-farmland with no encroachment on farmland. Shared driveway agreement will be required. No further division of Hacker property.

MOTION by Jester, second by Healy to approve the concept plan as presented. Motion carried 7-0.

b. Zahler lands, Nancy Riemenapp/new concept plan/Springdale Center Rd./Sec. 27,

Contiguous acres owned on the effective date of the Plan = 116.9 acres. Option 1 – 5 new lots, Option 2 – 7 new lots and Option 3 -8 new lots for a total of 6, 8, or 9 potential house sites because no residence exists on the 116.904 acres at this time. The Zahler family has had a couple of site visits and various discussions re: concept plans. No concept plan was ever finalized. Option 2 and Option 3 concept plans were discussed.

Option 2:

*a shared driveway with 3 houses south of Zahler Road along Springdale Center Rd. and a possible lot on the site of a former quarry for a total of 4 lots in this general area.

* 4 lots from one driveway farther east and south of Zahler Road.

Option 3: Generally, it was agreed that an Option 3 concept plan was inconsistent with the Plan because of the loss of too much farmland. The PC discussed various locations of building areas keeping in mind the preservation of ag land and flagpole locations. In lieu of a subdivision plat under Option 3, it was pointed out that 4 lots can be sold every 5 years with certified survey maps.

MOTION Jester, second Sullivan to approve Option 2 concept plan for 8 lots with each building envelope on cropland of no more than 1-1/2 acres per lot (excluding frontage for flagpoles) for Lots 1-7, and Lot 1 of Lots 1-7 goes with the rest of the farmland. The flagpoles for Lots 4-7 go through woods. Lot 8 would be located on the site of the former quarry. In summary, Option 2 concept plan shows a cluster of 3 lots, a line of 4 lots and Lot 8 across the road. Motions carried 5-2.

c. Karen Brinks' lands, agent Charlie Wills/new concept plan/ TH G/Sec.26:

Contiguous acres owned on the effective date of the Plan = approximately 90.2 acres, Option 1 = 3 new lots, Option 2 = 5 new lots and Option 3 = 6 new lots. There is an existing farmhouse. The property is divided by CTH G. Site visit completed. C. Wills believes the best farmland is on the North side of CTH G, therefore, houses may be better located on the property on the South side of CTH G. The owners have requested the Town to approve two concept plans at this time to keep their options open.

Option 2: 4 lots between 1-1/2 and 2 acres. Lot 5 could be a small lot for the existing farmhouse with a density

unit, Lot 6, for a residence assigned to the bulk of the farmland on the South side. Conforms to goals of Land Use Plan. No ridgeline lots. 86% of farmland in green space.

MOTION Jester, second Healy to approve Option 2 drawing as presented. Motion carried 6-0. 1 Abstention.

Option 3: 5 lots. Lots 1, 3 and 4 have shared driveway. Lots 2 and 5 come off driveway from Kollath Rd. Lot 6 could be a small lot for the existing farmhouse with a density unit, Lot 7, for a residence assigned to the bulk of the farmland on the South side.

MOTION Schmidt, second Jester to approve concept plan as presented. Motion carries 6-0-1. Abstention.

PLAN COMMISSION PROCEDURES:

The next Plan Commission will meet July 22. Submittals for the July monthly meeting should be submitted to the Town Clerk by Monday, July 8, 2019. The Plan Commission will meet at 6:30 p.m. on July 29, 2019 for a work session. The Town Board is changing their monthly meetings to the third Tuesday of the month instead of the third Monday of the month. It will be noted on the website and through a mass email to residents.

ADJOURN: MOTION by Jester, second by Rosenbaum. Motion carried 7-0. Adjournment at 8:45 p.m

Respectfully submitted, Carol Statz Deputy Clerk