

Town of Springdale Plan Commission (PC) and Town Board (TB) Meeting

The Springdale Plan Commission monthly meeting held on Monday, **March 30, 2020, 7 PM**
Town Hall at 2379 Town Hall Road, Mt. Horeb, WI

Town Board MINUTES

Due to the COVID-19 pandemic, including Federal, State and County emergency orders limiting crowds, this meeting was held via Zoom on the computer or via telephone. The Notice of the Meeting and detailed agenda with instructions to access the meeting via the internet or telephone was posted on 03/24/2020 at Riley Tavern, Town Hall, Mt. Vernon Family Auto, and www.townofspringdale.org and distributed via the Town-wide email list. In addition, individuals needing reasonable accommodations to access the meeting were instructed to contact the Deputy Clerk to the Plan Commission at 608-839-0630 at least three (3) business days in advance so arrangements could be made to accommodate the request. *A roll call vote was called for each vote.*

Town Board Called to Order; 8:13 PM Fagan **CALL TO ORDER THE JOINT MEETING OF THE PC AND TB** by Town Chair Mike Fagan for the purposes of discussion and action on the three agenda items recommended to the TB for approval by the PC earlier this evening

Certification of compliance with the open meeting law. Deputy Clerk to the PC confirmed posted 3/24/2020

Town Board in Attendance confirmed via roll call vote: Town Chair, Fagan; Supervisor I, Rosenbaum; Supervisor II, Schwenn; and Deputy Clerk to the PC, Anderson, recording minutes for the Town Board. Quorum present. 22 participants were identified as logging in to the electronic meeting via the internet or telephone.

ACCESSORY BUILDING/TROY GAGNER/2624 LUNDE LANE/SEC. 16: Site visits performed and found to be consistent with the Town Accessory Building ordinance by PC members. PC recommended approval of a residential accessory building, 80' x 48' in size and 16' high. They found no apparent impact on neighbors. There will be no commercial use, no water, and access will be via existing driveway. **MOTION Schwenn/Rosenbaum** to approve the residential accessory building as in the PC recommendation. Motion to approve carried 3-0: Rosenbaum – aye, Schwenn-aye and Fagan -aye, no nays

CSM FOR LOT LINE ADJUSTMENT AND REZONING FOR NEW LOT ACREAGE/ACCESSORY BUILDING/ROD SKINDRUD/TOWN HALL ROAD/SEC. 5:

PC recommended TB approval as follows: **Project Overview:** For several years, R.Skindrud has lived on a residential lot comprised of three separate parcels of land; 5 acres and 0.955 acres and 1.093 acre. Due to historical errors in land ownership records, before an accessory building is constructed on his property, the parcels shall be combined into one CSM lot/lot line adjustment and recorded as his land.

- **CSM PC** recommended approval of the CSM of 7.02 acres for renamed Lot 1. Discussion: This is considered consistent with the Town Lot Line Adjustment Ordinance for the following reasons: no additional lots are created; no single lot is reduced below the minimum lot size of one acre; no break-up of agricultural land occurs; there is no concept plan on the property, thus no impact on a concept plan; no conflict with the Town of Springdale Land Use Plan. It corrects errors in official records.
- **REZONING PC** recommended approval to RR-4 zoning district for the new CSM of 7.02 acres.
- **ACCESSORY BUILDING PC** recommended approval to the TB of the 48' x 36' residential accessory building. PC conducted site visit and found it to be consistent with the Town Accessory Building ordinance. They saw no apparent impact on neighbors. There will be no commercial use and no water. Access will be via existing driveway.
- TB had no further discussion-**MOTION Rosenbaum/Schwenn** to approve the CSM, rezoning, and residential accessory building-consistent with submittals to PC. **MOTION** carried 3-0: Rosenbaum – aye, Schwenn-aye and Fagan -aye, no nays.

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CONCEPT PLAN REVISION/CSM CONSISTENT WITH APPROVED CONCEPT PLAN AND REZONING FOR NEW LOT ACREAGE/BRADT LANDS/N. RILEY RD./SEC. 1 AND LOT LINE ADJUSTMENT BY METES AND BOUNDS AND REZONING FOR ADDITIONAL LANDS/WEBER LANDS/N. RILEY RD./SEC. 1:

Project Overview: In preparing to divide the existing Bradt residential lot, errors in surveying and land ownership records were identified. Thus, lot line adjustments between the adjacent property owners, Bradt and Weber, will correct the records.

CONCEPT PLAN REVISION PC approved the revised concept plan as shown on 3/30/2020. Discussion: The Option 2 concept plan approved on 9/26/2016 showed a small lot around the existing house with the balance of the lands in a proposed new lot. The revised Option 2 concept plan submitted now shows the lands split into two 7+ acre lots. There is no change to the 2016 approved building envelope. It was generally agreed that the revision does not negatively impact agricultural land. (*Documentation after the meeting - The contiguous acres owned by the Brandts on the effective date of the Plan, 3/2002 =15.43 acres.)

CSM PC recommended the TB approval of the CSM for two lots of 7+ acres each with the lot line adjustment pieces of land, A, B, C and D as shown on the preliminary CSM, as consistent with the Town Lot Line Adjustment Ordinance and the revised concept plan. Discussion: 66' of frontage for each lot will be verified by Dane County Land Division Office as part of their review of the CSM lots. The **Bradt** 7+ acre Lot 2 will include the Parcel D and the **Weber** lands of approximately 120 acres, described by metes and bounds, will include the Parcels A, B, and C. The lot line adjustment is considered consistent with the Town Lot Line Adjustment Ordinance for the following reasons: no additional lots are created; no single lot is reduced below the minimum lot size of one acre; no break-up of agricultural land occurs; no negative impact on an approved concept plan; no conflict with the Town of Springdale Land Use Plan. It corrects errors in land records.

REZONING PC recommended the TB approval of rezoning to AT-35 zoning district the strips of land which will be added to the **Weber** 120 acres of land via a metes and bounds description and rezoning to RR-4 zoning district Lot 1 and Lot 2 of the **Bradt** preliminary CSM.

BRADT LANDS CSM AND REZONING AND WEBER REZONING/SEC. 1: MOTION

Schwenn/Rosenbaum to approve the CSM and rezoning for Bradt lands and the rezoning for the Weber lands with no further discussion-consistent with submittals to PC. MOTION carried 3-0: Rosenbaum – aye, Schwenn-aye and Fagan -aye, no nays.

ADJOURN THE JOINT MEETING OF THE TB: MOTION by M. Fagan/J. Rosenbaum. Motion to adjourn carried 3-0:

Rosenbaum – aye, Schwenn-aye and Fagan -aye, no nays.

Respectfully submitted by Susan Duerst Severson, Clerk. Draft minutes taken by Vicki Anderson, Deputy to the PC