

**DRAFT MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON. June 26, 2021 Approved July 26, 2021**

IN ATTENDANCE: Rich Bernstein, Mike Healy, Jim Hanson, Amy Jester, John Rosenbaum, Ellen Bunn (after 7:04), and Denise Sullivan. (A quorum is present.) Town Board: Richard Schwenn Absent: Mike Fagan

CALL TO ORDER: by PC Chair A. Jester at 7:01 p.m. as a Zoom meeting via Internet or telephone.

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

**Minutes of previous meetings**, MOTION by Bernstein/Healy to approve the draft minutes of the 5/24/2021 meeting of the PC. Motion to approve carried unanimously by voice vote: 6-0 ayes, no nays (Bunn had not yet arrived).

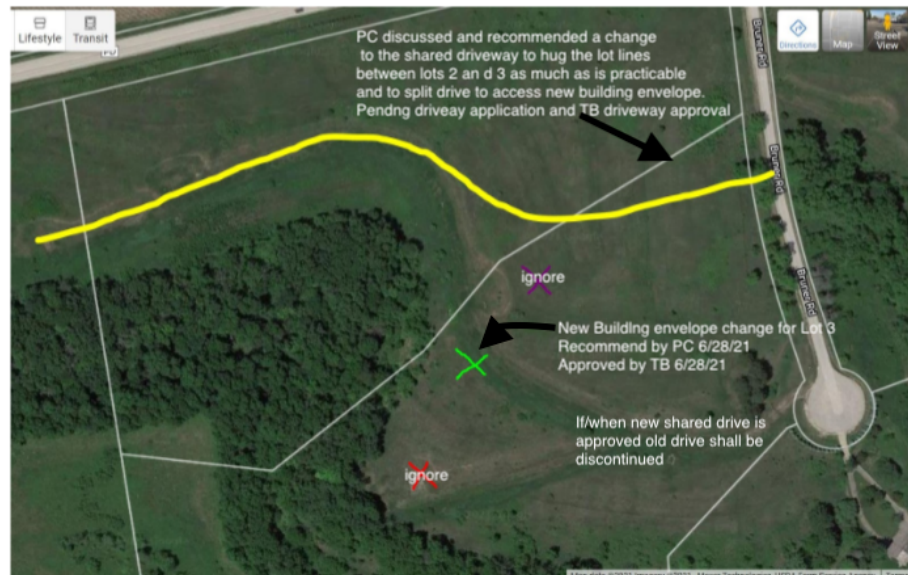
**Building Envelope Change/Hendrickson/ Lot 3 - Bruner Rd/ Sec 10.**

**MOTION: Bunn/ Healy to recommend to the Town Board a building envelope change as depicted in green on the slide presented at the meeting as it is consistent with the Land Use Plan.**

Hendrickson  
request - Lot 3  
Building  
Envelope  
Change

Green X = new  
building  
envelope

Click to add text



Discussion: A site visit was conducted on June 17, 2021. Lot 3 of the original Brunner concept plan had an approved building envelope in the woods off of a spur off of the existing approved driveway. Applicants wish to move this building envelope closer to the northern lot line but west of the existing approved driveway (as depicted on the green x on the slide). This move would eliminate the need for the spur and is in an area that is already not productive ag land because of sloping toward the woods.

Though the PC does not act on driveways it was discussed at the site visit that a change in the easement/ joint driveway to run off Brunner Rd running along the lot lines for lots as much as possible would allow for the abandonment of the already approved driveway and would allow the new building envelope to be served by

the new shared driveway and this would not make any net change in ag land. This ag land is already divided by lot lines. And one drive was seen as better than 2. Owner of lots 1 and 2 (those that share existing easement and driveway) spoke in support of the proposed change to the driveway running along the lot line.

Vote: Voice vote: 7 ayes, 0 nays

**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 Board Member John Rosenbaum at 7:20 pm for the purposes of discussion and action on the agenda item above recommended to the TB for approval by the PC. In attendance: J. Rosenbaum., R. Schwenn. Absent: M Fagan.

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

**Building Envelope Change/Hendrickson/ Lot 3 Bruner Rd/ Sec 10.**

**MOTION: Rosenbaum/ Schwenn to approve the building envelope change to the green x as depicted on the slide as recommended by the PC. Additionally recommend that a new shared driveway follow a lot line between 2 and 3 and service all 3 lots** (Note: this driveway recommendation still requires a driveway application and official town Board approval)

Discussion: None

Vote: 2- ayes, 0 nays

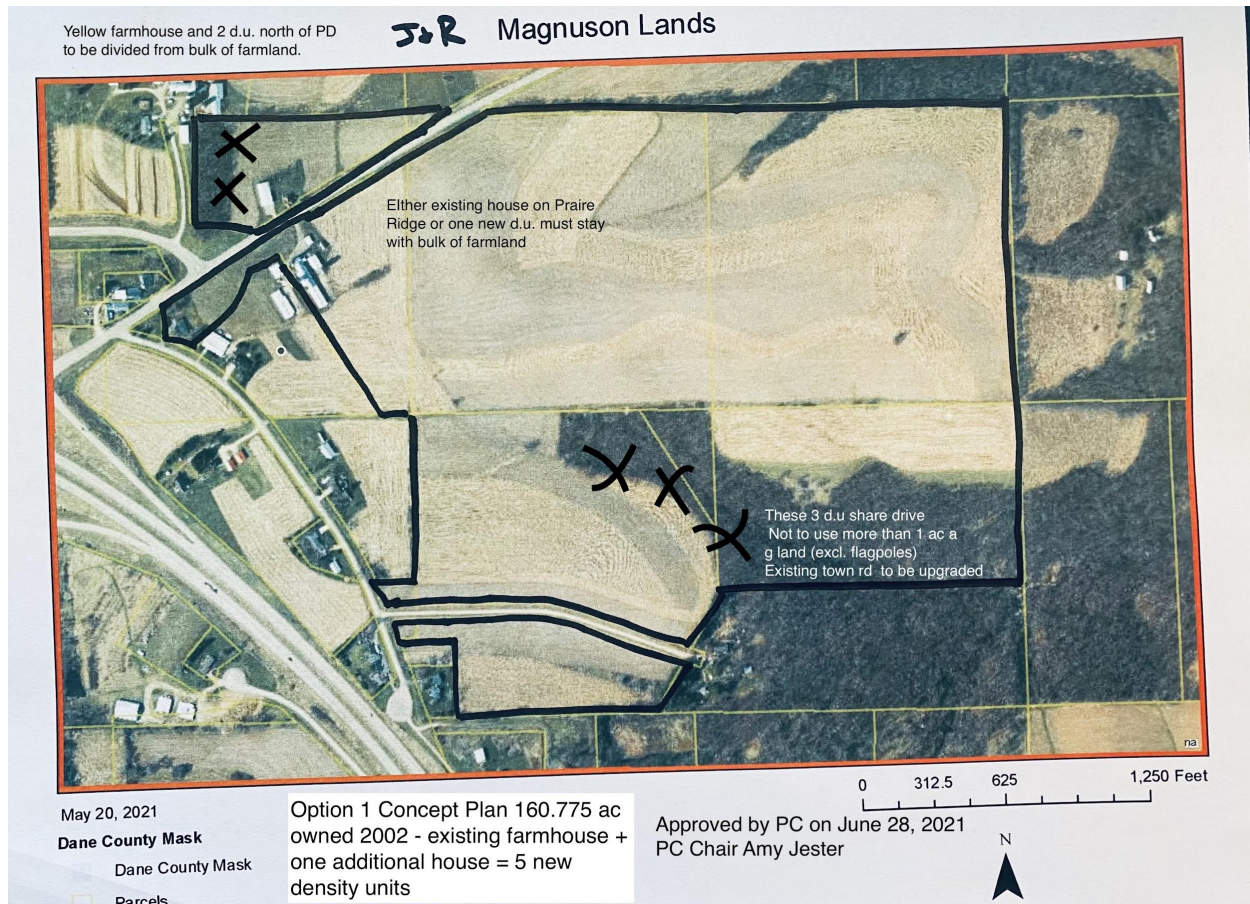
Next Steps: Applicants will need to get new driveway approved (forms available on the town website and will need to file a new easement and potentially revised shared driveway agreement with owners of Lots 1 and 2.)

Town Board Meeting Adjourned: 7:21pm

**Concept Plan/J and R Magnuson/ CTH PD/ Sec 15.**

Background: 160.775 ac owned as of 2002. Two existing houses (original farm plus one additional house on lands). Option 1 = 5 new density units. Option 2 = 8 new density units. Site visit conducted. Site visit looked at option 1 possible sites because of the amount of farmland and access limits for 5 additional density units plus dividing off the original farmhouse and leaving the second house with the remainder of the farmland.

**MOTION: Healy/ Sullivan to approve an option 1 concept plan for the Magnuson lands on PD as depicted on slide. Two additional density units sharing the drive with the original farmhouse north of PD with these lots including the woods and the small bits of farmland between the woods and the accessory building. The other three density units would be located using a minimal amount of farm field (not more than 1 ac. exclusive of land needed for frontage flagpole) and as much of the woods as they'd like and these three would share a drive off the town road off prairie ridge. These building envelopes were chosen to adhere to Section 5 #4a and 4b of the Land Use Plan which describes that building envelopes shall not be placed in the middle of ag fields if it can be avoided and that strip development should be avoided. The remainder of the land would stay with the house off Prairie Ridge Rd by the existing farm buildings and would allow for the yellow farmhouse north of PD to be divided off with the land remaining after lot creation.**



**Discussion:** The existing town road off Prairie Ridge Road, though a town road, would need to be upgraded by the landowner. Discussion also included questions about if/how this could or could not be an option 2 concept plan. In addition to minimizing the breakup of ag land the Town Land Use plan describes Option 2 concept plans as requiring clustering of density units, avoiding strip development and minimizing visual impact from roads or hilltops. We talked about alternate access by converting farm road to residential off PD or locating all lots off of the town road cutting through the southern part of the lands. The town indicated they would be willing to hear additional proposals if the landowner wished to continue to pursue them and if County grants upgrade to residential access off PD and the chair explained the process to revise a concept plan.

**Vote:** 7-0 voice vote: 7 - ayes, 0-nays

**Next Steps:** If you wish to divide land now, preliminary CSMs are reviewed for consistency with the concept plan and rezoning for residential use would be required. Or if wish to revisit the concept plan contact the PC chair to get on future agenda.

**Pre-Application Meeting/ Concept Plan/ Schedule Site Visit/ D and L Midthun/ CTH J/ Sec. 23**

**Discussion:** Midthun wishes to build a house on the lands occupied by the brick farmhouse on HWY J a concept plan is required. For these lands an option 1 concept plan is 8 density units and an option 2 is 11 density units. The Plan Commission reviewed overview maps of the lands. Discussed access point challenges for the land - applicant will contact Dane County to inquire prior to site visit which was scheduled for July 15 at 6:30pm

**PC Procedures** - Healy reported that contact with DOT indicates that 18/151 projects including access converting to frontage roads are on hold with no timeline.

**Adjourn (Healy/ Jester) at 9:04**