

Minutes of the Joint Meeting of the Springdale Plan Commission and Town Board at the Plan Commission Monthly meeting on May 23, 2022 at 7 p.m. held in-person at Town Hall and concurrently on zoom. Minutes prepared by Maggie Milcarek, Deputy/Elections Clerk

MINUTES APPROVED June 27, 2022

IN ATTENDANCE: Plan Commission: Kelly Altschul, Rich Bernstein, Ellen Bunn, Amy Jester, Jim Hanson, Mike Healy, Denise Sullivan. (a quorum is present) Town Board: Wayne Hefty, John Rosenbaum (Chair), Richard Schwenn. Town Admin: Jackie Arthur, Maggie Milcarek

- **Call to order by PC Chair Amy Jester. Compliance with the Open Meeting Law was confirmed. Quorum is present. Approval of the agenda (Public input at the time of each agenda item may be permitted)**
- **Announcement** – Town Board updated the Plan Commission Membership Ordinance – PC is a 7-member resident volunteer board. The requirement for a Town Board member to be on the PC was eliminated because TB members are present at all PC meetings for Joint Sessions. Thanked Wayne Hefty for serving on the PC while we recruited a new member and updated the Ordinance. Announced the renewal of terms for Mike Healy and Ellen Bunn and welcomed to new Plan Commission member: Kelly Altschul.
- **Minutes of previous meetings**  
MOTION: Hefty/Bernstein to approve the minutes with a typo corrected  
Vote: aye 7, nay-0
- **J. Vogel / REZONE from SFR 2 to RR 2 / LOT 1 CSM 15770 CTH G/ Sec. 25**

**MOTION:** Healy/Bunn motion to recommend the Town rezone from SFR 2 to RR 2 as is consistent with Town of Springdale Land Use Plan.

Vote: Aye-7, Nay-0

**Background/Discussion:** When the lots were created the Town zoned the two little lots single family residential (SFR) because of previous owner wanting control over the animal use on these lots. The current owner of the lot wants to rezone it to RR 2. The owner is thinking about having an animal or two, or possibly a small family business someday. The rezone is consistent with the surrounding properties and the Town of Springdale Land Use Plan. Neighbors have been notified and they have no objection to the rezone. Prior owner who originally requested the existing zoning had no objections.

Next Steps: This item will be heard at the town board at their next meeting.

- **Town Board hybrid meeting resolution-- Discussion Only.**

Town Board members and Plan Commission members discussed their opinions about continuing hybrid meetings and some Town Board members desire to require all TB, PC and Committee members to attend meetings in person. Numerous issues were raised including: accessibility, health issues, increasing participation among community members, inability to get vaccinated for Covid, increasing Covid cases, and benefit of having participants in person to answer questions. The Town Board will take

these issues into consideration, gather more public input, and potentially vote on a resolution at the next Board meeting.

- **Intergovernmental agreement with Mount Horeb – Discussion Only.**

The Village of Mount Horeb has updated its comprehensive plan – the maps that they came to the Town of Springdale were adopted and show the extraterritorial jurisdiction areas and their intended future land uses. Their plan calls for working with the surrounding towns to develop intergovernmental agreements. The Town has started to think about what this might look like and what might be important to the TOS in such agreements.

Plan Commission members discussion included: the new ATC environmental impact money and possible conservation uses for the money including conservation easements, expanded trails, and historic preservation. Discussed having a guest from Driftless Area Land Conservancy or Groundswell at the Town Board meeting to discuss land conservation easements.

- **Density units and agricultural land - Discussion Only**

Plan Commission Chair reviewed how/why the Town has a density unit associated with ag land and why the “original farmhouse idea” applies in concept plans. The town’s legacy A1 zoning allowed all lands in the town to have a residence as a permitted use. The land use plan specifies how many additional density units could be divided off of the original land holdings as of 2002 (all land holdings even those without an original house) had the permitted right to a single density unit because of A1 zoning. The town when creating concept plans recognizes that all parcels even when used for just ag had a density unit associated with them because of A1 zoning – so the town not wishing to take away a former permitted use recognized the original farmhouse (or the existing A1 density unit) in concept plans. Under A1 zoning after land divisions were completed the remainder of the land continued to be zoned A1 and so it “needed” to have a density unit associated with it because in A1 zoning it was permitted use. There was no land in the town that didn’t have a density unit.

Other towns used the Agricultural Exclusive zoning and Farmland Preservation Zoning Districts to allow ag parcels with no density units. Town of Springdale did not adopt A1ex zoning and does not have Farmland Preservation because not enough land owners were/are interested in the program.

The Town of Springdale land use plan wants the town to protect farmland. So, the question is: does selling ag land without a density unit protect farmland and serve all the goals of the land use plan? What are the advantages and disadvantages of selling ag land without a density unit/ is that consistent with the land use plan goals? What are the implications for the town beyond just selling land without a density unit – what possibilities does this change of policy introduce? And then what mechanism is available to the town to do so? There needs to be a discussion and we need to understand the mechanism of how to do that and what do we zone it. There is no zoning district to zone ag parcels under 35 ac. The only options are to zone UTR or Recreational and neither are good options for ag only and introduce unintended uses into ag districts.

Next steps: Discussion to outline pro/cons of this change of policy/ discussion of consistency with land use plan. PC/TB work session will allow for more discussion/analysis. If we decide to move forward, we will need to discuss this with Dane County zoning/ land use mechanism possibilities and then the town would propose an amendment to the land use plan/ hold public hearing/ vote etc.

- **PC Procedures - Work Session Priorities/Schedule**

PC Members indicated topic priorities for work session. Including:

1. Ag Land without a density unit discussion
2. Lot Line Adjustment Ordinance Issues: Language, proposed changes
3. Flagpole lots/Frontage requirement

**Work session set for 6/20 at 7:00 p.m.**

- **Adjourn.**

**Hanson/Healy Motion to adjourn 9:06 pm**

DRAFT