APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR FEBRUARY, FEB. 25, 2019

IN ATTENDANCE: Ellen Bunn, Rich Bernstein, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, David Schmidt, (A quorum is present.) Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Town Clerk Susan Duerst Severson and Vicki Anderson, Deputy to the PC.

CALL TO ORDER: by A. Jester at 7:07 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 02/21/2019 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 2/21/2019*.*

MINUTES: MOTION by J. Hanson/A. Jester to approve the Jan. PC meeting minutes as distributed. Motion carried 7-0.

BILL GARFOOT/PROPOSED CONCEPT PLAN-FOR CSM LOTS/SPRINGDALE CENTER RD./SEC. 28:

NEW INFORMATION: Since the Feb. 4, 2019 PC meeting, landowner B. Garfoot submitted a revised Option 1 concept plan showing 2 lots of approximately 3.5 acres each served by a proposed shared driveway. The revised driveway would start at an existing access point to the North of Garfoot’s 5 acre CSM lot and travel closer to that lot line. PC members appreciated the revision to the concept plan because the smaller lots and revised driveway location take up less agricultural land. The remainder of the 51 acres would contain one density unit located close to the northern property line. The 3 building envelopes proposed by the landowner are indicated on the concept plan. In presenting the revised concept plan with the smaller lots and revised driveway location, the landowner stated his preference for the Feb. 4, 2019 concept plan with lot sizes of 5 acres each to allow a future landowner to have more land for agricultural. It was noted that the shared driveway would be only as wide as required in the Town of Springdale Driveway Construction Guide – shared portion – 18’ base with driving surface of 16’. It was noted that the current Conditional Use Permit #999 for the airstrip would be impacted when lands in the airstrip were to change hands. The sale of the lots containing a portion of the airstrip would make the CUP null and void. See letter dated November 2018, to Bill Garfoot from Roger Lane, Dane County Zoning Administrator.

FIRST MOTION: MOTION by A. Jester/D. Schmidt to approve the revised shared driveway location on the Option 1 concept plan dated Feb. 21, 2019 and the 2 lots of approximately 5 acres each depicted on the concept plan presented at the Feb. 4, 2019 PC meeting. Discussion: The comments in support of the motion included, but may not be limited, to the following: \*The new driveway location does not divide the agricultural field on the remaining lands. With the Feb. 4, 2019 concept plan, when the shared driveway traversed the agricultural field, combined with lots of 5 acres each, too much of the 20-acre agricultural field was negatively impacted. The revised driveway location eliminates that previous concern. \*The 2 building envelopes are clustered even though an Option 1 concept plan does not require it. \*Of the 51 acres, other natural resources-wooded areas, vistas, pond, etc. are preserved even though a little more agricultural land is in the lots. \*With the comprehensive revision of the Dane County Code of Ordinances, the Rural Residential zoning district for 2-4 acre lots, allow an animal unit per acre owned. With 5 acre lots vs. 3.5 acre lots, landowners can engage in more ag activity. The comments in opposition to the motion included, but may not be limited, to the following: The Town of Springdale Land Use Plan states that agricultural land shall be preserved and the PC should stick with the Plan.

Motion to approve a combination of Feb. 4 and Feb. 21 Option 1 concept plan failed for lack of a majority: 3-aye, 3-nay, 1-abstention.

SECOND MOTION: MOTION by M. Healy/J. Rosenbaum to approve the concept plan as submitted on Feb. 21, 2019 with 2 lots of 3.5 acres each and the revised driveway location because it is more consistent with the Town of Springdale Land Use Plan.

Discussion: Comments in support of the motion include: The Plan says ‘shall.” “Lot lines shall be located and lot sizes shall be configured to best satisfy the following: (a) Lot lines shall be located so as to minimize the breakup of contiguous tracts of agricultural lands. Similarly, lots shall be sized to minimize the breakup of contiguous tracts of agricultural lands. To the extent possible, lot lines shall be located to follow previously existing natural or man-made boundaries, such as roads, fencerows, woods, waterways, streams, or similar boundaries. If lot lines must cross agricultural fields because other boundaries are not possible, it is desirable to locate them in such a way so as to maintain the maximum size agricultural fields in one contiguous parcel.”

Comments in opposition to the motion include: \*The impact on the agricultural land is a wash-changing the location of the driveway saves part of the ag field so the lots sizes can be increased back to 5 acres from 3. 5+ acres. \*By allowing more ag land in each lot, the individual landowner can have more land for agricultural uses. \* Motion to approve the Option 1 concept plan as submitted on Feb. 21, 2019 failed for lack of a majority. 3-aye, 3-nay, 1-abstention.

THIRD MOTION: MOTION by A. Jester/D.Schmidt to approve the Option 1 concept plan with 2, 5-acre parcels and the shared driveway which hugs B. Garfoot house lot; using the natural wood line as the western lot line for consistency with the Plan; retaining some agricultural use on the individual lots and in the wide swath of 40 acres of contiguous agricultural lands and natural resources on the remaining lands; and with the building envelopes clustered to the east of the property. Discussion: In looking for a solution to the tie votes in two previous motions, comments included, but may not be limited to the following: \*The goal of the Plan is to preserve agricultural land and the revised driveway location preserves agricultural land and helps to offset the slightly larger 5 acre lots and avoid a panhandle of a farm field to the west of the proposed 35+9 acre lots.\* The 3.5 – 3.66 acre lots are more consistent with the Plan and since the landowner presented it to the PC, it was supported; and then the landowner took it back. \*Suggested that the configuration of the lots be tweaked to make them narrower North to South and wider East to West to avoid the panhandle of ag land to the West. \*This land is complex and the discussions over these months illustrate the challenge to balance the goal of large, contiguous ag fields and smaller lots large enough to support ag uses in small-scale farming. Every piece of land is different. Even though the land may not be considered prime farmland, it is suitable for ag uses other than row crops; it qualifies for CRP monies now. Motion to approve the Option 1 concept plan with 2, 5-acre lots and the revised driveway location carries 5-1-1. 8:17 p.m.

Next step: This concept plan combo of Feb. 4 and Feb. 21 submittals will be redrawn for retention in the Town Hall.

The landowner may submit a preliminary CSM consistent with the approved concept plan to the PC. Concept plans are not acted upon by the TB.

CHRIS AND EILEEN ZURBUCHEN/CSM-LOT LINE ADJUSTMENT/SPRING ROSE RD./SEC. 24: MOTION by A. Jester/J. Rosenbaum to approve the lot line adjustment/CSM which is consistent with the approved concept plan showing the existing house lot slightly larger. Discussion: The lot shall be increased to approximately 3.88 acres. There is no requirement for a building envelope since the lot contains an existing house. Motion to recommend approval to the TB carried 7-0.

Next step: The CSM shall move to the March Town Board meeting.

BILSE/2 CSM LOTS CONSISTENT WITH APPROVED CONCEPT PLAN/TOWN HALL RD./SEC. 17: MOTION by M. Healy/A. Jester to approve the 2-lot CSM as consistent with the approved concept plan with Notes on the CSM: a. No further division of these Lots for development per the current Town of Springdale Land Use Plan and b. The Lots are subject to Town-approved building envelopes on file in the Town Hall. Motion to recommend approval to the TB carried 7-0.

Next step: The CSM shall move to the March Town Board meeting.

MOTION TO RECONSIDER CHRIS AND EILEEN ZURBUCHEN CSM-LOT LINE ADJUSTMENT/SPRING ROSE RD./SEC. 24: MOTION by A. Jester/J. Rosenbaum to add to the CSM the Note: There shall be no further division of this Lot for development per the current Town of Springdale Land Use Plan. (Motion to Reconsider – parliamentary procedure to remedy an oversight.) Motion to recommend approval to the TB carried 7-0.

MEYLOR FAMILY-WINDY RIDGE FARM LLC/4 CSM LOTS CONSISTENT WITH APPROVED CONCEPT PLAN/TOWN HALL RD./SEC. 8 MOTION by J. Rosenbaum/ R. Bernstein to approve the CSM as submitted for Lots 1-4 for the Meylor property with the understanding there shall be no further division of these Lots for development per the current Town of Springdale Land Use Plan and Lots 2, 3, and 4 are subject to Town-approved building envelopes on file in the Town Hall. Discussion: For the record the Town-approved concept plan will be redrawn to better illustrate the slight revisions at the 8/27/2019 PC meeting. The concept plan includes 6 density units Motion to recommend approval to the TB carried 7-0. Next step: The CSM shall move to the March Town Board meeting.

PAT BURKE/ FORMER SCHMID REV. TRUST LANDS/2 CSM LOTS CONSISTENT WITH APPROVED CONCEPT PLAN/KOLLATH RD./SEC. 36: MOTION by M. Healy/A. Jester to approve the 2-lot CSM as consistent with the site visit and concept plan; and there shall be no further division of these Lots for development per the current Town of Springdale Land Use Plan; and there is no designated building envelope since the property is woodlands; and there is no requirement for 66’ of frontage on a public right-of-way since the lots are greater than 35 acres in size. Motion to recommend approval to the TB carried 7-0, 8:59 p.m. Next step: The CSM shall move to the March Town Board meeting.

P;AN COMMISSION PROCEDURES:

PLAN AMENDMENTS: Per the annual procedure, proposed amendments to the Plan submitted by Dec. 31 each year are presented at a public hearing at the January PC meeting. Two amendment proposals were received and will be further researched and discussed at the future PC meeting. #1 submitted by Mike Healy-Research the legal mechanism to allow landowners to sell farmland only, without a density unit assigned to the land. #2 submitted by the Meylor family – Establish a light commercial corridor from the eastern boundary of the Village of Mt. Horeb east along Ridgeview Road. The Meylor family has been asked to provide more details for their proposed amendment.

Next PC meeting March 25, 2019: Submittals for the March monthly meeting should be submitted to the Town Clerk by Monday, March 11, 2019.

Town website and email needs: Amy Jester and Deputy Clerk Carol Statz will work on a basic, nothing fancy, reorganization of the website. The Town will research using townofspringdale.org or gmail email accounts for all town officials and workers to facilitate public record retention. The goal is to separate public emails from personal emails.

ADJOURN: MOTION by unanimous consent, motion carried 7-0. Respectfully submitted, Vicki Anderson, Deputy to the PC