MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING, Monday Feb. 26, 2018.

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

CALL TO ORDER: by A. Jester at 7 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 2/22/18 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 2/22/18*.*

MINUTES: MOTION by J. Hanson and J. Rosenbaum to approve the Jan. 22, 2018 PC meeting minutes as distributed. Motion carried 6-0.

ALAN FREITAG TRUST LANDS/CSM CONSISTENT WITH REVISED CONCEPT PLAN/CTH J AND CTH PD/SEC. 12: MOTION by J. Hanson/D. Schmidt to approve the four-lot CSM with no further division of these four lots and no building envelope designated on these four lots. (No specific building envelope required on these four lots to meet the Plan criteria.)

Discussion: The Freitag Trust submitted to the Town the slightly revised concept plan of the entire farm per the PC request in the Jan. 22, 2018 PC meeting. Pertinent language from the Town of Springdale Land Use Plan: Section 5 (B) 4. (e) Any changes in the location of a building envelope as defined on a concept plan shall require a public hearing by the Town of Springdale Plan Commission (PC) and approval by the Town of Springdale Town Board (TB). (f) The largest building envelope that can meet the criteria in Land Use Plan Section 5 shall be defined on the concept plan. (g) Any changes in the concept plan shall require approval of the PC.) The motion to approve the CSMs lots carried 6-0.

LINUS AND CHERIE HELLENBRAND LANDS/REVISED CONCEPT PLAN AND CSM/DAIRY RIDGE RD. AND CTH J/SEC. 13: MOTION by E. Bunn and J. Rosenbaum to approve the Option 1 concept plan for a total of 12 new density units/new lots on the contiguous acres owned on the effective date of the Plan. History: Contiguous acres owned on the effective date of the Plan = 289.83 acres. In 2005 an Option 1 concept plan on 100 acres was approved for the L. and C. Hellenbrand lands on the north side of Dairy Ridge Rd. and the 35+ acre parcel on the west side of CTH J. Based on the 2005 concept plan, 4 density units have been apportioned:1 separating a second residence from the historical farmhouse lot; 3 on the 35+ acre parcel on the west side of CTH J, leaving a balance of 8 new density units/8 new lots for the remaining lands. Concept plan approved on 2/26/2018: The concept plan for the entire farm strives to cluster potential new lots off of farmland and preserve as much farmland by clustering one-acre lots off of the farmland and into the woods as much as possible, with access via shared driveways whenever possible. The preferred concept plan shows:

\* 3 new lots on the 35+ acre parcel on the west side of CTH J. The northern most development area is to the west of the two existing houses and attached to the bulk of the farmland. The southwestern development area is to the west of the existing pheasant farm and the southeastern development area is to the east of the existing pheasant farm.

\* 3 new lots clustered on the western edge of the farmland along CTH J tucked into the woods and off of the farmland as much as possible and served by a shared driveway with the CTH J access point to be determined by Dane County Highway. If Dane County Highway would not permit access from CTH J, this cluster of three lots would be sited along the northern edge of Dairy Ridge Road close to its intersection with CTH J.

\*3 new lots on the south side of Dairy Ridge Road, one of which is the 1 acre CSM lot for L. Hellenbrand’s daughter, submitted for approval with the concept plan. The 2 lots created after the daughter’s lot will be clustered and served by a shared driveway. Motion to approve carried 6-0.

MOTION by J. Hanson and E. Bunn to approve the 1 acre CSM lot as consistent with the concept plan. Motion carried 6-0.

PRADHAN LANDS-D. HAMILTON/PRE-APPLICATION MEETING-CONCEPT PLAN/MESSERSCHMIDT DR./SEC. 27:

INFORMATION ONLY-NO ACTION: Landowner K. Pradhan gave D. Hamilton written permission to discuss his land on Messerschmidt Dr. At this time, the land consists of two CSM lots of 29 acres and 10 acres. A 2003 approved concept plan on file in the town hall shows three potential density units on the two lots because the 29 acre lot could be divided per the Plan. In considering building a house on the land, the following goals of the Plan were reviewed: to maintain the agricultural land in the largest contiguous parcel, tuck the houses into the landscape and off of the agricultural land, provide 66’ of frontage on an existing public road for the lots of 35 acres or less and plan for a viable driveway with a slope of 10% or less and adequate site distance on Messerschmidt Dr.

E. AND N. BAKER LANDS/PRE-APPLICATION–CONCEPT PLAN/RIDGEVIEW ROAD/SEC. 7 & 18:INFORMATION ONLY/NO ACTION: Background: Nov. 27, 2017 PC meeting – The Bakers expressed interest in an Option 1 concept plan and with the existing contiguous acres on the effective date of the Plan this would equal 11 new lots and an existing farmhouse. At the Dec. 9, 2017 site visit, the Bakers focused on concentrating 9 density units in the northwest 30-40 acres of the farmland, 1 density unit near the existing farmhouse and 1 density unit in the triangular shaped five-acre piece separated off by Ridgeview Road, US Hwy. 18/151 and the round-about. On Jan. 30, 2018, the Bakers sold 36 acres in the northwest corner of the farm via a lot line adjustment before a concept plan was discussed/acted upon by the PC. Next steps: In accordance with the Town Plan and Ordinances, prior to action on a CSM lot, a concept plan approved by the PC is required. A site visit is scheduled for March 10, 2018, 9:30 a.m. at the Baker farmhouse. Plan language: “Prior to submission of an application for the approval of a certified survey map or plat, the landowner shall submit a concept plan to the Town of Springdale Plan Commission for the approval of the location and suitability of the development area(s), building envelope(s), and proposed lot(s).” At the December, 2017, site visit, only one area of the farm was viewed by the Plan Commission, the area subsequently sold via a lot line adjustment.

Plan Commission procedures:

Accessory Building Ordinance and Plan Amendments continue to be researched. For the proposed amendment to the Plan to establish the policy by which “A Town representative shall confirm that a marked-on-the ground building site is located as designated by the concept plan and sign an approval form before groundbreaking/building proceeds.” It was questioned whether the Town Building Inspector would be the official to complete this task. He will be contacted by the Deputy Clerk to the PC.

Next PC meeting, March 26, 2018, regular monthly PC meeting. Applications for the regular monthly meeting should be submitted by Monday, March 12, 2018.

Scheduled Site Visit: Saturday, March 10, 2018, 9:30 a.m. at Baker farmhouse on Ridgeview Road.

ADJOURN: MOTION by unanimous consent, motion carried 6-0.

Respectfully submitted, Vicki Anderson, Deputy to the PC