

ADOPTED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR JANUARY, HELD ON FEB. 4, 2019

IN ATTENDANCE: Ellen Bunn, Rich Bernstein, Jim Hanson, Mike Healy, Amy Jester, David Schmidt, Denise Sullivan (7:25 p.m.). (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 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 02/02/2019 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 1/31/2019.

MINUTES: MOTION by D. Schmidt/_____ to approve the Nov. PC meeting minutes as distributed and the Dec. special meeting minutes as amended. The amendment: "A wetland delineation should not be done when there is snow on the ground." Motion carried 6-0.

D. WEISS/CSM-COMBINE LOTS FOR REPLACEMENT HOUSE/REZONING/US HWY 18/151/SEC. 24: MOTION by Jester/Bunn to recommend approval to the TB of the lot line adjustment CSM with no further division of the lands for development per the current Town of Springdale Land Use Plan. Next steps: The CSM will be on the Feb. 18 TB agenda. Motion to recommend approval carried 6-0, 7:07 p.m.

R. AND S. BENZ/CSM-COMBINE LOTS FOR NEW CONSTRUCTION/CTH P/SEC. 4: MOTION by Jester/Bunn to recommend approval of the CSM combining several small lots into a single lot pending the final CSM shall contain the 2018 wetland delineation boundary. Discussion: The wetland delineation is important to determine the appropriate location for structures. As part of an accessory building project, two of the three requirements have been completed – land surveyed for CSM and the wetlands have been delineated. The Benz are awaiting the floodplain determination. Next steps: The CSM will be on the Feb. 18 TB agenda. Motion to recommend approval carried 6-0.

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

MOTION by Healy/Sullivan to reject the proposed concept plan as presented based on the Town of Springdale Land Use Plan Section 5 B, 3 a, p. 15: Requirements for Density Option 1. Requirement 3: "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."

Discussion: It was generally agreed that a principal goal of the Town of Springdale Land Use Plan is to minimize the impact of development on agricultural land. Of the 51- acre property, these 20 acres are the main cropland which has been in CRP for some time. (To qualify for CRP the land must be considered ag land.) The issue is that the landowner's goal to create lots containing a piece of the airstrip is complex. To include part of the airstrip, 1.5 acres in each proposed lot is devoted to the frontage strip from Springdale Center Rd. and a piece of the airstrip, before tallying any acreage for a building envelope to the west of the airstrip. Then, the proposed shared driveway comes in from North of the Garfoot residence and further cuts through the ag land going south to the proposed building envelopes, since a driveway cannot cross the airstrip.

Various ideas were discussed to achieve a compromise by which the landowner could create two lots in compliance with the Town Land Use Plan. A proposed landowner stated they would like proximity to the airstrip so that they would not have to taxi their planes a distance. Some of the ideas include, but are not limited to the following: *reduce the lots from 5 acres to 2.5 acres each; locate the lots with 66' frontage strips from Springdale Center Rd. to the Northwest of the current 5 acre CSM with the Garfoot residence; complete a lot line adjustment on the Garfoot CSM to provide a larger area for the frontage strip to the North; create one smaller lot for a homesite and retain the bulk of the agricultural land with the second homesite; locate all three possible density units to the Northwest of the current residence with 2 small lots and the third proposed building envelope with more than 35 acres, which would not require a 66' frontage strip. The existing ag field road could serve the three homesites as a shared driveway. If a new lot owner would like more agricultural land, ag land could be leased from the landowner.

Notes: The 51-acre property contains a Conditional Use Permit #999 for a private airstrip. Per Dane County Zoning, the CUP #999 for the airport would be rendered null and void if the land under the boundary of the CUP is sold to a different owner. The CUP states, "This permit will expire upon the transfer of ownership of the airstrip." In addition, structures used to house airplanes are to be included within the boundaries of the CUP for the private airstrip. Motion to reject the concept plan as presented carried 5-1-1 (Bunn abstained.) Next steps: The next meeting of the PC is Feb. 25, 2019.

C. AND C. HANSON/CSM CONSISTENT WITH APPROVED CONCEPT PLAN/STATE RD. 92/SEC. 19: MOTION by Jester/Sullivan to recommend approval of the preliminary CSM, consistent with the approved concept plan, pending
*a formal preliminary CSM be submitted to the Town Board showing the 66' frontage strip from State Rd. 92 along the western lot line, due North, to the proposed new Lot 3,
* with the condition that there shall be no further division of the three lots and
* the agricultural land to the west of the frontage strip shall be described and recorded with a deed restriction allowing agricultural use only. Discussion: The Nov. 2005 Option 1 approved concept plan for the 163.078 acres owned on the effective date of the Plan contained a lot for the existing house, a 3-acre lot on the northern edge of the property and a building envelope for a new residence on the 100+ contiguous acres for the farm. The 11/28/2005 PC minutes state: "Due to the terrain and access limitations, the landowners agreed to no further divisions of these lots according to the current land use plan and ordinances. Since the 3-acre lot contains less than 35 acres a flagpole shaped lot will be required to meet Dane County requirement for 66' of frontage on an existing public way." Motion to recommend approval carried 7-0, 8:20 p.m. Next step: The CSM with conditions will be on the TB Feb. 18 agenda.

PLAN 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 February 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 Feb. 25, 2019: Submittals for the February monthly meeting should be submitted to the Town Clerk by Monday, Feb. 11, 2019.

Forming a committee to study Town website needs: Generally agreed that the Town website would benefit from some updating-more efficient organization and search capabilities, updated check lists for the routine processes: creating a land division, building a house, concept plan, rezoning, conditional use permit, driveway permit, accessory building permit, etc. Since this is a busy time for the Plan Commission due to the comprehensive revision of the Chapter 10, Dane County Code of Ordinances, no PC member could volunteer at this time for a committee. Mike Healy volunteered to bring in samples of two websites he likes. David Schmidt is interested in seeing any data on the current frequency of use for the current website. All will think about this project.

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