

APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR JULY 22, 2019

IN ATTENDANCE: Rich Bernstein, 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 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 07/18/2019 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 7/18/2019.

MINUTES: MOTION by \_\_\_\_\_ to approve the draft meeting minutes of the 6/24/2019 PC meeting as amended. Motion to approve carried 5-0.

REZONING TO RH-2 FOR WOLLERSHEIM LOT LINE ADJUSTMENT – STATE ROAD 92 AND R3-A FOR LUTZ LOT LINE ADJUSTMENT-CTH G/SEC. 34:

MOTION by Jester/Schmidt to approve the rezoning to RH-2 Zoning District for Lot 1, Wollersheim, and R3-A Residential for Lot 2, Lutz. Discussion: This is a housekeeping matter since the PC and TB already approved the lot line adjustment by which Wollersheim's lot increased in size and Lutz' lot decreased in size. The rezoning is required for consistent zoning within each lot. Wollersheim selected RH-2 zoning, rather than A-1, because he plans to build a taller accessory building, permitted in the RH zoning district. Lutz' lot retains the area previously zoned R3-A for the existing duplex. Motion to recommend approval carried 5-0.

MOTION by Jester/Healy to approve the CSM Lot 1 and Lot 2. Discussion: This is a lot line adjustment consistent with the Plan. There shall be no further division of either lot. Motion to recommend approval to the TB carried 5-0.

ACCESSORY BUILDINGS:

a. MIKE NOLTERWYSS & CASSIE CHRISTIN/8575 KLEVENVILLE RILEY ROAD/SEC. 3: MOTION by Jester/Rosenbaum to approve the agricultural accessory building, 45' x 72' at 8575 Klevenville Riley Road; it is consistent with the Plan. Discussion: As the owners of Crossroad Community Farm, the landowners plan to use the agricultural accessory building as a storage facility. In the future, if the use were to change to a commercial use, different zoning may be needed for this area of the property. Motion to recommend approval to the TB carried 5-0.

b. DAVID JAMESON/8430 MESSERSCHMIDT DR./SEC. 26: MOTION by Jester/Rosenbaum to approve the residential accessory building, 36' x 22' at 8430 Messerschmidt Dr. Motion to recommend approval to the TB carried 5-0.

c. SCOTT FRIEDL-MUELLER LANDS/3118 CTH P/SEC. 4: MOTION by Jester/Rosenbaum to approve the residential accessory building proposal for a building not to exceed 50' x 75' at 3118 CTH P, Klevenville, pending complete application to include the site plan and final building dimensions with the stipulation that the roof of the proposed structure shall not be a 'cool roof' and shall be constructed of non-reflective material. Discussion: NOTE this is not a complete application. This is a proposal for PC consideration since Friedl may purchase the property if a building could be constructed there. Paul Mueller, owner of the property, did submit to the Town written authorization for Friedl to discuss the Mueller property. Friedl has researched the required setback from County Highway P, wetlands, and floodplain, too. If he were to purchase the property, the proposed residential accessory building would store the equipment used for his rental units. It was suggested he contact Dane County Zoning re: any zoning issues with the proposed use. If Friedl wishes to pursue an actual permit to build an accessory building, he would need to contact the Town with additional information. Motion carried to generally approve the proposal. 5-0.

PAUSE IN PC MEETING FOR TB MEETING TO ACT ON ACCESSORY BUILDING APPLICATIONS ABOVE AND WOLLERSHEIM AND LUTZ REZONING AND CSM.

PRE-APPLICATION FOR REZONING FROM A-1 TO LC-1 FOR LANDSCAPING BUSINESS AND CUP FOR SINGLE-FAMILY RESIDENCE/MEYLOR CSM LOT/TOWN HALL RD., SEC.8: NO ACTION, DISCUSSION ONLY:

Proposal: As stipulated in the Plan, individuals interested in rezoning land for a non-residential use "are requested and encouraged to meet with the Town of Springdale PC before formally applying to Dane County Zoning." The PC determines whether the proposed non-residential use is consistent with the Plan. There are no fees for the preapplication meeting. Individuals interested in purchasing one of the Meylor CSM lots recently created on Town Hall Road, presented a proposal to relocate their existing landscaping and snow plowing business to the lot, where they would build a single-family residence, also. The Meylors submitted in writing the authorization for the interested parties to discuss the Meylor land with the PC. Per the description of the existing business with 5 full-time employees with the potential to grow to 10 full-time employees, Dane County Zoning considered the scope of the business to be LC-1 Limited Commercial Zoning District, rather than a limited family business Conditional Use Permit under the current A-1 zoning. The proposed site plan showed a commercial accessory building of 54' x 90' with a parking area/gravel pad for equipment and storage bins for materials and a single-family residence on the 3.1 acre lot.

Discussion: In general, the scope of the proposed business is considered to be inconsistent with the Plan for the following reasons, but

not limited to:

\*In the approved concept plan for the property, the density units/development areas/building envelopes for single-family residences on land zoned in the A-1 Zoning District were clustered with shared driveways to best preserve the farmland. In addition, the residential building envelopes were staggered in consideration of the neighboring property's view of Blue Mounds and surrounding countryside.

\*A goal of the Plan and the concept plan process is to minimize conflicts among neighboring property owners.\*\* With a full-time business on a 3-acre lot in a cluster of similarly sized lots with shared driveways designed to be residential, there would be the potential for neighbor-to-neighbor conflict. For example, the shared driveway agreement between a commercially zoned lot and a residential lot would have to factor in the greater wear-and-tear on the driveway from the commercial vs. residential vehicles.

\*The designated building envelope for this lot is not large enough to contain a house, commercial building, parking and storage areas for the business.

\* LC-1 is out of scope for the planned use of these lots in this area."

(\*\*The Plan states: "The Town shall consider the identified and potential impact of any proposed non-residential use on but not limited to: (a) neighboring farms and farmland, (b) neighboring residences, (c) natural environment, (d) property values, (e) traffic and parking, (f) the creation of noise, odor, and waste products, (g) aesthetics, (h) enjoyment of the land, (i) rural character, (j) existing or natural topography.")

#### PLAN COMMISSION PROCEDURES:

Next PC meeting: Aug. 26, 2019 Submittals for the August monthly meeting should be submitted to the Town Clerk by Monday, Aug. 12, 2019.

ADJOURN: MOTION by unanimous consent, motion carried 5-0. Respectfully submitted, Vicki Anderson, Deputy to the PC