

APPROVED MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING OF MAY ON JUNE 1, 2020

Due to the COVID-19 pandemic, including Federal, State and County emergency orders limiting crowds, this meeting was held via Zoom on the computer or via telephone. The Notice of the Meeting with instructions to access the meeting via the internet or telephone was posted in the three customary locations in the Town of Springdale, on the Town of Springdale website townofspringdale.org and via the Town-wide email distribution list. Individuals needing reasonable accommodations to access the meeting contact the Deputy Clerk to the Plan Commission at 608-839-0630 at least three (3) business days in advance to accommodate the request.

IN ATTENDANCE: Rich Bernstein, Ellen Bunn, Mike Healy, Amy Jester, John Rosenbaum, and Denise Sullivan. (A quorum is present.) Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Vicki Anderson, Deputy to the PC, and Jackie Arthur, Town Administrator Clerk. Via the Zoom meeting, 22 participants were identified as logging-in to the electronic meeting via the internet or telephone.

CALL TO ORDER: by PC Chair A. Jester at 7:02 p.m. as a Zoom meeting via Internet or telephone. A. Jester provided an overview of the Zoom meeting process. During the meeting, attendees will be asked to mute their speakers/phones, unmute their speaker/phones when you wish to speak and identify oneself by name before speaking. A roll call vote will be called for each vote.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 05/28/2020 in the three customary locations in the Town of Springdale as required by law. In addition, the final agenda notice was posted on the Town website and distributed via the Town-wide email list. A short notice of the meeting was published in the Mt. Horeb Mail.

MINUTES: MOTION by A. Jester/R. Bernstein to approve the draft meeting minutes of the 4/27/2020 meeting of the Plan Commission, PC, as distributed. Motion to approve carried as voice vote 6-0: Bernstein, Bunn, Healy, Jester, Rosenbaum and Sullivan – ayes, zero – nayses, 7:03 p.m.

CONCEPT PLAN REVISION-MOVE BUILDING ENVELOPE/F. RUNDE LANDS/SPRINGDALE CENTER RD./SEC. 28: MOTION by J. Rosenbaum/E. Bunn to recommend the change, a revised building envelope on Lot 1 for landowner F. Runde in Sec. 28 as consistent with the Town of Springdale Land Use Plan. Discussion: The intent of the original building envelope was to keep the house/buildings tucked back to the East with the agricultural land to the West. Due to the required setback from the airstrip for safety purposes and the fact that the proposed structure is estimated at approximately 8600 sq. ft., the building envelope needs to be slightly expanded at one end. Motion to recommend approval to the TB carried as voice vote 6-0: Bernstein, Bunn, Healy, Jester, Rosenbaum and Sullivan – ayes, zero – nayses.

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JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM ABOVE.
CALL TO ORDER THE JOINT MEETING OF THE PC AND TB by Town Chair Mike Fagan for the purposes of discussion and action on the agenda item above recommended to the TB for approval by the PC.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed.

CONCEPT PLAN REVISION-MOVE BUILDING ENVELOPE/F. RUNDE LANDS/SPRINGDALE CENTER RD./SEC. 28: MOTION by Fagan/Schwenn to approve the building envelope change recommended by the PC to the TB. Hearing no discussion, motion carried as voice vote 3-0: Rosenbaum, Schwenn, and Fagan – ayes, zero - nayses, 7:11 p.m.

ADJOURN THE JOINT MEETING OF THE TB: MOTION by M. Fagan/J. Rosenbaum. Motion to adjourn carried 3-0: Rosenbaum, Schwenn and Fagan -ayes, no nayses.

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SCOTCH LANE FARM LLC - HENDERSON PRELIMINARY CSMS TO BE CONSISTENT WITH APPROVED CONCEPT PLANS AND REZONING #11568 FROM AT-35 TO RR-2/CTH J/SEC. 11, 12, 13, 14:
MOTION by Rosenbaum/Sullivan to recommend approval to the TB of the four lots as drawn consistent with the approved Option 1 concept plan with the condition that there are no further divisions for development per the current Town of Springdale Land Use Plan. Discussion: The TB approved the concept plan revision -move the four building envelopes at their 5/18/2020 meeting after the PC recommendation at their 4/27/2020 meeting. The landowners shall erase an existing CSM* lot line to join an existing house site to the

farmland. Motion to recommend approval of the four CSM lots carried as voice vote 6-0: Bernstein, Bunn, Healy, Jester, Rosenbaum and Sullivan – ayes, zero – nayses, 7:22 p.m. *The existing house site may be Lot 1 CSM 14264, 0607-114-9735-0.

MOTION by Jester/Sullivan to recommend approval to the TB to rezone the four lots to RR-2 zoning district, Dane County Zoning petition #11568. Motion carried by voice vote 6-0: Bernstein, Bunn, Healy, Jester, Rosenbaum and Sullivan – ayes, zero – nayses.

Next steps: TB action on the four CSM lots and the rezoning as recommended by the PC. In the future, the proposed house site discussed above, when added to the remaining contiguous tract of agricultural land, may require a rezoning. The tract of agricultural land may be defined by a metes and bounds description, not a CSM, since it is greater than 80 acres.

PRE-APPLICATION MEETING-CONCEPT PLAN/GUST TRUST/SPRINGROSE RD./SEC. 13 AND 14: NO

ACTION/INFORMATION ONLY: For the Gust Trust, contiguous acres owned on the effective date of the Plan =approximately 141 acres along the west side of Spring Rose Road on both the north and south sides of US Hwy 18/151. As the family is in the process of possibly selling some of their land, the PC scheduled a site visit for the development of a concept plan and reviewed the basic process as outlined in the Town Land Use Plan, Plan, and Land Division and Subdivision Code. Discussion included, but, may not be limited to the following: *It is advantageous for a landowner to know where the development areas, consistent with the Plan are located on the property. The concept plan is considered a tool for planning for both the Town and family. Representatives for the family have been provided copies of the aerial photo of the lands, the Plan and the Land Use Planning Worksheet in preparation for a site visit on Saturday, June 6, 2020, 8:30 a.m. at 2459 Spring Rose Rd. The family had suggested an Option concept plan.

PRE-APPLICATION MEETING-REZONING FROM AT-35 ZONING DISTRICT TO LC ZONING DISTRICT/Z&L PROPERTIES/STATE ROAD 92/SEC. 18: NO ACTION/INFORMATION ONLY:

Proposal: Z&L PROPERTIES LLC request rezoning the 2.9-acre parcel, 0607/182-9216-0, from AT-35 to LC zoning district. Since American Transmission Company, ATC, may install a pole on this land, the landowners thought that LC zoning could increase the value of the land for the use by the utility.

Brief overview of history of these lands:

In 2015, the Town issued a shared driveway permit from State Rd. 92 across this parcel, owned by RF Farms at that time. The shared driveway served the Trustem residence in the Town of Springdale and the business structure for Premier Building Solutions on 4.198 acres in the Town of Blue Mounds. Per the 2/23/2015 Town of Springdale Plan Commission meeting minutes:”Initially, Premier Building Solutions was interested in owning the land under the driveway for access from State Rd. 92 to their 4.198 acre parcel. Since that would involve a concept plan and lot creating process...(it was stated that) Premier Building Solutions and RF Farms are not interested in lot creation at this time.” RF Farms retained ownership of the parcel.

Now, in 2020, Z&L Properties LLC, formerly Premier Building Solutions, own this parcel in Springdale, their business site on 4.198 acres in Blue Mounds and another parcel of agricultural land in Blue Mounds.

Between 2015-2020: Approximately 62+ acres of what was the Trustem farm in the Town of Springdale passed hands to RF Farms, then Premier Building Solution, then to Tallard Farms Z&L Properties LLC. The original owner, James Trustem, made it clear to the Town that all density units went with the mother parcel.

In Document #5455603 recorded at the Register of Deeds on 11/21/2018, Tallard Farms & Land LLC sold the 2.9 acre parcel to Z&L Properties, LLC with the statement “No building sites/splits are being transferred.”

Discussion included but may not be limited to the following:

- a. The AT-35 zoning district is inaccurate for this 2.9-acre parcel since it is separated from the bulk of the agricultural land. The UTR zoning district would be applicable. The Town would facilitate this correction to the zoning district at no cost to the landowners.
- b. The Town process for rezoning is based on a rezoning application detailing a use proposed at the time of application. The Town has no history of rezoning lands for a speculative use.
- c. The landowner wishes to discuss with Dane County Zoning possible uses in the UTR district and the legality of building a structure on the lands for compliance with the ‘No building sites/splits are being transferred’ statement with the sale from Tallard to Z&L Properties LLC.

PC PROCEDURES:

ELECTION OF OFFICERS:

MOTION by E. Bunn/M. Healy to nominate Amy Jester to continue as Chair of the PC.

Calling for nominations thrice. Hearing no additional nominations: voice vote to nominate A. Jester carried 6-0: Bernstein, Bunn, Healy, Jester, Rosenbaum and Sullivan – ayes, zero – nayses.

MOTION by J. Rosenbaum/A. Jester to nominate Ellen Bunn to continue as Vice-Chair of the PC.

Calling for nominations thrice. Hearing no additional nominations: voice vote to nominate E. Bunn carried 6-0: Bernstein, Bunn, Healy, Jester, Rosenbaum and Sullivan – ayes, zero – nayses.

PROPOSED FUTURE PLAN AMENDMENT: DISCUSSION ONLY:

- a. J. Rosenbaum submitted a proposed amendment to the Plan regarding establishing a policy for a maximum number of acres in a proposed lot when the land was entirely agricultural land. It was generally agreed that more discussion and wordsmithing would be productive. J. Rosenbaum agreed to continue to research his proposal and bring it back to the PC.

b. E. Bunn asked the Deputy Clerk to the PC to disseminate the rough draft of a Plan amendment proposed by Ed Eloranta a few years ago regarding development along frontage roads.

c. Village of Mt. Horeb Discussions re: Town of Springdale lands: The Deputy Clerk to the PC was requested to notify the PC of upcoming meetings of the Village of Mt. Horeb regarding possible Village projects in Springdale. It appears that when projects are discussed on lands that would require annexation by the Village, the Town is not notified in the early stages of project discussion.

Next meeting: The regular monthly meeting for June is scheduled for Monday, 06/22/2020 at 7 p.m. The deadline for submittals for the meeting is Monday, 06/08/2020.

PC site visit: Gust Trust land, Saturday, June 6, 2020, 8:30 a.m. at the farmhouse, 2459 Spring Rose Rd.

ADJOURN: MOTION to adjourn by unanimous consent. Respectfully submitted, Vicki Anderson, Deputy to the PC