

MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON JAN. 25, 2021 **Approved Feb 22, 2021**

Due to the COVID-19 pandemic, 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 Town Hall bulletin board 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 Plan Commission Chair at 608-618-1448 at least three (3) business days in advance of the meeting.

IN ATTENDANCE: Rich Bernstein, Ellen Bunn, Jim Hanson,, Amy Jester, John Rosenbaum and Denise Sullivan. (A quorum is present.) Town Chair Mike Fagan and Richard Schwenn Absent: Mike Healy

CALL TO ORDER: by PC Chair A. Jester at 7:02 p.m. as a Zoom meeting via Internet or telephone. FYI: 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 voice vote will be called unless the vote is not unanimous. Then, a roll call vote will be called.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 1/21/2021 at the Town Hall and on the website as required by law.

MINUTES: MOTION by R. Bernstein/ J. Rosenbaum to approve the draft minutes of the 11/23//2020 meeting of the PC as amended to change a typo. Motion to approve as changed carried unanimously by voice vote: 6-0 ayes, no naves.

K. CAMPBELL/ CSM CONSISTENT WITH CONCEPT PLAN /SHARPES CORNER ROAD AND COLBY /SEC. 32. Motion by D. Sullivan/ J. Hanson to recommend to the town board approval of the CSM as consistent with the previously approved concept plan.

Discussion: Review revised concept plan from March 2020. Compared to CSM presented to PC. Question: Why are there two Lot 2's? Answer - upper lot 2 is an existing Lot from a different CSM. THis CSM already has no further divisions per the Town of Springdale land use plan.

Vote: Motion to approve carried unanimously by voice vote: 6-0 ayes, no naves.

C. HOLLFELDER - ACCESSORY BUILDING/ 30' x 50' x 12' / 3086 HOLLFELDER DR. / SEC 6-7.

Motion by J. Rosenbaum /D. Sullivan to recommend approval of the 30'x50'x12' accessory building to the TB with the understanding that there shall be no commercial activity in the building.

Discussion: AB not near any neighbors, tucked into the woods. Applicants expressed no interest in cool roofs (though PC members noted that this AB is not near any neighbors and there are no approved concept plans or building envelopes nearby. Neighbor (Zander) present. no questions currently. Discussion about AB and driveways? Fire department queried and there will be an upcoming discussion at TB level about the necessity of requiring a driveway or alternately needing to make applicants aware that if access is limited that EMS/ Fire Department may not have quick access on an emergency call. Though this AB has a field road to it without an approved drive applicant recognizes that emergency services might be delayed or disrupted.

Vote: Motion to approve carried unanimously by voice vote: 6-0 ayes, no naves.

JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEMS ABOVE.

CALL TO ORDER THE TB DURING THE JOINT MEETING OF THE PC AND TB by Town Chair Mike Fagan at 7:21pm for the purposes of discussion and action on the agenda item above recommended to the TB for approval by the PC. In attendance M. Fagan, J. Rosenbaum. And R Schwenn.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed by PC Chair A. Jester.

K. CAMPBELL/ CSM CONSISTENT WITH CONCEPT PLAN /SHARPES CORNER ROAD AND COLBY /SEC. 32. MOTION by J. Rosenbaum/R. Schwenn to approve the CSM as consistent with the approved concept plan

noting that these lots shall have no further divisions according to the Town of Springdale Land Use Plan. Motion to approve carried Fagan – aye, Rosenbaum-aye Schwemm - aye: 3 ayes, zero-nayes.
Next Steps: Applicant and surveyor take the CSM to Dane County.

C. HOLLFELDER - ACCESSORY BUILDING/ 30' x 50' x 12' / 3086 HOLLFELDER DR. / SEC 6-7.
MOTION by R. Schwenn/J. Rosenbaum to approve the residential accessory building, 30' x 50' x 12' per the Plan Commission recommendations with the understanding there shall be no commercial activity. Motion to approve carried Fagan – aye, Rosenbaum-aye Schwemm - aye: 3 ayes, zero-nayes.
Next Steps: Town Chair to sign RAB application. Applicant is approved to apply for building permits consistent with application.

ADJOURN THE TB DURING THE JOINT MEETING OF THE PC AND TB: MOTION by R. Schwenn/J. Rosenbaum. Motion to adjourn carried 3-0: Rosenbaum, Schwenn, and Fagan -ayes, no nayes,. 7:24pm

A. AND N .CARRICO - PRE-APPLICATION MEETING FOR CONCEPT PLAN/ SCHEDULE SITE VISIT/ HWY G/ SEC 25.

Discussion: A. Carrico recently purchased lands owned by W. Hefty and others. The land has no farmhouse and does not have a concept plan on file. According to town records in 2002 Exclusive of right of way - 73.544 ac with no farmhouse, Option 1 (1:25) 2 d.u. + 1 for remainder of land; Option 2 (1:17) 4 d.u. + one for the remainder of land. Adam (an engineer) thinks there is only one access point off Hwy G. There is an existing farm access that he has applied to the county to have upgraded for residential access. He is only interested in 3 building envelopes, so feels an option one is the best fit. He presented drawings of his proposal for consideration in advance of the site visit.

Next Steps: Site visit scheduled for 9am Saturday, Feb 6th. Meet at field access spot off G. Option for members to schedule a time to visit the site not in a group. Please email Carrico in advance. Amy will provide contact info.

T. MEINHOLZ - CONCEPT PLAN REVISION/ 2459 SPRING ROSE RD/ SEC 13.

MOTION by J. Rosenbaum/ E. Bunn to approve the revision to the concept plan retaining the original Gust Trust building envelopes and revising only lot lines to match the map provided in the meeting. Ellen amends to add that these proposed lots sizes are consistent with the goals of the land use plan, consider the lay of this particular land and serve to keep contiguous tracts of agricultural land together.

Background: MEINHOLZ wishes to request modifications to the concept plan for the Gust Trust Lands north of 18/151 at 2459 Spring Rose Rd. After much planning, he believes he can make use of the existing buildings. For this reason, it is now my plan to keep the current house and buildings with the cropland and most of the farm. He proposed: #4 - ORANGE - to include all of the cropland and woods to the west of the existing farmstead. This new proposed lot, which would contain the existing house and buildings, would be approx. 60 acres. #3 - BLUE - as proposed would be approx. 4 acres. Because it is no longer my plan to build up off of Dairy Ridge Rd, I no longer need to keep the "lane" access from the northern part of the property to the fields to the south. #2 - RED - remains the same...approx. 1.4 acres. #1 - GREEN - as proposed would be approx. 10 acres. No building envelope changes from the originally approved gust concept plan are requested.

Discussion: E. Bunn and J. Rosenbaum think that this revision better meets the goals of the land use plan. Keeps large crop fields together. R. Bernstein asks if we are concerned about the growing size of lots? The one on the north is bigger than we typically approve for lots, but it does better align with existing boundaries (natural and man-made). A. Jester points out that the varied sizes may provide more contrast as compared to the suburban developments planned across Spring Rose Road in Town of Verona and define a more rural character for the town. J. Rosenbaum wants to be sure that the building envelopes as specified on the originally approved concept plan. A. Jester points out that she can layer the files from the original concept plan over the new proposal to ensure we are using the same envelope. (see concept plan attached) Neighbor D. Engelke questioned the position of the proposed driveway for building envelope #1. There is an electrical box on Dairy Ridge and he feels a drive off Spring Rose along the South of the hay field would be better. Discussion about driveway ensued. Recalled discussion of sight lines from site visit; however, Spring Rose may be possible. Evaluation of driveway will come from the TB when applicant applies for permit; revision of concept plan not dependent on driveway. Vote: Motion to approve carried unanimously by voice vote: 6-0 ayes, no nayes.

Next Steps: Town will place concept plan on file. When the landowner wishes to divide land the PC and TB will review CSMS for consistency with the concept plan.

ANNUAL REVIEW OF PROPOSED PLAN AMENDMENTS

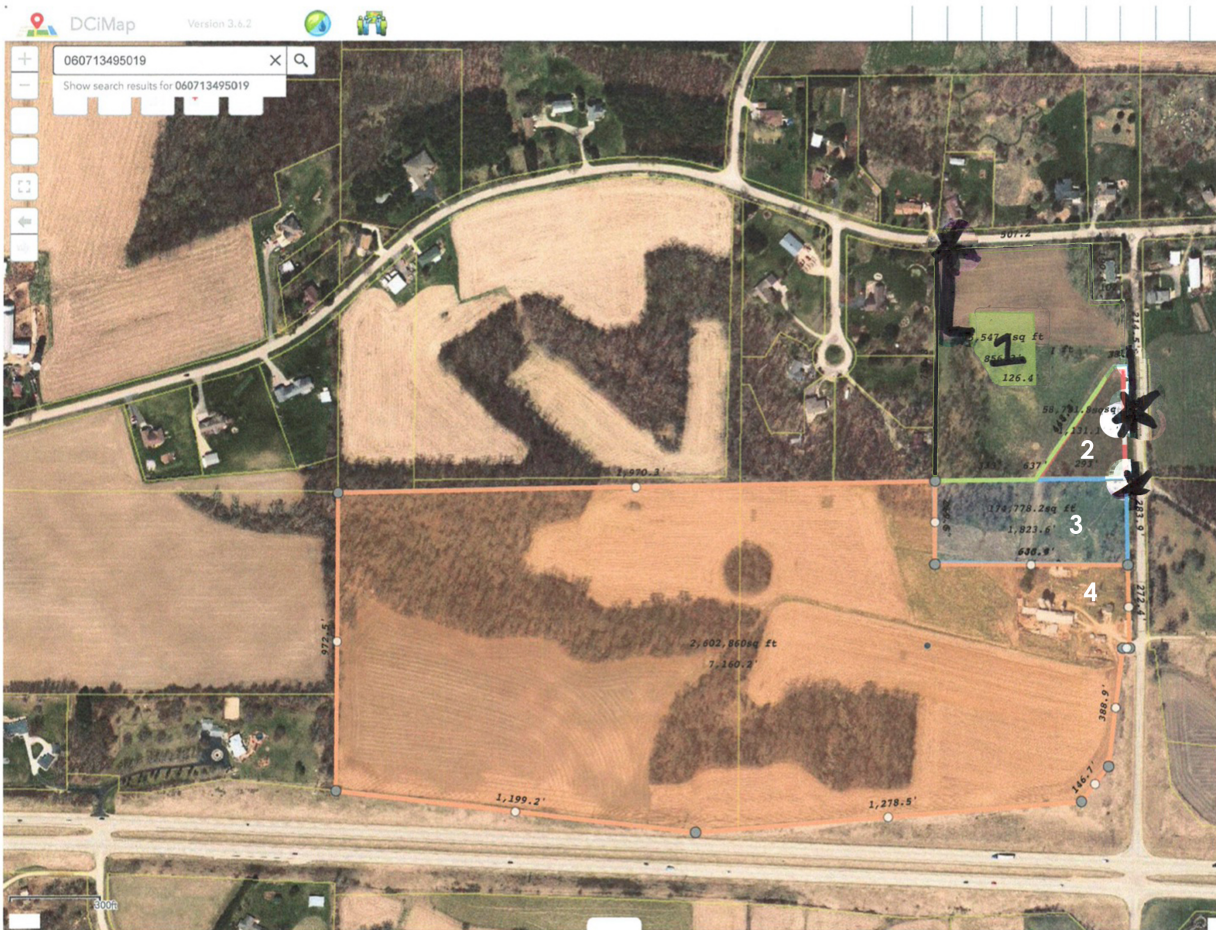
Section 14 of the land use plan outlines the process whereby a citizen of the town may propose an amendment for review. The announcement of the process was posted as required by the land use plan. No proposals were received.

The land use plan dictates a process for proposals to the land use plan originating from the Planning Commission. Such proposals shall be discussed at a public hearing in April and heard by the TB in May.

PC PROCEDURES - none

Motion to Adjourn R. Bernstein/ D Sullivan. Motion to approve carried unanimously by voice vote: 6-0 ayes, no naves. Adjourned at 8:48

Meinholz Revised Concept Plan - Building Envelopes and Driveway locations unchanged from original



Lot 1 - In green (a town approved building envelope in yellow #1) - approx 10 ac.
Lot 2 - in red - approx 1.5 ac.
Lot 3 in blue - approx 4 ac.
Lot 4 - orange - Approx. 60 ac. original farmhouse and buildings with the bulk of the farmland

Approved at PC meeting on Jan 25, 2021
Amy Jester, PC Chair