

MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON May. 26, 2021 **Approved June 28, 2021**

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

CALL TO ORDER: by PC Chair A. Jester at 7:01 p.m. as a Zoom meeting via Internet or telephone.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted at the Town Hall and on the website as required by law. A Class 2 notice was posted for the Public Hearing in the 3 designated public locations and on the town's website.

Minutes of previous meetings, MOTION by Healy/Sullivan to approve the draft minutes of the 4/26/2021 meeting of the PC Motion to approve carried unanimously by voice vote: 7-0 ayes, no nays

A. and N. CARRICO / Revised CSM and Rezone/ HWY G/ SEC 25.

MOTION: Sullivan/ Bunn recommended approval of a revised CSM to reduce the size of Lot 1 from 4 ac lot to 3.99 so the SFR2 zoning is appropriate.

Discussion: This correction allows the landowners' wish for SFR-2 zoning to be consistent with the lot size required in that zoning district.

Vote: Voice vote: 7-0 ayes, no nays

MOTION: Rosenbaum/ Bernstein recommend to the TB a spot rezone for a 2 ac homesite to RR-2 to include the already approved building envelope and to leave the remainder of the land zoned AT-35.

Discussion: This change is Dane County's recommended practice for rezoning AT35 for a home site when the town does not wish to divide off a small home lot. The intent of the approved concept plan was to site a house with the bulk of the farmland and this spot zone achieves this goal. The remainder of the land in AT35 is not eligible for further division or development.

Vote: Voice vote: 7-0 ayes, no nays

Nizamuddin/ CSM Consistent with concept plan and Rezone for residential use/ CTH S./ Sec 5.

MOTION: : Sullivan/ Jester: To recommend to the TB CSMs as consistent with the approved concept plan. These lots have no further divisions and are NOT subject to town approved building envelopes

Discussion: Lots are bigger than the PC might have intended on the concept plan. The concept plan minutes did not give lot size restrictions and did need driveway approval for an exception for 4 lots on a driveway. TB approved a driveway; however, did not want the drive to cross the mother parcel in addition to the 4 lots and so the approved drawing from the TB meeting shows lots pulled out to meet the County approved access site off of CTH S. The lots did increase in size. Some members wished to see the drive re-worked and/ or to have lot sizes reduced and did not feel that the CSM matched the intent of the approved concept plan.

Vote: Roll Call: 5- ayes, 2- nays: Rosenbaum- nay, Bernstein - aye, Healy - nay, Sullivan - aye, Hanson - aye, Bunn- aye, Jester - aye.

MOTION: Sullivan/Bernstein to recommend to the TB a rezone of 4 lots from AT-35 to RR-4 for residential use. These lots have no further divisions.

Discussion: The CSM lot sizes are 6.06, 4.02, 4.2 and 4.9. Rural residential 4 is the appropriate zoning district for these newly created lots and is consistent with the of the land use plan. The zoning petition from the town to Dane county should indicate that these lots may not be divided according to the town land use plan.

Vote: Roll Call: 6- ayes, 1- nay: Rosenbaum- aye, Bernstein - aye, Healy - nay, Sullivan - aye, Hanson - aye, Bunn- aye, Jester - aye.

B. Saalsaa/ Concept Plan Revision//Springrose Rd Sec 24.

MOTION: Jester/ Healy to recommend to the Town Board that we deny the request to revise the Zurbuchen/Saalsaa concept plan as the proposals are not consistent with the Land Use Plan

Discussion: The town was presented with a proposal to move three building envelopes from the woodline to along Springrose Rd. Concerns included: increasing access points along an increasingly busy Springrose Rd, increased use of farmland, consistency with the Land Use Plan (we have the ability to site building envelopes off farmland and so we should). This was an option 2 concept plan one of the goals in the LUP is to avoid strip development. Saalsaa offered to reduce the number of building envelopes by one - however, two drives would still be requested and strip development would still be used.. Members did not feel this met the goals of the plan either. C. Zurbachen, former owner/current neighbor commented that he was concerned about traffic/access and said they were told lots in the woods was the only option, they would have approached sale of the land differently had they know this was possible - doesn't understand why we would consider change now.

Vote: Roll Call: 7- ayes, 0 - nays: Rosenbaum- aye, Bernstein - aye, Healy - aye, Sullivan - aye, Hanson - aye, Bunn- aye, Jester - aye.

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 8:10pm 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., R. Schwenn.

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

A. and N. CARRICO / Revised CSM and Rezone/ HWY G/ SEC 25.

MOTION: Rosenbaum/Schwenn to accept recommendation of the PC to approve revised CSM to reduce the size of Lot 1 from 4 ac lot to 3.99 so the SFR-2 zoning is appropriate.

Discussion: none

Vote: 3-ayes 0- nays: Schwenn - aye, Rosenbaum - aye, Fagan - aye

MOTION: Fagan/ Schwenn accept recommendation from PC to approve a spot rezone a 2 ac homesite to RR2 to include the already approved building envelope and leave the remainder of the land zoned AT35.

Discussion: None

Vote: 3-ayes 0- nays: Schwenn - aye, Rosenbaum - aye, Fagan - aye

Nizamuddin/ CSM Consistent with concept plan and Rezone for residential use/ CTH S./ Sec 5.

MOTION: : Fagan/ Schwenn: To accept recommendation from the PC to approve the CSMs as consistent with the approved concept plan. These lots have no further divisions and are NOT subject to town approved building envelopes

Discussion: Fagan talked about not being in favor of moving the driveway to run along CTH S. Rosenbaum thinks we could work to address safety of drive and reduce lot sizes.

Vote: 2-ayes: 1 - nay Schwenn - aye, Rosenbaum - nay, Fagan - aye

MOTION: Fagan/ Rosenbaum: To approve a rezone of the 4 newly created CSM lots from AT-35 to RR-4 for residential use. These lots have no further divisions.

Discussion: None

Vote: 3-ayes 0- nays: Schwenn - aye, Rosenbaum - aye, Fagan - aye

B. Saalsaa/ Concept Plan Revision//Springrose Rd Sec 24.

MOTION: Rosenbaum/ Schwenn to deny the request to revise the Zurbuchen/Saalsaa concept plan as the proposals are not consistent with the Land Use Plan

Discussion: None

Vote: 3-ayes 0- nays: Schwenn - aye, Rosenbaum - aye, Fagan - aye

Town Board Meeting Adjourned: 8:18pm

R & J Acres LLC/ Concept Plan/CTH G and Springrose Rd/ Sec 25.

MOTION: Healy/ Rosenbaum to approve an option 1 concept plan for one new lot limited to 2 ac and a location for a density unit to stay with the remainder of the land as depicted on attached map. It is consistent with the Land Use Plan and minimizes the agricultural land used for residential development

Background: :As of the plan effective date in 2002 the Town of Springdale lands are 27.66 acres (exclusive of r/o/w). There is no existing dwelling unit and an option 1 concept plan allows for the creation of one additional density unit. A site visit was conducted (Rosenbaum, Sullivan, Hanson, Jester and Healy).

Discussion: Driveway location will need to be found along the lot to be created along Springrose Rd. Shared driveway for the two density units would be preferred. We talked about a small piece of the land on the West side of Springrose Rd. It will either need to go to a relative whose driveway runs through it and owns land abutting it (maybe via lot line adjustment) or it could be included in a newly created lot - we don't want to orphan it when we create a new lot. New lot should not exceed 2 ac. No neighbors expressed concern over the location of the proposed density unit.s

Vote: Voice vote: 7-0 ayes, no nays

R & J Acres Springrose Rd and CTH G

Acres owned as of 2002: 27.66.
This is an Option 1 concept plan.
One existing density unit with the farmland and one new density unit according to option 1 of the Land Use Plan

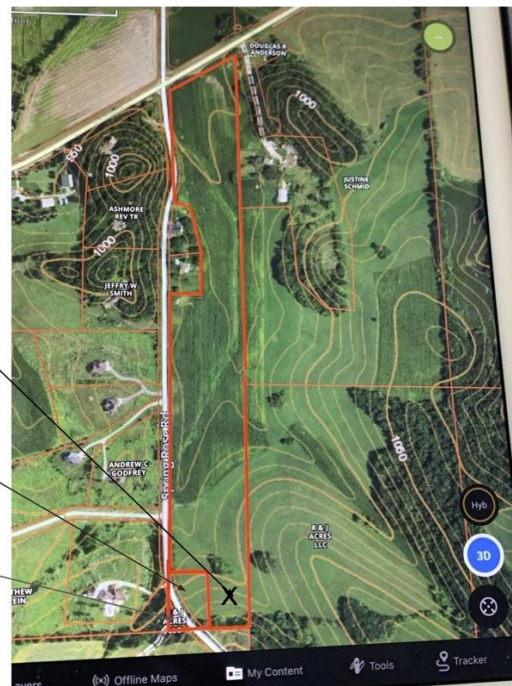
Note 1: Small triangle of land West of Springrose Rd. must either be included with new lot or attached to neighboring parcel.

Note 2: Need to determine access off Springrose Rd for driveway - prefer both building envelopes share drive

Approved by the PC May 24, 2021.

Development area #2 - this building envelope stays with the ag land

Development area #1 - not to exceed 2ac.



Building Envelope Change/ Rasmussen/Hendrickson/ Lot 3 Bruner Rd/ Sec 10.

PC requests a site visit June 17th at 6pm 8495 Bruner Rd.

Discussion: New owners of Lot 3 off Bruner Rd wish to move a building envelope and to change driveway access/ easement across lot 3. PC asked applicant questions and decided since this concept plan was from 2005 that a site visit was needed to gather info to make an informed decision.

Magnuson/ Pre-Application Meeting/ Concept Plan/ Schedule Site Visit/ CTH PD/ Sec 15.

PC scheduled site visit for June 17th at 6:45 at the yellow farmhouse on PD.

Discussion: Family wishes to divide off a 7 acre farmette north of PD with the old farmhouse Acres owned as of 2002 160.775. There have not been lots created by land division since 2002 and there is an existing farmhouse and one additional house on the same parcel as the farmhouse (so that reduced the number of density units eligible to be created by 1) . Under Option 1 =6 new lots (- 1 density unit used) and Option 2 = 9 new lots (- 1 density unit used). Discussion of the concept plan process needed to divide farmette. Question about town road running through lands - need to be upgraded if used to access development areas.

Public Hearing/ CUP - Limited Family Business/ R. Malmgren & S. Rieu, 2279 Dahlk Circle Sec 24

Background: Existing husband and wife home occupation making sails wishes to move operations into a residential accessory building and seeks a CUP for Limited Family Business

Public Comments:

- E. Birschbach - I am not opposed, can attest that there is no commercial traffic, this building and use will maintain the character of the neighborhood and they are supportive of the applicants efforts.
- L. Pedersen - next door neighbors - L. and S. Pederson have no objections.
- PC Chair stated that one phone call was received inquiring about the CUP. This neighbor had no objections to the CUP or the Accessory Building.

Deliberation:

- Reviewed the standard conditions for LFB and Standard conditions on all CUPs
- The County CUP application says no sanitary facilities. The accessory building requests it. Applicant found out after the fact that sanitary facilities might be possible. Applicants will need to update Dane County's application materials. Any sanctuary facilities need to meet standards and the Town noted that the town does not support holding tanks so hooking it to septic is the route.
- Asked if customers ever brought sailboats to the property for measuring - no.

Proposed Conditions:

- All Standard Conditions for CUP as described in S. 10.101(7)(d)2., Standard Conditions on CUPs
- The use shall employ no more than one or one full-time equivalent, employee who is not a member of the family residing on the premises.
- Activities for the Limited Family Business shall take place entirely in the approved 56'x30' Residential Accessory Building.
- The manufacturing for the limited family business is limited to the production of sails.
- Sanitary fixtures (sink and toilet) to serve the limited family business use may be installed, but must be removed upon expiration of the conditional use permit or abandonment of the limited family business.
- The conditional use permit shall automatically expire on sale of the property or the business to an unrelated third party.
- Customer hours are by appointment only
- No outdoor amplified loudspeakers
- No signage by the road

PC voted on each of the 8 Standards for a Conditional Use Permit. With the proposed conditions the PC votes 7-0 that this Limited Family Business CUP meets each standard. (Note: Standard #8 does not apply because we do not have Farmland Preservation)

MOTION: Healy/ Sullivan to recommend to the Town Board approval of the CUP with the proposed conditions stated above.

Vote: Roll Call: 7- ayes, 0 - nays: Rosenbaum- aye, Bernstein - aye, Healy - aye, Sullivan - aye, Hanson - aye, Bunn- aye, Jester - aye.

R. Malmgren & S. Rieu/Residential Accessory Building/ Stacey Rieu/ 2279 Dahlk Circle/ Sec. 24.

MOTION: Healy/ Bunn Recommend to the Town Board approval of the 30x56 residential accessory building including the following conditions: lighting must comply with town dark sky ordinance, no cool roof, and measures shall be taken to protect the burr oak and there is no additional driveway is needed for this RAB.

Discussion: Screening was discussed with applicants and neighbors - town was satisfied that the neighbors were going to deal with it on their own. Possible sign or logo on the door to RAB for deliveries - consistent with town sign ordinance.

Voice vote: 7-0 ayes, no nays

10. PC Procedures

- Site Visits June 17th 6pm Bruner Rd /6:45 at Magnuson's
- Set work session date Monday June 21st 7:30
- Talked about Zoom meetings
- PC members re-appointed to 3 year terms
- Chair Jester re-elected, Co-chair Bernstein elected.

11. Adjourn (Healy/ Jester) 7-0 10:34pm