

MINUTES OF THE JOINT MEETING OF THE SPRINGDALE PLAN COMMISSION AND TOWN BOARD AT THE PLAN COMMISSION MONTHLY MEETING ON AUGUST 23, 2021 approved sept 27, 2021

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

CALL TO ORDER: by PC Chair A. Jester at 7:08 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.

- **Minutes of previous meetings**

MOTION:Rosenbaum/Bunn to approve the draft minutes of the 7/28/2021 meeting of the PC

Vote: voice vote: 4-0-1: 4- ayes, no nays, 1 - abstention (Bernstein)

- **Saalsaa/CSM consistent with Concept Plan and Rezone for Residential Use / Springrose Rd./ Sec24.**

MOTION: Jester/Bunn to recommend to the town board that the single lot CSM depicted on the slides is deemed consistent with the approved concept plan.

Discussion: Some discussion about flagpole for frontage for the other lots on the CSM - Dane County requires and the town does not wish to become party to driveway easements which would be necessary if there were exceptions to the frontage requirements. Regarding this CSM, it was recognized that the CSM uses as little farmland as possible and the town appreciates this adherence to the concept plan. Note: this is the third lot created off of the original Zurcuchen concept plan - a 2 lot CSM #15288 was created on the other side of the Springrose Rd (see Aug 26, 2019 minutes).

Vote: Voice Vote 4-1: 4 -ayes, 1-nay (Hanson) Hanson did not vote for the original concept plan either.

MOTION:Bernstein/ Bunn to recommend to the town board a rezone from AT-35 to RR-4 for this 4.27 ac lot for residential development.

Discussion:Based on its size this is the appropriate zoning for this residential lot.

Vote: Voice Vote: 5- ayes, 0-nays

- **R & J Acres/ Lot Line Adjustment/ 1977 Spring Rose Rd. Sec 25.**

MOTION: Bernstein/Bunn to recommend to the town board a lot line adjustment of about .2 ac of R&J Acres west of Springrose Rd to be added to L. Anderson's 118.9 ac. at 1977 Springrose Rd. as it is consistent with the lot line adjustment ordinance.

Background: In May the PC approved a concept plan for R&J acres on Springrose Rd. The plan commission recommended when the new lot was created, that the small triangle portion of their lands West of Springrose Rd be given to the owner of the lands adjacent so as not to orphan the small parcel.

Discussion: The PC discussed if this lot line adjustment met any of the criteria for a prohibited lot line adjustment as spelled out in the ordinance and concluded it was not in violation of any of these standards. The Plan Commission discussed that this lot line adjustment shall not be used to enable any additional development that could not have occurred prior to the lot line adjustment. The land use plan says that any divisions of land are granted based on land owned as of the plan adoption date in 2002.

Vote: Voice vote: 5-0 ayes, no nays

JOINT MEETING OF THE TOWN BOARD 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 Board Chair John Rosenbaum at 7:40 pm for the purposes of discussion and action on the agenda item above recommended to the TB for approval by the PC. In attendance: J. Rosenbaum., R. Schwenn and W. Hefty.

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

- **Saalsaa/CSM consistent with Concept Plan and Rezone for Residential Use / Springrose Rd./ Sec24.**

MOTION: Schwenn/Hefty to approve the single lot CSM depicted on the slides as consistent with the approved concept plan.

Discussion: None

Vote: Voice Vote 3-0: 3-ayes, 0-nays

MOTION:Schwenn/Hefty to approve a rezone from AT-35 to RR-4 for this 4.27 ac lot for residential development. There shall be no further divisions of this lot.

Discussion: None

Vote: Voice vote 3-0: 3-ayes, 0-nays

Next Steps: Driveway permit may be requested at town hall. Owner will need to show the shared driveway agreement with a provision for the future lots on the concept plan.

- **R & J Acres/ Lot Line Adjustment/ 1977 Spring Rose Rd. Sec 25.**

MOTION: Schwenn/Hefty to approve a lot line adjustment of about .2 ac of R&J Acres west of Springrose Rd to be added to L. Anderson's 118.9 ac. at 1977 Springrose Rd. as it is consistent with the town's lot line adjustment ordinance.

Discussion: None

Vote: Voice vote 3-0: 3-ayes, 0-nays

Next Steps: A new CSM is not required for L Anderson as the parcel is over 80 ac. When R &J acres does the survey to create the lot for their concept plan the legal description for this triangle parcel may be filed with Dane County and the transfer of ownership can be completed by Quit Claim Deed.

- **Town Board adjourn** at 7:48
- **PC Procedures** - Announcement of Carol Statz retirement party (Sunday, 2-4pm at Town Hall) and Dane County Natural Hazard Mitigation Plan committee seeking representatives from the Planning Commission.
- **Adjourn** at 7:56pm