

MINUTES
MONDAY, JULY 25, 2022 at 7:00 P.M.
SPRINGDALE PLAN COMMISSION
Minutes Approved Aug 22 2022

- **Call to order by Amy Jester at 7:00 p.m. and Certification of compliance with the Open Meeting Law.**

Quorum is present (R. Bernstein, A. Jester, E. Bunn, J. Hanson). Town Staff: Admin/Clerk J. Arthur present via Zoom, Deputy Clerk M. Milcarek present at Town Hall as recording secretary. Town Board Members W. Hefty and R. Schwenn present at Town Hall.

- **Approval of the agenda**

- **Minutes of previous meetings.**

Motion: Hanson/Bunn to approve June minutes with correction to Item #6. E. Bunn provided exact wording to A. Jester.

Vote: Aye-4, Nay-0

- **N. Hylbert/concept plan revision/2160 Erb Rd/Sec. 5.**

Discussion: Applicant pulled herself off agenda to think about concept plan. No action or discussion occurred.

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

- **Keene Family LLC/ Pre-application meeting for concept plan and scheduling of site visit/ 1747 Bringold Dr/ Sec 35. Discussion Only.**

Discussion: Daughter wants to build a home on farm. According to the Town Land Use Plan the acres owned as of LUP effective date are 158ac. This means that with Option 1 there could be 6 additional density units, Option - 2 – 9 d.u. , option 3 – 11 d.u. As far as other sites are concerned, they have no intention of developing land. They have owned the farm for 48 years. They wants to divide off the current farm house as one lot and build another house that will be the density unit that runs with the other land. PC members explained the land use plan options available, owners thought that Option 1 seemed most applicable. Discussed that having a concept plan on file did not mean that they would ever have to develop the land.

Set a date for Site Visit, neighbors will be notified, It will be posted as a meeting. Jester discussed next steps for process of surveying land and rezoning. Not having sites on ag land, using minimum amount of ag land.. Minimum lot size needs to be one acre. Right now 102 acres in cropland, rest of it in the woods.

Action: Site visit scheduled for—Wednesday, August 3rd at 6:30 p.m. meet at original farmhouse.

- **M Laufenberg/Pre-application meeting for potential rezone to LC (Limited Commercial) for replacement accessory building/3128 K & R Rd/Sec.5. Discussion Only.**

Background/Discussion:

Mike Laufenberg had a shed that was destroyed by fire in April. The shed was built under A1 zoning long before the land use plan went into effect. The shed was being used for several nonconforming uses. Owner would like to build a replacement building and potentially spot rezone to Limited Commercial for a building with two businesses. The replacement accessory building must conform to new building standards and zoning. Contracting businesses that rent the building to store things in it for their business. No retail, no customers. Looking to put accessory building in same spot. Wants to build the building and split it into two and zone it limited commercial. The storage that is allowed is all indoors and not personal storage, has to be a business because if it is personal storage it gets into a different zoning category that the town does not support (Heavy Commercial).

PC advised the landowner that with Limited Commercial if business gets too big, too much traffic, too many people, the town isn't required to let it grow, the business may just need to move. PC has to look at possible negative impacts on neighbors and other properties. Will need a site plan with parking areas, DC defines number of parking spots for number of employees. Will need to spot rezone an area that is that building and its parking so owner will need a Certified Survey Map before it goes to Town Board. When Town rezones there will also need to be hours of operation. Dane county will look at erosion control, fire prevention, and needs to be up to current code. Need to also make sure that the septic system is appropriate and sized to fit everything (3 bathrooms for the building-2 inside, 1 outside for the farm, and the bathrooms for the residence). Discussed height restrictions and distance from the residence (about 350 feet).

- **Adjourn.**

MOTION: Bunn/Hanson motion to adjourn 7:59 p.m.