

Minutes of the Joint Meeting of the Springdale Plan Commission and Town Board at the Plan Commission Monthly meeting on September 26, 2022 at 7 p.m. Meeting held in person at Town Hall and concurrently on zoom. Minutes prepared by Maggie Milcarek, Deputy/Elections Clerk

Approved by the Plan Commission Oct 24, 2022

IN ATTENDANCE: Plan Commission: Amy Jester (PC Chair), Kelly Altschul, Rich Bernstein, Jim Hanson, Denise Sullivan, Mike Healy (on zoom), Absent: Ellen Bunn. Town Board: Wayne Hefty, John Rosenbaum (Chair), Richard Schwenn. Town Admin: Jackie Arthur (on zoom), Maggie Milcarek

- **Call to order, Certification of compliance with the Open Meeting Law, Quorum is present, Approval of the agenda, (Public input at the time of each agenda item may be permitted.)**

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

- **Minutes of previous meetings**

**MOTION:** Motion by Hanson/Bernstein to approve the minutes from the August Plan Commission meeting

Vote: Motion carried 5-aye, 0-nay, 2 – abstain due to absence

- **H. and C. Dahlk/ Concept plan/ Lands on Hwy J and G/ Sec 26.**

**MOTION:** Healy/Sullivan motion to table discussion of concept plan until we have a proposal submitted on a satellite map.

Vote: Motion carried 6-aye, 0-nay

Discussion: Plan Commission discussed an Option Two, Four-lot concept plan for the Dahlk lands on CTH J and G showing county approved access via a farm road off of J and Four residential lots on a shared driveway to preserve farmland and better adhere to the goals of the Land Use Plan. We discussed the 66' foot frontage requirement for all lots.

The plans submitted by the applicant were not on an aerial view and PC members were unable to accurately see where the locations of the building envelopes would be. PC members and applicant discussed possible options that would be consistent with the Land Use Plan and the need to show a possible location of the 4<sup>th</sup> density unit prior to granting an exception for 4 lots on one drive to see if the 4 lot configuration better meets the goals of the land use plan.

Applicant will update concept plan and bring to the Plan Commission at another meeting.

Background: The Dahlk's own land where Hwy J and Hwy G intersect. Acres that density unit allocations are based on are 71.64 ac: Option 1 – 2 additional density units, option 2 – 4 additional density units. There is an existing farmhouse that is associated with this land. Dahlk's submitted an option 2 concept plan for four lots in wooded area near an ag accessory building in the northwest corner of the land.

- **T. Magnuson/ Discussion of possible rezone and accessory building/ Lot at the end of CTH PD and 151/ Sec. 16. Discussion Only.**

Discussion: PC discussed with applicant the 24-acre parcel at the end of CTH PD along 151. The land currently does not have a residence on it however, it is zoned RM 16 to reflect that it is ag land that was eligible for development when the land was previously zoned A1. Given the proximity to 151 and future frontage road development, applicant would like to build an accessory building on this land for commercial activity. PC discussed the types of non-residential uses that are supported and not supported by the land use plan given the zoning.

- **PC Discussion: a. Follow up report from the PC chair from the work session discussion of lot frontage/shared driveway easements. Discussion Only.**

Discussion included the following: 66 ft frontage requirement; Reviewed the Dane county application and checklist; and a sample shared driveway agreement. Also discussed the inclusion of driveway standards in town documents and driveway considerations in the land division process.

MOTION Healy/Bernstein move to adjourn 6-ayes, 0-nays