

MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, Dec. 21, 2015

IN ATTENDANCE: Ellen Bunn, Mike Fagan, Jim Hanson, David Heisch, and John Rosenbaum. (A quorum is present.) Clerk Vicki Anderson as the recording secretary.

CALL TO ORDER: by Rosenbaum at 6:30 p.m.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 12/18/15 in the three customary locations in the Town of Springdale as required by law, and as a courtesy to the citizens, published in the *Mt. Horeb Mail* on 12/17/15.

D. AND P. ESSER/CONCEPT PLAN REVISION/OFFERDAHL RD./SEC. 21: Motion by Bunn/ Heisch to approve the concept plan as drawn on the south side of Offerdahl Road (Building envelopes/Lots 1, 2, 3) and on the north side of Offerdahl Road (Building envelopes/Lots 4, 5, 6) with the following provisions:

On the south side of Offerdahl Rd.: Lot 1 consists of the 50 acres of contiguous farmland shown on the concept plan, and its building envelope shall be located on the edge of the woods (not on agricultural land) that is adjacent to Offerdahl Road.

Lot 2 (approximately 1.9 acres) and Lot 3 (approximately 3.2 acres) will be accessed from one driveway from Offerdahl Road. Each lot will extend between Offerdahl Road and the northern edge of lot 1. The building envelopes will extend no more than 100 feet from the woods along Offerdahl Road onto agricultural land.

On the north side of Offerdahl Rd.: Lot 4 (approximately 6.56 acres) and Lot 5 (approximately 3.7 acres) will share a single driveway and each shall either have: (1) a 66 foot side-by-side flagpole to Offerdahl Road (one of which can consist of the driveway and the other contiguous with the driveway, all on the western edge of Lot 6, or (2) a variance or easement for shared 66 foot flagpole. The building envelopes will be located in or on the edge of the woods, not on the agricultural land.

Lot 6 (approximately 28.23 acres) is associated with the approximately 28+ acres of contiguous farmland. The building envelope will be limited to one acre and will be located on the eastern edge or northern edge of the agricultural land.

Discussion: The Essers are revising the concept plan previously approved in 2002. Contiguous acres owned on the effective date of the Plan = 120.46. This equals 7 new lots per an option 2 concept plan for a total of 8 building envelopes. As of 11/2015, the potential 8 building envelopes minus 1 building envelope for J. Short lot and minus 1 building envelope for Deb Jeffer's lot, leaves 6 building envelopes to be located in a few development areas. The Essers wish to create a concept plan to keep the residential uses off of agricultural land and more hidden from view from neighboring properties and the road. By action of the PC at their 11/23/2015 meeting, two density units were moved from Deb Jeffer's lot to this Esser property. Motion to approve carried 5-0.

ADJOURN: MOTION to adjourn – unanimous.

Respectfully submitted, Vicki Anderson, Recording Secretary