

**TOWN OF SPRINGDALE | DANE COUNTY MINUTES  
JOINT PLAN COMMISSION & TOWN BOARD MEETING  
MONDAY, AUGUST 22, 2022 at 7:00 P.M.**

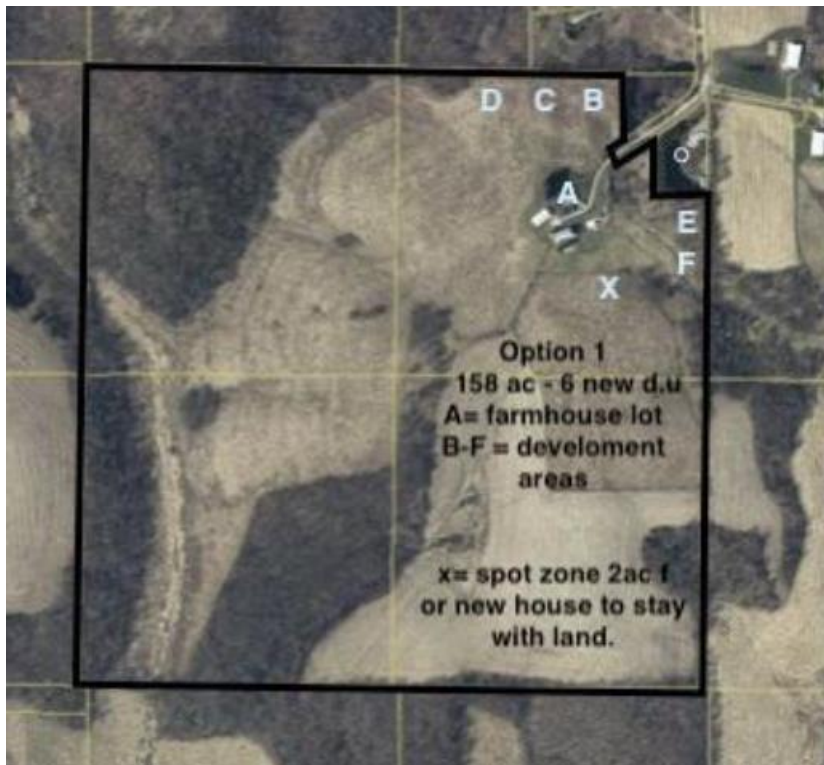
**Minutes approved by the Plan Commission Sept 26, 2022**

1. **Call to order, Certification of compliance with the Open Meeting Law, Quorum is present, Approval of the agenda.** Meeting called to order at Town Hall by Jester at 7 p.m. Jester confirmed posting of the meeting on 8/19/22. Quorum of Bernstein, Hanson, Jester and Altschul present, along with Town Admin/Clerk Arthur and TB members Rosenbaum, Hefty and Schwenn. PC members Bunn, Sullivan and Healy absent.

2. **Minutes of previous meeting.** Hanson mentioned correction on spelling “land use.”

**MOTION** (Hanson/Jester) to approve with the corrected spelling. No further discussion or corrections. 4 ayes, 0 nays, motion carried.

3. **H. and C. Dahlk/ Pre-application for concept plan/schedule a site visit/ Lands on Hwy J and G/ Sec 26. Discussion Only.** 4 CSM lots were created just prior to the land use plan going into effect, with several minor lot line adjustments over the years (prior to the Lot Line Adjustment Ordinance). 71.64 total acres being considered for this concept plan. An Option 1 would render 2 additional density units, and an Option 2 would render 4 additional density units. Option 2 is preferred by the Dahlks. Jester explained that an Option 2 has more requirements (clustering, locating density units off agricultural land, no strip development, and no hilltop locations) in exchange for more lots. Site visit scheduled for Wednesday, 9/7 at 6 PM.



4. **Keene Family LLC/ Concept Plan Review/ 1747 Bringold Dr/ Sec 35.**

Keene family members were present at Town Hall. Goal of the family is an Option 1 concept plan, with 6 additional density units. The family wants to build a new primary residence to stay with the bulk of the land. No other development is planned/wanted. Site visit conducted 8/3, 158 ac owned as Plan effective date.

Jester explained that the original farmhouse “A” will need to be divided off onto a separate CSM and spot zoned. This lot will need to provide access to the rest of farm. “X” is where the new house will be. 5 additional development areas will need to be placed. Goal is for driveway to come off the portion of existing Town road, with the potential to serve E&F. B, C, and D would all share the driveway but would require the Town road to be extended to give 3 flagpoles worth of access. Rosenbaum reminded the meeting of the Town ordinance requiring the road upgrade expense for a farm-to-market road to be borne by the developer upon the creation of the 3<sup>rd</sup> lot.

Next step: before survey, clear driveway location with Town chair Rosenbaum to ensure a workable spot.

**MOTION** (Bernstein/Hanson) to approve the concept plan as presented with B, C, and D limited to 1 acre; and E, F, and new homesite restricted to 2 acre building envelopes. No further discussion. 4 ayes, 0 nays, motion carried.

5. **M Laufenberg/Spot Rezone to LC (Limited Commercial) for replacement accessory building/3128 K & R Rd/Sec. 5.** Todd Seiler present from Next Step Building & Design. M. Laufenberg not present. Pre-application meeting was held in July. Accessory building burned, now would like to rebuild and make the previous uses conform to the zoning. This will require the .68 acres be spot zoned from AT35 to limited commercial (LC) for the two contractor businesses.

The Town’s land use plan (section 10, non-res. uses) says that the Town will consider rezones for the LC district. LC allows for contractor, landscaping or building trade operations. The new building will have the same footprint as the old (55x80 with 14' walls). Two businesses will occupy the two bays of the building: Next Step Building & Design, LLC and JW Brager Heating & Cooling LLC.

Required conditions:

1. Hours of operation M-F, 6 AM to 6 PM, Sat. 6 AM to noon
2. Employees: 2-3 per business
3. Parking: 6 stalls as depicted on site plan
4. Signage: none
5. No retail sales
6. Indoor storage of materials associated with contracting business only. No personal storage or rental storage facility allowed
7. Lighting: to conform with town Dark Sky Ordinance
8. No living quarters allowed
9. Dane County Public Health well & septic building permit review since more than 25% of the square footage of the structure is involved (except for foundation)
10. Additional recommendation from Dane County Public Health – identify the bays with numbers

**MOTION** (Jester/Altschul) to recommend to the Town Board a spot rezone of .68 acres to LC, for 2 businesses to include the 10 conditions listed above. No further discussion. 4 ayes, 0 nays, motion carried.

6. Adjourn.

**MOTION** (Bernstein/Hanson) to adjourn at 8:10 p.m. 4 ayes, 0 nays, motion carried.

*Minutes taken and submitted by Jackie Arthur, Town Administrator/Clerk*