

Minutes of the Joint Meeting of the Springdale Plan Commission and Town Board at the Plan Commission Monthly meeting on October 24, 2022 at 7 p.m. held in-person at Town Hall and concurrently on zoom. Minutes prepared by Maggie Milcarek, Deputy/Elections Clerk

Minutes approved Nov 28 2022

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

1. **Call to order by PC Chair Amy Jester. Compliance with the Open Meeting Law was confirmed. Quorum is present. Approval of the agenda (Public input at the time of each agenda item may be permitted)**

2. **Minutes of previous meeting**

**MOTION:** Healy/Hanson motion to approve September minutes.

**Vote:** 5 ayes, 0 nays, 1-abstain (Bunn). Motion carried.

Discussion: None

3. **L. Hellenbrand/ Lands East of J and South of Dairy Ridge Road/Concept Plan Revision/ Sec 14.**

**MOTION:** None. There were no changes to the previously approved concept plan.

**Vote:** No vote occurred.

Discussion: The applicant wanted to review possible lot layouts that are consistent with the previously approved concept plan. Discussed ways to draw lots to provide each lot with 66' frontage on CTH J.

**JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE. Town board did not convene because there were no items recommended for Town Board action.**

4. **Public Hearing: Greenfire Properties, Agent M Healy/ 8864 Offerdahl Rd / Rezone from Agricultural Transition - Business to Limited Commercial and CUP for Caretaker Residence and outdoor storage of greater than 12 vehicles or pieces of equipment/ Sec. 26**

**Public Hearing:** The town accepted comments for the public hearing on the proposed item above.

Marie Raboin, Town of Springdale (via zoom) spoke to support the rezone. Stating it is important as a town to foster small businesses that are doing best for our community and

keeping agriculture moving. Conditional Use Permits are important, should be taken seriously and utilized. This is a good use of the CUP.

Chris Lambrecht (via zoom) Lives on Offerdahl road, adjacent to property to the east. They fully support the proposal. Not concerned at all.

**Comments closed.**

**PC Discussion:**

- Regarding the Rezone to LC. The Plan Commission reviewed the Deed Restrictions currently in place for the existing LC spot zone on this property: restriction to a landscaping or contracting business, allowed outside storage of materials/ supplies but limited the outdoor parking to three trucks with trailers and a maximum of 6 employee vehicles. The hours of operation were limited to 7am to 6 pm.
- Discussed that the nature of the LC business is remaining the same even after the change in zoning and was not expanding beyond the LC limits on employees or expanding to additional businesses (beyond seasonal sale of Christmas trees). The Plan Commission reviewed the LC zoning purposes and uses. Talked about the Dane County zoning materials mentioning building trade businesses and transportation businesses as appropriate in LC, members referred to Land Use Plan and previous deed restrictions to state that the LC should stay limited to landscape or contractor businesses like the current deed restriction.
- Questions and comments regarding the storage of vehicles >12. Bunn suggested possibly doing a gradual increase of vehicles for the CUP. Bunn also noted that almost all LCs in town are capped at 12 vehicles and most are landscaping businesses. PC not comfortable with no upper limit on vehicles and asked applicant for a number. Applicant stated that up to 30 pieces of equipment would be within what they want to store on the property confined to spot zone area. Jester remarked that vehicles and or equipment must be part of the business that is happening on the property to prevent applicant from renting out land to park vehicles in the future. Question about how vehicle or piece of equipment is defined – PC chair unsure – will find out answer and report to TB.
- Regarding screening: Part of the purpose of a CUP is to allow the town to mitigate potential conflicts— suggested improving or maintaining current screening. Applicant noted challenges due to existing concrete in the way. However, PC still wants screening as it would probably accomplish minimizing visual impact of vehicles especially so close to town hall and the town center. PC suggested improving or maintaining screening that exists.
- PC members discussed traffic concerns and trips being made to and from the property. However, the CUP is not to alter any of the existing operation of the current business in the already spot zoned LC portion of the land – there should be no expansion of the business therefore no impact to the traffic patterns as a result. PC asked current direct neighbors about any concerns, and they stated they are not concerned with screening or traffic.

- Caretaker resident must be someone associated with the business overseeing the property, it is a special residential property. Given special use, it is not appropriate for short term or tourist rental use per definition of caretaker residence. Residence would be behind the barn.

**MOTION 1:** Bunn/Hanson recommend to Town Board to approve 8864 Offerdahl Rd Rezone from Agricultural Transition Business to Limited Commercial with the following restrictions:

- businesses shall be limited to contractor or landscaping only
- no retail sales: except seasonal sale of Christmas trees
- hours of operation: 7:00 a.m.-6:00 p.m., extended hours as needed seasonally.
- Outside amplification prohibited
- Outdoor lighting must be consistent with the Town Dark Sky Ordinance
- Signage must be consistent with Town Sign Ordinance

**Vote:** 5 ayes, 0 nays, 1 abstain (Healy) Motion carried.

**MOTION 2:** Bunn/Hanson recommend that the Town Board approve Conditional Use Permit for a caretaker residence and outdoor storage > 12 vehicles or pieces of equipment

- The caretaker residence shall be occupied by the person who oversees the nonresidential property 24 hours a day, and their family.
- The residence is not to be used for incidental or transient or tourist lodging
- Outdoor storage is limited to thirty (30) vehicles or pieces of construction equipment
- The outdoor storage of vehicles or pieces of construction equipment is limited to only those owned/affiliated with the LC business.
- The owner must maintain/improve the screening in the area between Offerdahl Rd and the outdoor storage area delineated on the site plan.

**Vote:** 5 ayes, 0 nays, 1 abstain (Healy) Motion carried.

**Vote on standards for a Conditional Use permit:** Standards of Conditional Use Permit- The PC voted that with the above conditions that each of the standards for a CUP can be met.

Standard 1- The proposed land use will not be detrimental to or endanger the neighborhood health, safety, comfort, or general welfare.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

Standard 2- The uses, values and enjoyment of other properties in the neighborhood already permitted shall be in no foreseeable manner be substantially impaired or diminished by establishment, maintenance or operation of the proposed conditional use.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

Standard 3- The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Explain how the proposed land use will not interfere with the development of the surrounding property.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

Standard 4- There are adequate utilities, access roads, drainage, and other necessary improvements to allow the land use, or improvements are planned to provide adequate measures. Explain what impact the proposed use has on such things as water, septic, storm water, electricity, and traffic.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

5 ayes, 0 nays, 1 abstain (Healy)

Standard 5- Adequate measures have been or will be taken to provide adequate ingress /egress to public streets and the proposed conditional use will not present traffic conflicts.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

Standard 6- The conditional use shall conform to all applicable regulations of the district in which it is located. Provide information on any necessary licensing, or regulations associated with the proposed land use.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

Standard 7- The conditional use is consistent with the adopted Town and County Comprehensive Plans. The Town and the County may have specific policies on the development of particular areas of the County.

Vote: 5 ayes, 0 nays, 1 abstain (Healy)

Standard 8 – Does not apply to Town of Springdale because we do not have the Farmland Preservation Zoning districts.

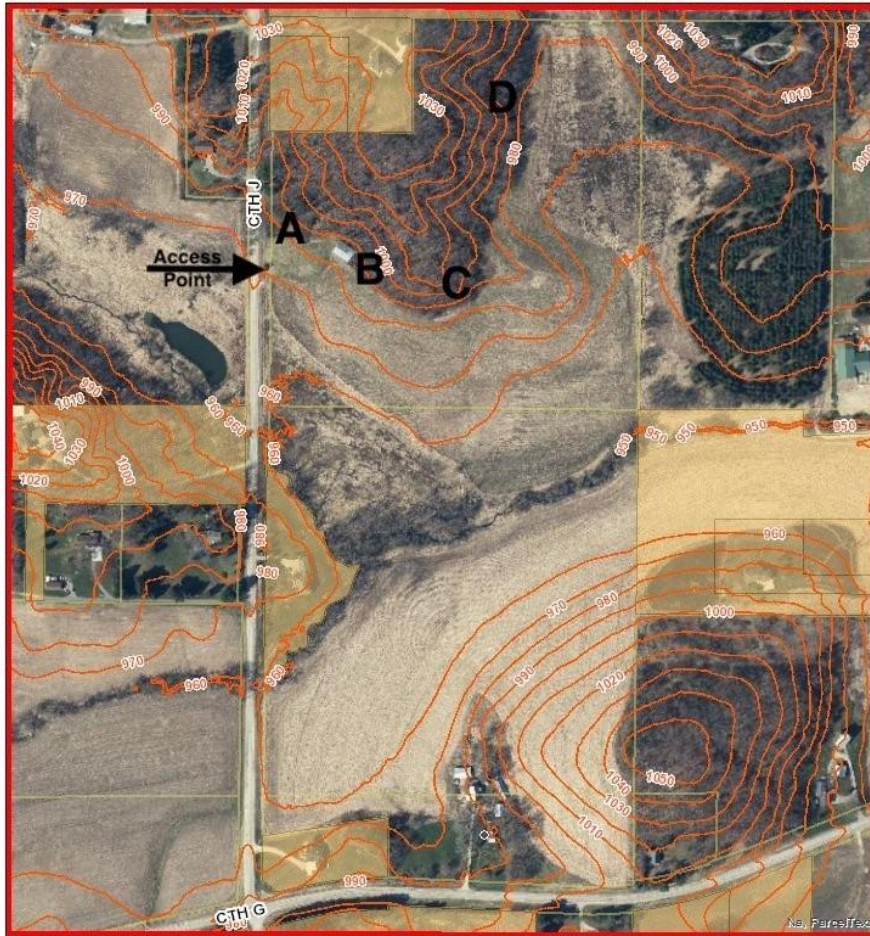
**5. H. and C. Dahlk/ Concept plan/ Lands on Hwy J and G/ Sec 26.**

**MOTION:** Bunn/ Altschul move to approve the H. and C. Dahlk concept plan. All of the development will be in NW corner of the entire property and not on highway G. The town agrees that granting an exception to allow four lots sharing one driveway because the layout better meets an option two guidelines for a concept plan in the Land Use Plan and will preserve farmland. In an option two, none of the buildings may be sited on the ridgetop. Due to proximity of neighbor's dwelling the building envelope for Lot D needs to be located off of the ridgetop and in the southeast bottom quadrant of that lot.

**Vote:** 6 ayes, 0 nays, Motion carried

Dahlk lands

**4 LOT CLUSTER - SHARED DRIVEWAY  
(WITH AG EASMENT ACCESS)**



August 9, 2022

**Dane County Mask**

Dane County Mask  
Road Names

**10 foot Intervals**

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Index Depression

Certified Survey Map - CSM

**PC approved Option 2 concept plan Oct 2022 - A Jester, chair**  
- 4 lots to share one drive off access point granted by county on J  
(with ag access).

- The driveway shall run on ag field but along woodline as much as possible.

- All 4 lots shall have 66' owned frontage on J.

- Per option 2 requirements homes shall not be placed on ridge top. And the building envelope for D shall be in the southwest quadrant of that lot

0 250 500 1,000 Feet



**Discussion:**

PC looked at a concept plan option with 3 lots clustered by the ag building off J and one lot near the existing farmhouse off G. PC determined that clustering four lots is more consistent with the land use plan because the lot off G would have to use ag land and adding additional traffic and /ingress/egress off of G is not advisable if it can be avoided. So the town looked at a four-lot cluster and determined that it better met the goals of the land use plan and so an exception to allow 4 lots on a shared drive would be advised. Applicant is in favor of the four-lot option.

The neighbor who owns the two CSM's sharing the woods with the location of the 4 new lots was concerned about location of house for lot D. His home is close to the shared lot line. The PC pointed out that houses on ridgetops are not allowed in an option 2 concept plan and suggested that the building envelope for lot D be in the far southeast quadrant of that lot.

**6. W. Sugden/ 2066 Springdale Center Rd./ Pre application for concept plan & schedule site visit/ Sec 27.**

**Discussion:**

Wants to subdivide the lot, give the front 10-acre lot that abuts the road and retain 13-acre parcel in the rear. The lot under consideration was owned by Mr. Sugden on the plan effective date in 2002 and it would be eligible for an option 2 land division of one additional density unit. We looked at an overview map and set a date for a site visit.

**Action:** Site visit Saturday 10/29 9 a.m.

**7. M Schmitz/8617 Messerschmidt Dr./Lot Line Adjustment / Discussion Only /Sec 27.**

**Discussion:**

M. Schmitz has his home and 5 lots for sale currently. They are exploring how the town would feel about making the home lot smaller to be able to potentially place land in conservancy. Schmitz was not present at the meeting to discuss.

**Bernstein/Bunn motion to adjourn at 9:19 p.m.**