

Minutes of the Joint Meeting of the Springdale Plan Commission and Town Board at the Plan Commission Monthly meeting on November 22, 2021 at 7 p.m.

Approved Jan 24, 2022

Minutes prepared by Maggie Milcarek, Deputy/Elections Clerk

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

- **Call to order: By PC Chair at 7:02 pm**

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: Bernstein/Healy motion to approve the draft minutes, Vote: 6-ayes, 0 nays**
- **Carlson/Spot Rezone for Residential /Springrose Rd/ Sec 25**

MOTION: Healy/Bernstein recommend to the Town Board a rezone of the recently revised building envelope area from AT-35 to RR 2 for residential development. This spot zone and the remainder of the Carlson's land are not eligible for further divisions per the Town of Springdale Land Use Plan.

Vote: 6-ayes, 0-nays

Background: In October, PC approved a building envelope change for this property and suggested that for spot zoning purposes the envelope should be enlarged to 2ac. Furthermore, PC suggested squaring it off with the property line.

Discussion:

PC discussed that the rezone is consistent with Dane County zoning districts. PC also discussed there is not a way to put no further divisions on the CSM but there is a path to do that in zoning paperwork through Dane County.

JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEMS ABOVE at 7:19 p.m.

- **Carlson/Spot Rezone for Residential /Springrose Rd/ Sec 25**

MOTION: Rosenbaum/Schwenn Motion that the 2.08 acre lot on Carlson property be rezoned from AT-35 to RR-2 and that there be no further division on that parcel.

Vote: 3 ayes, 0-nays

Discussion:

Town Board agrees with the Plan Commissions recommendation to rezone the Carlson property to RR-2 from AT-35 and that there are no further divisions on that parcel.

Schwenn/Hefty motion to adjourn Town Board meeting.

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- **Chancellor/ Pre-application Concept Plan/ 2936 Town Hall Rd./ Sec 8. Schedule site visit.**

Background: The applicant wishes to divide off the original farm house into a small 1 ac lot. Acres owned as of 2002, 28.873 - option 1 or 2 = 1 split. A concept plan would locate a building envelope to stay with the remainder of the land it would share a drive with the original house. PC needs to schedule a site visit to complete a concept plan.

Discussion:

PC discussed that the Military Ridge Trail goes through the property and that there has not been discussion with DNR about a driveway going over the trail. For land North of the Military Ridge trail, getting 66 feet of frontage would be difficult. Might be looking at a shared driveway off of the main driveway. There is tillable acreage in hay/grass south of the trail and a creek running through the bottom of the property.

Site Visit date scheduled: December 4th 9:00 a.m.

- **Huseth/Concept Plan and Lot Line Adjustment/ Lewis Rd/ Sec 31.**

Background - Huseth wishes to sell a farm field to neighbor Kevin Hanson via a lot line adjustment. These lands have not had a concept plan. In order for the town to be able to weigh in on the lot line adjustment and to protect the landowner's rights to future land divisions, it is wise to complete a concept plan prior to the lot line adjustment. Huseth lands owned (exclusive of ROW) as of 2002 according to the town records as 62.997 acres. The lands are currently zoned AT-35. There is an original house on the property. Option 1 - 2 additional density units. Option 2 - 3 additional density units.

Site visit was conducted – PC Members walked the land and identified several access points and possible development areas.

Discussion:

PC discussed that all home sites were close to Lewis Rd. and that seems to be the most logical place for future development. There is enough frontage for all developments. PC discussed that there are limited places to put homes in this lot: the woods are very steep and you can't build in the woods. PC agreed that the concept plan showing X's identifying areas of future development is consistent with the Land Use Plan. The three development areas remain with the Huseth family.

Motion: Healy/Jester move to approve an option 2 concept plan with X's identifying future development areas as it is consistent with Springdale's Land Use Plan.

Vote: 5-aye, 1-abstain (Hanson)

Option 2 Concept Plan approved
Nov 2021 - A. Jester PC Chair

62.99 ac owned on Plan
adoption date 2002. Option 2
= 3 new density units.

Huseth Lands



October 23, 2021

Dane County Mask
Dane County Mask
Road Names

Parcels

3 development areas defined with X.

Northernmost area to share access with road to field. 2 development areas further south on Lewis Road likely will have to share drive access off Lewis Road.

0 190 380 760 Feet



- **Huseth Lot Line Adjustment/ Lewis Rd/ Sec 31.**

MOTION: Healy/Bernstein motion to recommend the Town Board denial of the Huseth lot line adjustment because it violates 4c of the Prohibited Lot Line Adjustments in the Town Ordinance which states the lot lines adjustments should be prohibited when the “The Lot Line Adjustment would result in the loss and/or breakup of land used for agricultural use.”

Vote: 4-eyes (Healy, Bernstein, Rosenbaum, Jester), 1-nay (Bunn), 1-abstain (Hanson)

Background: At Site Visit, PC members were shown the area that the owner wished to transfer via lot line adjustment. PC Members discussed the lot line adjustment ordinance and the possibility of adding the rest of the farm field to the lot line adjustment. Following the site visit the owner expressed a desire to have the PC discuss the lot line adjustment as shown during the site visit.

Discussion:

Huseth/Hanson wanted simple lot lines. PC Discussed the Land Use Ordinance Prohibited Lot Line Adjustments from the Town Ordinance. Some PC members felt that the lot line adjustment violated 4C because it results in the loss and/or breakup of land used for agricultural use. Members discussed that we don't want to break up ag land and the finger of agricultural land will be sectioned off from the rest of the ag land. The Ordinance states we need to keep large tracts of ag land together. This land has been farmed for many many years and this lot line adjustment would break up this land.

Other PC and Town Board members disagreed that sectioning off the 1.5 acre of land violated the ordinance. They felt that it is saving the biggest part of the ag land by taking a large piece of farmland and adding it to another large piece of farmland, all of which will have one owner and remain ag land. The 1.5 acre finger of ag land is not desirable farmland and the majority of the ag land would be preserved with this lot line adjustment. Maybe it is not breaking up ag land if we are adding it to a larger piece of farmland. Owners of the land also pointed out that the land had already been broken up by planting trees on the lot, which is now impacting the ability to farm the 1.5 acre of land.

PC members also discussed 4A of the Prohibited Lot Line Adjustments from the Town Ordinance. Some PC members asked if this land could ever become its own parcel. There is some concern that while this lot line adjustment is not creating an additional lot right now, it has the potential to create an additional lot in the future. The Town Board needs to research if there is the potential for creating an additional lot because it borders the Town of Primrose. PC Members are wondering what prevents the lot from being split up at the town line. PC members are concerned that this might potentially create a lot without development rights in the future due to it being part in Springdale and part in Primrose. PC Members also discussed that the Springdale land stays with Springdale and the PC can restrict the land from being further divided. However, Primrose is more restrictive than Springdale by not allowing any development on what was once ag land.

PC members also discussed the Land Use Plan and the Town Ordinance. Some members feel that the Land Use Plan allows for more judgment but the Ordinance does not. Maybe should review the lot line adjustment,

PC Procedures - Discussed items that PC members wish to put on an agenda at a future Work Session

- **Adjourn. Healy/Bernstein Motion to adjourn at 9:00 pm**