

Minutes of the Joint Meeting of the Springdale Plan Commission and Town Board at the Plan Commission Monthly meeting on January 24, 2022 at 7 p.m.

Approve Feb 28, 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, (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 7:00 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:**

MOTION: Healy/ Bernstein to approve November 2021 minutes

Vote: Aye -7 Nay-0

- **P. Anderson/ Residential Accessory Building/ 2217 Erb Road/ Sec 22.**

MOTION: Hanson/ Bunn motion that the Plan Commission recommend to the Town Board to approve a residential accessory building 56'x36' on their parcel at 2217 Erb Rd as shown on the site plan submitted to the town.

Vote: Aye-7 Nay-0

Discussion: PC members discussed that it looked reasonable. Confirmed there are not many neighbors near and it is away from houses. Previous building is very old. Anderson's needed a storage shed to blend with home and be closer to the house. Simpler and cheaper to get electricity to the building. No plans for a business in the location.

- **K. Kaschner/ Building Envelope Change/ Lot 1 CSM Bruner Rd. Sec 10.**

MOTION: Bunn/Sullivan motion for the Plan Commission to recommend to the Town Board an expansion of the existing building envelope and slight move west as depicted in the drawing presented at the meeting with the house along the woods and not to exceed more than one acre.

Vote: Aye-7 Nay-0

Discussion: Owners requested change because of possible drainage issues. Woods are steep, with a rocky drop off, and will be difficult to build in. Desire to build close to the woods and hide the house from the road. Original building envelope was very small. Wanted a larger building envelope of 1-acre to give more leeway for building because of rocks and terrain, and possibly

future accessory buildings. House will be 2200-2500 square ft. PC members discussed house being laid out as close to the woodland as possible.

- **B. Saalsaa/ CSM Consistent with Concept Plan and Rezone for Residential Use/ Springrose Rd/ Sec 24.**

MOTION: Bernstein/Healy motion for the Plan Commission to recommend to the Town Board that the submitted CSM is consistent with the approved concept plan.

Vote: Aye-7, Nay-0

Discussion: PC discussed that CSM is consistent with the approved concept plan.

MOTION: Jester/Bunn motion that the Plan Commission to recommend to the Town Board rezone from AT-35 to RR4 for the 4.11ac lot for residential development, zoning reflects it is not eligible for any further division per the Town of Springdale Land Use Plan.

Vote: Aye-7, Nay-0

Discussion: PC discussed the recommended rezone for residential use and noted that it is not eligible for any further divisions per the Land Use Plan.

- **R &J Acres LLC/ CSM Consistent with Concept Plan and Rezone for Residential Use/CTH G and Springrose Rd/ Sec 25.**

MOTION: Jester/Healy motion that the Plan Commission recommends to the Town Board that the submitted CSM is consistent with the approved concept plan.

Vote: Aye-7, Nay-0

Discussion: The lot will have shared access off Springrose Rd. PC/TB discussed that there would have to be an easement and a shared driveway agreement. Discussed that the CSM is consistent with the concept plan but will need a shared driveway and an easement across Lot One. Owners and PC discussed whether the existing farm/field road could be a driveway. Discussed making another site visit to look at driveway options. The PC doesn't vote on driveways so the Town Board can weigh in on this matter.

MOTION: Sullivan/Hanson motion to recommend to the Town Board a rezone of the 1.35ac lot from AT 35 to RR 1 for residential development. This lot is not eligible for any further divisions per the town of Springdale Land Use Plan.

Vote: Aye-7, Nay-0

Discussion: PC discussed the rezone from AT 35 to RR1. This zoning reflects the use of the lot for residential development. This lot is not eligible for any further divisions per the Land Use Plan.

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

MOTION: Jester/Sullivan motion that the Plan Commission recommends to the Town Board to approve the Huseth lot line adjustment of the field along Lewis Road to Hanson. There will be no further development or buildings on the land. A new residential lot is not being created, though it will exist as a Springdale tax parcel.

Vote: Aye-6, Nay-0, Hanson abstains

Background: In November the PC approved a concept plan. The plan showed three development areas. The applicant submitted a concept plan rendering with proposed lot lines showing the area remaining as what they wish to adjust to neighboring farmer Kevin Hanson to give him field access for harvest trucks along Lewis Road.

Discussion: PC discussed that this conforms more with the Lot Line Ordinance than previous submittal. Referring to Lot Line adjustment from Town ordinance, PC discussed that we are now enabling a much larger parcel of ag land to stay together. People have stopped farming much of the previously farmed ag land but by making this lot line adjustment people will continue to farm it. It feels like we are preserving more ag land with this lot line adjustment. The Density Units are all accounted for on the concept plan. Land will maintain the same AT-35 zoning. PC discussed that they could also file a deed restriction on it. PC discussed they are not creating a new lot because it is not buildable. But it will exist as a Springdale tax parcel.

JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEMS ABOVE. Called to order by the Town Board Chair at 8:35 p.m.

- **P. Anderson/ Residential Accessory Building/ 2217 Erb Road/ Sec 22.**

MOTION: Rosenbaum/Schwenn motion to approve a residential accessory building 56' x 36' on the parcel at 2217 Erb Rd as specified on the site plan submitted to the town.

Vote: Aye-3, Nay-0

Discussion: TB discussed the approval of the accessory building.

- **K. Kaschner/ Building Envelope Change/ Lot 1 CSM Bruner Rd. Sec 10.**

MOTION: Rosenbaum/Schwenn motion to approve the recommendation of the Plan Commission for an expansion of the existing building envelope as depicted in the drawing presented at the meeting with the stipulation that the building envelope is not to exceed one acre and the house is tucked against the woods.

Vote: Aye-3, Nay-0

Discussion: TB discussed that it is a relatively minor modification of the building envelope. TB discussed approving the recommendation of the PC with stipulation that the building envelope is not to exceed 1 acre and the house is tucked against the woods.

- **B. Saalsaa/ CSM Consistent with Concept Plan and Rezone for Residential Use/ Springrose Rd/ Sec 24.**

MOTION: Hefty/Schwenn motion to approve that the CSM is consistent with the Concept Plan.

Vote: Aye-3, Nay-0

MOTION: Hefty/Schwenn motion to approve rezone 1.35ac lot from AT 35 to RR 1 for residential development. This lot is not eligible for any further divisions per recommendations of the Plan Commission.

Vote: Aye-3, Nay-0

- **R &J Acres LLC/ CSM Consistent with Concept Plan and Rezone for Residential Use/CTH G and Springrose Rd/ Sec 25.**

MOTION: Rosenbaum/Schwenn motion to table recommendation until further review of driveway location.

Vote: Aye-3, Nay-0

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

MOTION: Rosenbaum/Schwenn motion to approve the lot line adjustment with the stipulation that there is no further development on parcels of land going from Huseth to Hanson.

Vote: Aye-3, Nay-0

Discussion: TB discussed that the revised adjustment to the lot line is far superior to what we saw earlier. The town appreciates the applicant working with the town to preserve ag land in one contiguous parcel/ This new lot line adjustment proposal better meets the goals of the land use plan.

Schwenn/Hefty motion to adjourn.

PC resumes meeting.

- **R. Kahl/ For Discussion only: Lot Line Adjustment/ Sec 34.**

Discussion: Proposal #1 Adjust land from Kahl to Zimmer. Discussed that the proposed Lot Line Adjustment between Kahl and Zimmer does not cut a field apart; this land has always been two separate fields. Lot Line:

PC members and land owners discussed that it could be a gain in agricultural land and not a loss with this lot line adjustment. The division of the field because of where the lot lines were drawn between Kahl 's two lots was not keeping ag land together and this new lot line

adjustment could be potentially better at achieving that goal.. PC members like the idea of having some of it go back into ag lots.

Lot Line Proposal #2: CSMs were done in 2005. Kahl wishes to tweak the lines between these two lots. None of the lot line adjustments would change development areas. At first glance it seems consistent with the Lot Line Ordinance because it is following a field boundary. PC members think it is worth pursuing and think it should be looked at. A new CSM would need to be created for the whole thing and a rezone would occur because land would be added. Kahl agrees to a site visit.

Action: Site visit Wed. Feb. 2 at 9 a.m.

- **PC Procedures**

PC discussed that it is necessary to put specific items on the agenda for PC Procedures prior to the meeting in order to comply with legal requirements. so no further discussion of any procedural items took place.

Jester/Healy motion to adjourn at 9:30 p.m.