

APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR MAY ON JUNE 3, 2019

IN ATTENDANCE: Ellen Bunn, Rich Bernstein, Jim Hanson, Amy Jester, John Rosenbaum, David Schmidt, Denise Sullivan (A quorum is present.) Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Town Clerk Susan Duerst Severson and Carol Statz, Deputy Clerk

CALL TO ORDER: by A. Jester at 7:04 p.m. in the Springdale Town Hall, 2379 Town Hall Road, Mt. Horeb, WI 53572.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 05/30/2019 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 5/30/2019.

MINUTES: MOTION by David Schmidt, second by John Rosenbaum to approve the draft meeting minutes of the 4/22/2019 PC. Motion carried 6-0.

PRE-APPLICATION MEETING/CONCEPT PLAN:

a. Karl and Judy Hacker/concept plan/ CTH G/Sec. 25:

Contiguous acres owned = 36 acres exclusive of road right-of-way. Option 2-2 new lots. Discussion: Driveway access from Brand's driveway.

Next steps: Site visit date Wednesday, June 12 at 6 pm.

b. Duerst lands/Robin Pharo/review existing concept plan/Messerschmidt Dr./Sec. 33:

Contiguous acres owned on the effective date of the Plan – 75.582 acres. Option 1 – 3 new lots; there is an existing farmhouse. Site visit completed. An Option 1 concept plan was approved on 7/26/2010 with two development areas “to accommodate the potential number of building envelopes: the development area at the northern end of the property could contain 2 building envelopes and the development area at the southern end of the property could contain 1 building envelope.” In 2010 the applicants were not interested in more than 2 residences on the farm, the existing farmhouse and a proposed new lot in the wooded area with access via the farm-to-market road. This is the residence built and occupied by Tim Duerst and Robin Pharo. Now, they would like another lot with access via Messerschmidt Dr. for a family member. This is consistent with approved 2010 concept plan. Discussion: Driveway access would be directly across from present driveway. Owner wanted to check with PC before getting CSM. No action taken.

Next steps: Await Duerst/Pharo submittal of preliminary CSM.

CONCEPT PLANS:

a. Karen Brinks' lands, agent Charlie Wills/new concept plan/ TH G/Sec.26:

Contiguous acres owned on the effective date of the Plan = approximately 90.2 acres, Option 1 = 3 new lots, Option 2 = 5 new lots and Option 3 = 6 new lots. There is an existing farmhouse. The property is divided by CTH G. Site visit completed. C. Wills believes the best farmland is on the North side of CTH G and houses may be best located on the property on the South side of CTH G.

MOTION: Amy Jester to approve Option 2; second by David Schmidt. John Rosenbaum requested that the plan be redrawn and brought back with lots of less than 2.5 acres each. MOTION tabled.

Next steps: Building envelopes on plan when they return and restriction of back two lots to ranch houses so the structures would be less visible. Option 3: 5 lots would be a subdivision with a town road or two driveways off of Kollath Rd., either strip or cluster.

b. Tom and Rosemary Brunner/ revised concept plan/CTH G/Sec. 23 & 26

Contiguous acres owned on the effective date of the Plan = 112.48 acres. The Brunner's 2005 approved Option 1 concept plan for 3 new lots with an existing farmhouse shows more development areas than needed. Of the 3 potential new lots, 1 has been used. Since 2005, the family wishes to reconsider the concept plan. Second site visit completed. Discussion: There was a site visit, but there was no paperwork follow-up. A three-acre field

would have two lots, using current driveways from 2005 concept plan.

MOTION by Amy Jester to amend concept plan to put two lots to the north of Mark's driveway and farmhouse driveway with no more than two acres each. Second by Ellen. MOTION carried 7-0.

Next steps: John Rosenbaum asked for a clear map with designated lots and a rough estimate of acres. The revised concept plan goes to the Town Board for action.

c. Zahler lands, Nancy Riemenapp/new concept plan/Springdale Center Rd./Sec. 27,

Contiguous acres owned on the effective date of the Plan = 116.9 acres. Option 1 – 5 new lots, Option 2 – 7 new lots and Option 3 -8 new lots for a total of 6, 8, or 9 potential house sites because no residence exists on the 116.904 acres at this time. The Zahler family has had a couple of site visits and various discussions re: concept plans. No concept plan was ever finalized.

Next steps: Since it had been a long time since the last site visit, it was decided to have a current site visit scheduled for Wednesday, June 12 after Hacker's.

PRE -APPLICATION MEETING/REZONING:

a. Ken Wollersheim/ CSM and rezoning/State Road 92/Sec. 34:

Note: Ken has a CSM prepared showing the abandoned roadways and some of the neighboring lands – the Lutz lands. This is a lot line adjustment. However, the preliminary CSM cannot be finalized until all the lands in the new lot are zoned the same. For now, the zoning may be A-1. The subcommittee can suggest the zoning reclassification for the future based on the comprehensive revision of DCCO Chapter 10.

MOTION by Ellen Bunn; second by John Rosenbaum to approve rezoning to A-1 for administrative purposes. MOTION carried 7-0.

b. Josh Zimmer/ pre-application meeting for rezoning/CUP-limited family business/CTH G/Sec. 34:

Dane County Zoning has been in communication with Josh and his various projects. Simultaneously, he commenced construction on a new house on the property and located his one-person landscaping company on the property. DC identified the need for a CUP for a limited family business BUT the house needed to be occupied before a l.f.b. CUP was appropriate. The house is now occupied.

Discussion: J. Zimmer explained the scope of his business.

Next steps: Provide to Josh samples of the typical conditions for limited family businesses. He needs to apply to Dane County Zoning for the CUP. When that paperwork is submitted to the Town, the matter will be placed on the PC agenda. Since a CUP requires a public hearing with a Class 2 notice the Town needs advance notice.

CSM CONSISTENT WITH APPROVED CONCEPT PLAN

Nizam Nizamuddin/:CSM consistent with approved concept plan/CTH S/Sec. 5:

The contiguous acres owned on the effective date of the Plan – 116 acres with an existing farmhouse. The Option 2 concept plan depicts 7 new lots, 1.5-2 acres each in size, clustered in the southwest corner of the property to be served by a new, short town road cul-de-sac with shared driveways. At this time, N. Nizamuddin is submitting a 4-lot CSM as part of his 7-lot proposed development. It is understood that the TB continues to review various aspects of the project: the engineered plans for the proposed new road, development agreement, shared driveway agreement with the existing 2 lots, and Dane County Highway's requirements for an expanded access point onto CTH S, etc.

MOTION Amy Jester; second Rich Bernstein to approve the preliminary 4-lot CSM with caution that it may need to be resubmitted after the specifications for the proposed new town road are finalized. MOTION carried 6-0-1. Rosenbaum abstained.

PLAN COMMISSION PROCEDURES:

Election of Officers

Nomination by Ellen Bunn, second by Jim Hanson for Amy Jester to continue as chair. Jim Hanson closed the nominations. Approved 7-0. Jim Hanson nominated Ellen Bunn for Vice Chair. Amy Jester seconded.

Approved 7-0. Amy and Ellen will not be at the June meeting. Rich Bernstein will chair the meeting.

Report on Dane County Ordinance Comprehensive Revision Process

John Rosenbaum made the presentation. A handout showed progress and future projects. There will be a work session, date to be determined. New language will be updated for presentation at the work session.

Next PC meeting: June 24, 2019 for June. Submittals for the June monthly meeting should be submitted to the Town Clerk by Monday, June 10, 2019.

ADJOURN: MOTION by David Schmidt; second by Rich Bernstein, motion carried 7-.0 Adjournment at 9:50 pm.

Respectfully submitted, Carol Statz Deputy Clerk