

MINUTES OF THE SPRINGDALE PLAN COMMISSION MEETING, May 22, 2017

IN ATTENDANCE: Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, David Schmidt and Denise Sullivan. (A quorum is present.) Volunteer Vicki Anderson as the recording secretary.

CALL TO ORDER: by Jester at 7:04 p.m.

NOTICE OF THE MEETING: pursuant to Wisconsin Open Meeting Law was confirmed. The final agenda was posted on 05/18/17 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 5/18/17.

MINUTES: MOTION by M. Healy/D. Schmidt to approve the 4/24/2017 PC meeting minutes as distributed. Motion carried 6-0.

DELORES & PHIL ESSER/LOT LINE ADJUSTMENT/ERB RD./SEC. 23: NO ACTION/INFORMATION ONLY:

Proposal: D. & P. Esser have been approached by two neighbors to the North who wish to purchase 10 acres from the Essers, the land between their lots lines and the creek. The neighbors own parcel 0607-262-9170, Parcel A, and 0607-262-9185-0, Parcel B. On 11/24/2016 the Town Board approved a lot line adjustment for the Essers by which their existing residence retained 3.287 acres and the adjacent farm field retained 35.15 acres. This action stipulated #1. No further division of these two lots, Lot 1 and Lot 2, per the current Town of Springdale Land Use Plan. And #2. No building of any type shall be permitted on Lot 1, the farm field. The stipulations were placed on the two lots because the Essers had exhausted the density units and development areas for the contiguous acres owned on the effective date of the plan on their property along Erb Road.

Discussion: The discussion included, but may not be limited to the following:

*Would the proposed lot line adjustment – to separate off the farmland North of the permanent natural barrier of a creek – meet the standards of the Town of Springdale Lot Line Adjustment ordinance? The ordinance states:

- 1) Prohibited Lot Line Adjustments. The Town Board shall not approve a Lot Line Adjustment if:
 - a) Additional lots are created;
 - b) The parcels after the Lot Line Adjustment would be reduced below the minimum sizes required by Chapter 236 of the Wisconsin Statutes or as required to comply with other applicable laws and ordinances, including, but not limited to the Town's Land Use Plan and the Town's Land Division and Subdivision Code;
 - c) The Lot Line Adjustment would result in the loss and/or breakup of land used for agricultural use;
 - d) The Lot Line Adjustment would result in the conveyance or transfer of development rights; unless the development rights are prohibited from development via a deed restriction or conservation easement.
 - e) The Lot Line Adjustment would result in a change to a concept plan approved pursuant to the Town's Land Division and Subdivision Code.
 - f) The Lot Line Adjustment would conflict with one or more purposes or provisions of the Land Use Plan.

Currently, the 35.15 acres of farmland is broken up into two pieces by the creek. The farmer cannot cross the creek to work the land; a private field road agreement provides access from Erb Road to the field across the 66' of frontage strip for lot 0607-262-9185-0, Parcel B.

*The proposed lot line adjustment would take the 10 acre parcel and divide it among the two neighbors, Parcel A and Parcel B, who would retain it as open space and, possibly, pasture for horses. It was generally agreed that further division of the 10 acres would not meet the ordinance requirements. It is the goal of the Town Plan to prevent the contiguous tracts of agricultural land from being chopped up little by little by lot line adjustments. As the farmland is chopped up, it makes it more difficult to rent out the land for farming.

*However, it was generally agreed that only lot 0607-262-9185-0, Parcel B, is contiguous to the Esser's land to make a lot line adjustment possible. Lot 0607-262-9170, Parcel A, is not contiguous to the Esser's land; the 66' frontage strip from Parcel B to Erb Rd. separates Parcel A from the farmland. It was questioned whether the Town would consider a waiver from the Dane County Zoning 66' frontage on an existing public road for Parcel B since his driveway access is to the North of his lot, not on the 66' frontage strip. Such a waiver would enable both Parcel A and Parcel B to be contiguous. It was pointed out that for a Town to participate in the waiver process, a Town is required to adopt policies to allow such waivers and when Springdale discussed this, waivers were not supported. Also, there would be another remedy and a waiver would not be required if the neighbors would agree to jointly own the 10 acres even though only Parcel B would be contiguous.

*It was reiterated that the conditions of no further division and no building of any kind on the existing 35.15 acres would apply to any lot line adjustment, too.

BRETT MYERS/ARCHITECTURAL REVIEW OF PROPOSED ACCESSORY BUILDING FOR LC-1 BUSINESS/ US HWY. 18/151/SEC. 13: NO ACTION/INFORMATION ONLY:

Background: At the time of Town approval of Myers rezoning for LC-1 lawn care and snow plowing business, Myers wished to wait to discuss the proposed new building for the business. This would be considered a commercial accessory building per the Town Plan and the conditions for rezoning approval. Due to the concerns expressed by the neighbor to the West and some folks on Dairy Ridge Rd. to the North on the other side of a hayfield, Myers is proposing constructing the new accessory building on the North edge of his property, far away from the neighbor to the West.

Condition #14 of the Rezoning and Conditional Use Permit for the property requirement: Architectural review and approval by the

Springdale Plan Commission shall be required for any proposed improvements to the lot, and shall include review of the exterior appearance, design, size and character of the proposed improvements, including parking facilities. The improvements shall enhance the rural quality of life throughout the town.

Discussion: B. Myers described the various aspects of the proposed building and site plan:

*The building would be located at the rear of the property, along the Northern property line near a line of trees/shrubs. This would minimize the view of the structure from the neighbors to the West and the North. Also, no windows are planned for the rear of the building to minimize visibility of light from the building for the residents along Dairy Ridge Road. The building would be a single-story metal building without a 'cool roof.' Since the building was reduced to a single story, a larger footprint is proposed to allow the storage of all equipment and supplies inside the building. Instead of a 1800 Sq. Ft. footprint, a 4000 Sq. Ft. footprint is proposed.

Next steps: B. Myers will prepare a detailed site plan to scale for the PC to review. A driveway permit will be required from the Town Board and B. Myers should contact Town Chair M. Fagan for the site inspection of the proposed driveway.

KELLY CONNOR (GINTHER)/REVISED CONCEPT PLAN/GEM VIEW LANE/SEC. 17 & 20: NO ACTION/INFORMATION ONLY:

Background: In 2006, a concept plan was approved for the Ginther lands on the North and South sides of Gem View Lane. Currently, the land to the South is owned by a different party and retains the existing farmhouse, 3 density units with building envelopes that have not been developed and a contiguous tract of farmland. The land to the North is owned by Kelly Connor and contains 4 density units with building envelopes and a tract of farmland. This land is the subject of the revised concept plan.

Proposal: K. Connor would like to revise the concept plan for her lands. She proposes moving a 4 acre lot to a new location, closer to Gem View Lane, and increasing the lot size from 4 acres to 5 acres. Access to the tract of farmland would be retained via a strip from Gem View Lane.

Discussion: It was generally agreed that the revision to the concept plan was consistent with the Plan for a couple of reasons: *By moving the 4 acre lot closer to Gem View Lane, the tract of ag land may be easier to farm. *The new lot location results in a shorter driveway. It was generally agreed that more discussion is needed to strive for no net loss in ag land due to the proposed lot and to possibly reconfigure the two other density units in this area off of Gem View Lane. In addition, it was highlighted that the ag land to the North shall have no further divisions and no building of any kind since the density unit associated with the tract of ag land to the North and the South has been sold. A legal notice document will be required.

Site Visit: A site visit is scheduled for Tuesday, May 30, 6:30 p.m.

AMENDMENTS TO PLAN SUBMITTED BY 12/31/2016: Review of agricultural accessory buildings – It was generally agreed that the PC wish to continue to discuss amending the Residential Accessory Building Ordinance, RAB, to include review of agricultural accessory buildings. Some preliminary discussion points include, but may not be limited, to the following:

*The Clerk will obtain copies of the review standards for all accessory buildings utilized by the Towns of Cross Plains, Mazomanie, Perry and Primrose and disseminate to the PC.

*The goal would not be to deny a building, but rather, at minimum, provide a process so that neighbors have notification of and an opportunity to discuss a proposed agricultural accessory building next door to them.

PLAN COMMISSION PROCEDURES:

WTA training tips: Several members of the TB and PC attended a WTA training and shared the following tips from the training.

1. PC members should not speak to fellow PC members and TB members should not speak to fellow TB members regarding town business outside of their meetings.
2. Emails among voting members of town committees, Boards, commissions, etc. should not be used to communicate back and forth about town business. The Clerk may send out a mass email but members should not respond with 'reply to all.'
3. The Town practice of inviting public input is appreciated here and may not be as common among other towns.

Next PC monthly meeting: June 26, 2017. Applications for the meeting should be submitted by Monday, June 12, 2017.

Site visit: May 30, 2017, 6:30 p.m., Connor (Ginther) lands, Gem View Lane.

ADJOURN: MOTION by M. Healy/E. Bunn. Motion carried 8-0.

Respectfully submitted, Vicki Anderson, Recording Secretary