

APPROVED MINUTES OF THE SPRINGDALE PLAN COMMISSION MONTHLY MEETING FOR FEB. 24, 2020

IN ATTENDANCE: Rich Bernstein, Ellen Bunn, Jim Hanson, Mike Healy, Amy Jester, John Rosenbaum, (A quorum is present.) Town Chair Mike Fagan, Town Supervisor Richard Schwenn, Town Clerk Susan Duerst Severson and Vicki Anderson, Deputy to the PC.

CALL TO ORDER: by A. Jester at 7:03 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 02/20/2020 in the three customary locations in the Town of Springdale as required by law. As a courtesy to the citizens, a notice of the upcoming meeting was published in the *Mt. Horeb Mail* on 02/20/2020.

MINUTES: MOTION by J./Hanson/M. Healy to approve the draft meeting minutes of the 1/27/2020 meeting of the Plan Commission, PC, as distributed. Motion to approve carried 5-0-1 (Bunn abstained.)

CONCEPT PLAN CHANGE/REVISED CSM-LOT LINE ADJUSTMENT/REVISED BUILDING ENVELOPE/KEVIN CAMPBELL-WAS LIVESEY LANDS/SHARPES CORNER ROAD/SEC. 32:

BACKGROUND: An approved concept plan with Town-approved building envelopes is on file in the Town Hall. The concept plan was originally submitted by John Oltman and approved by the Town on 7/23/2007. The original concept plan showed a single building envelope #1, in addition to the original farmstead on the westside of Sharpes Corner Road. 6 potential building envelopes, #2-7, were depicted on the eastside of Sharpes Corner Road. The farm was subsequently purchased from the Oltmans by Livesey Equestrian Park LLC. Based on the concept plan for the entire farm with land on both sides of Sharpes Corner Road, a four-lot CSM #12746 was created on the eastside of Sharpes Corner Road and a single-lot CSM #12745 was created on the westside of Sharpes Corner Road. Livesey Equestrian Park LLC owns all the lands except for the two CSM Lots #1 and #3 owned by Kevin and Brittany Campbell under discussion at this time: Lot 1 of 33.748 acres, parcel #0607/324-9005-0 and Lot 3 of 1.866 acres, parcel #0607/324-9625-0.

MOTION by M. Healy/E. Bunn to recommend approval of the proposed lot line adjustment to move the existing CSM 12746 Lot 3 closer to Colby Road and for the lot to not exceed 1.87 acres in size, since it is consistent with the Lot Line Adjustment Ordinance and the Town of Springdale Land Use Plan. Motion to recommend approval carried 6-0.

MOTION by A. Jester/E. Bunn to recommend approval of the revised concept plan by which the original building envelope #6 moves to below #7, southerly closer to Colby Road, and the building envelope to be associated with the farmland is building envelope #5. Building envelopes #2 and #7 (from the 2007 concept plan are eliminated/fail to be exercised in the revised concept plan. Motion to recommend approval carried 6-0, 7:29 p.m. (Building envelope #3 is Lot 2 of CSM 12746 and building envelope #4 is Lot 4 of CSM 12746. The 2020 revised concept plan is on file in the Town Hall.)

NEXT STEP – The revised building envelopes on the concept plan shall be acted on by the TB. After approval of the revised concept plan, both the PC and TB will act on the new CSM required by Dane County Land Division Review Office for a lot line adjustment.

CONCEPT PLAN/OPTION 3 CONSERVATION SUBDIVISION/NIZAMUDDIN LANDS/CTH S/SEC. 5: INFORMATION ONLY/NO ACTION:

BACKGROUND: PC Chair A. Jester reviewed the status of the Nizamuddin land division proposals. To-date, no submitted concept plan has been approved. The Town of Springdale Land Use Plan states “Before the submittal of an application for the approval of a plat, the landowner shall submit a concept plan to the Town of Springdale Plan Commission.”

Previously, the Nizamuddin family had submitted a 7-lot concept plan that was denied by Dane County Land Division Review Office for technical issues with the lot layout; a 4-lot CSM that was submitted to Dane County without submittal to the Town, etc.

Ryan Quam of Quam Engineering, LLC attended the PC meeting and presented information regarding an 8-lot subdivision for the landowners, the Nizamuddins.

PRE-APPLICATION DISCUSSION: In working with the landowners for compliance with the Town of Springdale Plan, Land Division and Subdivision Ordinance and the Town Road Ordinance the areas for further research and discussion include, but may not be limited to the following:

- *Encourage a design by which the proposed lot layout minimizes the use of and break-up of agricultural land.
- *Cluster the houses in such a way that all lots touch upon the required common area.
- *Consider the 25% required common area to be contiguous.
- *Propose a shorter town road as well as shorter joint driveways where possible.
- *Consider fewer lots if it better meets the goals of an Option 3, as well as the Town Land Use Plan.
- *Consult with Dane County Land Division Review Office regarding the technical layout for the lots.
- *Consult with the Town Engineer for his input on the technical requirements for a proposed new town road.
- *Consult with DNR re: the intermittent waterway on the property.
- *Some expressed the observation that by leaving a field to the west of the proposed new town road and placing lots to the east, the layout appeared more like an Option 2 development vs. an Option 3 conservation subdivision.

NEXT STEP: The landowner and their engineer will consider the points mentioned before the next PC meeting. They were encouraged to review the Town of Springdale Land Division and Subdivision Ordinance and prepare several different sketches of lot layout options to discuss the next time. The landowners were reminded that costs incurred by the Town in the review of the development shall be passed on to the landowner.

PLAN AMENDMENTS SUBMITTED BY 12/31/2019: Discussion only-no action: The single Plan amendment submitted for consideration is: a Plan amendment to include enabling language in the Plan re: landowner filing a deed restriction to prevent further land division for development. The deed restriction 'gives up' potential density units. In speaking to Dane County Zoning, such a deed restriction would be easier to enforce in the future with the Town Plan containing such enabling language. The PC gave the Deputy Clerk the okay to pursue draft language for the Town of Springdale Land Use Plan.

PC PROCEDURES:

PC Member Mike Healy presented a planning tool he has observed in his professional work in which Towns plan for potential common areas such as trails at the time of a concept plan. The PC expressed an interest in learning more and M. Healy will research for the Town.

ADJOURN: MOTION to adjourn by unanimous consent. Respectfully submitted, Vicki Anderson, Deputy to the PC