

# MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION &  
TOWN BOARD MEETING  
Monday, October 23, 2023 at 7:00 PM

**1. Call to order, certification of compliance with the Open Meeting Law, quorum is present, approval of the agenda (public input at the time of each agenda item may be permitted).** Jester called the meeting to order at 7:00 PM, and certified that the meeting was posted in accordance with the open meetings law on 10/19/23. A Quorum of Jester, Altschul, Bunn, Sullivan and Hanson were present at the Town Hall. Meeting was not broadcast via Zoom. Quorum of TB members present at Town Hall, Chair Rosenbaum and Supervisors Hefty and Schwenn. Deputy Clerk Kalscheur was present. Clerk Admin Arthur was absent.

**2. Minutes of September meeting.**

**MOTION** (Bunn/Altschul) to approve the September minutes. No changes. 4 ayes, 0 nays. Sullivan did not vote due to being late to the meeting, motion carried.

**3. Announcement: Resignation of PC Member – Bernstein**

Rosenbaum and Jester are speaking to new candidates to fill two open positions. Rosenbaum to nominate one potential new member at the November board meeting.

**4. R. Schwenn/ 8155 County Road PD/ Lot Line Adjustment/ Sec 12.**

Request: Lot line adjustment as described to bring a shed back onto Schwenn’s home property rather than with the rest of the farm buildings which have been transferred to son as depicted in slide. A new survey with new CSM will also need to be done and approved at a subsequent meeting.

**MOTION** (Bunn/Altschul) Recommend to TB to approve the requested lot line adjustment as it meets the lot line ordinance language. 5 ayes, 0 nays. Motion carries

**5. R and R Living Trust, Rami Aburomia, agent/ 1993 State Highway 92 /Sec. 29.**

Request #1: Recommend to the town board that the submitted Certified Survey Map is consistent with the previously approved Lot Line Adjustment.

At the June meeting the PC recommended and TB approved a lot line adjustment between two lots both owned by Aburomia.

**MOTION** (Jester/Altschul) Recommend to TB to approve the CSM as presented as it is consistent with the lot line approved in 2023. 5 ayes, 0 nays. Motion carries

Request #2 Rezone the 15.01 ac parcel from Agricultural Transition Business (AT-B) to Rural Mixed Use (RM-8). This parcel is not eligible for any further division per the TOS Land Use Plan. The applicant is asking for the lot to be rezoned to RM-8 based on its new size. The RM district allows for the agricultural uses currently taking place on the property and opens additional possible uses for the existing home on the property.

**MOTION** (Bunn/Altschul) Recommend to TB to approve requested rezone from AT-B to RM-8 with no further division.  
5 ayes, 0 nays. Motion carries

**JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE.** Rosenbaum call to order at 7:15 PM, quorum of Rosenbaum, Hefty and Schwenn present at Town Hall.

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- **TB approve TB minutes from September Joint TB/PC meeting.**

**MOTION** (Hefty/Schwenn) to approve the TB portion of the PC minutes with no changes. 3 ayes, 0 nays, motion carried.

- **R. Schwenn/ 8155 County Road PD/ Lot Line Adjustment/ Sec 12.**

**MOTION** (Hefty/Rosenbaum) to accept the PC recommendation to approve requested lot line adjustment as it meets the lot line ordinance language. 2 ayes, 0 nays. Schwenn abstains. Motion carries

- **R and R Living Trust, Rami Aburomia, agent/ 1993 State Highway 92 /Sec. 29.**

**MOTION** (Hefty/Schwenn) to accept the PC recommendation to approve the CSM as presented as it is consistent with the lot line approved in 2023. 3 ayes, 0 nays. Motion carries

**MOTION** (Schwenn/Hefty) to accept the PC recommendation to approve requested rezone from AT-B to RM 8 with no further divisions allowed. 3 ayes, 0 nays. Motion carries

- **MOTION** (Schwenn/Hefty) to adjourn at 7:20 PM. 3 ayes, 0 nays, motion carried

**6. (Removed from agenda) Mount Vernon Hills II LLC/Final Plat Review/ CTH G/ Mount Vernon/ Sec 34.**

**7. R and R Living Trust, Rami Aburomia, agent/ Conditional Use Permit Public Hearing - CUP** for Transient or Tourist Lodging for short term rental of existing farmhouse AND for Limited Farm Business for sale of agricultural products produced off site. No new construction proposed. / 1993 State Highway 92 /Sec. 29.

**This is a public hearing for a conditional use permit. We will take resident testimony using the rules of a public hearing.**

**Public hearing opened by Jester at 7:27 pm. No public comments. Public hearing closed 7:31 pm.**

**In addition to the standard Dane County conditions for a Conditional Use Permit. Additional standards recommended for this CUP include:**

**This CUP shall become effective upon the rezone of the land to RM-8**

**A. Transient or Tourist Lodging**

- Conform to Town of Springdale Dark Sky Lighting Ordinance
- No outside amplified sound or speakers
- Landowner will apply for, obtain and maintain and appropriate transient or tourist lodging license from Madison Dane County Department of Public Health.
- Rental limited to 6 overnight guests

**B. Limited Farm Business**

- Limited Farm Business Operations are to occur within the 400SF existing building.
- Scope of farm stand is limited to farm business for products produced on and off the farm.

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- Any sign shall conform to the TOS sign ordinance

-This CUP expires upon sale of the property to an unrelated party.

-All of the above conditions must be posted inside the premises as required by Dane County.

**MOTION** (Jester/Sullivan) Recommend to TB the approval of CUP 2603 transient ~~and~~ tourist and tourist lodging limited farm business at 1993 State Hwy 92 with the above listed conditions.

5 ayes, 0 nays. Motion carries

Below is the list of the applicable standards from Section 10.101(7)(d) of the Zoning Code, the town of Springdale Plan commission voted unanimously that with the above conditions that the standards would be met for the proposed conditional use.

*1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

*2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use*

*3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

*4. That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.*

*5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

*6. That the conditional use shall conform to all applicable regulations of the district in which it is located.*

*7. That the conditional use is consistent with the adopted town and county comprehensive plans.*

*8. (Not applicable and was not voted on) If the conditional use is located in a Farmland Preservation Zoning district, the town board and zoning committee must also make the findings described in s. 10.220(1).*

**. 7. Adjourn**

**MOTION** (Bunn/Altschul) to adjourn at 7:56 PM. No further discussion. 5 ayes, 0 nays, motion carried.

*Minutes taken and submitted by Peggy Kalscheur, Town Deputy Clerk.*