

# MINUTES

## Joint Town of Springdale Plan Commission and Town Board Meeting

MONDAY, Nov 25, 2024, AT 7:00 P.M.

Approved Jan 27, 2025

1. **Call to order, Certification of compliance with the Open Meeting Law, Quorum is present, Approval of the agenda.** Meeting called to order by Jester at 7:00 PM. Jester confirmed posting in accordance with the open meetings law. A quorum of members present at town hall (Jester, Carrico, Hanson, Bunn, and Aburomia. Altschul arrived at 7:05). Sullivan not present. TB Chair Rosenbaum and TB Supervisors Hefty present and Schwenn not present at town hall.

2. **Minutes of Oct (10.28.24) PC meeting.**

**MOTION (Bunn/Aburomia) to approve with no changes. 3 ayes, 0 nays, 2 abstain (Carrico and Hanson). MOTION CARRIED**

3. **A. and N. Carrico/ 8177 COUNTY HIGHWAY G/Rezone and CSM correction to be consistent with town and county recommendations/Sec 25.**

**MOTION 1 (Jester/ Aburomia) : recommend to the TB approval of the certified CSM for the Carrico lot of 68 ac as it is consistent with the concept plan and the town policies requiring a CSM for lots between 35-80 ac. This lot is not eligible for further division per the town of Springdale LUP. 4- ayes, 0-nays. 1 – abstain (Carrico) MOTION CARRIED.**

**MOTION 2 (Jester/Hanson) : recommend to the TB approval of the rezone for the Carrico lot – 2 ac from RR2 to RM16 and 66 ac from AT35 to RM16 - This lot is not eligible for further division per the town of springdale LUP. (Altschul arrived). 5- ayes, 0-nays. 1 – abstain (Carrico) MOTION CARRIED**

**Background:** When the town approved the CSM for the creation of the two lot divisions a CSM for the remaining lands should have been recorded because it is a lot under 80 acres and while the county doesn't require a CSM the TOS Land Use Plan requires a CSM for lots between 35-80 ac. So we now have a CSM to record. Additionally, time has passed since the county recommended the spot rezone for a residential building envelope on a large lot over 35 acres. They have now changed the zoning code to allow for RM 16 to not have an upper size limit and so it is the appropriate zoning for a mixed use parcel. As a result, Dane County has asked this to be rezoned to RM 16 instead of the RR2 and AT35.

4. **D and C. Maier/ 8582 US Highway 18 &151/ 24' x 40' x12'4" Covered Roof Addition to Agricultural Accessory Building/ Sec. 15**

**MOTION (Bunn/ Altschul): Recommend to the TB the 24 x 40 covered roof addition to the existing agricultural building. 6-ayes 0-naps MOTION CARRIED.**

**Background –** Maiers are requesting a roof extension for their ag accessory building. This land is zoned AT 35 and it is part of an approximately 300 ac contiguous ag property between 18/151 and CTH PD. While the addition is only 960 sq ft there is already accessory buildings on the property in excess of 1500 sq ft and so the ordinance says it must be heard before the PC/TB.

5. **A. Jester and J. Heling/ 8403 COUNTY HIGHWAY PD/ 70'x45'x16' Agricultural Accessory Building/ Sec . 11.**

**MOTION (Carrico/ Aburomia): Recommend to the TB the 70'x45'x16' ag accessory building as it is consistent with the accessory building ordinance and the land use plan. 5-eyes, 0-nays 1 abstain (Jester)**  
**MOTION CARRIED**

**Background: Jester is requesting an ag accessory building for hay, winter animal housing and farm equipment storage for their farm Hidden Savanna Farm. The property is zoned RM 8.**

**JOINT MEETING OF THE TB FOR THE PURPOSES OF REVIEWING AND ACTING ON AGENDA ITEM(S) ABOVE.**

- **Call to Order by Rosenbaum at 7:15pm**

- **Minutes of Oct (10.28.24) PC meeting.**

**MOTION (Hefty/Rosenbaum) to approve with no changes. 2 ayes, 0 nays**

**MOTION CARRIED**

- **A. and N. Carrico/ 8177 COUNTY HIGHWAY G/Rezone and CSM correction to be consistent with town and county recommendations/Sec 25.**

**MOTION 1 (Hefty/Rosenbaum) : to approve of the certified CSM for the Carrico lot of 68 ac as it is consistent with the concept plan and the town policies requiring a CSM for lots between 35-80 ac. This lot is not eligible for further division per the town of Springdale LUP. 2- ayes, 0-nays MOTION CARRIED.**

**MOTION 2 (Hefty/Rosenbaum) : to approve the rezone for the Carrico lot – 2 ac from RR2 to RM16 and 66 ac from AT35 to RM16 - This lot is not eligible for further division per the town of springdale LUP. (Altschul arrived). 2- ayes, 0-nays. MOTION CARRIED**

- **D and C. Maier/ 8582 US Highway 18 &151/ 24' x 40' x12'4" Covered Roof Addition to Agricultural Accessory Building/ Sec. 15**

**MOTION (Rosenbaum/Hefty): to approve the 24 x 40 covered roof addition to the existing agricultural building. 2-eyes 0-naps MOTION CARRIED.**

- **A. Jester and J. Heling/ 8403 COUNTY HIGHWAY PD/ 70'x45'x16'Agricultural Accessory Building/ Sec . 11.**

**MOTION (Hefty/ Rosenbaum): to approve the 70'x45'x16' ag accessory building as it is consistent with the accessory building ordinance and the land use plan. 2-eyes, 0-nays MOTION CARRIED**

- **MOTION (Rosenbaum/Hefty) to adjourn at 7:20pm 2-eyes, 0 nays. MOTION CARRIED**

**6. Schedule Site Visit for Mackler Property on PD. Saturday Dec 7<sup>th</sup> T 9am.**

**7. Discussion Only: Town Accessory Building Ordinance – Review of ordinance and discussion of possible revisions.**

**PC discussion postponed until next meeting. K. Hacker asked procedural questions about drafting language, ordinance adoption and public hearing timing.**

**8. MOTION (Carrico/ Hanson) to Adjourn. 6 ayes, 0 nays.**

*Minutes taken and submitted by PC Chair, Amy Jester*