

MINUTES
SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD
MONDAY, March 24, 2025 AT 7:00 P.M.
Approved May 5, 2025

1. The meeting was 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, Sullivan, Hanson, Aburomia and Altschul. Carrico and Bunn not present. TB Chair Rosenbaum and TB Supervisors Hefty and Schwenn present.

2. MOTION (Hanson/Altschul) to approve Minutes from Feb 2025. 4 ayes, 0 – nays, 1- abstain – Sullivan. MOTION CARRIED

3. M. & J. Powell/ 9352 Malone Rd. /72' x160' x 20' Agricultural Accessory Building/ Sec. 30.

MOTION (Jester/Aburomia) to recommend to the town board approval of a 72' x `60' x 20' agricultural accessory building. 5-ayes, 0-nays. MOTION CARRIED

Discussion: This property is approximately 140 ac. is zoned AT 35. It is used for agriculture. It has many existing farm buildings, and this building is a pole building for a machine shed to replace one demolished by tornado. Jester, Rosenbaum, and Hanson visited the staked site. No requests for electricity or water.

4. L and T Mauer/ Lot #1 near 8177 County Road G/ 3600 sq ft building 21' h/ Residential Accessory Building (concurrent build with primary residence)/ Sec 25.

MOTION (Aburomia/ Sullivan) to recommend to the town board the approval of a 3600 sq ft residential accessory building to be built concurrent with primary residence. The building is for residential not commercial use. 5-ayes, 0 nays. MOTION CARRIED

Discussion: Maurer's purchased this lot from Carrico and wish to do a concurrent build of a primary residence and an accessory building. The property zoned RR2 and the building to be used for residential use – personal storage and camper/ boat etc – is 3600 sq ft (irregularly shaped) it is 21' tall and that is allowed in RR2. Jester, Rosenbaum, and Hanson visited the staked site.

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

Town Board Meeting called to order by Rosenbaum at 7:07pm.

MOTION (Hefty/Schwenn) to approve the minutes from Town Board portion of Feb 2025 meeting. 3-ayes, 0-nays. MOTION CARRIED

- **M. & J. Powell/ 9352 Malone Rd. /72' x 160' x 20' Agricultural Accessory Building/ Sec. 30.**

MOTION (Schwenn/Hefty) to approve PC recommendation for a 72' x `60' x 20' agricultural accessory building. 3-ayes, 0-nays. MOTION CARRIED

No further discussion.

- L and T Mauer/ Lot #1 near 8177 County Road G/ 3600 sq ft building 21' h/ Residential Accessory Building (concurrent build with primary residence)/ Sec 25.

MOTION (Rosenbaum/ Schwenn) to approve PC recommendation for a 3600 sq ft residential accessory building to be built concurrent with primary residence. The building is for residential not commercial use. 3- ayes, 0-nays. MOTION CARRIED

No further discussion.

MOTION (Schwenn/Hefty) to Adjourn at 7:10pm 3-ayes, 9 nays. MOTION CARRIED

5. A. Mackler/ Mackler Qtip Trust Lands north of PD east of P /Concept Plan / Sec 10.

MOTION (Jester/Sullivan) to approve a concept plan with 9 density units (8 new lots and one staying with the land) for the Mackler lands on PD. Lot sizes shall use no more than 2 ac of farm land, shared driveways for 3 houses shall be required (along with dane county approval of access points) and the center cluster of lots shall have staggered building envelopes and lot shapes to avoid strip development. 5 – ayes, 0 – nays. MOTION CARRIED.

Option 1 Concept Plan - 8 new d.u. / 1 s.u. to stay with the land.
Approved on March 24 2025
PC Chair Amy Jester

Mackler Lands

x = possible hwy dept access points
Areas A-C to share one drive, D-F to share drive, stagger building envelopes and lot shapes, G-I - to share drive. Possible candidate for 66' frontage exception for lots to conserve ag land.
Lot sizes not to exceed 2 ac



April 7, 2022

Dane County Mask

- Dane County Mask
- Parcels

Anthony and Melissa Mackler
Original Farm parcel had portions
of many other parcels added to it
on May 31 2002 32.7 ac
*Unrelated to Mackler Qtip
Trust concept plan

Mackler/ McCarthy
living tr - created in
2004 16.7 ac
Conveyed after LUP but before
any concept plan - has 1 density
unit not part of Mackler Qtip
concept plan

0 500 1,000 2,000 Feet



Background: Acres owned - 229 ac. This total excludes a parcel (060710397200) of 16.7 ac was transferred to another family member after the plan adoption date but prior to creating a concept plan – this land has 1 density unit and is not part of this concept proposed plan). There was no development on this land as of 2002 so there is also one density unit that stays with the land.

The land under consideration is entirely farmland – an option 1 would allow for 9 potential density units (if the county grants 3 access points on County Road PD – while there is a lot of land all of the frontage is located on a relatively small stretch of PD. One density unit was transferred when the land across the street was conveyed – so this concept plan is for 8 new lots(density units) and the one that stays with the land – so a total of 9 development areas.

Regarding access: PC Chair Jester had conversation with Kevin Eslick (Dane CTY HWY) regarding Mackler on 11/20/24. He visited Mackler property on Sept 17th, 2024. He noted that there is the potential for 3 access points – one might not be ideal and expensive but has sight lines and so could be legal. However, until the landowner actually applies for and is granted access this is not guaranteed. So, density units are dependent on access – 3 density units per access point. We will plan for a 9 density unit concept plan knowing that there are prerequisites to actually creating all of the lots.

A site visit was conducted on Dec 7, 2024. Rosenbaum, Hanson, Jester, Aburomia were present. We walked most of the 25 ac field along PD where access had been viewed. The only area that has any possible access is a 25 ac field (of the 230 ac total) - if the lot sizes are 2 ac then that totals 18 ac of residential and 212 of ag land preserved – the development occurs on less than 8% of the land.

Discussion: As an option 1 land division we should think about strip development – we should try to locate building envelopes staggered to avoid strips and think about using the exception to the 66' frontage to preserve ag land. For the proposed concept plan the center cluster of three houses, we discussed staggering the building envelopes and the lot shapes to make the houses set back further from the road in a staggered way to avoid a strip of houses along the road. The intent of the landowner is to use the north/ east most building envelope as the one that stays with the land – it could get spot zoned for residential to stay with the rest of the land. If plans change and this lot gets divided as a stand alone lot, then another of the development areas should be identified as staying tied to the remainder of the farm land. Lot sizes shall be a max of 2 ac of farmland.

6. Announcements– April Town Board meeting is annual meeting and will also be celebration of Wayne Heftys years of service to the town.

7. MOTION to Adjourn. 5-ayes, 0 nays MOTION CARRIED