

Meeting Minutes

SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD

MONDAY, April 27, 2026 at 7pm

Approved June 1, 2026.

1. 7pm Call to order and certification of compliance with open meetings law.

PC members present: Plan Commission Chair Jester, Carrico, Aburomia, Hanson, Dorn and Bunn.

Absent: Sullivan. TB Members present: Town Board Chair Rosenbaum, Supervisors Schwenn and Altschul. Also Present: Town Admin/Clerk Jackie Arthur.

2. MOTION (Aburomia/ Bunn): to approve of minutes from March meeting. 6-ayes, 0-nays MOTION CARRIED

3. K. and S. Smith/ Lot 2 CSM #16085 Lust Road/ PUBLIC HEARING: Building Envelope Change on a lot created by CSM/ Sec 34.

- **MOTION (Bunn/Hanson): To recommend/not recommend to the town board that the building envelope on Lot 2 Lust Road be moved from its original location closer to the edge of and into the wooded area of the lot as depicted in the meeting slides as it is consistent the land use plan. 6-ayes, 0-nays MOTION CARRIED**

Background – This lot was part of the Kahl concept plan – it had specified building envelopes. This lot has already been created by CSM and therefore the building envelope change requires a public hearing and vote by the town board. Neighbors were notified. There were no comments during the public hearing. The new location is closer and into the woods and uses less pasture than the approved envelope and was discussed as better meeting the goals of the land use plan than the original building envelope.

4. J. Mueller/ 8772 County Road PD/ 50’ x 42’ x 14’ Accessory Building and Discussion Only of possible rezone of lands/ Sec 16.

- **MOTION (Jester/Hanson): to table the request for the 50 x 42 x 14’ accessory building for Lot 2 CSM 7696 6-ayes, 0-nays MOTION CARRIED**

Discussion: There is a cluster of separate CSMs in this area, and while the properties are historically related. They are each a separate CSM and there are several different uses and zoning districts. The separate CSM lot that Mueller is proposing placing an accessory building on its zoned RR-8 (Rural Residential 8 ac to 16ac) and it does not have a residence. In the RR8 zoning district an accessory building is not allowed on a lot without a primary residence.

“Except for property management sheds approved under a conditional use permit, a principal residential use (home) must exist or be under construction before a Zoning Permit for an accessory building may be issued. “

So as things are zoned currently, the proposed an accessory building is not allowed.

The PC looked at various options to possibly make the proposed use viable.

1. Rezone the land to RM8 - where an agricultural accessory building could be allowed without a primary residence if one establishes non rental farm income.

“Except for agricultural accessory buildings, or property maintenance sheds approved by conditional use permit, a principal building must exist or be under construction prior to the construction of an accessory building.”

2. Lot line adjust the house that is currently grandfathered in on one of the GC zoned lots to the RR lot to give it a primary residence – there are some setback issues with this approach and it would need a new survey of the lands – this needs more research and discussion with Dane County and the landowner.
3. Expand the GC lot contiguous to the location of the proposed site of the accessory building – the land use plan does not allow for the expansion of a GC zoning district or of conversion of farm land to commercial use – so this is not an option.

Overall – the application as it stands is not allowed – it is possible that there are zoning or lot line changes that could make it possible, so we tabled the application to do more research, rather than denying it.

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

Call to order 7:41 by Chair Rosenbaum

- **MOTION (Schwenn/ Altschul) : approve the town board portion of the Joint Meeting Minutes from March 2026. 3-eyes, 0-nays MOTION CARRIED**

K. and S. Smith/ Lot 2 CSM #16085 Lust Road/ PUBLIC HEARING: Building Envelope Change on a lot created by CSM/ Sec 34.

- **MOTION (Altschul/ Schwenn): To approve the building envelope on Lot 2 Lust Road be moved from its original location closer to the edge of and into the wooded area of the lot as depicted in the meeting slides as it is consistent with the land use plan. 3-eyes, 0-nays MOTION CARRIED**
- MOTION (Schwenn/ Altschul) to adjourn at 7:43pm

5. K. Zweifel/Concept Plan Revision and Discussion Only of possible lot lines and rezone for residential lot creation/Lands North of Paulson and East of J/SEC. 1.

REQUEST: To approve a revision to the concept plan for the Zweifel lands to move the location of building envelope for a replacement house on a concept plan from 2014. NO ACTION TAKEN. Site visit scheduled for 6:30pm May 4th at 3038 County Highway J. Action postponed until after site visit.

Background: There is a concept plan for these lands created on Aug 25, 2014.

Ken Zweifel submitted a map and rezone application for a new lot on these lands. However, the proposed lot location is not in an area defined as a development area for any of the density units on the concept plan. It is; however, near to an existing house (though not currently inhabited) that was acknowledged at the time of the concept plan and which had a legal driveway. Ken if he is looking at this lot as a replacement for the original farm house in a new location more than 100 ft from the original. There is a legal driveway existing to the original farmhouse.

Members wished to view the location for the new development area since it was not considered during the original concept planning – we will have a site visit and resume discussion at the next Joint meeting.

6. MOTION (Carrico/ Aburomia) to Adjourn 6-eyes, 0-nays MOTION CARRIED

