

MINUTES
SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD
MONDAY May 5th, 2025 at 7pm
Approved: June 2, 2023

1. 7pm Call to order and certification of compliance with open meetings law. Present: PC members Jester, (Chair) Hanson, Bunn, Sullivan, Carrico, TB member Rosenbaum(Chair), Schwenn and Altschul and TOS Admin/Clerk Arthur. Absent: PC member, Aburomia.

2. MOTION [Hanson/Sullivan]: to approve minutes from March 2025 with spelling correction. 4-ayes, 0-nays, 1-abstain (Bunn). MOTION CARRIED

3. E. Gonzalez/ R. Hellenbrand/ 8062 Dairy Ridge Rd/ Lot Line Adjustment of approx .14 ac / Sec 13.

MOTION[Jester/Bunn] : to recommend to the town board a lot line adjustment of .14 ac from Ray Hellenbrand to Enrique Gonzales. 5-ayes, 0-nay MOTION CARRIED

Discussion/Background: Enrique Gonzales and Ray Hellenbrand wish to do a lot line adjustment between their two lots. Squaring the lot line will allow more space for better driveway access (Hellenbrand mentioned that currently the corner stake for the lots is in the access drive for the accessory building. And Gonzales wants to be able to park his truck in the building. This is a residential accessory building. The prohibited lot line adjustments from the town's ordinance were consulted, and it was deemed to not violate any of the prohibited lot line adjustments and was consistent with the land use plan.

Nest Steps: Applicant to hire a surveyor to draft an updated CSM for the lot and bring that back to the town for approval.

4. S. Bollig/ 3112 and 3118 County Road P/ Lot Line Adjustment of approx. .92 ac and preliminary CSM and Rezone to SFR1 / Sec. 4.

MOTION 1 [Jester/Sullivan]: to recommend to the town board a lot line adjustment of approx. .92 ac between two lots owned by Bollig at 3112 and 3118 County Road P. 5-ayes, 0-nay MOTION CARRIED

MOTION 2 [Jester/Hanson]: recommend to the town board that the preliminary CSM is consistent with the recommended lot line adjustment for the Bollig lots. 5-ayes, 0-nay MOTION CARRIED

MOTION 3 [Jester/Sullivan]: recommend to the town board that the portion of the CSM formerly in the SFR08 district be rezoned to SFR to match the zoning of the area added to the lot and the new lot size. 5-ayes, 0-nays MOTION CARRIED

Background/Discussion: Steve Bollig owns both lots and wishes to lot line adjust .92 ac from one to the other – 3112 CTH P is currently .81 ac and zoned SFR-08 and 3118 CTH P is 1.935 and zoned SFR-1. The new lots would be 3112 would be 1.74 and 3118 would be 1.01ac. The prohibited lot line adjustments from the town ordinance were consulted. This does not violate any of the prohibited lot line adjustments. Steve already had the preliminary CSM drawn, so we were able to approve the CSM and rezone at the same time - the portion of the land formerly SFR08 needs to get rezoned to SFR1 to match the added land and to reflect the new size of the lot.

5. C. Kelly/ L. Hellenbrand/ 8380 US HWY 18 & 151 /Lot Line Adjustment of approx 11.6 acres / Sec 14.

MOTION [Bunn/ Sullivan]: to recommend a lot line adjustment of 11.8 acres of ag land between Linus Hellenbrand and Carolyn Kelly. This LLA merely changes ownership of ag land removing it from one field and adding it to another and is consistent with LLA ordinance. 4-ayes, 1-nay (Jester) MOTION CARRIED.

Background: Yahara Materials is acting as an agent for Carolyn Kelly in this lot line adjustment request for 11.8 acres of land from L Hellenbrand. While the overall goal of this land transfer is to increase the area of the existing Kelly quarry – the first step is judging the lot line adjustment according to our ordinance. The prohibited lot line adjustments from [the town ordinance](#) were consulted. There was discussion: “ c) The Lot Line Adjustment would result in the loss and/or breakup of land used for agricultural use;”. It was also noted that Hellenbrand’s land is not eligible for division and so a new lot cannot be created and that since this land is already legally described in a CSM that to add it to Kelly’s land will require a large new legal CSM to describe the entire land.

Some PC members observed that the land from Hellenbrand’s lot is ag land but that since it is being added to Kelly’s ag land that there is “no loss or breakup”. R. Lugar from Yahara pointed out that the area to the north of the existing quarry is better suited for a quarry and that the company would be looking to expand the CUP so that they could access this land for extraction. C. Kelly said that the quarry fills the area with dirt from job sites as they finish with the quarry and that eventually it will be returned to pasture.

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

7:42pm Call to order and certification of compliance with open meetings law. P

- **MOTION [Schwenn/Rosenbaum]: approve Minutes from March 2025. 2-ayes, 0-nays, 1-abstain (Altschul). MOTION CARRIED**

E. Gonzalez/ R. Hellenbrand/ 8062 Dairy Ridge Rd/ Lot Line Adjustment of approx .14 ac / Sec 13.

- **MOTION (Altschul/Schwenn): approve the lot line adjustment of approximately .14 ac from Ray Hellenbrand to Enrique Gonzales. 3-ayes, 0-nays MOTION CARRIED**

S. Bollig/ 3112 and 3118 County Road P/ Lot Line Adjustment of approx. .92 ac and preliminary CSM and Rezone to SFR1 / Sec. 4.

- **MOTION 1 [Rosenbaum/Schwenn] : to approve a lot line adjustment of approx. .92 ac between two lots owned by Bollig at 3112 and 3118 County Road P. 3-ayes, 0-nays MOTION CARRIED**
- **MOTION 2 [Rosenbaum/Schwenn]: to approve the preliminary CSM as consistent with the recommended lot line adjustment for the Bollig lots. 3-ayes, 0-nays MOTION CARRIED**
- **MOTION 3 [Rosenbaum/Altschul]: to approve the portion of the CSM formerly in the SFR08 district be rezoned to SFR1 to match the zoning of the area added to the lot and the new lot size. 3 ayes, 0-nays. MOTION CARRIED**

C. Kelly/ L. Hellenbrand/ 8380 US HWY 18 & 151 /Lot Line Adjustment of approx 11.6 acres / Sec 14.

MOTION [Rosenbaum/Kelly]: to recommend a lot line adjustment of 11.8 acres between Linus Hellenbrand and Carolyn Kelly. 3-ayes, 0-nays MOTION CARRIED

Brief discussion that this request is joining ag land to ag land and so it was seen as consistent with LLA and that as long as the LLA doesn't create a new lot, it doesn't violate the concept plan on file or the ordinance.

MOTION [Schwenn/Altschul] to adjourn

6. Martin Lands/ Sharpes Corners and Lewis Roads/ Pre-application for concept plan/ Schedule site visit/ Sec 32.

DISCUSSION ONLY: This is a pre-application meeting

Background/Discussion: The Martin farm had two lots (1.459 ac and 15.397) carved out of it at the time of the plan. The farm owned by Martin Trust is 163.351 ac exclusive of ROW on the adoption date in 2002. This means that an option 1 land division would be 7 additional density units, and an option 2 would allow for 10 additional density units.

This land is owned by three heirs – who are planning on dividing the land into separately owned parcels but they recognize that having concept plan in place showing allocation of density units makes sense. We looked at and talked briefly about a drafted a map identifying some preferred and secondary building sites/ access points. No decisions were made, and we scheduled a site visit for May 19th at 6pm we will meet at the original farmhouse at 9173 West Sharpes Corner Rd

7. Hwy J Warehouse LLC- agent J. Handrick/ 3184 HWY J/ CUP #2664 for a single-family residence in General Commercial zoned property/ Sec 1. DISCUSSION ONLY.

Background: This particular CUP is very different from a usual Conditional Use Permit. This property was historically zoned C2 – or what is now known as Heavy Commercial – over the years the town has been able to zone it consistent with its uses – a restaurant/car museum, a rental sports/event place. In 2019, when the county did its comprehensive rezone, we were able to zone it General Commercial – even though this is not a district that is supported by the land use plan. – its historical existence and then current use made this the appropriate district. This property has no deed restrictions – anything that is permitted for use in the GC zoning district is allowed.

Joe Handrick wishes to use the pole buildings for private rental of pickle ball courts – this is an indoor entertainment use that is permitted in this zoning district. Joe Handrick also wishes to convert the main portion of the building to a residence which is conditional use in the GC district – that is the reason for the request today.

Residential uses in the town are generally supported. Our plan does say that one of the goals is to “Enable landowners to develop land for residential uses with minimal impact on the rural aspects of the town.”

Things we discussed recommending that the town board consider when looking at a residential use CUP in GC

- The residential use should be limited to a single-family dwelling. This property is not eligible for land divisions and our land use plan requires eligibility for additional density units for duplexes or multifamily dwelling – so this residential use should be for single family only.
- – This residence should not be used for short term rental (incidental room rental or transient or tourist rental). Only rental of 30 days or more. While the residential zoning districts all allow for incidental room rental (Airbnb) or transient or tourist lodging, there is no such provision for residence in GC - so we recommend that the property not be allowed to be used for short-term rental.
- Any changes to lighting on the property would have to conform to sark sky ordinance

These notes will be sent to the Town Board for their consideration at the next Town Board meeting and official recommendation to Dane County on the CUP

8. Next meeting – not 4th Monday because of Memorial Day – moved to June 2nd.

9. MOTION [Jester/Hanson] to adjourn 8:36pm. MOTION CARRIED

