

MINUTES

TOWN OF SPRINGDALE JOINT PLAN COMMISSION & TOWN BOARD MEETING

MONDAY, AUG 19, 2024 AT 7:00 P.M

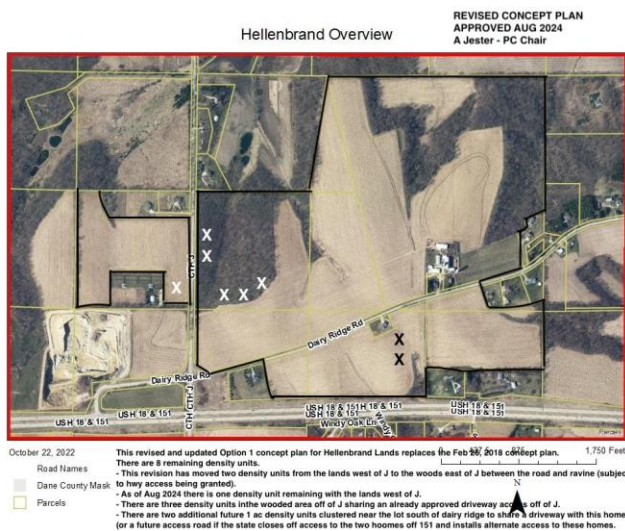
Approved Sept 23, 2024

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 7:01 PM. Jester confirmed posting in accordance with the open meetings law. A quorum of members present at town hall (Jester, Carrico, Hanson, Altschul, Sullivan, and Aburomia). Bunn not present. TB Chair Rosenbaum and TB Supervisor Hefty were present at town hall. Schwenn was not present.
2. **Minutes of July (7.22.24) PC meeting.**

MOTION (Hanson/Altschul) to approve with no changes. 6 ayes, 0 nays. MOTION CARRIED.

3. **L. Hellenbrand/ Lands on J and South of Dairy Ridge Road/Lot line Adjustment and concept plan revision/ Sec 14.**

NOTE: The initial request for consideration of a Lot Line Adjustment of part of the Hellenbrand lands west of J to the Yahara Quarry was not able to be entertained because the two lands being joined would not have had the same owners – it would simply be a land division. It was determined that a lot line adjustment did not fit with the landowner's goals and the request was withdrawn. NO ACTION TAKEN.



MOTION (Jester/ Sullivan) to recommend to the TB a revision of the concept plan for the Hellenbrand lands to move 2 of the development areas from the lands west of J to the lands east of J in the woods between the road and the ravine. This will require Dane County to grant an access point for a shared driveway to the area of the woods on the east of County J. This revision moves density units off farmland and better meets the goals of the land use plan. 6 ayes, 0 nays. MOTION CARRIED

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Discussion: A site visit was conducted on Tuesday August 13 at 6:30pm (Rosenbaum, Jester, Carrico, Hanson, Altschul, Sullivan, and Aburomia and Hellenbrand were present. Access points and the merits of development area locations were discussed.

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

Meeting called to order by Rosenbaum at 7:22 pm

- **Minutes of July (7.22.24) Joint PC/TB meeting.**

MOTION (Rosenbaum/Hefty) to approve July Joint TB minutes as drafted. 2 ayes, 0 nays, MOTION CARRIED.

- **L. Hellenbrand/ Lands on J and South of Dairy Ridge Road/Concept plan revision/ Sec 14.**

MOTION: to approve the PCs recommendation for a revision of the concept plan for the Hellenbrand lands to move 2 of the development areas from the lands west of J to the lands east of J in the woods between the road and the ravine. This will require Dane County to grant an access point to this area of the woods on the east of County J. This revision moves density units off farmland and better meets the goals of the land use plan. 2 ayes, 0 nays. MOTION CARRIED

MOTION: Adjourn 7:24pm (Hefty/Rosenbaum) 2 ayes, 0 nays, MOTION CARRIED.

4. A. Mackler/ Mackler Trust Lands north of PD east of P /Pre-application for Concept Plan and site date / Sec 10. Discussion Only.

Discussion: This is a pre-application for a concept plan for the Mackler Trust lands. As of the plan adoption dates there were 229 ac. This will likely be option 1 concept plan because it is entirely farmland – Option 1 would be 9 additional density units plus one because there is no

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original farmhouse on this land as of the plan adoption date.

We discussed that like other places in the town there is the issue of access off County Road PD. We do not know where or if the county would grant access. Currently there are two farm access roads off PD to the north fields. County access may affect density unit allocations. PC Chair Jester will connect Mackler to Dane County Highway.

We decided to set a site date once the corn is harvested to have access to better site lines. Mackler will contact the town to schedule.

5. MOTION (Hanson/Altschul) Adjourn 6-ayes, 0 nays.

Minutes taken and submitted by PC Chair, Amy Jester