

MINUTES

SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD

MONDAY, July 27, 2026 at 7pm

Approved Aug 24, 2026

PC members present: Plan Commission Chair Jester, Carrico, Hanson, and Dorn. Absent: Aburomia, Bunn, and Sullivan. TB Members present: Town Board Chair Rosenbaum, Supervisors Schwenn and Altschul. Also Present: Town Adim/Clerk Arthur

1. Call to order at 7:03. Certification of compliance with open meetings law.

2. Approval of Minutes from June Meeting.

MOTION (Hanson/Dorn) to approve Minutes from June meeting with typo corrections. 4-ayes, 0-nays. MOTION CARRIED.

3. Dahlk and Mount Vernon Park Assn / 1644 State Hwy 92/ Public Hearing for CSM and Rezone to RE zoning following approved Lot Line Adjustment of lands donated to Park Assn./ Sec 34.

MOTION 1 (Jester/Carrico) to recommend to the town board the CSM map presented as it is consistent with the Lot Line Adjustment approved in Aug of 2025. 4-ayes, 0-nays. MOTION CARRIED.

MOTION 2 (Jester/Dorn) to recommend to the town board the rezone of .98 ac from HAM R to RE to match the Park lands zoning as it is consistent with the town land use plan. 4-ayes, 0-nays. MOTION CARRIED.

Background: In Aug 2025, the PC recommended and the town board approved the Lot Line Adjustment of lands donated between Dahlk and the Mt Vernon Park Assn. Public Hearing: There was no public comment on this agenda item for the hearing. Discussion: There may be a need to vacate some platted roads within the bounds of this newly created CSM – if the county deems that necessary then that can be done at a later date.

4. Carpenter for Keene Family LLC/ 100' x 80' x 16' Accessory Building for Horse Riding / 1747 Bringold Dr/ Sec 35.

MOTION (Jester/Dorn): to recommend to the town board approval of the 100 x 80 x 16 ft accessory building for horse riding for the Keene Family LLC. 4-ayes, 0-nays. MOTION CARRIED.

Discussion: this property is zoned AT 35 and is a single-family ag property with many buildings – this new building is for a horse-riding arena, and the use is consistent with the land use plan.

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

Call to Order 7:13pm

- **Minutes**

MOTION (Schwenn/Altschul) to approve TB portion of joint minutes from June meeting with typo corrections. 3-ayes, 0-nays. MOTION CARRIED.

- **Dahlk and Mount Vernon Park Assn / 1644 State Hwy 92/ Public Hearing for CSM and Rezone to RE zoning following approved Lot Line Adjustment of lands donated to Park Assn./ Sec 34.**

MOTION 1 (Altschul/Schwenn) to approve the PC recommendation that the CSM map presented as it is consistent with the Lot Line Adjustment approved in Aug of 2025. 3-ayes, 0-nays. MOTION CARRIED.

MOTION 2 (Rosenbaum/Altschul) to approve the rezone of .98 ac from HAM R to RE to match the Park lands zoning as it is consistent with the town land use plan. 3-ayes, 0-nays. MOTION CARRIED.

- **Carpenter for Keene Family LLC/ 100' x 80' x 16' Accessory Building for Horse Riding / 1747 Bringold Dr/ Sec 35.**

MOTION (Altschul/Schwenn): to approve the 100 x 80 x 16 ft accessory building for horse riding for the Keene Family LLC. 3-ayes, 0-nays. MOTION CARRIED.

- **Adjourn**

MOTION (Schwenn/Altschul): to adjourn at 7:17pm. 3-ayes, 0-nays. MOTION CARRIED.

5. Sutter Family Farm LLC/ 2074 Sutter Dr /Pre application for concept plan and schedule site visit / Sec 29. Discussion Only

Site Visit Scheduled: Monday Aug 3rd, 2026, at 6pm – meet at 2074 Sutter Drive.

Discussion: This was a pre-application meeting for a concept plan creation. We reviewed the map of the lands owned by Sutter as of the plan adoption date and discussed the family's intent and options. As of 2002 Arthur and Charlotte (original Sutter farm owners) owned 114.37 EX ROW. There was a house on the farm at the time - Option 1= 4 new and Option 2= 7 new divisions. This is likely an option 1 because it is almost all farmland and doubtful it would have legal access for 7 new lots.

They divided off their house in 2009 1.675 ac – used one of the divisions and left the farm without a residence attached to the farmlands.

So now assuming option 1 - 3 new divisions remain – additionally, one density unit may be constructed on the farm and stay with the farm because the original was already divided off.

Zach Sutter (son of Matt and Julie Sutter, current owners of Sutter's Ridge Farm) is looking to build a house on the farm. A concept plan is needed prior to division so that we don't approve of something that would close off the options for eligible density units in the future.

6. Sutter Family Farm LLC / 2074 Sutter /Pre application for CUP for Limited Farm Business/ Sec 29. Discussion Only

Discussion: Sutters are considering an option that would have them use an existing building for a pet grooming business. They wanted to discuss what options they have and what questions the town would like addressed in a potential application for a CUP for a limited farm business. Items that would determine if it fit a limited family business included:

- **Applicant status: Is the applicant the owner or operator of the farm? A third-party tenant does not qualify.**
- **Building age: Confirm construction prior to April 30, 2005**
- **Farm status: Active agricultural operation on the parcel? Document for the "does not impair" finding.**
- **Question to resolve dealing with wastewater: Handling wash water. septic evaluation would require Dane County Environmental Health review/approval.**

7. Adjourn

MOTION (Hanson/Carrico): to adjourn at 8pm. 4-ayes, 0-nays. MOTION CARRIED.

Submitted: Amy Jester, PC Chair

Town of Springdale Plan Commission