

MINUTES
SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD
MONDAY Sept 22, 2025 at 7pm
Approved: Oct 27, 2025

1. 7:04pm Call to order and certification of compliance with open meetings law.

PC members present: Plan Commission Chair Jester, Carrico, Hanson, Aburomia, Absent: Sullivan, Bunn and Dorn. TB Members present: Town Board Supervisor Schwenn and Altschul Absent: TB Chair Rosenbaum

A quorum of both bodies is present.

2. Approval of Minutes from prior meeting.

MOTION (Aburomia/Hanson) to approval of minutes from August 2025. 4-ayes, 0-nays
MOTION CARRIED.

3. T. Hayes/ 2476 Spring Rose Cir/ 15' x 18' x 13' Residential Accessory Building/ Sec 24.

MOTION (Jester/Hanson): to recommend to the town board the 15' x 18' x 13' ft residential accessory building - not for commercial use. 4-ayes, 0-nays **MOTION CARRIED.**

Discussion: Even though this is only a 270 sq ft building the town's accessory building ordinance says that if there is over 1500 sq ft of accessory building in existence on the property that any additional accessory buildings need PC recommendation and TB approval. This is a residential storage shed, and there are no neighbors with a view of the location.

4. S. and C. Amen/ Lot Line Adjustment/ Join two lots owned by same owner under a single lot/ Sec 13.

MOTION (Hanson/Carrico): to recommend to the town board a lot line adjustment that would combine two lots of approx 50 ac and approx 1 ac owned by the Amen Trust as it is consistent with the lot line ordinance and the land use plan. 4-ayes, 0-nays **MOTION CARRIED.**

Discussion: Amen has a 1 ac residential lot and recently acquired the surrounding approx. 50 ac farm field from family. The reason to combine these lots is to later rezone the combined property to RM 16 to allow for an accessory building to be built for personal use and some hobby farm animals. The PC reviewed the prohibited lot line adjustments in the slides – there were no concerns.

Note: there is an existing concept plan that identified 2 future density units to the south of the existing lot – these density units are not impacted by the combination of these lots. If needed the existing driveway could be extended to be shared with future lots OR as discussed during the concept plan creation – there may be an access road added to serve houses that currently have driveways directly off 151 when/if the

highway improvement project happens – and these two future density units could access off that new road.

5. Bilse Family LLC and Elver/Lot Line Adjustment to correct a technical layout requirement on approved CSM/ Sec 17.

MOTION (Jester/Aburomia): to recommend to the town board a lot line adjustment of approx 1 ac from Bilse to Elver to correct a technical lot layout requirement in the previously approved 4 lot Bilse CSM. 4-ayes, 0-nays MOTION CARRIED.

Discussion: Last month the plan commission recommended, and the town board approved a 4 lot CSM for Bilse. When the map reached Dane County, a layout technicality was flagged for correction. There was a pinch point in the interior of Lot 4 just south of the existing driveway. While this lot still had the 66' frontage required, apparently it is best practice for no area of a lot to be less than 66' and so Dan Everson at Dane County initiated a conversation with others at Dane County. Several options were considered and in the end, we are presented with a solution - a lot line adjustment with Elvers acquiring the pinched off land from that proposed Lot 4 on the preliminary CSM. This transfer does not impact the concept plan or building envelopes. The PC reviewed the prohibited lot line adjustments from the ordinance and did not have any concerns.

6. DNR/Mount Vernon Hills/ Public Hearing for Rezone from AT 35 to NR-C and CSM following Lot Line Adjustment/ Hwy 92/ Sec 34.

MOTION 1 (Aburomia/Hanson): to recommend the rezone of approx 1.5 ac from AT 35 to NRC as it is consistent with the approved LLA, and the goals of the land use plan. This area does not have any density units associated with it and is not eligible for further division. 3-ayes, 0-nays, 1-abstain (Carrico) MOTION CARRIED.

MOTION 2 (Jester/Aburomia): to recommend to the town board the preliminary CSM as consistent with the approved Lot Line Adjustment. 3-ayes, 0-nays, 1-abstain (Carrico) MOTION CARRIED.

PUBLIC HEARING: The public hearing was opened for comments. No one present wished to speak. The public hearing was closed.

Discussion: In June 2025 the town approved a lot line adjustment of Mount Vernon Hills LLC lands south of HWY 92 to the neighboring DNR lands. This rezone makes the adjusted land consistent with the zoning district of the DNR lands and is appropriate for the uses for the lands going forward. It is a zoning district that is supported in our land use plan. The preliminary CSM presented was also deemed consistent with the previously approved lot line adjustment.

7. C Kelly and L Hellenbrand/ Lands on J and Dairy Ridge Rd / Public Hearing for CSM consistent with approved Lot Line Adjustment and Rezone from AT35 go RM8 and AT35 to UTR/ Sec 14.

MOTION 1(Jester/Carrico): to recommend to the town board the approval of the preliminary CSM as it is consistent with the approved lot line adjustment from May 5, 2025. 4-ayes, 0-nays MOTION CARRIED.

MOTION 2 (Jester/Carrico): to recommend to the town board the rezone of the 14.25 Hellenbrand lot from AT35 to RM16 and the 4.79 from AT35 to UTR. These lots are not eligible for further division. 4-ayes, 0-nays MOTION CARRIED.

PUBLIC HEARING: The public hearing was opened for comments. No one present wished to speak. The public hearing was closed.

Discussion: On May 5, 2025, the PC recommended, and the TB approved a lot line adjustment of 11.8 acres of ag land between Linus Hellenbrand and Carolyn Kelly. The CSM

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

7:36pm Call to order and certification of compliance with open meetings law.

- **Approval of Minutes from prior meeting.**

MOTION (Altschul/Schwenn) to approval of minutes from August 2025. 2-ayes, 0-nays MOTION CARRIED.

- **T. Hayes/ 2476 Spring Rose Cir/ 15' x 18' x 13' Residential Accessory Building/ Sec 24.**

MOTION (Schwenn/Altschul): to approve the PC recommendation for the 15' x 18' x 13' ft residential accessory building - not for commercial use. 2-ayes, 0-nays MOTION CARRIED.

- **S. and C. Amen/ Lot Line Adjustment/ Join two lots owned by same owner under a single lot/ Sec 13.**

MOTION (Schwenn/Altschul): to approve the lot line adjustment that would combine two lots of approx 50 ac and approx 1 ac owned by the Amen Trust as it is consistent with the lot line ordinance and the land use plan. 2-ayes, 0-nays MOTION CARRIED.

- **Bilse Family LLC and Elver/Lot Line Adjustment to correct technical layout requirements on approved CSM/ Sec 17.**

MOTION (Altschul/Schwenn): to approve the lot line adjustment of approx 1 ac from Bilse to Elver to correct a technical lot layout requirement in the previously approved 4 lot Bilse CSM. 2-ayes, 0-nays MOTION CARRIED.

- **DNR/Mount Vernon Hills/Rezone from AT 35 to NR-C and CSM following Lot Line Adjustment/ Hwy 92/ Sec 34.**

MOTION 1 (Altschul/Schwenn): to approve the rezone of approx 1.5 ac from AT 35 to NRC as it is consistent with the approved LLA, and the goals of the land use plan. This area does not have any density units associated with it and is not eligible for further division. 2-ayes, 0-nays, MOTION CARRIED.

MOTION 2 (Altschul/Schwenn): to approve the preliminary CSM as consistent with the approved Lot Line Adjustment. 2-ayes, 0-nays MOTION CARRIED.

- **C Kelly and L Hellenbrand/ Lands on J and Dairy Ridge Rd /CSM consistent with approved Lot Line Adjustment and Rezone from AT35 go RM8 and AT35 to UTR/ Sec 14.**

MOTION 1(Schwenn/Altschul): to approve the preliminary CSM as it is consistent with the approved lot line adjustment from May 5, 2025. 2-ayes, 0-nays MOTION CARRIED.

MOTION 2 (Altschul/Schwenn): to approve the rezone of the 14.25 Hellenbrand lot from AT35 to RM16 and the 4.79 from AT35 to UTR. These 2 lots are not eligible for further division. 2-ayes, 0-nays MOTION CARRIED.

7:43pm MOTION (Schwenn/Altschul) to adjourn 2-ayes, 0-nays. MOTION CARRIED

8. C Kelly/ Lands off Dairy Ridge Road and County Hwy J/ Conditional Use Permit to extend mineral extraction area/ Sec 14.

Note: For a conditional use permit, the official public hearing will be at Dane County. The PC may make recommendations for the town board who can make recommendations for the county to consider during its hearing and vote. The town board will hear this item at its next regular meeting as it is not one of the items that they may act on at a Joint Meeting. The Dane County public hearing will be Oct 28th.

REQUEST: to recommend to the TB the extension of the CUP area to the north and to extend the expiration date 20 years from today – to 2045 with the same conditions as the existing CUP (CUP #2152).

Background:

The history of Kelly Quarry – possibly began as early as 1977.

1985 CUP #429

1995 CUP #1217 expanded quarry and changed entrance to dairy ridge - expire date 2010

2004 CUP #1918 – additional CUP for more quarry area - expire date 2029

2010 CUP #2152 – Combined #1217 and #1918 and extend expire date to Jan 6 2036

These are the existing conditions for CUP #2152

CONDITIONS:

1. The applicant shall submit an erosion control plan covering the entire CUP area for the duration of operations and receive approval of an erosion control permit prior to commencing extraction operations.
2. The applicant shall apply for and receive all other required local, state and federal permits.
3. The operator shall develop and operate the site according to the site/operations and plans.
4. The operator of the site shall comply with the Town of Springdale Ordinance Title 7 Chapter Regulation of Blasting.

5. Operations shall cease no later than 25 years from the date of CUP approval. Conditional Use Permit 2152 shall expire on January 6, 2036.
6. Reclamation shall meet requirements of Chapter 74 of the Dane County Code of Ordinances.
7. The driveway accessing the subject site shall be paved for a distance of at least 100 feet from the public road
8. The operator and all haulers shall access the CUP site only through those points designated as entrances on the Site/Operations Plan dated June 2004.
9. The access to the driveway shall have gates securely locked when the extraction site is not in operation. The site shall be signed “no trespassing.”
10. There shall be a safety fence around the entire extraction area at all times. That safety fence shall be a minimum of five feet in height with a single strand of barbed wire on the top.
11. Hours of operation shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday. Saturday and Sunday operation are prohibited, except general maintenance on Saturday only. General maintenance does not include crushing, loading, hauling, drilling and blasting.
12. The operator shall use spray bars (water) in the crushing process to reduce dust. Use of spray bars is not required when the temperature is below freezing. The operator shall spray the site with water if and when needed to control dust.
13. No water shall be pumped or otherwise removed from the site.
14. There shall be no bulk fuel stored on site.
15. The operator shall require all trucks and excavation equipment to have muffler systems that meet or exceed then current industry standards for noise abatement.
16. At the operator’s expense, the operator shall make improvements to the intersection of the access road and CTH J to the specifications of the Highway Commissioner.
17. The operator shall meet DNR standards for particulate emissions as described in NR 415.075 and NR 415.076.
18. Dane County and the Town of Springdale shall be listed as additional named insureds on the Yahara Materials liability insurance policy, which shall be for a minimum of \$1,000,000 combined single limit coverage per occurrence. The operator shall furnish a copy of a Certificate of Insurance as evidence of coverage before operations commence. The liability insurance policy shall remain in effect until reclamation is complete.
19. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Unless the operation is in reasonable compliance with these terms of this approval, such approval is subject to amendment or revocation.

Discussion:

Robin Loger was there to present from Yahara Materials.

Landowners Ewing from Dairy Ridge Rd asked questions about the possibility of the expansion of the quarry to the east into the field on the corner of Dairy Ridge and County Road J – it was clarified that this area was already part of the existing CUP and while the quarry sees the expansion to the North as more viable that they are technically already allowed to extract in this area.

The Ewings noted that they moved to their house after the last CUP renewal and but have noticed what they thought was damage to their property. There was also a discussion about the procedures for blasting, and the pre-blasting survey for property owners was discussed as a way to document damage for possible future claims. Loger discussed the state regulations that need to be followed by licensed blasters and the records that must be kept by state law.

PC Chair Jester asked about the hours of operation listed on the existing CUP (6am to 6pm) and pointed out that the town blasting ordinance says that blasting “shall only occur between the hours of 8:00 am and 3:00 pm; Monday through Friday. No blasting shall occur on Saturdays, Sundays or legal holidays.” The existing CUP standard #4 says that the operator shall comply with the Ordinance on the Regulation of Blasting and suggested that the hour of operation be adjusted to be consistent.

There was a discussion about the use of agricultural land and the future reclamation period – this CUP has been extended many times over the years and the agricultural land that is used for extraction has been out of production for a very long time. The town has continually been asked to expand the area/expiration date – Jester pointed out that the time horizon on the reclamation is completely open ended and that this extension would mean the quarry would be in operation almost 75 years. This doesn’t seem consistent with the land use plan preserving ag land. Landowner C. Kelly pointed out that there has been a small strip that has been filled in to be reclaimed and that there is a required plan for a return to ag land when the extraction is complete.

Concerns that the expansion of the CUP area to the north moves the blasting closer to existing and future residential uses. Loger pointed out that residents are entitled to request a pre-blast survey free of charge to establish baselines for damage and that they hold insurance to cover documented claims.

Concerns were raised about an increase in truck traffic with increased extraction – Loger stated that trucks do not use Dairy Ridge Road. PC members wondered what might happen when/if the state closes direct access to hwy 151 – Loger said that the DOT would have to offer the quarry options for access. Schwenn pointed out that trucks already come down J to PD in route to deliver materials.

The discussion concluded with an informal PC recommendation that the existing conditions be amended to make the allowable times of operation consistent with the existing town blasting ordinance and for the board to consider requiring Yahara to proactively offer pre-blast surveys to neighboring properties rather than waiting for residents to know that they need to request it.

9. Schedule work session – Nov 3rd at 6pm.

10. MOTION (Jester/Hanson) to Adjourn 4-ayes, 0-nays

Minutes submitted by A. Jester, Chair Town of Springdale Plan Commission