

MINUTES

SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD

MONDAY October 27, 2025 at 7pm

Approved January 26, 2026

1. 7:01pm Call to order and certification of compliance with open meetings law.

PC members present: Plan Commission Chair Jester, Carrico, Aburomia, Bunn, Dorn and Sullivan (arrived at 7:11pm). Absent: Hanson. TB Members present: TB Chair Rosenbaum, Town Board Supervisor Schwenn and Altschul.

A quorum of both bodies is present.

2. Approval of Minutes from September 2025 meeting

MOTION (Aburomia/Jester): to approve the minutes from the Sept 2025 meeting as presented. 5 -ayes, 0-nays, MOTION CARRIED.

3. J. Slaney/ 8362 County Road PD/ 32' x 24' 13' Agricultural Accessory Building/ Sec . 11.

MOTION (Bunn/Jester): to recommend to the town board approval of the 32x24x13 agricultural accessory building at 8362 County Road PD. 5-ayes, 0-nays. MOTION CARRIED.

Discussion: This building will be used for hay storage – it is just off an existing farm/home driveway near other far buildings and where a previous shed was in the past. No concerns about this structure.

4. T. and E. Steinhauer/ 8450 Messerschmidt Rd/ 56' x 30' x 17'10" Residential Accessory Building/ Sec 27.

MOTION (Jester/Aburomia): to recommend to the town board approval of the 56'x30'x11' residential accessory building not for commercial use. 6-ayes, 0-nays. MOTION CARRIED

Discussion: This building will replace an existing smaller accessory building in the same location with a larger footprint. Application states that it is for storage and for a personal workshop.

5. Bilse Family LLC and Elver/Public Hearing to approve technical correction on CSM and Rezone and CSM/Rezone for land involved in previously approved Lot Line Adjustment/ Sec 17.

MOTION 1 (Jester/Sullivan): to recommend to the town board approval of the corrected CSM for the Bilse lots AND the CSM reflecting the LLA to the Elver lot as they are consistent with the previously approved lot line adjustment that was used to correct a technical requirement in the prior Bilse CSM. 6-ayes, 0-nays. MOTION CARRIED

MOTION 2 (Jester/Bunn): to recommend to the town board approval of the revised rezone application #12209 as presented in the slides. The Elver lot is moving from RR4 to RM8 because of the increase in size due to the approved lot line adjustment. These lots are not eligible for further division per the town land use plan. 6-ayes, 0-nays MOTION CARRIED

Background: Last month the town talked about the need to alter the approved CSM due to a technical issue with the layout. This issue was solved via a lot line adjustment of the affected area to the adjoining lot. The PC/TB approved the lot line adjustment in Sept 2025. This request merely updates the previously approved CSM and Rezone paperwork to conform to the approved correction.

Because the Bilse lots 3 and 4 changed sizes slightly, the paperwork for the rezone application needed to be amended – to reflect new lot sizes and legal descriptions – the Bilse lots are staying in the same zoning districts as approved in August. The Elver lot is moving from RR4 to RM8 because the lot size increased to 8.3 with the lot line adjustment – this zoning district is consistent with the uses as Residential and Ag and are supported in the town land use plan.

PUBLIC HEARING: Opened and closed without anyone wishing to make public comments.

6. S. and C. Amen/ Public Hearing CSM and Rezone for lands in previously approved Lot Line Adjustment/ Sec 13.

MOTION 1 (Jester/Dorn): to recommend to the town board approval of the preliminary CSM for the Amen lands as it is consistent with last month's approved lot line adjustment and the town land use plan. 6-ayes, 0-nays MOTION CARRIED

MOTION 2(Jester/ Aburomia) 2: to recommend to the town board approval of the rezone Dane County petition #12227 of the Amen lands from SFR1 and AT35 to RM16. This rezone is consistent with the use of the land for a residence and agricultural uses and the goals of the town land use plan. These lands are still eligible for division per a concept plan on file with the town of Springdale. 6-ayes, 0-nays MOTION CARRIED

Background: Last month the town approved a lot line adjustment that combines a 1 ac residential CSM with the surrounding agricultural lands. The purpose of the lot line adjustment was to allow a residential accessory building for storage and hobby farm uses to be built near the house (but that would have crossed lot lines and setbacks) without combining the lots. These actions approve the official map and rezone following the approval of that lot line adjustment approval.

PUBLIC HEARING: Opened and Closed without any public comments.

7. J Voell/ 2253 State Hwy 92/ Public Hearing Building: Envelope Change on Concept Plan/Sec. 19.

MOTION (Bunn/ Sullivan): to recommend to the town board approval of an additional optional building envelope location on the Thompson concept plan in the to the Southwest corner. 6-ayes, 0-nays MOTION CARRIED

PUBLIC HEARING: Opened and Closed without any public comment.

Discussion: This property is eligible for one additional density unit. The July 2024 concept plan shows options for that density unit: Option A or B. This request adds an option C to give the landowner choices that are consistent with the land use plan and give the landowner options to find an approvable driveway path to a new building site.

Concept Plan for one additional density unit for Thompson Lands -
Approved July 2024 - PC Chair, A. Jester
APPROVED REVISION OCT 2025 -
Development area C added as an optional location.

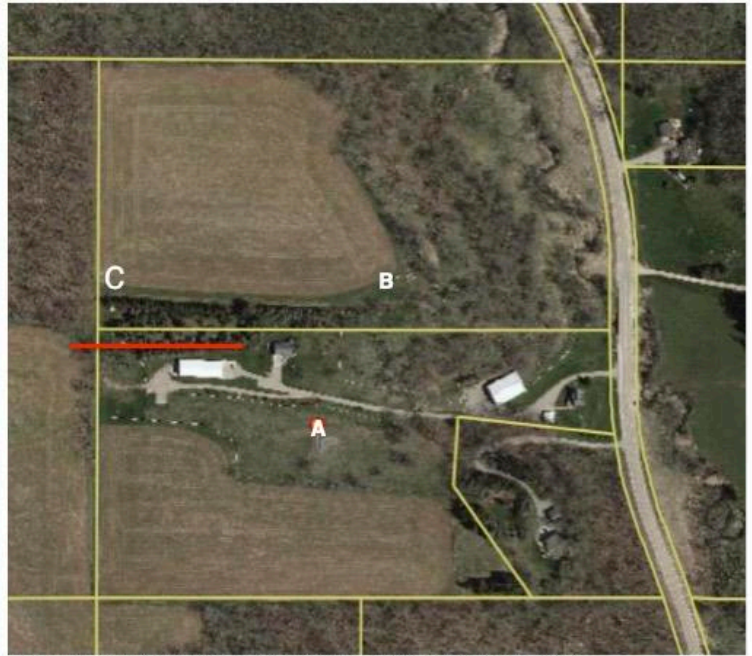
Thompson – 2253 State Hwy 92 Concept Plan

One additional density unit for the Thompson land to be located on one of two of identified development areas on the concept plan map.

Development area A: in the field to the south of the existing driveway.
Development area B: on the Southeast edge of the ag field the north of the driveway.

Any development will share a driveway with the existing two houses and will require an upgrade to the width of the driveway and a shared driveway agreement.

Use of Development area B will require the landowner to provide a certified engineering plan illustrating a driveway that meets the town driveway ordinance and construction guidelines including a a driveway of less than 10% grade for all segments of the driveway.



~~8. A. Mackler/ Mackler Trust Lands north of PD east of P /Public Hearing for Change to Building Envelope/Concept Plan/ Sec 10.~~ Removed from the agenda by applicant prior to the meeting but after the meeting was posted.

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

Chair Rosenbaum called the Town Board portion of the meeting to order at 7:48pm.

MOTION (Schwenn/Altschul) to approve the Town Board portion of the Sept 2025 Joint Meeting mintues. 3-ayes, 0-nays. MOTION CARRIED.

- **J. Slaney/ 8362 County Road PD/ 32' x 24' 13' Agricultural Accessory Building/ Sec . 11.**

MOTION (Altschul/Schwenn): to approve the 32x24x13 agricultural accessory building at 8362 County Road PD. 3-ayes, 0-nays. MOTION CARRIED.

- T. and E. Steinhauer/ 8450 Messerschmidt Rd/ 56' x 30' x 17'10" Residential Accessory Building/ Sec 27.

MOTION (Schwenn/ Altschul): to approve the 56'x30'x11' residential accessory building not for commercial use. 3-ayes, 0-nays. MOTION CARRIED

- Bilse Family LLC and Elver/Technical correction on CSM and Rezone and CSM/Rezone for land involved in previously approved Lot Line Adjustment/ Sec 17.

MOTION 1 (Rosenbaum/Schwenn): to approve the corrected CSM for the Bilse lots AND the CSM reflecting the LLA to the Elver lot as they are consistent with the previously approved lot line adjustment that was used to correct a technical requirement in the prior Bilse CSM. 3-ayes, 0-nays. MOTION CARRIED

MOTION 2 (Rosenbaum/Altschul): to approve the revised rezone application #12209 as presented in the slides. The Elver lot is moving from RR4 to RM8 because of the increase in size due to the approved lot line adjustment. These lots are not eligible for further division per the town's land use plan. 3-ayes, 0-nays MOTION CARRIED

- S. and C. Amen/ Public Hearing CSM and Rezone for lands in previously approved Lot Line Adjustment/ Sec 13.

MOTION 1 (Rosenbaum/Altschul): to approve the preliminary CSM for the Amen lands as it is consistent with last month's approved lot line adjustment and the town land use plan. 3-ayes, 0-nays MOTION CARRIED

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- J Voell/ 2253 State Hwy 92/ Public Hearing Building: Envelope Change on Concept Plan/Sec. 19.

MOTION (Rosenbaum/Altschul): to approve an additional optional building envelope location on the Thompson concept plan in the to the Southwest corner. 3-ayes, 0-nays MOTION CARRIED

MOTION (Altschul/Rosenbaum) to adjourn Tow Board portion of the meeting 8:02 3-ayes, 0-nays. MOTION CARRIED.

9. Reminder - PC Work Session Nov 3rd 6pm.

10. MOTION (Jester/Bunn) Adjourn 8:05 6-ayes, 0-nays. MOTION CARRIED

Minutes Submitted by PC Chair Amy Jester.