

MINUTES

SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD

MONDAY January 26, 2026 at 7pm

Approved Feb 23, 2026

1. Chair Jester called meeting to order at 7pm and certified compliance with open meetings law.

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

2. MOTION (Carrico/ Sullivan) to approve minutes from Oct 2025 meeting. 5-ayes, 0-nays, 1-abstain (Hanson). MOTION CARRIED

3. Young/ 8811 MESSERSCHMIDT DR /64' x 56' x (maximum of 20') Residential Accessory Building /Sec. 28.

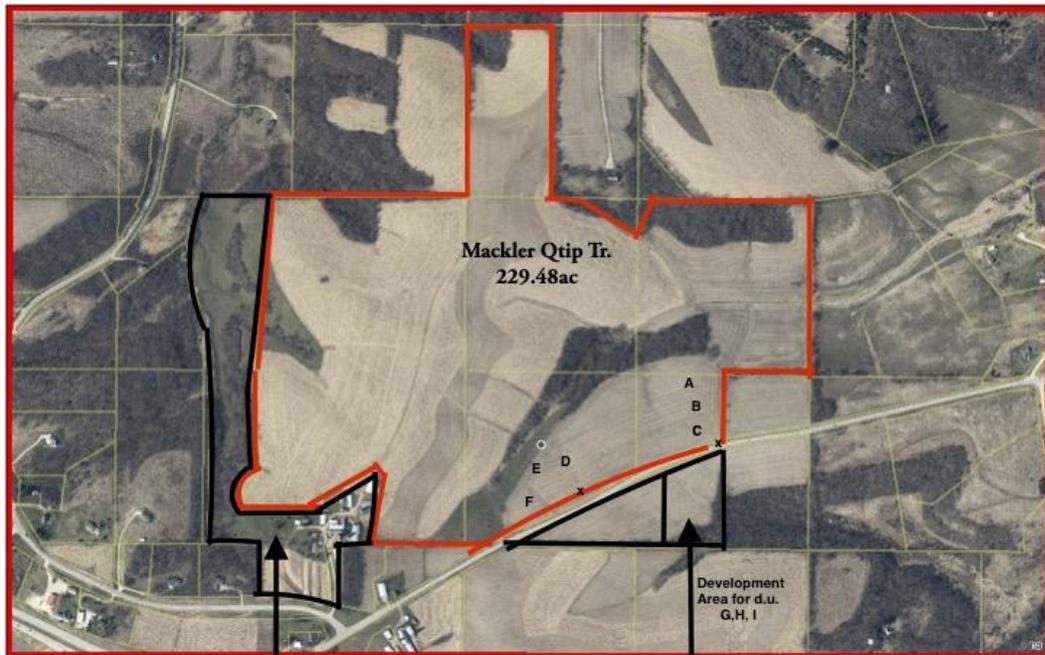
MOTION (Jester/ Carrico) to recommend to the town board the approval of the 64'x56x a max of 20' residential accessory building not for commercial use contingent on the purchase of the property by Young. 6-ayes, 0-nays. MOTION CARRIED

4. A. Mackler/ Mackler Trust Lands north of PD east of P /Public Hearing for Change to Building Envelope/Concept Plan/ Sec 10.

MOTION (Jester/Bunn) : to recommend to the town board the revision of the concept plan for the Mackler lands as presented in the Jan 2025 meeting slides. 3 density units move to the South side of PD where all three building envelopes should be placed in the eastern third of that parcel. Two small lots and one density unit to go with the remainder of that agricultural field. All density unit allocations are subject to county approved access points. Access for the lands South of PD should be across from the Easternmost access point on the North. 5-ayes, 1-nay (Hanson) MOTION CARRIED

Mackler Lands

Two acre lot size maximum, Areas A-C to share one drive
 D-F to share drive, stagger building envelopes and lot shapes
 One density unit of A-G must stay with the remainder of the farmland.



April 7, 2022

Dane County Mask

- Dane County Mask
- Parcels

Anthony and Melissa Mackler Original Farm parcel had portions of many other parcels added to it on May 31 2002 32.7 ac
 *Unrelated to Mackler Qtip Trust concept plan

Mackler/ McCarthy living tr - created in 2004 16.7 ac

Part of acres owned in 2002 - If Dane County approves access point - three possible lots in this 16 ac development area. One shared Drive (across from drive for A, B, C) All development in eastern 1/3 of lot - two smaller lots approx 2 ac. and one lot with the remainder of the field

0 500 1,000 2,000 Feet



x = possible hwy dept access points

BACKGROUND: Mackler’s original concept plan was approved in March of 2025. The plan is for 9 density units – off of three potential access points North of PD.

The revised request is for three of the density units to be assigned to the lands South of PD (these were contiguous acres owned as of the plan adoption date and so according to the Land Use Plan language can be included in the concept plan. [p 24 “In the case of a landowner with contiguous parcels and/or prior land divisions, the concept plan shall be prepared to show all contiguous parcels and/or land covered by prior land divisions owned on the Plan effective date without affecting the calculation of density unit(s).”]

PUBLIC HEARING: Was open and closed with no one in the audience wishing to speak on the building envelope change on this concept plan.

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 7:34pm and confirmed meeting properly posted.

- **Approval of Minutes**
MOTION (Altschul/Schwenn) to approve TB portion of Joint PC_TB minutes from Oct 2025. 3-ayes, 0-nays, MOTION CARRIED
- **Young/ 8811 MESSERSCHMIDT DR /64' x 56' x (maximum of 20') Residential Accessory Building /Sec. 28.**
MOTION (Altschul/Schwenn) to approve the 64'x 56' x max of 20' residential accessory building not for commercial use, contingent on the purchase of the property by Young. 3-ayes, 0-nays. MOTION CARRIED
- **A. Mackler/ Mackler Trust Lands north of PD east of P /Public Hearing for Change to Building Envelope/Concept Plan/ Sec 10.**
MOTION (Rosenbaum/Altschul) : to approve the revision of the concept plan for the Mackler lands as presented in the Jan 2025 meeting slides. 3 density units move to the South side of PD where all three building envelopes should be placed in the eastern third of that parcel. Two small lots (2 ac max) and one density unit to go with the remainder of that agricultural field. All density unit allocations are subject to county approved access points. Access for the lands South of PD should be across from the Easternmost access point on the North. 3-ayes, 0-nays MOTION CARRIED
- **MOTION to adjourn (Altschul/Schwenn) 3-ayea, 0-nays.**

5. Public Hearing to Discuss a Landowner Proposed Amendment to Town of Springdale Land Use Plan

PROCEESS: Pursuant to the Town of Springdale Land Use Plan Section 14, "Amending the Plan", a formal annual review period is established. Each year in the month of December, a formal notice shall be posted at the Town Hall and placed in the local paper notifying citizens of the plan review process. Members of the Town of Springdale Plan Commission or any other person owning land in the town may propose an amendment to the Land Use Plan.

Proposals to amend the Land Use Plan shall be submitted in writing to the Town of Springdale Plan Commission on or before December 31.

Proposals shall be reviewed by the Town of Springdale Plan Commission with a public hearing to be held at a meeting in January to discuss the proposals.

The Town of Springdale Plan Commission shall then consider the public comments, conduct any further study, and make recommendations for action to the Town of Springdale Town Board at a meeting in February.

PROPOSALS: There were two proposed additions to the language of the Land Use Plan. Proposed additions are in bold and underlined below. Former Supervisor Wayne Hefty introduced his proposed language changes to the plan commission.

SECTION 5 and SECTION 6 of the Town Land Use Plan (B) 4. (e)

“Any changes in the location of a *building envelope(s)* as defined on the *concept plan* shall **be in accordance with the building envelope(s) language herein and shall** require a public hearing by the Town of Springdale Plan Commission and approval by the Town of Springdale Town Board. [see note 8 in Land Use Plan Section 15(C)].”

SECTION 2 DEFINITIONS

“***Concept plan.*** A plan submitted by a landowner to be used by the Plan Commission to determine whether the proposed *lot(s)*, *building envelope(s)* and *development area(s)* for property that will be divided will comply with the applicable Town regulations, ordinances and plans, including the goals and objectives of the Plan. The *concept plan* shall consist of (1) An aerial photograph showing all of the *contiguous* acres owned by the landowner on the effective date of the Plan; (2) the identified *development areas* that can accommodate the potential number of *building envelopes*; (3) consideration of access for all *building envelopes*; and (4) any current proposals **(changes to/from the originally approved submission)** for *lots*, *building envelopes*; and *development areas* and driveway and utility access to them.”

PUBLIC HEARING: Opened and Closed with no citizens wishing to make comments on the proposed language.

Some initial discussion from the plan commission occurred. The suggested language changes will be discussed further at a Joint Work Session and the PC will make recommendations to the Town Board in the coming months.

6. Date Set for Possible Work Session. Suggestions Monday, Feb 2 at 6pm.

7. MOTION (Jester/ Carrico) to Adjourn 6-ayes, 0-nays.