

MINUTES

SPRINGDALE JOINT PLAN COMMISSION AND TOWN BOARD

MONDAY, February 23, 2026 at 7pm

Approved 3.30.2026

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, Dorn, Hanson. Absent: Sullivan and Bunn. TB Members present: Town Board Supervisor Schwenn and Altschul. Absent: TB Chair Rosenbaum. Also Present: Town Admin/Clerk Jackie Arthur.

2. MOTION (Hanson/Dorn) to approve minutes from Feb 2026 meeting. 4-ayes, 0-nays, 1- abstain (Aburomia). Motion Carried.

3. V. Baeten/ 2295 Spring Rose Road/ 100' x 60' Residential Accessory Building Addition/ Sec 24.

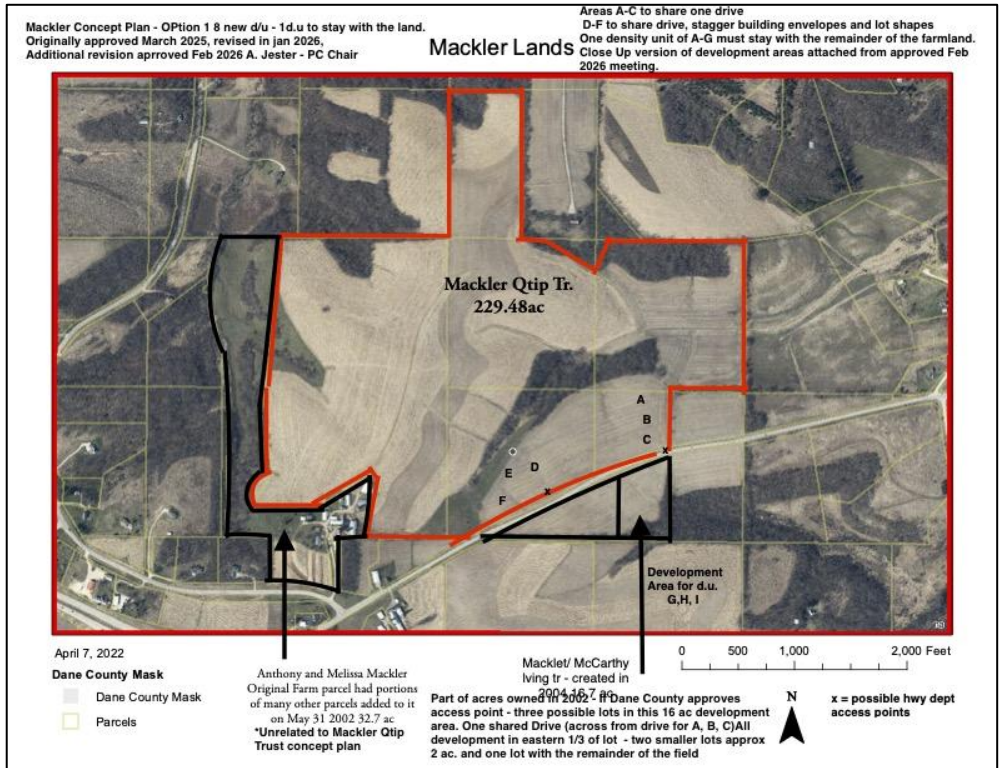
MOTION (Jester/ Dorn) to recommend to the Town Board the approval of the 100' x 60' residential accessory building addition not for commercial use. 5-ayes, 0-nays. Motion Carried.

4. A. Mackler/ Mackler Trust Lands north of PD east of P /Public Hearing for Change to Building Envelope or Concept Plan clarification and Lot Line Discussion/ Sec 10.

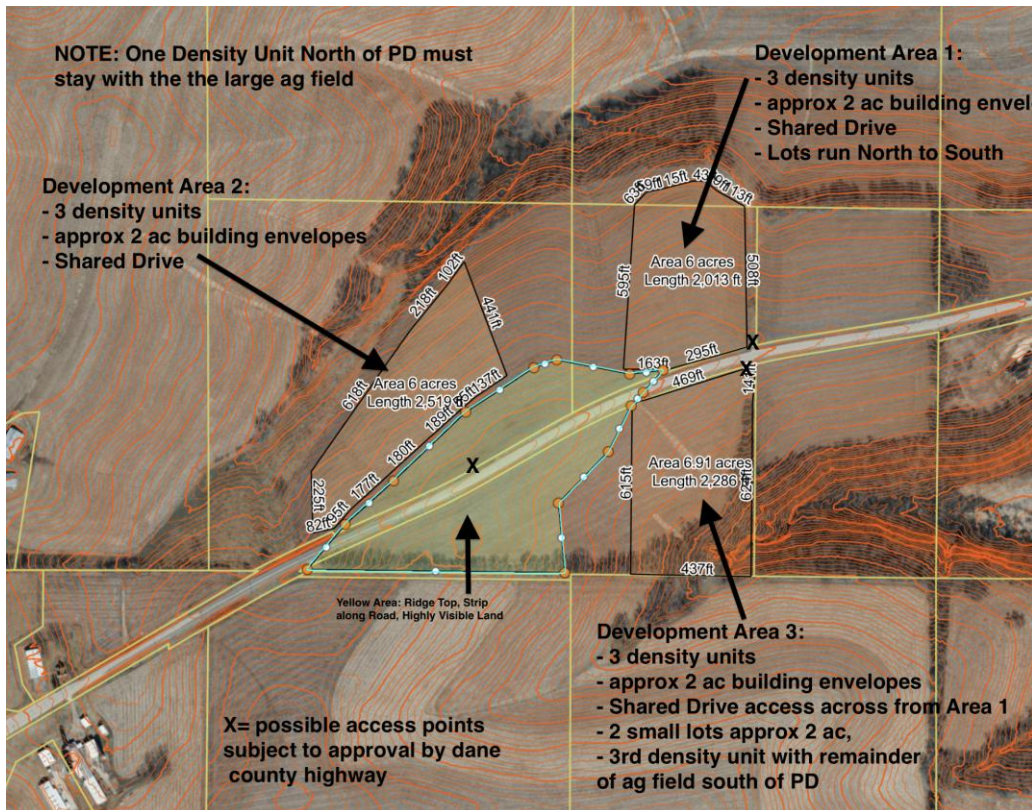
Background: Last month we approved a change to the concept plan for Mackler lands – the change moved building envelopes to the land on the south side of PD and left everything else as it was on the original concept plan. The concept plan included language that indicated that “lots” were not to exceed 2 ac. Mackler started to do lot layout planning with a surveyor and the lots in the Northwest cluster come out larger than 2 ac due to the building envelopes. It is almost impossible to both have the access point AND the building envelope locations set back along the edge of the field and a 2 ac lot. Mackler presented two options for amending the concept plan to address the dilemma. The PC discussed both and plan members preferred to leave the building envelopes where they were and to remove the 2 ac lot size restriction. This better met the goals of the land use plan – preventing a strip of houses along the road on some of the highest parts of the land and causing less division of the farm field. Even with lots a bit larger it was noted that there are over 200 ac of preserved farmland with this concept plan.

Public Hearing: Regarding the change to this concept plan, no one attending wished to speak.

MOTION (Jester/Carrico) to recommend to the Town Board that the January 2026 Mackler concept plan have the 2 acre lot size limit removed and to identify three possible development areas with three building envelopes in each (in the same location as the Jan 2026 concept plan) as discussed. 5-ayes, 0-nays Motion Carried.



The motion was to approve the same concept plan as the Jan 2026 revision with the change that the 2 ac lot limit be removed.



This is a close up of the concept plan detail presented for discussion at the meeting showing three development areas each area can accommodate three density units.

Lot Line Discussion: The plan commission discussed possible lot layouts with the landowner for this newly approved concept plan – there were no concerns about the proposed layouts. There was a reminder and discussion regarding the requirement that one of the density units stay with the bulk of the farmland – the landowner understood this requirement and is not creating all the lots at this time, so there are options for the future. Next Steps: Survey the land surveyed and bring back to the town for CSM approval and rezone for residential use.

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

7:32 Town Board meeting called to order

MOTION (Schwenn/ Altschul) to approve the Town Board portion of the January minutes from the Joint Jan 2026 Meeting. 2-eyes, 0-nays. Motion Carried

- **V. Baeten/ 2295 Spring Rose Road/ 100’ x 60’ Residential Accessory Building Addition/ Sec 24.**

MOTION (Altschul/Schwenn) to approve the 100’ x 60’ residential accessory building addition not for commercial use. 2-eyes, 0-nays. Motion Carried.

- **A. Mackler/ Mackler Trust Lands north of PD east of P / Change to Building Envelope or Concept Plan clarification / Sec 10.**

MOTION (Altschul/Schwenn) to approve that the January 2026 Mackler concept plan have the 2 acre lot size limit removed and to identify three possible development areas with three building envelopes in each (in the same location as the Jan 2026 concept plan) as discussed. 2-eyes, 0-nays Motion Carried.

MOTION (Schwenn/Altschul) to adjourn at 7:35pm 2-eyes, 0-nays. Motion Carried.

5. L. and G. Farley Center/ 2299 Spring Rose Rd/Public Hearing for Rezone #12252 - 25 acres zoned AT 35 to RE (Recreational Zoning District) / Sec 24.

MOTION (Aburomia/ Dorn): to recommend to the town board the rezone of the 25 ac currently zoned AT-35 and subject to the current CUP #2143 to the RE (Recreation district) so that the already approved cemetery is consistent with the conditions allowed in the zoning district. 5-eyes, 0-nays. Motion Carried.

Background: This is the area of the Natural Path Cemetery – it was granted its existing Conditional Use Permit before the 2019 zoning update. With that update, the area was zoned from A1 to AT35. This request for a rezone is administrative, not a change of use, and corrects the zoning to the RE district that allows for a CUP for cemetery. The amount of land zoned and the area zoned for the cemetery is not changing at all.

Public Hearing: No members of the public wished to speak on this rezone petition.

Next Steps: The rezone petition will be heard by the Town Board at its next regular meeting.

6. Natural Path Sanctuary L. and G. Farley Agent: Dustin Duve/ 2299 Spring Rose Rd. / Conditional Use Permit #2697/ Sec 24. Request of updated conditions of existing CUP #2143.

MOTION (Jester/Carrico) to recommend to the town board support the CUP application #2697 with its proposed changes. 5-eyes, 0-nays. Motion Carried.

Background: This CUP application asks for no changes or expansion of the 25 acre area already allocated for the cemetery – cemetery plans to move into an already allocated 12.5 ac. “phase 2”. It does request changes to the conditions of the

CUP. They include: a clarification that there is an allowance of flush grave markers, change of language from “family and friends-based burials” to “informal memorial services”, and a full burial maximum increase from 2,700 to 7,500.

Dustin Duve attended to present the Natural Path application – he stated that when the original CUP was issued that the request for 2,700 burials was set to test the concept. He pointed out that the Certification that the cemetery holds from the Green Burials Council states that for conservation sites the standard of 7,500 burials for their 25 acre site would be very conservative.

Landowner V. Baeten is one of the closest neighbors to the cemetery and shares a drive with the Farley Center stated that he was in 100% support of the CUP and its conditions.

The Plan Commission walked through each of the proposed changes to the CUP conditions – many of which were suggested by Dane County – and had no concerns. Next Steps: The CUP application will be heard by the Town Board at its next regular meeting.

7. Windy Acres LLC, Agent S. Niebuhr/ Conditional Use Permit Renewal (CUP #2699) for Transient or Tourist Lodging/ 3160 County Highway J/Sec. 1.

MOTION (Jester/Hanson): to recommend to the Town Board support for the renewal of the CUP #2699 and the removal of the 2-year expiration date on the CUP. 5-ayes, 0-nays. Motion Carried.

Note: Applicant was not requesting changes to the existing conditions of the CUP for Tourist Lodging. Renewal Only.

Discussion: Since the last renewal of this property, there have not been any complaints about this property to the town. There were no members of the public who came to speak on this agenda item. Supervisor Altschul (a neighbor to the property) stated that since the last CUP renewal and after the applicant moved into the other side of the duplex from the CUP that things have been resolved with the Transient or Tourist lodging.

Chair Jester suggested recommending that the 2 year renewal requirement be removed – the CUP could still be revoked if the landowner stopped following the CUP conditions and stated that the 2 year renewal was initially in place because there was a rough start to complying with the terms of the CUP. Things have been going well and it seems like the need to have every two year reviews has passed. Next Steps: The CUP application will be heard by the Town Board at its next regular meeting.

8. Landowner Proposed Amendment to the Town of Springdale Land Use Plan - The landowner proposed amendments dealing with building envelope changes and concept plan definition are being considered. Following work sessions, the PC will make recommendations at next month’s meeting.

6. Set Date for Possible Additional Plan Commission/ Town Board Work Session.

Date set for Monday, March 9th at 6pm.

7. MOTION (Hanson/ Aburomia) to Adjourn at 8pm

Minutes submitted by Chair Jester

Town of Springdale Plan Commission