

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – December 8, 2025 @ 6:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

Chair Jeff Endres called the Plan Commission meeting to order at 6:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Ashley Ballweg, Jan Barman, Linda Swann, Richard Weiland, and Matt Wright present.

Chairman Laufenberg called the Town Board meeting to order at 6:30 p.m. Roll call shows Chairman Laufenberg, and Supervisors Jankowski, Wright, Meinholtz and Zinck III.

Among those also present were Clerk-Treasurer Fayas, Zoning Administrator Mitchell Bortz, Sam Acker, Tim Roehl, David & Deb Helt, Al & Belinda Hanson, Jean & Gordy Acker, William Acker, Dave & MaryJane Ellickson, Randy Grobe, Teri & Neal Reible, Lynn & Randy Megoinigle, Andrew McManigal, Wade Wipperfurth, Jeff Helt, Lois Weiland, Rick Weiland, Steve Kalscheur, Tim Frye, Ann Schuetz, Steve Blakeslee, and Jean Parks.

The Pledge of Allegiance was recited.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the agenda was posted at town hall and on the Town website.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: November 10, 2025

Motion by Commissioner Ballweg, seconded by Commissioner Swann to approve the minutes from November 10th. Motion carried, 6-0.

5. PUBLIC HEARINGS:

Motion by Commissioner Ballweg, seconded by Commissioner Barman to recess the regular meeting and go into a public hearing. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wright AYE. Motion carried.

a. LEGACY ACRES 22-LOT PRELIMINARY PLAT AND REZONES, 6506 STATE HIGHWAY 19:

- R-1 TO SFR, 6488 STATE HIGHWAY 19,
- A-3 TO SFR, 6506 STATE HIGHWAY 19,
- B-1 TO EA PARCEL 0808-122-9500-8, AND
- A-1(EX) TO EA PARCEL 0808-121-9050-41

Plans for the proposed road are prepared in compliance with DOT specs, going from a 3% incline from the highway to 6-10% grade up the hill. It will require the removal of a lot of existing trees that won't be able to be regrown due to the rock. The cut for the road creates steep drop-offs in some of the lots' backyards, creating safety concerns and suggestions of fencing or plantings to minimize accidents on the hillside. Aesthetics of the large expanse of exposed hill created by the removal of trees and the cut of the road were also noted, with terracing recommended if composition of the hill allows for greater depth. Visibility of the homes from the highway and their potential heights along the ridge were discussed with landscaping suggested to provide some camouflage. Officials would like Lot 4 to have a building site specified on the NW corner of the lot; the frontage for lots 18-20 will be restricted in the covenants to comply with Town zoning. Stormwater calculations are by design very preliminary at this point in the project; future maintenance and ownership of the proposed stormwater basins will be addressed in the deed covenants of the plat.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to close the public hearing and return to the regular meeting. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wright AYE. Motion carried.

6. LEGACY ACRES 22-LOT PRELIMINARY PLAT AND REZONES AS ABOVE, 6506 STATE HIGHWAY 19

Motion by Commissioner Wright, seconded by Commissioner Weiland to table the application pending response to the 19 comments in MSA's memo dated Dec. 8. Motion carried, 4-2.

7. TOWN WIDE BLANKET REZONE TO TOWNS' ZONING

The Six Towns that opted out of Dane County zoning have discussed and some have implemented a full town-wide rezone out of Legacy Zoning to the new Town Zoning, with some Towns reporting some mortgage companies are requiring Town zoning.

8. OLD BUSINESS

- a. RESIDENTIAL REZONE & CONDITIONAL USE PERMIT FOR AN ACCESSORY BUILDING WITH PLUMBING & A FOOTPRINT LARGER THAN THE PARCEL'S HOME. FRYE, 7401 MILDRED CT.; 0808-081-8450-0

The applicant has applied for a conditional use permit for an accessory building larger than the residence, and to install plumbing facilities in the accessory building, requiring a rezone to Towns' zoning, and has a request on next month's Plan Commission to add an acre to his residential parcel.

Motion by Commissioner Weiland, seconded by Commissioner Ballweg to table. Motion carried, 6-0.

9. COMMUNICATIONS/ANNOUNCEMENTS

10. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Swann to adjourn the meeting at 8:15 p.m. Motion carried, 6-0.

Motion by Chairman Laufenberg, seconded by Sup. Zinck III to adjourn at 8:15 p.m. Motion carried, 5-0.