

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – February 13, 2023 @ 6:30 p.m.

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

Chair Jeff Endres called the meeting to order at 6:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Bill Acker, Jan Barman, Pamela Krill, Richard Weiland, Ron Wolfe, and Matt Wright present.

Also present were Clerk-Treasurer Fayas, town board chairperson Jim Pulvermacher, supervisor Dave Laufenberg, town attorney Mark Hazelbaker, zoning administrator Kory Anderson and residents including: Rick Karls, Randy Karls, Ray Karls, Herb Karls, Darin and Kristina Ripp, Bill and Juanita Wagner, Kelly Meinholz, Robin Koth, Lindsay Koth Schall, Denise Holmes, Veronica and Paul Anderson, Tony Pekarske, Ken Meinholz, and Alana and Matt Uebersetzig.

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: January 9, 2023 and January 7th & 28th site visits.

Motion by Commissioner Wright, seconded by Commissioner Barman to approve all three meeting minutes. Motion carried, 6-0; Commissioner Krill abstained.

5. REQUESTS FOR AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH WAUNAKEE & THE TOWN COMP PLAN

The applicants would like to have a discussion with the Town about future development of their 88-acres of A1-EX along Hellenbrand Road adjacent to the Village of Waunakee. The Town's Intergovernmental Agreement ("IGA") with Waunakee prevents annexation of their property by the Village. Attorney Hazelbaker noted a village's agreement to an IGA is rare and is a benefit to the Town. Commissioners noted the boundary with the Village and the Town of Westport is solid farms; Waunakee expanded and built from the Town of Westport and hasn't annexed from Springfield yet. Attorney Hazelbaker and commissioners noted the concept was at odds with the Town Plan and was not true to the Town's character. The Town Chairperson and the applicants suggested the possibility of and conversations about urban services capacity that could be extended into Springfield.

Motion by Commissioner Wolfe, seconded by Commissioner Wright that we don't modify Springfield's plan to accommodate Waunakee expansion into Springfield. Motion carried, 5-0; Chairperson Endres and Commissioner Acker abstained.

6. OLD BUSINESS

a. CUP & REZONE FROM A-3 TO AG, 6143 LODI-SPRINGFIELD RD.

Attorney Hazelbaker advised the Commission that Federal and State laws limit what local municipalities can question, consider, and base their decision on a finding of substantial evidence indicating either a negative impact to property values, or incompatibility with surrounding land use; decisions cannot be based on health and welfare, alternative site placement cannot be questioned or directed. Chairperson Endres will abstain from voting as he does business with the applicant; Commissioner Barman is not going to vote as she's worked with the applicant and the past and doesn't want any appearance of conflict of interest.

Motion by Commissioner Krill, seconded by Commissioner Weiland to deny the application based on incompatibility with surrounding uses and a decrease in property values. Motion failed, 2-3; Chairperson Endres and Commissioner Barman abstained.

After a motion to approve locating the tower on the requested site was not seconded, attorney Hazelbaker reminded the Commission that if no action is taken, the application is approved by default after 90 days, and recommended making a finding, but noted the Commission can forward to the board without making a recommendation.

Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve putting the tower on Lodi-Springfield Road per the application, and rezone to AG. Motion carried, 3-1; Chairperson Endres and Commissioners Barman and Acker abstained.

Chairperson Endres called for a five-minute break; Commissioner Weiland had to excuse himself from the meeting.

b. CSM FOR ONE LOT & REZONE FROM A-1(EX) TO AG: DIRECTLY SOUTH OF 5628 WHIPPOORWILL RD.

Commissioners don't want home sites at higher elevations than comparable home sites across the valley, questioned the large 5-acre lot size, recommended planning for siting of the farm's last development right at this time, questioned the compatibility of a home site on a bare knob.

Motion by Commissioner Wolfe, seconded by Commissioner Barman to approve the CSM and rezone of the 5.2 acre lot with deed restrictions specifying: no further division of the property without Town approval; if Whippoorwill Road cul de sac expands or requires improvements, the property owner will share in and be assessed part of the expense of the improvements; maximum building site elevation of 1,150'; maximum 30' peak height for all homes and buildings on the parcel; Right-to-Farm language; and, the lot uses one development right, leaving one remaining. Motion carried, 4-2.

7. COMMUNICATIONS/ANNOUNCEMENTS

8. ADJOURN

Motion by Commissioner Wright, seconded by Commissioner Acker to adjourn the meeting at 9:07 p.m. Motion carried, 6-0.