

SPRINGFIELD JOINT PLAN COMMISSION & TOWN BOARD MEETING

Meeting Minutes – April 10, 2023 @ 6:30 p.m.

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

The Town Chairman called the Town Board to order at 6:30 p.m. Roll call shows Chairperson Pulvermacher, and Supervisors Dave Laufenberg, Matt Wright, and Art Meinholz present. Sup. Zinck arrived at 7:00 p.m.

Plan Commission Chairman Jeff Endres called the Plan Commission 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 was Clerk-Treasurer Fayas, Ray Karls Rick Karls, Randy Karls, Adam Ryan, Greg Ziegler, Megan Ziegler, Andrew Ziegler, and Jon de Fiebre.

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 PLAN COMMISSION MINUTES: March 13, 2023

Motion by Commissioner Weiland, seconded by Commissioner Wright to approve minutes of March 13th. Motion carried, 6-0; Commissioner Krill abstained.

5. DISCUSSION: ZIEGLER 4 LOT CSM & REZONE TO SFR PARCEL # 0808-353-9000-4

Between the 2.9-acre parcel's steep slopes and the 1-acre or more lot size needed, only two lots are realistic. Both new lots will require a development right be transferred to the parcel utilizing the Town's Transfer of Development Rights (TDR) program. Access to the field behind the parcel is currently via the northern end; sometime after any CSM, access will be via the southern lot proposed.

6. OLD BUSINESS

a. DESIGN REVIEW: MAIN LOT STORAGE, LOT 6 DARLIN DR.

Commissioners noted the grading plan will require updates and wainscoting is needed on every side of the buildings seen from Darlin Drive, the eastern and western buildings.

Motion by Commissioner Krill, seconded by Commissioner Weiland to table. Motion carried, 7-0.

7. ZONING ORDINANCE RE: AG WORKER HOUSING

The proposed zoning amendment allows for ag worker housing on farms 40+ acres. Commissioners discussed maximum occupancy rates and number of bedrooms and plan to amend the Town's design review ordinance to require a design review for ag worker housing to specify what types of houses qualify, where they're to be located on the property, deck &/or porch size, etc. Commissioners would also like the TDR program and Comp Plan amended to tie up a development right while ag worker housing is being utilized. Items that may need additional consideration as they arise included ownership of the land versus ownership of the farm, what if the farm is in a conservation easement, and that the owner of the splits may not be the owner of the farm operation.

8. TOWN PLANNER REVIEW AND POTENTIAL RECOMMENDATIONS FOR UPDATES

b. COMP PLAN: STEEP SLOPES AND DEVELOPMENT RIGHTS IN RURAL NEIGHBORHOOD AREAS

c. LAND DEVELOPMENT ORDINANCE: PARK DEDICATIONS, DEVELOPMENT RIGHTS CALCULATIONS, & SPECIAL SITUATION MATTERS

d. INTERGOVERNMENTAL AGREEMENTS

e. OTHER SECONDARY/HOUSEKEEPING UPDATES

Based on discussions and direction from the Town Board earlier in the year, Town Planner Mark Roffers presented the Plan Commission and Town Board with a Plan Commission resolution recommending amendments to the Comprehensive Plan to address parks and parkland dedication, the Town's density policy and acknowledge the new Intergovernmental Agreement (IGA) with Waunakee.

Motion by Commissioner Wright, seconded by Commissioner Krill to approve the Town of Springfield's Plan Commission Resolution #2023-01. Motion carried, 7-0.

9. OLD BUSINESS (SEE #6 ABOVE)

10. COMMUNICATIONS/ANNOUNCEMENTS

The Clerk was directed to send any Notices of Public Hearing for CUPs within a quarter of a mile of Don's Mobile Manor be mailed to the tenants of Don's Mobile Manor, as well as the land owner.

11. ADJOURN

Motion by Commissioner Krill, seconded by Commissioner Wright to adjourn the meeting at 9:20 p.m. Motion carried, 7-0.