

SPRINGFIELD PLAN COMMISSION

Meeting Minutes – April 14, 2025 @ 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 Ashley Ballweg, Jan Barman, Linda Swann, Richard Weiland, Ron Wolfe, and Matt Wright present.

Also present were Town Planner and TDR Administrator Mark Roffers, Town Chairman Dave Laufenberg, Clerk-Treasurer Fayas, Gerald Dresen, Sharon Gresen, Tom Brunner, Marlana Brunner, Susan Pertzborn, Gina Statz, Mary Statz, Micaela LaChance, Adam Statz, Brittney Statz, Ryan Faga, Dan Schneider, Kristin Statz, Jacob Statz, Amy Schroeder, Bob Schroeder, Scott Moll, Bob and Jodi Nonn, Jake Pertzbon, Steve & Judy Reinke, and Mike Eberle.

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: Mar. 10, 2025

Motion by Commissioner Wolfe, seconded by Commissioner Swann to approve the minutes of March 10, 2025.

Motion carried, 7-0.

5. PUBLIC HEARING:

- a. CSM & REZONES FROM AGRICULTURE TO SINGLE FAMILY RESIDENTIAL TO CREATE 3 NEW RESIDENTIAL LOTS; MARY STATZ, PARCEL: 0808-074-8511-6, 5958 STATZ RD.

Motion by Commissioner Wolfe, 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, Wolfe AYE, Wright AYE.

Motion carried.

The applicants were able to determine that the proposed new portion of shared driveway can go between the garage and drain field; they're waiting on the updated CSM. Neighbors in attendance voiced concern with stormwater drainage in the area, noting culverts appear plugged and some of the waterways are quite old and have filled in.

Motion by Commissioner Ballweg, seconded by Commissioner Wolfe to close the public hearing and return to the regular meeting, and go to Old Business Item #10 on the agenda. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

10. OLD BUSINESS

- a. CSM & REZONES TO SINGLE FAMILY RESIDENTIAL TO CREATE 3 NEW RESIDENTIAL LOTS; PARCEL: 0808-074-8511-6, 5958 STATZ RD.

It was noted that the farm is 160 acres with four splits; this development will use three of those splits. At the request of the Plan Commission, the applicant would like the final split to be associated with Parcel 0808-072-9000-4. The draft driveway agreement will be provided to the Town attorney for review. Applicants will need to contact Dane County for stormwater permitting.

Motion by Commissioner Barman, seconded by Commissioner Swann to approve the CSM and rezone to SFR for three new home lots on parcel 0808-074-8511-6, 5958 Statz Road, using three splits, with the remaining split on 0808-072-9000-4, pending town board approval of a shared driveway agreement. Motion carried, 6-0; Commissioner Ballweg abstained.

6. RECOMMENDATION ON POTENTIAL AMENDMENTS TO TDR SENDING AREAS SCORING CRITERIA AND DOCUMENTATION REQUIRED FOR UTILIZATION VS. SENDING OF SPLITS

Commissioners discussed updating sending criteria related to the proximity of a sending parcel to a livestock structure and whether the land is in the Black Earth Creek Watershed.

Discussion was had regarding how to determine and document which 35 acres a split may have come from on a farm, where it was used, and which areas of a farm a split may still be available from for Sending.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to amend the TDR Rules and Procedures to add Black Earth Creek watershed to Sending Worksheet, scoring criteria item #8. Motion carried, 7-0.

Motion by Commissioner Wright, seconded by Commissioner Wolfe to not change TDR Rules and Procedures Sending Worksheet Item #7. Motion carried, 7-0.

7. REVIEW OF FUTURE LAND USE PROPOSAL IN RELATION TO THE TOWN'S COMP PLAN, TDR PROGRAM, AND TOWN ZONING; RYAN & CHLOE FAGA, 5827 COUNTY HWY. P.

The Plan Commission don't object to the proposed agricultural and agri-tourism activities, but were in agreement that a split would be required to rezone away from Exclusive Agriculture to use the existing farm house as a lodging or boarding house for overnight guests.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to table. Motion carried, 7-0.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to skip to #9 on the agenda. Motion carried, 7-0.

9. DESIGN REVIEW – ST. ANDREW'S, 6815 SCHNEIDER RD.; SCHOOL ADDITION

St. Andrew's has filled their most recent addition and would like to convert the existing sanctuary into four additional classrooms and build a new sanctuary in front of the school building, staying within their current parcel of land.

Applicants have been monitoring water usage to determine the septic can accommodate this addition before reaching capacity. There will be three new stormwater ponds; one on the Northeast side of the lot, another on the northwest side and a third bason on the south end of the lot. The application calls for 9' parking stalls; Town zoning requires 10' stalls for any new spaces added. Additional information and materials are needed before the Commission can take action; this will be added to the next agenda.

8. ZONING ORDINANCE AMENDMENTS:

- a. DOUBLE FRONTAGE LOTS, AND,
- b. RURAL BUSINESS DISTRICT

The Plan Commission would like to have Attorney Hazelbaker attend the next meeting to provide information on the two proposed amendments.

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

9. DESIGN REVIEW – ST. ANDREW'S, 6815 SCHNEIDER RD.; SCHOOL ADDITION

See above.

10. OLD BUSINESS

- a. CSM & REZONES TO SINGLE FAMILY RESIDENTIAL TO CREATE 3 NEW RESIDENTIAL LOTS; PARCEL: 0808-074-8511-6, 5958 STATZ RD.

See above between Agenda Items #5 & #6.

11. COMMUNICATIONS/ANNOUNCEMENTS

The opt out Towns are still discussing taking over stormwater management from the County. Land owners are having issues with tiling their fields; they receive proper permitting from the State, but Dane County interprets their ordinance differently, leaving the property owner in violation.

12. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Swann to adjourn the meeting at 8:47 p.m. Motion carried, 7-0.