

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – May 12, 2025 @ 6:30 p.m.

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

The meeting was called to order at 6:30 p.m. by Commissioner Wright. Roll call shows Commissioners Ashley Ballweg, Jan Barman, Linda Swann, Richard Weiland, Ron Wolfe, and Matt Wright present; Chair Jeff Endres was absent. Vice Chair Matt Wright chaired the meeting.

Also present were Clerk-Treasurer Fayas, Tyler Hellenbrand, Mike Eberle, Scott Moll, Kevin Acker, Kyle Acker, and Ryan Faga.

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

Tyler Hellenbrand presented a new home lot proposal behind Scott Hellenbrand's farm at 5666 U.S. Hwy. 12. The development right would come off of Scott's existing buildable, residential parcel of the farm adjacent to the farmhouse, which would be rezoned to Agriculture and become unbuildable. They're able to stay below 12% grade for the driveway, with a max peak slope of 10.5%. The new home cannot be built on the top of the hill; because of the length of the driveway, commissioners recommended creating the driveway as a separate parcel, so the home site stays below 5 acres. A site visit was scheduled for June 4th. The Plan Commission would like the CSM to include the footprint of the house and driveway. Applicants to get approval for the proposed driveway from Middleton Fire.

4. APPROVAL OF PREVIOUS MINUTES: Apr. 14, 2025

Motion by Commissioner Barman, seconded by Commissioner Wolfe to approve the April 14th minutes. Motion carried, 6-0.

5. DISCUSSION: CSM & REZONE TO AG COUNTY HWY. P, RYAN FAGA, 5827 COUNTY HWY. P.

Mr. Faga would like to separate off farmland north and south of the farmhouse, with the intent to sell the land only, no development rights. Access to both farmland parcels needs to be clarified. A note on the CSM must be included specifying the two new proposed farmland lots are not buildable.

6. OLD BUSINESS

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

The applicant increased the width of 8 parking stalls to 10'; the remaining will be painted at 9'. Canopy trees have been added on Schneider Road, along with more ornamentals in the parking lots, and tall grasses by the buildings.

Motion by Commissioner Swann, seconded by Commissioner Wolfe to move the project on to the Town Board with a recommendation of approval for their decision on May 20th. Motion carried, 6-0.

b. 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.

Attorney Hazelbaker has discussed the proposal with Mr. Faga's attorney and doesn't agree with the applicant's contention that a development right is not needed. A development right is needed for a new residence.

Motion by Commissioner Barman, seconded by Commissioner Ballweg to have Attorney Hazelbaker draw up a motion for action by the Plan Commission at their next meeting. Motion carried, 6-0.

c. ZONING ORDINANCE AMENDMENTS:

i. DOUBLE FRONTAGE LOTS, AND,

Motion by Commissioner Wolfe, seconded by Commissioner Swann to adopt the double frontage zoning ordinance amendment. Motion carried, 6-0.

ii. RURAL BUSINESS DISTRICT

The proposed overlay district offers zoning flexibility for growing businesses that doesn't need to be used if Springfield doesn't want to.

Motion by Commissioner Ballweg, seconded by Commissioner Barman to recommend adopting the Rural Business District zoning ordinance amendment to the Town Board. Motion carried, 6-0.

7. COMMUNICATIONS/ANNOUNCEMENTS

A plat application was received. It modifies four existing residential lots on Sutzfey Circle that don't have homes on them, and proposes to create one additional home lot. The lots will all be rezoned to Town zoning, SFR; staff will research whether a development right is required for the proposed new Lot 5.

Staff will invite Town planner Mark Roffers to the next plan commission meeting.

8. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Ballweg to adjourn the meeting at 7:50 p.m. Motion carried, 6-0.