

Town Of **SPRINGFIELD**

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Town Board Meeting May 19, 2026 @ 7:00 p.m. Agenda - AMENDED

1. Call to Order & Roll Call
2. Confirmation of Compliance with Open Meetings Law
3. Informal Public Comment Time
4. Minutes of previous meeting: May 5, 2026
5. Recommendations of the PC:

- a. CSM to separate farmhouse and rezone to residential, Parcel 0808-161-9500-1, HD Farms

PC Action: Motion by Commissioner Wright, seconded by Commissioner Acker to approve the CSM and Rezone to MFR. Motion carried, 7-0.

- b. TDR transaction review and approval between Kalscheur farm on Woodland Dr., Legacy Acres on Hwy. 19, and Bill Acker on Hwy. 12

PC Action: Motion by the Chairperson, seconded by Commissioner Statz to approve the Kalscheur Farm's TDR transaction transferring the remaining 3.57 splits off the farm (Farm #12.1) utilizing the rounding bonus to transfer 4 Super Sender splits to a Super Receiver parcel for the Legacy Acres plat, at a 5:1 ratio for 20 new residential lots; at the time of the transfer, the 1 split remaining on the Legacy Acres' parcel (Farm #12.0) will be transferred to Parcel 0808-263-8730-2 to create one new residential lot. The Legacy Acres' 6.4-acre parcel south of Highway 19 (0808-122-9500-8) will retain the Town's agreement of one development right, to be used on the Kalscheur Farm (Farm #12.1) or transferred elsewhere, in exchange for rezoning the parcel from commercial to exclusive ag and putting a conservation easement on it. Motion carried, 7-0.

- c. Final Plat review and approval and Rezone to SFR; Legacy Acres 0808-122-8000-5

PC Action: Motion by Commissioner Ballweg, seconded by Commissioner Statz to approve the Final Plat and Rezones to SFR upon compliance with MSA recommended conditions of approval. Motion carried, 7-0.

- d. Update TDR Program Rules & Procedures with Town policy allowing only one division of eligible subdivision lots without transferring in a development right; all additional divisions require development rights

PC Action: Motion by Commissioner Wright, seconded by Commissioner Ballweg to adopt the change to the second bullet item of the TDR Receiving Areas Defined section of TDR Program Rules & Procedures as discussed*. Motion carried, 7-0.

* Bullet 2 is amended to read as follows: ~~No transferred Development Rights shall be required for the any residential development and/or legal division of a Lot within a Subdivision Plat or CSM~~". Bullet 2's third sub bullet is amended to read, "...at the time of Subdivision Plat or CSM approval..."

* Bullet 2 is amended to remove the word "No" at the beginning of the statement. The new language approved by the Plan Commission and recommended to the Town Board would read, "Transferred Development Rights shall be required....within a Subdivision Plat...."

6. Planning services agreement with CARPC
7. Amended Cross Plains Area EMS District Agreement
8. St. Andrew's signage discussion
9. April financials
10. OLD BUSINESS
 - a. 2026 Road Projects & Kopp Rd. road work
 - b. Pape Park playground development
11. Committee Reports
12. Road Patrolman's Report
13. Clerk/Treasurer's Report and Correspondence
14. Approval of Bills as presented
15. Adjourn

Compliance with the Open Meetings law is certified. Notice was given by posting this agenda at the Springfield Town Hall and on the town website. Meetings may be recorded. The Town of Springfield will accommodate qualified persons with disabilities requesting such accommodations. Please contact the Town Clerk for more information. All agenda items are posted for discussion and possible action by the body.

The members of other Town boards, commissions or committees may attend this meeting. Even if a majority of another Town Board, commission or committee is present, that board, commission or committee will not meet, discuss or act on any business unless a meeting has been noticed.