

Town of **SPRINGFIELD**

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MEETING MINUTES

Tuesday, May 19, 2026, 7:00 P.M.
Town Board Meeting

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

Chairman Laufenberg called the meeting to order at 7:00 p.m.

Roll call shows Chairperson Dave Laufenberg and Supervisors Tyler Jankowski, Matt Wright, Ashley Ballweg, and Leon Zinck III present.

Also present were Town Attorney Mark Hazelbaker, Town Engineer MSA's Matt Wathke, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Lori Eckes, Road Patrolman Darin Ripp, Sam Acker, Scott Moll, Jason Helt, Mike Eberle, Troy Kalscheur, Randy Kolinske, Tim Roehl, Randy Grobe, Jason Valerius, and William Acker.

Pledge of Allegiance was recited.

2. CONFIRMATION OF COMPLIANCE WITH OPEN MEETINGS LAW

The Clerk confirmed that the agenda was posted at town hall and on the Town website.

3. INFORMAL PUBLIC COMMENT TIME – None.

4. MINUTES OF PREVIOUS MEETING: MAY 5, 2026

Motion by Sup. Ballweg, seconded by Sup. Zinck III to approve the minutes of May 5th. Motion carried, 5-0.

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.

Motion by Sup. Wright, seconded by Sup. Ballweg to approve the CSM to separate the farmhouse and rezone to residential MFR, parcel 0808-161-9500-1. Motion carried, 5-0.

- 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.

Attorney Hazelbaker explained the Board can approve, approve with revisions, or deny the Plan Commission's action.

Motion by Chairman Laufenberg, seconded by Sup. Wright to approve the Plan Commission's motion, changed to use two splits from the Acker farm and three super splits from the Kalscheur farm, with the 4th split from the Kalscheur farm to be assigned to either Troy Kalscheur or Bill Acker by the next Town board meeting. Motion carried, 5-0.

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.

The Village of Waunakee approved the final plat. The Town Board and Town professionals reviewed the final plat application materials and the Town attorney's draft Final Plat Approval document. Three changes to the draft Final Plat Approval document were noted for updating: Section 1, subsection 2 regarding parcel 0808-122-8330-6 is to be removed; Section 2, paragraph 1, is to be revised to remove reference to the Ellicksons; and, Section 5, subsection B is edited to remove reference to lot size requirements.

Motion by Sup. Wright, seconded by Sup. Zinck III to approve the proposed final plat and rezones for Legacy Acres subject to conditions of Final Plat Approval as modified by the Board during discussion. Motion carried, 5-0.

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..."

Motion by Sup. Ballweg, seconded by Sup. Wright to impose a moratorium on approving divisions in subdivisions for no more than up to 6 months. Motion carried, 5-0.

Motion by Sup. Ballweg, seconded by Sup. Zinck III to have Attorney Hazelbaker review TDR Receiving Area Parameters and provide draft to CARPC for review at the next Plan Commission meeting. Motion carried, 5-0.

6. PLANNING SERVICE AGREEMENT WITH CARPC

Motion by Sup. Ballweg, seconded by Sup. Wright to approve the agreement between the Town and Capital Area Regional Planning Commission for planning and transfer of development rights administrative services. Motion carried, 5-0.

7. AMENDED CROSS PLAINS AREA EMS DISTRICT AGREEMENT

Motion by Chairman Laufenberg, seconded by Sup. Ballweg to approve the new amended Cross Plains EMS district agreement. Motion carried, 5-0.

8. ST. ANDREW'S SIGNAGE DISCUSSION

St. Andrew representatives presented their signage proposal for the parcel, noting a number of items needing clarification from the Town, such as directional sign designations, letters on a building vs. wall sign requirements, and backlighting of religious symbols. The Board recommended that St. Andrew's rezone to Commercial.

9. APRIL FINANCIALS

Motion by Sup. Zinck III, seconded by Sup. Jankowski to approve the April Financials. Motion carried, 5-0.

10. OLD BUSINESS

a. 2026 Road Projects & Kopp Rd work

The two culverts on Kopp Road will be getting replaced next week.

b. Pape Park Playground Development –

The equipment manufacturer confirmed the proposed equipment meets safety requirement and can be installed. The cost of the playground equipment project would be \$25,000 - \$30,000, with shredded rubber installed around the equipment.

11. COMMITTEE REPORTS

12. ROAD PATROLMAN'S REPORT

13. CLERK-TREASURER'S REPORT AND CORRESPONDENCE

Board of Review will be on May 27 from 4 – 6 pm, all board members should be in attendance. Next Plan Commission meeting is June 8th and has a CUP on the agenda, so board attendance is required.

14. APPROVAL OF BILLS AS PRESENTED

Motion by Sup. Zinck III, seconded by Sup. Jankowski to pay the bills as presented. Motion carried, 5-0.

15. ADJOURN

Motion by Sup. Zinck III, seconded by Sup. Jankowski to adjourn the meeting at 8:51 p.m. Motion carried, 5-0.