

Town of **SPRINGFIELD**

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MEETING MINUTES

Tuesday, June 17, 2025, 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, Art Meinholz, and Leon Zinck III present.

Also present were Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Road Patrolman Darin Ripp, Chuck and Chris Schaeffer, Anthony Deans, Janice Faga, Ryan Faga, Becky Lindeman, Doug Deans, Lisa Bindl, Ann Hanousek, and Howard Wagner.

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: June 3, 2025

Motion by Sup. Zinck III, seconded by Sup. Meinholz to approve the minutes from June 3rd. Motion carried, 5-0.

5. OPERATORS LICENSES: TAMMY MILLER, R BAR; TRACY HEYROTH, GAME TIME; & CHRISTIE SCHAEFFER, CONNIE'S

Motion by Sup. Zinck III, seconded by Sup. Jankowski to approve the operator's licenses for Tammy Miller, Tracy Heyroth, and Christie Schaeffer. Motion carried, 5-0.

6. RECOMMENDATIONS OF THE PLAN COMMISSION—

a. 5-LOT PRELIMINARY PLAT AND REZONE TO SFR: EASTERN HALF OF SUTZFEY CIRCLE

PC ACTION: MOTION BY CHAIR ENDRES, SECONDED BY COMMISSIONER BALLWEG TO APPROVE THE 5-LOT PRELIMINARY PLAT AND REZONE TO SFR FOR THE EASTERN HALF OF SUTZFEY CIRCLE, WITH 125' SETBACKS FROM HIGHWAY 19 RIGHT-OF-WAY FOR LOTS 1 AND 2, AND PARK FEES IN LIEU OF PARK. MOTION CARRIED, 7-0.

The Town Board confirmed it was the consensus of the joint meeting that no development right was required for the new lot.

Motion by Sup. Wright, seconded by Sup. Zinck III to approve the preliminary plat with the engineer's and plan commission's recommendations, with no further land division, contingent on the Town's review and approval of deed restrictions and shared driveway easement. Motion carried, 5-0.

b. CSM & REZONE CTY. HWY. P, RYAN AND CHLOE FAGA, 5827 COUNTY HWY. P.

PC ACTION: MOTION BY COMMISSIONER SWANN, SECONDED BY COMMISSIONER WOLFE TO RECOMMEND CSM AND REZONE APPROVAL WITH A DELAYED EFFECTIVE DATE OF THE ZONING CHANGE ONCE THE CSM AND LEGAL ACCESS TO LOT 3 IS RECORDED, WITH RECORDING TO OCCUR WITHIN 120 DAYS AND A JURISDICTIONAL REVIEW FORM TO BE SUBMITTED BY THE APPLICANT TO THE ZONING ADMINISTRATOR. MOTION CARRIED, 7-0.

Sup. Meinholz stepped off the Board for discussion and action on this agenda item.

Motion by Sup. Wright, seconded by Sup. Jankowski to approve the recommendation of the Plan Commission for rezone and CSM approval, adding no further land divisions without Town approval. Motion carried, 4-0; Sup. Meinholz abstained.

c. FUTURE LAND USE PROPOSAL (LODGING HOUSE); RYAN & CHLOE FAGA, 5827 COUNTY HWY. P

PC ACTION: MOTION BY COMMISSIONER BARMAN, SECONDED BY COMMISSIONER WRIGHT TO ADOPT ATTORNEY HAZELBAKER'S DRAFT MOTION LANGUAGE CONFIRMING A SPLIT IS NEEDED TO BUILD A NEW HOME WHILE KEEPING THE EXISTING HOME*. MOTION CARRIED, 6-1.

* THE PLAN COMMISSION HAS RECEIVED ADVICE FROM MARK ROFFERS, THE TOWN OF SPRINGFIELD'S PLANNING CONSULTANT, IN RESPONSE TO RYAN FAGA'S REQUEST FOR APPROVAL OF HIS CONCEPT PLAN FOR ESTABLISHING A GUEST LODGING HOUSE ON LOT 2 OF THE CERTIFIED SURVEY MAP OF HIS PROPERTY AT 5827 HIGHWAY P IN THE TOWN. BASED UPON MR. ROFFER'S ADVICE AND THE COMMISSION'S REVIEW OF THE TOWN'S COMPREHENSIVE PLAN, THE PLAN COMMISSION FINDS THAT THE LODGING HOUSE WOULD CONSTITUTE A SECOND RESIDENCE ON THE PARCEL. IN ORDER TO CONSTRUCT AN ADDITIONAL RESIDENCE, MR. FAGA WOULD NEED TO HAVE A DENSITY UNIT (ALSO KNOWN AS A "SPLIT"). FOR THAT REASON, THE PLAN COMMISSION DENIES MR. FAGA'S REQUEST FOR APPROVAL OF HIS CONCEPT.

Sup. Meinholz stepped off the Board for discussion and action on this agenda item.

Motion by Sup. Wright, seconded by Sup. Zinck III to require a split be used for a lodging house, based on the recommendation of the Plan Commission and opinions of the Town Attorney and Town Planner. Motion carried, 4-0; Sup. Meinholz abstained.

Hearing no objection, Chairman Laufenberg skipped to agenda item #8a to discuss the blight property.

8. OLD BUSINESS

a. BLIGHT, 7166 COUNTY HWY. K

Motion by Sup. Zinck III, seconded by Sup. Wright to readopt/reaffirm the original raze order, requiring the house be razed prior to sale of the property, and authorizing the chair to enter into an agreement with the prospective buyer that the home will be razed by the purchaser, within 30 days of closing as a condition of sale. Motion carried, 3-2.

6. RECOMMENDATIONS OF THE PLAN COMMISSION—

d. TDR SENDING WORKSHEET SCORING CRITERIA AND POINTS---WATERSHEDS ARE WHOLE TOWN

PC ACTION: MOTION BY COMMISSIONER BALLWEG, SECONDED BY COMMISSIONER WOLFE TO APPROVE MARK ROFFERS' LANGUAGE FOR SCORING CRITERIA NUMBER 8 FOR TRANSFER OF DEVELOPMENT PROGRAM SENDING AREAS. MOTION CARRIED, 7-0.

Motion by Sup. Wright, seconded by Sup. Zinck III to approve the scoring criteria for TDR Sending Area #8 be rewritten to TDR Administrator Roffers' suggested language, "At least 50% of the Restricted Sending Parcel(s) Acreage is within either the Pheasant Branch or Upper Black Earth Creek Watersheds as shown on DCIMap, or in a 10+ inch Groundwater Infiltration Area shown on the 'Town of Springfield Estimated Groundwater Infiltration Rates' map produced by CARPC and available from the Town (15 points)". Motion carried, 5-0.

e. CSM & REZONE TO SFR FOR ONE NEW LOT, MILLERS, 6236 HWY. 12

PC ACTION: MOTION BY COMMISSIONER WEILAND, SECONDED BY COMMISSIONER WOLFE TO APPROVE THE CSM AND REZONE TO SFR. MOTION CARRIED, 7-0.

Attorney Hazelbaker advised that the existing driveway can be required to be brought up to current Town driveway standards as a condition of approval, stating that an extension shouldn't be added to a non-conforming driveway. At the direction of the Board, Attorney Hazelbaker will notify the applicants the existing driveway must be brought up to current Town standards before additional segments can be added.

f. ZONING ORDINANCE AMENDMENTS:

i. DOUBLE FRONTAGE LOTS, AND,

PC ACTION: MOTION BY COMMISSIONER WOLFE, SECONDED BY COMMISSIONER SWANN TO ADOPT THE DOUBLE FRONTAGE ZONING ORDINANCE AMENDMENT. MOTION CARRIED, 6-0.

Motion by Sup. Wright, seconded by Sup. Meinholz to adopt the double frontage lot zoning ordinance amendment. Motion carried, 5-0.

ii. RURAL BUSINESS DISTRICT

PC ACTION: 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.

Motion by Sup. Zinck III, seconded by Sup. Meinholz to approve the Plan Commission action on the Rural Business District and adopt the Rural Business District zoning ordinance amendment. Motion carried, 5-0.

Chairman Laufenberg was asked by St. Andrew's for a letter of support for their request to DOT for a connection to Springton Drive. The Board directed Attorney Hazelbaker to write and send the letter of support.

Hearing no objection, Chairman Laufenberg skipped to Agenda Item 8c.

8. OLD BUSINESS

c. SINGLE PURPOSE ROADS

Attorney Hazelbaker will ask the six opt-out towns how they handle maintenance and improvements to single purpose roads.

Motion by Sup. Zinck III, seconded by Sup. Meinholz to table for more information. Motion carried, 5-0.

7. FINANCIALS

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

8. OLD BUSINESS

- a. BLIGHT, 7166 COUNTY HWY. K
- b. 2025 ROAD PROJECTS
- c. SINGLE PURPOSE ROADS

9. COMMITTEE REPORTS

Supervisor IV: Middleton Fire will meet this week.

Supervisor III: Waunakee EMS meets this week.

Supervisor II:

Supervisor I:

Chairperson: MSA said they could administer stormwater for the Town if the Town opts out of County stormwater.

10. ROAD PATROLMAN'S REPORT

Shoulder peeling and graveling has begun. Ditching on Kopp Road will begin this week. The pre-construction conference for Hickory Trail with engineers and utilities is Thursday. The mowing's complete. Berry wants to schedule a meeting with the chairmen and road patrolmen to discuss shared improvements on Whippoorwill Road; Patrolman Ripp will work with Chairman Laufenberg to schedule. The Town's Iron Curtain water treatment system has failed; the board directed Patrolman Ripp to have a new one installed for approximately \$2,700.

11. CLERK-TREASURER'S REPORT AND CORRESPONDENCE

12. APPROVAL OF BILLS AS PRESENTED

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

13. ADJOURN

Motion by Sup. Zinck III, seconded by Sup. Jankowski to adjourn the meeting at 9:00 p.m. Motion carried, 5-0.