

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – February 10, 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 Chairman Dave Laufenberg, Clerk-Treasurer Fayas, Trent Schwenn, Lindsay Koth, Gary Meinholz, Kristin Statz, Mary Statz, Gina Statz, Brittney Statz, Adam Statz, Mike Thole, Bernie Lange, Darin Ripp, Jod & Bob Nonn, Josh Statz, Joe Schwarz, Dylan Brindley, Dawn Schwarz, and Alana Uebersetzig.

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: Jan. 13th and Jan. 18th Site Visit

Motion by Commissioner Barman, seconded by Commissioner Wolfe to approve the minutes of both meetings. Motion carried, 7-0.

5. DISCUSSION: 0808-204-9600-8 RESIDENTIAL LOT(S) DEVELOPMENT UTILIZING TDR

The applicant would like to use the TDR program to create at least one residential lot for a family member. Based on the 24-acre lot's score as a Receiving Parcel, the location may be appropriate for more home sites in the future. The applicant noted there is a creek on the property that may need to be addressed for planning of multiple home sites, but is far enough away from the initial proposed home site that shoreland controls shouldn't be required. The Plan Commission had no objection to one or more residential lots in the proposed location and advised the property owner to have the parcel scored as a Receiver for the TDR program, and to keep future residential development in mind when siting any proposed lots.

6. DISCUSSION: 0808-092-0626-0 LOT 6 COMMERCIAL CENTER

The applicants would like to develop business condos with the intent to use one for their insulation business and rent the other condos. Their proposed site plan includes two driveways to allow for a drive through option for the parking lot, so tenants aren't forced to back up; based on distance between entrances, the second driveway may need to be located on the access road on the parcel's northwest perimeter, which is believed would require permission from the owners of the two lots serviced by the access road. Applicants don't anticipate a decorative or security fence, and don't anticipate a lot of in and out traffic throughout the day, as tenants will be contractor type operations rather than retail.

7. NONN'S SUPER SPLIT DESIGNATION

The Nonns would like to utilize a split on the farm to create a new home site for themselves; the proposed site is the most accessible, but in the 35+ acre area the board designated a Super Sending area, by special waiver due to proximity to a large livestock operation. It was noted during the discussion that the Plan Commission would like to discuss including the Black Earth watershed to sending area scoring criteria #8 which awards 15 points if, "At least 50% of the Restricted Sending Parcel is within the Lake Mendota-Yahara River Watershed..." The Plan Commission would like to get TDR Administrator Mark Roffers' input and to have Area C of the scoring areas scored as two separate 35-acre sections.

Motion by Chairperson Endres, seconded by Commissioner Ballweg to have Mark Roffers rescore Area C divided in half to the original 40-acres, excluding the 25-acre parcel with the house, and rescore Area C with the variance for #8 as if Black Earth creek watershed qualified, with the rescoring done at the Town's expense. Motion carried, 7-0.

8. OLD BUSINESS

- a. CSM & REZONE TO COM, MEINHOLZ EXCAVATING, 7361 DARLIN DR.

The applicant wants to add an additional acre to his lot for snow storage and a 20' x 30' gravel pad for unloading steel track machines, with a row of trees added for screening and no outside storage.

Motion by Commissioner Ballweg, seconded by Commissioner Wolfe to approve the CSM combining the 1-acre remnant parcel to parcel 0808-043-7001-0 with no outdoor storage and rezone to COM. Motion carried, 7-0.

b. DESIGN REVIEW, KTW LLC, LOT 13 SPRINGFIELD CORNERS COMMERCIAL CENTER (0808-043-7063-0)

Motion by Commissioner Ballweg, seconded by Commissioner Weiland to approve the design review for Lot 13 in the Commercial Park. Motion carried, 7-0.

c. CSM & REZONES TO SFR TO CREATE 3 NEW RESIDENTIAL LOTS; PARCELS: ~~0808-072-8720-5; 0808-072-9000-4;~~
~~AND, 0808-072-9500-9 APPROX. 6050 WHIPPOORWILL RD.,~~ 0808-074-8511-6, 5958 STATZ RD., MARY STATZ

The applicants would like the Plan Commission's input on relocating the new home lots closer to the farm house. The 2-acres lots' new location would result in no loss of crop land, and minimal grazing land loss. The new driveways would come off Mary Statz's private shared driveway, aka Statz Road. A driveway agreement with an easement for turnaround for emergency vehicles will be needed.

9. PLAN COMMISSIONER INTERVIEWS AND RECOMMENDATIONS

Motion by Commissioner Wright, seconded by Commissioner Swann to recommend Jan Barman and Jeff Endres to the Town Board for appointment to the Plan Commission; there were no other applicants. Motion carried, 5-0; Commissioner Barman and Chairperson Endres abstained.

10. COMMUNICATIONS/ANNOUNCEMENTS

11. ADJOURN

Motion by Commissioner Wolfe, seconded by Commissioner Barman to adjourn the meeting at 8:03 p.m. Motion carried, 7-0.