

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes – June 10, 2024 @ 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, and Commissioners Ashley Ballweg, Jan Barman, Ron Wolfe, and Matt Wright present.

Commissioners Linda Swann and Richard Weiland were absent.

Among those also present were Town Chairman Dave Laufenberg, Supervisors Dan Dresen and Art Meinholz, Town Attorney Mark Hazelbaker, Clerk-Treasurer Fayas, Bev Hellenbrand, Sam Acker, John and Kerri Stoppleworth, Jim Pulvermacher, Colleen Clark Buss, Mary Meinholz, Jim and Janice Parker, Peter S., Sandy Ripp, BJ Bethke, Dan Karls, MaryEllen Karls, Tom Wagner, Kristi Ramsey, Darin and Kristina Ripp, Mike Robinson, Aron Shelton, Vern Acker, Bill Acker, Matt and Alana Uebersetzig, Greg Ziegler, Steven Ziegler, Bruce Hollar, Gary Meinholz, and John Acker.

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 – Jim Pulvermacher stated he was disappointed in the Commission’s handling of questions related to Advanced Concrete’s application at their May 13<sup>th</sup> meeting. A resident of Springfield Circle didn’t receive any answers when they asked meeting attendees for help identifying an unusual and somewhat regular noise heard in two rooms of their home.

4. APPROVAL OF PREVIOUS MINUTES: May 13, 2024

**Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to approve minutes. Motion carried, 5-0.**

5. PUBLIC HEARINGS

**Motion by Commissioner Ballweg, seconded by Commissioner Barman to recess the regular meeting and go into a public hearing. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Wolfe AYE, Wright AYE. Motion carried.**

- a. JOHN STOPPLEWORTH, CERTIFIED SURVEY MAP AND REZONE TO SINGLE FAMILY RESIDENTIAL (SFR) FOR A LOT LINE ADJUSTMENT, 7282 COUNTY K, PARCEL NOS. 0808-282-9830-6 & 0808-282-9855-6

The applicant wants to purchase a neighboring barn and 10-12’ around the barn for access.

- b. STEVE RIPP & DLR FARMS, CERTIFIED SURVEY MAP AND REZONE TO SINGLE FAMILY RESIDENTIAL (SFR), TO CREATE TWO NEW RESIDENTIAL LOTS ON THE EAST SIDE OF LODI-SPRINGFIELD ROAD, NORTH OF WINDING HEIGHTS, 0808-044-9010-6

The two proposed lots will use the final two developmental rights from the farm and be accessed via a shared driveway off Lodi-Springfield Road.

- c. DONNA RIPP REVOCABLE LIVING TRUST, CERTIFIED SURVEY MAP AND REZONE TO EXCLUSIVE AGRICULTURE (EA) & AGRICULTURAL (AG) FOR A LOT LINE ADJUSTMENT, 7880 GEORGE RD., PARCEL NO. 0808-182-8520-4

The applicants want to separate the farm house and buildings from the land. George Road will be vacated by the Town and returned to the original parcels it came from as part of the conditions of the CSM. The proposed CSM will require a Shared Driveway agreement and the Town wants a 66’ road easement in the event of future development in the area.

- d. ARON SHELTON, HARMONI TOWERS AND VERIZON WIRELESS, CONDITIONAL USE PERMIT FOR MOBILE TOWER SITING AND REZONE TO AGRICULTURAL (AG), 4893 CAPITOL VIEW RD., PARCEL 0808-333-8021-5

The proposed monopole tower will be built to the 80’ maximum height allowed per airport regulations, be unlit, be accessible from the applicant’s driveway rather than a town road, and set back almost 100’ off the lot line for buffer purposes, amongst mature wooded lot with 40-60’ trees, which the applicant hopes will be acceptable to the Town in lieu of the design review &/or zoning landscape requirements. The proposed site is situated among large farms, with few residences in the 1,500’ surrounding the proposed parcel. The applicant noted this tower has been in planning and site selection/approval for seven years, and recently removed from consideration in the Town of Middleton for unspecified

reasons. The Town attorney reminded everyone in attendance that the Federal government has taken most jurisdiction over cell tower placement, leaving little to no oversight or discretion to local governments; the Town is not allowed to reject an otherwise complete application on health or safety concerns, nor on aesthetics or preference, or compatibility with surrounding area. A number of the neighboring farms' representatives and neighbors participated in public comment voicing concerns about human and bovine safety, economic impact to milk production, and not unreasonable requests for indemnification from the applicant, which the Town can't require. Attendees asked for information on alternative sites, which the applicant is not required to, and declined to provide. The Town's Comprehensive Plan requires any cell tower erected in Agriculture Preservation areas be assessed a development right. There are no development rights associated with the 1979 farm so the Transfer of Development Rights program will need to be utilized, if applicable. Attorney Hazelbaker recommends approval conditioned on the property owner utilizing a split.

**Motion by Commissioner Barman, seconded by Commissioner Wolfe to close the public hearing and return to the regular meeting. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Wolfe AYE, Wright AYE. Motion carried.**

6. JOHN STOPPLEWORTH, CERTIFIED SURVEY MAP AND REZONE TO SINGLE FAMILY RESIDENTIAL (SFR) FOR A LOT LINE ADJUSTMENT, 7282 COUNTY K, PARCEL NOS. 0808-282-9830-6 & 0808-282-9855-6  
**Motion by Commissioner Barman, seconded by Commissioner Wright to approve the CSM and rezone for the lot line adjustment at 7282 County Highway K, with the CSM required to be recorded in 120 days. Motion carried, 5-0.**
7. STEVE RIPP AND DLR FARMS, CERTIFIED SURVEY MAP & REZONE TO SINGLE FAMILY RESIDENTIAL (SFR) & AGRICULTURAL (AG) TO CREATE TWO NEW RESIDENTIAL LOTS ON LODI-SPRINGFIELD ROAD, NORTH OF WINDING HEIGHTS  
**Motion by Commissioner Wright, seconded by Commissioner Ballweg to approve the CSM and rezone to Single Family Residential (SFR) and Agricultural (AG) for two new residential lots on Lodi-Springfield Road. The CSM is required to be filed within 120 days with a Right to Farm Note added, a Deed Note must be recorded noting the Farm's splits are now all exhausted, and a shared driveway agreement must be developed and approved. Motion carried, 4-0; Chairperson Endres abstained.**
8. DONNA RIPP REVOCABLE LIVING TRUST, CERTIFIED SURVEY MAP AND REZONE TO EXCLUSIVE AGRICULTURE (EA) AND AGRICULTURAL (AG) FOR A LOT LINE ADJUSTMENT, 7880 GEORGE RD., PARCEL NO. 0808-182-8520-4  
**Motion by Chairperson Endres, seconded by Commissioner Wright to approve the CSM and rezone with the condition that the Town's George Road be vacated by the Town, but a 66' road easement must be maintained, a Right to Farm notice be added to the CSM and a note indicating no split was utilized for the removal of the farm from the land, the CSM must be recorded in 120 days, along with a Shared Driveway agreement. Motion carried, 5-0.**
9. ARON SHELTON, HARMONI TOWERS AND VERIZON WIRELESS, CONDITIONAL USE PERMIT FOR MOBILE TOWER SITING AND REZONE TO AGRICULTURAL (AG), 4893 CAPITOL VIEW RD., PARCEL 0808-333-8021-5  
It was noted that due to the trees, collocation was limited to only one other user without trimming the trees. Farmers were encouraged to maintain documentation pertaining to production for future comparison.  
**Motion by Commissioner Wolfe, seconded by Commissioner Barman, based on the Town's limited authority, and incorporating the application plans as proposed or in similar form as presented, to approve the Conditional Use Permit for a mobile tower and rezone to Agricultural (AG), contingent on executing a Shared Driveway Agreement and easement, and requiring/utilizing one development right. Motion carried, 4-1.**
10. DESIGN REVIEW – LOT 11 DARLIN DRIVE, PARCEL 0808-092-0688-0 MEINHOLZ EXCAVATING  
**Motion by Commissioner Wright, seconded by Commissioner Ballweg to approve the Design Review of Lot 11, Darlin Drive pending an approved Landscape plan and approval of color. Motion carried, 5-0.**
11. DISCUSSION: CSM AND REZONE FROM A-1(EX) TO SFR 6338 KARLS RD., PARCEL 0808-011-8785-1  
The parcel is currently flag-pole shaped; applicants are proposing a net-zero lot line adjustment to reshape the parcel into a rectangle. Commissioners noted the plan was consistent with Town Plan lot sizes and land use and offered no objection.

12. DISCUSSION: ACKER FAMILY HWY. 19 DEVELOPMENT UPDATE AND SUPPORT REQUEST

**Motion by Commissioner Wright, seconded by Commissioner Wolfe to table this and any additional requests of the Commission until an official application has been submitted. Motion carried, 5-0.**

The Acker family noted they were seeking support for a one outlet subdivision with easements for two possible outlets in the future if land is acquired.

13. OLD BUSINESS

- a) DESIGN REVIEW, BREUNIG LAWN CARE, PARCEL 0808-092-0725-0, DARLIN DR.

The applicant noted some trucks and trailers would be kept outside in the back of the lot.

**Motion by Commissioner Wright, seconded by Commissioner Wolfe to approve the Design Review for Breunig Lawn on Darlin Drive. Motion carried, 5-0.**

- b) CSM & REZONE FROM AG TO SFR FOR TWO NEW RESIDENTIAL LOTS, PARCEL 0808-091-9960-0, LODI-SPRINGFIELD RD.

**Motion by Commissioner Wright, seconded by Commissioner Wolfe to approve the CSM and rezone to Single Family Residential (SFR) for parcel number 0808-091-9960-0, with a Right to Farm notice added, an approved Shared Driveway agreement and the CSM recorded within 120 days. Motion carried, 5-0.**

- c) DISCUSSION: LOT 8, SPRINGFIELD CORNERS, PARCEL #0808-092-0688-0. GENERAL WAREHOUSING, EQUIPMENT MAINTENANCE, WITH OUTDOOR STORAGE OF TRAILERS, VEHICLES, AND EQUIPMENT IN FENCED/SCREENED YARD.

The applicants are planning a warehouse and shop with a gravel storage yard with privacy fencing for excavation equipment, trailers, trucks, semis, and dumpsters. Hours are typically 6:30 or 7:00 a.m. to 5:00 or 6:00 p.m. Monday through Fridays. The building will house asbestos abatement equipment, a couple of offices, and a break room. Commissioners want the parcel's access to the street paved.

14. COMMUNICATIONS/ANNOUNCEMENTS

15. ADJOURN

**Motion by Commissioner Barman, seconded by Commissioner Wolfe to adjourn the meeting at 8:55 p.m. Motion carried, 5-0.**