

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – August 5, 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, Commissioners Jan Barman, Richard Weiland, Ron Wolfe, and Matt Wright present.

Commissioners Ashley Ballweg and Linda Swann were absent.

Also present were Town Attorney Mark Hazelbaker, Clerk-Treasurer Fayas, Jim Pulvermacher, Dan Dresen, Gerard Meinholz, Chuck Schaeffer, Aron Shelton, Peter Schau, Ryan & Chloe Faga, Dan & Mary Ellen Karls, and Kevin Heppner.

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: July 8, 2024

Motion by Commissioner Wolfe, seconded by Commissioner Weiland to accept the minutes of July 8th. Motion carried, 5-0.

5. PUBLIC HEARINGS:

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

a. REZONE FROM LEGACY TO TOWN COMMERCIAL ZONING; SSDDP, LLC, 7381 DARLIN DR., DANE

The driveway agreement is being drawn up. Stormwater management will be done as part of the any additional impervious surfaces put in place. Outdoor storage can be regulated by the Design Review process or made a criteria of rezone approval.

b. D. & M. KARLS, REZONE FROM LEGACY EXCLUSIVE AGRICULTURE TO TOWN EXCLUSIVE AGRICULTURE & SINGLE FAMILY RESIDENTIAL: 6338 KARLS RD., PARCEL 0808-011-8785-1

The applicant explained this is a flag lot they want to reconfigure as a rectangle to accommodate the entirety of their driveway on the parcel with the residence, rather than across two parcels. The outlot will be zoned as EA and must have legal access to Karls Road; a note on the CSM to that affect is acceptable.

Motion by Commissioner Wolfe, seconded by Commissioner Barman to close the public hearing and return to the regular meeting.

Roll call vote: Barman AYE, Endres AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

6. CSM & REZONE FROM LEGACY TO TOWN COMMERCIAL ZONING; SSDDP, LLC, 7381 DARLIN DR., DANE

Motion by Chairperson Endres, seconded by Commissioner Wolfe to approve the CSM and rezone with the conditions that it be recorded within six months, a driveway easement approved by the Town is recorded, all outside storage will comply with any Design Review approval, and the sites will comply with all stormwater requirements. Motion carried, 5-0.

7. CSM LOT LINE ADJUSTMENT & REZONE FROM LEGACY EXCLUSIVE AGRICULTURE TO TOWN EXCLUSIVE AGRICULTURE & SINGLE FAMILY RESIDENTIAL: DAN & MARYELLEN KARLS, 6338 KARLS RD., PARCEL 0808-011-8785-1

Motion by Commissioner Wolfe, seconded by Commissioner Barman to approve with the finding that the outlot is under common ownership and meets the acreage for common ownership, and as a condition of the CSM, the outlot has access rights to Karls Road. Motion carried, 5-0.

8. TRANSFER OF DEVELOPMENT RIGHT FOR MOBILE TOWER; ARON SHELTON, HARMONI TOWERS AND VERIZON WIRELESS, 4893 CAPITOL VIEW RD.

Motion by Commissioner Wolfe, seconded by Commissioner Weiland, upon finding the TDR satisfies the requirement of a split to approve a Conditional Use Permit, to approve the Sending Area, Parcel 0808-302-9580-4 transfer to the cell tower's proposed site. Motion carried, 5-0.

9. RELOCATE A FARMHOUSE & OPTIONS TO REPURPOSE EXISTING FARMHOUSE: R. & C. FAGA, 5827 COUNTY HWY. P
A split will be required to build a new farmhouse and retain the original farmhouse for use commercially or residentially.

10. 3-LOT TDR PROPOSAL SUITABILITY: KEVIN HEPPNER, 6863 WOODLAND DRIVE

The applicant is proposing the creation of three new residential lots utilizing the Town's Transfer of Developments program. The new lots would share the existing flag lot driveway with the existing home lot, with the potential for a shared driveway coming off the existing driveway. The Plan Commission is not opposed to a variance on #13 of the Receiving Area Worksheet, indicating the "Receiving Area lot was created at 40 acres or less before April 1979 without contiguous lands bringing the total to over 40 acres in single ownership," and #19 regarding soil type composition, as the land has not been in Agricultural (AG) production for 50 years or so, operating as a pheasant farm in previous decades. This would allow for a 2:1 TDR ratio.

The PC would like to schedule a site visit for the property with an invitation to the Town Board to attend.

11. OLD BUSINESS

12. COMMUNICATIONS/ANNOUNCEMENTS

Noting cities and villages often control their own programs, and Town zoning success, Chairperson Endres would like the Town to consider opting out of Dane County stormwater and erosion control. Attorney Hazelbaker will reach out to the other zoning opt out towns to gauge interest and put together a workgroup to develop a plan.

13. ADJOURN

Motion by Commissioner Wolfe, seconded by Commissioner Weiland to adjourn the meeting at 8:07 p.m. Motion carried, 5-0.