

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - January 3, 2022 @ 7:30 p.m.

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

Chair Jeff Endres called the meeting to order at 7:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Pamela Krill, Ron Wolfe, and Matt Wright present, as well as board representative, Mr. Jim Pulvermacher.

Also present were Clerk-Treasurer Fayas, Sam Acker, Steve and Joanne Dodge, Craig Wipperfurth, Michael "Buzz" & Kate Hetzer, Steve & Debbie Marx, Janice Faga, Aaron Otto, John Pertzborn, Judy Acker Maly, Pat Buechner, Brad Meinholz, Arthur Meinholz, Dan Dresen, Mark & Marilyn Danz.

The Pledge of Allegiance was recited.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the agenda and public hearing notice were posted at town hall and on the Town website and that the meeting is being recorded.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: December 6, 2021

Motion by Commissioner Wolfe, seconded by Town Board Commissioner Pulvermacher to approve the minutes of Dec. 6, 2021. Motion carried, 5-0.

5. PROSPECTIVE REZONE TO SFR OF SPRINGFIELD WOODS, OUTLOT 1, PARCEL # 0808-044-2601-5

The applicant representative reported a Home Owners' Association (HOA) was not formed and the current owners were able to purchase the outlot for the past due taxes. Commissioners would like the applicant to verify the 1.05 acre lot is one acre without the right of way, and that there is no HOA or restrictions on the plat.

6. PUBLIC STREET CONNECTION REQUEST – 6506 HWY. 19, WAUNAKEE

The applicants met with and received feedback from planning officials from the Village of Waunakee in December; officials had minor adjustments for the proposed project, primarily concerning impact on the hillside and visibility from Highway 19, which should be minimized by landscaping and vegetation as much as possible. While the Village was not able to offer official support at this time, the plan is consistent with the Village's future growth plan for the area. The Village prefers a road connection to Poelma Drive and/or Rusty Lane rather than a future road to the east to connect to Hellenbrand Road.

Motion by Chairperson Endres, seconded by Commissioner Wolfe to refer to the town board for ruling on DOT application for public street connection on Highway 19, across from Kingsley. Motion carried, 4-0; Mr. Pulvermacher abstained.

7. PUBLIC HEARING: REZONE FROM A-1(EX) TO SFR, AG & AE - 5827 COUNTY HWY. P, CROSS PLAINS

Motion by Commissioner Krill, seconded by Commissioner Wolfe to recess the regular meeting and enter a public hearing. Roll call vote: Wolfe AYE, Pulvermacher AYE, Endres AYE, Wright AYE, Krill AYE. Motion carried.

The applicants are requesting a four lot CSM to create three new residential lots using three of the four existing development rights aka "splits" from the farm, and separate the existing farm house lot from the farm acreage, leaving the farm land unplatted. The proposal would create a shared driveway between the four lots, with a 66' right of way (ROW), which narrows to a 20' ROW as it accesses Lots 3, 2, and 1, concluding with a 30'40' access easement for vehicle turnaround. No new town roads are proposed. Town Planner Mark Roffers noted the Town will need to waive the per lot street frontage requirement for Lots 1-3. The existing ponds will remain part of the unplatted farm acreage.

Motion by Town Board Commissioner Pulvermacher, seconded by Commissioner Wolfe to close the public hearing and return to the regular meeting. Roll call vote: Wolfe AYE, Pulvermacher AYE, Endres AYE, Wright AYE, Krill AYE. Motion carried.

8. CSM & REZONE: 5827 COUNTY HWY. P, CREATE 3 RESIDENTIAL LOTS & RESIZE/SEPARATE EXISTING FARM HOUSE LOT
Chairperson Endres stated he didn't see any objections to the proposal but wants to see the recommendation from the Town engineer and a copy of the proposed easements and driveway agreement.

Motion by Town Board Commissioner Pulvermacher, seconded by Commissioner Wolfe to table until the next regular Plan Commission meeting. Motion carried, 5-0.

9. DISCUSSION: HETZER CSM & TDR TRANSACTION

The Hetzers are seeking to create a two-acre parcel from their 6.2-acre lot on Kopp Road, utilizing the TDR program. The new lot would utilize a mound septic system. Commissioners stated this is a great TDR receiving site.

10. TDR RULES & PROCEDURES SENDING AREA EXCEPTION(S)

The Acker brothers have one split left on their farm on Pheasant Branch Road. They have been approached by someone that would like to transfer the split to property elsewhere in Springfield. The sending area is located in the City of Middleton's extra-territorial jurisdiction area (ETJ), in an Ag Transition area, rather than an Ag Preservation area as the program currently requires, and as such would not be eligible for transferring. Commissioners were not in favor of allowing an exception to the TDR Rules and Procedures for the transfer, noting that although the Acker brothers can't transfer the split off the farm, they can still utilize the split on the farm. Chairperson Pulvermacher would like to consider an option for the TDR Program that would allow the Town to hold and potentially utilize any unused splits that would otherwise go unused as a result of annexation by a neighboring municipality.

11. OLD BUSINESS

a. PROPERTY MAINTENANCE ORDINANCE

Commissioner Krill revised the draft property maintenance ordinance and suggested Attorney Hazelbaker review and offer recommendation to the Town Board before adoption.

Motion by Commissioner Wolfe, seconded by Commissioner Krill to send to Attorney Hazelbaker for review; if no objections, refer to town board for action. Motion carried, 5-0.

b. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

Chairperson Pulvermacher will discuss this with the 6 Towns before the Board of Adjustment meeting later in the month.

c. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

The update to the design review ordinance primarily aligns the ordinance with the change from county zoning to town zoning, eliminates obsolete references to county zoning and redundant sections such as "signs" that are addressed in the new town zoning ordinance. The proposed amendment also draws closer connections to the Town Comprehensive Plan.

Motion by Commissioner Krill, seconded by Commissioner Wolfe to approve the Design Review Ordinance amendment with the addition of "illumination" added to the parenthetical phrase in #7b Exterior Lighting.

Motion carried, 5-0. (The parenthetical phrase to read: "or LED equivalent illumination")

d. JAR STORAGE ZONING COMPLIANCE UPDATE

Property owners/management are working to secure an engineer for structural updates to address the items noted by the Town's building inspector during the recent inspection, and has applied for a variance for Building 3 that is too close to the side lot line. They were able to successfully maneuver a 30' semi to make the turn to the upper lot area; commissioners agreed it may not be worth adjusting the layout of the drive to create more room for a truck route, and that if the buildings were brought up to code, they wouldn't insist the buildings be removed.

12. COMMUNICATIONS/ANNOUNCEMENTS

13. ADJOURN

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to adjourn the meeting at 9:36 p.m. Motion carried, 5-0.