

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - Monday, Jan. 4, 2021 @ 7:30 p.m.
via teleconference & video conference

Video conference access: www.freeconferencecall.com; Meeting ID: Springfieldtownhall

Phone conference access: Dial in # (978) 990-5000; Access code: 405084

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 Steve Beglinger, Ron Wolfe, and Matt Wright present and appearing in person, as well as Mr. Jim Pulvermacher. Commissioner Cox's seat is currently vacant due to his resignation.

Present remotely are Commissioner Bill Acker, Bill Gray, Keith Bohringer, Todd Duhr, Ben Letendre, Pam Krill, Rick Weiland, Mike Olson, Russ Hellenbrand, Tom Ripp, Kelly Vogt, Mike Eberle, Evan Schultz, Trent Kraemer, Dean Dresen, Matt Aro, Dave Weier, and Brent Hellenbrand.

Those also present and appearing in person included Clerk-Treasurer Fayas, Pam McSherry, Brian Baillod, Dan Fargen, Pat Buechner, Brian Buechner, Thomas Barman, Greg Strand, and Randy Hunter.

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 and that the meeting is being recorded.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: Dec. 7, 2020

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to accept the Dec. 7th minutes. Motion carried, 6-0.

5. PUBLIC HEARING(S) - **MOTION TO RECESS REGULAR MEETING AND ENTER PUBLIC HEARING.**

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to go into the public hearing.

Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

a. REZONE: BARMAN, 7220 CLOVER HILL DR., 2.5 ACRE LOT FROM R-1 TO SFR

The applicant is seeking to rezone in possible anticipation of building a storage shed for a camper. It is unknown at this time if any such building would have electric installed. Public comment was received regarding the ongoing neighborhood drainage issue that's been the topic of conversation at other plan commission meetings. Will additional impervious surface on that lot impact surface water throughout the development. The applicant explained the water from his lot runs to a different area.

b. CSM & REZONE: TOWN & SPRINGFIELD INN, 6136 & 6157 CTH P, 8.95 ACRES C-1, C-2 & RE-1 TO COM

Mr. Pulvermacher stepped off the commission for the discussion but made himself available for answers and information. The town does not plan to keep the ball field active; there is discussion of gravelling a portion of the area behind the town buildings for storage. The CSM was modified to incorporate an 80' wide corridor between the town building and the adjoining property line to accommodate a road or driveway in the future if needed.

MOTION TO EXIT PUBLIC HEARING AND RECONVENE REGULAR MEETING.

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to leave the public hearing and return to the regular meeting.

Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

6. REZONE: BARMAN, 7220 CLOVER HILL DR., 2.5 ACRE LOT FROM R-1 TO SFR
 The Plan Commission noted drainage is hard to address because there's no site plans or building plans at this time. Mr. Pulvermacher explained the plan commission does not want to allow 35' tall accessory structures on lots in residential neighborhoods; the plan commission would likely want to restrict building height before approving. Mr. Barman indicated he did not have a specific building plan yet, but didn't anticipate anything more than 20' tall, approx. 30'x40' in the northwest corner of his lot. The plan commission would like to see a proposed site location map, a contours and elevations map with waterways noted for drainage.
Motion by Commissioner Beglinger, seconded by Commissioner Wright to table for a month for requested information. Motion carried, 6-0.
7. CSM & REZONE: TOWN & SPRINGFIELD INN, 6136 AND 6157 CTH P, 8.95 ACRES FROM C-1, C-2 & RE-1 TO COM
 Mr. Pulvermacher stepped off the commission for this discussion and vote.
Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to accept the CSM numbered 20W-441 and the rezones. Motion carried, 5-0; Mr. Pulvermacher abstained.
8. DESIGN REVIEW APPLICATION: ST. ANDREWS, 6815 SCHNEIDER RD., MIDDLETON, WI
 The applicants are looking to add 8,865 ft² to the south end of the existing church/school building for classroom, office and support staff space. Proposed exterior materials will match existing façade, as will window style, and roof height and pitch. The addition will turn east and run east-west to avoid the existing septic. No new additional parking is being created; a bio-retention feature for the new impervious surfaces, the building and sidewalk, is included in the proposal. Septic is currently being monitored and sized for project adequacy. The applicant's request to swap tree/planting types to meet the Natural Features and Landscaping requirements in the Design Review Ordinance was denied by the Plan Commission; the Plan Commission wants the plantings to meet the design review specifications, relocating plantings as needed to the north side of the building. Applicants will provide updated planting map in compliance with existing standards. Commissioners also recommended reviewing handicap parking stall locations, to see if an alternative site closer to the addition is available for one or two stalls.
Motion by Commissioner Beglinger, seconded by Commissioner Acker to accept St. Andrew's Design Review Application contingent on satisfaction of the Action Items referenced in MSAs Dec. 29th report* and the relocating of plantings to the north side of the building as discussed. Motion carried, 6-0.
 *Action Items (3) from MSA's Dec. 29, 2020 report to be satisfied before approval:
#3 Stormwater Management & Erosion Control
 1) The WinSLAMM model includes only the watershed routed through the basin. Please revise to include the remainder of the redevelopment watershed which is not routed through the basin. (It is anticipated that the site's water quality performance will be reduced, but will still meet the 80% standard after this modeling revision);
 2) The proposed basin relies heavily on infiltration to meet the performance requirements. The infiltration soil borings were taken in the northeast corner of the site (not in the basin location). The closest structural soil borings, S-3 and S-4, show granular soils at depths varying from 0 ft. to 4 ft. below the basin bottom. Please add a note to the plans requiring overexcavation (if necessary and in the presence of the engineer) until a soil layer is encountered suitable to provide an infiltration rate of 0.5 inches/hr.;
 3) The applicant shall provide copies to the Town of the approved Dane County erosion control and stormwater management permits, as well as the engineer's as-built certification at construction completion.
9. PLAN COMMISSION APPLICANT INTERVIEW - PAMELA KRILL
 The Plan Commission received Commissioner Jack Cox's regretful letter of resignation due to changed professional obligations. Ms. Pam Krill learned of Commissioner Cox's impending resignation and submitted her application for consideration of appointment to the Plan Commission. Ms. Krill reports she's lived in the Town for five years and has run for a town supervisor position in the past. She's a corporate securities attorney with more than 25 years of experience and is involved with a number of non-profits, most focusing on her passion for youth and the arts. Ms. Krill noted one of the things she likes most about the area is the agricultural nature of the community.
Motion by Commissioner Wolfe, seconded by Commissioner Wright to recommend to the town board, appointment of Pam Krill to the town Plan Commission. Motion carried, 5-0; Mr. Pulvermacher abstained.

10. OLD BUSINESS

a. PROSPECTIVE DEVELOPMENT—5487 CTH P

The property owners would like to submit a CSM to create three residential lots and would like a variance to the TDR program to allow for a 2:1 homes per split ratio. Chairperson Endres noted the elevation difference in the proposed development area looked a lot more significant and concerning once the fields were harvested; he would not recommend nor vote to change the TDR to allow for a 2 to 1 ratio in that area. To consider three lots in that location the Plan Commission wants to ensure the lots are created high to stay dry. Commissioners noted three lots seemed a tight fit in the area; Commissioners were more inclined to support a third lot accessed off of County Highway P. Mr. Buechner reported that Dane County had previously told him that a culvert and field road access are likely possible to the one-acre field by the existing barn; Mr. Olson would need to apply for the field road access with the County. Mr. Pulvermacher stated if there are five lots on Rolling Acres Lane, it's going to need widening from 14' to 20' and will require a cul de sac.

b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

c. REZONE: 4969 HICKORY TRL., R-1 TO SFR

The applicant would like a 10' garage door on the proposed new building and based on siting location, only one neighbor would see the building, and just the rear portion of the building. Because of a hill in the location, the neighbor will only see approximately 7' walls; the remaining 5' of the walls are under ground. As a result, the applicant is amenable to a building height restriction being implemented.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the rezone with height restriction of 24' and built as presented in application plans. Motion carried, 6-0.

d. DENSITY AKA "SPLITS" MAP

e. ZONING ORDINANCE AMENDMENT: VARIANCES

f. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to table the rest of the business until the next meeting. Motion carried, 6-0.

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to adjourn the meeting at 9:50 p.m. Motion carried, 6-0.