

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes**  
**October 4, 2021 @ 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 Bill Acker, Steve Beglinger, Pamela Krill, Ron Wolfe, and Matt Wright present, as well as Mr. Jim Pulvermacher (non-voting).

Also present was Town Planner and TDR Administrator Mark Roffers, Clerk-Treasurer Dianah Fayas, Sam Simon, Bob & Angie Hellenbrand, Steve & Joanne Dodge, Janice Faga, Aaron Otto, John & Chris Pertzborn, Don Pertzborn Jr., Eric Smith, Eric Dorweiler, Ryan Pulvermacher, John Pulvermacher, Brad Meinholz, Gary Wagner, Dave Laufenberg, Luke Laufenberg, and Dylan Duhr.

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: Sept. 13, 2021

**Motion by Commissioner Wolfe, seconded by Mr. Pulvermacher to approve minutes. Motion carried, 6-0.**

5. OLD BUSINESS

a. REZONE, CONTINGENT ON SUCCESSFUL PLAT APPLICATION: MEIER FARM, 5827 HWY. P

The applicants' hydrologist appeared remotely to offer his recommendation of the primary and secondary ponds totaling approximately 11-12 acres of water. He noted the ongoing affects of the adjoining agricultural land, such as cows wading in the water and drainage of water off farm fields into the ponds, made the aging ponds prone to algae and recommended a health assessment be conducted with aeration added. Applicants would like to work with the Town to develop an area hydrology plan. Steep slopes continue to be a challenge, limiting building locations and impacting placement and construction of driveways, which cannot have slopes greater than 12%. The slopes also impact the placement and design of the stormwater management ponds; the adequacy of the proposed locations and retaining designs were questioned by commissioners. Supervisors noted concern with the length of the private driveways and the complexity of their shared nature, while pointing out the driveways appear to be as long, or longer than the road. The applicants reminded commissioners that they were applying for a rezone; these types of issues would/could be addressed during the plat application and approval process. Town Planner Mark Roffers confirmed the commissioners were not reviewing the plat right now, but advised commissioners to look in advance to the requirements of the land division ordinance and the number of likely variances that would be required. Applicants were reminded that after the site visit commissioners recommended four residential lots in the area, not eight or more.

**Motion by Commissioner Wright, seconded by Commissioner Acker to reject the rezone request based on the entirety of the items discussed tonight\*. Motion carried, 6-0.** \*Area hydrology; ponds' ownership and maintenance; stormwater retention locations; a new town road through farm field, which is 1,200' long before it meets a driveway; steep slopes; constructing and placing home envelopes and driveways without impacting the steep slopes; long, complex shared driveways; driveways that can't meet 12% grade &/or vertical rise requirements; public road frontage per lot; likelihood of meeting land division ordinance requirements without waivers/variances; community opposition based on experience and opinion; the amount of grading required for the site; the approximate height of retaining walls needed due to steep slopes on various lots; precedence set by allowing development in areas of steep slopes; impact to neighborhood character and the aesthetics of land disturbance/manipulation to create terrain adequate for home sites.

b. IGA WAUNAKEE

Commissioners previously reviewed the updated version of the Intergovernmental Agreement and reviewed the redlined version since the last Plan Commission meeting. No issues were noted. The Village of Waunakee's Plan Commission will

now review and make a recommendation to the Village Board; any requested changes to the IGA would come back to the Plan Commission to review and provide opportunity for an updated recommendation.

**Motion by Commissioner Krill, seconded by Commissioner Beglinger to recommend approval of the updated IGA with the Village of Waunakee. Motion carried, 6-0.**

c. PROPERTY MAINTENANCE ORDINANCE

The commission would like staff to review and draft a pared down version to bring back to the commission.

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

d. ZONING ORDINANCE AMENDMENT: LIVESTOCK HARVEST FACILITIES

**Motion by Chairperson Endres, seconded by Commissioner Wright to approve the livestock zoning ordinance amendment related to livestock harvesting facility with Item 4 deleted as shown in the packet. Motion carried, 6-0.**

e. ZONING ORDINANCE AMENDMENT: VARIANCES

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the zoning amendment regarding variances. Motion carried, 6-0.**

f. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

The Commission would like Mr. Pulvermacher to work with Dane Towns Zoning to wordsmith the proposed amendment so as to document where the definition of "kennel" can be found in the ordinance, and bring back to the Plan Commission for review.

~~g. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE~~

6. COMMUNICATIONS/ANNOUNCEMENTS

7. ADJOURN

**Motion by Commissioner Beglinger, seconded by Commissioner Wright to adjourn the meeting at 9:12 p.m. Motion carried, 6-0.**