

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - October 7, 2019 @ 7:30 p.m.
Springfield Townhall, 6157 CTH P, Dane, WI

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

The meeting was called to order at 7:30 p.m. Roll call shows Commissioners Bill Acker, Steve Beglinger, Ron Wolfe, and Matt Wright present, as well as Town Board Chairman Jim Pulvermacher. Chair Endres and Commissioner Wagner are absent.

Also present was Clerk-Treasurer Fayas, Gary Acker, Bryan and Sabrina Butteris, Matt Meinholz, Gerard Meinholz, Brad Williamson, Rich and Jennie Wipperfurth, Jim Dorn, Russ Meier, Mike and Jackie Ayers, Mona Golackson, Mike Kariotis and Ashley Golackson. Town Planner Mark Roffers arrived at 8:45 p.m.

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. 9, 2019 and Sept. 12, 2019

Motion by Mr. Pulvermacher, seconded by Commissioner Wright, to approve the minutes of September 9th. Motion carried, 5-0.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the September 12th minutes. Motion carried, 3-0; Mr. Pulvermacher and Commissioner Wright abstained.

5. HOTTMANN CONSTRUCTION DESIGN REVIEW APPLICATION- SECURITY FENCE AND DUMPSTER FENCE

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to accept the plan for Hottmann Construction's screening of the dumpster. Motion carried, 5-0.

Motion by Commissioner Wolfe, seconded by Mr. Pulvermacher to accept the security fence proposal with the condition that the applicant will timely replace the plastic slats in the chain link to the Town's satisfaction at the Towns' request. Motion carried, 5-0.

6. PUBLIC HEARING - *MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING*

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to recess the regular meeting and conduct a public hearing. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Beglinger AYE, Wright AYE. Motion carried.

- AYERS / BUTTERIS, APPROX. 7730-7795 COUNTY HWY. K;
CSM AND REZONE 1.01 ACRES FROM A-1EX TO SFR & 43.43 ACRES FROM A-1EX TO AG
PARCEL NOS. 0808-302-9535-9, 0808-302-8340-0, & 0808-301-8540-5;

The Ayers are purchasing land from the Butteris', to gain extra frontage for driveway access and home site. The Ayers' property is, and will remain two parcels, with a bit of re-configuration, and will be rezoned from A1-EX to SFR & AG. To build on the SFR lot, the Ayers' will use/transfer their split from Lot 2, a sub 35 acre lot that did not have a residence on it in 1979 and so afforded a split, to Lot 1.

The Butteris' property is currently one parcel that is bisected by Hwy. K. The CSM uses Hwy K to separate the parcel, less the acreage sold to the Ayers' in Lots 1 and 2, into two separate lots, Lots 3 and 4, with all of the property rezoned from A1-EX to AG, and a home sited on Lot 4, using the split their sub 35 acre lot is allotted per the Town's density policy.

Neighboring property owners in attendance for information did not voice any objections to the proposed land divisions and zoning changes.

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to come out of the public hearing and return to the regular meeting. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Beglinger AYE, Wright AYE. Motion carried.

7. CSM & REZONE: AYERS & BUTTERIS, PARCEL NOS. 0808-302-9535-9, 0808-302-8340-0, & 0808-301-8540-5
Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to grant the application for agenda item 7 with the following conditions: the Butteris' "split" is assigned to Lot 4, Lot 3 will have no buildings allowed; any driveways created on the two parcels will be reviewed by Middleton Fire District, and that the Right to Farm Notice will go on both Lots 3 and 4; Lots 1 and 2--the "split" for the home is from Lot 2 and will go on Lot 1; no buildings will be allowed on areas of 20% or greater slopes; the driveway will be reviewed by Middleton Fire District; a Right to Farm Notice will go on Lots 1 and 2; and that no "split" remains on Lot 2 and that we add the notations from GEC's and MSA's September 25, 2019 reviews pertaining to lot size irregularities to be corrected and the setbacks noted on CSM sheet 1 of 5. Motion carried, 5-0.

8. PUBLIC HEARING - *MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING*
Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to suspend the regular meeting and enter a public hearing for J.A.R. Express. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Beglinger AYE, Wright AYE. Motion carried.

- JAR EXPRESS, INC., 6434 STATE HWY. 19
CUP AND REZONE 3.28 ACRES FROM C-2 TO COM ZONING
PARCEL NO. 0808-121-8790-0

The applicant is currently not in compliance with the 2005 deed restriction on the property and has filed a rezone application to transition to Town zoning with updated deed restrictions that reflect the current use of the property. The applicant is also seeking a CUP for outdoor storage of low profile items at the location. Commissioners discussed things such as the number of businesses operating out of the property, available parking for staff and customers, adequacy of stormwater and septic systems, commercial building code compliance, and lighting.

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to come out of the public hearing and return to the regular meeting. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Beglinger AYE, Wright AYE. Motion carried.

9. CUP & REZONE: JAR EXPRESS, INC., 6434 STATE HWY. 19, PARCEL NO. 0808-121-8790-0
Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to table until next month's meeting; set a site visit; the applicant is to submit a plan (hand drawn is acceptable) showing the number and location of parking spots and which ones are assigned to the businesses; provide documentation indicating how many people the septic system can support; describe the screening plan for any dumpster area(s); provide a lighting plan to be submitted to MSA for review; and provide the specifics of the outside storage request i.e., the number and types of items to be stored. Motion carried, 5-0.

10. OLD BUSINESS

- a. ZONING ORDINANCE AMENDMENT – PLUMBING IN ACCESSORY BUILDINGS

Motion by Commissioner Beglinger, seconded by Commissioner Wright to accept the ordinance amendment to the Town's zoning, Item 10A on the agenda. Motion carried, 5-0.

- b. HELLENBRAND BROS. EXCAVATING: BUILDING PERMIT TO BE ISSUED BY 10/16/19; DISCUSS ROAD AGREEMENT
c. MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K (SEE #6 & 7 ABOVE)
d. DISCUSSION: RUSS MEIER, 7775 MARTINSVILLE RD., REZONE FROM C-2 TO SFR/MFR

Mr. Pulvermacher stepped off the Board for the discussion. Mr. Meier would like to convert a vacant commercial building into a residence. Before he moves forward with the project, he is asking if a development right is needed for that conversion. Town Planner Mark Roffers has reviewed the Town Plan that was amended in 2013, that indicates a development right would be needed; prior to the 2013 amendment, a development right would likely not have been

required. The effect of the “downzoning” from commercial to residential use limits what can be done on the property and lends a green light to the project. Commissioners noted the parcel is located in a densely populated hamlet area of the Town which is much more suited to the new proposed use rather than the existing C-2 zoning; the conversion from commercial to residential is a community benefit. The applicant affirmed he is not looking to operate a non-conforming business at that location after rezone. The Plan Commission would like development rights relating to the down zoning of this parcel added to the next agenda for discussion and possible action. Commissioners noted the applicants would need to verify septic size, capacity and quality/competency; need to provide a joint well &/or septic agreement; and, a shared driveway agreement.

At 9:55 p.m., Mr. Pulvermacher came back on the Board.

e. MODEL DEVELOPMENT AGREEMENTS

f. LAND DIVISION ORDINANCE AMENDMENT

Commissioners reviewed the updated Land Division Ordinance with Town Planner Mark Roffers explaining the update was to align the ordinance with the model development agreement created by the Commission and authorize the requirements therein.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to send the land division ordinance amendment to Attorney Hazelbaker and the Town Engineer for review before making a recommendation to the Town Board. Motion carried, 4-0; Commissioner Acker abstained.

g. TDR SENDING AREA REQUIREMENTS--3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to table this item until the next meeting. Motion carried, 5-0.

11. COMMUNICATIONS/ANNOUNCEMENTS

Mr. Pulvermacher updated the Commission on the Mineral Extraction Committee; the committee hasn't received any information on local blasting records for next month. If the Town can't get the information, it may proceed with the ordinance and require the blasting information as a condition of compliance.

The Board discussed outdoor storage and had mixed feelings about allowing outdoor storage with permission or permitting.

12. ADJOURN

Motion by Commissioner Wolfe, seconded by Commissioner Wright to adjourn. Motion carried, 5-0.

Meeting adjourned at 10:15 p.m.