

SPRINGFIELD PLAN COMMISSION
Public Hearing Minutes - March 4, 2019 @ 7:30 p.m.
Springfield Townhall, 6157 CTH P, Dane, WI

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 Endres, Commissioners Acker, Beglinger, Resan, Wagner and Wolfe present, as well as Sup. Pulvermacher.

Also present was Clerk-Treasurer Fayas and many town residents and interested parties, including Mark Brabender, Lori Weber, Bryan and Sabrina Butteris, Jessica and Joshua Hermsen, Jerod Bennett, Roger Sukowatey, Noa Prieve, Leo Spahn, Jackie and Mike Ayers, Gary Helt, Elizabeth Koehl, Lauris Wagner, Will Hensen, Margaret Henderson, Brian Witt, Dale Kalscheur, Duane Wagner, Adam Carrico, and William Kluender.

The Pledge of Allegiance was recited.

CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the public hearing was properly noticed and posted timely at town hall and on the Town website. The agenda for the March 4, 2019 Plan Commission meeting was not posted timely due to an administrative error. The Public Hearing on the three rezone applications will occur as scheduled and the March 4th Plan Commission meeting will be rescheduled. As a result, no action may be taken by the Plan Commission tonight after the public hearing.

PUBLIC COMMENT TIME

Resident Sabrina Butteris wanted the opinion of the Plan Commission on the Butteris' ongoing plans to purchase property from Brabender Trust on County Highway K, adjacent to the Ayers' property the Plan Commission just toured during their Feb. 2nd site visit. The Butterises are in discussion with the Ayerses to see if arrangements can be made for the Ayerses to purchase some of the prospective property to enlarge their building and access sites.

REZONES:

1. HERMSEN, PARCEL 0808-212-9200-0 (APPROX. 7416 RILES RD.); 5.93 ACRES FROM A2 TO SFR

The Hermsens would like to include an attached workshop/studio with a guest suite, which is permitted under Town zoning. The Plan Commission and Town Board have actively discouraged and not allowed these types of living situations in the past. A discussion ensued as to dimensions, locations, attachment status and development rights required in these situations. This item will be discussed at the Opt Out Towns Zoning meeting Wednesday, March 6th; Sup. Pulvermacher will report back to the Plan Commission on the outcome of that meeting.

2. REZONE & CSM: SUKOWATEY, PARCEL 0808-121-8501-0 (6446 HWY. 19); 19.35 ACRES FROM A-1EX TO AG & 5.01 ACRES FROM A-1EX TO RUC.

Mr. Sukowatey is selling the majority of the land to an adjoining farmer and separating off the farm house and buildings. Commissioners advised Mr. Sukowatey to review the existing easement and make any necessary updates to reflect the changing ownership of the parcels regarding use and maintenance of the easement. Commissioners questioned the requested zoning change to RUC and decided EA was more appropriate zoning for both parcels.

3. REZONE & PRELIMINARY PLAT: HWY. 12 & 19, PARCEL 0808-064-8200-4; 37.2 ACRES FROM A-1EX TO SFR, COM AND NBR ZONING

Adam Carrico of Carrico Engineering addressed the Commission and attendees on behalf of the applicant, explaining they were requesting to rezone the 10 residential lots to SFR and the two outlots to NBR; they are still working with the DOT on access for the proposed commercial lots. Town Planner Mark Roffers provided a synopsis of the development project up to this point, and reviewed the February 26th letter sent from Town engineer MSA, to the applicant, Mr. Duane Wagner, which detailed concerns of Town professionals related to the preliminary plat submission, as well as outstanding items that were still needed from the applicant. Topics included in the letter were as follows: Commercial lots access/WisDOT review; Dane County Floodplain and Shoreland Zoning; Stormwater; Land Ownership; Deed Covenants and Restrictions; Soil Borings (for septic systems); Outlot ownership/utilization/landscaping; and Transfer of Development Rights. Town professionals advised the Plan Commission to request a 60 day extension for the preliminary

plat decision. Commissioners would like to minimize the compacting of Outlot 1 during construction and ensure an easement to the Town for the parcel for town equipment and/or maintenance as needed. Commissioners noted ditches must be 2' and cannot have dog fences, irrigation systems, etc. in the right of way, and that all building openings need to be at least 2' above the floodplain. Developers indicated they are putting together a study for base flood elevations to apply with FEMA for a letter of map amendment based on their plan to use fill to shift the floodplain into open space and indicated Outlot 1 is intended as a stormwater reservoir solely for the residential stormwater, not for the commercial lots. Soil boring locations have been staked and are awaiting ground thaw. The Plan Commission reiterated their desire for native plantings in the outlots. Neighbors addressed the Plan Commission with concerns about trespassing on Brandenburg Lake; preservation of wildlife, migratory birds &/or endangered species; wetland delineation and setbacks; lot size variation and justification for; and commercial lot restrictions. Town professionals explained many of the environmental/habitat concerns will be addressed and explored in more detail as part of the permitting process with the DNR.

ADJOURN

The public hearing was adjourned at 10:36 p.m.