

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - March 7, 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 Bill Acker, Jan Barman, Pamela Krill, Ron Wolfe, and Matt Wright present.

Present to hear comment and discussion on the CUP application were Town Board Chairperson Jim Pulvermacher, and Supervisors Meinholz and Dresen; Supervisor Laufenberg was in attendance as an applicant.

Among those also present were Dianah Fayas, Clerk-Treasurer, Kate and Michael Hetzer, Kevin Yeska, Luke Laufenberg, Brad Williamson, Will Hensen, Roger & Mary Ellen Frey, Rick Weiland, Addison Kalish, Janice Faga, and Aaron Otto.

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, that the meeting is being recorded, and the notices of hearing were sent out for the public hearing.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: February 7, 2022

Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve minutes. Motion carried, 5-0; Commissioner Barman abstained.

5. PUBLIC HEARINGS

Motion by Commissioner Wolfe, seconded by Commissioner Wright to recess the regular meeting and go into public hearing. Roll call vote: Wolfe AYE, Acker AYE, Barman AYE, Endres AYE, Wright AYE, Krill AYE. Motion carried.

a. REZONE & CUP: LIVESTOCK HARVESTING FACILITY, RILES RD. PARCEL 0808-223-8000-3

The applicant is proposing to build a livestock harvest facility to provide locally sourced meat products. The proposed 12,000 ft² facility, 3,000 ft² of which will be retail and office space, is tentatively sited on Riles Road next to the farm. It is more than 100' from the property line and the dairy barn, with the nearest home, which is owned by the applicant, more than 500' away, and more than 1,500' away from the nearest home not owned by the applicant. The existing gas line won't be an issue; there's already an entrance at the location. The septic is located on the east side between the proposed parking area and lot line, with the drain field north of that. Project engineer Ben Johnson from Brickl Bros. Engineering reported they've updated the plans based on MSA's feedback and recommendations. Chairperson Endres noted that the landscape requirements in the Design Review application, may not be required in their entirety for an Agriculture Enterprise zoned facility, versus a commercially zoned property and that the town board could address the number of plantings that should be located at the site. The discharge apron of the sediment trap is shown on the plans in the Town's right of way which is not typical or desirable, and may interrupt existing water flow.

b. REZONE: 6808 KOPP ROAD

The applicants plan to purchase a super sending split for transfer to their 7-acre super receiving parcel to create two new 1.5-acre residential lots, leaving the remaining acreage with the existing home as the third lot of the CSM. A shared driveway with a shared driveway agreement will be required. Commissioners and applicant discussed driveway siting concerns, noting the new proposed driveway

will have better sight distance than the existing driveway and actual traffic speed is less than posted as people are slowing for the corner.

Motion by Commissioner Wolfe, seconded by Commissioner Acker to adjourn the public hearing and return to the regular meeting. Roll call vote: Wolfe AYE, Acker AYE, Barman AYE, Endres AYE, Wright AYE, Krill AYE. Motion carried.

6. CSM & REZONE (RH2-SFR) UTILIZING THE TDR PROGRAM: 6808 KOPP ROAD

Motion by Commissioner Wright, seconded by Commissioner Wolfe to approve the CSM and rezone. Motion carried, 6-0.

7. CSM, REZONE (A1-EX TO AE & AG), CUP & DESIGN REVIEW: LIVESTOCK HARVEST FACILITY, RILES RD. PARCEL 0808-223-8000-3

Motion by Commissioner Krill, seconded by Commissioner Wright to approve contingent on moving the sediment basin discharge and providing siting information on septic and well, and a 30-year CUP term. Motion carried, 6-0.

8. CSM & REZONE (A-1(EX) TO SFR & AG): 5827 COUNTY HWY. P, CREATE 3 RESIDENTIAL LOTS & RESIZE/SEPARATE EXISTING FARM HOUSE

Commissioners looked at MSA's review of plans submitted in response to the February 7th action of the Plan Commission, as well as a set of plans that were updated based on MSA's review. The applicant reported the County required the farm stead lot be accessed from the south field road, rather than attaching to the shared drive. No retaining walls are needed; the 12% grade can be met. The Plan Commission asked the applicant to install bump outs on the shared drive instead of building the first turnaround, noting there appeared to be a typo (100' vs. 1,000') in MSA's report referencing the driveway ordinance as requiring bump outs every 400' for driveways greater than 100'. (NOTE: the report referenced the driveway ordinance accurately; bump outs are required for driveways over 100'.) Commissioners recommended building the first portion of the shared drive with heavier capacity to accommodate farm equipment that will be sharing that portion of the drive.

Motion by Commissioner Krill, seconded by Commissioner Wolfe to refer to the town board as the contingencies in MSA's report have been met, with correction of MSA's report to 1,000'. Motion carried, 6-0.

9. DISCUSSION—REZONE (C-2 TO COM) & DESIGN REVIEW, SIERRA CONCEPTS, LOT 13 INDUSTRIAL PARK

The applicant is working on a plan for two buildings. Plat notes require water from the lot to drain to Darlin Drive so no ponds are expected to be needed.

10. DISCUSSION—REZONE (C-2 TO COM) & DESIGN REVIEW, KALISH MASONRY, 7365 DARLIN DR.

The applicant is relocating his business and would like to build one new 3,350 ft² building for office space in the north east corner of the parcel. The applicant understands the parcel will have to be brought into compliance with current Design Review standards for commercial properties and that screening will be needed.

11. PLAN COMMISSION APPLICANT INTERVIEWS AND RECOMMENDATIONS

Richard Weiland, an adjunct professor at UW College of Engineering, has been a resident of the town for 37 years and brings a wealth of experience to the Commission.

Motion by Commissioner Wright, seconded by Commissioner Barman to recommend Richard Weiland to the Town Chairman for appointment to the Plan Commission. Motion carried, 6-0.

12. OLD BUSINESS

b. CSM & REZONE: TOP SHELF ENTERPRISES, 7311-7327 DARLIN DR., C-2 TO COM

The applicants have submitted a request for a 30-day extension to their CSM and rezone request.

Motion by Commissioner Acker, seconded by Commissioner Wolfe to grant the request to extend the 90-day CSM application by 60 days. Motion carried, 6-0.

c. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

13. COMMUNICATIONS/ANNOUNCEMENTS

14. ADJOURN

Motion by Commissioner Wolfe, seconded by Commissioner Barman to adjourn the meeting at 9:20 p.m. Motion carried, 6-0.