

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - April 12, 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 Bill Acker, Steve Beglinger, Ron Wolfe, and Matt Wright present and appearing in person, as well as Mr. Jim Pulvermacher. Commissioner Pam Krill appeared remotely.

Among those present remotely were Mark Hazelbaker, Terri Meyerhofer, Kory Anderson, Chris Churchill, Jim Parker, Aaron Otto, Dave Middleton, Eugene Williams, Jeff Helt, and Todd Duhr.

Also present and appearing in person were Town Planner Mark Roffers, Jim Wills, Darell Harlin, Jeff LaViolette, Jim Greiber, Darin Ripp, Steve Ripp, Janice Faga, John Pertzborn, John Docter, Nick Bollig, Dave Bollig, Paul Kane, Clerk-Treasurer Fayas.

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: March 1, 2021

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to approve the minutes of March 1st as presented. Motion carried, 7-0.

4.5. REQUEST TO AMEND DESIGN REVIEW APPROVAL RE: FENCING—BEST LAWN

Due to decreased revenues as a result of the pandemic, Best Lawn is requesting an amendment to the wrought iron fence stipulation imposed when the Design Review of their new building was approved in 2018. They would prefer to install chain link fencing, at a cost savings of approximately \$14,000. One suggestion put forth was to install wrought iron fencing on the sides most visible to the highways and chain link fencing on the industrial park facing sides. The Plan Commission anticipates scheduling a site visit for the near future and would like to view the site at that time; staff will keep the applicants updated with the date and time of that site visit once scheduled.

5. PUBLIC HEARING & RESULTANT PC ACTION: *(MOTIONS TO ENTER/EXIT PUBLIC HEARING)*

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to recess the regular meeting and go into the Public Hearing.

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

a. REZONE TO COM & CUP (CONTINGENT ON PURCHASE): 6251 LODI-SPRINGFIELD RD.

The applicant is interested in purchasing the property, but only if it can be rezoned and have a CUP granted to house his masonry company. The applicant has been in business for 33 years, and is currently located in the Town of Dane. The applicant states it will be a low intensity commercial use; the buildings will be tucked in on the property so as not to unduly disturb neighbors and to build on virgin ground. The applicant notes there is plans for

a shop, with a small customer store front that will receive minimal traffic. Trucks will leave the shop for the work sites in the morning and be out all day; he plans to store most of his equipment, lifts, trucks, etc. inside, with some piles of material stored neatly outside, noting the wooded lot line on the south that will contribute to screening. Members of the public questioned the site and size of the proposed new building, with one neighbor noting the building would be visible from his residential property, and another resident suggesting the business should be located in town areas already suitably zoned and speculating about decreases in home value. The applicant noted this property was previously operated as a quarry, with homes built nearby while the quarry was still in operation; his proposed use would likely result in less truck traffic and less intense usage of the land. Chairperson Endres noted that because the lot had been a gravel pit for 100 years, the land is not tillable farmland and no homes can be built on the land, drastically limiting utilization options. Engineers from MSA recommended the applicant look into any necessary shoreland zoning permitting that may be needed at that location. Commissioners would like to do a site visit at this location.

b. REZONE TO AE & CUP: BIODIGESTER CONVERSION, 7167 SCHNEIDER RD.

Chairperson Endres offered to recuse himself from the discussion as he has been approached by the digester operators to participate in the program; it was determined he will chair the discussion, but not vote.

The applicant is seeking to rezone and obtain a CUP to change the ongoing operations to allow for conversion of organic waste from local farms into renewable natural gas (RNG) which will be hauled to the pipeline injection site at the Dane County landfill. The current project includes erecting two new buildings: the RNG building which is approximately 60' x 60' which will house the gas conditioning and conveying equipment, and a 20' x 40' boiler building which will house mechanical equipment. Applicants explained that at this time, they are not pursuing design review of the planned ground mount solar field for use on site; they will pursue that in the future, with a second application to the Town.

Motion by Commissioner Wolfe, seconded by Commissioner Acker to come out of the Public Hearing and reenter the regular meeting.

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

a. REZONE TO COM & CUP (CONTINGENT ON PURCHASE): 6251 LODI-SPRINGFIELD RD.

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to table until after the site visit and let the applicant provide an approximate location for the building envelope. Motion carried, 7-0.

b. REZONE TO AE & CUP: BIODIGESTER CONVERSION, 7167 SCHNEIDER RD

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to conditionally approve the proposed zoning change of Tax Parcel 0808-334-8080-0 from zoning A-B (Legacy Agricultural Business District to AE Agriculture Enterprise District and approve the proposed Conditional Use Permit, contingent on the following: Plan Commission/Town Board discuss any concerns with above comments; any comments or conditions from the Town's Attorney or Engineer shall be addressed; and, a new or modified CUP be prepared by the Town Attorney incorporating the new RNG and solar facilities being proposed. The applicant shall construct berms, barriers or other devices approved by the Town engineer which will prevent vehicles on Schneider Road from striking the building. The barrier shall be constructed, as much as possible, of natural materials which will absorb energy rather than creating a hard barrier. Fencing for the entire property will be addressed during the second phase of the project, the solar panel installation. Motion carried, 6-0; Chairperson Endres abstained.

6. DESIGN REVIEW: BIODIGESTER CONVERSION BUILDING

MSA has worked with the applicant and recommends approval of the Design Review, contingent on the submission of a landscape plan that meets Town requirements; submission of a revised grading plan showing a more defined swale that directs stormwater into the basin along the north edge of the site; and, copies of the Dane county Erosion Control and Stormwater Permits provided to the Town once they are obtained.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the color combination and building design but wait for a revised barrier plan approved by the Town engineer. Motion carried, 5-0; Chairperson Endres and Mr. Pulvermacher abstained.

7. DISCUSSION: JOE MEIER FARM – AARON OTTO & JANICE FAGA

Hawthorn & Stone on behalf of Janice Faga is seeking comment on a 13-lot subdivision land use proposal on the northwestern portion of the 160-acre Joe Meier farm south of Martinsville. No surveying has been done yet; they are working with Town Planner Mark Roffers to evaluate development potential. Mr. Roffers explained the area is currently identified as Agricultural Preservation Area in the Town’s comprehensive plan; if the plan were amended, the proposal could score as high as 5:1 in the Town’s TDR program, which would supplement the remaining four farm splits. Applicants noted no development rights’ senders had been identified yet. Mr. Roffers recommended that any Future Land Use change be considered from a larger perspective to include neighboring farms and Martinsville. Neighboring farmers indicated they are not interested in pursuing any change in their current land use, but are not opposed to Ms. Faga’s proposal. They noted the pond is an active component to the local drainage system, with water being pumped into the ponds to facilitate agriculture on neighboring fields. Local water flow may impact the layout of the lots; slopes on the property certainly will. Developers will stake out the site in preparation for a site visit.

After discussion of potential dates, commissioners set a site visit for April 24th at 8:00 am to visit four locations: Kevin Heppner’s proposed 6 lot TDR project on Woodland Drive; Mr. Greiber’s proposal on Lodi-Springfield Road; Best Lawn’s site; and, the Joe Meier farm south of Martinsville on Highway P.

Hearing no objection, Chairperson Endres moved item 10a up on the agenda to address at this time in the meeting.

10. OLD/UNFINISHED BUSINESS

a. CUP & REZONE, 6072 DARLIN DR.

Mr. Wills will be extending Muskie Drive, built to town road specs, to the east lot line; he shifted the proposed placement of one of the buildings to accommodate that additional ingress/egress. Mr. Wills will work with the Plan Commission and Town Board to determine what type of fencing will be used in the future to conform to the standards in the industrial park. The Plan Commission and applicant understood modifications to the CUP may be requested in the future to accommodate future tenants.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to grant the CUP and rezone for 6072 Darlin Drive to COM, incorporating Attorney Hazelbaker’s Conditions of Approval of Rezoning* limiting permitted uses, modified to limit CUP uses to: Seasonal storage of recreational vehicles and motor vehicles inside storage buildings; Warehousing, self-storage facility, or mini-warehousing; and, Wholesale distribution facility. Motion carried, 7-0.

* CONDITIONS OF APPROVAL OF REZONING–
6072 Darlin Drive, Town of Springfield, Dane County, Wisconsin

The Property

- 1. The property is parcel 0808-092-8000-2, and has street address 6072 Darlin Drive.

Allowable Uses

- 2. The parcel shall be rezoned to the Commercial District under the Town of Springfield Zoning Ordinance. The Applicant shall record a deed covenant which restricts the property to the following permitted and conditional uses and prohibits any other permitted or condition uses in the Commercial District. The items below are permitted uses unless the use is followed by the letters “CUP,” which means a Conditional Use Permit would be required before the use could be authorized.

[NOTE: THIS LIST IS THE APPLICANT’S REQUESTED USES. THE TOWN ATTORNEY’S RECOMMENDED MODIFICATIONS ARE SHOWN WITH ITALICS IF ADDITIONAL RESTRICTIONS ARE RECOMMEND OR ~~STRIKETHROUGH~~ IF THE USE IS NOT RECOMMENDED]

Accessible elements	Building materials sales, outdoor storage CUP
Accessory structure, detached.	Bulk storage in excess of 50,000 gallons CUP
Agriculture Incubator. CUP	Child care center 8 or fewer children
Agriculture, [to exclude any livestock keeping or storage.]	Child care center, 9 or more children CUP
Agriculture-related business, [to exclude any livestock keeping or storage].	Drive up window CUP
Animal grooming veterinary clinic.	Fabrication and assembly of parts CUP
Animal sanctuary, CUP	Exhibition facilities, including animal and commercial exhibitions
Art gallery	Food processing facility
Art studio	Gasification energy system CUP
Auto body, vehicle repair and maintenance CUP	Lab or research facilities CUP
Biofuel manufacturing CUP	Landscaping and general contractor
	Landscaping retail center

Library, museum
 Manufacture and production of hazardous materials CUP
 Metal and wood fabrication CUP
 Mobile tower siting CUP
 Offices two stories or less in height
 Offices more than two stories in height CUP
 Outside product or equipment testing, truck terminals, refining, distribution center CUP
 Planned Unit Development
 Plumbing fixtures in accessory buildings
 Ponds
 Production facilities such as bakeries, dry cleaners, commercial kitchens, laundries and other facilities producing or processing merchandise for off-premises retailing.
 Production facilities such as stamping plants, forges, assembly plants and other fabrication operations CUP

Recreational facility, indoor
 Recycling Center, waste transfer station CUP
 Renewable energy structure CUP
 Roadside stand and farmers market
 Seasonal storage of recreational vehicles and motor vehicles inside storage building CUP
 Solar energy systems where electricity is used on premises
 Sport shooting range CUP
 Storage yard CUP
 Transportation, communications, pipeline, electricity transmission, utility or drainage uses CUP
 Utility uses other than small generation facilities or substations
 Utility uses: small generation facilities CUP
 Warehousing, self-storage facility, or mini-warehousing CUP
 Wholesale distribution facility CUP
 Wind energy system CUP

Development Regulations

3. The applicant shall obtain the following permits or approvals, if applicable and construct all facilities in compliance with the permits or approvals:

Erosion control	Floodplain / wetland /shoreland
Stormwater management	Driveway and access

Condominium Declaration

4. The applicant shall record a condominium declaration against the Property in substantially the form presented to the Town for review on March 9, 2021; the final form shall be reviewed by the Town Attorney.

Condominium Plat And Design Review

5. The developer shall record a Condominium Plat in substantially the form presented to the Town for review as of March 9, 2021, and the final form of the Plat shall be approved prior to recording by the Town Engineer.
6. Prior to the issuance of a building permit or commencement of construction of the landscaping of the project, the design shall be reviewed and approved by the Town pursuant to its Design Review ordinance.

8. INTERVIEWS OF PLAN COMMISSION MEMBER APPLICANTS

Commissioner Stephen Beglinger, first appointed in August 2018 applied for reappointment for the 2021-2024 Plan Commission term. Fellow commissioners didn't have any questions for Mr. Beglinger, but voiced their appreciation for his contributions to the commission and his continued willingness to serve.

Motion by Commissioner Wolfe, seconded by Chairperson Endres to recommend Stephen Beglinger be reappointed to the Plan Commission. Motion carried, 5-0; Misters Beglinger and Pulvermacher abstained.

9. SCHEDULE SITE VISIT: 6863 WOODLAND DR. FOR SIX PROSPECTIVE RESIDENTIAL LOTS VIA TDR

During discussion of Agenda Item #7, commissioners set a site visit for April 24th at 8:00 am to visit four locations: Kevin Heppner's proposed 6 lot TDR project on Woodland Drive; Mr. Greiber's proposal on Lodi-Springfield Road; Best Lawn's site; and, the Joe Meier farm south of Martinsville on Highway P.

10. OLD/UNFINISHED BUSINESS

- a. CUP & REZONE, 6072 DARLIN DR.

This item was discussed earlier in the meeting. See below Agenda Item #7.

- b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE
- c. ZONING ORDINANCE AMENDMENT: VARIANCES
- d. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

Motion by Commissioner Acker, seconded by Commissioner Wolfe to adjourn the meeting at 10:20 p.m. Motion carried, 7-0.