

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - Monday, April 20, 2020 @ 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, Ron Wolfe, and Matt Wright present remotely, as well as Mr. Jim Pulvermacher and Commissioner Steve Beglinger appearing in person. Commissioner Nate Wagner was not present.

Also present were Clerk-Treasurer Fayas, Nicholas Urumoglu, Robert Jordan, Greg Rees, Noah Williams, Gary Acker, Jeremy Heil and Rich Wipperfurth.

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 2 & APRIL 13, 2020

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger, to approve the minutes of March 2nd. Motion carried, 6-0.

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

Motion by Commissioner Wolfe, seconded by Commissioner Wright to go into a public hearing.

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

a. REZONE FROM R-1A LEGACY TO SFR TOWN ZONING: GRAVEEN, 7401 HARMONY POND

The applicant is seeking to rezone to accommodate a taller accessory building. He's received permission from his neighbors in accordance with his deed covenants. In response to questions by Plan Commissioners, the applicant indicated there will be a concrete floor, but no floor drain; it will be a dry building, with no insulation, heat or electric planned at this time.

b. CSM & REZONE—JORDAN & TANG, 6921 HYER RD. EXPAND TO 1.85 AC & REZONE FROM A-1 EX TO SFR
Chairperson Endres stepped off the Commission for this discussion and action. Vice Chairman Bill Acker took over chairman's duties. The applicants will be purchasing small pieces of land which is currently on being tilled, from their neighbors on each side and will be transitioning to Town zoning.

c. CSM & REZONE—WILLIAMS, 4893 FOXFIRE TRAIL LOT LINE ADJUSTMENT & REZONE 4.66 AC LOT FROM R-1 TO SFR
Vice Chair Bill Acker ceded chairman's duties back to Chairperson Endres. The applicant explained this is a lot line adjustment to bring the legal parcels into conformity with the physical dimensions and characteristics of the lots.

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to come out of the public hearing and go back into the regular meeting.

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

6. REZONE FROM R-1A LEGACY TO SFR TOWN ZONING: GRAVEEN, 7401 HARMONY POND

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to accept the zoning change with the stipulations that there will be no potable water, no septic, it is to meet deed covenants, specifically majority approval

by neighbors, provide correspondence from neighbors verifying their acceptance, and any access to the road will require a separate driveway permit. Motion carried, 5-0; Mr. Pulvermacher abstained.

7. CSM & REZONE—JORDAN & TANG, 6921 HYER RD. EXPAND TO 1.85 ACRES & REZONE FROM A-1 EX TO SFR
Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the CSM and rezone noting MSA's comments on their April 10th review* need to be addressed before we'll accept the change. Motion carried, 5-0; Mr. Pulvermacher abstained.

* Face of map to have right-to-farm language Sec 6.11(2)(b). Per ordinances, culverts and sizes are supposed to be shown. General comment – Attorney to verify that deeds should be filed to transfer the properties to the new owners and the deeds of neighboring properties they are getting land from should be updated following the CSM. Setbacks are shown but should be labeled or linetype included in a legend. Line L-4 is off on the line table and the legal description on the surveyor's certificate by 0.01'.

8. CSM & REZONE—WILLIAMS, 4893 FOXFIRE TRAIL; LOT LINE ADJUSTMENT & REZONE 4.66 ACRE LOT FROM R-1 TO SFR.
Motion by Commissioner Wolfe, seconded by Commissioner Wright with a friendly amendment made and accepted, to approve the proposed lot line adjustment and CSM upon receipt of the final CSM showing all setbacks and addressing MSA's comments from their April 10th review*. Motion carried, 5-0; Mr. Pulvermacher abstained.

* Face of map to have right-to-farm language Sec 6.11(2)(b). Per ordinances, culverts and sizes are supposed to be shown. General comment – Verify with Attorney that deeds should be filed transferring the property to the new owners and the deeds of the neighboring property they are getting land from should be updated following this CSM. Acreage in the surveyor's certificate of 4.66 does not add up to the total of the two lots on the front sheet 4.65 (rounding).

9. DISCUSSION: KEVIN HEPPNER, 6863 WOODLAND DR.; CREATION OF RESIDENTIAL LOTS VIA TDR
No one was present for this discussion.

10. DISCUSSION: SPRINGFIELD WELDING PAINT BUILDING - GARY ACKER

The applicant is looking to construct a 45' x 150' building with 22' sidewalls. The bottom 4' will have a darker colored wainscoting. The building will contain a high flow well for fire suppression and the whole building is to be equipped with sprinklers. Neither a lighting plan nor a landscape plan was not included in the application. There will be one restroom in the building plumbed to a holding tank, which will serve two employees that will be working in that building. A holding tank permit will be required from the county, with permission and signed authorization from the Town. There are not going to be any floor drains in the building.

11. OLD BUSINESS

- a. CUP & REZONE: JAR EXPRESS, INC., 6434 STATE HWY. 19, PARCEL NO. 0808-121-8790-0

The applicant is working with Dane County Erosion Control & Stormwater Management Program to come back into compliance with stormwater requirements. The applicant indicates the multi-unit building was built in 1994 and will provide the Town with the building's fire inspection reports from 1999-2019. The floor drains will require some 3" rip rap be put in the outlet as a liner. Mr. Wipperfurth would like to have the floor drain in the one-unit building which currently drains to sunlight, set up as an oil trap that would empty into a 55-gallon barrel that gets pumped at the time the sewer is pumped. He will discuss his options with Stormwater Management staff. Chairperson Endres advised the Plan Commission will await compliance with stormwater management before continuing with the application process. The Town would like to have a comprehensive review of the drainage plan.

- b. DISCUSSION: JIM GREIBER RE: DOUG MIDDLETON'S A-2 PROPERTY W/ CUP ON LODI-SPRINGFIELD RD.

- c. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

The plan commission would like to wait and discuss this item once they are meeting in person again.

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

Yahara Pride's attorney is currently reviewing this proposal.

12. COMMUNICATIONS/ANNOUNCEMENTS

The Town's Annual Meeting of Electors is scheduled for tomorrow night at 7:00 p.m.

It was noted that only the March 2nd minutes were included in the motion to approve the minutes.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger, to approve the minutes of April 13, 2020.

Motion carried, 5-0; Commissioner Acker abstained.

13. ADJOURN

Motion by Mr. Pulvermacher, seconded by Commissioner Wright, to adjourn the meeting at 8:45 p.m. Motion carried, 6-0.