

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - April 24, 2021 @ 8:00 a.m.**  
**Site Visit – Multi Location (4)**

6863 Woodland Dr. @ 8 a.m. → 6101 Darlin Dr. → 6251 Lodi-Springfield Rd. → 5827 CTH P

1. CALL TO ORDER & ROLL CALL

The meeting was called to order at 8:04 a.m. by Mr. Jim Pulvermacher on behalf of Chair Endres. Roll call shows Commissioners Steve Beglinger, Pamela Krill, and Ron Wolfe present and appearing in person, as well as Mr. Jim Pulvermacher. Chair Endres arrived at 8:10 a.m. Commissioner Wright was not able to attend.

Also appearing at various sites in person for varying lengths of time throughout the meeting were Kevin Heppner, Don Hoffman, Mark Roffers, Supervisors Art Meinholz, Dave Laufenberg and Dan Dresen, Nick Bollig, Dave Bollig, Jim Greiber, Dave Middleton, Steve Marx, Pat Buechner, Janice Faga and Aaron Otto.

Minutes were taken by Mr. Pulvermacher, with supplementary notes from Town Planner Mark Roffers and drafted by Clerk-Treasurer Fayas.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk posted the agenda at town hall and on the Town website.

3. SITE VISITS:

a. 6863 WOODLAND DRIVE, TDR FOR 6 LOTS

Mr. Heppner, the potential applicant, has proposed 6 new residential lots, with a public road serving the existing home and 4 of the new lots and a private drive. Commissioners discussed whether the plat should include a common outlot to north for conservation, recreation, and/or stormwater; Town Planner Mark Roffers suggested a stormwater outlot will probably be required anyway. The land division and road creation should be possible without disturbing 10+% slopes, but Commissioners advised the applicant he should submit the potential plan to the Fire Department review. Mr. Roffers suggested the site would only qualify for a 2:1 transfer ratio with a Town waiver because the soil quality is good and the site was 60+ acres in 1979. Commissioners generally supported a waiver but not a change to the comprehensive plan to achieve a higher ratio. Commissioners suggested planning for 100% stormwater infiltration, potentially as a trade-off for allowing a 2:1 transfer ratio. Stormwater management facilities could be located in the northwest and/or northeast corners of the development area. Commissioners also suggested verifying that nearby farms do not have 500+ animal units, and applauded Mr. Heppner's efforts to keep the lots under 3 acres (the Town Planner noted there is a "leftover" allowance), both of which are TDR scoring &/or receiving criteria. Mr. Heppner reported he has found a source for the needed development rights.

b. 6101 DARLIN DRIVE, BEST LAWN FENCING CHANGE FROM WROUGHT IRON TO CHAIN LINK

The Plan Commission indicated that the berm along Highway 12 does a fairly good job of screening the parcel and asked Best Lawn to prepare an alternate screening/security/fencing plan with additional plantings and chain link fence, if preferred. Best Lawn representatives will contact the Clerk to be added to a Plan Commission agenda once they have a proposal for review.

c. 6251 LODI-SPRINGFIELD ROAD, APPLICANT WOULD LIKE TO DO A CSM, REZONE TO COM & RUN HIS CEMENT BUSINESS OUT OF

The proposed building corners were plotted on site, roughly 40' from the residential lot to south. Landscaping on the south side of the building to act as a buffer to the residential lot would likely be required as a condition of rezoning, if approved. Commissioners noted the parcel is best suited for a low volume water consumer, with potential on site, outdoor storage needs, and ideally with limited truck

traffic. How screening of outdoor area is handled for this lot would set the tone for the lands to north. Commissioners suggested a rezone condition limiting the number of employees operating out of the business may be appropriate if a holding tank is required. A neighbor voiced concern of future high intensity Commercial use, by a subsequent owner of the property; Commissioners explained the types of activity could be limited by specific rezone restrictions, that would require approval by the Town for any additional or different uses. Mr. Greiber noted continuing challenges associated with the building location relative to original vs. filled soils, stormwater and shoreland zoning requirements; he is now working with an engineer to better understand costs and feasibility. The Plan Commission advised soil testing of the parcel.

d. 5827 COUNTY HWY. P, JOE MEIER FARM, TDR FOR 13 LOTS

The Plan Commissioners and Town Planner expressed concerns with the apparent steep slopes of the lots proposed near the west edge of development, near the end of the proposed cul-de-sac; locating the cul-de-sac further north and/or leaving that area in conservancy were suggested. The developer noted that a few lots may take access from a joint driveway at the end of the cul-de-sac bulb. Town and PC Chair advised specifying the buildable areas for each lot, perhaps with zoning restrictions and incorporating native vegetation. Commissioners advised not trying to follow the existing farm road, but rather go north and redivide the farm field at different spot. The existing farmstead would likely have to reroute its driveway from Highway P to the new Town road. Commissioners and neighboring land owners also advised not attempting to situate the road through the ravine from upper to lower level, as it carries a lot of water. A road stub to the northern lot line was proposed, with some debate over whether to require improvements now or just dedicate it without improvements; commissioners advised against a road stub to the western adjoining property line as the terrain is too steep. The Town Planner observed high quality hickory and oak groves east and northeast of the main pond, and suggested the area between the ponds as a Town Park area. The Plan Commission and developer agreed that the setback from the pond would be well over the 75' minimum requirement, given slopes and vegetation. The group noted that the existing culvert between the main and northeast pond needs repair &/or replacement; in high water situations, water moves from former to latter. Longtime resident and adjoining property owner, John Pertzborn explained pumping into the main pond each spring from the wet area to the southeast enabled the area to be farmed. Chair Endres suggested a long-term pumping solution involving the developer and the Town, noting that property values would both be diminished if main pond dries up. The Plan Commission appreciated potential future value of a proposed Town park and/or trail along the east edge of main pond.

4. ADJOURN

**Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to adjourn the meeting at 11:15 a.m. Motion carried, 6-0.**