

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - May 3, 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, Pamela Krill, Ron Wolfe, and Matt Wright present and appearing in person, as well as Mr. Jim Pulvermacher.

Also present and appearing in person were Town Planner Mark Roffers, Clerk-Treasurer Fayas, Darell Harlin, Jim Greiber, Nate and Chrissy Gascho, Will Hensen, Janice Faga, Jim Wills, Bruce Hollar and Pat Buechner.

Present remotely are Dave Middleton, Dan Brunson, Mary Vlisodes, Dan Fargen, Dale Maly, and Judy Acker Maly.

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

Mr. Pulvermacher notified those in attendance that Matt Wright will be the new town board liaison to the Plan Commission but Mr. Pulvermacher will continue to attend and participate in discussion for a few meetings but won't vote.

4. APPROVAL OF PREVIOUS MINUTES: April 12, 2021 and April 24, 2021

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve both sets of minutes. Motion carried, 6-0.

5. DESIGN REVIEW: 6072 DARLIN DR., SITE PREPARATION– GRADING, STORMWATER, INGRESS/EGRESS, MUSKIE DR., ETC.

At this time, the applicant is only seeking Design Review approval of the site; no buildings are being discussed or presented for approval at this time. The applicant will come back to the Plan Commission and Town Board for design review of the buildings as the project develops according to demand; there are no building plans yet. The applicant would like to move forward with preparations for buildings in the future, and has developed his grading and stormwater plans to reflect the maximum amount of impervious surface allowed on the site, in the event it is fully utilized in the future. County approval of the stormwater plan is pending. The applicant will extend Muskie Drive as a private road, built to town standards, from the existing cul de sac to the northeastern property line. The road will be turned over to the town once it is developed farther east.

Motion by Chairperson Endres, seconded by Commissioner Wolfe to approve the site plan review for grading, stormwater, ingress/egress plans, contingent on a county approved stormwater plan and MSA's action item from MSA's April 28, 2021 memo. Motion carried, 6-0.

6. DIGESTER LANDSCAPING AND BUILDING IMPACT REVIEW

The applicants indicated they are considering changing the types of canopy trees due to height. The biobasin will contain approximately 3,000 plants from a number of different species. The barrier plan that's been approved by MSA includes a combination of boulders and bushes being placed between Schneider Road and the RNG building. Commissioners discussed boulder height, requiring a minimum of 42" above ground exposure.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the landscape and barrier plan and require barrier boulders to be a minimum of 42" exposed above ground and outside the road vision corridor. Motion carried, 6-0.

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

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to recess the regular meeting and go into the public hearing.

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

- CSM (USING TDR PROGRAM) AND REZONES ACCORDINGLY: 6483 KOPP ROAD, WAUNAKEE

The applicants have been working with Town TDR Administrator Mark Roffers to utilize the Town's TDR program; their property is a Type II Receiving Area, and qualifies for a 2:1 development right ratio using the split being provided from Will Hensen's farm. Mr. Hensen will be executing an agreed upon conservation easement on the parcel the split is coming from, with the Town and Yahara Pride listed as holders. Lots 3 & 4 won't have frontage on a public street; a waiver from that requirement, in addition to a strong, approved, joint driveway agreement, with Town approval required for dissolution, will be a requirement of approval of the CSM and rezone requests. Because the parcel is located within Waunakee's ETJ, the applicants must obtain approval from the Village of Waunakee as well.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to come out of the public hearing.

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

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the rezones from RH-1 and A-1(EX) to SFR and AG incorporating the 9 CSM notes* from the 4-27-21 CSM and the conditions in Mark Roffers' April 28, 2021 memo. The driveway agreement should consider a bump out for emergency vehicles. Motion carried, 6-0.**

Upon inquiry, the Clerk was directed by the Plan Commission to wait until the required documents were ready for execution before putting on the town board's agenda for consideration.

* 4-27-21 CSM Notes (9):

1. SEE SHEETS 2 AND 3 FOR LOT DETAILS.
2. SEE SHEET 4 FOR LINE AND CURVE TABLES AND ALL OTHER NOTES.
3. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
4. WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
5. FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.
6. ALL SECTION TIES HAVE BEEN CHECKED AND VERIFIED PER THE LATEST TIE SHEET ON RECORD.
7. THROUGH SECTION 823.08 OF THE WISCONSIN STATUTES, THE WISCONSIN LEGISLATURE HAS ADOPTED A RIGHT TO FARM LAW. THIS STATUTE LIMITS THE REMEDIES OF OWNERS OF LATER ESTABLISHED RESIDENTIAL PROPERTY TO SEEK CHANGES TO PRE-EXISTING AGRICULTURAL PRACTICES IN THE VICINITY OF THE RESIDENTIAL PROPERTY, ACTIVE AGRICULTURAL OPERATIONS ARE NOW TAKING PLACE AND MAY CONTINUE ON LANDS IN THE VICINITY OF THIS CERTIFIED SURVEY MAP. THESE ACTIVE AGRICULTURAL OPERATIONS MAY PRODUCE NOISES, ODORS, DUST, MACHINERY TRAFFIC, OR OTHER CONDITIONS DURING THE DAYTIME AND EVENING HOURS.
8. REGARDLESS OF ZONING, LOT 1 MAY NOT BE USED AS A HOME SITE &/OR FURTHER DIVIDED EXCEPT BY APPROVAL OF THE TOWN OF SPRINGFIELD FOLLOWING VERIFICATION THAT SUCH CONSTRUCTION OR DIVISION IS CONSISTENT WITH THE TOWN COMPREHENSIVE PLAN, INCLUDING ITS RESIDENTIAL DENSITY POLICY.
9. REGARDLESS OF ZONING, LOTS 2, 3, AND 4 MAY NOT BE FURTHER DIVIDED EXCEPT BY APPROVE OF THE TOWN OF SPRINGFIELD FOLLOWING VERIFICATION THAT SUCH DIVISION IS CONSISTENT WITH THE TOWN COMPREHENSIVE PLAN, INCLUDING ITS RESIDENTIAL DENSITY POLICY.

** Conditions from Mark Roffers' April 28, 2021 memo:

1. Provided that the applicant submits, has approved by the Town Attorney, and then records a joint driveway easement agreement in conjunction with the CSM recording, the Town Board per Section 6.17 of the Town Land Division Ordinance waives the normal requirement under Section 6.13(6) that every lot shall front or abut on a public street, based on practical limitations associated with steep slopes, land ownership configuration, and location of existing driveways along Kopp Road.
2. The rezoning shall not take effect and no building permit shall be issued for residential construction on Lots 3 or 4 until the following have occurred:
 - a. The CSM and the joint access easement agreement have been recorded.
 - b. A conservation easement on the Hensen Bros Dairy Inc. lands, or on other qualifying TDR sending area property, has first been approved by the Town Attorney and recorded against such sending area property.
 - c. The applicant's submitted "Transfer of Development Rights Agreement" has been amended to reflect the correct sending area property, reflect that one development right is being transferred to enable two residences in the CSM area, and address any other comments of the Town Attorney, with such agreement then recorded against the CSM area.

- d. The applicant has verified that Lots 3 and 4 are capable of supporting conventional, mound, or alternative waste water treatment systems (i.e., no holding tanks).
- 3. Other conditions identified by the Town Zoning Administrator, Engineer, and Attorney have been addressed.

8. INTERVIEW OF PLAN COMMISSION MEMBER APPLICANT: RON WOLFE

Motion by Commissioner Acker, seconded by Commissioner Wright to approve recommending Ron Wolfe be reappointed to the Plan Commission. Motion carried, 5-0; Commissioner Wolfe abstained.

9. OLD BUSINESS

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

Town Planner Mark Roffers explained the parcel and surrounding area were redesignated as Agricultural Transition in the 2015 Comp Plan update and in 2016, the Springfield Corners area was designated a Town Activity Center, allowing for low intensity commercial use. The site faces challenges for future use as building sites are extremely limited due to the parcel's previous use for mineral extraction. The business has been about a mile down the road the last 34 years and will continue to use Highway P, via Lodi-Springfield Road north as ingress/egress to the property. The applicant plans to add approximately a half an acre to the south to the parcel and construct a block building. Company employees report directly to job sites which is where most supplies are shipped to. Residents in the area objected to the rezone, noting concerns of increased traffic and loss of rural, residential feel and views of the area. Commissioners emphasized year-round screenage for the property by means of landscaping and berming.

Motion by Commissioner Beglinger, seconded by Commissioner Wright to accept the CSM, rezone to COM and the CUP for 6251 Lodi-Springfield Road, contingent on purchase by Mr. Greiber, with only the following uses allowed as permitted or conditional uses: accessory structure, detached; building materials sales, indoor storage only; landscaping and general construction contractor; office buildings two or fewer stories in height; renewable energy structures; solar energy system where electricity is used on premises; storage yards; and, warehousing and self-storage. There is to be a maximum of no more than six on-site employees; all outdoor storage is to be screened; all traffic associated with business operations must exit the property to the west to utilize County Highway P for all ingress and egress to the property; no business traffic is to exit to the east to use Lodi-Springfield Road to access Highway 19; hours of operation are Monday through Friday from 5:30 a.m. to 6:30 p.m. Motion carried, 5-0; Chairperson Endres abstained.

- b. DISCUSSION: 5827 HWY. P DEVELOPMENT PROPOSAL (FORMER JOE MEIER FARM)

Commissioners encouraged the development team to consider and compare developing four lots with a shared driveway versus 9+ lots accessed by a new town road installed at their expense. Commissioners noted 13 lots may be too many; there are significant slopes and water to consider. For a plat, the Plan Commission would likely require space be reserved for a road stub to the north. The developer will come back to the commission with a diagram to include building pads for each proposed lot.

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

10. COMMUNICATIONS/ANNOUNCEMENTS

11. ADJOURN

Motion by Commissioner Wolfe, seconded by Mr. Pulvermacher to adjourn the meeting at 10:37 p.m. Motion carried, 6-0.