

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - May 4, 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 Mr. Jim Pulvermacher and Commissioner Jack Cox appearing in person; and Chair Jeff Endres and Commissioners Bill Acker, Steve Beglinger, Ron Wolfe, and Matt Wright present, appearing remotely.

Also present in person were Clerk-Treasurer Fayas, Mary Hoffman, Dan Fargen and John Scott. Among those appearing remotely were Scott Laufenberg, Philip Andris, Rich Steinfeldt, Rachel Mickelson, Gary Acker, Jerry Doll, Tom Barman, Ralph Laufenberg, Mark Meinholz, and Matthew McKinley; three participants were not identified.

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 – Mary Hoffman sought direction to use a portion of their farm shop for storage and assembly of some of her florist supplies, inventory and tools. Ms. Hoffman assured the Commission that the space would not be used for a store front. Chair Endres advised a CUP would be required.

4. APPROVAL OF PREVIOUS MINUTES: APRIL 20, 2020

Mr. Pulvermacher suggested indicating whether individuals appeared in person or remotely.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the minutes from April 20th, incorporating the changes discussed. Motion carried, 7-0.

5. PUBLIC HEARING

Motion by Commissioner Wolfe, seconded by Commissioner Wright to recess the regular meeting and go into a public hearing to discuss a rezone request. Roll call vote: Wolfe AYE, Cox AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

a. CSM & REZONE FROM RH-2 LEGACY TO SFR TOWN ZONING: 7225 CLOVER HILL DR.

Applicant Dan Fargen updated the Commission on his project; the Commission is familiar with the project due to previous development rights discussions and site visit. Mr. Fargen is requesting to split his lot horizontally, with the existing home remaining on the southern lot (Lot #2), and the northern lot (Lot #1) created for a home site in the future. He is verifying Lot 2's septic location which will determine where the lot line will be on the final CSM. The 20% slope areas on Lot 1 limit building site locations, although 73% of the buildable lot has slopes less than 14.6%; the proposed building site is approximately 10.5-14% slopes, with plans to remove a lot of soil and bedrock for basement. It was noted that an Erosion Control Plan will be required when a home is to be built, as has been the case with other challenging lots with significant slopes. Of the nine or so neighbors present for the meeting, six provided comments and/or objections regarding: the "marginally acceptable" small lot size and whether there is adequate room for a septic system and well; and the adequacy of existing stormwater drainage in the area and the implication of more impervious surfaces contributing to the system. Drainage was noted by many of the neighbors as an area of concern for the project and for the neighborhood as a whole.

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to come out of the public hearing and reenter the regular meeting. Roll call vote: Wolfe AYE, Cox AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

6. CSM & REZONE FROM RH-2 LEGACY TO SFR TOWN ZONING: 7225 CLOVER HILL DR.

Commissioners noted concern about water in the northeast corner of the property and learned that septic flooding and backups have occurred in the area in the recent past. Commissioners would like a number of items to be addressed before the application will move forward; they would like to have noted on the CSM or site plan, the current septic location, the proposed building envelope, the new septic and well locations, the basement floor elevation is to be 2' above the road height at the cross culvert location. The applicant pointed out there are a number of other 1 acre lots in the development and that nine neighborhood lots contribute to the pooling water problem.

Motion by Commissioner Acker, seconded by Commissioner Wolfe to table this item noting the recommendations from Mark Roffers' May 1, 2020 report*. Motion carried, 7-0.

* ...the applicant should have professionally investigated the following matters:

1. A site survey be to [sic] reveal actual slopes. Any resulting slopes of 20%+ should not be disturbed per Town policy and ordinance.
2. An erosion control plan, including ongoing measures to prevent excessive stormwater runoff. My recommendation here applies regardless of whether the actual steepest slopes are 12-20% or 20%+. The Town Plan does note that "[s]lopes of between 12% and 20% grade present challenges for building development" (p. 30).
3. Investigation of soil suitability for an on-site waste treatment system (no holding tank).

7. DESIGN REVIEW APPLICATION SPRINGFIELD WELDING FINISHING BUILDING

Springfield Welding received approval from Dane County for a holding tank system for the building; it will need final approval from the Town. The lighting plan is being put together for review by MSA.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to table until the next meeting. Motion carried, 7-0.

8. FARMWORKER HOUSING

Commissioners noted the need for worker housing and will work with staff to pursue options and may form a subcommittee to look into the issue further. Ms. Hoffman expressed a desire to serve on the committee if it is formed in the future.

9. CULVERT LOCATION & SIZE REQUIREMENT ON CSMS PER TOWN ORDINANCE 6.11(7)(E)

Commissioners reaffirmed requiring culvert sizes and locations on CSMS.

10. OLD BUSINESS

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

The Commission would like clarification from attorney Hazelbaker regarding his recommendation and would like to move the proceedings closer to conclusion, addressing the rezone first to bring the applicant into compliance with zoning and then addressing the CUP application. The applicant continues work on his property to come into compliance with Dane County Erosion Control and Stormwater Management as a condition of his rezone application.

Motion by Commissioner Wolfe, seconded by Commissioner Wright to table. Motion carried, 7-0.

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

The draft documents are under review by Yahara Pride.

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

Motion by Commissioner Beglinger, seconded by Commissioner Wright to adjourn the meeting at 9:10 p.m. Motion carried, 7-0.