

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - May 6, 2019 @ 7:30 p.m.
Springfield Townhall, 6157 CTH P, Dane, WI

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, Steve Resan, Nate Wagner and Ron Wolfe present, as well as Town Board Chairman Jim Pulvermacher.

Also present was Clerk-Treasurer Fayas, Will Hensen, Jim Wills and Brent Hellenbrand; Town Planner Mark Roffers joined the meeting in progress.

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: April 8, 2019

Motion by Commissioner Wolfe, seconded by Commissioner Wagner to approve the minutes. Motion carried, 7-0.

5. DISCUSSION: BOLLIG BEST LAWN SERVICE – FENCING/SCREENING

Representatives from Bollig Best Lawn Service nor developer Dan Ward were present for the discussion.

Motion by Town Chairman Pulvermacher, seconded by Commissioner Resan to table this until the next Plan Commission meeting and to include this item on tomorrow night's Town Board meeting in case the applicant is able to be present. Motion carried, 7-0.

6. DISCUSSION: SCHNEIDER ROAD BUSINESS CENTRE CONDO PLAT – 2ND AMENDMENT

Circumstances have required minor changes to the approved plat for what was originally Unit 2, and as of Amendment #1 in Fall 2018, is now Units 2, 8, 9 & 10. The applicant would like to add additional pavement and parking stalls on the south face of the building, noting that the pavement extends into the lot designated for the septic system (as it did in the approved plat), but does not encroach on the basal area of the septic mound; replace pavement on the north face of the building with breaker rock and vegetation; and remove "islands" on east side of the parking lot, relocating any approved plantings from the islands to the front of the lot. The applicant also stated their intent to screen the electric boxes with landscaping.

Motion by Commissioner Beglinger, seconded by Commissioner Resan to accept the changes to the Schneider Road Business Centre as presented. Motion carried, 6-0; Town Board Chairman Pulvermacher abstained.

7. DESIGN REVIEW APPLICATION – HELLENBRAND BROS. EXCAVATING

Discussion on the design review application included the applicant indicating they plan to match the roof color of the proposed new building to the roof color of the existing building, with the new building being antique brown in color, i.e. "light tan." The applicant indicated they would comply with the Plan Commission's request to have wainscoting the color of the roof installed on the street side of the new building. Landscape design was discussed, with the applicant noting the difficulty of fitting in all of the required trees and plantings. Commissioners stated a preference for more trees than shrubs and would like the plantings to be aesthetically pleasing as well as functional and not impede activity on the site. The applicant indicated the 40'x40' building listed as cold storage on page 2 of MSA's May 2019 review is actually an office building and that the driveway will be recycled asphalt. Lighting will consist of a 150 watt or less LED light on the west and south sides of the building, as well as a light by the fuel tank as required by law. Town Board Chairman Pulvermacher reiterated the intent of the Town to develop a road agreement for Rainy Day Enterprises which will specify what routes trucks must use in and out of the site to minimize damage to Town roads.

Motion by Commissioner Beglinger, seconded by Commissioner Resan with an accepted friendly amendment by Chair Endres to follow the recommendation of the Plan Commission regarding the changes in plantings: 50+ evergreen trees to accomplish screening and omitting the canopy trees and shrubs; and building colors: roof colored wainscoting, they can go to the Town Board for approval. Motion carried, 6-0; Town Board Chairman Pulvermacher abstained.

8. PLAN COMMISSION APPLICANTS

The Commission directed staff to schedule interviews during the June Plan Commission meeting.

9. DISCUSSION: OUTDOOR STORAGE

The Plan Commission discussed the increase in outdoor storage occurring in the Town and whether the Town would be best served to institute a permit process for ag properties that requires screening or enforce our current policy.

10. OLD BUSINESS

- a. HELLENBRAND BROS. EXCAVATING: BUILDING PERMIT TO BE ISSUED BY 10/16/19; DISCUSS ROAD AGREEMENT
- b. MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K
- c. UPDATE: MODEL DEVELOPMENT AGREEMENTS

Motion by Commissioner Wolfe, seconded by Town Chairman Pulvermacher to have Town Planner Mark Roffers review and rewrite the Commission's working model development agreement as needed to be clearer and more concise and to bring back to the Plan Commission for review. Motion carried, 7-0.

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

Mark Roffers is working with the County on developing a conservation easement and hopes to have a draft for the June Plan Commission meeting.

- e. ACTION: COMP PLAN AMENDMENT, RESOLUTION 2019-01

MOVE TO RECESS REGULAR MEETING & ENTER PUBLIC HEARING.

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to recess the regular meeting and enter a public hearing on the comp plan amendment. Motion carried, 7-0.

COMP PLAN AMENDMENT, RESOLUTION 2019-01

There was no public participation for the hearing; commissioners heard a synopsis of the update from Town Planner Mark Roffers which included the distinction that this is a comp plan update, which will reset the clock on the requirement of an updated comp plan every ten years, not just an amendment. Updates included updating the TDR sections to reflect the Town's TDR program and changes to the program last year; replacing references to County zoning as needed to reflect the Town's transition to its own zoning; and addressing some minor policy issues under Land Use.

MOVE TO CLOSE PUBLIC HEARING & RECONVENE REGULAR MEETING

Motion by Town Chairman Pulvermacher, seconded by Commissioner Resan to come out of the public hearing and reconvene the Plan Commission meeting. Motion carried, 7-0.

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to approve Plan Commission Resolution 2019-1. Motion carried, 6-0; Town Chairman Pulvermacher abstained.

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

Motion by Commissioner Resan, seconded by Commissioner Beglinger to adjourn the meeting at 9:27 p.m. Motion carried, 2-0.