

SPRINGFIELD PLAN COMMISSION
Acker Family and Sukowatey property site visits
June 14, 2021 6:30 p.m.-8:30

CALL TO ORDER, ROLL CALL – Plan Commission Chairman Jeff Endres called the meeting to order at 6:45 at the Poelma Dr cul-de-sac

ATTENDEES:

Plan Commission members: Bill Acker, Steve Beglinger, Jeff Endres and Ron Wolfe
Town board Members: Dan Dresen, Dave Laufenberg, Art Meinholz
Interested guests: Sam Acker, Gordie Acker, Drew McManigal

ACKER FAMILY DEVELOPMENT

This portion of the site visit concentrated on the issue of entrance and egress options for a proposed 20 site development located along STH19. The DOT is looking to minimize vehicle entrance points along this stretch of road but the development plan requires at least future options for pass-through traffic that will not require more than one direct STH19 access.

The site visit began with a tour to assess egress options to the west toward Wipperfurth Rd and to the east to Hellenbrand Rd.

The west options include extending the development road through lot 6 of the Harvest Hill development to Poelma Dr., then north and west through the Wipperfurth farm, or extending the road through the shared north boundary with the Wipperfurth and possibly 8'-10' of Wauna-Dairy properties then west to Wipperfurth Rd.

The east option, preferred by the Acker proposal, crosses the N-S boundary roughly 200 yds from the north property line to enter neighboring property owned by Steve Kalscheur. That projected road would run $\frac{1}{4}$ mile across the Kalscheur property then roughly another $\frac{3}{4}$ mile through Marilyn Karl's property to Hellenbrand Rd. Sam Acker felt that most traffic from the development would head in the direction of Waunakee and that future westward expansion of Waunakee gives preference to the eastern egress toward Hellenbrand Rd. Not everyone was as convinced as there is currently a lot of morning traffic heading west on 19 to Hwy 12 into Middleton/Madison.

We next drove to the house just off STH19 to look at the proposed modified entrance to the development. The plan is to close three current driveways off STH19 and establish an entrance directly across from Kingsley Rd that would provide access to the development as well as to the Ellickson property at 6488 STH19.

Viewing the proposed road centerline from a location 250 ft north of STH 19 it appeared this access would require significant excavation. The geological survey map shows a raise of 33 ft in 275 feet (12%grade) from the road to the edge of the woods. The road should be level or sloped slightly upward at the entrance to the highway. This detail was discussed.

Prior to ending this portion of the plan commission site visit Sam Acker asked what their next move should be. He was concerned that the DOT would need an

endorsement from the town of Springfield with regard to the egress plan. At this point, PC Chairman Jeff Endres was not prepared to give blanket approval of either plan without further consultation with Russell Wipperfurth, residents of Harvest Hill development and/or Steve Kalscheur and Mary Karls real-estate representatives to suggest that they share a long-term view about development in the area and the impact of the proposed egress route on their vision for property development.

SUKOWATEY PROPERTY

Drew McManigal gave us a tour of the Sukowatey property and discussed possible home business use related to involvement with Felion Studio and American Skillet Co activities, should he and his partner decide to purchase the property as a personal residence.

Drew is a carpenter by trade and uses a CNC machine along with other tools to make forms to be used for aluminum and iron castings. Some of the molds may be made in his home work space but transported to a foundry for iron castings. He may at some point use a 220V furnace for aluminum casting.

As part of the Felion Studio activities they may occasionally hold workshops at the property. Jeff mentioned that depending on the size of the workshops, they may want to consider providing space for parking and porta potties that will not interfere with the driveway easement allowing access to the Kalscheur fields to the north of the property.

General consensus seemed to be that the plan commission would recommend no zoning change but a CUP that would be reviewed every 5 years for compliance and any necessary modification.

Motion by Commissioner Beglinger, seconded by Chairperson Endres to adjourn the meeting at 8:30 p.m. Motion carried, 4-0. Locations:

1. *6506 State Highway 19, Waunakee, WI (6:30 p.m.)

* Attendees will park and convene at the Poelma Drive cul de sac before walking briefly north past the tree line and then heading east to enter at the northwest corner of the site visit property.

2. **6506 State Highway 19, Waunakee, WI (immediately after viewing Site #1)

**It is anticipated that attendees will relocate their vehicles to park on the lawn/driveway edge of 6506 Hwy. 19 near the ranch house to view and discuss the proposed access to Highway 19 and the southern exposure.

6446 State Highway 19, Waunakee, WI (immediately after viewing Site #2)