

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - June 7, 2021 @ 7:30 p.m.
via teleconference & video conference

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 who will participate in discussion but abstain from voting, allowing Commissioner Wright to represent the town board in his new role as Supervisor II.

Among those present remotely were Alisa Toninato, Roger Sukowatey, Mark Sawyer, and Aaron Otto.

Also present and appearing in person were Clerk-Treasurer Fayas, Roger Endres, Adam Carrico, Darell Harlin, John Pertzborn, Ann Schuetz, Roger Schregardus, Janice Faga and Sam Acker.

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 informed the commission and those in attendance that the town board has returned to 100% in person meetings; the meetings will no longer be offered remotely.

4. APPROVAL OF PREVIOUS MINUTES: May 3, 2021

Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the minutes of May 3rd. Motion carried, 6-0.

5. REMOTE MEETING ACCESS

Motion by Commissioner Wright, seconded by Commissioner Wolfe to hold all plan commission meetings, starting next month, all in-person. Motion carried, 6-0.

6. DESIGN REVIEW—PHASE II: GROUND MOUNT SOLAR, 7167 SCHNEIDER RD. (DIGESTER) 20 MINUTES

The previous property owner has questioned whether a solar panel installation violates the term of his land transfer with Dane County. Project manager Darell Harlin reported they've broken ground on the RNG building project, and expect to have the building going up in four weeks; Phase I, the rooftop solar project will be ready to go by the end of June. The deer fence will be placed on the property line, with 15' setbacks for the arrays of fixed rack panels. A maintenance schedule for the fence will be added to the site's annual PMI (pre-maintenance inspection) for function and presentation, ensuring the fence remains in good repair and does not become weedy and overgrown. The commission had no objection to Mr. Harlin's request to exchange trees in the landscape plan with a pollinator seed mix.

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to pass the ground mount solar design review as proposed, with the provisions it is okayed with the previous landowner and no legal issues arise regarding the solar; a plan for dismantling in 20-25 years provided; and a fence maintenance schedule is developed and incorporated at the site; and, pollinators are an acceptable exchange for the canopy tree, ornamentals and shrub requirements at the installation. Motion carried, 6-0.

7. DISCUSSION: CSM & REZONE, 5958 STATZ RD. (MARY STATZ) 20 MINUTES

Mary Statz would like to utilize three or four of her farm's development rights to create three or four residential lots on the partially wooded, A1-EX, 8.9 acre lot on the farm's northwest border. The lots would be accessible off Whippoorwill Road by a shared east-west driveway running adjacent to all of the lots. Commissioners noted the plan meets a lot of the Town's residential development siting standards for Ag land as the lots would be adjacent to the tree line and at the

edge of an open field, rather than in the middle, and would utilize a shared driveway, rather than multiple, individual driveways. Commissioners advised a shared driveway agreement would be required for the project.

8. DISCUSSION: DESIGN REVIEW, 6105 DARLIN DR. (WAUNAKEE RENTALS) 20 MINUTES

The applicant will be appearing for action at next month's commission meeting and is looking for any feedback that can be addressed prior to filing the application. The proposed building will be two-toned, light and dark gray with the front of the building and a sign facing the highway. The 8,000 ft² will contain 2,000 ft² for a showroom and 6,000 ft² for equipment. Commissioners suggested swapping the stone-look wainscoting proposed for the back of the building, with the two-tone wainscoting currently slated to face the highway.

9. DISCUSSION: USE CONSIDERATION, 6446 HWY. 19 (ALISA TONINATO) 20 MINUTES

The request is to relocate a Madison family and metal art business that have outgrown their current space. The intent is to maintain the parcel's Ag use and Ag zoning, while utilizing a CUP with restrictions for the owner's metal art shop/studio. The requester noted no new buildings were planned, although an extension to an existing building may be sought in the future; no employees are intended; the work is not production &/or manufacturing; and that the art and tools of the craft are created in a controlled, workable environment, not done outside. The commission offered comment and directed staff to add this item to a future agenda when the application is filed.

10. DISCUSSION: PLAT, 6506 HWY. 19 (ACKER LIVING TRUST) 20 MINUTES

Commissioner Acker stepped off the Commission for discussion of this item.

The potential applicant is working with the DOT and evaluating the potential for a connection to State Highway 19; WI DOT, as part of the connection determination, will inquire as to the Town's future growth plan for the area. The potential applicant is asking the Plan Commission to make a recommendation to the Town Board to that effect; would the Town prefer development to the east towards Hellenbrand Road, west towards Poelma, or northwest towards Rusty Lane and Wipperfurth Road.

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to schedule a site visit at the site on Monday, June 14, 2021, at 6:30 p.m. and to invite the Town Board. Motion carried, 5-0.

Commissioner Acker came back on the Commission.

11. OLD BUSINESS

a. DISCUSSION: PLAT, 5827 HWY. P (JOE MEIER FARM)

The potential applicants provided an updated 12-lot plat with slopes and house envelopes noted as the commission had requested and are looking for a recommendation to the Town Board to amend the Town Comp Plan's Future Land Use map from an Agricultural Preservation Area to a Rural Neighborhood Area for the proposed site.

Motion by Chairperson Endres, seconded by Commissioner Krill to hold a public hearing on at the July 12th Plan Commission meeting to amend the Comp Plan for this proposal for siting of a potential development. Motion carried, 6-0.

b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

c. ZONING ORDINANCE AMENDMENT: VARIANCES

d. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS

12. COMMUNICATIONS/ANNOUNCEMENTS

Mr. Pulvermacher informed the commission that the 6 Towns are considering an amendment to the zoning ordinance to allow small meat processing plants in towns. Chairperson Endres recommended terming it "Ag Commodity Processing" to allow for the processing of more than just meat.

13. ADJOURN

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to adjourn the meeting at 9:56 p.m. Motion carried, 6-0.