

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - July 12, 2021 @ 7:30 p.m.**

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, as well as Mr. Jim Pulvermacher (non-voting).

Also present was Clerk-Treasurer Fayas, RoseAnn Maier, LaVerne Maier, Gary Acker, Roger Endres, Chris Pertzborn, John Pertzborn, Don Pertzborn, Roger Ripp, Dave and Sandy Ripp, Janice Faga, Eric Smith, Kristin Smith, Tyler Olszewski, John Pulvermacher, Bob Hellenbrand, Brad Meinholz, Bill Statz, Don Pertzborn, Jr., Tonya Pertzborn, Garrett Pertzborn, Pat Buechner, Donna Fox, Mark Danz, Marilyn Danz, Gary Wagner, Roger Schregardus, Steve Marx, and Debbie Marx.

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 – Some attendees noted they did not receive notification of the public hearing in the mail; follow up research indicated their properties were outside the ¼ mile notification radius.

4. APPROVAL OF PREVIOUS MINUTES: June 7, 2021 & June 14, 2021 Site Visit

**Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to approve the minutes of June 7<sup>th</sup> with an amendment to the last sentence of Item #6's motion, adding "ornamentals and shrub" between "tree" and "requirements" and correcting Rusty "Land" in Item #10 to Rusty "Lane". Motion carried, 6-0.**

**Motion by Commissioner Beglinger, seconded by Commissioner Krill to approve the minutes of June 14<sup>th</sup>. Motion approved, 3-0; Commissioners Acker, Krill and Wright abstained.**

5. UPDATE: PLAT, 5827 HWY. P (JOE MEIER FARM) 5 MINUTES

At the June 7<sup>th</sup> Plan Commission meeting, the applicant requested an amendment to the Town Comp Plan's Future Land Use Map, redesignating the farm, and perhaps some surrounding area, from an Agricultural Preservation Area to a Rural Neighborhood Area. The request, if approved, would provide the property a higher score on the Towns' Transfer of Development Rights Program Receiving Area matrix, potentially increasing the development ratio of homes allowed per transferred development right from 1:1 to 2:1, 4:1, or 5:1.

The applicant reported the current field road would be vacated and put back into agricultural production, an unofficial swap for the proposed road to the residential lots. To address concerns of steep slopes and adequate building area, the applicant provided a diagram of the area, with 3,000 ft<sup>2</sup> area marked on each of the proposed lots to show there is adequate building area to accommodate a home. The ponds are intended to remain as-is, and be maintained by a home owners' association, likely to include regular pumping. A walking trail runs along the ridge, and while the deed restrictions would likely allow for a view corridor, they would exclude any clear cutting of the area.

6. PUBLIC HEARING MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING 20 MINUTES

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to go into a public hearing. Roll call vote: Wolfe AYE, Acker AYE, Endres AYE, Beglinger AYE, Wright AYE, Krill AYE. Motion carried.**

- AMEND COMP PLAN'S FUTURE LAND USE MAP

There were 28 people in attendance for the public hearing, with most speakers opposed to changing the future plan for the area from agriculture to residential. Water concerns, such as ongoing pumping practices, existing springs, flooding/backing up to neighbors' lands, etc. was the most commonly stated concern, with one attendee describing the area as a "fishbowl", noting all of the hills drain there. Commissioners didn't like the idea of placing a whole bunch of homes in the middle of a field, nor that the road would be 1,200 feet long before it gets to a house. Other residents and commissioners articulated concerns about the number of homes proposed and their impact on the community and hydrology of the area. Attendees questioned who would maintain the conservancy/park areas and noted an unwanted increase in traffic through Highway P and Martinsville from visitors accessing the proposed park.

*MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING*

**Motion by Commissioner Beglinger, seconded by Mr. Pulvermacher to close the public hearing. Roll call vote: Wolfe AYE, Acker AYE, Endres AYE, Beglinger AYE, Wright AYE, Krill AYE. Motion carried.**

7. AMEND COMP PLAN'S FUTURE LAND USE MAP

Commissioners noted the number of concerns raised regarding the existing hydrological attributes of the area and questioned the impact of adding impervious surface to the area while reminding the applicant that after a site visit, the Plan Commission recommended four homes at the location. With water from an estimated 800 acres of land flowing into the property, one commissioner warned there was a lot more to screw up than to enhance in the area.

**Motion by Commissioner Wright, seconded by Commissioner Krill to reject giving the town board a recommendation to change the comp plan's Future Land Use map. Motion carried, 6-0.**

**Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to recess for 5 minutes. Motion carried, 6-0.**

**Motion by Commissioner Acker, seconded by Mr. Pulvermacher to resume the meeting. Motion carried, 6-0.**

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

The applicant is currently working with Dane County on stormwater and erosion control. A 300'L x 10'W x 2'D ditch is proposed instead of a detention basin; no retention pond is needed on site with the 28,000 ft<sup>2</sup> of impervious surface.

**Motion by Commissioner Wright, seconded by Commissioner Wolfe to approve the Design Review application, contingent on MSA's red-line comments of document #8 Add-On\* in the board packets, and allow outdoor storage of four truck-trailer units contingent on screening. Motion carried, 6-0.**

\*Applicant's and MSA's red-line comments:

- The business will not keep exterior garbage containers; applicant be using residential size containers stored inside.
- Stormwater management plan to be submitted for review and approval.
- Applicant will provide the Town a copy of the DC Erosion Control and Stormwater permit when obtained.
- More spot grades will be added to the grading plans to show the intent and functionality of the swale being installed by the driveway and parking lot.
- The applicant will provide information to the Town Board regarding signage for the project.
- MSA is not concerned about ironing out these items via email with applicant and Clerk provided the PC is okay with that.

9. ORDER OF CONSTRUCTION: PRIMARY AND ACCESSORY STRUCTURES 10 MINUTES

**Motion by Commissioner Beglinger, seconded by Commissioner Wright to reject allowing accessory buildings to be built on parcels before the residence is built, excluding Ag buildings on Ag zoned land. Motion carried, 6-0.**

10. OLD BUSINESS

- a. DISCUSSION: PLAT, 6506 HWY. 19 (ACKER LIVING TRUST) 5 MINUTES

Mr. Pulvermacher reported he met with officials from the Village of Waunakee to discuss an Intergovernmental Agreement. Waunakee would like to keep Highway 19 rural, with no additional houses on the hills and greenspaces bordering Waunakee. Officials would not be in favor of, nor recommend a road running east from the proposed development to connect to Hellenbrand Road; rather they encouraged connection to the west with Wipperfurth Road and Rusty Lane.

~~b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE~~

~~c. ZONING ORDINANCE AMENDMENT: VARIANCES~~

~~d. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKS~~

11. COMMUNICATIONS/ANNOUNCEMENTS

12. ADJOURN

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to adjourn the meeting at 9:33 p.m.**

**Motion carried, 6-0.**