

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – August 15, 2022 @ 6:30 p.m.

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:30 p.m. Roll call shows Commissioners Bill Acker, Jan Barman, Pamela Krill, Ron Wolfe, and Matt Wright present.

Chair Jeff Endres and Commissioner Weiland were excused.

Town Board supervisors in attendance to hear the CUP portion of the meeting, were Chair Jim Pulvermacher, Sup. Laufenberg, Sup. Meinholz, and Sup. Zinck.

Also present were Clerk-Treasurer Fayas, Jeremy Frommelt, Andrew McManigal, Adam Nonn, and Corey Wipperfurth.

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.

3. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: July 11, 2022

Motion by Commissioner Wright, seconded by Commissioner Wolfe to approve minutes. Motion carried, 5-0.

5. PUBLIC HEARING—REZONE TO COM & CUP, JAR STORAGE & JAR EXPRESS INC., 6434 HWY. 19, WAUNAKEE

Motion by Commissioner Barman, seconded by Commissioner Wolfe to go into a public hearing for J.A.R.

Roll call vote: Acker AYE, Barman AYE, Krill AYE, Wolfe AYE, Wright AYE. Motion carried.

Commissioners reviewed the proposal with the applicant and had a few changes to the proposed CUP after discussion.

Motion by Commissioner Barman, seconded by Commissioner Wolfe to close the public hearing for J.A.R. and go back into the regular meeting.

Roll call vote: Acker AYE, Barman AYE, Krill AYE, Wolfe AYE, Wright AYE. Motion carried.

6. REZONE & CONDITIONAL USE PERMIT APPLICATIONS, JAR, 6434 HWY. 19, WAUNAKEE

Motion by Commissioner Wright, seconded by Commissioner Barman to approve the rezone and CUP applications with all changes noted during discussion*. Motion carried, 5-0.

* From the JAR Proposed Rezone CUP Conditions – Deed Restrictions document, under Property Uses, remove items 2bii & 2bx, regarding animal grooming/vet clinic and production facilities, respectively (These two items were noted for removal at the July 11th meeting but the copy in the PC packet had not been updated); and, amend 2bxvi adding “packaged” and removing “processing”, and “treatment”, so the updated version reads, “Packaged water distribution and wholesale”; under 3c, add, “if granted per Town Board or Board of Adjustment”; add a new Property Use, “4) No outside storage allowed on site”; under the Additional CUP condition considerations section, change 1a regarding compliance review of the CUP to require from the applicant annually by Jan. 1, a written report and list of business tenants with number of employees, and review by the town board to include a review of complaints received, with the option for the town to waive the review at their discretion; 1ai to 7 days (from 14 proposed); change 1civ’s daily fine to not exceed \$200 (from \$50/day as proposed); and, add a #2 stating, “The property shall meet and be maintained to comply with all of the permitting requirements for zoning, building, stormwater, erosion, and any other required permits in place at the date of issuance of said permit(s).” The Written Operations Plan is to be added as an attachment to the JAR Proposed Rezone CUP Conditions – Deed Restrictions, after the Proposed Sign section is amended deleting the first three sentences, so it only reads, “Existing billboards as of June 24, 2003 shall be permitted on the property.” The Site Aerial View is to be added as Attachment B.

7. SIGN PERMIT: JAR, 6434 HWY. 19, WAUNAKEE

The applicant is still finalizing the application with the zoning administrator.

Motion by Commissioner Wright, seconded by Commissioner Krill to table for additional information. Motion carried, 5-0.

8. SIGN PERMIT: WAUNAKEE RENTAL, 6105 DARLIN DRIVE

Motion by Commissioner Krill, seconded by Commissioner Wolfe to table. Motion carried, 5-0

9. OLD BUSINESS

a. CSM & REZONE: TOP SHELF ENT. 7327 DARLIN DR., C-2 TO COM

The applicant's engineers report the proposed lot could support up to a 26,000 ft.² building while meeting Dane County stormwater requirements. The retention basin is estimated to account for 15% of the proposed lot.

Motion by Commissioner Krill, seconded by Commissioner Wolfe to approve the CSM and rezone conditioned on the four items* from the attorney, and that the existing stormwater system be restored to as-built conditions. Motion carried, 5-0.

*From Attorney Hazelbaker's Aug. 15th email which states, "the CSM and zoning changes need to have conditions of approval":

- 1) Approval of the land division does not guarantee that the applicant will be permitted to construct the proposed structure on the property.
- 2) All development of the lot shall be conditioned upon receipt of a stormwater management and erosion control permit for the proposed construction.
- 3) All structures shall have design review in advance of construction.
- 4) No construction or site work may begin until all permits have been granted.

10. COMMUNICATIONS/ANNOUNCEMENTS

11. ADJOURN

Motion by Commissioner Barman, seconded by Commissioner Wright to adjourn the meeting at 8:15 p.m. Motion carried, 5-0.