

SPRINGFIELD PLAN COMMISSION
Meeting Minutes
September 13, 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, Pamela Krill, Ron Wolfe, and Matt Wright present, as well as Mr. Jim Pulvermacher (non-voting). Commissioner Steve Beglinger was excused.

Also present were Clerk-Treasurer Fayas, Roger Ripp, Dylan Duhr, Aaron Otto, Janice Faga, Timm Speerschneider, Jim Greiber, Eric Heise, Bob and Angie Hellenbrand, John and Chris Pertzborn, Sam Simon, David and Donna Fox, Brad Meinholz, John Meinholz, Marilyn and Mark Danz, Joanne Dodge, Pat Buechner, Dave Laufenberg, Luke Laufenberg and Steve 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 – None.

4. APPROVAL OF PREVIOUS MINUTES: July 12, 2021 (No August 2021 meeting)

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

5. DESIGN REVIEW APPLICATION—GREIBER MASONRY, 6248 LODI-SPRINGFIELD RD. (APPROX.)

The applicant addressed questions raised in MSA’s review, noting he intends to store a 2-yard dumpster inside the building and that his tentative plan for signage is lettering on the masonry wall being installed for screening at the end of the driveway, not lit, not freestanding. The applicant provided an updated landscape plan that is being reviewed for compliance by MSA, and will provide copies of the Dane County Erosion Control and Stormwater permits once obtained.

Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve the Design Review Application, contingent on compliant sign sizing, MSA approval of landscaping plan and reiterating the number of on-site employees is limited to 6 as stated in the CUP. Motion approved, 5-0.

6. PUBLIC HEARINGS---REZONES

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to go into public hearing for items 6a and 6b. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Wright AYE, Krill AYE. Motion carried.

a. RED WORM PRODUCTIONS LLC, 6318 LODI-SPRINGFIELD ROAD, A-1(EX) TO SFR & EA

The applicants are petitioning to merge their contiguous 1 acre and .6 acre lots to the ¼ acre parcel they are acquiring from the adjoining land owner to match the property line to the fence line. Town zoning requires the property be rezoned from Legacy Zoning to Town Zoning. Commissioners clarified that the large parcel the ¼ acre is coming from does not need to be rezoned to Town Zoning and will remain A-1EX.

b. MEIER FARM, 5827 HWY. P, A-1(EX) TO SFR AND EA, AG, RC, &/OR NBR

The applicant submitted a rezone application for a conceptual, as yet unapproved nine lot plat that would create 8 new, two-acre home lots accessed from two joint driveways off a new, less than 1,200’ Town road accessed from Highway P. The project would utilize the farm’s four development rights, aka “splits” and need to acquire four additional splits from elsewhere within the town. Project developers are working with Wisconsin Lake and Pond to address the existing condition of the pond and current impacts, and develop a plan to restore and maintain the pond in a healthy state and informed the Commission that a delineation is being done through Dane County shoreland zoning. The applicant is requesting feedback tonight in order to come back with updates addressing any issues. A neighboring property owner noted there is a spring in proposed Lot 7 that is not running water this year. The stormwater plan cannot use the existing ponds for retention; project developers stated they will meet and want to exceed Dane County requirements. Chair

Endres asked about water management concerns raised in previous discussions: Is the water that comes in pumped or not pumped? Who monitors and controls the ponds' water levels; the Town, the HOA? No decisions have been made on the proposed walking trail; it's a moving part to a large extent dependent on the Town's preferences. Public comment was primarily questions &/or objections related to the property's water influx from surrounding areas and management of that fluctuating amount of water, as well as objections to the creation of a new town road, the insertion of home lots in the middle of farm fields, drainage through and from proposed lots that are located at the base of 25% slopes, walking trail maintenance, and access to the 10-acre farm field north of the property.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe, to exit the public hearing and resume the regular meeting. Roll call vote: Wolfe AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Wright AYE, Krill AYE. Motion carried.

7. REZONE & CSM (LOT LINE ADJUSTMENT): RED WORM PRODUCTIONS LLC, 6318 LODI-SPRINGFIELD ROAD
Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve the rezone to SFR and CSM for the lot line adjustment, noting the remaining Helt acreage will remain in Legacy Zoning. Motion carried, 5-0.
8. REZONE, CONTINGENT ON SUCCESSFUL PLAT APPLICATION: MEIER FARM, 5827 HWY. P
Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to table until the next meeting. Motion carried, 5-0.
9. IGA WAUNAKEE
Commissioners would like to see the redline version of changes and updates to the 2007 version before making a recommendation to the Town Board.
10. PROPERTY MAINTENANCE ORDINANCE
Mr. Pulvermacher reported there have been a number of complaints about various unkept, blight properties, some of long standing, ranging from hoarding of food stuffs to farm-like activities in a subdivision. Attorney Hazelbaker has recommended building off the City of Madison's blight ordinance to develop and adopt our own ordinance, which could be enforced through citations and/or civil action. This is something that can be reviewed and brought back to future meetings.
11. ZONING ORDINANCE AMENDMENT: LIVESTOCK HARVEST FACILITIES
Chairperson Endres explained that as farm to table and local processing are becoming increasingly popular, local municipalities are updating their zoning ordinances to address them. One or more of the other five towns in the Dane Towns' Zoning group may have already adopted a variation of this amendment. Staff will determine which Towns have passed the amendment and what version was passed.

Motion by Commissioner Acker, seconded by Mr. Pulvermacher to go back to Item 3 for additional public comment. Motion carried, 5-0.
3. PUBLIC COMMENT TIME
Luke Laufenberg and Dave Laufenberg provided an update to the Plan Commission on their animal processing facility and store front project; they are still exploring sites that may be suitable and learning more about the federal and state requirements that will need to be met for the project to proceed.

Motion by Commissioner Acker, seconded by Commissioner Wolfe to go back to the next agenda item, Item 12. Motion carried, 5-0.
12. OLD BUSINESS
 - ~~c. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE~~
 - d. ZONING ORDINANCE AMENDMENT: VARIANCES
 - e. ZONING ORDINANCE AMENDMENT: KENNEL SETBACKSCommissioners would like to discuss the original amendments again before deciding whether to remain consistent with the other Dane County Opt Out Towns' zoning ordinances, or maintain separate zoning codes.
13. COMMUNICATIONS/ANNOUNCEMENTS

The Plan Commission would like to request the 6 Towns allow towns 60-90 days of review before passing any zoning ordinance amendments.

14. ADJOURN

Motion by Commissioner Wolfe, seconded by Commissioner Acker to adjourn the meeting at 9:05 p.m. Motion carried, 5-0.