

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, April 10, 2017

Call to Order, Roll Call, Pledge of Allegiance

The Plan Commission meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Elliott Long, Ron Koci, Bill Acker, Scott Laufenberg and Jim Pulvermacher, and Deputy Clerk/Treasurer Jan Barman. Others present: Randy Meinholz, Nathan Wagner, Dan Ward, Town Chair Don Hoffman, Andy Meinholz and Tim Roehl. Steve Resan excused absence. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Deputy Clerk Barman reported that notice of this meeting was met by posting at the Town Hall and on the website, this meeting is being recorded.

Approval of Minutes from February 6, 2017 Meeting

**Motion (Koci/Pulvermacher) to approve the February 6, 2017 Plan Commission meeting minutes.
Motion carried, 6 – 0.**

Public Comment Time: Jim Pulvermacher invited Nathan Wagner to the meeting to check out what the Plan Commission is all about and possibly serve on the committee in the future.

Greenbriar Road LLC, Andy Meinholz, owner, Tim Roehl, agent, concept plan.

They have been to the Town Board twice and now are coming to the Plan Commission for review of their concept plan. This is a 42.25 acre subdivision with 23-25 lots which range in size from ½ to 1 acre lots. This is in Area C of our Boundary Agreement with City of Middleton. Tim started with the City of Middleton and the staff is ok with this. Our plan calls for 1½ acre lots. The slopes are greater than 12% and that is why some of the area will be in a trail system with an HOA. Plans are for late fall/December to have all approvals and start building in spring 2018.

Andy Meinholz's business is septic systems and discussed the new technology with septic systems. About 2/3 of these lots will need a mound system and the rest conventional.

Jim stated – new septic systems technology means there could be smaller lots. This may need a plan amendment.

Jim and Tim talked about a PUD, Planned Unit Development, for this area. As many on the Plan Commission did not have information on a PUD it was explained as: create an area for development with varied lot sizes.

Jan will research PUD for updated information to share with Plan Commission.

Jeff said this in the Ag Preservation Area and would need TDR's.

Much discussion followed on TDRs, PUD and Area C in boundary agreement all will need to be checked out.

Jan was directed by Town Board Chair Hoffman to contact Atty Hazelbaker and Planner Mark Roffers for their advice on this property.

Randan Agri-Service, Randy Meinholz, owner/agent, design review plan.

Randy presented a preliminary plan to relocate his business from the City of Middleton to the Springfield Corners Commercial Center, Lot 8. This lot is 3.40 acres and is more than double the space he has now. The City is interested in his property as well as the State Bank of Cross Plains for future development. Randy likes the location at the Commercial Center because it would be 7 miles closer to 80% of his business and they wouldn't have to deal with the Hwy 14/Deming Way traffic. This is a feed mill with bulk trucks delivering feed to farms, typical days are 7 a.m. to 4:30 p.m. Monday – Friday. The vehicles would be stored inside, dust control would be necessary and has currently at his facility. All the years they have been in Middleton very few complaints. Products are delivered in by semis and there will be a weight scale, also. In a separate building is the fertilizer facility which a mixing/blending of PK, nitrogen, Potash, Urea etc. All safe products per Elliott. Everything will be inside building and again with dust controls. This would need a CUP. The fertilizer buggies would need to be stored outside as well as the tender trucks, this area would need to be screened. Over fertilizer season (about a month in spring) they may work Saturdays. There would be plenty of parking for employees and customers which are minimal. They also went to the last Town Board meeting with this design and the board thought it would be a good fit because it is an ag business and that is the goal of the town to promote ag.

The Plan Commission discussed a few of the items mentioned above but as discussion only, no action on anything. Suggested Randy contact the Waunakee Fire Dept to run this by them, the Fire Chief is Dave Kopp as Gary Acker has retired. Also suggested Randy take a look into the future and add any features that he might someday want to add and put on plans now so he doesn't have to come back for approval. The Plan Commission thought it is a good fit for the Town as the board did.

Bill excused from Commission

Acker Living Tr, Bill Acker, agent, 6506 Hwy 19 concept plan.

This is 35 acre parcel that includes two houses on it currently, the family would like to make a subdivision because the land is mostly woods with slopes, not farmland. There are two neighbors that might be interested in developing also and would be able to make a larger area with a better egress/ingress access than Hwy 19. This area is adjacent to Harvest Hill 2 subdivision. Some family members would like to build homes on the original farmstead.

Commission suggested contacting the two neighbors, would be in the Waunakee extraterritorial area check with Keven Even, check with Dane County Hwy on access. Will need to use TDRs for this, would possibly score high as soil is not the best and near other homes. Bill to check back at a later date.

Elliott along with Bill excused from Commission

Candidates for Plan Commission positions

Commissioners asked questions of both candidates. Bill still learning, takes a long time lots to take it all in but likes it. Economy will guide how the town will grow and issues for the future.

Elliott – Even though Steve Resan and Elliott see things differently he still went to his house and encouraged him to join the Commission, shows he can work well with people he doesn't always agree with. Springfield needs to do more to control sprawl.

Both Elliott and Bill returned to the Commission

Motion (Pulvermacher/Long) to approve Bill Acker for a 3 year term as a commissioner. Motion carried, 5 – 0 with Bill abstaining.

Motion (Laufenberg/Acker) to approve Elliott Long for a 3 year term as a commissioner. Motion carried, 5 – 0 with Elliott abstaining.

Communications/Announcements

Elliott mentioned General Engineering was at the last board meeting to review their administration roll with the Town if we opt-out of Dane County Zoning. They also do building inspections besides zoning. Elliott left at the same time and when outside they said the prices are being held at the same price as Dane County for now.

The nutrient concentration system for the digester passed the County Board this will make the water clearer and clean enough to drink. City of Middleton will be using this water but less trucking on our roads.

Annual Meeting is at 7 p.m. on Tuesday, April 18th as well as a retirement send off for Mark Grosse.

Adjourn

Motion (Koci/Pulvermacher) to adjourn at 10:10 p.m. Motion carried, 6 - 0.