

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, June 5, 2017, 6:30 P.M.

Call to Order, Roll Call, Pledge of Allegiance

The Plan Commission meeting was called to order at 6:30 p.m. by Chair Jeff Endres. Present were: Ron Koci, Scott Laufenberg, Jim Pulvermacher, Steve Resan and Bill Acker and Deputy Clerk/Treasurer Jan Barman. Others present: Donald Esser, Anne Alessi, Vern Acker, Jacek & Rose VanSusteren Cianciara, Tom & Carol Hellenbrand, Tim Roehl, Nathan Wagner, Ivan Hellenbrand, David Gusick and Daniel Lindstrom (Vierbicher). 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 May 1, 2017 Meeting

Motion (Pulvermacher/Koci) to approve the May 1, 2017 Plan Commission meeting minutes. Motion carried, 5 – 0. Bill Acker arrived

Public Comment Time: None

Donald Esser, 6600 Kopp Rd, rezone and CSM for 5.04 acres from A-1Ex to RH-2 to create a home site.

Don Esser returned with an updated CSM and a driveway access. MSA did not have time to comment but will have comments for the board meeting, if the commission approves this request. The access will not affect the single purpose road and the need to bring up to code. Will need to have an engineered driveway plan when the time comes to build because of the topography, there will not be a remnant parcel. Road Patrolman Ripp would like the driveway more to the east.

Motion (Koci/Laufenberg) to approve the rezone and CSM for 5.04 acres to RH-2, contingent upon MSA's comments. Motion carried, 6 – 0.

Jacek & Rosemary Cianciara, 7313 Clover Hill Dr, Sec 16 request to split the 3.46 ac lot into 2 lots for a future homesite.

Vern Acker has been working with Cianciaras on this request. The current home would retain 1.92 ac and the new lot would be 1.50 ac and includes the 2 car garage that is on this property currently. Tom Hellenbrand asked if the house would be in the back of the lot as water sits in his yard now which is the front of this property and not an ideal spot to build a home. The Cianciaras agreed it would have to be in the back of the lot near the garage. The septic is near the garage also. Jan to check if a TDR is needed for this split as the comp plan now includes verbiage on TDR's.

Motion (Laufenberg/Koci) approve CSM (update with new acreage, 3.46 vs 3.42), shared driveway easement agreement is required, septic location on CSM and to check if TDR is necessary. Motion carried, 6 – 0.

Ivan & Beth Hellenbrand, 7456 Kick-A-Boo Rd, Sec 17, separate farmhouse from buildings .69 acre.

The town requires an acre lot for farmhouses and Ivan was asking if that could be waived. The commission said an acre is the requirement (doesn't include ROW). Will need a shared driveway easement agreement. Suggested Ivan have a first right of refusal.

Greenbriar Road, LLC subdivision plat concept plan, Greenbriar Road, Sec. 35, 38 acres. The owner would like to subdivide this parcel into 18 lots. Dan from Vierbicher recapped the prior information.

The lots would average 1.8 acres (4 are under .70 acre). This parcel has woods and steep slopes, so the lots will need a building envelope, storm water management plan, will have walking trails. This parcel is in the Town's Ag Preservation Area also in Area C of the Middleton Boundary Agreement. The Comp Plan would have to be amended to include this for development as well as amending our agreement with City of Middleton.

According to the realtor this would be a good fit because of the other subdivisions in the area, but this parcel is within 1320' of an active non-metallic mineral extraction site and our TDR policies & procedures are not favorable for super receiving area next to a quarry. If TDR's are required would need 2-4 development rights, agricultural conservation easements would be required. Will have private septic and wells. Greenspace, preservation of natural forest area/isolated buffer, this forest area can be held in common to preserve this natural resource. The applicant prefers not to have easements on a portion of their property. Deed restriction will include that there is an active quarry next to the development.

Jim – This road is heavily traveled and has many issues at this time, the town receives many complaints from residents in this area on both the traffic and the blasting with the quarry. Concern about the access point.

Jeff – steepness – clear cut. Ag preservation area not ag transition, if TDR is needed not sure on how this will score.

Jim – This property has many challenges and would like to have a joint Commission and Board meeting to discuss the quarry, Area B, amend plan, lot sizes, etc.

Jeff- Guidance on how to move forward is needed from Chair Hoffman. The applicant has had 4 discussion times but has not asked for action nor paid any fees for such at this time. Jeff will check with Don on the next step.

Steve – If this is approved, it would be setting a precedent going forward.

Dan (Vierbicher) – Town could append the map, text amendment instead of amending whole plan.

Tim Roehl does not want to do TDR's as where would you get them from, Jeff said there are potential sellers and the town is working on setting up our TDR program and procedures. On July 3rd, the plan commission and board along with our professionals will be meeting for this purpose.

Jan will check with Chair Hoffman on the fee amount for amending the comp plan.

Jeff – may be too many lots, building area is limited, drainage thru lots, would like trail to connect with the road.

Dan – Will have on site detention ponds because of drainage.

Jim – small lot sizes, joint alternate septic plan.

Time frame discussed – August Plan Commission meeting with comp plan amendments for action and TDR issue. Then 2 weeks later to board. October for preliminary plat and rezone to commission and 2

weeks later to the town board. This is if the commission recommends approval to the Town Board it will move forward in this time frame.

Ron- definitely a challenge to make this fit into the town plan.

Jim – Atty Hazelbaker may have a conflict of interest in this request and the town will need to seek other council.

Bill – Gave us the history of this land as this was his grandparents’ property and now has numerous owners.

Jeff reminded us that the commissioners’ job is to carry out the comp plan.

Plan Commission Applicant Interview

Nate Wagner was interviewed for the open commission position. **Motion (Koci/Laufenberg) to recommend Nate Wagner be appointed to the Plan Commission. Motion carried, 6 – 0.**

Adjourn

Motion (Resan/Laufenberg) to adjourn at 9:15 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer