

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – May 13, 2024 @ 6:30 p.m.

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

Chair Jeff Endres called the meeting to order at 6:30 p.m. Roll call shows Chair Jeff Endres, Commissioners Ashley Ballweg, Jan Barman, Linda Swann, Richard Weiland, Ron Wolfe, and Matt Wright present.

Among those also present were Town Board Chair Dave Laufenberg, and Supervisors Dan Dresen, Art Meinholz, and Leon Zinck III; Town Attorney Mark Hazelbaker, Clerk-Treasurer Dianah Fayas, Chuck Schaeffer, Jacob Jankowski, Josh Jankowski, Jeff Helt, David Helt, Rick Kaltenberg, Wally Jankowski, Rordan Jankowski, Vern Acker, Scott Anderson, Randy & Laura Meffert, Tom Zimmer, Dale Karls, Juanita Wagner, Bill Wagner, Jim Pulvermacher, Tom Pulvermacher, Darin & Kristina Ripp, Dan Benkort, Brian Breunig, Brad Fregien, Sandy & BJ Bethke, Pat Buechner, Jacob Bjork Jacob Jay Olson, Tyler Jankoswki, Denise & Duane Nolden, Bruce Hollar, Matt & Alana Uebersetzig, Brad Meinholz, Andrea & Forrest Farrell, John Acker, Steve & Renee Ripp.

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: April 8, 2024

Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to approve minutes. Motion carried, 7-0.

5. DESIGN REVIEW, BREUNIG LAWN CARE, PARCEL 0808-092-0725-0, DARLIN DR.

The proposal is for a new wood-framed, steel-sided building that will serve as a shop for a lawn and landscape service, and parking for staff and equipment. Equipment will be staged and worked on at the site, with some trucks and open trailers left outside, but no stockpiles of material or supplies stored outside. No lawn chemicals will be stored on-site, and no fencing is proposed.

Motion by Commissioner Wright, seconded by Commissioner Barman to table until the applicant comes back with a submittal that addresses MSA's action items*. Motion carried, 7-0.

* MSA Action Items

- Proposed North, South and West Sidewalls of building appear to lack varying architectural features that may be desired as indicated by 9.02 Design Standards (3) Building Design. However, there are various shrub plantings planned along the South and West walls. There are no plantings planned along the north wall where Applicant indicates an area for future expansion. Town is to determine if proposed building concept contributes to the desired character and Image of the Town.
- Provide copies of any approved Dane County and Wisconsin DNR permits required for the project.
- Applicant is to provide documentation on permit approvals from the County and/or State as required for any proposed sanitary sewer and water main facilities.
- Indicate proposed location and layout of Basin Overflow on Plans. (Minimum Length) Unable to tell exact location and length given elevation of 1007.50 proposed with 1 FT contours.
- Current intent for proposed contours/swale along East and Northeast side of parking appears to be to capture all runoff along that side of the proposed parking lot and route it into the proposed Bioretention Swale. Verify with spot grades that proposed swale will be contained. Current contours appear to have a large flat area between swale proposed elevation swale contour 1008 and existing 1008 contour to northeast.
- Proposed future addition to parking lot infringes on swale leading to Bioretention Basin. Applicant is to indicate how drainage will be maintained with addition to parking lot.
- Verify that downstream outlet of proposed 6" draintile will daylight in ditch. Proposed invert of 1004.00 doesn't appear to match existing 1004.00 contour

- Applicant to submit Stormwater Management Report for review once available.
- Applicant is to submit Long Term Maintenance Agreement for review once available.
- Parking stalls calculations not provided and no handicap stall shown.
- Provide exterior lighting plan.

6. PUBLIC HEARINGS:

Motion by Commissioner Wright, seconded by Commissioner Wolfe to recess the regular meeting and go into Public Hearing. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wolfe AYE, Wright AYE.

Motion carried.

- a. REZONE FROM C-2 TO COM FOR CONCRETE PROCESSING FACILITY & A CUP FOR A STORAGE YARD FOR ADVANCED CONCRETE, DARLIN DRIVE, PARCEL #S: 0808-092-2003-0, 0808-092-0564-0, & 0808-092-0595-0

The applicant provided updates to the façade as requested by the Plan Commission, adding wainscotting, overhangs on doors and windows, and three options for landscaping/wall décor. An attendee that asked about an increase in the number of trucks was informed that based on prolonged observation of the proposed area and commercial center, the six redi-mix trucks making perhaps six deliveries a day, the one semi with supplies and two dump trucks making rounds throughout the day represented an approximate 8% increase to traffic on Darlin Drive, with most going to Highway 19. The applicant also noted another commercial center company's 10-15 heavy trucks make approximately 100 trips per day. A nearby resident stated he'd learned from information the zoning administrator provided, that there was no high capacity well, saw the proposed hours of operation, and questioned the building &/or tower height under current Legacy zoning and required Town zoning. The adequacy of public notification was questioned, and a resident commented they felt the proposed project doesn't fit in with the rest of the businesses in the commercial center. The applicant noted Saturday work is rare and rarely past noon; the proposed start time is consistent with other businesses in the area; the plan was designed to set the building as low as possible to minimize height; and, materials are delivered "just in time" to minimize stock piles.

- b. REZONE FROM A-1EX TO SFR FOR RESIDENTIAL LOT LINE ADJUSTMENT, PARCEL 0808-203-8610-9 & 0808-203-8500-2, 7625 RILES RD.

The applicant is applying for a lot line adjustment to gain legal access to the accessory building that is currently landlocked.

- c. CUP FOR PLUMBING IN AN ACCESSORY BUILDING AND REZONE FROM R-1A TO SFR, 4904 CHAMPIONS RUN

The applicant is requesting to build a pool house with plumbing fixtures; a neighbor in attendance voiced support.

- d. REZONE FROM AG TO SFR FOR TWO NEW RESIDENTIAL LOTS, PARCEL 0808-091-9960-0, LODI-SPRINGFIELD RD.

A neighbor noted that while the current application is for two 2.5-acre lots on Lodi-Springfield Road, the original real estate listing said five new home lots and asked if that was the future plan. The applicant representative indicated there are no specific plans for future development at this time. It was noted that some of the lowest points will require a lot of fill.

Motion by Commissioner Barman, seconded by Commissioner Wolfe to close the public hearing and return to the regular meeting. Roll call vote: Ballweg AYE, Barman AYE, Endres AYE, Swann AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

7. CSM, REZONE, CUP & DESIGN REVIEW: ADVANCED CONCRETE, PARCELS 0808-092: -2003-0, -0564-0, & -0595-0, DARLIN DR.

Motion by Commissioner Wright, seconded by Commissioner Swann to approve the CSM for Advanced Concrete, Darlin Drive, Parcels 0808-092-2003-0, -0564-0, and -0595-0; the rezone to COM; the Conditional Use Permit; the Design Review with the May 13th submittal updates in response to the Plan Commission's requests; Option #2 of the landscaping/wall décor options; and, operating hours of Monday-Friday 5 a.m. to 6 p.m. and Saturdays from 5 a.m. to 12 p.m., with occasional early start by request to town and notification to neighbors within 1,500', which will be reassessed if occurring too frequently. Motion carried, 7-0.

8. CSM & REZONE FROM A-1EX TO SFR FOR RESIDENTIAL LOT LINE ADJUSTMENT, PARCELS 0808-203-8610-9 & 0808-203-8500-2, 7625 RILES RD.

Motion by Commissioner Barman, seconded by Commissioner Wright to approve the CSM and rezone from A-1EX to AG and SFR for a lot line adjustment for 0808-203-8610-9 & 0808-203-8500-2 for 7625 Riles Road. Motion carried, 7-0.

9. CUP AND REZONE TO SFR, 4904 CHAMPIONS RUN
Motion by Commissioner Swann, seconded by Commissioner Wright to grant the CUP and rezone to SFR for 4904 Champion's Run. Motion carried, 7-0.
10. CSM & REZONE FROM AG TO SFR FOR TWO NEW RESIDENTIAL LOTS, PARCEL 0808-091-9960-0, LODI-SPRINGFIELD RD.
Motion by Commissioner Wright, seconded by Commissioner Wolfe to table for a topographical map of the area including building footprint, site layout, finished floor elevation and roof height of house. Motion carried, 7-0.

Commissioner Weiland excused himself for the remainder of the meeting.

11. DISCUSSION: LOT 8, SPRINGFIELD CORNERS. GENERAL WAREHOUSING, EQUIPMENT MAINTENANCE, WITH OUTDOOR STORAGE OF TRAILERS, VEHICLES, AND EQUIPMENT IN FENCED/SCREENED YARD.
The applicant representative wasn't able to provide specifics about the proposed use of the lot; commissioners emphasized that demolition debris and scrap are not allowed to be stored outside.
12. OLD/UNFINISHED BUSINESS
13. COMMUNICATIONS/ANNOUNCEMENTS
14. ADJOURN
Motion by Commissioner Wolfe, seconded by Commissioner Ballweg to adjourn the meeting at 8:13 p.m. Motion carried, 7-0.