**SPRINGFIELD PLAN COMMISSION**

**Meeting Minutes - November 12, 2018 @ 7:30 p.m.**

**Springfield Townhall, 6157 CTH P, Dane, WI**

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 Endres, Commissioners Acker, Wagner, Resan, Wolfe, and Beglinger present, as well as Sup. Pulvermacher.

Also present were Clerk-Treasurer Fayas, Earl Meinholz, John Acker and Pam McSherry.

The Pledge of Allegiance was recited.

1. 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.

1. PUBLIC COMMENT TIME – None.
2. APPROVAL OF PREVIOUS MINUTES: Oct. 1, 2018

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to approve the minutes. Motion carried, 7-0.**

1. DISCUSSION ONLY:
   1. DON MARTY LOT REVISION

Mr. Earl Meinholz, representing Mr. Marty, wants to revise the lots created January 2018 with CSM #14724 (Parcels 0808-282-9335-0, Lot 1; 0808-282-9370-0, Lot 2; & 0808-282-9081-0) and wanted the Commission’s opinion before having a new CSM created. The proposal increases the size of both lots, extending them farther west. The Commission didn’t have any objections at this time.

* 1. JOHN L. ACKER CONCEPT PLAN—4 LOT CSM

Mr. Acker is exploring the creation of new lots on Parcel 0808-091-9885-0. A preliminary concept map showed four new lots varying in size from 2.69 to 5.89 acres. Mr. Acker indicated he has 5 splits remaining; Lot 2 of CSM 14722 used a split in February 2018, but Lot 1 of CSM 1511 was created prior to 1979. The Plan Commission noted that because a subdivision plat is required to create five new lots in five years, Mr. Acker will either have to reduce the number of proposed lots on this CSM to three or less, or do a plat instead. Commissioners recommended reducing lot sizes, but didn’t anticipate any problems with project approval.

1. OLD BUSINESS
   1. MODEL DEVELOPMENT AGREEMENTS

The Town attorney and the Wisconsin Towns Association have provided template Developer Agreements that the Plan Commission will review, along with previous agreements the Town has entered into. The Plan Commission directed staff to review the agreements and provide a synopsis as to content and provide copies to the Commission.

1. COMMUNICATIONS/ANNOUNCEMENTS

Sup. Pulvermacher pointed out that a road agreement was discussed with Hellenbrand Brothers Excavating, but it wasn’t included as a condition of approval in the final rezone and CUP approval. It was also noted that the rezones were conditional on a building permit being issued for an excavating business within one year. The Commission would like this added to the agendas under Old Business so it doesn’t get forgotten about.

1. ADJOURN

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to adjourn the meeting at 8:25 p.m. Motion carried, 7-0.**