

SPRINGFIELD PLAN COMMISSION MEETING MINUTES
MONDAY, APRIL 9, 2018 @ 7:30 P.M.
SPRINGFIELD TOWN HALL, 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 Commissioners Acker, Wagner, and Resan present, as well as Sup. Pulvermacher.

Also present were Clerk-Treasurer Fayas, Deputy Clerk-Treasurer Barman, Zoning Administrator representative Kory Anderson, Donald Hoffman, Will Hensen, Todd Violante, Donald Esser, Anne Alessi, Kate and Mike Hetzer, Dan Nemke, Scott Gussick and other unidentified audience members.

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. APPROVAL OF MINUTES FROM MARCH 12, 2018 PLAN COMMISSION MEETING

Motion by Sup. Pulvermacher, seconded by Commissioner Acker to approve with one correction. On Page 3, it says, "Jim Pulvermacher left the room..." I'd like to add, "for a phone call." Motion carried, 5-0.

4. PUBLIC COMMENT TIME – None.

5. SPRINGFIELD CLEAN WATER PROCESS BUILDING, DYNAMICS CONCEPTS LLC, SCOTT GUSSICK, AGENT

a. REZONE APPLICATION FROM AB TO AE

The Plan Commission discussed and heard from various stake holders, whether a rezone from Legacy Zoning to Town Zoning was required and whether the proposed building was considered a new principal use which would necessitate a rezone. The Town attorney advised the Commission by way of correspondence that interpretation of the ordinance should reside with the Zoning Administrator. The Town zoning administrator representative interpreted the ordinance to mean that a Land Use Permit was all that was required. The existing CUP was discussed, as was the zoning district that would be most appropriate if a rezone was required.

Motion by Sup. Pulvermacher, seconded by Commissioner Resan to allow the Clearwater System to be installed under the current zoning and CUP process. Motion carried, 5-0.

b. DESIGN REVIEW APPLICATION (DIGESTER SITE)

The applicant is still awaiting approval of the Chapter 30 permit and will need to have the dates on their erosion control permit updated.

Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to grant the request for the design review for the manure digester, noting the April 6, 2018 comments by MSA, that they can move forward with the construction of the building but they must have MSA's comments and recommendations addressed before the discharge storm pipe can be installed into the outfall basin. Motion carried, 5-0.

6. DUANE EHLKE, 5657 DAHMEN DR, SEC 15 – REZONE FROM LEGACY TO TOWN FOR GARAGE HEIGHT & SQ. FT. INCREASE

Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to table this until later in the meeting as Mr. Ehlke is not in attendance. Motion carried, 5-0.

7. DISCUSSION ONLY: REQUEST FOR TDR EXEMPTION: MIKE "BUZZ" & KATE HETZER – 6808 KOPP RD.

The Commission received a request and were given background information from the Hetzers to waive the TDR requirement as the property in question was part of the Residential Set Aside program in 1976. The Commission informed the Hetzers that the adoption/implementation of county zoning in 1979 eliminated previous designations and programs; a development right is necessary for the lot to be further divided.

8. DISCUSSION ONLY: DIVIDE 5.01 ACRES ZONED RH-2: DON ESSER, KOPP RD.
Mr. Esser is proposing to split his 5 acre parcel into two 2.5 acre lots and came before the Plan Commission to explore the feasibility of that being approved. Sup. Pulvermacher recommended a shared driveway agreement for the two lots. The Commission didn't foresee any reason the project could not move forward if Mr. Esser so chose.
9. DRAFT DEED NOTICE FOR ALL CSMS
Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to approve the Draft Deed Notice version 2 as a template to be used by landowners for all CSMS. Motion carried, 5-0.
10. TDR PROGRAM DISCUSSION – TABLED FROM 3-12-18 MEETING
 - a. PROGRAM UPDATE
 - b. SUPER SENDING/RECEIVING CRITERIA & ALTERNATIVE EVIDENCE
 - c. LOT SIZE & DEVELOPMENT RIGHTS: 3 ACRES VS 5 ACRES
 - d. TDR VARIANCE REQUESTS PROCEDURAL & CRITERIA GUIDELINES
 - e. RECOMMENDATION OF TDR REVISIONS BY TDR ADMINISTRATOR/TOWN PLANNER MARK ROFFERSTDR Administrator Mark Roffers led the discussion, taking the Commission page by page through the TDR Program Rules & Procedures changes being proposed. Proposed changes include adding an amendment or waiver process, accepting alternative soil evaluation methods and scoring criteria, alternative &/or additional Super Sending or Super Receiving scoring criteria to preserve Town borders, etc. Sup. Pulvermacher excused himself for a three minute phone call at 8:57 and rejoined the discussion still in progress. The Plan Commission would like the 40 acre sending parcel where a development right is coming from noted individually amongst the farm acreage.
6. DUANE EHLKE, 5657 DAHMEN DR, SEC 15 – REZONE FROM LEGACY TO TOWN FOR GARAGE HEIGHT & SQ. FT. INCREASE
Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to approve the rezone from R-1 Legacy Zoning to SFR Town Zoning contingent upon adoption of Town Zoning Amendment #1 by the six opt out towns. Motion carried, 5-0.
11. COMMUNICATIONS/ANNOUNCEMENTS
Plan Commission Chair Endres recognized Deputy Clerk-Treasurer Barman for her many years of service to the Town and the Plan Commission, noting the extent of her knowledge and capabilities.
12. ADJOURN
Motion by Sup. Pulvermacher, seconded by Commissioner Acker to adjourn the meeting at 9:40 p.m. Motion carried, 5-0.