

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - January 6, 2020 @ 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 Jeff Endres, Commissioners Bill Acker, Steve Beglinger, Nate Wagner, Ron Wolfe, and Matt Wright present, as well as Town Board Chairman Jim Pulvermacher.

Also present was Clerk-Treasurer Fayas and resident Dan Fargen.

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. PUBLIC COMMENT TIME – None.

4. APPROVAL OF PREVIOUS MINUTES: DECEMBER 2, 2019

**Motion by Mr. Pulvermacher seconded by Commissioner Wolfe to approve minutes as presented. Motion carried, 7-0.**

5. DISCUSSION: REZONE FROM R-1 LEGACY TO MFR TOWN ZONING: 7130 HWY. K NON-CONFORMING DUPLEX

The prospective applicant explained the house is a duplex and has been rented out as such since at least the 1960s. He would like to have the property rezoned to reflect the multi-family status. Commissioners noted non-conforming setbacks and were informed that although common ownership may be helpful in resolving setback and lot line encroachment issues, a new well on the neighboring lot limits how the lot lines could be reconfigured to gain compliance with current setbacks. No remedies were suggested.

6. SPLIT A LOT IN A SUBDIVISION CREATED BY CSM: 7225 CLOVER HILL DR.

Mr. Fargen would like to divide a 2.8 acre lot on Clover Hill Drive. The Town's TDR program does not require a transferred development right for division of a lot in a platted subdivision that was recorded as of Jan. 1, 1995, and that would be permitted to be divided without variance as it was zoned on Jan. 1, 2018. The parcel in question was created via CSM; because it is surrounded by platted lots that could potentially be divided without a transferred development right, Mr. Fargen is asking for clarification and/or a policy change to include lots created by CSM and surrounded by platted subdivision. The Commission noted the lot is not large enough to create two lots that meet the minimum lot sizes for SFR zoning.

**Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to put on for discussion and action at the February meeting. Motion carried, 7-0.**

7. 2020 PLAN COMMISSION APPOINTMENTS (INCUMBENTS: COMMISSIONERS ACKER AND WAGNER) – REVIEW APPLICANTS AND SCHEDULE INTERVIEWS

Staff was directed to schedule and add Plan Commission applicant interviews to the February agenda.

8. OLD BUSINESS

a. JAR STORAGE

The Commission reviewed the information that has been compiled. The Town does not want to allow outdoor storage and the Town attorney advises we cannot require updates or changes to buildings. Environmental health is following up on the storm drain. The Plan Commission would like to review the list of allowed uses for the property they deemed permissible at the location; this list will be used to formulate updated deed restrictions for the property as a rezone requirement. The Commission would like to limit the number of employees allowed to operate out of the property, limiting either the number of employees any one tenant can have, or the number of employees total amongst all tenants.

b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

A typo was noted and more time was desired for review and discussion. Staff was directed to add this item to the next agenda.

c. HELLENBRAND BROS. EXCAVATING: DISCUSS ROAD AGREEMENT

Commissioners reviewed the draft agreement and would like to have a specific route included. Once added, it can be sent to legal counsel for review.

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the draft agreement and send to the town attorney to review and send to the Town Board for action.**

d. TDR SENDING AREA REQUIREMENTS—3<sup>RD</sup> PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS

9. COMMUNICATIONS/ANNOUNCEMENTS

Mr. Pulvermacher met with representatives from Yahara and concerned residents to discuss the issues of contention surrounding operation of the quarry and see if a resolution could be reached outside of a court room.

10. ADJOURN

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to adjourn the meeting at 9:12 p.m. Motion carried, 7-0.**