

SPRINGFIELD PLAN COMMISSION
Meeting Minutes – December 12, 2022 @ 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 Bill Acker, Jan Barman, Pamela Krill, Richard Weiland, Ron Wolfe, and Matt Wright present.

Also present were Town Chairman James Pulvermacher, Clerk-Treasurer Dianah Fayas, Town Planner and TDR Program Administrator Mark Roffers, Roger Ripp, Brad and Kelly Meinholz, Ken Meinholz, Travis Noltner, Dan Noltner, Derek and Chelsea Ripp, Jon de Fiebre, Pat Buechner, Sam Acker, Jake Niesen, and Ann Schuetz.

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: Joint meeting minutes of Nov. 14, 2022

One addition was noted: Jim Pulvermacher suggested reducing the Plan Commission from 7 members to 5.

Motion by Commissioner Wolfe, seconded by Commissioner Barman to approve the minutes with addition of comment from Jim Pulvermacher recommending a reduction in Plan Commission size. Motion carried, 7-0.

5. PUBLIC HEARING: CSM & REZONE: 5628 WHIPPOORWILL RD.

Motion by Commissioner Krill, seconded by Commissioner Wolfe to recess the regular meeting & go into a public hearing.

Roll call vote: Acker AYE, Barman AYE, Endres AYE, Krill AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

The applicants would like to separate the farm house and buildings from the acreage, on a five-and-a-half-acre lot and create a second parcel just over five acres with a development right for a future home site. Parcel sizes were kept just over five acres to accommodate five farm animal units on each of the parcels with room left for any future right of way type issues that may impact overall acreage per lot. The applicant explained the proposed unique lot lines follow the contour and farming practices of the land, noting two and a half acres which contain the farmhouse and buildings, will be coming out of CRP.

Motion by Commissioner Wolfe, seconded by Commissioner Barman to come out of the Public Hearing.

Roll call vote: Acker AYE, Barman AYE, Endres AYE, Krill AYE, Weiland AYE, Wolfe AYE, Wright AYE. Motion carried.

6. CSM & REZONE: 5628 WHIPPOORWILL RD.

The Plan Commission had no objection to separating the farmhouse and buildings from the acreage, but would like to see the property before recommending approval of Lot #2, the vacant lot; a site visit was scheduled for Jan 7, 2022 at 10:00 a.m. to view the site of proposed Lot 2.

Motion by Commissioner Barman, seconded by Commissioner Wolfe to approve the CSM and rezone to AG of Lot 1 to include existing buildings as depicted on the CSM. Motion carried, 7-0.

7. DISCUSSION: 0808-092-0626-0 LOT 6, DARLIN DR. PROJECT PROPOSAL

The applicant is proposing four buildings of indoor storage, with a main access on Darlin Drive and a secondary emergency access. Chairperson Endres noted Springfield likes to break up monotone buildings with wainscoting and would like to see 2-3' eaves on the building. Applicants were cautioned to ensure the building can handle the snow load, and that the lot can hold all of its own snow.

8. DEVELOPMENT RIGHTS IN RURAL NEIGHBORHOOD AREAS

Commissioner Acker stepped off the Commission for the discussion and any action.

Town board Chairperson Pulvermacher explained to the Plan Commission that the town board didn't want to waive splits for the Acker family project, but rather, perhaps consider increasing the split ratio eligibility for Rural Neighborhood Areas (RNA). TDR Administrator and Town Planner Mark Roffers noted a community he works with had a ration as high as 8:1 for RNA-type areas. Petitioners for the discussion/request/determination, owners of a historically planned RNA parcel ("Petitioners") contend development rights shouldn't be required if a parcel was planned as RNA before the TDR program was formally initiated upon the Town's exit from Dane County zoning in 2018. Petitioners put forth a number of additional arguments and requests, referencing the Town attorney's comments from a previous meeting; demanding the Town make unknown, specific, development rights' ownership information available to TDR program candidates; arguing for changes to the TDR programs' "Super" premise; predicting that the TDR program will eliminate any future subdivisions; and, arguing the TDR program took away from RNA property owners because now splits are needed for every parcel created.

Motion by Commissioner Barman, seconded by Commissioner Wolfe to amend the project's Receiving Score Worksheet for Type 1 TDRs, #18 regarding on-site waste treatment systems as mound systems are now considered conventional. Motion carried, 6-0.

Motion by Chairperson Endres, seconded by Commissioner Barman to increase the split ratio to a 7:1 maximum for all future development in gold* from this time on. Motion carried, 4-2.

*Gold as depicted for Rural Neighborhood Area on the Comp Plan's Future Land Use map.

Commissioner Acker stepped back on the commission.

9. OLD BUSINESS

- a. ~~CUP & REZONE, 6143 LODI SPRINGFIELD RD.~~

10. COMMUNICATIONS/ANNOUNCEMENTS

11. ADJOURN

Motion by Commissioner Weiland, seconded by Commissioner Wolfe to adjourn the meeting at 8:38 p.m. Motion carried, 7-0.