

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - February 4, 2019 @ 7:30 p.m.
Springfield Townhall, 6157 CTH P, Dane, WI

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

The meeting was called to order at 7:30 p.m. Roll call shows Commissioners Beglinger, Resan, Wagner and Wolfe present, as well as Sup. Pulvermacher. Chair Endres and Commissioner Acker not present.

Also present was Clerk-Treasurer Fayas, Wilfred Hensen and Jackie and Mike Ayers.

Motion by Commissioner Wagner, seconded by Commissioner Beglinger to nominate Sup. Pulvermacher to act as Chair for the meeting. Motion passed, 4-0; Sup. Pulvermacher abstained.

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: January 7, 2019

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to approve minutes. Motion carried, 5-0.

5. DISCUSSION: AYERS SITE VISIT, 7793 COUNTY HIGHWAY K (APPROX. ADDRESS)

This is a challenging parcel with severe slopes. Commissioners recommended acquiring additional land to the east. It would appear an engineered driveway and site plan are necessary for development at this location, with the County authorizing/issuing road access; the Plan Commission would not be opposed to this as a home site as long as slopes do not exceed 12%.

6. TDR SENDING AREA REQUIREMENTS – HENSEN BROS. DAIRY INC. (HENSEN/MALY TDR)

Cont. below
Motion by Commissioner Wolfe, seconded by Commissioner Resan to table this item until later in the agenda. Motion carried, 5-0.

7. REVIEW/RECOMMENDATION: PUBLIC FACILITIES NEEDS ASSESSMENT

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to accept the Public Facilities Needs Assessment as presented and recommend adoption to the Town Board. Motion carried, 5-0.

Motion by Sup. Pulvermacher, seconded by Commissioner Beglinger to recommend to the Town Board that any resultant fee apply to all new residential lots created, not just subdivision lots. Motion carried, 5-0.

Motion by Commissioner Beglinger, supported by Commissioner Wolfe to recommend to the Town Board to start looking for land to acquire for a park. Motion carried, 5-0.

At 8:15 p.m., Chair Endres arrived and Chaired the remainder of the meeting.

6. TDR SENDING AREA REQUIREMENTS – HENSEN BROS. DAIRY INC. (HENSEN/MALY TDR)

Cont. from above
TDR participant Will Hensen inquired about restrictions on TDR sending parcels, specifically whether the Plan Commission would recommend a deed restriction or conservation easement be placed on his proposed sending lots. If the Plan Commission prefers a conservation easement, can an “out clause” be included whereby if certain conditions occur in the future that make farming the sending area impractical, the conservation easement could be altered/voided.

The Plan Commission reaffirmed their preference of a conservation easement but are open to modification clauses and conditions.

Motion by Chair Endres, seconded by Sup. Pulvermacher to contact Town Planner Mark Roffers and Jim Welsh to discuss 3rd party consent and “unlock triggers.” Motion carried, 6-0.

8. REVIEW/RECOMMENDATION: LAND DIVISION ORDINANCE AMENDMENT

Town Planner Mark Roffers prepared an amendment to the Town’s Land Division ordinance, Chapter 6 of the Town Code that replaces an invalidated “park and open space fee”; addresses changes in the law that impact “surety requirements for roads and other public facilities” and recording deadlines; and implements recommendations of the Town’s Comprehensive Plan.

Motion by Sup. Pulvermacher, seconded by Commissioner Beglinger to recommend adoption of the amendment as presented. Motion carried, 6-0.

9. REVIEW/RECOMMENDATION: COMP PLAN AMENDMENTS

Motion by Sup. Pulvermacher, seconded by Commissioner Resan to table until the next meeting. Motion carried, 6-0.

10. UPCOMING TERM EXPIRATIONS/APPOINTMENTS – COMMISSIONERS ENDRES AND RESAN

Commissioner Resan notified the Commission that he plans to move out of the Town in late summer; the Commission encouraged him to apply for reappointment to serve on the Plan Commission until he relocates.

11. OLD BUSINESS

a. UPDATES

b. PENDING

i. MODEL DEVELOPMENT AGREEMENTS

ii. HELLENBRAND BROS. EXCAVATING: BUILDING PERMIT TO BE ISSUED BY 10/16/19; DISCUSS ROAD AGREEMENT

12. COMMUNICATIONS/ANNOUNCEMENTS

13. ADJOURN

Motion by Sup. Pulvermacher, seconded by Commissioner Resan to adjourn the meeting at 9:05 p.m. Motion carried, 6-0.