

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - March 2, 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, Tyler Jankowski, Dan Fargen and Pat Buechner.

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: February 3, 2020 & February 15, 2020 Site Visit

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to approve the minutes as presented. Motion carried, 6-0; Commissioner Acker abstained.

5. PUBLIC HEARING MOVE TO RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to recess the meeting and enter into a public hearing for the Jankowski property.

Roll call vote: Wolfe AYE, Wagner AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

REZONE FROM A1-EX LEGACY TO SFR TOWN ZONING: JANKOWSKI, 7555 RILES RD.

The applicant explained he was denied a land use permit for an ag building, so needs to rezone to accommodate a taller building and garage doors. He does not intend to use the new building for commercial purposes and notes it will be built to compliance with all zoning and building codes. It was noted that his one-acre lot should never have been zoned A1-EX; rezoning to SFR is much more appropriate.

MOVE TO CLOSE PUBLIC HEARING AND RE-ENTER REGULAR MEETING

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to come out of the public hearing and reenter the regular meeting.

Roll call vote: Wolfe AYE, Wagner AYE, Acker AYE, Pulvermacher AYE, Endres AYE, Beglinger AYE, Wright AYE. Motion carried.

6. REZONE FROM AI-EX LEGACY TO SFR TOWN ZONING: JANKOWSKI, 7555 RILES RD.

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to grant the rezone for Tyler Jankowski, noting the new application and cover letter dated 3-2-2020 and adding the standard right to farm language. Motion carried, 6-0; Mr. Pulvermacher abstained.

7. DISCUSSION: JIM GREIBER RE: DOUG MIDDLETON'S A-2 PROPERTY W/ CUP ON LODI-SPRINGFIELD RD.

No one was in attendance for this item.

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to table this item. Motion carried, 7-0.

8. DISCUSSION: KEVIN HEPPNER, 6863 WOODLAND DR.; CREATION OF RESIDENTIAL LOTS VIA TDR

Mr. Heppner owns two parcels, a twenty-two acre northern parcel and a forty acre southern parcel, neither of which have any development rights remaining. Mr. Heppner was advised to follow up with Town TDR Administrator to determine TDR receiving scores for the property.

9. FARM WORKER HOUSING

Commissioners discussed options for farm worker housing, noting it is allowed via CUP in AG districts. Commissioners discussed whether temporary homes should require the reservation of a split, how to tie the housing to a specific farm, and how long the CUPs should be issued for. Commissioners would like to reach out to town professionals for feedback and direction.

Motion by Commissioner Acker, seconded by Commissioner Wolfe to proceed with inquiring on what options are available for farm worker housing from the town's attorney and planner. Motion carried, 7-0.

10. OLD BUSINESS

a. JAR STORAGE

b. DESIGN REVIEW ORDINANCE REVIEW AND UPDATE

c. TDR SENDING AREA REQUIREMENTS—3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS

A motion to send TDR third party requirements to town professionals to get clarification and direction was made by Commissioner Beglinger, seconded by Commissioner Wright; after discussion, the motion and second were withdrawn. No vote on the motion or the topic was taken.

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

Motion by Chairperson Endres, seconded by Commissioner Beglinger to allow the splitting of lots created by CSM in the Clover Hill development off of Kickaboo Road, with the Amendment, Waiver and Modifications of the TDR program criteria on page 19 of the TDR Rules and Procedures dated 6-19-18, having been met. Motion carried, 6-1.

e. STEVE MARX, 5827 CTH P, JOE MEIER FARM

The town board will be viewing the land for potential purchase. Staff was directed to remove from old business.

f. SHORT TERM RENTAL ORDINANCE

Commissioners noted it was better to have the rules in place and not need them, or have them before they're needed.

Motion by Commissioner Beglinger, seconded by Commissioner Wolfe that the Plan Commission recommend to the town board to adopt the short-term rental ordinance. Motion carried, 5-0; Mr. Pulvermacher and Commissioner Acker abstained.

11. COMMUNICATIONS/ANNOUNCEMENTS

a. ROLE OF PUBLIC OFFICIALS, OBLIGATION TO REMAIN UNBIASED IN QUASI-JUDICIAL MATTERS, IDENTIFICATION OF QUASI-JUDICIAL MATTERS BY ATTORNEY ERIC LARSON

12. ADJOURN

Motion by Commissioner Beglinger, seconded by Commissioner Wright, to adjourn the meeting at 9:38 p.m. Motion carried, 7-0.