

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - Thursday, March 7, 2019 @ 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 Endres, Commissioners Acker, Resan, Wagner and Wolfe present, as well as Sup. Pulvermacher; Commissioner Beglinger was absent.

Also present was Clerk-Treasurer Fayas, Jessica Hermsen and Roger Sukowatey.

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: FEB. 2ND SITE VISIT & FEB. 4TH, 2019

Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to approve the Feb. 2nd site visit minutes and the Feb. 4th regular meeting minutes. Motion carried, 6-0.

5. DISCUSSION: BRABENDER TRUST, PARCEL 0808-301-8540-5 (APPROX. 7760 CTH K) HOME SITE.

This item was discussed at the March 4th Public Hearing during public comment time; no one was present to discuss this issue further with the Commission.

6. REZONES:

a. HERMSEN, PARCEL 0808-212-9200-0 (APPROX. 7416 RILES RD.); 5.93 ACRES FROM A2 TO SFR

This item was discussed at the Opt Out Towns meeting last night; Town zoning allows for accessory living quarters as long as it is connected, accessible internally, has a matching frost wall and systems are sized appropriately for the number of people occupying the home.

Motion by Sup. Pulvermacher, seconded by Commissioner Wolfe to grant the rezone for the Hermsens from A2 to SFR. Motion carried, 6-0.

b. REZONE & CSM: SUKOWATEY, PARCEL 0808-121-8501-0 (6446 HWY. 19); 19.35 ACRES FROM A-1EX TO AG & 5.01 ACRES FROM A-1EX TO RUC

Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to grant the rezone of both parcels from A-1EX to AG. Motion carried, 6-0.

c. REZONE & PRELIMINARY PLAT: HWY. 12 & 19, PARCEL 0808-064-8200-4; 37.2 ACRES FROM A-1EX TO SFR, COM AND NBR ZONING

Motion by Sup. Pulvermacher seconded by Commissioner Acker to table until the April Plan Commission meeting. Motion carried, 6-0.

7. TDR SENDING AREA REQUIREMENTS--3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS

Chair Endres talked to Laura at Dane County who thinks the County would be interested in acting as a third party for basic conservation easements and didn't think a delayed enactment clause would be a problem. She did caution it would take time to get all of the approvals from the County to move forward and also noted that the County would likely not actively monitor the ag conservation easement land. The Commission would like any such easement agreement to include language prohibiting the sale of the property by the County.

Motion by Commissioner Wagner, seconded by Commissioner Wolfe to continue to work with Dane County and Mark Roffers to develop a boiler plate Agricultural Conservation Agreement for the TDR program. Motion carried, 6-0.

8. REVIEW/RECOMMENDATION: COMP PLAN AMENDMENT

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

9. PLAN COMMISSION APPLICANT INTERVIEWS

The Town did not receive any new applicants. Commissioners Endres and Resan are both happy to serve again, although Commissioner Resan will be moving out of the Town towards the end of summer and will not be able to fulfill the entire term. Chair Endres directed staff to include the upcoming vacancy in the next newsletter.

Motion by Commissioner Acker, seconded by Commissioner Wolfe to accept the verbal applications of Jeff Endres and Steven Resan and recommend to the Town Board their reappointment to the Plan Commission. Motion carried, 4-0; Chair Endres and Commissioner Resan abstained.

10. CONTAINER UNITS

GEC requested direction from the Commission regarding a Land Use Permit application for placement of a container unit. The Commission advised that unusual applications such as this should be submitted to the Plan Commission for discussion with the applicant and Plan Commission approval before a Land Use Permit can be issued.

Motion by Commissioner Resan, seconded by Commissioner Wagner that all unusual Land Use Permit applications be considered and approved by the Plan Commission and Town Board before granting a permit. Motion carried, 6-0.

11. OLD/UNFINISHED BUSINESS

a. UPDATES

b. PENDING

i. Model Development Agreements

Motion by Sup. Pulvermacher, seconded by Commissioner Wolfe to send the Model Development Agreement the Plan Commission developed to Town Planner Mark Roffers for review against the Town Comp Plan and Land Division Ordinance. Motion carried, 6-0.

ii. Hellenbrand Bros. Excavating: building permit to be issued by 10/16/19; discuss road agreement

12. COMMUNICATIONS/ANNOUNCEMENTS

Chair Endres informed the Commission that the Yahara Pride Conference was held in DeForest earlier in the day, with 120 people in attendance.

13. ADJOURN

Motion by Sup. Pulvermacher, seconded by Commissioner Resan to adjourn the meeting at 9:00 p.m. Motion carried, 6-0.