

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - April 8, 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, Beglinger, Resan, Wagner and Wolfe present, as well as Chairman-elect Pulvermacher.

Also present was Clerk-Treasurer Fayas, Mike Slavish, Jerome Gilles, Brent Hellenbrand, Scott Rip, Jesse Miller, Laurie Pulvermacher, Don & Sarah Williamson, Bill Schlothaven, Roger Allen, Nancy Connor, Elizabeth Koehl, Bob Dreps, Bill Kluender, and Brian Witt.

The Pledge of Allegiance was recited.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETINGS LAWS AND PUBLIC HEARING NOTICE

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

Mike Slavish addressed the Commission on behalf of the Girl Scouts stating they are not opposed to development, but have concerns. They'd like any development to adhere to the minimum 1.5 acre lot size and are concerned with shoreline delineation and related liability to the Girl Scouts. They would like a survey of the water line be required and would like the Town to require deed language for each of the lots, waiving any liability regarding the Girl Scouts. It was also noted that with the excess water this spring, water inundated the Girl Scout pavilion.

Residents questioned the stakes that were put on the Brandenburg property, noting a large percentage of them were under water, which is a problem if they are perc test sites. Drainage off of Highway 19 was also indicated as a problem, with water coming over Highway 19, as was the significant amount of water that accumulated on the two proposed commercial lots. The project's navigability determination was questioned, with nearby property reported as deemed navigable. Residents questioned height restrictions on the parcels in accordance with the objectives stated in the Comp Plan and noted they hadn't seen the water levels this high in that area in the past. Attendees asked if any information had been received yet regarding the proposed sizes and prices of proposed homes for the lots.

*MOVE TO RECESS REGULAR MEETING & ENTER PUBLIC HEARING.*

CSM & REZONE—SCOTT RIPP, PARCEL NOS. 0808-104-9240-5 & 0808-104-9000-5, 6992 WOODLAND DRIVE - REZONE THE .36 ACRES HE OWNS & 1 ACRE HE INTENDS TO PURCHASE FROM A-1EX TO SFR & A CSM TO JOIN THE TWO INTO ONE 1.36 ACRE PARCEL.

*MOVE TO CLOSE PUBLIC HEARING & RECONVENE REGULAR MEETING.*

**Motion by Commissioner Beglinger, seconded by Chairman-elect Pulvermacher to recess the regular meeting and enter a public hearing. Motion carried, 7-0.**

The applicant plans to purchase an acre of adjoining land to add to his .36 acre lot, with plans to replace the existing home in the future. The Plan Commission noted that while the proposed 1.36 acre lot is smaller than the new home size requirement in the comp plan of 1.5 acres, the increased size brings his lot into compliance with zoning, and closer to compliance with the comp plan.

**Motion by Chairman-elect Pulvermacher, seconded by Commissioner Wolfe to close the public hearing and reconvene the regular meeting. Motion carried, 7-0.**

5. CSM & REZONE—SCOTT RIPP, PARCEL NOS. 0808-104-9240-5 & 0808-104-9000-5, 6992 WOODLAND DRIVE - REZONE THE .36 ACRES HE OWNS AND 1 ACRE HE INTENDS TO PURCHASE FROM A-1EX TO SFR AND A CSM TO JOIN THE TWO INTO ONE 1.36 ACRE PARCEL.

**Motion by Commissioner Wagner, seconded by Commissioner Resan to approve the rezone and the addition of one acre to the one individual lot zoned SFR and when future home is built, 30 days after occupancy, the existing home has to be demolished. Motion carried, 6-0; Sup. Pulvermacher abstained.**

4. APPROVAL OF PREVIOUS MINUTES: Public Hearing(s) Mar. 4, 2019; Regular meeting Mar. 7th, 2019  
**Motion by Commissioner Beglinger, seconded by Commissioner Wagner to approve the minutes. Motion carried, 7-0.**
  
6. ZONING OPT OUT UPDATE & DISCUSSION  
The Plan Commission is satisfied with the transition to Town Zoning and the 2018 implementation, noting the biggest challenge will be policing our zoning. One of the benefits of having control over our own zoning was the implementation of the Town's TDR program which was unlikely under County zoning.
  
7. OLD BUSINESS
  - a. HELLENBRAND BROS. EXCAVATING: BUILDING PERMIT TO BE ISSUED BY 10/16/19; DISCUSS ROAD AGREEMENT  
Brent Hellenbrand updated the Commission on the rezone process, noting their erosion control permit for the new commercial lot was approved by Dane County and they were preparing to submit the Design Review Application for their new building. The proposed building is expected to be monotone with earth tones preferred, and it is likely a road agreement will be required specifying which roads are to be used by equipment to access the parcel.
  
  - b. MODEL DEVELOPMENT AGREEMENTS  
**Motion by Chairman-elect Pulvermacher, seconded by Commissioner Resan to table this item to the May meeting. Motion carried, 7-0.**
  
  - c. TDR SENDING AREA REQUIREMENTS--3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS  
Town Planner Mark Roffers is scheduling a meeting with County representatives to develop a Conservation Easement which includes the County as a third party holder.
  
  - d. REVIEW/RECOMMENDATION: COMP PLAN AMENDMENT
  - e. REZONE & PRELIMINARY PLAT: HWY. 12 & 19, PARCEL 0808-064-8200-4; 37.2 ACRES FROM A-1EX TO SFR, COM AND NBR ZONING
  - f. MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K
  
8. COMMUNICATIONS/ANNOUNCEMENTS  
Chairman-elect Pulvermacher announced an upcoming meeting of the Advisory Committee to the Airport Master Plan Committee will be held at the Middleton airport Thursday evening at 5 p.m.
  
9. ADJOURN  
**Motion by Chairman-elect Pulvermacher, seconded by Commissioner Wagner to adjourn the meeting at 8:50 p.m. Motion carried, 7-0.**