

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - June 3, 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 Jeff Endres, Commissioners Bill Acker, Steve Beglinger, Steve Resan, and Ron Wolfe present; Commissioner Nate Wagner and Town Board representative Jim Pulvermacher were absent.

Also present was Clerk-Treasurer Fayas, Town Planner Mark Roffers and Plan Commission applicant Matt Wright.

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: May 6, 2019

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

5. PC APPLICANT INTERVIEW(S):

- a. JACK COX (UNAVAILABLE)
- b. MATT WRIGHT

Mr. Wright has lived in the Town for a year after moving from the Town of Vienna where he served on the ETZ committee for four years. Mr. Wright has worked as a professional engineer in various capacities in the areas of civil engineering design, marina, harbor infrastructure, breakwater and shore protection design and construction, as well as site infrastructure design, feasibility studies, data acquisition and analysis and construction materials investigations. Commissioners were very impressed with his qualifications and background and felt he would be an asset to the Plan Committee.

**Motion by Commissioner Resan, seconded by Commissioner Acker to recommend to the Town Board to appoint Matt Wright to the Plan Commission. Motion carried, 5-0.**

6. CONVERTING FROM LEGACY ZONING TO CURRENT ZONING

**Motion by Commissioner Acker, seconded by Commissioner Wolfe to maintain Legacy Zoning. Motion carried, 5-0.**

7. OLD BUSINESS

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

The Town received the revised landscape plan. The Design Review for this project is on tomorrow night's town board agenda for review and action.

- b. MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K
- c. UPDATE: MODEL DEVELOPMENT AGREEMENTS

Town Planner Mark Roffers reviewed the Development Agreement the Plan Commission put together and changed the organization of the document while comparing against the Town's subdivision ordinance for inconsistencies. A review of and changes to the Town's subdivision ordinance may be in order. Mr. Roffers went through the agreement with the Commissioners section by section noting changes, offering comments and suggestions, etc.

**Motion by Commissioner Beglinger, seconded by Commissioner Wolfe to put the developer's agreement to the Town attorney and engineer for input. Motion carried, 5-0.**

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

Town Planner Mark Roffers has been working with the County to develop a conservation easement to be used for TDR transactions in the Town, as applicable, is nearing completion. Commissioners discussed including a minimum time period that must be exhausted before a conservation easement could be extinguished. The Plan Commission directed Mr. Roffers to incorporate changes discussed tonight and to forward to the town attorney for review.

- e. DISCUSSION: BOLLIG BEST LAWN SERVICE – FENCING/SCREENING

8. COMMUNICATIONS/ANNOUNCEMENTS

Chairman Endres informed the Commission that Yahara Pride is looking for water projects that they can help address and he feels the Helt pond and drainage way would be a good candidate for consideration. It would entail cleaning it out, lowering the water level and incorporating a rear wall of some sort for a controlled water release, a tile system or stormwater piping from the pond to where it meets up for drainage. Currently the drainage waterway creates an approximate 150' wide path through farm area. Chairman Endres would like to gather partners to collaborate on a developing and incorporating a solution.

9. ADJOURN

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to adjourn the meeting at 9:45 p.m. Motion carried, 5-0.**