**SPRINGFIELD PLAN COMMISSION**

**Meeting Minutes - June 4, 2018 @ 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, Wagner, Resan and Wolfe present, as well as Sup. Pulvermacher. Chair Endres welcomed Commissioner Wolfe and thanked him for serving.

Also present were Clerk-Treasurer Fayas, residents Don Esser, Paula Riesch, Dan Borski, Tommy Helt and Jason Helt. Town Planner & TDR Administrator Mark Roffers arrived during the meeting.

The Pledge of Allegiance was recited.

1. 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.

1. PUBLIC COMMENT TIME: None.
2. APPROVAL OF PREVIOUS MINUTES: May 7, 2018

**Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to approve minutes. Motion carried, 6-0.**

1. DISCUSSION:
   1. HELT CSM/REZONE

Commissioners were able to review the proposed CSM application and noted the lot line runs through an existing concrete slab and that the applicants were able to meet the minimum lot size requirements without including the shop buildings. Applicants were advised that a joint driveway agreement would likely be required as a condition of approval, and that Commissioners would recommend a 1st right of refusal clause for sale of the home back to the farm.

* 1. ESSER CSM/REZONE – DRIVEWAY LOCATION FROM 2017 CSM SHOULD BE FARTHER EAST & SPR ISSUE

Commissioners were able to review the proposed CSM application where in a 2.5 acre SFR lot would be divided from the existing 5 acre RH-2 lot created in 2017 and the remaining 2.5 acres of the 5 acre RH-2 lot would be reabsorbed into the surrounding 36.93 acres of A-1 (EX) land that is to be rezoned as AG. Mr. Esser would prefer to have both proposed 2.5 acres separated from the surrounding farm land so he wouldn’t have to rezone in the future or risk the possibility that a future Plan Commission wouldn’t recommend a rezone, but as he only has one development right, that would leave a SFR lot with no development right attached to it, which the Town Planner advised against and the Plan Commission wasn’t in support of. Chair Endres indicated the minutes would reflect on the current Plan Commission’s favorable view of future creation of the second lot, which may impact any future commission decisions on the matter. It was noted that if the driveway is along the lot line, to be shared by both the new 2.5 acre lot and the farm, that a shared driveway agreement would be needed.

* 1. DAN BORSKI 7312 CLOVER HILL LOT DIVISION

If the TDR Rules and Procedures are changed as is currently being contemplated, no development right would be required to divide the 3.55 acre subdivision lot into two 1.775 acre lots.

1. PLAN COMMISSION APPLICANT: STEPHEN BEGLINGER

**Motion by Sup. Pulvermacher, seconded by Commissioner Acker to table this item until next month’s meeting as Mr. Beglinger was not able to attend tonight’s meeting due to illness. Motion carried, 6-0.**

6 ½. ZONING ORDINANCE AMENDMENT #2 FOR CERTIFICATION UNDER THE WISCONSIN FARMLAND PRESERVATION PROGRAM

The Commission did not have adequate time to review the proposed amendment; it will be added to the July 9th Plan Commission agenda.

1. 1979 ROCKFORD MAP

This was provided to the Plan Commission for informational purposes only. This is the plat map showing the farms as they were in 1979, used to determine the number of splits for each property.

1. TDR RULES AND PROCEDURES UPDATE, DISCUSSION AND REVISIONS

The Plan Commission and TDR Administrator Mr. Mark Roffers reviewed the changes that were made as a result of the May 7th Plan Commission meeting. Super sending criteria have been modified and the Plan Commission wants to use the specific sending parcel to determine whether a sending area qualifies for super sending designation. As a result of legal concerns and on the advice of the Town Attorney and Town Planner/TDR Administrator, the receiving area parameters were amended to allow for division of some larger and older subdivision lots without requiring a development right. Not allowing for those divisions could result in legal challenges. Specific parameters and language for divisions in subdivision plats were proposed and agreed upon by the Commission, to be included in the final version to be voted on after the discussion.

Commissioners noted the complexity of the program and the years the program has been in development, as well as the interest in the program. Commissioner Acker indicated to the Chair that he would likely abstain from the vote due to some of those same factors.

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to move forward with the TDR program Rules and Procedures with the changes made by Mr. Roffers tonight. Motion carried, 5-0, 1 abstaining.**

1. RESCHEDULE JULY MEETING

**Motion by Commissioner Acker, seconded by Commissioner Wolfe to reschedule the July meeting to the second Monday of the month (July 9th) due to a lack of quorum as a result of the holiday. Motion carried, 6-0.**

1. COMMUNICATIONS/ANNOUNCEMENTS

Sup. Pulvermacher provided an update from the recent Towns Association meeting: Dane County Zoning and Land Regulation Committee Chair Mary Kolar attended and participated, seemingly receptive to Town dialogue on issues; a Purchase of Development Program was discussed with some interest; and new laws and criteria pertaining to CUPs were presented along with procedural recommendations for implementation provided by Towns’ Association attorney Eric J. Larson.

Commissioners reminded everyone that Breakfast on the Farm is being held at the Hensen Farm June 9th.

1. ADJOURN

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to adjourn the meeting at 9:26 p.m. Motion carried, 6-0.**