

**SPRINGFIELD PLAN COMMISSION**  
**Meeting Minutes - July 1, 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, Matt Wright and Ron Wolfe present, as well as town board chairman Jim Pulvermacher and retiring commissioner, Steve Resan.

Commissioner Wagner was absent.

Also present was Town Attorney Mark Hazelbaker, Clerk-Treasurer Dianah Fayas, Jason Helt, Kevin Manthe, Justin Harkins, John Acker, BJ and Sandy Bethke, Matt Meinholz, Chris Adams and Brian Witt.

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 – Resident Justin Harkins asked the Commission about locating an accessory building in his side yard and was advised the accessory building must be behind the back of the home.

4. APPROVAL OF PREVIOUS MINUTES:

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve minutes. Motion carried unanimously.**

5. DISCUSSION: CSM/REZONE 14 ACRES, PARCEL #: 0808-041-9100-0 AKA “HELT PIT” FROM A-2 TO COM

Property owner Jason Helt updated the commission on the reclamation status of the quarry, stating it is being filled and is in the final stages of grading. Mr. Helt and a potential buyer would like to gauge the Commission’s opinion on the feasibility of rezoning the land to commercial for a lawn care and landscaping company. The tentative plan would be for a shop and outside storage of dump trucks, dirt and material. The Plan Commission wasn’t opposed to the idea, but pointed out that the undisturbed area in the northeast corner would have to be the location for the septic which may impact siting of buildings on the property. Attorney Hazelbaker recommended a rezone to Rural Based Business in conjunction with a CUP, instead of rezoning to commercial, as commercial allows a lot more uses that would have to be restricted and also gives the suggestion it’s creating a commercial area. Commissioners indicated they would tentatively approve a concept plan for Mr. Helt to include in his reclamation plan if so desired.

6. PUBLIC HEARING & ACTION: CSM & REZONE – JOHN ACKER & BJ BETHKE, PARCEL NOS. 0808-091-9885-0 & 0808-091-9555-1; 6000 & 6042 LODI-SPRINGFIELD RD., FROM A-1EX TO SFR

- a. MOTION TO RECESS REGULAR MEETING AND ENTER PUBLIC HEARING.
- b. MOTION TO EXIT PUBLIC HEARING AND RECONVENE REGULAR MEETING.
- c. COMMISSION ACTION, IF APPLICABLE

Commissioners discussed lot sizes and appropriate zoning of the large remaining lot and recommended keeping one, possibly two, development rights with the large remaining parcel to allow for creating additional buildable lots in the future. Commissioners also noted the Town’s preference for shared driveways to limit the number of new access points onto town roads. Commissioners would like to conduct a site visit before taking any action on the request.

**Motion by town board chairman J. Pulvermacher, seconded by Commissioner Wright to schedule a site visit and table the request until the next meeting after the site visit. Motion carried unanimously.**

7. COMP PLAN AMENDMENT UPDATES

The Commission would like more time to review the changes.

**Motion by town board chairman J. Pulvermacher, seconded by Commissioner Beglinger to table this item and put on next month's agenda. Motion carried unanimously.**

8. OLD BUSINESS

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

b. MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K

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

i. REQUEST FROM APPLICANT FOR 90 DAY EXTENSION

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the execution of the extension agreement for 90 days. Motion carried unanimously; town board chairman J. Pulvermacher abstained.**

d. UPDATE: MODEL DEVELOPMENT AGREEMENTS

No discussion was held.

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

f. UPDATE: BOLLIG BEST LAWN SERVICE – FENCING/SCREENING

This has been finalized. The Board reaffirmed their preference for wrought iron fence and Mr. Ward offered no objection.

9. COMMUNICATIONS/ANNOUNCEMENTS

The Town Board sent a letter to J.A.R. Storage regarding the number of vehicles and businesses at the location.

10. ADJOURN

**Motion by Commissioner Beglinger, seconded by town board chairman J. Pulvermacher to adjourn the meeting at 9:28 p.m. Motion carried unanimously.**