

SPRINGFIELD PLAN COMMISSION
Meeting Minutes - AUGUST 5, 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, Nate Wagner, Ron Wolfe and Matt Wright present, as well as Jim Pulvermacher.

Also present was Clerk-Treasurer Fayas, Denise and Duane Nolden, Austin Ripp, Drew Lawrence, Sandy and BJ Bethke, Jackie Crabb, Ryan Kotila, Dan Pietrzykowski, Duane Wagner, Kathryn Wolf, Steve Sperling, Matt Meinholz, Deb Neuman, Pam McSherry and John Acker.

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 – Hickory Trail resident Steve Sperling asked for a status update on the City of Middleton Morey Airport, stating an expansion is detrimental to quality of life for Town residents and voicing his concern that the advisory committee is largely composed of people who stand to personally profit from an expansion. Town Board Chairman Pulvermacher explained the Town has strengthened the language in the comp plan, had a supervisor appointed to the advisory committee, and is waiting for the process to make its way past the informational stage and waiting to see a proposal before addressing and/or commenting as a Town. Resident Kathryn Wolf is concerned that if the Town doesn't do anything right away, the opportunity for meaningful input will be lost.

4. APPROVAL OF PREVIOUS MINUTES: July 1, 2019 and Site Visit July 10, 2019

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to approve minutes as presented. Motion carried, 7-0.

5. ST. PETER'S CATHOLIC SCHOOL SIGNAGE

This application is not permissible under the current ordinance. Sign regulations are being revised for consideration and adoption as an amendment to the zoning ordinance and should allow for more flexibility for this application.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to table this item until the next meeting. Motion carried, 7-0.

6. PUBLIC HEARING: CSMS & REZONES -

MOTION TO RECESS REGULAR MEETING AND ENTER PUBLIC HEARING.

Motion by Commissioner Acker, seconded by Mr. Pulvermacher, to recess the regular meeting and go into a public hearing. Motion carried, 7-0. Roll call vote:

Commissioner Wright – Aye

Mr. Pulvermacher – Aye

Commissioner Wolfe – Aye

Commissioner Beglinger – Aye

Commissioner Acker – Aye

Chair Endres – Aye

Commissioner Wagner – Aye

- JOHN ACKER & BJ BETHKE, 6000 & 6042 LODI-SPRINGFIELD RD., REZONE FROM A-1EX TO SFR AND AG AS APPLICABLE. PARCEL NOS. 0808-091-9885-0 & 0808-091-9555-1

Applicants John Acker (parcel # 0808-091-9885-0) and BJ Bethke (parcel # 0808-091-9555-1) submitted an application for a CSM and rezone to straighten out their shared lot lines and create two new SFR residential lots and one 10.41 acre AG lot on Mr. Acker's parcel. Lot 2 will have no development rights assigned to it and won't be developable at this time, due to specifications in the Town's Land Division Ordinance whereby creation of five or more lots in a five year period is deemed a subdivision which can only be created by a plat, not a CSM. On Jan. 16, 2018, Mr. Acker created an SFR lot, Lot

2 of CSM #14722. The Commission had concerns about the low elevation of lots 3 and 4, noting that a lot of fill and site work will likely be required of the lot owner.

- DUANE WAGNER, 6601 & 6611 MEFFERT RD., WAUNAKEE, REZONE FROM AG AND A-1EX TO AG AND SFR AS APPLICABLE. PARCEL NOS. 0808-242-8500-5, 0808-231-8000-3 & 0808-231-8020-9.

Applicants Duane Wagner (Parcel #0808-242-8500-5 and 0808-231-8000-3) and Bertilla Wagner (Parcel #0808-231-8020-9) submitted a CSM and rezone request to make an approximate 10' adjustment to their shared lot line and rezone Bertilla Wagner's parcel from A1-EX to SFR; split the farmhouse and buildings from Duane Wagner's farm using pieces of his two parcels, and rezone all of Mr. Wagner's property from A1-EX to AG. A driveway easement from Meffert Road to Fisher Road and a shared maintenance agreement will be necessary to provide access to the remaining parcels.

MOTION TO EXIT PUBLIC HEARING AND RECONVENE REGULAR MEETING.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to close the public hearing and re-enter the regular meeting. Motion carried, 7-0. Roll call vote:

Commissioner Wright – Aye	Town Board Chair Pulvermacher – Aye	Commissioner Wolfe – Aye
Commissioner Beglinger – Aye	Commissioner Acker – Aye	
Chair Endres – Aye	Commissioner Wagner – Aye	

a. COMMISSION ACTION, IF APPLICABLE

- John Acker & BJ Bethke, 6000 & 6042 Lodi-Springfield Rd., rezone from A-1EX to SFR and AG as applicable.

Motion by Commissioner Wolfe, seconded by Commissioner Wright to approve as proposed. A friendly amendment by Town Board Chairman Pulvermacher that Lot 2 will remain AG; Lots 3 and 4 will have a Right to Farm notice; Lot 4's basement elevation is to be the same as the basement elevation as the Ripp's home (6000 Lodi-Springfield Rd.); and, if basement footings are not on native soil, a satisfactory report from a soil engineer is required; was made and withdrawn due to lack of support. **A second friendly amendment by Mr. Pulvermacher was made and accepted, requiring a deed notice &/or CSM note stating that Lot 2 will remain in Ag zoning and is not buildable nor are there any development rights left on it; Lots 3 and 4 will have Right to Farm language and no further division of the lots noted on them and that the base footing elevation must be at 945' or above. Motion carried, 6-1.**

- Duane Wagner, 6601 & 6611 Meffert Rd. Rezone from A-1EX to AG and SFR as applicable

Motion by Commissioner Wagner, seconded by Commissioner Beglinger to approve the petition as presented, with a friendly amendment by Mr. Pulvermacher accepted noting a Right to Farm notice will be put on both lots and a driveway maintenance and easement agreement will be available for the Town Board to review prior to taking action. Motion carried, 7-0.

7. MINERAL EXTRACTION ORDINANCE

Mr. Pulvermacher is creating a committee tasked with researching and possibly developing a police ordinance for mineral extraction sites and is seeking one or two commissioners to serve on the committee, along with himself and another Town board member. Commissioners Wolfe and Wright volunteered to serve on the committee that will meet the second Wednesday of each month at 6:30 p.m. starting in September.

Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to start a subcommittee to look at mineral extraction police powers in the Town of Springfield. Motion carried, 7-0.

8. OLD BUSINESS

a. COMP PLAN UPDATES

Town Planner Mark Roffers provided a historical synopsis of the update and explained the most recent additions to the Plan which address the Town Board's request to elaborate on the transportation sections of the Plan to address the future planning and development of Middleton Municipal Airport – Morey Field.

Clerk-Treasurer Fayas excused herself during the discussion and left the meeting at 9:40 p.m. Mr. Pulvermacher will act as Clerk for the remainder of the meeting.

On Page 4 of Mr. Roffer's June 27, 2019 memo re: Potential Further Amendments to Updated Town Comprehensive Plan, Commissioners would like bullet 2 to read: Encourage Airport improvements, practices, and oversight that will increase the safety and environmental sustainability of Airport operations, including greater air traffic control and reduced use of leaded gasoline.

Motion by Commissioner Beglinger, seconded by Commissioner Wagner, to accept the Plan with the changes that have been made to it tonight. Motion carried, 7-0.

- b. HELLENBRAND BROS. EXCAVATING: BUILDING PERMIT TO BE ISSUED BY 10/16/19; DISCUSS ROAD AGREEMENT
- c. MICHAEL AND JACLYN AYERS, PARCEL #: 0808-302-8340-0, COUNTY HWY. K
- d. MODEL DEVELOPMENT AGREEMENTS

In Sec. 11 Parks, Mr. Roffers will add language for a park requirement and also language for a park fee in lieu of a park. In Section 9 under Maintenance and Repair, Mr. Pulvermacher asked about language to require dust control; Mr. Roffers recommended adding dust control as an amendment to the Land Division Ordinance and will bring options for that to the Plan Commission in the future.

- e. TDR SENDING AREA REQUIREMENTS--3RD PARTY HOLDER, UNLOCK TRIGGERS IN CONSERVATION EASEMENTS
- f. DISCUSSION/ACTION (IF NOT ADDRESSED IN 6A ABOVE): JOHN ACKER & BJ BETHKE, PARCEL NOS. 0808-091-9885-0 & 0808-091-9555-1; 6000 & 6042 LODI-SPRINGFIELD RD., CSM AND REZONE FROM A-1EX TO SFR AND AG AS APPLICABLE.

9. COMMUNICATIONS/ANNOUNCEMENTS

Mr. Pulvermacher updated the Commission on the zoning administrator's determination that the additional 40 acres adjoining the Meinholz quarry that was recently purchased by Yahara Materials is not non-conforming (i.e. it is conforming).

Mr. Pulvermacher asked Town Planner Mark Roffers for a cost estimate for conducting a town wide density study.

10. ADJOURN

Motion by Mr. Pulvermacher, seconded by Commissioner Beglinger to adjourn the meeting at 9:54 p.m. Motion carried, 7-0.