**SPRINGFIELD PLAN COMMISSION**

**Meeting Minutes - September 10, 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, Wolfe, and Beglinger present, as well as Sup. Pulvermacher.

Also present were Town Planner Mark Roffers, Clerk-Treasurer Dianah Fayas, Donald Marty, Earl Meinholz, Adam Carrico and Duane Wagner.

The Pledge of Allegiance was recited.

1. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the agenda was posted timely at town hall and on the Town website, the notice of public hearing for the rezone was timely posted at three public places and on the town website and that the meeting is being recorded.

1. PUBLIC COMMENT TIME

Donald Marty asked the Commission about the possibility of land development by Scenic Ridge. Commissioners informed him that the land is developable provided there are development rights either currently allotted to the land, or transferred to the land from elsewhere in the Town through the TDR program. Depending on the future use designation in the Town’s comp plan, a comp plan amendment may also be required.

1. APPROVAL OF PREVIOUS MINUTES: August 6, 2018

During review of meeting materials, Commissioner Wagner noted a possible scrivener error in the March Plan Commission minutes; he believes agenda item 14-9 should read “Matz” farm rather than “Munz” farm. The Clerk will research the item.

**Motion by Sup. Pulvermacher, seconded by Commissioner Beglinger to approve the minutes of Aug. 6, 2018. Motion carried, 7-0.**

1. DISCUSSION ONLY:
	1. HWYS. 12 & 19 CONCEPT PLAN AND REQUEST FOR COMP PLAN AMENDMENT

Adam Carrico of Carrico Engineering explained the 37 acre concept plan as envisioned (Parcel #0808-064-8200-4), which would create 10 residential lots, ranging in size from 1.22 acres up to 2.25 acres; 2 commercial lots, each approximately 3.5 acres; and a 10 acre and a 1 acre outlot that would be owned jointly among development owners, adjacent to Brandenburg Lake at the intersection of Highways 12 & 19W. Applicants are petitioning the Plan Commission and Town Board to amend the comp plan to redesignate the parcel’s future land use from Agricultural Preservation Area to Rural Neighborhood Area. The DOT has granted two access points off of Highway 19 and planners have considered the potential rerouting of Highway 12 in the future. Commissioners indicated that if such a proposal were to move forward, they would likely impose limitations as to the types of commercial endeavors that could be pursued there. The development rights to allow for the development would have to be transferred to the parcel via the Town’s TDR program; the proposed sending area(s) qualify for super sending status and utilize the TDR program to conserve higher quality agriculture land, direct development, and strengthen Town borders.

* 1. DON MARTY ADD TO AND RELOCATE SFR LOT

Mr. Marty created an SFR lot in January 2018 that he would like to add a half an acre to and relocate farther west. Plan Commissioners felt a site visit may be necessary, but for discussion purposes, they were not opposed to the idea. An application has to be filed before a site visit can be scheduled. The applicant indicated the bank would likely have to be cut down to provide adequate sight lines for a driveway and noted there are not access restrictions on Highway K that would prohibit a driveway permit from being issued.

1. REZONE & CUP: DUANE WAGNER, 6601 MEFFERT ROAD. REZONE 39.2 ACRES FROM A-1EX LEGACY ZONING TO EA TOWNS ZONING. CUP TO USE BARN FOR INDOOR STORAGE.

Commissioners discussed the project with the applicant, emphasizing that there is no outside storage or businesses allowed to operate out of the building and recommending designated times to allow tenants to access the facility. Commissioners want three additional criteria added to the C.U.P.: the C.U.P. is to be reviewed by the Plan Committee and applicant after five years, with a possible five year renewal, ten years maximum; no businesses are allowed to operate out of the storage facility; and, applicant will check with town building inspector for facility suitability.

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to recess the regular meeting and enter a public hearing for Duane Wagner’s petition. Motion carried, 7-0.**

There was no comment.

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

**Motion by Sup. Pulvermacher, seconded by Commissioner Wagner to recommend the approval of the C.U.P. as proposed with the three additional conditions referenced above. Motion carried, 7-0.**

1. OLD BUSINESS
2. HELT FARMS – RECORDED CSM

We’ve received the recorded CSM and are just awaiting a copy of the recorded shared driveway document.

1. COMMUNICATIONS/ANNOUNCEMENTS
2. MODEL DEVELOPMENT AGREEMENT - DRAFT

The Plan Commission will review and discuss at their next meeting.

1. ADJOURN

**Motion by Sup. Pulvermacher, seconded by Commissioner Resan to adjourn the meeting at 10:00 p.m. Motion carried, 7-0.**