

Springfield Town Hall – Public Hearing and
Springfield Town Plan Commission Meeting
Joint Meeting with Town Board
Monday, January 4, 2016

Call to Order, Roll Call, Pledge of Allegiance

The Public Hearing and Plan Commission meeting were called to order at 7:05 p.m. by Chair Jeff Endres. Present were: Ron Koci, Bill Acker, Elliott Long, and Board Representative, Supervisor Jim Pulvermacher, Mark Roffers from MDRoffers and Deputy Clerk/Treasurer Jan Barman. Town Board Chair Don Hoffman called the meeting to order, present: Supervisors Art Meinholz and Dave Laufenberg (Pulvermacher also a supervisor). Absent were Commissioners Scott Laufenberg, Steve Resan and Supervisor Dan Dresen. Also present: Clerk Carolyn Hacker, Jeff Pipitone, Patty Esser, Roger & Bonnie Sukowatey, Dave & Mary Jane Ellickson.

The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Deputy Clerk Barman reported that notice of this meeting was met by posting at the Town Hall and on the website, this meeting is being recorded. The Public Hearing was published in the Waunakee and Middleton Times Tribunes.

Mark Roffers presented a short recap of the Comprehensive Plan Updates that the commission and board have been working on for several months. Only minor changes since the November meeting. The Comprehensive Land Use Plan is required to be updated every 10 years, 2005 was the last update. Some of the changes were to remove land from the plan that was in Ag Transition District that effected the Farmland Preservation Credit because of changes to the laws governing this credit. Those lands were removed and added to the Ag Preservation District.

Steve Resan arrived.

Following change was made to the North Mendota Parkway position under Ch 4 d. Coordinate between the Hwy 12 freeway conversion project and North Mendota Parkway.

The Town will continue to work with the Village of Waunakee on an updated Intergovernmental Agreement as the current one is due to expire in March, 2016.

Also, there have been a few changes to the Appendix B – TDR Rules and Procedures, that will be reviewed in the spring but will be included in the plan.

Motion (Pulvermacher/Koci) to close the Public Hearing. Motion carried, 6 – 0.

The Commission continued with their agenda

Approval of Minutes from November 2, 2015 Meeting

Motion (Koci/Acker) to approve the November 2, 2015 minutes. Motion carried, 6 – 0.

Public Comment Time: None

Comprehensive Plan Update

The Commission then opened the meeting for discussion of the plan.

Elliott presented a written statement as to why the plan should be put on hold for additional environmental concerns especially with the Industrial Agricultural Operations.

Jim explained the plan needs to move forward as it is already expired and the Town Board has not decided if it is forming a subcommittee to study Elliott's request. If a subcommittee is formed it will take several meetings if not years of meetings similar to the TDR process which took over 10 years to complete and therefore, not a reasonable concept to delay this update. The plan can be amended at any time over the 10 years, if necessary.

Motion (Pulvermacher/Koci) to recommend approval of an update to the 2005 Comprehensive Plan of the Town of Springfield, Dane County, Wisconsin, Resolution 2016-1. Motion carried, 6 – 0.

Motion (Pulvermacher/Resan) for the commission to take a short recess, so the Town Board can take action on the Comprehensive Plan. Motion carried, 6 – 0.

Chair Hoffman called for a motion. **Motion (Pulvermacher/Meinholz) to adopt the Update to the 2005 Comprehensive Plan of the Town of Springfield, Dane County, Wisconsin, Ordinance 2016-01 with changes as presented at meeting. Motion carried, 4 – 0.**

Motion (Pulvermacher/Laufenberg) to adjourn the Town Board Meeting. Motion carried, 4 – 0. Adjourned at 8:05 p.m.

The Commission then resumed its meeting.

Tatyana Budker, 5141 Sunrise Ridge Trl, Sec. 31, Associated Housewrights, Matt Speer, agent, rezone 1 acre lot from R-1 to R-3 to meet setback regulations for addition to home.

Motion (Koci/Acker) to table this request until February, as applicant was not in attendance.

Motion carried, 5 – 0. (Pulvermacher out of room).

Bill Acker excused from commission.

Jeff Pipitone, 6470 St Hwy 19, CSM/rezone .18 acres from A-1Ex to R-1 for septic system addition to current parcel.

Jeff purchased the property this summer and has since discovered that the drain field is on the neighbor's land. The property owner, Acker Trust, is willing to sell Jeff this parcel of land which is the reason for the rezone/CSM to add to his current parcel to be in compliance.

Ron – this clears up the whole mess with the septic system that was done prior to his ownership and commends the Acker Trust to work with him to make this work out for all involved.

Motion (Pulvermacher/Long) to recommend granting the rezone and CSM for .18 acres to R-1.

Motion carried, 5 – 0.

Bill returned to commission.

Discussion Only: Don & Mary Hoffman, 6718 St Hwy 19, rezone and CSM to create a possible homesite. Don did not have any paperwork at this time, but their son would like to build a new home to

the west of the farm driveway, so he is close to the dairy operation (lives in the Town of Westport). Some of this property is zoned A-B, that would be eliminated and an RH-1 zoning would be used for a new homesite. Will need to get a maintenance agreement for the shared driveway with the farm entrance as they will not be able to get a separate driveway off of Hwy 19.

Jim mentioned the setback requirements for the waterway/navigable stream in this area would need to be taken into consideration – 100' setback.

Discussion of A-B back to A-1Ex to RH-1, might have hydric soils/water issue. Questioned whether the A-B used a split from the total farm, will check on this.

Don hopes to have paperwork for a future meeting as they would like to build this summer.

Communications/Announcements

Jan handed out calendars for the year and vouchers for the meeting.

Adjourn

Motion (Koci/Pulvermacher) to adjourn at 8:40 p.m. Motion carried, 6 -0.

Jan Barman
Deputy Clerk/Treasurer