

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, February 1, 2016

Call to Order, Roll Call, Pledge of Allegiance

The Plan Commission meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Ron Koci, Bill Acker, Elliott Long, Steve Resan and Scott Laufenberg and Supervisor Jim Pulvermacher, and Deputy Clerk/Treasurer Jan Barman. Matt Speer from Associated Housewrights was present as well. 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.

Approval of Minutes from January 4, 2016 Public Hearing and Plan Commission Meetings

Motion (Pulvermacher/Resan) to approve the January 4, 2016 Public Hearing and Plan Commission meeting minutes. Motion carried, 7 – 0.

Public Comment Time: None

Tatyana Budker, 5141 Sunrise Ridge Trl, Matt Speer, agent, Associated Housewrights LLC

Request to rezone from R-1 to R-3 to meet setback regulations for addition to home, Sec. 31. Matt informed the commission that the septic system can be moved to two different locations on the lot and the addition can move forward as planned. Shared with the commission the objections of the neighbors with this addition as previously stated.

Jan checked with Dane County Zoning and they did not have any rezones in any subdivision in the Town but did send a copy of a recent rezone in the Town of Burke for an addition in a subdivision.

Steve – Concerned about the neighbors.

Elliott – view not that bad with addition, effect on property values – commission felt it would increase value in neighborhood.

Jim – need to balance between view/value vs neighbors' property.

Scott – this will be setting a precedent.

Ron – buffering and looking at all the angles and that there is always a risk that things will change.

Bill – disapproval – blocks sun for gardens.

Pointed out that Ms Budker could build a fence on the lot line or an outdoor building within 10' of the lot line, where this will be 25' from the lot line.

Jeff – this is a gray area – but appreciated everyone's thought process.

Jim – suggested no other buildings within 25' of eastern lot line, if this is approved.

Motion (Koci/Pulvermacher) to approve the rezone request to maintain clearance (deed restriction) of no outbuildings 25' eastern lot line of property. Motion carried, 7 – 0.

Kyle Ballweg variance for garage door sign for business at 7361 Darlin Ct.

Discussed signage as stated in the design review ordinance, request to put on agenda as a future item.

Jan to check with other towns on signage for business parks.

Motion (Laufenberg/Koci) to table as applicant was not in attendance. Motion carried, 7 – 0.

Interview Candidates for Plan Commission positions for 3-year term.

Jeff Endres and Steve Resan excused from commission to be interviewed.

Scott Laufenberg assumed the Chair duties.

Each Commissioner then asked the candidates a question or two.

Scott – Interest to come back for another term

Steve – first 3 years were a learning process and politics of the Town and now better able to contribute more

Jeff – sustainable ag with rural subdivisions and commercial, TDR approved would like to see the results

Ron – what do you see as the major threats to the Town

Steve – economy improving more pressure to develop and the need for a Town sanitary district and Hwy 12 changes.

Jeff – Town victim of annexation especially vulnerable to Waunakee boundary. Successful agreement with City of Middleton that has been extended several times. Hwy 12 will always be a big issue.

Jim – where do you foresee the Town should be putting their efforts for growth (not CSM's)

Jeff – potential growth, development near development, TDR plan will make this relevant. Commercial infill along Hwy 12, 19, K & P.

Steve – agrees with Jeff, ag first and developments near current, keep community as attractive as possible.

Jeff – next industrial park – guidelines for onsite storage and businesses that will create jobs for the community

Elliott – both are good planners, how will you handle change

Steve – a lot of pressure, more pressure to build houses from Middleton and Madison.

Jeff – things come in waves and economy dictates booming or dooming waves. Location is everything, Springfield could be the next pin to fall (Town of Blooming Grove and Burke as examples). We produce 59% more milk today than what we did in 1941 with 44% less cows. Using less fertilizer per bushels of corn and less erosion/acre than ever before. Consumers will dictate market/organic farm needs.

Bill – no question, agrees in proactive vs reactive and feels both parties will bring something to the table.

Jeff and Steve returned to commission and Jeff resumed the chair duties.

Communications/Announcements

Update on TDR – next committee meeting will be on Feb 23 here at the Town Hall. Elliott has a map with a receiving area that he would like to have the TDR implement into the plan and would like to be present to address this slight modification to the committee. This is not the time for any changes/maps as after 14 years of working on getting this to the final stage with approvals, we need to get it up and running to see how it will work before making any changes.

At this time Elliott brought up a subject that resulted in a heated discussion and was off topic.

Ag Enterprise Areas – this was mentioned as something the Town might be interested in to protect our eastern edge of town from annexation to Waunakee. Would need 5 farms to participate in this program and this would be a 15 year commitment. Colette from WI/DATCP would be willing to attend a meeting.

Jan handed out vouchers and asked about Holiday party dates of Feb 20 or 27th.

Adjourn

Motion (Laufenberg/Resan) to adjourn at 9:05 p.m Motion carried, 7 – 0.

Jan Barman

Deputy Clerk/Treasurer