

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, March 7, 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 Supervisor Jim Pulvermacher, and Deputy Clerk/Treasurer Jan Barman. Scott Laufenberg excused absence. Others present: Don Hoffman, Dan Dresen, Vern Acker, John Acker, Kate Hetzer, Don Johnson, Dan Ward, Kerry Bollig, Bonnie Bollig and Nick Bollig. 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 February 1, 2016 Meeting**

**Motion (Pulvermacher/Roci) to approve the February 1, 2016 Plan Commission meeting minutes.**

**Motion carried, 6 – 0.**

**Public Comment Time:** Dan Ward, Springfield Corners Commercial Center, introduced Kerry, Bonnie and Nick Bollig to the commission. They are in the process of purchasing Lot 1 for their lawn care business. This is the lot facing Hwy 12 nearest to Ken Kurt's home, it is 1.9 acres in size. Deputy Clerk Barman explained our ordinance for site design review and application process and if they have any questions to please call. The commission welcomed their type of business to our community.

**Don & Mary Hoffman, 6718 St Hwy 19, Sec 2 & 11,** rezone/CSM for .65 acres from A-1Ex to R-1A, .47 acres from A-B to R-1A for a total of 1.12 acres for a home site and 1.18 acres from A-B to A-1Ex to return to ag/farm land. Don explained that this will be a home for their son that farms with them. Commission questioned the setback for the highway (100' from centerline of highway right-of-way), will not be a problem. Discussed what information is needed for the April meeting.

**Motion (Pulvermacher/Koci) to table until the next meeting, will need CSM, site plan (envelope/footprint) for home and driveway footprint and maintenance and easement agreement for driveway. Motion carried, 6 – 0.**

**Discussion only: John Acker, 5907 Hwy 12, Vern Acker, agent** potential commercial lot(s).

John Acker was checking on what would be needed if he were to sell off some land to an existing business for expansion which abuts his land. This lot would be created with the Hwy 12 conversion plans on file. John Acker has been working with the WI/DOT and the business owner is aware that he may not be reimbursed for the cost of a building, if the plans would change in this area.

Dan Dresen – mentioned that if this is a manufacturing business the state benefits but not the town as the manufacturing taxes go to the state where as commercial property taxes stay at the town.

The Commission thought that this could be an acceptable lot for commercial as indicated on our latest comprehensive land use map for this area.

**Plan Commission Candidates**

There are 2 positions on the Plan Commission to fill starting in April.

**Motion (Koci/Resan) to appoint Jim Pulvermacher as acting chair as Chair Jeff Endres is on the ballot.**

**Motion carried, 5 – 0. Jeff excused from commission for voting purposes.**

**Motion (Koci/Long) to recommend to the Town Board approval of Jeff Endres for another 3 year term on the Plan Commission. Motion carried, 5 – 0.**

Jeff returned to the commission and resumed the chair duties.

Steve excused from commission for voting purposes.

**Motion (Koci/Acker) to recommend to the Town Board approval of Steve Resan for another 3 year term to the Plan Commission. Motion carried, 5 – 0.**

Steve returned to the commission.

### **Communications/Announcements**

Update on TDR – Committee met recently and are working on developing a process for sellers and buyers to have information for the application and worksheets that will need to be completed. One of the items – agriculture conservation easement need to verify, if Dane County will be a third party on this easement. Our Comprehensive Land Use Plan is on the March 22th, ZLR meeting for approval with the County, do we want to withdraw for now? The Town Board will meet next Tuesday, March 15<sup>th</sup> and will decide how to move forward with this plan approval. Don Hoffman will be meeting with Attorney Hazelbaker and Mark Roffers this week to discuss the plan.

Jeff explained that if a landowner wanted to bring in extra funding, the capital gains tax could be a written-off, for example – Sell land for \$100,000 but appraised at \$150,000 the difference could be a donation/write-off.

Jim wants it pulled back for changes to be made prior to County's approval.

Don - easement is part of Rules and Procedures which is in our control not County's.

Jeff – this easement is in our comp plan now.

Jim – need to decide if County is 3<sup>rd</sup> party or not.

Jeff – needs to be consistent with Rules and Procedures.

Town Board will decide the next step at their meeting on March 15th.

Jan reminded the commission that the next meeting will be Monday, April 11th as the 4<sup>th</sup> is the night before the election and the hall will be setup for elections and be sure to vote on the 5<sup>th</sup> and bring your photo ID.

### **Adjourn**

**Motion (Koci/Resan) to adjourn at 9:15 p.m Motion carried, 6 – 0.**

Jan Barman

Deputy Clerk/Treasurer