

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, April 11, 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, Steve Resan and Scott Laufenberg, and Deputy Clerk/Treasurer Jan Barman. Supervisor Pulvermacher excused absence. Others present: Don Hoffman, Vern Acker, Joe Schwarz, Mona Statz-Grosse and Marilyn Passini. Elliott Long arrived at 7:42 p.m.
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 March 7, 2016 Meeting

Motion (Koci/Acker) to approve the March 7, 2016 Plan Commission meeting minutes. Motion carried, 5 – 0.

Public Comment Time: None

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 reviewed the CSM and the driveway plan, the footprint of the home and asked the commission on the driveway easement and maintenance agreement. Before he has an attorney draft the agreement he asked about what needs to be on it besides the following: 33' will be kept free of obstructions, farm owner will be responsible for snow plowing (3" or more plowed within 6 hours) and maintain a smooth gravel surface. Does not want it to be paved because the heavy farm equipment could damage this surface.

Motion (Koci/Acker) to approve the rezone and CSM as presented and a driveway easement and maintenance agreement contingent on Town Board approval. Motion carried, 5 – 0.

Discussion only: Best Lawn Services, Nick Bollig, owner, design of commercial building. Mr Bollig had called early and he wasn't sure if he could make the meeting due to seasonal work.

Motion (Laufenberg/Koci) to table until later in evening. Motion carried, 6 – 0.

Motion (Koci/Long) to postpone this request until next month as a representative wasn't in attendance by the end of the agenda. Motion carried, 6 – 0.

Discussion Only: Ramona Statz-Grosse, 7451 Mildred Ct, Salvage Recycling Center.

Mona received a zoning violation notice from Dane County for operating a salvage recycling business without a license on her property and unauthorized signage. Dane County inspector Sarah Sauer provided pictures of the pile of metal pieces on the property that she sited Mona on. Mona explained that she uses some of the scrap metal for artistic purposes, but that people from all over just drop these items off because there was a sign and trailer by the pole in the front of the house. The sign and trailer are now gone but people still drop items off. Mona will be working out a plan with Dane County on removing the scrap metal pile.

The commission asked that the issue of a trailer here the day of the large item drop-off be added to the Town Board's agenda for their action.

Discussion Only: Jacek Cianciara & Rosemary Van Susteren, 7313 Clover Hill Dr, Vern Acker, agent.

This home is in the Hickory Highlands subdivision and has 3.46 acres and the owners are considering splitting their lot for an additional home site. The Town has done this before in this subdivision. Commissioners thought this could possibly be split depending on the location of well (could share a well), septic and setbacks, would need to keep 1.5 acres/lot. Also a shared driveway agreement would be needed.

Discussion and Possible Action: Growth Management Allocation

Jan explained that it has been 3 years since the Town last assigned the number of lots available in a subdivision, this is done every 3 years. Since 2010, 10 lots have been undistributed each year for a total of 60 available lots, if a new subdivision were to be planned these lots could be assigned. The ordinance states that a new plat for a subdivision must be presented between January-March, so at this time, if someone was interested in doing that it would have to wait until next year. With 60 lots available and the town's policy of 10-15 homes/year for growth commission did not think the town needed to add any more for the next 3 years.

Motion (Laufenberg/Resan) to recommend to the Town Board that "0" lots for next 3 years as there are 60 undistributed lots available at this time. Motion carried, 6 – 0.

Communications/Announcements

Jan mentioned that the Comprehensive Plan/TDR had been withdrawn from Dane County for approval, since the law changed that allows Towns to opt-out of Dane County Zoning. Don Hoffman explained the reasoning for this and that the issue of the agricultural conservation easement for the TDR program is not resolved at this time. Also in question is, if the County or Town's TDR ordinance is in effect, which one has the final say.

Atty Hazelbaker, Mark Roffers and Jim Welsh are writing this easement so that it is user friendly and all can live with it. There will be a joint Plan Commission and Town Board meeting in May to discuss these issues.

Asked if the Town Board decides whether to opt-out of Dane County Zoning, Don replied that is done either with the annual meeting or a referendum. If opting out the Dane County Towns Association will be putting together a zoning plan that is uniform for all towns. The request to leave zoning can be made and withdrawn before the deadline, if that is the direction the town is headed. Also the funding for opting out needs to be evaluated and who will be handing the paperwork.

Earlier this evening with the scrap metal violations, the town would need to handle this and how do we enforce it and could this lead to our own court/judge being needed?

The Commission asked that Jan check with Towns of Westport, Vienna, Cross Plains and Middleton for their signage ordinances and to put on a future agenda.

Chair Endres asked Joe Schwarz, if he had anything for the commission. He was here to learn about the TDR program and where it was at as he has been following this from the start and is interested in doing something with his ten acres of mostly wooded land. The Commission thought that maybe he could be the test for the worksheets criteria. Joe will contact Jan to start looking into this.

Adjourn

Motion (Koci/Resan) to adjourn at 9:07 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer

Approved 6-6-16