

Springfield Town Hall
Springfield Town Plan Commission Meeting
Joint Meeting with Town Board
Monday, November 2, 2015

Call to Order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Ron Koci, Steve Resan, Bill Acker, Elliott Long, and Board Representative Jim Pulvermacher, Mark Roffers from MDRoffers and Deputy Clerk/Treasurer Jan Barman, Town Board Supervisors Dan Dresen, Art Meinholz and Dave Laufenberg and Clerk Carolyn Hacker. Scott Laufenberg excused absence. 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, corner of CTH K and Church Roads, Schneider Road Business Center on Schneider Rd, the website and the meeting is being recorded.

Approval of Minutes from October 5, 2015 Meeting

Motion (Koci/Pulvermacher) to approve the October 5, 2015 minutes. Motion carried, 6 – 0.

Public Comment Time: None

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 (Pulvermacher/Koci) to table this request until December, as applicant is still waiting for information on the septic system. Motion carried, 6 – 0.

Town Comprehensive Plan – Draft #2

Mark Roffers presented the update on the plan. In Chapter One the Vision Statement was reviewed, also there is a summary of the comprehensive plan which is new. Key areas: Hwy 12 conversion and the changes this will bring to Hwy P & Hwy K, future planning for this event.

Elliott – asked about slurry ponds/high capacity wells in HIRU's?

DNR regulates and is not a town issue.

Jeff – Abundant amount of aquifer in the town.

Elliott – wants a subcommittee formed for environmental issues

Jeff – asked Elliott to hold this thought until after we were done reviewing the draft. Jeff mentioned that the Town strives to maintain/carry on an oversight of good environmental policies, groundwater, soil conservation and conservation practices (air & water).

Back to the draft – questioned the Helt Quarry at corner of Hwy P and Lodi-Springfield Rd about what type of commercial building could be built on this reclaimed land. Decided to add to the comprehensive plan that the building may have limitations.

Curt Kodl (Dane County Planning) reviewed the draft and one of his comments was the conflict of land south of Hwy 19 and west of Lodi-Springfield Road currently ag preservation but on draft it is future commercial or business park, so land owner would not be able to qualify for farmland preservation credits, Mark will reword so that will not be an issue.

Also, the future expansion areas in Map 8 should be removed from the ag preservation area in Map 7 if the development is planned to happen in less than 15 years, to make the mapping consistent. Do not believe it will develop within this time frame.

Curt had a few typing errors he pointed out. He also pointed out that on p. 113 of the draft plan the following: The ZLR has both adopted and rejected language similar to “The Town shall be the only body authorized to interpret this Plan.” The ZLR Committee utilizes county-adopted Town Plans to help guide zoning decisions and the ZLR interprets the plan as needed.

In Ch. 4 there are 2 - #1’s under #2 and will be corrected.

Change Figure 26: replace Yahara Pride to farmer lead water quality issue, use Yahara Pride as an example.

Elliott wants a sustainability plan in with the comp plan. Mark suggested a link to natural resources, usually villages and cities have sustainability plans. And in the vision statement sustainability is mentioned several times.

Jim reminded us about word smithing and the issue we had with the word “promoting” in our plan. Keep generic as much as possible.

Will need the A-1Ex changes for the farmland preservation credit.

Jim stated that the ZLR are overstepping their bounds as they don’t have any legal authority.

Joint Public Hearing (30 day notice) for the January 4, 2016 Plan Commission Meeting will need to be published. If possible the Commission could pass the plan at that meeting, close the meeting and then the Board could open their meeting and pass it right after.

Jan is to set up a meeting with Mark Roffers, Jim Walsh, Todd Violante, Jeff Endres, Carolyn and herself to talk about the TDR implementation, for the 1st or 2nd week in December.

Elliott – suggested an executive summary to be published on website and newsletter.

Park Fees

Supervisor Dresen brought this issue up at the board meeting and they are asking the commission to weigh-in on whether all newly created lots should pay a park fee, not only subdivisions as now stated. Mark said we would need to revise our subdivision ordinance, if we decide to do this.

Jim – stated what if splitting a lot in a subdivision (larger lots) should they pay a park fee?

Bill – doesn’t like that only a few people are paying for a benefit for everyone. Should be a line item on the budget, problem is there already are more expenses than revenue, where would the money come from?

Jim – has been trying to have the town buy land for a new town hall, salt shed and park and an opportunity may come up with the ATC funds to consider this.

Elliott – likes a park fee

Jim – subcommittee for TDR lots for park fees – start some revenue for future Town Hall/Park, needs to be a part of a goal.

Ron – goal & plan for park

Steve - agrees with Ron, collecting per family/not acreage.

Dan – treat everyone fairly – go either way but all should pay not just subdivisions

Art – accumulate money for future building/park, current budget's too tight, need another revenue, if too low it will not generate this revenue, lower to \$500 ok with him but not \$100.

Dave – treat equally, lower fee ok with this.

Ron – Point to and say that's what the money is for.

Mark – not a fee to pay 100% of the park but basically an impact fee for a portion of it.

Jeff asked if staff had any comments – Jan said she would like a park on town owned land with electricity, water, restrooms, playground equipment, shelving for serving dishes, cookware, etc that the town could rent out to generate income.

Jeff – coffer of money to apply for a grant.

Motion (Pulvermacher/Resan) to leave as is. Motion denied, 3 – 3.

Motion (Koci/Pulvermacher) leave current fee structure in place, develop a plan of a future town center to include parks, from that plan develop a comprehensive estimate to determine future fees.

Amended motion (Koci/Pulvermacher) Once this is done, the next stage will be for the direction of the amount and who pays for it. Jim seconded the amendment. Motion carried, 6 – 0.

Jim - might be a remnant parcel with the Hwy 12 conversion that might fulfill this need.

Mark pointed out there are several references in the comprehensive plan to support this, Ch 4, under D. 1.

Jeff then gave Elliott a few minutes to talk about his ideas – subcommittee for environmental issues, especially the CAFO's and large farm operations and their use of pesticides, etc.

Adjourn

Motion (Koci/Resan) to adjourn at 9:55 p.m. Motion carried, 6 – 0.

Jan Barman

Deputy Clerk/Treasurer