

**Springfield Plan Commission Meeting  
Joint Meeting with Town Board  
Springfield Town Hall  
Monday, February 16, 2015**

**Call to order, Roll Call, Pledge of Allegiance**

The meeting was called to order at 7:00 p.m. by Chair Jeff Endres. Present were: Commissioners Karen Crook, Jim Pulvermacher, Steve Resan, Elliott Long, Scott Laufenberg, Board Members Dave Laufenberg, Art Meinholz, Don Hoffman and Dan Dresen and Deputy Clerk/Treasurer Jan Barman. Also present: Mark Roffers and Colette from MDRoffers, Ron Koci and Carolyn Hacker. The Pledge of Allegiance was recited. Bill Acker excused.

**Confirmation of Postings for Open Meeting Laws**

This meeting was posted at the Town Hall, Corner of CTH K and Church Road and at Schneider Road Business Center and on the website and is being recorded, also.

**Public Comment Time:** Board Chair Hoffman had agreed to let Elliott talk for 15 minutes on large scale farming operations. Chair Endres agreed to uphold this agreement but after Mark Roffers presentation.

**Town Comprehensive Plan Update**

**Mark reviewed the timeline for the plan.** We are on schedule, the next joint meeting will be in the spring the first draft of the plan will be presented.

One question was on the TDR program is it in or out of our comp plan. Don responded that Todd Violante, Dane County Planning and Development, would like to see it move forward but it isn't very important to them, because they have had it for almost a year without a response from the County. Discussion of making it a non-active part of the plan. Jeff feels it would make a good boundary negotiation tool.

**We then reviewed the draft vision statement** that Mark presented, page 64 of plan. This is a picture of what the you want the Town to look like in 20 – 30 years, setting goals/measurement of performance for future generations. A communication tool to guide us and evaluate our progress. Animal livestock is why farming is so strong in the Town, livestock is part of our past and needs to be acknowledged for the future, should be statement, per Jeff.

Don – driven by economical value and services required.

Mark – Public water/sewer not available in town, promote low use of water/septic type businesses.

Jeff – technology innovations are a big portion of future vision. Revise bullet point 1 to include language on agricultural technology.

**Present draft land use policies.**

Bring these different policies together instead of scattered throughout the plan as it is now over several chapters. All thought this was a good idea. We reviewed these policies, first was for Ag Preservation Area (the areas we are discussing are found on Map 6). Some of the changes are adding the Ag Transition areas back into Ag Preservation because of the new Farmland Preservation Law. Reviewed which parcels these would be, roughly 200 acres involved. May want to add to the Ag Transition area to make up for this difference being returned to the Ag Preservation.

Page 1 of handout – new parcel sizes. On density policy #3 this is new and just means the town would work with the property owner, the other town and the County to arrive at an agreement when there are parcels crossing town boundaries.

Jim questioned the 35 acre newly created lot for A-1Ex, feels this needs clarification.

#4 Rounding – Mark put numbers to the siting standards and added the requirement of needing to meet 80% of these standards to be awarded an additional split with rounding, if over .50 (i.e. 90 acres = 2.57).

Delete – mineral extraction operation.

#10 – clarification of remaining splits.

#11 – deed restriction or conversation easement, type of format for deed or easement by town.

Under siting standards = # 8 delete

Bottom of Page 2 - #2 – remove duplexes from this list.

#4 – Mark will present guidelines for this at a later date.

**Page 3 – Ag Transition remain in Ag preservation** – discussed earlier.

**Page 4 – Neighborhood Area (Rural Development District).** Reviewed this area on Map 6, wondered where the lots are for Joe Acker on Vosen (Jan will check on this). Jim would like ½ acre lots for senior housing for 1000-1200 sq ft small retirement homes with joint water and septic systems.

Under standards – delete # 3 and replace with wording for smart housing/technology, energy efficient types and examples.

**Town Activity Center** – Currently for Springfield Corners area but may need to add the Ashton Corners area to this because of the changes from Hwy 12 being remade into a freeway and creation of area for business park with access to the new freeway.

**Conservancy** – ok

Remove soils with building limitations currently listed on Map 6.

Mark will have an updated Map 6 for the April 20<sup>th</sup> meeting along with standards for High Density Rural Uses (HIRU).

**Jeff asked Elliott to present his information** and to limit it to 15 minutes. A copy of the power point presentation is attached at the end of these minutes.

### **Communications/Announcements**

Jan handed out vouchers and information on an article on Clear Horizons digester. Also, if anyone wants to change their withholdings, W-4 forms are available.

### **Adjourn**

**Motion (Pulvermacher/Resan) to adjourn at 9:40 p.m. Motion carried, 6 – 0.**

Jan Barman  
Deputy Clerk/Treasurer

Approved 3-2-15