

Springfield Town Hall
Plan Commission Meeting
Monday, April 12, 2010

Notice of this meeting posted at the Town Hall, Bong Excavating on Schneider Road, corner of Hwy K and Church Roads and on the website.

Called to Order

Chair Jeff Gabrysiak called the meeting to order at 7:35 p.m. Members present: Kate Hetzer, Jeff Endres, George Pasdirtz, Karen Crook, Scott Laufenberg, and Jim Pulvermacher and Jan Barman, Office Assistant and Mark Roffers from Vandewalle & Assoc. Also present were Tim Kalscheur, Charles McAteer, Ron Wood and others.

Pledge of Allegiance

Minutes

Motion (Pasdirtz/Laufenberg) to approve the February 17, 2010 minutes. Motion carried, 7 – 0.

Public Comment - Charles McAteer addressed the commission on the Kalscheur Landscaping issue from the last rezone request that was granted – the berm and landscaping around the lot for the landscaping business was never completed as stated. Also, they are parking trucks and equipment in the road right-of-way on Kalesey Ct. Another resident wondered why they received a notice for this meeting, we explained the notification process.

Action

Don Kalscheur, Tim Kalscheur, agent, 5441 Kalesey Ct, Section 22, request for a CUP for a non-metallic mineral extraction site to remove the top soil from 1-2 acres near the Dorn Creek area. Will refill with sand, gravel, clay, etc. Tim did not have a reclamation plan, nor a storm water/erosion control plan. Although he did talk to the county and DNR he did not have anything in writing, but stated they were fine with what he was trying to do. We have not received the landowners (Don Kalscheur) signature on this application. This CUP request would be for about 5 years. Every year whatever the amount of top soil he removed would be filled in, in the same season. Concerns over what would happen if we received a seven inch rain like last year and the effects on the creek area. This would be within 300' of streambank. Jim Pulvermacher asked Tim if he has a NR135 plan, he does not. Concerns on the safety for the residents especially the children in the park, school buses, etc. with the truck traffic through the park as stated in Atty Hazelbaker's comments on this request. After a lengthy discussion and many unanswered questions and concerns a motion was made by Pulvermacher, second by Crook to table this request. Jeff Gabrysiak asked that the other issues that were mentioned at this meeting be handled with the County and Town Board. Motion carried, 7 – 0.

Discussion

Howard Lamere, 6742 Woodland Dr, Sec 11 possible division of his 4.32 acres with a RH-2 zoning. Howard is considering splitting the lot into two parcels, one with 2 acres for a garden area and the remaining acreage with the house. He would need to rezone the house lot to RH-1 and the other lot to either A-2 or CO-1. The commissioners pointed out that he would need

66' of road right-of-way with this second lot. The second lot would have to be restricted from any buildings ever being built on it. After some discussion Howard asked what the next steps would be if he decided to proceed, informed him of the application process. The commissioners may consider a CO zoning on the garden area but overall were not in favor of this situation.

TDR Program

Jeff Gabraysiak turned the meeting over to Jeff Endres for the TDR program update. Reviewed changes to the TDR program. The commission went through the TDR Rules and Procedures manual and corrected any typos and wording that needed tweaking. The commission discussed the language of the Type 2 Receiving Areas as Possible Sending Area. George Pasdirtz felt the whole paragraph should be deleted and the following included on #8 – All transfers must be attached to a specific parcel and recorded on the final plat map or CSM of the receiving area and match a TDR Agricultural Conservation Easement placed on the associated sending area. All transfer sales must be completed, TDR Agricultural Conservation Easements recorded and approvals obtained prior to the Town providing required signature on the final plat or certified survey map, and/or before building permits are issued for the affected lots in the receiving area. Any purchased development rights not attached to a specific receiving area after the TDR Agricultural Conservation Easement is recorded and after the Town has provided required signatures on a final plat or certified survey map will be deemed retired. In this way, development rights may be purchased and retired without transfer. After a lengthy discussion it was decided that Mark Roffers would work on the wording of #8 with the suggestions from the commission.

The commission asked Mark Roffers to make the changes discussed this evening and then to contact Brian Standing at Dane County Planning and Development to do an informal review of the Town's TDR program and incorporate the County TDR ordinance that was recently adopted, if necessary. After meeting with Brian, Mark would get back to us with any suggestions or changes that were made.

Agenda items # IX thru XII were tabled due to the need to make the above mentioned changes.

Communications/Announcements

Annual Town Meeting on Tuesday, April 13, 2010, recognizing Mark Grosse's 20 years of service to the town.

Adjourn

Motion (Endres/Pulvermacher) to adjourn at 9:40 p.m.

Jan Barman
Office Assisant