

Springfield Town Hall
Plan Commission Meeting
Monday, June 7, 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 7:30 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 Jeff Pongratz and Dan Fargen.

Pledge of Allegiance

Minutes

Motion (Endres/Pulvermacher) to approve the April 12, 2010 minutes. Motion carried, 7 – 0.

Public Comment: None

Discussion: Jeff Pongratz, Riles Road, Sec. 19 – Jeff would like to change the building envelope for his home from the original envelope on his CSM. The building envelope would be moved about 100-150' to the east. This new area would make the house even lower than previously presented in the building envelope. It would also make the driveway shorter which is a major expense. The Plan Commission suggested that Jeff come back for action and have the actual distance marked on the CSM for the building envelope (mark 3 corners and reference the lot lines). They also encouraged him to consider marking a building envelope for any outbuilding/s he may construct in the future.

Dan Fargen, 7136 Cty Hwy K, Sec. 28 – Dan has a rental home at the corner of Church Rd and Hwy K, the zoning is R-1even though it is a 2 unit home (grandfathered in). There is a side apartment that is rented as one unit and the upstairs and downstairs as the other unit. His zoning is out of compliance and he would like to bring it into compliance for future planning in case they would ever decide to sell this property. He would like to change the zoning to R-4 to have the basement apartment but to make the downstairs and upstairs into 2 separate rental units for a total of 3 units. If that is not possible he would like to rezone to R-3A to bring it into compliance. The commissioners had several concerns with this property as it is so close to Hwy K and can not meet any of the setback requirements from either the Church Road or Hwy K side. Also, of concern is the septic system and the parking requirements are for 1½ on site parking spaces per rental unit which would mean 4½ parking spaces when there isn't any room now for parking. The commissioners suggested Dan talk to the County Zoning Department about setbacks for the roads, septic requirements and the parking space issues. Make sure to get everything in writing from the County.

Action: TDR Program

Jeff Gabrysiak turned the meeting over to Jeff Endres for the TDR portion of the meeting. Jeff Endres invited Mark Roffers to discuss his meeting with the County Planning Department on our TDR program and the County's program. Mark met with Brian Standing, Curt Kodl and received comments from Majid Allan from the County. Mark stated four reasons why we would want to implement our TDR plan with the County's TDR plan:

1. Probably won't adopt our TDR plan if we do not use the County process.
2. Using the County system would provide legal standing (resources for legal challenges).
3. County staff would offer support for administration (as they do for zoning issues).
4. Our Town TDR program meshed pretty easily with the County program.

The only major difference is that the County requires overlay districts (one TDR-S [sending areas] and one TDR-R [receiving areas]) as part of their process. The County likes maps that they can refer to. The Town could pre-designate these areas. Ratios will probably be required by the County (see Page 2 and Appendix C) to be included in our Town Plan, but the criteria (points) can be in the Rules & Procedures, only.

The Commission then moved onto the changes to the TDR Rules and Procedures and Exhibit I Amendments to the Comprehensive Plan. After discussion of these changes any necessary adjustments were made.

Some discussion on the next step for this program took place. It was decided to have Mark Roffers make clean copies of these documents. Then check with the Town Board as the Plan Commission recommends that the TDR program be reviewed by Atty Hazelbaker, then back to the Plan Commission if the legal review leads to a number of changes, then to the Town Board and the County ZLR committee and finally for a Public Hearing. If all is in order after these steps then it would go to the Town Board for final approval/denial.

Announcements/Communications

Jeff Gabrysiak explained to the Plan Commission about the need for a special meeting for Yahara Materials request for a portable concrete batch plant on Monday, June 28th.

Adjourn

Motion (Crook/Laufenberg) to adjourn at 9:20 p.m. Motion carried, 7 – 0

Jan Barman
Office Assistant