

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, December 5, 2011 @ 7:30 p.m.

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. George Pasdirtz, Jeff Endres, Jim Pulvermacher, Karen Crook and Elliott Long and Deputy Clerk/Treasurer Jan Barman were present. Scott Laufenberg excused absence. Also present: Armella Kalscheur, Brian Hornung, Dennis Kalscheur and Brian Witt. 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, Bong Excavating on Schneider Rd and on the website.

Informal Public Comment Time - None

Minutes for November 7, 2011

Motion (Endres/Pulvermacher) to approve the minutes from November 7, 2011. Motion carried, 6 – 0.

Armella Kalscheur, 7198 CTH K

Armella Kalscheur along with her son Dennis and son-in-law Brian asked the Plan Commission about creating 4 lots for future homesites. Between the 3 farms that Armella Kalscheur owns there are 4 development rights available of which three lots would be built on in the near future. They would be clustering these lots with a shared driveway. The location they picked is the least productive farm land that they own. The lots would be 1.5 to 2 acres in size. Armella is also looking to separate the farmhouse from the buildings and land, this would not require a development right.

The Commissioners complimented them on clustering all 4 splits and planning for the future. Some suggestions were to possibly move the lots south to be closer to the existing houses that are there already. Jim Pulvermacher explained that the County is possibly going to amend the 66' road right of way requirement for each lot, but that may or may not happen and when is anyone's guess. They would need to show the road right of way for each lot on paper only, will still be able to have a shared driveway with all 4 lots but the Town and County would require a driveway easement and maintenance agreement between all lots. Encouraged the Kalscheur family to return with a preliminary CSM with the sizes of the lots. The Plan Commission may need to have a site visit after we receive this information and if they come for action. Jeff Gabrysiak thanked them for coming.

Conference Reports – Elliott Long

Elliott attended two conferences, the first one was in the Dells put on by the WI Dept of Agriculture on the AEA (Ag Enterprise Area – program in place of the Farmland Credit Program) and wasn't very well presented and the speakers were not all that knowledgeable on this subject. Just by asking a few questions they were changing their statements back and forth.

The second conference was the FUDA conference put on by CARPC held at the end of October. He felt this was an excellent conference and gave us a power point on many of the highlights from this conference. Many good ideas were shared by the commissioners on this topic. Elliott did a great job keeping the commission informed on these subjects.

### Communications/Announcements

The site visit on Saturday on Hwy 19 was not attended by the applicant but the commissioners would like to see the area for the church staked out and the driveway access marked also. Would like to see the church more at road level if possible. Deputy Clerk Barman said she talked to the applicant and they apologized for not attending the site visit.

Jeff Endres has been appointed to the Clean Lakes Alliance Board. Their goal is to raise money for improving the water quality of the lakes. He is serving on this board to make sure the farmer's interests are voiced.

Deputy Clerk Barman informed those on the TDR Committee that their meeting with Dane County Supervisors will probably be on Tuesday, December 13<sup>th</sup> at 5 p.m. Will confirm date and time when she hears back from Todd Violante at Dane County Planning.

### Adjourn

Motion (Crook/Pulvermacher) to adjourn at 9:15 p.m. Motion carried, 6 – 0.

Jan Barman  
Deputy Clerk/Treasurer