

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, November 4, 2013

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. Jim Pulvermacher, Jeff Endres, Elliott Long and Steve Resan and Deputy Clerk/Treasurer Jan Barman were present. Scott Laufenberg and Karen Crook excused absences. Also present: Ron & Helen Meinholz, Barb Ziegler, Paul Ziegler, John Peterson, Wayne Utke, and Jim Rawson. 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, and Schneider Road Business Center on Schneider Rd and website and the meeting is being recorded.

Minutes for October 7, 2013

Motion (Endres/Pulvermacher) to approve the October 7, 2013 meeting minutes. Motion carried, 5 – 0.

Public Comment Time: None

Ron & Helen Meinholz, 7472 CTH K, Sec 29, create a home site rezoning 2.48 ac from A-1Ex to RH-1 and CSM. The Meinholzs returned for a third time after checking with the Town Board and the County on the access onto Rocky Hill Rd. Jim Pulvermacher cautioned them that they may need to give up 50-75' for ROW onto CTH K. **Motion (Pulvermacher/Long) to approve rezone of 2.48 ac to RH-1 with the condition that a shared driveway/maintenance agreement be recorded. Jan asked that Jim make a friendly amendment to include the approval of the CSM, also, which he did and Elliott seconded. Motion carried, 5 -0.**

Marie Ziegler Estate, Jim Rawson, agent, 6878 Schneider Rd, Sec 34 & 35, possible creation of 2 lots and to separate the farm house/buildings from the agricultural land. Jim Rawson and Barb and Paul Ziegler are the agents for this request. They would like to create two lots, Lot 1 would be 4.75 acres from A-1Ex to A-2(2) which will include the farm house and all of the outbuildings except for one, Lot 2 will be 2.01 acres from A-1Ex to A-2(2) which includes the remaining shed. This Lot 2 will be restricted from having a home on it per the applicant's request. The remaining 31 acres will be rezoned to A-2. Discussion of driveway and area to the east of Lot 2 followed. This will count as one split (there are 8 splits currently available). **Motion (Endres/Gabrysiak) to approve CSM and rezone of Lot 1 – 4.75 acres to A-2(2) and Lot 2 – 2.46 acres to A-2(2) and remaining 31 acres to A-2 with a shared driveway/maintenance agreement and deed restrict Lot 2 that no residential home may be built on this lot. Motion carried, 5 – 0.**

John Peterson is considering purchasing a property on Enchanted Valley Rd that has 7.03 acres and wanted to know if he would be able to split this lot up into additional lots. I explained that John had come into the office and we researched the subdivisions in that area and believe it to be a stand alone lot which is zoned A-1Ex (1972 when CSM filed). I spoke to Kurt Codl at Dane County Planning and Development and he said it was in our Rural Development area and that it would be able to be split but he would check with Majid Allan, also. So John is here to ask if the town would approve these possible splits.

As the commission pointed out to be a subdivision you would need 5 lots and there isn't enough area to zone off 5 lots. The commission said he would need splits to accomplish this and Jim brought up the TDR program but the Town has withdrawn that from the County at this time, so that isn't an option. So he really doesn't have any options unless it would be part of a subdivision. Jan offered to do some more research with our records and the county's to be certain it isn't in a subdivision. Jan asked if this is an area that could be considered to be subdivided when we redo our comprehensive plan, as we no longer have any designated subdivisions for the future in the town, as the ones we did have are now developed. The commission said it would be an ideal infill area, as it is all houses in this area already and the land is not tillable ag land.

Dane County Ord Amend CO-1 Conservancy and A-Ba Agricultural Business. Jim updated us on this ordinance amendment, and he has a concern on the CO-1 Conservancy portion, the A-Ba is fine the way it is. After some discussion on his concerns, especially on the notification process to the owners of these CO-1 Conservancy lots, Jeff Gabrysiak suggested the commissioners contact the Town Board with their opinions/suggestions by November 19th.

Communications/Announcements

Jim brought up the non-conforming non-metallic mineral extraction sites that is currently at the County Board meetings. The Town would lose control of these sites. Also, the Chapter 10 changes in regards to CAFO's which both the DNR and State already regulate and as Jeff Endress pointed out you can't be more restrictive than the State. Jim also mentioned the subdivision lots in regards to the septic systems (possibly sharing them). He said if the town were to ever get another mobile home park this would be an ideal situation. Most of the commissioners hope we do not ever get another mobile park.

Elliott Long was looking for advice on the town endorsing the CAFO ordinance and how he would get the Town to do that. He does not want these CAFO's in Dane County or anywhere for that matter. Jeff Endres pointed out that the CAFO's are doing a better job at manure management than the farmer with 50 to 100 cows as the regulations are more restrictive on large dairy operations. Elliott disagreed and a lively discussion followed. Jeff Gabrysiak suggested Elliott go to the Chapter 10 meetings on this topic and voice his opinions there. Jeff Endres pointed out that no one can afford the farm land prices in Dane County and so the chances are very limited to have these CAFO's, and as Jeff Gabrysiak pointed out just in the area between Schneider Rd to Church Rd to Vosen Rd, there are 3 large family farm operations

already that possibly have the 1000 dairy cows or close to it. Jeff again suggested going to the Chapter 10 meetings.

Jan passed out vouchers and mentioned that at this time, we do not have any action items for December and they were to be turned in by November 2nd, so there will probably not be a meeting in December and she wished them all Happy Holidays!

Adjourn

Motion (Resan/Pulvermacher) to adjourn at 8:35 p.m. Motion carried, 5 – 0.

Jan Barman
Deputy Clerk/Treasurer

Approved 2-3-14