

**Springfield Plan Commission Meeting
Springfield Town Hall
Monday, December 1, 2014**

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Commissioners Karen Crook, Steve Resan, Scott Laufenberg, Bill Acker and Jim Pulvermacher and Deputy Clerk/Treasurer Jan Barman. The Pledge of Allegiance was recited. Unexcused absence: Elliott Long.

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 November 10, 2014

Motion (Crook/Acker) to approve the November 10, 2014 meeting minutes. Motion carried, 6 – 0.

Public Comment Time: None

Town Comprehensive Plan Update

Jeff asked Jim to recap briefly what happened with the Dane County Board Chair Sharon Corrigan and Supervisor Patrick Miles at the last Town Board meeting on our TDR program. Looking at language on limiting raising of the ratios to once every two years, if needed. This is an issue with the County. The County Board is still interested in our TDR and would like to see it implemented. The Town Board will address this at the meeting on Tuesday, December 2, 2014.

At last month's working meeting, Mark Roffers handed out a ag preservation density policy worksheet and the commission worked off of that handout.

1. Refers to the TDR program, decided to review after Town Board's decision.
2. Minimum and maximum lot size. Plan states now "over 5 acres each are discouraged" add "and may not be approved" Will need to base this on some type of criteria, check with other towns. Also, may depend upon what type of land, ie: 8 acres mostly wooded could be approved possibly.
3. A. Refers to the one for 35 acre rule, asked if the plan should include the 1979 map in the update, commission said yes.
B & C. Contiguity and Rounding: Need the TDR decision for this, may consider rounding if 75% or more; ie 62 acres = 1 split and 77% of a second split. Will need some guidance on this.
D Farm Residences: Count the farm residence as a split or not. It is not counted now and said to leave it as is.
E. Land Sales After 1979: Making sure the property owners **identify where the splits/development rights are to go when** deal with the development rights selling their property, otherwise follow the County rule, 35 acres or **larger of the parcels keeps the development rights/splits** more stays with owner unless otherwise stated. Check on County language for this.
F. Duplexes: Delete the conversion of any duplex to increase the splits. If turned into a single family residence the split is deleted.

G. Commercial Uses: Governmental, institutional, religious, nonprofit community uses, wind turbines (each one) should require a split.

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H. When all of the development rights have been used, there should be a deed restriction instead of a note to indicate this.

4. Should the Town enable rezone of the substandard lots to the County's A-4 zoning. Yes, allow.
5. Does the Town still wish to allow subdivision plats as a way to exercise its density policy? Or just CSM (4 or fewer lot clusters), even for big farms? Leave as it is now.
6. Commercial and institutional uses - should still be ag related enterprises/compatible with farming.
7. Refers to Chapter 8 – Economic Development addressing “Rural High Volume Uses” digesters and wind farms – review Chapter 8 at the January meeting, include language for digesters and wind farms.
8. Within the ag preservation allow duplexes only where conditions such as a lack of suitable soils for two home sites indicate that this would be a viable alternative. Delete this!
9. Decision on TDR needed to go forward on this, also need to revisit the questions Mark had at the end of this handout.

Jeff commented that we have to look where we came from (10 years ago with our plan), where we are now and define this, as we see our agriculture today.

Livestock/dairy industry is our biggest challenge.

Jim asked that we look at our Growth Management Policy in the future. We will continue this at our January meeting.

Communications/Announcements

Jan handed out vouchers.

Adjourn

Motion (Pulvermacher/Resan) to adjourn at 9:20 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer

Amended 1-5-15