

**Springfield Plan Commission and Town Board Joint Meeting
Springfield Town Hall
Monday, May 4, 2015**

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:00 p.m. by Chair Jeff Endres. Present were: Commissioners Bill Acker, Elliott Long, Ron Koci and Jim Pulvermacher, Town Board Chair Don Hoffman, Supervisors Art Meinholz, Dan Dresen and Dave Laufenberg, Mark Roffers and Colette Spranger from MDRoffers Consulting and Deputy Clerk/Treasurer Jan Barman. Scott Laufenberg excused absence. Jim Pulvermacher arrived at 7:15 p.m. and Steve Resan at 7:25 p.m. Also present: Curt Kodl, Dane County Planning, Doug Schwartz and Dan Ward. 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, Schneider Road Business Center on Schneider Rd, the website and the meeting is being recorded.

Minutes for March 2, 2015

Motion (Koci/Long) to approve the March 2, 2015 minutes. Motion carried, 4 – 0.

Public Comment Time: Curt Kodl, Dane County Planner updated the commission on the status of our TDR program at the County level. The Dane County Chair Sharon Corrigan and ZLR Chair Patrick Miles would like the town to resubmit our program for approval. This was the plan submitted in 2012 and should be submitted as it was then. Mark Roffers thought some additional language with more authority happened in 2013 and he will review to make sure we are submitting the correct version. The Plan Commission will review the TDR at the June meeting and then the board may act on it at their June 16th meeting. This would need a resolution to submit. Mark Roffers felt that the window of opportunity was there and the town should take advantage of it and not wait for the updated comprehensive plan.

Curt said the County would need to do the public hearing but should take about 30 days to complete after they receive the Town's resolution.

Welcome to Plan Commission Members

Jeff welcomed Ron Koci to the Plan Commission and thanked him for serving. Also welcome back to Scott for his next 3 year term.

Doug Schwartz, office building

Doug Schwartz will be submitting site review plans Tuesday for the June Plan Commission meeting but wanted to give the commission a heads up on his plans. Dan Ward, developer of the Springfield Corners Commercial Park, explained that the lot may be rezoned to a smaller (1.07 acre) lot with the additional acre standing alone as a lot or being added to Lot 8. He is working with Dane County on this for now. Doug would like to start building as he needs a place to move his business to. This is a Tech Company with 4 employees, the building will have 4 bays with 1 or 2 bays being rented out to other tenants. He will keep the second bay for expansion but does not have any plans to grow. Jeff was concerned that a 1 acre lot may not be able to be used but, if it can't stand alone, it will be added to adjacent lot.

The building will be split block similar to Hottmann's in earth tones. He has a landscaping plan and the lighting plan should be done this week. Doug's bay will not have an overhead door but it will be framed for these doors for the tenants.

Town Comprehensive Plan

Mark reviewed the timeline, changes to the plan, public hearing and Springfield Corners Plan so we could identify the gaps that need attention and further review before the second draft.

Chapter 1 – Vision and Opportunities

Not a lot of changes to this chapter, Map 1 has been updated. The Town's Vision has been updated and needs to be reviewed. As you can see from the tables our population has stayed pretty flat and will continue to do so over the next 25 years. Interesting fact the median age rose from 25.4 in 1980, 37.5 in 2000 to 44.5 in 2010. We are living longer and the birth rates are declining. Also the number of persons/household changed from 3.39 in 1980 to 2.7 in 2010.

Educational/Health/Social leads the labor force with 21.2% followed by Manufacturing (13.3%), Ag/Forestry/Fishing/Mining (12.6%) and Transportation/Warehousing (1.8%) is the lowest.

Chapter 2 – Agricultural, Natural and Cultural Resources

In this chapter the hydric soils have been added to Map 3 Natural Features and Building Constraints. After some discussion they asked Mark to remove the hydric soils from this map, as this is a very opinionated field and there isn't a way to mediate.

Chapter 3 – Land Use

The majority of the land is in agriculture (70%) followed by other open land (10%) and industrial (.1%) used the least amount of land. There is an estimate of 75 unbuilt lots in the town at this time with an average of 10 new homes a year being built. Acreage will be taken out of the Ag Transition Area and be placed in the Ag Preservation because of recent changes in the Farmland Credit Law, leaving the question, if we would like to add areas back in the Ag Transition for future development and where? The County may be agreeable to adding an area as this would be considered a trade off with the land that was added to Ag Preservation. Art was not in favor of adding housing in Sec 31 northwest of Schneider and Vosen Roads. There wouldn't be a barrier between their large farming operation and the houses.

On page 46 is an insert on the future of zoning in the town and the possibly of leaving Dane County Zoning and having our own.

Chapter 4 – Transportation, Utilities and Community Facilities

Potential Hwy 12 impact area should be planned for in this update, this seems more likely than the North Mendota Parkway. Mark will rewrite the North Mendota Parkway language, if there is a plan for reviving this area the town will revisit it but for now it is not viable. Mark will rewrite this. The Hwy 12 conversion should be noted that we may need to do land use amendments to our plan with the remnants parcels that will be created. Advocate for our interests for this project. This will be a 3 phase construction project, mapping and land acquisition over the next few years with the start of the construction in the next 10 years or so.

Include information on the Hwy 19 study from Watertown to Hwy 12.

Mark will be providing us with a description of the High-Intensity Rural Uses for our review in the next few weeks this is referenced in the plan.

Chapter Five – Housing and Economic Development

Consider modern manufactured housing for smaller lots and homes for seniors and starter homes with regulations can be an inviting feature for the town. This would meet our need of affordable housing in the town. The homeowner would also own the land that the home sits on.

Chapter Six – Intergovernmental Cooperation

It would be beneficial to the town if we could extend our boundary agreement with Waunakee. It expires March 2016 but at this time Waunakee does not seem interested in doing that.

Our agreement with City of Middleton expires in 2029 and hopefully, will be revisited in the next 10 years to extend again.

At the June meeting the commission should review the bullet points on page 102.

Chapter 7 – Implementation

On pages 105-107 need to decide if we want to include this in plan, will review at June meeting.

There were very few changes to the Appendices from the last plan.

Jim Pulvermacher left at 9:50 p.m.

Communications/Announcements

Update on house on Hwy 19, invited the commission to attend and/or help with Breakfast on the Farm at the Stan, Mary, Ivan & Beth Hellenbrand farm on Kick-a-Boo Rd on June 13th. Passed out vouchers.

Adjourn

Motion (Koci/Resan) to adjourn at 10 p.m. Motion carried, 5 – 0.

Jan Barman
Deputy Clerk/Treasurer

Approved 6-1-15