

**Springfield Town Hall
Springfield Town Plan Commission Meeting
Monday, September 14, 2015**

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: Ron Koci, Steve Resan, Bill Acker, and Board Representative Jim Pulvermacher, and Deputy Clerk/Treasurer Jan Barman. Excused absence: Scott Laufenberg, Elliott Long arrived at 7:40 p.m. Also present: Marilyn Graves, Alan Orenberg, Alan Habermehl, Miles Quade, Karrie Frantz, Dan Borski and Matt Speer, Associated Housewrights. 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.

Approval of Minutes from July 6, 2015 Meeting

Motion (Pulvermacher/Koci) to approve the July 6, 2015 minutes. Motion carried, 5 – 0.
Elliott Long arrived.

Public Comment Time: None

Tatyana Budker, 5141 Sunrise Ridge Trl, Sec. 31, Associated Housewrights, Matt Speer, agent, rezone 1 acre lot from R-1 to R-3 to meet setback regulations for addition to home. Matt Speer explained that the addition is for a bathroom, pool and space for visiting relatives. Architecture of the house will stay the same and solar facing keeping with the original setting of the house on the lot. The rear yard setback is 63' the addition would change that to 25'. The commissioners discussed if they are any covenants or deed restrictions in this subdivision. Also, if they could get a copy of the original plat.

Jeff then asked the audience for comments. Marilyn Graves, 5015 Sunrise Ridge Trl, shares the back lot line, she built in 1987, the addition will bring the Budker house to close to hers. See attached letter, she is asking that the Town deny this request.

Alan Habermuehl, is northeast of the Budker residence, inquired instead of going east, go south with the addition, rotating it?

Matt responded that they had suggested alternate sights for the addition but Ms Budker wants to preserve as many of the beautiful large trees as possible. This addition will be 2 stories but a very short, kneewall to accommodate the neighbors.

Jeff complimented the audience on the information they presented.

Motion (Pulvermacher/Resan) table to check the covenants, deed restrictions, find original plat, also that Jan research the files if we changed any rear setbacks prior to this and if any other rezones have been done is this subdivision. Motion carried, 6 – 0.

Motion (Koci/Long) to set a site visit for Saturday, October 3, 2015 at 9:30 a.m. Motion carried, 6 – 0.

Quade-Frantz Tr, 7312 Clover Hill Dr, Sec 16, possible split of 3.68 acres for future home site.

Miles Quade explained that they are in the process of selling their home and the possible buyer is interested in doing this. There is a waterway and easement on this lot. There isn't a waterway (PC) but the road right-of-way will need to stay as this is for future planning. There is 33' on this lot and the lot next to it. There are 2 septic systems already on this lot, so all that would be needed is a private well. As the Town has previously split lots in this subdivision they could not see a problem at this time and suggested that an application be completed for action if that is the way the owner/buyer decides to go.

Town Comprehensive Plan Update.

The commission continues to work on these updates as presented from Mark Roffers.

Springfield Corners Conceptual Neighborhood Plan map with Hwy 12 changes and Town Activity Center Purpose and Policies

This is a new map listing the reconstruction of Hwy 12 from Middleton to Sauk City as a freeway and the changes that should be planned for as there will be many small parcels created with this major intersection, roundabouts and other changes. This road is 10 years or more away, as this comprehensive plan will need to be updated again in 10 years these changes may need to be adjusted when it is closer to becoming a reality.

Helt Pit (corner of Hwy P, Hyer and Lodi-Springfield Rds) family would like to see this as a compost or recycling center. Maybe made it Commercial, not residential.

John Acker's property striped now make Commercial and take over to west side of Lodi-Springfield all away across, then on east side of Lodi-Springfield connect to Waunakee Marsh for hiking purposes, etc (make this small area conservancy). Keep the rest in ag land.

Commission would like to know how much was planned for Commercial land with the 2010 update, how much was used and how much is left, before we designate new Commercial.

Possibly expand the Helt quarry (formerly Kruchten) on west side of Hwy 12 and Baltes Rd. Commission suggested Mark highlight any changes to Draft plan from current plan.

Motion (Koci/Pulvermacher) to approve Figure 18 and the Conceptual Springfield Corners Map with the following changes – Helt property (Hwy P, Hyer and Lodi-Springfield Roads) the xxx'd section to Commercial (red), lower south portion off of xxx'd east of 12 by ramp across to Lodi-Springfield but only the parcel by Hwy 12, rest to remain in ag land and small portion on east side of Lodi-Springfield Road connect to Waunakee Marsh as conservancy. Motion carried, 6 – 0.

Communications/Announcements

Elloitt would like to see the Town take an interest in honeybees and the population decline that is occurring. As honeybees are very important to our food source with pollinating our fruits, veggies and other plants. The biggest enemy is the garden insecticides called neonicotinoids which is a class of chemicals that is widely used in gardens as well as seeds that are coded for crops. A list of products, manufacturers and the active ingredients was provided and is attached to these minutes.

Jan will see if a newsletter article can be placed as well as posting on our website which will give the website address for Center for Food Safety.

Also, Jan will check if bee hives can be kept in subdivisions.

Jim – mentioned that the TDR Program was approved by Dane County Board of Supervisors. Now will need to get the program up and running.

Jeff mentioned the World Dairy Expo will be held from Sept 29 to Oct 3 and their family farm will be hosting tours for about 400 people.

Jan invited the Plan Commission to the Park Open House on Sunday, October 11th at noon.

Adjourn

Motion (Koci/Resan) to adjourn at 9:55 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer