

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, January 8, 2018 – Approved 3/12/18

Call to Order, Roll Call, Pledge of Allegiance

The Plan Commission meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Steve Resan, Bill Acker, Nate Wagner and Jim Pulvermacher and Deputy Clerk/Treasurer Jan Barman. Scott Laufenberg absent. Also present: Kory Anderson-GEC, Clerk Dianah Fayas, Will Hensen, John Acker, Austin & Tami Ripp, Pam McSherry, Renea Ripp, Butch Hensen, Noa Prieve and Chris Adams. 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, the website, listserve and this meeting is being recorded.

Approval of Minutes from December 4 and site visit December 16, 2017 Meetings

Motion (Pulvermacher/Resan) to approve the December 4 and 16, 2017 minutes after removing Don Hoffman from the December 16th minutes, he was not in attendance. Motion carried, 5 – 0.

Public Comment Time: Steve Resan inquired about the house at 7166 CTH K, this has been discussed many times at the Town Board level and is an issue for the board.

Discussion and Possible Action: Rezone & CSM to create a home site Lot 1-1.62 ac to R-1A, Lot 2-2.38 ac to R-1A the remaining 18.92 acres to A-1EX for a total of 22.92 acres, Don Marty, 7334 CTH K, Sec. 28. Even though Don Marty was not in attendance both Noa and Chris from Williamson Surveying were and they prepared the preliminary CSM and explained the purpose for the request.

Motion (Pulvermacher/Acker) to approve the rezone and CSM for Don Marty, 7334 CTH K, Lot 1 – 1.62 acres to SFR, Lot 2 – 2.38 acres to SFR (includes the outbuildings) and the remaining 18.92 acres to EA. This will use the final split to this property. Motion carried, 5 – 0.

Discussion and Possible Action: Rezone and CSM to create a home site of 1.73 acres from A-1EX to SFR and separate the farmhouse and buildings with 2.02 acres to SFR, remainder to stay as A-1Ex, Hensen Bros Dairy, 5122 Pheasant Branch Rd, Sec 25, Will Hensen, owner/agent.

The only issue from last month's meeting was the shoreland zoning, Will Hensen spoke to Dane County and there isn't an issue with the distance to the pond, only 75' from the pond and under 15% impervious surface is required.

Motion (Pulvermacher/Wagner) to approve the rezone & CSM to create a home site Lot 2 – 1.73 acres to SFR, Lot 1 – 2.02 acres to SFR (includes the outbuildings) and remaining 25.35 to stay A-1Ex for Hensen Bros Dairy, 5122 Pheasant Branch Rd. Friendly amendment: This will use one split from this property, approved by Pulvermacher & Wagner. Motion carried, 5 – 0.

Discussion and Possible Action: John Acker, owner, 5907 Hwy 12, Tami & Austin Ripp, agents, rezone & CSM 38.37 acres to Lot 1 – 15.73 acres to EA and Lot 2 – 2.75 acres to SFR. Ripp explained that the access road for the DNR (Waunakee Marsh) is actually a road off of Meinholz Rd and not an issue with this property. Austin asked about the accessory building as the current ordinance only allows for a 100 sq ft building. Jan explained that Atty Hazelbaker said this issue and a few other changes will be adopted in February, so this will not be an issue as the size will increase.

Jan asked about farmland credit preservation if the remaining ag land is not zoned A-1Ex. She will check with Atty Hazelbaker.

Motion (Pulvermacher/Resan) to approve the rezone and CSM Lot 1 to 15.73 acres to EA, Lot 2 to 2.75 acres to SFR and the remaining 19.89 acres to remain A-1Ex. This will use one split from this property.

Motion carried, 5 – 0.

Communications/Announcements

Jim reported on TDR's and how the Towns of Blue Mounds and Berry determined their number of development rights. They formed a group of board and commission members and staff to decide where these rights are located and the number left with each farm. Jan informed the commissioners that Atty Hazelbaker had sent out an email announcing that there is a Title Search Company that will provide a density study for the fee of \$100 (this was \$125 at the county). They would search zoning and registration records. Jeff thought this would be a good outside source to conduct this request. This item will be on the Board agenda for Tuesday, January 16th.

Jan informed the commissioners that Scott will not be reapplying for his position on the commission, his family life is more demanding these days. He enjoyed the time on the commission and hopes one day to return after his daughters are on their own.

Jan distributed vouchers, calendars and copies of the final comprehensive plan.

Bill asked that the July 2 Plan Commission meeting be postponed until the next week, Jan explained that the policy is only to change the date for a Monday holiday or night before an election.

Adjourn

Motion (Pulvermacher/Resan) to adjourn at 8:40 p.m. Motion carried, 5 – 0.

Jan Barman
Deputy Clerk Treasurer