

Springfield Town Hall
Plan Commission Meeting
Wednesday, September 1, 2010

Notice of this meeting posted at the Town Hall, Bong Excavating on Schneider Road, corner of Hwy K and Church Roads and on the website.

Called to Order

Acting Chair Karen Crook called the meeting to order at 7:30 p.m. Members present: George Pasdirtz, Kate Hetzer and Scott Laufenberg and Office Assistant Jan Barman. Excused absences: Jeff Gabrysiak and Jeff Endres. Unexcused absence Jim Pulvermacher. Also present were Joe Henningfield and Dan Fargen.

Pledge of Allegiance

Minutes

Motion (Pasdirtz/Hetzer) to approve the July 12, 2010 minutes. Motion carried, 4 – 0.

Public Comment - None

St. Andrew Lutheran Church, 6815 Schneider Rd, request for a variance for an addition to their existing sign. Discussion of what would be added and that they may need to redo the whole sign. May need to move it about 10 feet or less and install a new base, but it would not be any taller or wider than what it is now. Motion (Pasdirtz) to approve a variance for addition to existing sign with restrictions that in order to install new sign not to move it more than 10' from its current location. Kate Hetzer then amended the motion to include that permits be taken out for electrical or any other building permits if needed. Scott Laufenberg seconded the motion. Motion carried, 4 – 0.

For Discussion Only:

Dan Fargen, 7130 CTH K, to discuss the possibility of rezoning his property from R-1 to R-3A or R-4 for multi-housing. Dan brought in a CSM of his lot size and lots of pictures of his property to give the commission a better understanding of his situation. One of the commission's concerns is the parking spaces needed for a change of use to this property. If a 3 unit (2 bedrooms or less each unit) 5 parking spaces are needed. If a 4 unit 6 parking spaces would be needed. They are concerned about the septic system, also and would like an inspection done on this. According to Dane County Zoning, you need 5,000 sq ft of land for each unit for the septic system of which Dan has just over 20,000 sq ft. The staff has checked with Dane County Zoning on the parking spaces, septic system and setbacks requirements, if a new garage/shed were to be made a condition of approval. The commission could require an inspection of the septic system and removal of the existing shed/garage that is in the road right-of-way. They may consider the removal of the shed/garage from one to several years from approval of the zoning. The commission would like to have the 5 parking spaces identified and a building envelope for a shed/garage to replace existing building, if Dan decides to apply for approval for a rezone.

TDR Program

Office Assistant Barman updated the commission on the status of the TDR program. Town Board Chair Don Hoffman is gathering information and this item will be placed on the September 21, 2010 agenda. Also, informed them of the comment from Mark Roffers on thinking about the number of housing units the TDR program may create and how that will affect our Growth Allocation Policy.

Communications/Announcements

Upcoming election – September 14, 2010

Adjourn

Motion (Laufenberg/Pasdirtz) to adjourn at 9 p.m. Motion carried, 4 – 0.

Jan Barman
Office Assistant