

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, November 8, 2010 @ 7:30 p.m.

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Vice-Chair Jeff Endres. Karen Crook, Kate Hetzer, Scott Laufenberg, George Pasdirtz and Office Assistant Jan Barman were present. Also present were Laura Mae Ganser, Vic Meinholz, Ron & Helen Meinholz. Jeff Gabrysiak excused absences. Jim Pulvermacher arrived at 7:40. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Office Assistant Barman reported that notice of this meeting was met by posting at the Town Hall, corner of CTH K and Church Roads, Bong Excavating on Schneider Rd and on the website.

Minutes for October 4, 2010

Motion (Crook/Hetzer) to approve the October 4, 2010 minutes. Motion carried, 5 – 0.

Informal Public Comment Time - None.

Consideration and Approval of rezone for 5.06 acres

Laura Mae Ganser and Vic Meinholz, agents for Edward Meinholz Estate, are requesting to rezone 5.06 acres from A-1Ex to A-2(4) to separate the house and outbuildings from the agricultural land. This property is located at 7638 CTH K, Section 29. A family member would like to have ownership of the house and outbuildings but the rest of the land may be sold at some point.

Jim Pulvermacher arrived at 7:40 p.m.

Several concerns of the Plan Commission were:

1. The two sheds on the west lot line are only 6' from the lot line and setback requirements are for at least 10'.
2. The north lot line should be short of the waterway (so if sold the landowner would have access for maintenance for dredging ditches).
3. Shared field road on the westside of the lot line should have a driveway maintenance agreement.

The commission also mentioned that because they are making a change to the property the County may take more right of way area for future Hwy K plans (75' of road right-of-way for a county highway), so the family may want to take that into consideration.

Motion by (Pulvermacher/Hetzer) to table this request until the December 6th meeting to give the agents time to address these issues. Motion carried, 6 – 0.

Report/No action – TDR Update

Vice-Chair Endres asked George Pasdirtz to give us an update on the TDR's committee meeting with D C Exec. Falk, Topf Wells and Todd Violante. George said the meeting went well, Topf Wells and Todd Violante asked questions and indicated that our TDR program has been well thought out. They would like to see comparisons of PDR vs TDR, also mapping of areas that could be preserved farm land parcels by ag easements and development areas. Exec Falk was concerned that the Town could add 1000 houses but it was explained that could happen anyway with the number of splits that are available in the town now. Exec Falk has been very pleased with the Town's growth maintenance through the years. Karen asked how other towns compare to the Town of Springfield on land preservation, as the town has 90% in conservancy? Hard to compare as each town is different.

George is going to work on setting up some computer data and maps (exercises) to address some of the information from the meeting. Jan will check with Dane County on parcel numbers for the 3-35 acre lots and with the Town Board for funds for updating and meeting with Jim Welsh before the committee heads back to the county. Topf Wells and Todd Violante suggested a tour of the town to view the scenarios we have used in our program for examples of properties that would/could make TDR's work. Jan is trying to set up a meeting with the County for this, but they are working on budget meetings and it is a very busy time for them. Will check again with the County for a meeting date in December. A suggestion was made of Mark Roffers and Jim Welsh possibly going on this tour with Dane County.

Commissioner's reports

Jeff Endres mentioned Mark Roffers would like to come to our December meeting to discuss the Agricultural Enterprise Areas in the town. Jan will invite Mark to the next meeting.

Jim Pulvermacher informed the commission of his & Town Board Chair Don Hoffman's meetings with the State on the conversion of Hwy 12 to a freeway from Middleton to Hwy 19 West. The State will be creating more single purpose roads in the town when this happens, as well as frontage roads for access to Hwy 12, many acres of prime farm land will be lost again.

Adjourn

Motion (Pulvermacher/Laufenberg) to adjourn at 8:50 p.m. Motion carried, 6 – 0.

Jan Barman
Office Assistant