

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, August 1, 2011 @ 7:30 p.m.

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. Scott Laufenberg, Jim Pulvermacher, Karen Crook and Elliott Long, and Interim Clerk/Treasurer Jan Barman were present. George Pasdirtz excused absence. Also present: Chad Wagner, Ron Wagner, Jim Wills, Kevin Abbott and Dan Abbott. Jeff Endres arrived at 7:33 p.m. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Interim Clerk/Treasurer Jan 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.

Informal Public Comment Time - None

Minutes for June 6, 2011

Motion (Pulvermacher/Laufenberg) to approve the June 6, 2011 minutes. Motion carried, 5 – 0.

For Action: None

For Discussion:

Chad Wagner, 7315 Springhelt Dr, would like to put on addition onto their garage. The problem is the rear setback for R-1A is 50' minimum but if it was rezoned to R-2 the setback is 35'. The County informed him that it would be highly unlikely that they would grant a variance. The commission guided Chad to revisit his plans and find a way to make this addition fit within the setbacks that are required. He will check the entire subdivision to see if any lot is zoned different than the R-1A, otherwise the Town could be setting a precedent they are not interested in setting.

Kevin Abbott, 6336 Hyslop Rd, current zoning is A-1Ex. He has 5.78 acres but the road right-of-way makes it a 4.40 acres according to Dane County and therefore; they can not have any animals because it is under 5 acres. If Kevin rezones to RH-2, he will be able to have 1 animal unit per acre. The Plan Commission did not find any reason why the rezone would not work and encouraged him to apply for the rezone if he so desires.

Jim Wills, Schneider Rd property, currently is partially zoned C-2, he is interested in adding to this parcel and inquired if the commission would see any concerns to rezone the entire parcel to C-2 with restrictions. He is looking to develop a storage facility similar to what is at Wayside Road and Hwy 14 with a combination of the Muskie Dr facility. Discussed the wetlands/waterway that is in this area, Jim said he is aware of that issue and that is why he will need the extra acreage for his plan. Jim will be meeting with Eileen Kelly from the City of Middleton to discuss this possible rezone as it is within our boundary agreement area. The location is good because it is close to Hwy 12 and next to existing commercial. Jim Pulvermacher suggested he check on the hydric soil. Retention pond probably will be needed

Shared driveways

This issue was brought up at a Town Board meeting, when there is a maintenance/easement agreement for shared/joint driveways should this be added to our ordinance for clarification on width and base, bump outs, turn around, etc. and an approved engineered plan will be needed.

Jim Pulvermacher asked the commission on the single purpose roads (4 or less homes) would they like to see a 14' wide with 10" base minimum gravel or asphalt or a 12' wide with 1" shoulders. The commission will consider this information and act on it at a future meeting.

Communications/Announcements

Asked what is happening with the TDR program? Did they meet with Dane Cty Exec. Joe Parisi. Jeff Endres said it was in the Town Board hands and until he is informed differently, he has not gone ahead. Jim asked that this be a future agenda item for the Town Board.

Interim Clerk Barman reminded the commission that our next meeting will be Monday, September 12th as the 5th is a holiday.

Adjourn

Motion (Endres/Crook) to adjourn at 9:08 p.m. Motion carried, 6 – 0.

Jan Barman
Interim Clerk/Treasurer