

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, April 9, 2012 @ 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. George Pasdirtz, Jeff Endres, Karen Crook, Elliott Long, Jim Pulvermacher and Scott Laufenberg and Deputy Clerk/Treasurer Jan Barman were present. Also present: Sil Maly, Noa Prieve, Steve Meffert, Armella Kalscheur, Brian Hornung, Dennis Kalscheur, Mary Meinholz, Dave Meinholz, Doug Kalscheuer, Jeff Kruchten, Roger Acker, Town Supervisors Dave Laufenberg, Dan Dresen and Arthur Meinholz, and Chair Don Hoffman. 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, and Bong Excavating on Schneider Rd.

Minutes for March 5, 2012

Motion (Endres/Laufenberg) to approve the minutes from March 5, 2012. Motion carried, 7 – 0.

Informal Public Comment Time - None

Discussion and possible action: Armella Kalscheur, 7198 CTH K rezone 1 acre from A-1Ex to R-1 to separate the farmhouse from the buildings and ag land, Sec. 28. The Plan Commission raised concerns on the setback for the county highway that has been required in the past. If the 17' of additional right-of-way is required the lot would be under 1 acre. Motion (Pulvermacher/Crook) to table this request until the May 14<sup>th</sup> meeting to allow applicant the opportunity to check with the County on this requirement. Motion carried, 7 – 0.

Discussion and possible action: Armella Kalscheur, 7198 CTH K rezone 9.32 acres from A-1Ex to RH-2 to create 3 home sites and 30.07 acres to A-4, Sec. 27. Lot 1 – 3.15 acres, Lot 2 – 2.73 acres, Lot 3 – 3.44 acres and Lot 4 – 28.53 acres (A-4 zoning). This will be creating 3 flag lots on this parcel.

Doug Kalscheuer (landowner to east of property) asked what A-4 is. Explained it is an agricultural zoning the same as what it is now A-1Ex but under 35 acres has to have a new zoning. Doug was also concerned about these houses abutting to his land and complaining about farm smells, noise, dust, etc. Chair Gabrysiak informed the audience of our right to farm notice that is placed on each deed. Felt they could be put in a better location, closer to the road and other houses.

Armella stated there isn't any rules to say they can't do this.

George Pasdirtz – asked if this could be a future subdivision in the Ashton area? It is not in the Comprehensive Plan at this date.

Jim – could be infilled someday with TDR's and a small subdivision might be possible.

Noa - putting on Class 7, 4 & 3 soils and are staying away from 1 and 2 soils and are clustering the lots and setback from roads as required in our Comprehensive Plan.

Sil Maly – asked where are the splits for this request? Explained that there are 4 splits remaining between the three farms and they are not designated to a certain area, therefore, can be used to cluster these 3 homes together. Sil asked if this will be a town road? No, it will be a single private driveway with an agreement/maintenance plan for the other two lot owners for ingress/egress.

Dan Dresen – advised the Kalscheurs to check out where the ATC lines will be in this area.

Elliott Long – repeating some statements shared earlier, creates an infill area and asked the applicant to consider putting on the south side of their land and consuming the better ag land but next to other houses already in area – how horrible is that? He is just looking for compromises.

Steve Meffert – poorest land is the low land by barn usually too wet there to plant crops, the Meffert family rented this parcel some years ago and he feels it is very good land compared to some other areas on their farm.

George – reason for driveway to the south vs the north? Slope is 25% to the north. The commission would like to see it on Lot 2. Brian Hornung stated the biggest concern is the steepness to the north, this is just a conceptual plan at this time.

Jim – exhibit D redraw driveway.

Jeff Endres – Clustering is good, back to his original comment when the Kalscheurs were in for discussion, he would like to see them infill by the south side – grow in, not out. But felt clustering on hill was ok. Not against them building their houses but the Kalscheurs have the opportunity to building next to other houses that many other people do not have.

Armella stated it is to their advantage to build where they want to.

Motion (Pulvermacher/Crook) to approve the 3 home sites to RH-2 and the remaining acreage to A-4, requiring new shared driveway plan to be presented to the Town Board and a shared driveway easement and maintenance agreement and a deed restriction on all 3 lots for the right to farm notice. Karen made a friendly amendment that the Town Engineer be given the opportunity to review the site design including storm water management, driveway plan and entrance onto Church Road, Scott Laufenberg seconded the amendment and it was accepted by Pulvermacher. Motion carried, 5 – 2.

Discussion and possible action: Jeff & Christine Kruchten, 7685 Grosse Rd, rezone 2.95 acres from RH-1 to RH-2, 1.24 acres from A-1Ex to A-2(1), 2.42 acres from A-1Ex to RH-2 and 31.85 acres from A-1Ex to A-4 for the purpose of separating the home site from the ag land as a requirement of the lending institution for refinancing, Sec. 18. The commission questioned if this is a single purpose road that could be vacated. It is not as there are 3 or more houses on this road. They also reviewed some of the lot lines for clarification. Motion (Endres/Long) to approve the rezone as stated (2.95 to RH-1, 1.24 acres to A-2(1), 2.42 acres to RH-2 and 31.85 acres to A-4) no additional splits or building rights to any of the parcels. Motion carried, 7 – 0.

Recommend Chair and Vice-Chair positions for the April 2012 to March 2013 to the Town Board for approval. Motion (Crook/Endres) to nominate Jeff Gabrysiak for the chair position. Jeff stated anyone

is welcome to the job if they would like it. Jim Pulvermacher stated there was a complaint from a person and he has asked that Jeff excuse himself from any dealings with him in the future. Jim reminded the commission that we always need to treat everyone fairly and for the most part Jim feels we do this but we have to remember that people have rights, also. Discussion followed. Dave Meinholz (in the audience) responded that the Plan Commission and the Town Board do an awesome job handling these situations and deserve a pat on the back. Motion carried, 6 – 0. Jeff Gabrysiak abstained.

Motion (Gabrysiak/Crook) to nominate Jeff Endres for the vice-chair position. Motion carried, 6 – 0. Jeff Endres abstained.

FUDA – reminder of the upcoming meeting on Wednesday, May 23 at 7 p.m. at the City of Middleton Council Chambers for the Plan Commissions and Town Boards/Councils of the Towns of Springfield and Westport, City of Middleton and Village of Waunakee. Comments were made by Elliott, Don, Art, Jim and Jan on the FUDA and CARPC as well as the TDR program.

Communications/Announcements

Annual meeting on Tuesday, April 10, 2012 and TDR meeting on Wednesday, April 11<sup>th</sup> at 7 p.m. here at the Town Hall. Vouchers were passed out.

Adjourn

Motion (Endres/Pulvermacher) to adjourn at 9 p.m. Motion carried, 7 – 0.

Jan Barman  
Deputy Clerk Treasurer