

**Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, November 10, 2014**

**Call to order, Roll Call, Pledge of Allegiance**

The meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Karen Crook, Jim Pulvermacher, Steve Resan, Bill Acker and Elliott Long and Deputy Clerk/Treasurer Jan Barman. Also present: Mark Roffers and Colette from MDRoffers, Art Meinholz, Dan Dresen and Carolyn Hacker. The Pledge of Allegiance was recited. Excused absence Scott Laufenberg.

**Minutes for October 6, 2014**

**Motion (Pulvermacher/Crook) to approve the October 6, 2014 meeting minutes. Motion carried, 6 – 0.**

**Public Comment Time:** Chair Endres welcomed Bill Acker to the Plan Commission.

**Purpose and process for Town Comprehensive Plan Update, next steps.**

Mark Roffers introduced Colette, an addition to their team. Mark then presented the following steps to what we will be discussing for tonight's meeting

1. Purpose/process
2. Public/Intergovernmental Input
3. Vision
4. Agricultural Preservation District Policies
5. Planned Land Use Map

Mark estimates 5 meetings, try to schedule 1.5 hours. They will be gathering information from Dane County, CARPC, W/DOT and neighboring municipalities, especially Village of Waunakee and City of Middleton to discuss our boundary agreements.

Jim Pulvermacher stated that we need to incorporate the Hwy 12 changes, remnant parcels that maybe created with this road project and how to deal with them. Mark said that he will be in contact with Tom from the W/DOT.

We will need to update maps, data, tables, use FUDA for this more recent information, text and maps. TDR program – need the Town Board to decide whether this is implemented into our plan or not. Also, the North Mendota Parkway alignment will need to be added. Will update Maps 6, 6A, 7 and add a disclaimer to Map 8.

Town staff would be responsible for public input, ie surveys, website, Public Hearings to draw the public in.

Need to discuss the pros and cons of opting out of Dane County zoning.

Schedule is to meet in February, late spring, summer with Town Board and Plan Commission to review plan before a Public Hearing and adoption.

Elliott would like the town to take a stand on air, water, environment, transportation quality and standards. At least have a reference point.

Jan mentioned that she is working on some dates to meet with Village of Waunakee on the Intergovernmental Boundary Agreement.

Also, need to talk about absentee owners, dark skies, rural character and describe these items. Need to beef up our goals and mission statement. Definitions for local, small farms, organic needed.

Elliott has many areas that could use improvements – ie larger production farms, farm diversity, science resembling information, fact checking, wind tower syndrome – headaches.

Align Town's vision vs the law, Mark stated that sometimes you can't do something because the law will not allow it.

We have high end housing, need to have more affordable housing.

Mark then reviewed the agricultural preservation district density policy worksheets. Some of the suggestions, ideas and concerns were:

On 1 for 35, should it be 1/70 or 1/75 need to discuss this, may leave small farms out. CAFO's and how to fit them into plan.

Lot size, less than 1 acre, if more than 3 acres should there have to be a second split used, maybe at more than 5 acres?

Should we use the 1979 map or the Dane County digital parcel data instead?

What about contiguity – need to discuss.

Rounding – do we still want to round by 1/35 or round up if over 50% - ie. 90 acres = 2+ splits but town policy is only 2.

Mark would like to see our siting standards for housing take on more of a role in our plan.

Counting farm residences or not – Ok with how it is now in plan.

Land Sales after 1979 – How is this working, any changes?

Duplexes – 2 splits but if returned to single family home, they get a split back, do we still want this?

Commercial uses – splits needed? What about wind farms, churches, nonmetallic mineral extraction sites, etc.

On build out dwelling units – is a "note" that all splits have been used acceptable or should there be a conservancy easement or deed restriction placed on the property.

There were several other items but as the hour was getting late, we will need to review this at the next meeting.

Members mentioned that to Map 6 we have a few parcels that will need to be considered for changes because of the new State Farmland Preservation Act.

Jan stated that at this time we do not have anything for action or discussion for December and only one possibility for action in January for a sign variance. Did the commission want to meet one of these times to discuss the worksheet items. They would like to meet in December. The next time we meet with Mark will be in February.

**Communications/Announcements**

Vouchers were distributed.

**Adjourn**

**Motion (Pulvermacher/Resan) to adjourn at 9:35 p.m. Motion carried, 6 – 0.**

Jan Barman  
Deputy Clerk/Treasurer