

**Springfield Plan Commission Meeting
Springfield Town Hall
Monday, January 5, 2015**

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: Commissioners Karen Crook, Steve Resan, Scott Laufenberg, Bill Acker and Jim Pulvermacher and Deputy Clerk/Treasurer Jan Barman. Elliott Long arrived at 7:38 p.m. 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 Schneider Road Business Center on Schneider Rd and website and the meeting is being recorded.

Minutes for December 1, 2014

Motion (Pulvermacher/Resan) to approve the December 1, 2014 meeting minutes with corrections. Page 1, 3E Land Sales after 1979: Making sure the property owners identify where the splits/development rights will go when selling their property, otherwise follow the County rule, 35 acres or larger of the parcels keeps the development rights/splits. Also, 3F was discussed with a friendly amendment by Acker/Pulvermacher about the duplexes and retaining a split. No action taken on this friendly amendment because this is what was decided at the December meeting but commission will revisit later in the meeting for changes. Motion carried, 7 – 0.

Public Comment Time: None

Town Comprehensive Plan Update

Jeff started off with revisiting #3F from last meeting on duplexes. Jan to check with Mark Roffers on the wording – if after 4-16-1979 and 2 splits were assigned for a duplex and then converts back to a single family home, then they receive a split back. Question of who get the split back? Parent parcel?

From agenda:

- A. Review the mission statement – Page 21 of Comprehensive Plan (Feb 5, 2013 edition) Mission Statement – commission likes this as is; but, would add Preserve and Promote the rural agricultural lifestyle (under Overall Goal)
- B. Survey, public hearings, etc – Discussed if the commission would like to have any of these options for planning, not at this time, but may send out a special newsletter/website survey – 1 to 5 on what they value the most in the town/or would like to have added. Then we could rate their objectives. Add wind tower issue. Jan will check if we can set up a monkey survey for our residents to respond to.
- C. Dane County Zoning – There is legislature pending that would allow Towns to opt out of Dane County Zoning. Jim feels if the Towns have this option, then the County will come to the table to work with the Towns again on what is best for the Towns, if not then we can opt out of zoning (there are requirements to leave – need to identify these necessities) DCTA is working on this, will need wording in Plan for this option.
- D. Review goals – covered in A
- E. Affordable housing – identify some wording for an area for an apartment, 55+ housing, etc. The concern is the septic system, would need to have a community sewer for multiple housing. Jeff would like to see affordable housing for the employees of our businesses in the town, not just for farm workers but all businesses. Jim suggested 20 smaller clustered homes in a smaller area

(not 1.5 acres/house). The commission was not in favor of additional mobile home parks. Elliott would like to see tiny homes (400 sq ft), one room, septic or not, water or not, 4 – 10 people in small footprint.

Discussed what amount of income would be needed to afford a home these days (income of \$35-50,000/year) will that buy a \$200,000 home? Formula used to be 1/3 of income for housing needed. Jan will check on this.

Bill – need to find a way to open the door for affordable housing, encourage ideas.

Steve – check with our engineer on how to address the sewer and water for more clustered homes, apartments, etc.

- F. Review ag preservation district density policy, contiguity – Leave as one development right/35 acres or change to 1/70 acres, or some other formula. Leave as is. Plan for another industrial park especially with the changes that Hwy 12 may bring as a freeway, there may be opportunities for commercial uses in the remnant parcels or smaller lot for homes. Elliott would like small farm industry – grow local/organic. Feels small farms are more stable than larger farms, especially along borders with our neighbors. These small farms are good for the environment, Springfield and should be considered and loosen up our regulations to promote these small farms. We are right next to villages and cities that would purchase our products – the schools especially would like to receive the locally grown food. The town can't put one type of ag against the other (organic or not) open to all. Jeff asked the commission last month to look around the town as to where we are now and describe in the Town Plan for future on where the Town wants to be going forward – if market demands it, that is how it will determine where the need is. The Town can go on record for some of these ideas to promote all types of agriculture. When you get absentee landowners that is when the land gets bought up by developers and others who no longer want to keep in agriculture.

Communications/Announcements

Jim – DCTA conducted a poll on the Dane County Chapter 10 task force that was disbanded and the need to bring them back and rewrite this Chapter that refers to zoning, towns do not want the bandages that have been done the last few years.

The commission is not ready to meet with Mark Roffers on the 2nd of Feb, Jan will check if we can change the date.

Passed out calendars, invites to Christmas Party, vouchers and terms are up in March for Karen and Scott.

Adjourn

Motion (Laufenberg/Pulvermacher) to adjourn at 9:45 p.m. Motion carried, 7 – 0.

Jan Barman
Deputy Clerk/Treasurer