

**Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, February 2, 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 7:40 p.m. Also present were Ron Koci, Don Hoffman and Carolyn Hacker. 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 January 5, 2015**

**Motion (Pulvermacher/Laufenberg) to approve the January 5, 2015 minutes. Motion carried, 6 – 0.**

**Soleil Development Corp and Harold Spahn, Autumn Pond subdivision, Sec 31, rezone and CSM for .65 acres from CO-1 to A-2(4) to adjust lot line for Outlot 3 and Lot 31, 4995 Enchanted Valley Rd.**

**Motion (Pulvermacher/Crook) to table until applicant arrives. Motion carried, 6 – 0.**

Elliott Long arrived at 7:40 p.m.

**Donald & Mary Hoffman, 6718 St Hwy 19, Sec 11, rezone 1.37 acres from A-2(1) to A-1Ex to bring into compliance for new livestock building.**

Don Hoffman informed the commission that the CUP that was on this parcel was for a sand pit and is no longer needed, so with this rezone that CUP is removed. Don will be building a 60' X 136' ag building with a setback of 61' from the lot line.

**Motion (Laufenberg/Resan) to approve the rezone of 1.37 acres to A-1Ex to bring into compliance and for applicant to get a building permit from the Town. Motion carried, 6 – 0. Long abstained.**

Scott Laufenberg stepped off of the board.

**Interview candidates for Plan Commission positions**

The commissioners asked questions of the two candidates for the 2 open positions, Ron Koci and Scott Laufenberg. Ron was first, Jim asked about a conflict of issue situation and Ron responded that he would remove himself from the commission for that item.

Karen asked Ron what he sees for the future challenges for the town. Ron - Hwy 12 and other issues that are coming and how to maintain our rural character and also working with the Dane County Board, how do we keep our town from growing too fast and working with neighboring municipalities. Elliott thought this was a good answer.

Bill commented that Ron is knowledgeable and experienced and would be good for the group.

Jeff – How do you think the Town has done? Ron – very well at meeting the challenges and the pressures that are facing the Town. Would like to see us maintain this rural character.

Elliott – asked if he has any agricultural knowledge. Ron retired from MATC, but he was an ag teacher for Middleton-Cross Plains Area School District, so definitely knows about farming and soils.

Scott Laufenberg's turn – asked why he would like to stay on commission. Scott – he likes serving on the commission and has learned a lot through the years on the Town's plan and zoning.

Jeff – what are the challenges? Scott – following the Town plan whether applicant wants us to or not.

Karen – glad to have him back, he has been an asset.

Scott Laufenberg returned to the board.

**Motion (Pulvermacher/Crook) to proceed with Soleil Development request that was tabled earlier.**

**Motion carried, 7 – 0.**

Soleil Development bypassed the commission and board and went to the County for this rezoning/CSM change for Outlot 3 and Lot 31. This is a lot line change of .65 acres but the Town still needs to approve or deny. No representative was in attendance for this meeting. After Jan read the latest email from MSA and Joe Kuhn on the trail update (this was questioned by MSA but the trail is complete and this change will not disturb the trail), the commission had no other questions.

**Motion (Pulvermacher/Acker) to approve the lot line change of .65 acres from CO-1 to A-2(4). Motion carried, 7 – 0.**

### Town Comprehensive Plan Update

The commissioners have been working through our Town plan for the several past months for the update that is required by the end of this year.

Continued with the discussion from last month on duplexes and what happens to the development right/split when a duplex converts back to a single family residence? Who gets the split back? The original owner? The parcel it was removed from? If done many years ago, was a split used? Was it from a certain parcel? What if original owner has now sold property to someone new? Then who? After a lengthy discussion the commission decided not to restore a split if an existing duplex is converted to a single family residence.

Affordable housing – This is another topic the commission has been working on for several months.

Jan responded on their request from last month, if income is \$35-50,000 can they receive a loan for a \$200,000 home with a down payment. Spoke to one lender and even with a 20% down payment, they would not be able to get approval for a loan, would need income to be \$75,000 – 100,000.

Bill spoke about the WHEDA program, would that be a possibly? Would be something to check out and discuss.

Elliott – would like housing for seasonal farm laborers as organic farming becomes more popular and he feels our town would be an ideal location for small organic farms as the Madison area is always looking for these types of products. But organic farms are very labor intensive and would need a place for the workers to live. Small houses, can order online, water and septic not needed.

Jeff – need the farm network to develop this.

Elliott – Town needs a policy

Jim – nonfarmable parcels with Hwy 12/remnant pieces

Don asked about the social costs, mobile homes.

Steve – affordable vs seasonal housing, two different things.

Elliott – need to advertise the organic farming, promote it for our Town.

Don – where does the help go in winter time, growing season here is only 3 – 4 months?

Elliott – many work for room and board only.

Karen – need to explore and investigate options.

Jim – looking more for elderly/senior citizens to stay in community type housing.

Don – for local residents now?

Has to be large enough for services – 4, 6, 8 or more units?

Is a note acceptable or do we need a conservation easement needed when all development rights are exhausted? Jan to check with County on how many are completely exhausted (splits on farms).

Jeff – documentation is needed.

Jim - Zoning with or without Dane County needs to be decided, if legislature passes a new rule/policy on giving Towns the option of adopting their own zoning. Bill needs to pass thru the State this year, would be 2017 before the Town could have our own zoning. County could still do the record keeping for us.

Jim thinks if this is passed the County will be more willing to meet us on our issues, something they are not interested in doing at this time. The County wants it all or nothing.

Commission leaned towards our own zoning.

Need to identify in plan – WHEDA, TDR?

Jeff – need to have language for this.

Jim – Leave TDR out of plan for now and if no Dane County zoning, we can add it back in and won't need the County's approval.

### **Communications/Announcements**

Jim – asked if Rene' Lauber sent anything on Town of Vermont cell town ordinance, as we have not received any correspondence on this, staff is to check with Rene' on this.

Jan passed out vouchers and reminded the commission of a special meeting on Monday, February 16<sup>th</sup> at 7 p.m. with Mark Roffers and the Town Board, this will be a joint working meeting.

### **Adjourn**

**Motion (Pulvermacher/Resan) to adjourn at 9:50 p.m. Motion carried, 7 – 0.**

Jan Barman

Deputy Clerk/Treasurer