

**Springfield Town Hall
Springfield Town Plan Commission Meeting
July 6, 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: Elliott Long, Ron Koci, Steve Resan, Scott Laufenberg and Board Rep, Jim Pulvermacher, and Clerk/Treasurer Carolyn Hacker. Also present: Dan Ward, Beth Hellenbrand, Ivan Hellenbrand, Brad Zellner and Dan Zellner. Bill Acker absent. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Clerk Hacker reported that notice of this meeting was met by posting at the Town Hall, corner of CTH K and Church Roads, Schneider Road Business Center on Schneider Rd, the website and the meeting is being recorded.

Approval of Minutes from June 1, 2015 Meeting

Motion (Pulvermacher/Koci) to approve the June 1, 2015 minutes. Motion carried, 6 – 0.

Public Comment Time: None

Discussion only: Dan Zellner, Rusty Lane, rezone 2-3 acres from A-2 to RH-1

Dan Zellner handed out property overview and documents showing his plans to create a lot off of Rusty Ln. He is proposing Poelma Dr access as this will shorten the length of the driveway. His lot would be about 2 to 3 acres and leave about 10 acres remaining of the existing field. He was asked if there was a split left on the farm, it is noted that this area is zoned Rural Development District, so a split is not needed. He is in the Waunakee Exterritorial District and they would have a say, but it should not be an issue. Jim explained to Dan and the Committee that we have approached Dan's grandfather about putting in a cul-de-sac at the end of the road and upgrading the drive to town standards, but his reasons for not doing this is he would loss his trees. Jeff would like to see the remainder of the field planned out for a subdivision with proposed number of houses and stormwater plans. Jeff stated that coming off Poelma Dr would not force the cul-de-sac, but planning the drive way off of Rusty Ln, the cul-de-sac would have to be put in. It would be the Board's discussion weather the bulb would be required for any further development. Commission suggested Dan talk to Sil Maly to verify where the Poelma Dr. comes up to, property line or private property owners, he may need to get easements if it's private property. Jeff stated that the Commission would not approve this for one house, it needs to be planned for the subdivision. It doesn't need to be rezoned for the entire area, just the plan and fore site of the future development.

Discussion and Possible Action: Beth & Ivan Hellenbrand, 7456 Kick-A-Boo Road, Sec 16, rezone and CSM for 7.21 acres from A-1Ex to RH-2 to create a home site.

Ivan explained that the new home site is in the wood on top of the hill, will be using the existing driveway. Commission questioned the marked out area on the Soil Map, why it goes into the field area, Ivan stated he thought it was following the property line on the north side and the wood line on the south side, he didn't know why it went as far as it does on the east side. The house is planned for the SW corner of the property. Concern regarding the slope of the drive was discussed, Ivan stated he didn't think it would be an issue, EPIC improved the drive when they put the turbine up there. It is noted that the proposed CSM shows that the property lines are squared off and the workable farm land on the east side is not included. Ivan verified that he has a split for this home construction. EPIC has road easement for maintenance of the retention pond. Steve asked how far he will be from the wind turbine, he said over 900 ft. Motion (Pulvermacher/Koci) to grant the rezone noting that this is Hellenbrand's last split and needs to show the slope of the driveway is 12% or less. Motion carried, 6-0.

Discussion and Possible Action: United Land Development Company, Dan Ward, agent, Lot 9 Springfield Corners Commercial Center, CSM for Lot 9 from 2.68 acres into 2 separate lots – Lot 1 -1.68 acres and Lot 2 – 1 acre.

Dan Ward reminded the Commission regarding Lot 9A and Lot 9B, Schwartz didn't need the entire Lot 9, and this is why the split of the Lot is being considered. Dan didn't want to do this without the Town Boards support. This makes the

most sufficient use of the lot, putting it with Lot 8 didn't work, prevents this area from becoming a 1 acre green field. This 1 acre lot will be more marketable than adding it to Lot 8. Motion (Pulvermacher/Koci) to grant CSM request to split 9A to 1.69 acres and 9B to 1.0 acres as presented. Motion carried, 6-0.

Discussion and Possible Action: Town Comprehensive Plan Update

A. Review and advise changes to draft of Springfield Corners Neighborhood Plan map

Committee reviewed the map that is in the packet, they requested that Mark Roffers define what industrial use is, what businesses justifies the term of industrial use and if there should be a list indicating these areas. Should this list be broke down into Classes depending on the size of the operation. Jeff does not want to barrier on large or small, this could create negative public relations. Discussion continued regarding CAFO's and the number of large, medium and small farms, what chemicals are used on these farms and the problems that are connected to them. Elliott would like to see the CAFO farm shown on the map. Jeff stated that the DNR has a number of CAFO farms in our town, he doesn't believe putting it on a map is necessary. Elliott talked about the chemicals used on the farms that cause cancer. Jeff is concerned about where people are getting their information and how accurate it is. Jim agreed that we should have a map or report that tells us where we have high nitrate areas. Carolyn was asked to ask Dane County what they have for statistics of nitrates in town.

B. Revise policy/program related to North Mendota Parkway

Elliott stated that he believes that the Town Boards choice route was a bad discussion and would have taken more homes and Ag land than the other choices offered. If Mendota Parkway resurrects itself he would like to make it clear in the Comp Plan that the option that the Board recommended is not the plan that is best. Change word on page one 2(a) from avoid to Prevent. Jim replied that the Board pushed for that option to make it as horrible as possible and make it go away. Jeff agrees that as a high speed road it would have been acceptable, but when they changed it to a low speed parkway, it would have created an ideal annexation opportunity. The board did protect the town by stopping it from happening. Elliott thought this political tactic could have blown up in our face.

C. Policies for "High Intensity Rural Uses"

Ron asked if we have ordinances for dust control, no. Jim stated that Dane County requires some of the larger operations guidelines for dust control. Elliott stated that the HIRU's in the town to be marked on a map. Committee reviewed the guideline that was presented by Mark Roffers to come up with anything that is missing.

D. Any other issues needed to be discussed on the comprehensive plan

It is recommended that just like we have a list of questions for all rezones, we should also have a basic checklist of questions for CSM's for all residential, commercial and Ag requests. Have this in the Plan so it can be found easily. Boards change, things get forgotten.

Communications/Announcements

Hacker reported that at the last meeting it was asked about the Badger Coulee Transmission Lines and if there would be any benefit to the Town. The Town will receive \$366,001 one time and \$43,912 per year starting in the spring of 2016. Jeff asked if there were going to be conditions with these fees, Carolyn reported that Tom Malanowski from ATC stated that there would not be, this is a requirement from the DOR.

Ron will not be at the August 3rd PC meeting.

Adjourn

Motion (Pulvermacher/Resan) to adjourn at 9:55 p.m. Motion carried, 6 – 0.

Carolyn Hacker, Clerk/Treasurer