

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, June 6, 2016

Call to Order, Roll Call, Pledge of Allegiance

The Plan Commission meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were: Ron Koci, Bill Acker, Steve Resan, Scott Laufenberg, and Jim Pulvermacher and Deputy Clerk/Treasurer Jan Barman. Others present: Town Board Chair Don Hoffman, Supervisors Dan Dresen, Art Meinholz, Dave Laufenberg, Bonnie, Kerry and Nick Bollig, Debbie & Paul Chernak, Bernie Lange (Tri-North) and from Dane County Planning & Development Todd Violante and Majid Allan. 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 and on the website, this meeting is being recorded.

Approval of Minutes from April 11, 2016 Meeting

Motion (Koci/Laufenberg) to approve the April 11, 2016 Plan Commission meeting minutes. Motion carried, 6 – 0.

Public Comment Time: None Elliott arrived.

Best Lawn Services, Nick Bollig, owner, Lot #1 Springfield Corners Commercial Center, site design

review. Nick Bollig explained that they haven't closed on this property at this time and they were at the meeting to get their concept plan reviewed, not looking for approval at this time. Plan on building next year. Looking to construct a 5-7,000 sq ft building with up to 20,000 sf for future expansion. There will be 16' walls, outdoor storage such as; stone, mulch, trucks, trailers, trees, shrubs, etc to be used the next day or two on a job site. Building will be earth tones, two tone with brick/rock partially up the walls. Bolligs would like a 100 sf sign on side towards Hwy 12. There will be 8 parking spaces for customers with employees possibly parking in the outdoor storage area. Not sure if they will need a dumpster, but if they do it will be screened and have a wood fence around it. For now, they plan on just using the standard containers that the town provides. Lighting, landscaping, storm water and erosion control plans are needed for review. Fencing for outdoor storage – 6' in height. The Bolligs will be hiring an engineer to do many of the items listed. The commission may need to do a site visit.

Motion (Pulvermacher/Roci) to table until applicant has more information to present to the commission. Motion carried, 7 – 0.

BMZ Enterprises LLC, Bernie Lange, agent, Tri-North Builders, Lot #12, Springfield Corners Commercial Center, site design review.

Tri-North will construct a 12,000 sf distribution center including 1300 sf of office and 10,700 sf of warehouse space for Gift Pro. Two semi loads per day delivered and after repackaging will be shipped out on small UPS type trucks for delivery. Roof will slope to the north, fencing is needed, the commission prefers 8 or more parking spaces, not 7 as indicated on plans. They will have a monument sign (not lighted at this time) and no lights for the docking area, suggested that they run the conduit for future lighting needs. Applicant asked for landscaping to be reduced to an acre instead of the two areas because future plans are that another business may construct a building on the other half of the lot. Extend the semi-truck area, so semis will not be backing in off of the street. The owners of the business, Gift Pro, Paul & Debbie Chernak started this business in their home and currently rent a warehouse in Middleton. They have been looking forward to this day since 1999 to

purchase land and build their own building for their needs. They will be vacating their current building by the end of December, so need to keep moving forward with this site.

Motion (Koci/Resan) to approve the site design review with the following contingencies:

Storm water management plan and maintenance agreement

Extension of turning area for semis, so no backing in off of road

Drain field needs to be marked.

Eight (8) or more parking spaces.

Landscaping plan for 1 acre instead of 2 acres.

Fencing/screening needed.

Signage and lighting plans. These items are needed before the Town Board meeting on June 21, 2016.

Motion carried, 7 – 0.

Majid Allan and Todd Violante addressed the Plan Commission and Town Board on the County's view of opting out of Dane County Zoning. Todd spoke first, here are some highlights of his presentation – Land use planning, some towns do not have a handle on what this entails, but Springfield knows this process well because of all the issues we have faced in the last few years. When the program started Towns created their own land use plans, the county funded \$240,000 (about \$45,000/town plan). Springfield hired Vandewalle and Assoc to develop the town's plan working with the County. 25% of the state's growth has occurred in Dane County besides being the top ag producer.

Out of the 600 petitions, 13 were denied of which towns denied 6 of them and the county 7. One eventually was approved, this is about 1% between 2010-2014. The ZLR committee from 2014 to April 2016 rubbed towns the wrong way with their actions, but only 1 petition was denied and this was the city's. Since April the ZLR committee is like prior 2014 years, working together like it used to be. There are many advantages to staying with County. Try to be objective when discussing this issue.

Majid spoke next – They answer a lot of questions everything from soup to nuts, always something different every day, but all of these questions and issues will be more costly on your own. The town will need to retain an attorney, engineer, enforcement officials, planners, etc and of course, they all come with a fee. Will the towns have to increase their fee structure significantly to provide these services or will the taxpayers for the town be covering these fees? Best foot forward, dynamics have changed, administration is very good with the county.

Jeff – Records/legacy that is in place at the county is very valuable. Contract for their services? Possibly.

Jim – Staff is great, no problems. It is the makeup of the ZLR committee that is the concern, currently 5 County Board Supervisors, 3 of which are representing towns and villages in their districts but that wasn't the case in the previous term. Jim would like to see this committee makeup state that this is how it will always be in the future, three or more supervisors that represent towns. The new legislation gives a leverage point to towns and County has to accept our Town Plans as presented.

Don – Asked about deed restriction vs conservation easement and county amended ord and how that is developed and passed or denied.

Majid – Every amendment to zoning codes needs to be passed by towns, over half have to deny it to stop it. Town plans determine the residence (second one on a farm) not County, as stated in the town's plan. City/County want to be champions of ag.

Only towns that opt out of DC zoning can have their own plan without County influence, if they stay County will have say in town plans but unlikely.

Transfer splits to better places to save farmland, deed restriction vs conservation easement with County as 3rd party. Deed restriction can be lifted with zoning process, can amend a deed restriction. If 3rd party conservation easement is more difficult to erase/change. Objective is to keep it in a permanent easement.

Dave – Can County sell these easements, Majid does not think this can happen, spell out in easement language to avoid this.

Next Majid explained the steps that will be needed to be done to opt out – hand out available on these 6 steps to opt out. Referendum vs annual meeting, ordinances must be amended before you can vote, like putting the cart before the horse.

Jim – County Board started with town board chairs, ZLR make up needs to change to 3 town, 2 county/city members. Brought up examples of developments and other issues that the town had to jump through hoops to pass. Zoning Commission members are appointed by the County Executive. Dennis O'Loughlin, Jerry Bollig and Patrick Miles current members represent towns in their district as well as villages.

Elloitt – Big issue, needs more discussion. Convergence with county seems to be dissipating and there may have been a historical basis for some issues but that may come here. What if southern Springfield has issues with northern Springfield, will we go this route?

Majid – Towns are free to set their plans and development areas as they want now.

Todd – point of cost to be on our own, potential County levy to towns, no study on this yet. Planning and Development including clerical has a \$1.2 million for County budget which pays for county surveyors, GIS, Access Dane Website, Plat Books, DCImap programs, land records, many facets are served by this department. Cities and villages have 80% of this budget and 20% is all the towns will get from the tax levy, about \$240,000 to share with the towns that opt out and the towns that don't. County collected \$540,000 in fees which doesn't cover the cost of operations. Enforcement is not covered in these fees.

A lot of these costs are not recouped. Fees to rezone, cup, etc could be 1000s of dollars plus enforcement costs, if opt out is done. Lots of unknowns. Todd agrees that the ZLR could be improved.

Jim – If town chooses to opt out, town will lose the ZLR process but if we wait until county comprehensive plan rewrite the ZLR process would continue.

Todd - The towns would still have to follow the shoreland, flood plain, subdivision, plats, erosion control (to name a few) regulations. But would lose the surveying dept and quality control with the county.

Bill – Options for the future?

Todd – Can opt out every 3 years, if not now.

Code of Ordinances Dane County Town's Assoc

Jim asked that everyone review the draft copy of these ordinances. They are forming a code of ordinances committee made up of other town officials but not members of the DCTA Exec Board. Don Hoffman will be serving on this committee.

Send your questions to Jan and she will email to Renee for point of reference

Elliott would like Springfield to do our own analysis because he feels that opting out analysis being done might be bias and the true costs will not be known.

Jan to check how many violations the town has received in the last 2 years.

Jim – Tony Varda is the chair of the committee working on the analysis and those considering opting out and those who are not are invited to join this group, for an unbiased report.

Bill – Next option, take a wait and see, 3 years may seem like a long time but there are too many unknowns.

Scott – not a lot of time to do this now, rushing it.

Jeff – You have to have one foot out the door already to do it now.

Ron – Be careful of the Trojan Horse as the ZLR sees themselves, stick to principles.

Communications/Announcements

Reminder that the next commission meeting is July 11th not the 4th.

Adjourn

Motion (Koci/Pulvermacher) to adjourn at 10:10 P.M. Motion carried, 7 – 0.

Jan Barman
Deputy Clerk/Treasurer

Approved 7-11-16