

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, July 11, 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: , Bill Acker, Steve Resan, Scott Laufenberg, and Jim Pulvermacher, MSA Engineer Joe DeYoung and Deputy Clerk/Treasurer Jan Barman. Ron Koci excused absence. Others present: Mary & Greg Rees, Rich Wipperfurth, Chris Kromm and Tim Geoghegan. Elliott Long arrived at 7:46 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 June 6, 2016 Meeting**

**Motion (Pulvermacher/Laufenberg) to approve the June 6, 2016 Plan Commission meeting minutes.**

**Motion carried, 5 – 0.**

**Public Comment Time:** None

Before the petitioner began, Jim Pulvermacher informed the agent that he works for a competitor and asked if he should step away from the discussion. Tim Geoghegan had no concerns with Jim being on the commission.

**Yahara Materials (Meinholz LLC), 6750 Greenbriar Rd, Sec 26 & 35** request to renew CUP for portable concrete batch plant for 10 years, current CUP expires in November, 2016. Tim Geoghegan, agent, discussed the need for the renewal of the CUP for the portable concrete batch plant for public safety road work. This plant is moved to other quarries, not operating here all the time, but on an as needed basis. The current CUP has 11 conditions one of which is the hours of operation and that up to 100 nights per season were approved to operate, if needed for public safety road work, which for traffic safety (less risks) work during the night. The walls are about 100' deep where the plant is located, therefore; no noise from the operation.

Greg Rees, neighbor, asked that if signage to prohibit jake braking could be included, especially off of Hwy 12 to Parmenter St.

Tim said he would post signs in the quarry and inform the truckers, also.

The only complaints the town hall has received are with the blasting operation and very few of them over the years.

Joe DeYoung – had a few recommendations from memo dated 6-29-16. Currently a 6 year CUP, but applicant is asking for 10 years. Joe suggested if 10 years, that a review at 5 years should be added to conditions.

Jim – 5 year review or have a meeting every year. Public safety products should be included in description for night work.

Elliott arrived.

Bill would like to stick with the 6 years CUP.

Discussion continued debating the 6 or 10 years, with a compromise of 10 years with a mandatory review at 5 years unless complaints then yearly review.

Elliott – asked about the dust and if neighbors have any concerns. Tim explained how the concrete powder is delivered and added to the operation in a concealed process. Jan pointed out that condition #7 addressed this issue, DNR regulates this closely.

**Motion (Laufenberg/Pulvermacher) to approve CUP for Yahara Materials for a 10 year period with the following conditions:**

1. **10 year CUP with a 5 year mandatory review, annual review if issues.**
2. **Public safety projects for night operations.**
3. **No jake braking signage.**
4. **The 3 recommendations from MSA memo dated 6-29-16**
5. **Notify WI/DOT on request for signage to prohibit jake braking off of Hwy 12 and Parmenter St.**

Jan asked that a friendly amendment to include the original 11 conditions from the current CUP #2141 and to add the CUP #2351 to the motion.

Laufenberg and Pulvermacher accepted the friendly amendments.

**Motion carried, 6 – 0.**

**Richard Wipperfurth (JAR Storage), 6434 Hwy 19, Sec 12 remove deed restriction and variance for outdoor storage.** Rich is requesting that the landscaping plan that was approved in 2013 be voided and let him have the fence that he constructed instead. Also, requesting to allow outdoor storage of vehicles, campers, boats, etc. There was a berm in front of the buildings but WI/DOT informed Rich that it was in the road right-of-way and had to be removed.

Joe – Recommendation to take the pavement out and plant according to the approved plan. The choices for the Plan Commission are:

1. To deny the request
2. Needs to plant trees as approved
3. Outdoor storage issue
4. Erosion control-runoff

Rich is willing to plant by the office on the east and west side where there is room for landscaping, but does not want to remove the fence and plant the trees.

Jeff – No arborvitae were ever planted, a berm was temporarily constructed. The variance for outdoor storage, none is allowed at the other businesses of the type. The Town set pretty high standards for similar businesses and the approved landscaping plans were followed. The town has been pretty lenient with Rich in the past.

Jim – Town Board action takes preference over Plan Commission.

Bill – three issues the fence, landscaping and outdoor storage. Need to address the storage first to determine the other two.

Jeff – the landscaping plan that was presented and approved with the addition of two mini-storage buildings was never followed.

Rich – the fence material has a lifetime guarantee, pavement under the fence, posts are cemented in.

Jim – the trees were the agreement with the Plan Commission and the Town Board from the Oct 2013 meetings, setting a precedent for future issues..

Jan – per Chair Hoffman read the design review ordinance on landscaping and the number of plantings per acre that are required.

Joe – Meet the ordinance and remove the fence.

Jeff – disappointed that Rich didn't do what was passed/approved. Putting the fence up was on Rich as it was not approved. Other businesses meet our motions and follow thru and the town has worked with Rich in the past fairly and squarely.

Elliott – sympathetic, needs to remove fence, possibly keep fence and zigzag with arborvitae.

Joe – Accommodate leaving it the way it is, he needs to:  
Come back with a modified plan or  
Follow what was originally approved

Bill – default no outdoor storage and then the fence can come down.

Rich – wants to keep the fence and asked about not removing all of it, maybe half, wants maintenance free complex.

Joe – Plant along the front of the building, not half way

Jim – intention in front of building

Scott – take the fence down and follow the motion of the plantings

Steve – no outdoor storage

Jeff – plant arborvitae, no fence approved, follow original approved plan

Jim – alternate plan can be submitted

Joe –Choices:  
Deny request on landscaping and no outdoor storage  
Modified plan  
Withdraw application  
Table

Rich – wants fence to stay and plant behind it.

Commission – fence is to be removed. If Rich wants to come back with a modified plan with vegetative

screening, they will look at it.

**Motion (Pulvermacher/Resan) to table. Motion carried, 6 – 0.**

**Communications/Announcements**

Elliott asked about the ATC funds, who decides what these funds are used for, Town Board does. Would like it to be spent on environmental issues and would like to discuss on a future agenda. Jan explained about spending this money for the general public. The parking lot and salt shed serve the general public, but doing road work would not as that only benefits the people who use that road.

Jim explained about the emergency equipment and supplies and park playground equipment. They suggested a new town hall, will add to a future agenda.

Jim informed the commission about the board voting to opt out of Dane County Zoning at their last meeting. The Plan Commission had many questions and concerns that haven't been answered and thought there would be more opportunities to work on this and discuss and pass their input onto the board. The Board had until Oct to do this but choose to do so now.

Chair Hoffman is meeting with chairs from other towns to come up with ordinances, a board of adjustments and for the Town to have control of TDR program. If ZLR committee would change to a commission with 3 representatives from Towns and 2 from the city, the town would not opt-out. General Engineering is assisting with this ordinance process and an informational meeting will be held with clerks, plan commissions and town boards invited to attend.

Elliott – this is an open issue, more information is needed, services and the costs, at which Jim became upset and walked out of the meeting.

Bill – Dane County presented a good case to stay and a lot of unknowns, needs to find middle ground, agrees with Elliott on the cost issue.

Scott – Concerned about the financial issue, need to understand this better.

Jeff – Jim has a lot invested in this issue and his mind is made up, but the person looking from the outside in might like more information. Will need elected people (Chairs) that are willing to police themselves to the degree that is the best for the town, that's the part that scares him. Is the political will there in the towns to take care of themselves?

Bill – there are many tough issues.

Jan – no meeting in August at this time, election on the 9<sup>th</sup>, please vote and handed out vouchers.

**Adjourn**

**Motion (Laufenberg/Resan) to adjourn at 9:38 p.m. Motion carried, 5 – 0.**

Jan Barman  
Deputy Clerk/Treasurer

Approved 10-3-16