

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, March 4, 2013

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. Jim Pulvermacher, Scott Laufenberg, Jeff Endres and Karen Crook and Deputy Clerk/Treasurer Jan Barman were present. Also present: Karl Crave, Robert Wagner, Dan Dresen, Don Hoffman and Pat Buechner. The Pledge of Allegiance was recited. Elliott Long arrived at 7:35 p.m.

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 Bong Excavating on Schneider Rd and website.

Minutes for February 4, 2013

Motion (Endres/Pulvermacher) to approve the February 4, 2013 Plan Commission Meeting Minutes.

Motion carried, 5 – 0. Elliott arrived just after this vote.

Public Comment: Robert Wagner asked about the semis that will be on Schneider Road and if there would be hauling on weekends. The Commission answered all of his questions explaining that the trucks will only be on Schneider Road for about 18 minutes/day coming from Vosen Road. They will try to avoid the rush hour and bus route times and that there will be acceleration/deceleration lanes. There will be less hauling on weekends as the substrate is delivered Monday-Friday mostly.

Leo A Ziegler, owner, property located at 7153 Schneider Road, CSM to separate the 2 unit-house, buildings and 2 acres from the agricultural land and manure digester's CSM. Current zoning is R-3A. Jim was concerned about the vision lane and if someone buys this property in the future they may plant in that area. Jan shared an email from Roger Lane, Dane County Zoning Administrator, that no plantings can be in this area and this area is covered by the Highway Setback Requirements under DC Code of Ord. section 10.17. **Motion (Pulvermacher/Endres) to approve the CSM for Leo Ziegler with the condition that everything north of the line shown as 187.65' no trees or encumbrances can be put in the vision triangle. Motion 6 – 0. Motion carried.**

Easement agreement for Lot 16 Hottmann Construction, Springfield Corners Commercial Center. One of the conditions placed on the approval for this lot was that the easement be moved and this document reflects that change. **Motion (Gabrysiak/Pulvermacher) to approve the easement document dated February 20, 2013 for Hottmann Construction. Motion carried, 6 – 0.**

Pat Buechner, Rolling Acres Lane, wind turbine questions. Pat inquired if they were to bury a line from his farm to Andy Buechner's farm for the operation of the wind turbines would he lose a split because of this. The Commission did not feel that he would but with the new rules he would lose a development right for each turbine that is placed on his property. Jim also cautioned that currently they have to be 1250' from any houses but this may be changing to 1750' to a mile. Majid Allan, Dane County Planning and Development Administrator, is suggesting that all development rights be forfeited when a wind turbine is placed on the property as no houses should go within that farm. Per Majid, we can't deny a CUP for the wind turbines because of the view aspect but we can if it is a concern of a public health and safety. Also, compensation may be an issue when neighboring property values will be effected. Elliott – no scientific evidence on these health claims – feels we are over reacting – no proof, supports green energy and would like to see some documented proof. Jim offered to share the information he

had with him and Elliott accepted the offer and welcomes the opportunity to review this information and sort fact from fiction.

Highland Property Group, Pam McSherry, representative, Lot 3 Pahl Road, CUP for convent. Pam was inquiring about the possibility of a convent being built in the Town. Lot 3 off of Pahl Road has been sold but they are looking for other property in the town to build on. They would like 5-6 acres. This would be an acceptable use under religious uses but would require a CUP. They would be looking for tax exempt status, also. This would be a 10 bedroom/10 bathroom house which may need to meet ADA requirements. Pam said they would talk to the neighbors before they would come back to the commission, which the commissioners agreed would be a very good idea.

Plan Commission member – (2) 3 year terms

Motion (Pulvermacher/Crook) to recommend to the Town Board that Steve Resan be appointed to the Plan Commission for the next 3 years. Motion carried, 6 – 0.

Jeff Endres excused from commission.

Motion (Crook/Gabrysiak) to recommend to the Town Board that Jeff Endres be appointed to the Plan Commission for the next 3 years. Motion carried, 5 – 0.

Jeff returned to the commission.

Dane County Ord Amend #42 to Ch. 10- Regarding the Siting of Wind Energy Systems. The plan commission did not have a chance to study this document ahead of time. Jim informed us that the Dane County Towns Assn has reviewed this ord. amendment and will be asking for some changes. The Town has also asked Joe DeYoung, Town Engineer, to arrange a meeting with MGE, Epic, the Town and the County to come together to discuss the situation with the wind turbines, so we can get first hand information. To date no meeting has been arranged. After some discussion it was suggested that if we have any comments or concerns to contact the Town Board, Atty Hazelbaker, or Tony Varda. Concerns of noise and property values were mentioned. Documentation needed on any health and safety issues. There is a tremendous amount of information out on the wind turbines but it is hard to decipher what is fact from fiction. **Motion (Endres/Gabrysiak) to share any concerns with the Dane County Towns Assn and/or the Town Board. Motion carried, 6 – 0.**

Yahara Pride presentation – Jeff will present information at our next meeting

FUDA report update – Jan will present information at our next meeting.

Communications/Announcements

Jan handed out vouchers, replacement pages for Ch. 10 and a summary sheet for keeping of domestic fowl. Reminded the commissioners that the April meeting will be on the 8th because of elections on the 2nd of April. Thank you note from George Pasdirtz was read.

Adjourn

Motion (Crook/Laufenberg) to adjourn at 8:30 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer