

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, May 6, 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, Jeff Endres, Karen Crook and Steve Resan and Deputy Clerk/Treasurer Jan Barman were present. Also present: Karl Crave, Jim Wills and Bill Suick. Scott Laufenberg excused absence. 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.

Minutes for April 8, 2013

Motion (Pulvermacher/Crook) to approve the April 8, 2013 meeting minutes. Motion carried, 5 – 0.
Elliott Long arrived after the vote

Public Comment: None

Jeff Gabrysiak welcomed Steve Resan to the Plan Commission.

Schneider Road Business Center – site design review for layout, site grading and erosion control plan, landscape and lighting plan. Jim Wills presented a conceptual layout for the buildings but without any signed contracts for potential owners the plan is still in the process. In keeping with what the Town asked Jim to have some ag-businesses in this development, he has contacted many businesses but only one might be interested but an ag research center (grant money needed) may be interested also. The storage units are the same as previously presented and their layout will not change unless the WI/DNR makes changes to the landfill requirements for capping and/or storm water issues. Because of the landfill many extra steps are needed in this process for the development of this land. The retention pond will be clay lined, if no infiltration then will need an aeration system. Jim will need to work with MSA on the storm water plan after DNR has made their determination.

The size of the buildings and location for the businesses will depend on who purchases and the size they need. This will not be an office area with 30 employees, but may have 1 to 10 employees who work off site and this is a check-in type business. The paved area between the buildings will be owned by all in the park so that vehicles (including semis) can maneuver around the buildings.

Motion (Endres/Pulvermacher) to approve the conceptual site design review with the conditions from MSA's memo dated April 30, 2013 as follows:

- 1. Approval of the stormwater management facilities by the Town Engineer after the infiltration issues have been resolved with WI/DNR.**
- 2. Land use restrictions shall be as recommended by the Town Attorney.**
- 3. The applicant shall receive all necessary approvals and permits from WI/DNR and Dane County, and copies of the approvals shall be provided to the Town.**
- 4. The Condominium Declaration and Condominium Plat shall be subject to review and approval by the Town Attorney and the Town Engineer.**

5. **Development plans (including adjustments to grading, landscaping, lighting, and signage) shall be reviewed by the Town prior to approval of individual buildings. Motion carried, 6 – 0.**

GL Dairy Biogas, LLC – site design review for manure digester on Schneider Road. Karl Crave represented the company. Jan explained that we reviewed the site design plans with all of the previous plans with this process but the commission never approved the design review in their motion. Karl summarized that everything has been worked out on the road agreement and should be signed at the Board meeting Tuesday evening and that the drawing and plans for the Vosen/Schneider Road extension (culvert) have been approved by MSA and a cost estimate was furnished also. MSA responded that a bond for \$78,000 during construction would be needed. GL Dairy Biogas will provide the bond this week. Jeff Endres asked about the size of the evergreens and canopy trees, as some one had called him on this issue. The 36 evergreens will be 6’ high and the 7 canopy trees will be 2” in diameter.

Also, questioned if there will be any animal parts brought in through the substrate product and no was the answer, it is mostly fats from restaurants.

Motion (Crook/Endres) to approve the site design review for the digester with the following conditions from MSA’s memo dated April 30, 2013 – with a change to #5 from letter of credit to a bond.

1. **The applicant shall execute the road maintenance agreement with the Town.**
2. **The applicant shall finalize negotiating CUP conditions satisfactory to the Town Attorney.**
3. **The applicant shall provide a plan for the culvert extension on Vosen Road for review and approval by the Town.**
4. **The applicant shall receive all necessary approvals and permits from WI/DNR and Dane County, and copies of the approvals shall be provided to the Town.**
5. **The applicant shall provide a cost estimate for the public improvements in order to determine the letter of credit amount.**

Motion carried, 6 – 0.

FUDA Study – the FUDA Study report has now been completed and waiting for Town action on implementation. After a quick review of the study Jeff Endres made a motion to include the FUDA Study as a tool for additional future land use update. No second, withdrawn. **Motion (Gabrysiak/Long) to accept and endorse the FUDA Study as a tool to assist the Town with future planning and development decisions. Motion carried, 5 – 1.**

Communications/Announcements

Jeff Endres gave an update on the TDR hearing at the County on April 23rd. The “Rules and Procedures” will be part of the plan at the County level. But if we would need to change the ratios the County would get to review it and if one county supervisor objects then it will have to go to the whole county board and be presented again. The Town is surprised at the fact that one supervisor can do this and that a majority isn’t needed. This topic will be discussed at the Town Board meeting Tuesday evening.

Jeff Endres also mentioned that he was in the Friesland area and observed from a distance of about 300 feet from two of the 90 turbines and felt the blades' swish wasn't noticeable but the generator noise was a constant hum.

Jim asked if the shoreland zoning setback is 300' or 75' now. Jan thought we received a notice on the 300'. Will check.

Adjourn

Motion (Endres/Gabrysiak) to adjourn at 8:55 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk Treasurer