

**Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, July 7, 2014**

**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 Steve Resan, Scott Laufenberg and Karen Crook and Deputy Clerk/Treasurer Jan Barman. Elliott Long arrived at 7:40 p.m. and Jim Pulvermacher at 7:42 p.m. Also present Curt Kodl from Dane County Planning and Development, Gary Acker, Jenni Janus, Jeff Daugherty, Tom Ripp, Rene' Miler, Don Hoffman and John Pertzborn. 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 and the meeting is being recorded.

**Minutes for June 2 and 9, 2014**

**Motion (Laufenberg/Crook) to approve the June 2, 2014 meeting minutes with corrections (striking the information from Mark Roffers on the Town of Dekorra agreement (conditions). Motion carried, 4 – 0. Motion (Crook/Laufenberg) to approve the June 9, 2014 meeting minutes. Motion carried, 4 – 0.**

**Public Comment Time:** None

**G & S Properties of Springfield Welding, LLC, Gary Acker, owner, design review for new building, signage and CUP for Non-Metallic Mineral Extraction Site.** Jeff asked the commission, if they had the chance to check out the fabric hoop building that is currently on this property as a temporary building that Gary would like to make into a permanent building. He then polled the commission for their comments:

Steve – looks fine for storing materials

Karen – no further questions

Scott – ok with it

Gary stated that the sign design is not available at this time nor the lighting plan, which he will return with when he has it.

The commission then decided to deal with the CUP for the quarry area first.

Elliott arrived, followed by Jim (7:40,7:42 p.m.; respectively).

Jim excused himself from this issue.

Discussed the new information on the retention pond which will be 50' wide, 4' deep and 350' long, the commission thanked him for the information. If the mining operation starts up again, a gate will be installed to the quarry area (State regulation). This is a temporary gate while operations are taking place and will be just past the fabric building. Planting (landscaping) plans are good. Don Hoffman asked when more quarrying would happen where it would be. Gary said it would be to the east of the property, if Gary comes to an agreement with John Acker to purchase some of his land.

**Motion (Laufenberg/Resan) to approve the current CUP with the same conditions as previous and the gate being installed when operations begin and the requirements for the retention pond. Motion carried, 5 – 0, with Jim abstaining.**

Jim returned to the commission.

Then the commission discussed the fabric hoop building and the conditions that they would like to have in an agreement with Gary for this building. Gary presented a picture of the curtain doors that would be added to the building.

Reviewed the conditions that Mark Roffers provided after the June 2 meeting were reviewed as well as Jeff's that he presented as follows:

1. Use for manufacturing zoning only.
2. Use of cold storage or cold occupancy (heated maybe, forcing warm air in, not a permanent heating system).
3. Needs to be maintained.
4. Height no higher than permanent structures on site and no more than 50% of total sq ft of buildings on site.

Jim asked for a sunset clause of 20 years.

Steve asked for a review after 5 years, the commission thought 10 would be better, so they compromised at 7 years.

Steve also did not want to allow electricity in this building but the rest of the commission just wanted to limit the hours that the building could be lit

Also, added that this building needs to be sited to the back or side of the lot. They then discussed these conditions as well as several of the ones from Mark Roffers.

**Motion (Laufenberg/Pulvermacher) to approve with the following conditions/agreement that will need to be signed with the current owner and the Town Board:**

1. Use for manufacturing and agricultural zoning only.
2. Height no higher than the permanent structures on site and no larger than 50% of the square footage of the total building complex.
3. Sited to back and side of the lot
4. Building to be reviewed every 7 years
5. Neither the hoop building nor any activity within it shall not be connected to well water or septic system, heating or air conditioning system.
6. The hoop building shall be maintained in its original condition at all times, free from rips, tears, stains and other damage including the curtain doors which are to be cabled at the top and bottom.
7. The hoop building shall be an accessory building to the principal use of the property and may only be used for sandblasting and cold storage.
8. The Town Board may require the removal of the hoop building upon the discontinuance of the principal use of the property as of (date of Town Board approval), the sale of the property or business to an unrelated party, or a determination of non-compliance with this agreement or any applicable town ordinance.
9. Lighting of fabric building between 6 a.m. until 6 p.m. only.

Karen added a friendly amendment when the signage and lighting plans are presented at a future date, to review the lighting for this fabric building at that time. Scott and Jim agreed to this amendment. Motion carried, 5 – 1.

**Dane County Farmland Preservation Plan and Farmland Preservation Zoning Ordinance-rezones, presentation by Curt Kodl.** There are 167 parcels with 125 landowners that have non-conforming zoning and are less than 35 acres and are in the Rural Development District and the Rural Development. The Farmland Preservation Act requires that all A-1Ex zoning which is not in the Ag Preservation District

and less than 35 acres to change to a conforming zoning. Curt presented an updated version of the landowners and parcel numbers and if contact was made with each landowner and what their response was. Jan said about 6 or so, could not be reached because we didn't have phone numbers for them. Many were called, most either talked to us at the time or called us back. Some did not call us back, even though we asked that they do so, just to get their ok that they understood what the zoning will be and if they had any questions. Curt said the town went above and beyond what any other towns have done to contact landowners.

Curt presented the parcels in groups for certain areas and provided a map of this section. He will also send us a list of the parcels that the town will need to change back to ag preservation for next year when updating our plan, there were about 10 of these.

Curt then reviewed some of the parcels and what he worked out with them. Conservancy zoning was not favorably looked at with the commission at the last meeting, so Curt will be changing the 4 parcels that are in Pierce and Blue Star Dairy name with a quick claim deed to combine with the adjacent property (correcting a legal description is what is actually happening).

Then the landowners in attendance were asked, if they had any questions about the parcels. John Pertzborn asked about his parcels that total about 66 acres that will no longer be able to receive the farmland credits. He would like to see the back 40 acres returned to ag preservation but the rest could stay as it is in the comprehensive land use plan now. This will be adjusted when working on the updated plan.

Tom Ripp's parcel is listed as CO-1 and he does not want this zoning. He would like C-2 but this parcel is so small that there isn't anything that could be done with a C-2 zoning. The setbacks from Hwy 12 are 1000' and 150' from the road right-of-way.

Rene Miller asked about hers and Helts being able to continue having the number of animal units that they currently have which is over the limit with the new zoning. These would continue as legal non-conforming parcel as long as this use does not change, will need to come into compliance when property is sold.

The commission then voted on each section map as presented and noted any changes:

**Motion (Pulvermacher/Crook) to approve the rezones as presented for Hwy 19 & Wipperfurth Rd.**

**Motion carried, 6 – 0.**

**Motion (Laufenberg/Long) to approve the rezones as presented for Ashton and Ashton Corners area.**

**Motion carried, 6 – 0.**

**Motion (Long/Laufenberg) to approve the rezones as presented for the Central area. Motion carried, 6 – 0.**

**Motion (Laufenberg/Crook) approve the rezones as presented for the Martinsville area. Motion carried, 6 – 0.**

**Motion (Pulvermacher/Resan) to approve removal of the Southeast area because of this area being in the boundary agreement with the City of Middleton. Motion carried, 6 – 0.**

**Motion (Pulvermacker/Crook) to approve the rezones as presented for the Southwest area except for parcel numbers 0808-304-4620-3, 0808-304-4607-0, 0808-304-4658-9 and 0808-304-4556-2 Pierce/Blue Star Dairy. Motion carried, 6 – 0.**

**Motion (Laufenberg/Crook) to approve the rezones for the Springfield Corners area except for parcel number 0808-054-9685-9 Tom Ripp change to R-1 and parcel number 0808-043-8580-0 Helt Farms Inc and 0808-092-8000-2 Rene´ Ripp Miller to be legal non-conforming parcels for unlimited animal units. Motion carried, 6 – 0.**

**Russ Wipperfurth, 6548 Rusty Lane**

Called to cancel this request.

**Todd Treichel, 6658 Harvest Hill Rd, Sec 11, possible rezone 1.54 acres from R-1 to A-2(1) to build an outbuilding.** Todd would like to build a shed higher than the 12’ limit with the R-1 zoning, the A-2(1) zoning was recommended to him by Dane County Planning and Development and would allow him up to 35’ in height. The commission suggested he check with his neighbors to make sure they were ok with this and if possible to get it in writing. Jan mentioned that they would be getting notices from the town on this request.

**Dane County Hydric Soils Study**

Elliott informed the commission of the importance of this plan and that it is all about global climate change and wants the town to vote in support of this plan. The town needs to understand this proposal, read and study the handout he provided. He feels that the DCTA doesn’t support this because they don’t understand it and they don’t believe the science behind it.

Jim informed the commission that the DCTA wasn’t questioning the science but the notification process that the County followed. Out of over 5700 property owners only those whose land was 50% or more affected by this change were notified which was about 50. If it affects your property you should be contacted with any proposed change. DCTA have been working on allowing a driveway being installed on hydric soils into this plan. This would be a 500 year floodplain map and the only one in the country. Set a standard for elevation to build a home but under the town’s control not county’s, encouraged all to be involved on this issue as it will affect our town.

Don Hoffman said the notification process was the biggest issue.

There will be a Public Hearing on Tuesday, July 22, 2014, room 201 at the City-County Building at 7 p.m. If you have any comments on this issue, send to the town by Friday, July 18<sup>th</sup>, so we can send them all at the same time.

**Communications/Announcements**

Vouchers were handed out.

**Adjourn**

**Motion (Pulvermacher/Laufenberg) to adjourn at 9:55 p.m.**

Jan Barman  
Deputy Clerk/Treasurer