

**Springfield Plan Commission Meeting
Springfield Town Hall
Monday, September 8, 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: Karen Crook, Jim Pulvermacher and Elliott Long and Deputy Clerk/Treasurer Jan Barman. Also present: Curt Kodl, Dane County Planning and Development, Dan Dresen, Art Meinholz, Don Hoffman, Carolyn Hacker, Tom Ripp and Bill Acker. The Pledge of Allegiance was recited. **Excused absence Scott Laufenberg and Steve Resan.**

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 August 4, 2014

Motion (Pulvermacher/Crook) to approve the August 4, 2014 meeting minutes. Motion carried, 4 – 0.

Public Comment Time: None

Update on Resource Protection Corridor, Curt Kodl, Dane County Planning and Development

Curt presented updated information on this plan and included mapping of the 256 acres of hydric soils and 55 acres within the .2% of the floodplain, 500 year plan that have been added to the current floodplain map. Some of these areas overlap each other and some are inside the current floodplain area.

Dane County Comprehensive Plan which includes protection of 75' of wetlands, shorelands and floodplains areas currently from construction of any buildings. Other considerations are slopes and buffer area. If our town plan states 20% slopes, then the County will go by the town's plan. The County is looking at a 500 year floodplain model, which only one other County in the Country is using. Mineral extraction sites are removed from the discussion as well as road right-of-ways because of the steep slopes that are a factor of function.

One of the previous issues was the notification to the landowners that this change effects, the notification was minimal at best. The County has increased the number of landowners that are being affected.

This change would only come into play when a landowner makes a request to rezone their property in this designated area is not a buildable area.

Climate change models, stronger storms more frequently, flood stage more often, the County is trying to keep people out of harm's way. The landowners would still retain their split rights, would not change the number of splits they are allowed just where a home may be built.

Elliott – Clean water, air and soil, better health for all. Climate change if a fact, 5-100 years floods in the last 5 years.

Don – asked about the southwest corner of the map where there seems to be the most change.

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Jim – notification was the biggest issue on the hydric soil changes. The Town's engineers and an independent engineer opinions on these soil types should be acceptable to the County, not that the County can have the say and get a third engineer in. The Towns know their land and the hydric soils in their towns better than the County. The County should not have the control of overriding the towns on this issue.

Elliott – Watersheds are in all towns and they don't have the budgets and to access this type of information that the County can provide. It is about clean air, water, soil, public health and there is too much anti-County attitude from the Towns. These are professional planners (County) not a political issue. Limit to facts – progressive, aggressive is what the County is doing and we need to embrace this. Elliott would like a letter of support for this issue. The realtors/developers are against this change because they can't build houses in soil types that they shouldn't.

Don – Afraid of what the County will add to these resource protection area in the future, more restrictions of which the town will not have any say.

Jim – Concerned about too many restrictions on property and then they sell to villages/cities, so the area can be developed. Waunakee is not interested in talking to us about extending our boundary agreement.

Elliott – Property owners can stay farmers. They have property rights, but we need clean air, water and soil, less chemicals in our water supply and need to be stewards of the land.

Motion (Long) to send a letter in favor of this type of approach. (No second)

Bill Acker – 256 acres seems like a pittance to the town's total acreage. How many times have people ask how a house was ever built there with those water problems and then the government has to buy them out to relocate.

Don – was surprised that there isn't more acreage in the town in this change.

Dan and Elliott – when to involve the landowner being affected by this change, disagreed on when.

Jeff – Supports not building on hydric soils as stated in our town plan already. Need to notify all landowners about changes to their soils.

Karen – need to be consistent with notifying neighbors like the town does now with any issues – residents should be able to know about this if happening to their property.

Don – Springfield Corners hardly any change to this area, why?

Art – How long has the green area on the maps been there? A long time was the response. Clarified this is for building on these soils only, not a change to work land.

Curt – To date FEMA will adjust these maps occasionally, but FEMA is not using a climate change model.

Dan – The Village of Waunakee annexes an area from the Town that is in this area and now they can build a development on it (Six Mile Creek area) where there are water issues in basements. By more building this changes the direction of the water and fills in the wetland marsh area and then goes back to the town's land.

Motion (Endres/Long) to give feedback to the County to support no buildings on hydric soils as currently stated in Town Plan and notify all landowners on change to classification of their soils.

Under discussion Jim asked about some type of mitigation (ie. Driveway across hydric soils). Endres added this to his motion and Long accepted that addition. Motion carried, 3 – 1

Tom Ripp, 7222 Hwy 19, change from blanket rezone from R-1 to A-2(1).

To recap this is the .10 acre lot across from the town hall which was zoned A-1Ex but because the Farmland Preservation Act changed the zoning on A-1Ex property, many property owners in the town had to change their zoning. The County originally suggested this be zoned conservancy because of size of the property does not meet any other zoning category. Tom did not want this zoning but preferred Commercial zoning, the Plan Commission would not consider Commercial for several reasons. So at the July 7th Plan Commission it was decided to put this in the R-1 zoning per Tom's request.

Tom later changed his mind but both the Plan Commission and Town Board had passed this petition. The County postponed their approval to give Tom a chance to return to the commission and ask for A-2(1) zoning instead.

Jim pointed out that there is a 1000' setback restriction from the State because of Hwy 12 and therefore, could not get a driveway permit for this property. The setback from Hwy P is 100'.

Tom wanted to put up an advertising sign for a business when he originally purchased this land, but that fell through.

Jim – all property under an acre will want to change to A-2, we are opening up a Pandora's box.

Motion (Pulvermacher/Long) to table. Jan explained that by tabling this request, the County can't move forward with their petition to meet the deadline to have this completed by the end of the year. Motion withdrawn by Pulvermacher/Long.

Motion (Pulvermacher/Long) to deny this request. Motion carried, 4 – 0.

Karen suggested Tom figure out what he can do with this small parcel and return when he has a better idea and the commission will look at it again.

Interview Plan Commission Candidate William (Bill) Acker.

Bill spoke about himself and why he would be interested on serving on the Plan Commission. He is now retired and has more time for community service and always wanted to be more involved with the town, because of a strong family history of serving the town. Bill has served on several Homeowners Associations and has served as president also. Has owned and managed residential and commercial real

estate for over 40 years. He knows about use of land and zoning from this as well as his 10 years as a site developer for the Air National Guard.

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The Commission then asked Bill questions:

Elliott – knows Bill through the North Mendota Parkway study, he respects Bill and gives him his support even though their ideas differed.

Jim – Do you have time to serve? Bill – he is retired now and has the free time. Jim – if there is a conflict of interest issue what would you do? Bill – abstain.

Karen – Obviously you know the town well, what do you see as future issues?

Bill - Shoreland protection act – 1000' proposed for Castle Rock Lake area and the concerns of the residents there. Believes in working towards a middle ground.

Road expansions that will be coming to the town, well water is high in nitrates work on limiting these problems.

Jeff – Town Plan comes first when you sit on this side of the table, but it is hard when friends and family come in and ask for something and you might have to deny it. How would you handle that?

Bill – Never easy to be in this position, but there are regulations and can't change them, they must be followed.

Town Board Chair Hoffman then stated that he wanted this position advertised in the next newsletter and that a Park Committee would be formed also, so he asked that this decision be delayed. Plan Commission Chair Endres agreed.

No action was taken.

Communications/Announcements

Jan handed out vouchers and reminded the commission that the November meeting is on the 10th as the 4th is a General Election.

Adjourn

Motion (Pulvermacher/Crook) to adjourn at 9:30 p.m. Motion carried, 4 – 0.

Jan Barman
Deputy Clerk/Treasurer

Amended 10-6-14