

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, January 7, 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 Elliott Long, Erik Sorensen, Engineer and Deputy Clerk/Treasurer Jan Barman were present. Karen Crook excused absence. Also present: Sil Maly, Robert Wagner, Steve Resan, Marv Nonn, Kevin Connors, Duane Toeuges, Ken Kurszewski, Dan Nemke, Petr George, Karl Crave, Daryl Applebury, Arthur Meinholz, William Kluender, Jim Nonn, Bob Nonn, Brad Williamson, Dave Merritt, Bill Ranguette, David Laufenberg, Mark Opitz and Don Hoffman. 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 Bong Excavating on Schneider Rd.

Minutes for December 3, 2012

Motion (Pulvermacher/Laufenberg) to approve the December 3, 2012 Public Hearing and Plan Commission Meeting Minutes. Motion carried, 5 – 0.

Public Comment: None

Discussion and possible action: Hottmann Construction, Ken Kurszewski, agent, design review for Lot 16, Springfield Corners Commercial Center, Sec 4. Ken Kurszewski, Brad Williamson and Petr George addressed the list of concerns from the November 12<sup>th</sup> Plan Commission Meeting. The only items of concern left are the phasing and easement thru the middle of this lot for access to the public drainage area to the east. The landscaping and lighting plans are acceptable, there will not be any signage or propane/fuel storage tanks on this site.

Jim Pulvermacher questioned why it is a wet pond in the storm water management plan. This pond will not have a clay liner and the water will percolate away – DNR wants the depth there.

They will subgrade to the future building area, top soil and seed this area, asphalt all of lot, rain garden #1 in next phase with future buildings.

Motion (Pulvermacher/Endres) to approve the design review with the revisions from MSA dated December 26, 2012, all landscaping in Phase 1, rain garden #2 in Phase 2 and 20' easement agreement for access to the public drainage area to the east of this lot. Jeff Endres – friendly amendment – storm water management in Phase 1 except rain garden #2, Jim accepted amendment. Motion carried, 5 – 0.

Note: should be rain garden # 1 not 2 (discovered after meeting).

Discussion and possible action: Leo A Ziegler, owner, GL Dairy Biogas LLC/US Biogas LLC, agents, rezone & CSM approval of 22 acres from A-1Ex to A-B, Conditional Use Permit for manure digester project in Sec. 33, Schneider Road and design review plans. Representatives Daryl Applebury, Dan Nemke and Carl Krave updated the commission on new information from the site visit and public hearing meetings. The substrate tanks and loading/unloading functions will now be housed under one large building, which will make the site cleaner and more pleasing to the eye. A different lagoon system will be used, it is more viable and less costly to build, it will be poly lined, clay underneath lagoon. They will be able to use the clay that is on site, no concrete walls as originally proposed. Lighting plan was presented, very little lighting will be used, only the secure locations, otherwise very minimal lighting on site. The entrance

will be lite 24/7, but the lights by the digesters will be controlled by manual switch and along the side of the building will be motion sensor lighting.

Landscaping based on ag standards – ag vs. commercial use. The commission questioned whether we have landscaping requirements for ag businesses, according to the comprehensive plan it would be considered as other for landscaping requirements.

Signage would be at entrance only with landscaped area including shrubs and pine trees would be planted around the digester area. Request is to rezone 22 acres but only 8 acres would be used for the buildings and digesters. The CUP would cover the digester area and any changes or expansion outside of the 4<sup>th</sup> digester, they would need to return to the Plan Commission for approval. A low crop would be planted in the front portion of the digesters to the road, no tall crop (ie. Corn) would be allowed in this area.

Road safety – one of the biggest concerns for this project. The routes are as follows:

For Blue Star Dairy, they will leave the farm facility traveling south on Vosen Rd to Schneider Rd, east to unloading area, about 6 minutes on Schneider Road, a total of 54 minutes/round trip.

For Hensen Bros Dairy, they will leave the farm facility traveling north on Pheasant Branch Road to Hwy K west to Hwy 12 south to Parmenter St south to Schneider Road west to unloading area. They will be about one hour on Schneider Road/day with trucks, 6 days/week. If need be each farm has 3 days of storage facilities available for breakdowns. Substrate will be 11 loads/week, compost will be 1 load/day, both the substrate and compost trucks will take the route to and from Hwy 12 to Parmenter St to Schneider Road. With Ziegler Dairy using the hose drag line process this will reduce 60% of manure hauling on Schneider Road daily.

Bypass on north side of Schneider Road may be needed. They will extend the acceleration and deceleration lanes (about 150') and this may eliminate the need for a bypass lane. Asked if the 40 MPH speed limit could be extended closer to Church Road. Could a no passing zone be posted?

By moving the driveway to the east, the vision would improve to 1300' (950' if it stays as is) to the east and 2000' to the west. Moving the driveway will meet DOT requirements, also. They will be about 3 trucks/day from the west, all others will be from the east.

The applicants then asked for the Plan Commission help on guiding them on a few issues:

Town road agreement – who needs to do this document? Attorney and engineers, check with Town of Vienna for their agreement, responsibility of applicant.

Move driveway east – work with MSA on this and the acceleration/deceleration lanes, and bump out lane up to MSA, if needed or not.

Lower speed limit – may need to do this.

The Plan Commission thought the lighting and landscaping plans submitted were good to go.

Possibility that in a number of years they may hook up to the City of Middleton's municipal sewer system, if and when that may happen, they would need to come back to the Town and apply. Dave Merritt, Dane County, said this would tie in at Airport Road but is multi years away.

Elliott asked, just how big can these farms get? Will they be 2000-5000 cow farms? How do we stop them from becoming huge farming operations? The 3 digesters now can hold an additional 1500 cows before the 4<sup>th</sup> digester would need to be considered. These farms operations (all farm operations) file a 5 year plan and that plan is renewed every 5 years with DNR as well as the operating permit for the

digesters are renewed every 5 years. No plans to expand. They will have to adhere to the phosphorous spreading regulations.

An agreement/process for other farms to join this group is in the design process, participation for at least 3 – 5 years and they will need to maintain at their cost on their farms, collection points/delivery points, transportation costs and be compatible with digesters. With more manure, the need for substrate is less.

Plan Commission would need to see a road maintenance agreement, language for emergency situations/operations and major trucking.

Dave Merritt spoke to Todd Violante from Dane County Planning and Development and the Town would not need to amend our comprehensive plan for this ag business. Mark Opitz from the City of Middleton, thought the City would look at this as good for our lakes and environment and be favorable to it, would need to check out the turning on and off of Schneider to Parmenter St, but should be able to handle semis.

Hours of operation would be 6 am to 9 pm, Monday – Friday for substrate and compost and farm semis would be 7 days/week from 5 am to 9 pm. Concern for the bikers on this road was discussed. As Jeff Endres pointed out, it is a limited number of trips, and it clearly states that we are a farming community in our comprehensive plan and that this is farming at its best not only for the farms involved but for our environment, lakes and health and that should come before the bikers on the road.

Reviewed Atty Hazelbaker's 6 points from his memo: all were previously addressed but the last one. The guarantees of the LLC being a separate entity from Gunderson Lutheran, Gunderson Lutheran is responsible for all their companies.

Elliott would like to see the compost product be available to our local community, this may not be possible, if contacted with a company that would be in direct competition with this product.

Motion (Gabrysiak/Pulvermacher) to table until the Feb 4<sup>th</sup> meeting. Motion carried, 5 – 0.

Discussion and possible action: Marv Nonn, 7830 CTH K, Sec 19 & 30, rezone and CSM approval for 6.96 acres from A-1Ex to RH-2, purchased additional land to add to house lot. Marv recently purchased 5.90 acres from his neighbor and wants to add to his existing house lot and create just one CSM with a RH-2 zoning to bring into compliance. The acreage is the wooded area around his home. Motion (Pulvermacher/Long) to approve the rezone to RH-2 and CSM. Motion carried, 5 – 0.

Chair Gabrysiak excused from board and Jeff Endres took over the chair duties.

Discussion and possible action: Ingrid and Carlo Krause, 7750 Schneider Road, property located at 7712 Schneider Road, rezone to A-2(8) to bring into compliance for purposes of building a shed, Sec. 29. Ingrid started to build a shed without a building permit and after the inspector talked to her about the process for erecting a building, she went to Dane County Zoning for a permit and they informed her that she needs to bring this parcel into compliance to build this shed. As the current building on this parcel is used for riding her horses and storage of equipment and feed, she would like to have a shed to house the equipment and feed and make the area inside the current building safer for riding. The commission reminded her that she can only have one animal unit per acre and she was fine with that. Motion

(Pulvermacher/Long) to approve the rezone of 11 acres to A-2(8) for purposes of bringing into compliance. Motion carried, 4 – 0.

Chair Gabrysiak resumed his duties.

Discussion only: Bill Kluender, owner, 6866 CTH K, is considering erecting a building on his property, Sec. 27. Bill owns the property next to Game Time at Ashton Corners but does not have an access to Hwy K. The access was closed off by Dane County, he accesses his property through the Game Time and Power Burow driveways, he does not have an easement agreement. He would like to put a building for his landscaping business on the north end of his parcel. The building would be similar in style and size as QES's building. After some discussion the Plan Commission informed Mr. Kluender that he would have to go through the design review applicant process for his building plans, but they were cautionary about the fact that the easement access is not documented. Art Meinholz, Town Board Supervisor, asked if there was anything that the Town could do to assist with resolving this access issue. Jan suggested that if correspondence would be needed to be sent to Dane County Zoning, that would be a board issue and should this be placed on their Jan. 15th agenda? Art directed Jan to add to board agenda.

Discussion only: Bill Ranguette – dog kennel in Springfield Corners Business Park with care takers apartment. Mr Ranguette is considering having a dog/cat kennel and daycare on one of the lots in the business park. As this would need to be a 24/7 operation, he would like an 800 sq ft caretakers apartment, also. This would house between 30-50 kennels. The commission advised Mr Ranguette to check with the developer on the covenants for this business park to see if it is an acceptable business and to select a lot that would be located away from housing. This would be a CUP business for both the kennels and caretakers apartment.

Discussion only: Jared Bushek - to fill vacant Plan Commission position. Mr Bushek was not in attendance.

Discussion and Possible Action: Recognition of George Pasdirtz

George recently resigned from the Plan Commission as he no longer lives in the town. Motion (Gabrysiak/Endres) recommended that the Town recognize all of George's hard work and efforts while on the Plan Commission and his valuable assistance with the TDR program with a letter and a plaque. Motion carried, 5 – 0.

Communications/Announcements

Jan distributed the W-2's and vouchers.

Adjourn

Motion (Endres/Laufenberg) to adjourn at 10:25 p.m. Motion carried, 5 – 0.

Jan Barman  
Deputy Clerk/Treasurer