

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, February 3, 2014

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 (arrived at 7:35), Elliott Long, Karen Crook, Scott Laufenberg and Steve Resan and Deputy Clerk/Treasurer Jan Barman were present. Also present: Marlene & Tom Brunner, Board Supervisor Dan Dresen, Russ Meier, Mona Golackson, George Pulvermacher and Clerk Carolyn Hacker. 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 November 4, 2013

Motion (Pulvermacher/Long) to approve the November 4, 2013 meeting minutes. Motion carried, 6 – 0.

Public Comment Time: None

Jeff Endres arrived at 7:35 p.m.

Russ Meier, 7773 Martinsville Rd, request for a CUP for the addition of an apartment to the C-2 property. Russ started to put an apartment in the former locker plant behind the tavern and discovered he will need a CUP to do so. Russ will not be changing the size of the building or adding onto the building, just updating interior for an apartment/living quarters. He is the owner/caretaker of this property. MSA did not have any comments on this request. Neighbors in audience had no objection to this project. Dan Dresen asked about a separate address for emergency purposes. **Motion (Crook/Laufenberg) to approve the request for Russ Meier for a CUP for one residential apartment with a separate address and no offsite signage for this parcel. Motion carried, 7 – 0.**

Dane County Ordinance Amendment #26, 13-14 Regarding Abandoned Nonconforming Mineral Extraction Sites.

Jim informed us that NR135 permit has to have a reclamation plan for every site. He has concerns about this amendment, when it gets to the County the gloves come off and the County does what they want. Feels it is a jaded and opinionated document. He doesn't want the County to have any more control.

Elliott – It's like the quarry has been asleep for years and then can start up without any regulations that are now in place for other operations. Feels they should have to go through a reactivation process as per the ordinance.

Jeff G – If we don't do anything that evokes action by the county because we fear the County, nothing will get passed/done and times change and we need to move forward. We can't vote against Dane County just because you don't like Dane County. We have seen many changes to the town in the last few years alone – businesses, digester, etc and someone has this site for 20 years and all of a sudden can activate it without any regulations or plans.

Jeff E – Would like to know the inventory (how many are inactivate).

Elliott – Technology now changes everything as well as the economics and he backs Jeff G.

Jim – Blasting ordinance would be good to have for the reactivated sites.

Steve – mentioned the cold booms that sounds like blasting that is occurring this year. Feels this ordinance is good for the town, people building private homes have the right to know that these sites are in their neighborhoods and that they can have some say, if they are reactivated.

Jeff G – Playing the devil’s advocate – shouldn’t the developer be responsible for checking the area for documentation of this before developing.

Jim – Nonconforming site map in files. The State will create their own mineral extraction sites when they are working on major roads as we saw with the Hwy 12 road project.

Jeff E – does not support this ordinance, he would like every parcel to be put on notice that you are in an area where this may be located, like we do with the ag notice.

Jeff G – Creating these barren areas where a developer will not risk any development, thinking County wide, not just Town.

Elliott – Think of community as a whole and not the land rights of a mineral extraction site at the expense of all others in our community. Do not need to treat these as sacred sites, appropriate reasons for doing the reactivation process.

Karen – No problem with bringing sites up to date with the regulations, but wondered whether there is some process that the State/County could do if they need to have a site for a major road project that would allow input from the Town, if in our area.

Scott – Not for reactivating – but would like it longer than the one year limit.

Motion (Gabrysiak/Long) recommend that the town endorse ordinance as presented. Motion carried, 4 – 3.

Proposed Changes to Resource Protection Corridors in Dane County Comprehensive Plan.

Jim – Nothing in ordinance on mitigation; ie: 10 sq ft off of one area to be replaced in another area. Changing from a 100 year to 500 year floodplain is too long a span. Also, not all landowners that this will effect are being notified, approximately 100 landowners countywide who would see a 50% or more reduction in the potential buildable area of their property as a result of these changes. Without mitigation landowners would just lose out. What are hydric soils (on map) – any land that has been wet within the last 10,000 years, which includes all land because it was a glacial area at one time.

Elliott – It would be good for the watersheds/environment.

Jeff E – Should have the right to challenge this map, as there is dark green on hilltops, which doesn’t make sense. Should send out a letter to everyone effected by these changes.

Jeff G – Very little change to this map, you have to look hard to find the changes.

Steve – talked about the 15’ drain tubes above ground in Village of Rockdale after the June 2001 flood (which is a 500 year flood) to make sure this is not flooded out again.

Jim – Villages and Cities can mitigate, but not Towns. Harmony Pond development for example, mitigated the elevation levels. Feels this is setting us up for annexation.

Elloitt – Established waterways are being cropped land which creates massive erosion. Be prepared for big storms causing loss of topsoil, he had semi loads of topsoil lost in the 2001 storm.

Karen – Map needs clarification, ridgetop in green – why?

Jim – The County should sit down with the town and MSA and work with us on this map.

Motion (Gabrysiak/Resan) to table this until there is more information. More discussion and then Jeff withdrew his motion.

Motion (Gabrysiak/Endres) to table and recommend that the Town Board gather further information on:

Recommend – County notify all effected landowners before anything is changed.

Further clarification of mitigate/uses

Town obtain reasons behind 100 vs 500 year floodplain

Recommend that ordinance be changed so that Towns have the ultimate determination to what lands are affected by this ordinance. Motion carried, 7 – 0.

Discussion only – William Tygum, 6138 Barman Rd, Sec 3, CUP for swimming lessons facility. Mr Tygum did not attend the meeting. **Motion (Laufenberg/Resan) to table this item. Motion carried, 7 – 0.**

Interview candidates for Plan Commission – 3 year term. Elliott Long is the only candidate we have at this time, there is still one more position to fill.

Jeff G – asked why Elliott wants to do another term?

Elliott – Concern for the future, Springfield is a garden that we need to take care of, it is ag and rural in nature and he wants the community it is now to be that in the future, next 35 years. Feels that the people want to keep it as ag & rural. He is pro land rights, pro business, pro health, pro environmentalism. He likes the park/picnic area idea. We should not fear change.

Karen asked about land use and when will we need to update our Town plan (in 2015), Jim asked that this be put on the May agenda. Karen asked Elliott about his land use ideas.

Elliott – Has a wealth of information on land use, he has spoken to leading experts from around the world on this issue and many others. He: Landowner wants to sell to developers for lots of money and change the use of the land. He is sympathetic to both the landowner and understands the sting of the County taking land for roads, but that is needed for progress. Technology changes things daily like robotic milking will be the thing of the future, already here in Springfield. Values owners land rights but changes are occurring and they may need to do the right thing for progress that the owner doesn't like.

Jeff E – asked his perception of the Plan Commission now after serving one term.

Elliott – Engage in active debate on issues and be more scientific about it. Would like to see more public involvement and more back and forth.

Jan mentioned that we can't even get the public here for our annual town meeting and we offer refreshments.

Jeff E – that is probably a good thing, as they are happy with the way the town is run.

Jeff G – disagrees, many feel input won't make a difference, so they don't show up, many are frustrated. Questioned, what we have approved at a meeting and then that isn't what is built as there were changes to those plans that the commission is unaware of, this is a concern for him.

Steve – asked about oversight of the digester for safe guards. This was not on the agenda, so no discussion.

Plan Commission will vote at the March meeting for this position.

Communications/Announcements

Jan distributed the annual calendars with meeting dates and vouchers.

Adjourn

Motion (Pulvermacher/Crook) to adjourn at 9:15 p.m. Motion carried, 7 – 0.

Jan Barman, Deputy Clerk/Treasurer