

Springfield Town Hall  
Plan Commission Meeting  
Monday, September 12, 2011 @ 7:30 p.m.

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. Scott Laufenberg, Jim Pulvermacher, Karen Crook, George Pasdirtz, Jeff Endres and Elliott Long, and Deputy Clerk/Treasurer Jan Barman were present. Jim Wills, Robert Procter, Manan and Nicole Schwitters. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Deputy Clerk/Treasurer Jan Barman reported that notice of this meeting was met by posting at the Town Hall, corner of CTH K and Church Roads, Bong Excavating on Schneider Rd and on the website.

Informal Public Comment Time - None

Minutes for August 1, 2011

Motion (Pulvermacher/Crook) to approve the August 1, 2011 minutes. Motion carried, 7 – 0.

Marie Ziegler Estate, 6878 Schneider Road, Jim Wills, agent

Jim Wills would like to rezone 4.23 acres to C-2 for a commercial warehouse flex space and storage facility. The 4.23 acres would be in addition to the 2.71 acre lot which is currently zoned C-2. This facility would be similar to the storage facility on Darlin Dr in the Town and the Hwy 14 & Wayside Rd facility. There could be some owner occupied warehouse small offices in this project. He would need to have a well and septic system. In doing the survey, it was discovered that Bong Excavating building encroaches on the lot line. A quick claim deed would resolve this encroachment.

Jeff Endres addressed the wetlands issue – the runoff actually comes from the church parking lot across the road to the retention pond then north across the road to Bongs and back around to Ziegler property to drain into the Graber Pond (goes full circle). Stormwater management and grading plan will be needed.

Jim Wills pointed out that listed as requirements is the revenue boost that this project would create, the natural barriers with the trees and hillside. The buildings would be less than 12,000 sq ft. The Plan Commission would like more information, ie location of buildings, list of uses from C-1 & C-2 list, etc. Jim was surprised that they didn't indicate that at last month's meeting. Usually the design review application covers the buildings, signage, lighting, fencing, etc.

Motion (Pulvermacher/Pasdirtz) to table this request until the October 3, 2011 meeting. Jeff Endres made a friendly amendment – a list of uses, preliminary stormwater and grading plan, borings and preliminary site plan. Motion carried, 7 – 0.

Miller Property, Hwy 19, Manan, agent

This parcel is 37.2 acres zoned A-1Ex. and the Virgin Mary & Archangel Michael Coptic Orthodox Church would like to build a 2000 sq ft Church on this site. They would need to have a Conditional Use Permit (CUP) for religious uses. They may add a Sunday school room in the future. No full time school is planned. The commissioners recommended that they check with Dane County Zoning on the setbacks required as this is near the Hwy 12 intersection where 1000' setback is required and also the setback from the pond that is near the property. Deputy Clerk Barman will provide the contact name and phone numbers for the County. The commission would like to know where the church will be located and a possible site visit may be needed.

H & E Assets, 6734 CTH K, Nicole Schwitters, agent

Nicole has a business in her home at this time and loves to restore historical homes like the one on this property. She would like to use the barn and sheds for storage/showroom for her furniture and high end lighting business. Might have a tent event/outdoor sales weekend a few times a year. Some retail sales and delivery of merchandise would be added traffic to this area. The commission recommended that Nicole contact Dane County Zoning Administrator Roger Lane to discuss the many ideas she has so he can determine the type of zoning that would be needed and if this zoning would be acceptable for our town plan.

Communications/Announcements

Deputy Clerk Barman reminded the commission of the upcoming FUDA open houses here on Sept 19 and Oct 17<sup>th</sup> and the importance of the commission and board to attend.

Jim Pulvermacher asked Jeff Endres for an update on the TDR meeting. Jeff has set up a meeting with D C Exec Parisi for Tuesday, October 11 at 3 p.m. here at the Town Hall. Jan reported that she has arranged for Exec Parisi, Chief of Staff Josh Wescott, D C Planner Todd Violante, to meet with Jim Welsh, Jeff Endres, Art Meinholz and Jim Pulvermacher on the 11<sup>th</sup>. Questioned whether D C Supervisors could meet at this same time but it was decided to meet with them at a later date.

Jan asked Elliott Long to review the environmental condition report for the FUDA meetings. He will report back after his review.

Adjourn

Motion (Pulvermacher/Long) to adjourn at 9:45 p.m. Motion carried, 7 – 0.

Jan Barman  
Deputy Clerk Treasurer