

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, March 5, 2012 @ 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. George Pasdirtz, Jeff Endres, Karen Crook, Elliott Long and Scott Laufenberg and Deputy Clerk/Treasurer Jan Barman were present. Jim Pulvermacher excused absence. Also present: Bill Suick, Dan Ward, Atty Mike Lawton, Steve Ripp, Ivan Hellenbrand, Donald Hellenbrand, Don Hoffman, Jim Wills and Steve Ballweg. 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 February 6, 2012

Motion (Crook/Endres) to approve the minutes from February 6, 2012. Motion carried, 6 – 0.

Informal Public Comment Time - None

Donald Hellenbrand, owner and Ivan Hellenbrand, agent, 7456 Kick-A-Boo Rd, Sec 16 request to rezone 2 parcels into 1 parcel for a total of 27.45 acres from A-1Ex to A-4 to comply with current zoning regulations before the farm can be sold to his sons. Jeff Endres suggested that they assign the last remaining split to a parcel before filing with Register of Deeds Office. Motion (Endres/Laufenberg) to approve the Petition #10398 of 27.45 acres from A-1Ex. to A-4. Motion carried, 6 – 0.

Springfield Corners Commercial Park request to modify deed restrictions, Sec 9, Dan Ward, developer. Dan Ward explained that they would like to change two deed restrictions to allow for rental businesses under C-1(1)(l) remove “except for motor vehicles and construction machinery and equipment” and under C-2(1)(e) add rental – Sales “and rental” of new and used contractor’s machinery and equipment. Also remove entirely #2 – “All outside storage of materials shall be screened through appropriate fencing or landscaping. No overnight outside parking of trucks or equipment shall be permitted unless the parking area is screened”. These changes were requested for the 9 remaining unsold lots, but especially for Lots 3, 4 & 5 as that is being negotiated to sell to Fabco Equipment and would need these changes in order to locate here. This would be a smaller scale of equipment from their other businesses in our area. Equipment would be skid steers, lift trucks, mini-excavators, cherry pickers, etc plus a parts/supply building and service area for the repair of equipment. Lighting would be low level security lighting at night as the normal hours of operation are 7 a.m. to 5 p.m. Monday-Friday. The developer wasn’t concerned about the screening and landscaping because that would be addressed in the design review process when their site plans are presented to the Plan Commission and Town Board.

Jim Wills, owner of Springfield Storage Condominiums (Lot 10), said he is concerned about who owns these lots and what types of businesses will be coming into the park but feels Dan Ward is also watchful of the types of businesses that he will allow in this park and that Fabco is a first class business to have develop here.

Don Hoffman stated that rental businesses should be ok, but doesn’t want a used car lot.

Jeff Gabrysiak was concerned about the lots that have been already sold without these changes and if they would make a difference to the owners of these lots.

Karen Crook asked about the change to #2 and if a partial removal would be acceptable.

Asked if no auto dealership was allowed, would a Hertz car rental be allowed, answer was yes.

The screening would have to allow for visibility for customers to view the equipment, trucks, etc. It was pointed out that Nonn's Flooring has to screen their vehicles, this was done through the design review process which Fabco would be subject to. Also Nonn's is not a park of this development.

Jan relayed Jim Pulvermacher's concern of the 3 lots that border the homes of our residents (Lots 1, 7 & 8) and would like to see a quieter, lower key business next to them.

Jeff Endres suggested all outside storage of materials shall be screened through appropriate fencing or landscaping. No overnight parking of trucks or equipment unless service orientated.

Discussion turned to Lots 2, 3, 4, 5 & 6 be modified to the requested changes.

Motion (Endres/Crook) to lift the requested deed restrictions on Lots 2, 3, 4, 5 & 6 on Springfield Corners Commercial Center adding screening **and landscaping** and outside storage will be handled at the site design review process prior to any building permits being issued. Added all storage of vehicles shall be on an impervious surface not to be allowed on grass or landscaped area. Karen made a friendly amendment to add landscaping (with screening). Motion carried, 6 – 0.

#### Plan Commission members recommendation to Town Board

Karen Crook excused from commission.

Motion (Endres/Laufenberg) to recommend Karen Crook for another 3 year term to the Plan Commission. Motion carried, 5 – 0.

Karen Crook returned and Scott Laufenberg excused from commission.

Motion (Endres/Pasdirtz) to recommend Scott Laufenberg for another 3 year term to the Plan Commission. Motion carried, 5 – 0.

Scott Laufenberg returned to the commission.

#### Communications/Announcements

Town Board Chair Don Hoffman informed the commission that they would be meeting with the Village of Waunakee to discuss Hellenbrand Road and our Intergovernmental Agreement to extend the date out for another 5 or 10 years as it has less than 5 years before it will expire. He asked if there are any concerns or suggestions for this agreement. Jeff Endres asked that the extraterritorial area not be extended past the current agreement as the Village has annexed areas up to our town line now; and, that they will not oppose our TDR program and conservation effort on preserving agriculture land in our town plan.

Jan distributed FUDA maps and asked that the commission review them and if they have any comments to get back to her before Thursday. The FUDA group will have display areas at the next election and throughout the month of April here at the town hall for your comments on these maps and the indicators they will be soliciting information on.

Jan informed the commission about the upcoming Public Hearing for the TDR program, on April 11, 2012 at 7 p.m. here at the town hall. Asked if there would be a presentation given and Jan asked Chair Hoffman what has been planned and he said there would probably be a presentation but at this time the board has only set the date to get it published as it is a 30 day notice. George volunteered to do his presentation if they would like him to.

Adjourn

Motion (Crook/Pasdirtz) to adjourn at 9:10 p.m. Motion carried, 6 – 0.

Jan Barman  
Deputy Clerk Treasurer