

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, June 11, 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, Elliott Long, Jim Pulvermacher, Scott Laufenberg, Karen Crook and Jeff Endres and Deputy Clerk/Treasurer Jan Barman were present. Also, present were Dan Ward, Bill Suick, Gary Miller, Justin Oeth, Hugh Craemer, Robert Proctor, Mike Lawton, Jim Wills and Doug Buechner arrived later in the meeting. 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 May 14, 2012

Motion (Laufenberg/Pulvermacher) to approve the May 14, 2012 minutes. Motion carried, 7 – 0.

Informal Public Comment Time - None

Jim Pulvermacher asked that we move to the FABCO Equipment discussion as he had to leave.

FABCO Equipment Inc, Bill Suick agent, Springfield Business Park, Sec. 9, review of concept plan.

Because of a misunderstanding FABCO is looking for action not just discussion on their concept plan for this site. They are not available until the July 3rd Town Board meeting, so the Plan Commission can do action at the July 2nd meeting, if they decide to deny or approve at that time.

Hugh Craemer and Gary Miller from FABCO, Engineer Bill Suick, Attorney Justin Oeth, Attorney Mike Lawton, Developer Dan Ward presented the concept plan for Lots 3, 4 & 5 for the Springfield Business Park project. Hugh informed us that FABCO tries to fit in to the community by constructing nice looking buildings and being good neighbors wherever they develop. The site will be for new equipment sales and rentals. They use new equipment for their rentals and after 3 years they sell them off and purchase new equipment for renting. No old equipment is left sitting around on their lots.

The building will be similar to the drawing of the Eau Claire facility that was in our packet, placed mostly on Lot 4 facing Hwy 12 with a 30 stall parking area and a paved equipment display area in front of the building. They will construct a 15,000 sq ft parts store and showroom (Lincoln Contractors Supply) with a mezzanine for conference area and offices. There are 2-30 sq ft expansion areas, also. Two loading dock areas, one attached to the building and one free standing in the yard. The yard will have recycled bituminous or crushed concrete surface. There are 4 gate areas for ingress/egress and a 6' high chain-link fence will be installed on most of the property except for the side facing Darlin Dr having a 6' high chain-link opaque fence.

An onsite storm water detention plan will be submitted and they will have an onsite sediment plan for oil and grease, also. There will be three overhead doors front and back (6 total). Because of the elevation of Darlin Dr it will be relatively difficult to see the building from Darlin Dr. This area along Darlin Dr will be landscaped.

Dan Ward – the covenants which were presented in our packet will need to be changed.

The Town's Attorney Mark Hazelbaker's letter dated June 11th states waivers of these covenants would be possible. They refer to the loading docks and entrances, screening of doorways, outdoor storage areas (racking), downspouts and extenders draining to permeable surfaces and sod or grass with a sprinkler system. The commission agreed with Atty Hazelbaker's suggestions.

From the commissioners:

Elliott Long – does not want to see cherry pickers extended with advertising signs on them, ie – rent me sale today, etc. Hugh said they do extend some of the equipment but do not put signs on them, but do display a US flag at times during the year and Santa at Christmas time.

Elliott liked the green storm water idea, bio retention, wetland plugs.

Crushed stone for equipment parking, keep racking as close to back of building as possible.

George Pasdirtz – dust control measures – recycled asphalt or concrete to reduce the dust.

Lighting – low level security lighting.

Jim - the town's signage is a maximum of 50 sq ft, the FABCO sign and the LCS sign on the building and the pedestal sign are larger than the 50 sq ft limit. Jim suggested that they will need a sign variance for these signs which we have allowed in the past.

The commission would like to see the following:

1. Green water retention approach
2. Curved fencing area towards Lot 2 to be landscaped outside of fence
3. Equipment with extendable booms (limit to two extended at any one time) – no temporary signage at any time but would allow the name of the manufacturer on the machine and US flag and Santa
4. Sign variance needed – size of signs square footage
5. Identify where the racking will be, keeping it as close to the building as possible
6. Lighting confined to the site

Jim then asked Chair Gabrysiak, if they could do a straw poll.

Laufenberg, Endres, Gabrysiak, Crook, Pulvermacher, Long and Pasdirtz are fine with the concept plan and have no other issues except for what is listed above.

Before Jim left at **8:30 p.m. to attend a WTA meeting**, he mentioned that we might want to add a limitation on the number of animals that the Buechner rezone would be allowed.

FUDA presentation – Dan McAuliffe gave the commission an update on the recent survey that was taken as well as a power point presentation reflecting the scenarios and indicators of this survey. Questions were asked by the commission and audience throughout the presentation. The Plan Commission and Town Board will be asked to make a recommendation to the Steering Committee on their preference of the compact, dispersed or public outreach scenario. When the FUDA work is done, we will be able to use this information in planning for the next 25 years and making changes to our town plan as needed. Dan did a great job with his presentation. If anyone has comments or questions, please contact Jan and she will forward to the FUDA staff.

Elaine Buechner Estate, Doug Buechner, agent 5565 CTH P, Sec 19 rezone 4.8 acres from A-1Ex to RH-2 to bring into compliance. Motion (Endres/Crook) to table as no one was in attendance for this request until the July 2, 2012 meeting. Motion carried, 6 – 0.

Jim Wills, concept site review for Schneider Road project, Sec. 35. Jim is in the process of purchasing the Bong Excavating property which is zoned C-2 (no restrictions) and was the former landfill site for the Town of Springfield. It is 3.6 acres and located next to the Ziegler property he recently purchased and rezoned for commercial storage.

Because of this being a brownfield area the DNR will be working with Jim on this site. They will need to cap and core any hot spots. He will need a VPLE (Voluntary Party Liability Exemption) from the DNR for contaminates that could be on this site. The DNR will be working on containing the water on site, also.

Jim would like to shift the storage condo facility from the Ziegler property to the Bong property. It would be a climate controlled building similar to the building in the Springfield Business Park that he has. The wetlands area is low grade with 18' blue clay. The land condo will have 7 lots, 1.5 to 7 acres in size, one septic and one well to service all the areas, oil & grease retention also. At this time 7 building are planned for the Ziegler property, the ones facing the road will have windows (functioning or not), all will have brick, 2 color metal or metal/stucco. This project will take about 3 years.

Balancing lot with fill from the hill in the back corner of the property (Ziegler) – believe it is solid limestone to 968' range – fence on top at the back of the property and along the front – back fence will be chain link. Elevation is 946' at culvert, 952-958' along the road, probably follow the contour of the road. All buildings will be on the same elevation. All building colors will be the same, all doors will be facing inside. A landscaping plan will be provided.

Bong property will have climate controlled mini-storage building and 4 other storage buildings.

Questions and comments from the commission:

Jeff Endres – likes it, good use. Asked about the condo plat – common areas – building pad – will file plat (condo association declaration) when he has a tenant. He will prep the ground area but a business may come in and need a building facing a different way than the site plan shows when approved, if this happens he will need to amend the plat.

Asked about the capping of the Bong site – DNR wants concrete, clay or blacktop, venting under buildings and monitoring will be done as well. Jim is planning on coming to the August Plan Commission Meeting for action. He will need to make changes to the Ziegler property, such as the climate controlled storage unit being placed on the Bong property now, but will still have the 72,000 sq ft maximum on the Ziegler parcel (no building larger than 12,000 sq ft).

Doug Buechner arrived as Jim Wills was finishing up his presentation, so the commission heard his request for a rezone and CSM for the Elaine Buechner Estate, 5565 CTH P, Sec 19. Request to approve the CSM & rezone of 4.8 acres from A-1Ex to RH-2 to bring into compliance for selling purposes. Because Jim Pulvermacher mentioned the animal units before he left the meeting, the commission discussed it. The commission did not feel there was a need to limit the types of animals or the number other than what the zoning now covers as there are no neighbors and is farm land around this site. They also were concerned about the height limit of the shed that is there now. The height limit on RH-2 zoning is 35 feet for any new accessory building but does not affect existing structures. Motion

(Endres/Pasdirtz) to approve the 4.8 acres CSM and rezone from A-1Ex to RH-2 added to motion not to limit the animal units or kinds of animals due to the remoteness of neighbors. Motion carried, 6 – 0.

Communications/Announcements

Chair Hoffman brought up the public works building that Middleton is considering. Jan explained that Eileen Kelly, Planner from the City of Middleton requested that they be on the July 2nd Plan Commission meeting to review their plans to build a public works building and salt storage facility next to the Park 'N Ride off of Parmenter St.

George has been asked to teach at the University of Tennessee for 6 weeks and will not be able to attend the July or August plan commission meetings. Scott will not be able to attend the July 2nd meeting.

Adjourn

Motion (Endres/Long) to adjourn at 10:05 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer