

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, August 6, 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 Vice-Chair Jeff Endres. Jim Pulvermacher, Karen Crook, Elliott Long and Scott Laufenberg and Deputy Clerk/Treasurer Jan Barman were present. George Pasdirtz and Jeff Gabrysiak excused absence. Also, present were Sherman Raschein, Tim Moy, Arlen Ostreng, Sara Riha and Brian Rahn. 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 July 2 and 23, 2012

Motion (Pulvermacher/Long) to approve the July 2 and 23, 2012 minutes. Motion carried, 5 – 0.

Informal Public Comment Time - None

Discussion: Betco, Sherman Raschein, agent, Springfield Business Park, Lot 7 revised concept plan for storage units. Mr. Raschein presented a revised plan for mini-storage units on Lot 7. The previous plan called for 11 buildings and 548 units. This revised plan has 8 buildings and 500 units. The construction of the buildings would be in phases, probably 4 buildings in Phase I and then the next 4 lower buildings in the next phase. They have spoken to Roger Lane, D C Zoning Administrator, on the plan for storm water management and parking issues. Jim Pulvermacher expressed concerns that there might not be enough room to navigate around by the retention pond in the southwest corner of the lot when maintenance needs arise. He was also concerned about the fire department being able to get around if needed. Sherman said the traffic area is large enough for a 52' truck. Suggested they talk to the Fire Inspector Brian Adler with their plans for his comments on this project. Jim also wondered, if they meet the green space requirements? Sherman had reviewed this plan with Roger Lane and he was satisfied with what they are presenting.

These will be 100% steel structures, no electricity will be available for any of the units, (no one will be using these units as living areas this way). The only electricity will be for the climate controls and outside lighting. Will be concrete not asphalt. Another question, where will they go with snow removal? The commission asked the petitioner to check on that. There will be climate controlled buildings with walk-in units with a hallway in each of these buildings and there will be some non-climate controlled buildings with overhead doors. The evergreen and sandstone colors for the buildings are being considered. All buildings will have flat roofs.

Fencing of the property was a big concern as part of this project will be adjacent to a single family home. The owner, Myron Ledvina, was in the office and would appreciate talking to someone about the fencing that will back up to his property. The commissioners asked that the petitioner contact Mr. Ledvina and work something out on the fencing.

Overall the commission did not have any other concerns at this time.

Discussion: Sara Riha possible rezone of 12.50 acres from RH-2 to LC-1, Enchanted Valley Rd. Sara runs an internet-based creative agency, Madison Avenue Worldwide, which is a marketing and promotional business. Sara would like to operate her business with her home being on the same property, so she

would have better access to the business and family life. The property she is considering has 12.50 acres and a large barn that she would convert to 4 offices, restroom facilities are already in the barn. She has 3 full-time employees and one part-time employee, would need 4 parking spaces (of which there is plenty of room outside of the barn) and would not be visible from the road. The work shift is 8 a.m. to 5 p.m. and the only other traffic this business would generate is a daily pickup and delivery by Fedex (Monday-Friday). Sara would convert the stables (never used) into offices/work stations for the employees. Her business generates \$2.5 million/year in revenue and has been in business for 4 years. The rest of the land will remain in cropland as it is now.

The commission reviewed the zoning codes and thought that LC-1, B-1 or a postage stamp area of the barn and some land as an LC-1 may be possible. The commission asked that Deputy Clerk Barman check with Roger Lane, Dane County Administrator on the possibility of rezoning this parcel to fit this request. Jan will work with Sara, after she talks to Roger Lane.

Discussion and possible action: Dane County Zoning Ord Amend Ch. 11 regarding keeping of domestic fowl in single residential yards. The biggest concern of the commission is will this supersede any subdivision covenants? Also, they discussed the slaughtering of the animals. Motion (Endres/Crook) on the domestic fowl amendment – no permit fees to be charged, allow indoor slaughtering/screening, not to supersede subdivision covenants. Motion carried, 5 – 0.

Discussion and possible action: Dane County Zoning Ord Amend Ch. 10 changes to A-1Ex, A-4 and A-B district regulations. Jim Pulvermacher referred to page 4 of 12 of the A-1Ex amendment Article 12 (2)(a) on keeping of livestock is prohibited on parcels smaller than 5 acres. One animal unit should be allowed per acre. Also, on page 8 of 12, Article 14 (3)(f) small scale electric generating stations not requiring approval under section 196.491, Wis Stat was discussed. The commissioners will review the material and contact Majid Allan at Dane County Planning and Development with their comments.

Communications/Announcements

Jan reminded the commissioners about the upcoming election and that the September meeting would be on the 10th instead of the 3rd because of the holiday.

Jim commented on the nitrates in the water supply being one of the reasons we have 1.5 acre lots vs. 1 acre lots. As Jim wasn't at the last meeting, he did not realize that we had discussed this fact, but the joint meeting members of the Town Board and Plan Commission will check into this option of changing the size of lots at future comprehensive land use plan meetings.

Adjourn

Motion (Pulvermacher/Laufenberg) to adjourn at 9:17 p.m. Motion carried, 5 – 0.

Submitted by Jan Barman
Deputy Clerk/Treasurer