

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, November 12, 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. Jim Pulvermacher, Scott Laufenberg, Jeff Endres, (Karen Crook arrived after the pledge) and (Elliott Long arrived at 7:35 p.m.) and Deputy Clerk/Treasurer Jan Barman were present. George Pasdirtz has resigned from the commission. Also, present were Dick & Lynn Malisch, Ken Kurszewski, Brad Williamson, Greg Hunt, Gina Lamberty, Rich & Jeannie Wipperfurth, Peter George and Alicia Meyer. 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 October 1, 2012

Motion (Pulvermacher/Laufenberg) to approve the October 1, 2012 minutes. Motion carried, 5 – 0.

Informal Public Comment Time - None

Alicia & Mark Meyer, 6711 Shamrock Glen Cir, Sec 35 request to adjust the lot line for Lots 6 & 7 and moving the drainage easement. The drainage easement is not where the water is and at some point they may build a new home on the other lot. Motion (Pulvermacher/Long) to grant the lot line adjustment and moving of the drainage easement for Lots 6 & 7 for Alicia & Mark Meyer, 6711 Shamrock Glen Cir, subject to MSA's comments dated November 9, 2012 with the following condition: future development plans for the proposed Lot 1 of the CSM shall be subject to Town review to ensure that the drainage way is adequately maintained, building elevations and lot grading are appropriate, and adequate space is provided for septic facilities. Motion carried, 6 – 0.

Roger Endres, Jr owner, Greg Hunt and Gina Lamberty, agents, 6996 St Hwy 19, Sec 3, rezone .70 acres from A-1Ex to R-3, Sec 3 and .09 acres from R-3A to R-3. Roger Endres, Jr is no longer the owner of this lot, it has been purchased by Gina Lamberty. Greg Hunt informed the commission that they have filed with FEMA for a wetland delineation and this will remove it from the floodplain maps. About 70% of the lot is currently in wetland area. Jeff Endres questioned, if we should be approving or denying this request without seeing if the FEMA delineation happens. The Town Engineer, Erik Sorensen, advised that the commission deny this request as the applicant has more work to do before either of these lots can be rezoned out of the flood district. Jim Pulvermacher stated we can make this contingent upon these conditions being met. Where is the elevation line? At 932.9 feet at sea level, so the basement floor would need to be at 935' because of the wetlands and 100 year flood zone. Mr Hunt mentioned about a variance for a 75' setback with the wetlands area for placement of the house, but they did not apply for a variance from the town on this issue. The Malischs (neighbors) were in attendance and they do not have any objections as long as the drainage stays the same as it is now. Jeff Endres questioned whether if this is a suitable spot for a house. Karen would prefer to see the delineation when changed and where the home will fit on the lot. She pointed out that we have required a building envelope for where the house will be placed many, many times in the past. The applicant does not have a map showing this area. He showed a site plan to Karen and Jim, but the rest of the commissioners did not see this information. Motion (Gabrysiak/Pulvermacher) to conditional approve the application contingent on 3 and a half things:

1. Approval of FEMA application for delineation of the flood plain.
2. Any construction of the lowest floor must be at 935' in elevation.

3. Any future development plans for proposed Lot 1 be approved by Town Engineer, Plan Commission and the Town Board.
- 3.5 Not approving any variance on 75' wetlands setback on building site. Motion carried, 4 – 2.

Hottmann Construction, Ken Kurszewski and Brad Williamson, agents, design review for Lot 16 in Springfield Corners Commercial Center, Sec 4. Pete George, Hercules Contractors and Engineers, presented the plans for Lot 16. Before the applicant started Jim Pulvermacher stated that he works for Wingra Stone Company and not the Wingra Redi-Mix Company and would only step off of the board if the applicant requested it. Jeff Gabrysiak stated that Hercules Company did the concrete work at his new home and that they did not get the footings inspected and he had to sign off on that, but he would not let that influence him, but if the applicant asked he too would step off the board. The applicant had no problem with both Jim and Jeff staying on the board for their review. Pete George then reviewed the general comments that Erik Sorensen, Town Engineer with MSA, provided dated November 1, 2012.

1. Landscaping – applicant - buffer with trees on the north end of lot (fence line) will need to be cleaned up; there are some hard wood trees in that area but a lot of box elder trees that need to be cleared out.
2. Lighting plans are ok.
3. The phase 1 building paving plan are on the landscaping plans and they will review them with Erik, detention pond will be installed with phase 1 as well as rain garden 2, rain garden 1 will be done at a later date.
4. Dumpster on landscape plans near rear of building, screening elevation difference of 3' floor to exterior grade, lot to the east is a few feet higher. Equipment storage/staging area for one ton trucks and forms. All big trucks will be inside building, there aren't any cement trucks. Trucks are washed up at the job site. Chain link fence around staging areas. All doors will face away from the road. Elevation change between this building and the business condos is 6' at most, cutting on the easterly side and placing fill on westerly and north sides. There is a 20' existing tree line on plat. Location for fuel tanks to be determined.
5. The gate entrance is on-site not in ROW now, confused with culvert on plans, gate is into the property more.
6. The applicant would like to see the 20' access easement on the easterly side of lot be moved to go thru the parking lot area with an easement for maintenance of storm water.
7. Driveway - 50' heading due east from SW corner, the commission did not feel that the driveway should be moved; where it is indicated on the site plan is acceptable.
8. No signage will be needed.
9. By the future buildings area MSA asked that they shift away from the lot line, but applicant will be grading and reseeding to avoid water problems in this area.

Storm water management comments – The applicant will review these comments and get back to MSA. The storm water plans were from about 5 years ago and the requirements have since changed. When they have the new information it will be submitted to the Town and our engineer.

Additional comments from MSA that were addressed by applicant:

1. Four lots in this area drain towards the fields. Can't drain out of northwest corner without pumping.
2. TSS removal – yes
3. The wet detention basin should have a 5 foot permanent pool depth – ok with applicant
4. On the future buildings the drain tile will be sized appropriately
5. Will be addressed by Burse (Storm water company)

Suggestions from the commissioners – location of LP tanks and clear stone trap for oil and grease, DNR would approve this type of plan, north fence line maybe add to the tree line some new hard wood trees. Access easement to back 40' lot line to the pond then 20' access would not be required, the other lots in this area will need to provide an easement also (Lots 13 & 14).

Motion (Gabrysiak/Pulvermacher) to table this request until applicant can provide a shorter list to work with. Motion carried, 6 – 0.

Rich and Jeannie Wipperfurth discussion of commercial property at 6434 Highway 19 to possibly add mini warehouses to existing parcel. The commission informed them that no doors may face the road and to plan accordingly. There are several CUP numbers on this site, Jan will check with Dane County to be sure we have the most up to date information, may need to make changes to these CUPs. A design review application will need to be submitted, the landscaping business will stay but on a smaller scale. The commission suggested they submit a site/design review plan for approval.

Communications/Announcements

Elliott provided a copy of the Madison magazine with a dairy farmer on the front and talked about the conference on November 14th being put on by CARPC.

Jim gave an update on the TDR program, still waiting for the County to take action.

A public hearing will be held on Monday, December 3rd at 7 p.m. for the manure digester request. Jan asked if Attorney Hazelbaker should be invited to the December 3 public hearing. Yes, was the response.

George Pasdirtz officially resigned from the commission but Jeff Bushek is purchasing their home and he seems interested in possibly taking George's place on the commission. Jan has invited him to the December 3rd meeting.

Adjourn

Motion (Endres/Pulvermacher) to adjourn at 9:40 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk Treasurer