

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, September 9, 2013

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, Jeff Endres and Elliott Long and Deputy Clerk/Treasurer Jan Barman were present. Karen Crook and Steve Resan excused absence. Also present: Jeannie & Rich Wipperfurth, Ron & Helen Meinholz and Gary Acker. 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 Schneider Road Business Center on Schneider Rd and website.

Minutes for August 5, 2013

Motion (Pulvermacher/Laufenberg) to approve the August 5, 2013 meeting minutes. Motion carried, 5 – 0.

Public Comment Time: The Commission asked about the sign that RAMO, LLC has posted as being bigger than 5x10 (50 square feet). Jeff Gabrysiak commented that the manure digester is about two thirds done with the tanks and that between Wagner Dairy building a new barn and the digester and Jim Wills' project closer to Parmenter St, Schneider Road is a very busy road with lots of construction traffic these days. They also asked about the house on Hwy 19 and what is the latest on the wind turbines. Jan asked about the fees for Jim Wills' next project. This will be considered a separate project and will charge accordingly.

Rich and Jeannie Wipperfurth, dba JAR Express, 6434 State Hwy 19, Sec 12 would like to add 2 storage buildings with 84 units with an option to extend these buildings on their property. The Wipperfurths presented a drawing of the buildings and their elevations. Last meeting they discussed moving the office into one of these new buildings but that no longer is in their plans. Jim Pulvermacher is concerned about the runoff down their driveway and future issues that may develop with this area. Wipperfurths will be working on a storm water plan with Dane County, may need to add a retention pond in this area. Jim also mentioned, he would like to see where they are planning to store snow on this parcel. The Wipperfurths asked, if the commission could give them more of an answer as to whether this project is acceptable before they go ahead and spend several thousand dollars on a surveyor and engineer. The commission is not opposed to these storage buildings just want to see more of the information in writing, such as their lighting, landscaping, signage, water retention, snow storage areas, etc. The Wipperfurths will need to respond to Erik Sorensen's requests from MSA.

Motion (Endres/Pulvermacher) to table. Motion carried, 5 – 0.

Helen & Ron Meinholz, 7472 CTH K, Sec. 29, create 2 home sites, rezone 2.21 acres from A-1Ex to RH-1 and 4.35 acres from A-1Ex to RH-2 along with a new CSM for these properties. The Meinholz's plans have changed as these two lots were for family members and now one may not be interested. Discussed whether they would like to plan for both lots at this time because they have done the paperwork and paid the fees for two lots and would save them from having to go this route again in the future.

The commission discussed the access to Hwy K and if they would like to plan a 33' or 66' access to the private road on the east side of this lot. If they would use the private road access they would need a driveway easement and a maintenance agreement with Tom Hellenbrand, this would add a 5th residence and a business to the road and they would need to bring this private road up to road standards with the addition of a cul-de-sac. Jim Pulvermacher believes that the county will be voting on the 33' access vs the 66' access this month at the Dane County Board meeting.

Motion (Pulvermacher/Endres) to table. Motion carried, 5 – 0.

G & S Properties, LLC, Gary Acker, owner/agent, 7265 St Hwy 19, Sec 9, for discussion only, possible addition of building. Gary will be adding a 10 x 18' leanto onto his existing building for the storage of air compressors, this leanto will be on a concrete slab and will match the main building in materials and colors. He also would like to add another building to the west and south of the paint shop, which would be built in the quarry area. This building (60 x 140') would be for cold storage and sandblasting equipment. Gary asked if the commission had a preference on the type of building. He is considering one of three structures – wood frame, steel frame or a tension fabric building. Gary shared pictures of some tension fabric buildings for our review.

The only concern about a tension fabric building is the lighting and how it lights up the sky at night, something we like to control as the town prefers dark skies. This building would be two toned, if possible. Would this type of building meet the state codes?

Gary also inquired about a sign, the commission said he could have one 5 x 10' or 50 square foot sign. There already is a Culver's sign on the property. The commission suggested Gary follow the design review application and that would help him plan out what he is planning to do in this area and asked, if he would include some landscaping around his existing building. Gary said that will be in the plans, also

Jim thought a site visit may be needed.

Marie Ziegler Estate, Jim Rawson, agent, 6878 Schneider Rd, Sec 34 & 35, possible creation of 2 lots and separate the farm house/buildings from agricultural land.

Motion (Pulvermacher/Laufenberg) to table as no one was here. Motion carried, 5 – 0.

Communications/Announcements

Jim – Dane County is in opposition of the stray voltage bill being passed through the legislature. Dane County Board will be voting on the 33’ vs 66’ regulation for access sometime this month.

Adjourn

Motion (Pulvermacher/Long) to adjourn at 8:50 p.m. Motion carried, 5 – 0.

Jan Barman, Deputy Clerk/Treasurer/Office Manager