

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, October 7, 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, Karen Crook and Steve Resan and Deputy Clerk/Treasurer Jan Barman were present. Elliott Long unexcused absence. Also present: Jeannie & Rich Wipperfurth, Ron & Helen Meinholz, Gary Acker, Jenni Janus, George Lawless, Rene' Gagner, Jim Wills, Jerome Gilles and Mary Suchomel. 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 and the meeting is being recorded.

Minutes for September 9, 2013

Motion (Pulvermacher/Endres) to approve the September 9, 2013 meeting minutes. Motion carried, 6 – 0.

Public Comment Time: None

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 updated the commission on their plans and comments from Erik Sorensen from MSA. Erik sent an email – “neither the Phase 1 nor the Phase 2 buildings will be “stepped” as MSA had suggested, but instead they will have floors sloped evenly at 1% from west to east. This is acceptable and matches the grades that were shown on the plans Quam Engineering submitted. The remainder of condition 1 should still be addressed.” The storm water and erosion control plans are in place. No lighting is needed, landscaping plan is included. Jim asked about the 60 foot area in front of building, will this be paved and used for snow storage? Rich said yes it would be. Jeff Gabrysiak – no guarantee that Phase 2 will be built, so the doors facing the Hwy from Phase I until the next building is constructed. The commission then discussed what happens, if Phase 2 isn't built. The Wipperfurths offered to put up a fence until the Phase 2 happens or arborvitae, but their intention is to build Phase 2 within the next 2 years. Jeff Endres, the nature of the lot is such that no matter what phase is built when, a fence and screening will not cover the building entirely because of the elevation. A fence also brings a sense of security to the area and adds to the looks of this area. Karen – extra arborvitae to this area would block the building. Plant them eight feet apart to cover the access, on the right of way line. Steve agreed with a time line to build the Phase 2 or they have to come back. Instead of a landscaping plan after Phase 2 is complete, change to Phase 1 for the landscape plan to be completed.

Motion (Gabrysiak/Pulvermacher) to approve as presented with condition that arborvitaes be planted, 8 feet apart, along the right of way line of the property that would screen the doors of Phase 1 once it's constructed. Jim seconded and added a friendly amendment - as per Erik Sorensen's comments dated 9-30-13 on grade elevations and 2 years to complete Phase 2 and landscaping or the town will rescind the ability to add additional buildings or revisions.

Jeff agreed to friendly amendment with Karen seconding this added amendment. Motion carried, 6 – 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. They have approval from Dane County and Tom & Kathy Hellenbrand for access. They are only rezoning one lot, 2.21 acres from A-1Ex to RH-1. We will need a new CSM reflecting this change. The main discussion was where to put his driveway for Lot 1. The commission discussed what if's onto Rocky Hill Rd (not a town road) or to connect with Ron & Helen's driveway with an easement agreement and maintenance plan. If Rocky Hill Rd would become a town road, could this lot connect then? Where to build the house on this lot, so if in the future this might be a possibility, discussed setbacks for this. Ron will have to add end walls to his driveway according to Dane County to have this additional easement.

Motion (Gabrysiak/Pulvermacher) to table to the Town Board and County's input on what to do for access. Jeff Endres suggested that this is ill advised, first of all the town doesn't have the money to make this a town road. What we should be moving forward is by moving the lot to the west and getting an easement from the Meinholz's for driveway access – when the house is built ask that it be built 35' off the lot line so if this private road ever becomes a town road they could have access at that time. Jim said it would have to be 43' minimum from the lot line. The Meinholz's have no problem giving/working out easement/maintenance agreement with their daughter. **Motion carried, 5 – 1.**

G & S Properties, LLC, Gary Acker, owner/agent, 7265 St Hwy 19, Sec 9, possible addition of a building. Gary 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. He will be constructing a tension fabric building. This will be a temporary building for 180 days, if this would go longer than 6 months, he would come back and file for the permanent structure with a design review application. There will not be a need for lighting, plumbing or heating at this time. Gary needs to start this building now as he is under a timeline to finish a job for a customer. If there is a need to continue in this line of work for their business will determine if it will be a permanent building. Dane County has no concerns on this happening. Gary does not need approval from us, just wanted to be up front with us. Jeff Gabrysiak said if we do not need to approve this temporary building, we should not be during so as this may cause concerns in the future, if he comes back for permanent approval.

Gary presented a plan for a pylon sign which is 6' x 16' and 30' in the air. Will need a variance for this sign as our ordinance is 50 sq ft and 16' high.

Jeff Endres feels it is a good opportunity to see how a structure like this would fit in for the town. They would like to see a 2 tone structure, preferably in earth tones.

Schneider Road Business Centre Inc, Jim Wills, owner/agent, 6814 Schneider Rd, Sec 35 design review for storage units/buildings. The storage buildings will be similar to the Encore Building next door with colors and design to tie in together to make a nice looking facility. The plans presented were for only one storage building closest to road and on east side of property next to Lefty and Jeanne Ziegler and will have two color inset on end of building. Eyebrows will be on both the storage and business condos with bumpouts for design. There is good width between buildings, the back building to the back of the lot will have a concrete wall by the cutback of the hill. There will be eyebrows on the main buildings facing Schneider Rd on inside corners and 2 colors or more on the buildings. The eyebrow to the top of the structure will be 19', he will come back for lighting and signage, landscaping was previously approved but more will be added. He would like to start on the cement and asphalt work yet this year and would probably start building in March.

Motion (Endres/Laufenberg) to approve the design review of the storage units of the business center as presented with the condition that a cleaner set of plans be made available to the Town Board and review signage and lighting at a later date (these are not approved at this time). Motion carried, 6 – 0.

Schneider Road Business Centre Inc, Jim Wills, owner/agent, 6814 Schneider Rd, Sec 35 design review for Encore Construction building. This will be a two story 7,000 sq ft with 4700' footprint. The roof color will be charcoal, light brick (buff) and burgundy on walls. The eyebrow on this building is 26' high to the top and roof height is 20-22'. They will need a variance for their signs. The commissioners would like to see puck lighting, top down on these signs. The commission then reviewed Erik Sorensen's comments email dated 10-5-13 as follows:

1. Signage – previously discussed and they will need a variance
2. Provide information regarding garbage facilities – they will not have a need for a dumpster, will use the containers that the town provides.
3. Islands are not curbed but they will be 20' wide, not the 16'.
4. Pickups are the largest vehicles, no on site equipment storage. Landscaping as presented on the plans.
5. Paving to property line and additional area to storm water pond.
6. The silt fence will be brought around to the north side of condo lot and will curl to the south at the southwest corner of the condo lot to protect the Schneider ditch.

Motion (Crook/Endres) to approve design review for Encore Construction Condo, Jim Wills, owner/agent, 6814 Schneider Rd, Sec 35 having gone thru the concerns from MSA noting that

we need a sign variance (not approved at this time) and addressed numbers 1 – 6 noting that #3 is 20' wide (not 16') on email dated 10-5-13. Motion carried, 6 – 0.

Marie Ziegler Estate, Jim Rawson, agent 6878 Schneider Rd, Sec 34 & 35 possible creation of 2 lots and separate farm house/buildings from agricultural land. **Motion (Pulvermacher/Resan) to table as no one was present. Motion carried, 6 – 0.**

Jerome Gilles, 6705 Kopp Rd, possible rezone to LC-1 for business purposes. Jerome would like to have a shop and storage for his business equipment. Would just like to rezone the barn area but that would make it landlocked. So two parcels, rezone one to LC-1 and remaining to RH-2 or A-2(2) both limit animal units to one per acre. Suggested he check with Dane County Zoning on what they would recommend.

Dean Tydrich, 6799 Woodland Dr, possible rezone to LC-1 for business purposes. Motion (Gabrysiak/Laufenberg) to table as no one was present. Motion carried, 6 – 0

Changing regulations on non-conforming mineral extraction sites. This is a survey being conducted by the DCTA Executive Board for your opinion on the changes they are considering. If you could give your opinion to either Renee Lauber or Jim Pulvermacher before November 13th. Basically, if a non-conforming mineral extraction sites have not been used in over a year the owner would have to come back and go through the process of applying for a CUP and bring up to date. Jim is reluctant to give any more authority to Dane County.

Communications/Announcements

Jan passed out Ord Amdt 12, 13-14 regarding lot frontage on a public street that Jim has been mentioning at our commission meeting. It has passed at the county level, and according to Jim the towns now have to adopt it.

Also, distributed Ch 10 Task Force to hold public hearing on Oct 30 on proposed priority zoning ordinance revisions or written feedback on the webpage listed or email Majid Allan at Dane County. The following revisions are listed:

- Revise the zoning ordinance to address Concentrated Animal Feeding Operations (CAFOs).

- Create a zoning category for rural subdivisions utilizing joint septic systems on nonproductive farm lands/reduce zoning lot size requirements for rural housing settings, including conservation and cluster subdivision, in order to reduce housing costs.

- Clarify and update non-conforming use and structure provisions in sections 10.21, 10.22 and 10.23.

- Revise rules relating to non-conforming mineral extraction sites.

- Conduct a complete and comprehensive re-write of the zoning ordinance.

- Agricultural Plan Development district.

Jim mentioned the Ch 10 changes to CO-1 Conservancy district and a new A-Ba transitional agriculture-business district. His concern is that the County does not have to have the landowners approval, they can just change the zoning. Told the commission that they have to read these and study them for these kinds of changes.

Adjourn

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

Jan Barman
Deputy Clerk/Treasurer