

SPRINGFIELD PLAN COMMISSION MINUTES  
MONDAY, JUNE 2, 2014 @ 7:30 P.M.

- I. Call to Order, Roll Call, Pledge of Allegiance - The meeting was called to order at 7:30 p.m. by Chair Jeff Endres. Present were Jim Pulvermacher, Steve Resan, Scott Laufenberg and Karen Crook and Clerk/Treasurer Carolyn Hacker. Also present Don Hoffman, Gary Acker, Jenni Janus, Tom Walzer, Robin Roberts, Ramon Sanna and Mark Roffers. The Pledge of Allegiance was recited.
- II. Confirmation of Compliance with Open Meetings Law - Clerk Hacker 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, the meeting is being recorded.
- III. Approval of Minutes from May 5, 2014 Meeting - Motion (Pulvermacher/Laufenberg) to approve the May 5, 2014 meeting minutes as presented. Motion carried, 5 – 0.

Elliott Long arrived at 7:35

- IV. Public Comment Time - Tom Walzer, Robin Roberts and Ramon Sanna from Saco Foods came in to let the Plan Commission know that they will be coming in for a design review at the next meeting. Walzer explained that they are working with Dan Ward to purchase Lots 1 & 2 of Springfield Corners Commercial Center. Ramon Sanna described a brief history of the company, it has been a family business for over 75 years and he would like to keep it that way. They have a packaging plant in Middleton, they need to expand, but their current location is not financially practical. This new plant will also be a packaging plant and high end food oriented product and low traffic. They would like to break ground about October of this year and begin operation in June/July 2015. They will begin by building on Lot 2 and have Lot 1 for expansion later. There will be exposure to Hwy 12 that will need to be addressed. Hoffman asked if there was a lot of water used, it will be a separate well and private septic system; they said water usage was minimal. Pulvermacher asked about truck traffic, 3-4 trucks per day during their peak season. Chair Endres thanked them for coming in and stated that we will be happy to work with them.
- V. Discussion and possible action: G & S Properties of Springfield Welding, LLC, Gary Acker, agent, Design Review for new building, signage and CUP for Non-Metallic Mineral Extraction site – Pulvermacher stated that the company that he is working for may be working on the CUP, so he will step off for that portion. The Commission began with the CUP, Pulvermacher stepped off. Acker stated that he has been working to purchase the property to the east; this would be a 15-20 acre expansion. The state standards have changed and the retention pond will now be a filtration pond. His plans will need to be redrawn when he finds out from Soils and Engineering how wide the filtration pond needs to be. Acker stated that there will be no mining done, if there would be any mining done in the next five years he would need to come back to the Town and to Dane County to have the CUP redrafted. He is looking to extend the original CUP because it has lapsed. **Motion made by (Laufenberg/Crook) to table the CUP until next meeting. All carried, 5-0.** Acker will bring back original and new CUP wording for the Commission to review.

Pulvermacher stepped back on Board.

Design review of new building; Acker stated that this would be a discussion to build a new building or making the temporary fabric building permanent. He stated that there is no electric or water in this building, it is used for sand blasting and storage. If he can keep the fabric

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building, he would put a curtain style door on each end and he will also be expanding this by about 80 feet. If a new building will be put up, this also will need to be longer. Endres stated that this is manufacturing and it can't be compared to a commercial site. Pulvermacher brought up screening and using mature trees. Endres stated that the building should be presentable and the screening should enhance the site, not cover it. Resan stated he was concerned that we are setting precedence by allowing the fabric building as a permanent structure. If the Commission approves the fabric building setting precedence, we would want to set restrictions that other commercial lots would not want to follow. Mark Roffers offer to share an agreement that he has with the Town of Dekorra that could be a starting point to put together an agreement with the conditions the board is concerned with. ~~Some of the concerns to be included in the agreement are:~~

- ~~a. The hoop building may be expanded from its current square footage to double in size.~~
- ~~b. Any hoop building shall be accompanied by a reduction in the outside storage of materials at least equal to ½ of the area of the expansion.~~
- ~~c. Neither the hoop building nor any activity within it shall not be connected to water well, septic system, or electricity.~~
- ~~d. The hoop building shall be maintained in its original installed condition at all times, free from rips, tears, stains, and other damage.~~
- ~~e. The hoop building shall be an accessory building to the principal use of the property, and may only be used for sandblasting and storage.~~
- ~~f. The Town Board may require the removal of the hoop building upon the discontinuance of the principal use of the property as of June 1, 2014, the sale of the property or business to an unrelated party, or a determination of non-compliance with this agreement or any applicable Town ordinance.~~

If Acker would put up a new building, it would be a metal or wood building. Crook would like to see a site plan that shows all future plans including expansion of existing building and new building he's talking about for future. She is concerned that the board has granted many variances and are we starting precedence that we will have to grant this type of building when we may not really want them. Acker will bring plans back to the next Plan meeting.

Signage, Acker originally talked about 8X15 or 6X16 and 30 ft. elevated to the bottom of the sign. Laufenberg stated that the Town plan states that the sign not be higher than the buildings on the property. Acker stated his building is 28 ft. tall. This would make the elevation to 20 ft. to the bottom and the size 8X16, which is the same size of the sign across the road. Acker was asked to send MSA Engineering the design of sign with the specification's discussed and be sure lighting is set for a rural setting.

Landscaping was discussed per Joe DeYoung's calculation of 245 trees and shrubs for the 7.7 acres per our Ordinance, if we look at the property excluding the quarry area, Acker has enough with the 121 trees and shrubs that he has in his plans, the board agreed that the 121 trees and shrubs would be acceptable. Discussion of the agreement was again brought up. After Mark Roffers sends his example, Hacker will forward it to Acker to draft and bring it back to Commission, Attorney Mark Hazelbaker will need to look this over also.

- VI. Discussion and possible action: Town Comprehensive Land Use Plan, Mark Roffers consultant – Mark Roffers stated that the Comprehensive Plan needs to be updated every 10 years. There haven't been a lot of changes since 2005, so we will not need to start from scratch. Some things

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that need to be addressed are the TDR Program, North Mendota Pkwy., FUDA (what to take, what to leave behind), Farmland Preservation Plan and intergovernmental agreements between Waunakee and Middleton. What we need to meet stated mandates at the same time keeping cost down. Long suggested that we have public participation in the form of public hearing or survey, this will be discussed further. **Motion made by (Crook/Long) to recommend to the Board to have Mark Roffers move forward with the Comp Plan, starting in September/October. 6-0, carried.**

VII. Discussion and possible action: Dane County Farmland Preservation Plan and Farmland Preservation Zoning Ordinance – rezones – **Motion made by (Pulvermacher/Long) to table this until next meeting. 6-0, carried.**

VIII. Communications/Announcements - Pulvermacher stated that he has been discussing the TDR program with Patrick Miles, Dane County Supervisor, Endres stated that if Pulvermacher can get DC to discuss the TDR the way it was presented, to go for it. Commission requested that the Dane County hydric soils study be put on the next agenda.

IX. Adjourn – **Motion made by (Pulvermacher/Resan) to adjourn at 10:00 p.m. 6-0, carried.**

Minutes by: Carolyn Hacker, Clerk Treasurer  
Amended 7-7-14