

**Springfield Plan Commission Meeting
Springfield Town Hall
Monday, August 4, 2014**

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: Steve Resan, Scott Laufenberg, Karen Crook, Jim Pulvermacher and Elliott Long and Deputy Clerk/Treasurer Jan Barman. Also present: Dan Dresen, Jeff Pongratz, Gregg Maier, Jim Wills Robert Procter, Todd Treichel, Jeff Daugherty, Tom Ripp, Don Hoffman and Dan Duren. 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 July 7, 2014

Motion (Pulvermacher/Crook) to approve the July 7, 2014 meeting minutes. Motion carried, 6 – 0.

Public Comment Time: Tom Ripp asked if his county requested rezone could be A-2(1) instead of R-1. Chair Endres explained because the commission had taken action on this issue last month, it would need to be placed on the September agenda for discussion and action.

Gregg Maier, owner, Jeff Pongratz, agent, 7671 Riles Rd, Sec 19 request to rezone and CSM for 3.68 acres from A-2 to RH-3, 5.52 acres from RH-2 to RH-3 for a total of 9.20 acres and 13.98 acres from A-2 to A-4. Jeff wants to add land to his lot and the 13.98 acres needs to be rezoned to be in compliance, this parcel will stay as Gregg Maier's property. Jeff will keep the land in ag production like it is now. Clarified that there is a driveway easement access for the ag land. **Motion (Crook/Pulvermacher) to approve per MSA's recommendation the CSM and rezone of 3.68 acres from A-2 to RH-3 and 5.52 acres from RH-2 to RH-3 for a total of 9.20 acres and for the remaining 13.98 acres from A-2 to A-4 to meet the compliance regulations and this will remain as Gregg Maier's property. Motion carried, 6 – 0.**

Gregg Maier, owner, 7671 Riles Rd, Sec 20 request to rezone, CSM and CUP for 4.14 acres. The land around Gregg's farm has been sold and he has retained 4.14 acres with the home and outbuildings. He has always cared for 35-50 steers from May to October that are owned by his neighbor. This neighbor takes care of the manure. **Motion (Pulvermacher/Laufenberg) to grant the rezone, CSM and CUP limited to 50 animal units, a 20 year time limit for the CUP and the owner of the livestock needs to have a nutrient management plan for premises before town board approval. Motion carried, 6 – 0.**

Todd Treichel, 6658 Harvest Hill Rd.

Motion (Pulvermacher/Crook) to table until later in the meeting. Motion carried, 6 – 0.

Schneider Road Business Centre, 6814 Schneider Rd, Sec 35 Lot 3

Jan distributed the latest emails from MSA and Atty Hazelbaker and also a registered copy of the restrictions for maintenance of stormwater management measures, this was one of the restrictions MSA did not know was completed. Erik Sorensen started a two week vacation on 8-4-14 and was not available

to respond to the emails on Monday, so Joe DeYoung (MSA) did a very quick review, so he could comment on these emails. Joe asked that the commission deny the request in the email but Atty Hazelbaker said one of the items is in his hands to complete and he recommended tabling this request instead. Joe agreed to this recommendation.

In the emails and comments from MSA they refer to 6 items that are still outstanding, the commission was not sure what those 6 items were but Jan provided a file from Encore's request that referred to 6 items and we assumed this is what MSA was referring to. These items have been taken care of except for the land use deed restrictions that Atty Hazelbaker is supposed to be updating for a final copy. There seems to be a lack of communication between the Town and the developer on what we receive after approval and what is being sent to MSA for their files.

Jim Wills presented his plans, materials and colors for the building for Lot 3. In this building the tenant would be receiving products on pallets and then breaks them down into smaller packages and ships them out by UPS, a loading dock is on the backside, and the retaining wall (about 1' high) with a split rail fence. The buildings will be in earth tones, burgundy brick, buff and blue gray accent. Doors face north away from the street. It is 150' in length, with 6,000 sq ft for this business and another 4,000 sq ft for storage and similar to larger side. The commission discussed the emails from Erik and Joe from MSA and Atty Hazelbaker.

Motion (Laufenberg/Resan) to approve the design review for Lot 3 of the Schneider Road Business Centre with conditions that the deed restrictions on land use be filed by the August 19, 2014 board meeting, a list of validation of the projects completed (that MSA is looking for) per their memo dated 7-28-14. Jim Wills is to return to the October Plan Commission meeting with landscaping and lighting plans which are to be submitted to the professionals by September. Motion carried, 6 – 0.

Schneider Road Business Centre, 6814 Schneider Rd, Sec 35 Lot 5

This building will not have a loading dock as shown on the drawing. This building will have bays with one or two smaller offices to rent to tenants in the front of the building and large storage bays in the back.

Motion (Laufenberg/Resan) to approve the design review for Lot 5 of the Schneider Road Business Centre with conditions that the deed restrictions on land use be filed by the August 19, 2014 board meeting, a list of validation of the projects completed (that MSA is looking for) per their memo dated 7-28-14, change to a two tone color for the east side of the building and update the diagram to show removal of the loading dock prior to Town Board meeting on 8-19-14. Jim Wills is to return to the October Plan Commission meeting with landscaping and lighting plans which are to be submitted to the professionals by September. Motion carried, 6 – 0.

Todd Treichel, 6658 Harvest Hill Rd, Sec 11 request to rezone 1.54 acres from R-1 to A-2(1).

Todd would like to build an outbuilding/shed for his tractor and other equipment, but with the R-1 zoning there is a height restriction of 12', which is not high enough for his needs. The commission discussed the height restriction and what might be an acceptable height. Town Board Chair Don Hoffman said the county may not give approval if it was too high. One of Todd's neighbors was in attendance, Patty Stanek, and she asked if he was going to have chickens or other animals, he is not

planning on any animals. Patty was fine with it either way but she just wanted to find out what this was all about. This is always a good idea, coming to the meetings for this information.

Motion (Pulvermacher/Long) to approve the rezone of 1.54 acres from R-1 to A-2(1) with restriction of outbuilding's median height of 18'. Motion carried, 6 – 0.

Interview Plan Commission Candidates

The Commissioners went around the table and asked Tom Ripp questions on serving on the Plan Commission.

Communications/Announcements

Elliott would like to see for action on the next agenda the Natural Resource Area Expansion ordinance.

Jan asked about the storage units on Darlin Dr, if they want to build more units do they have to come back to the Plan Commission and Town Board – Jan will need to research.

Nonn's Flooring would like to put up another sign or two, Nonn's would have to come back to a meeting and design review for the signs.

Jan reminded the commission that Tuesday, August 12th is an election day and to come and vote.

Adjourn

Motion (Pulvermacher/Laufenberg) to adjourn at 9:45 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer