

**Springfield Plan Commission and Town Board Joint Meeting
Springfield Town Hall
Monday, June 1, 2015**

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: Bill Acker, Elliott Long, Ron Koci, Steve Resan, Scott Laufenberg and Board Rep, Jim Pulvermacher, and Deputy Clerk/Treasurer Jan Barman. Also present: Doug Schwartz, Dan Ward and Clerk Carolyn Hacker. 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, Schneider Road Business Center on Schneider Rd, the website and the meeting is being recorded.

Minutes for May 4, 2015

Motion (Pulvermacher/Koci) to approve the May 4, 2015 minutes. Motion carried, 7 – 0.

Public Comment Time: None

Doug & Laurel Schwartz, Lot 9 Springfield Corners Commercial Park, site design review.

Doug Schwartz presented his site plans for Lot 9. He intends to split this lot taking 1.07 acres for Lot 9B and building on Lot 9A. Dan Ward, developer, will be filing the paperwork for this request for the July meeting but was waiting for the outcome of this meeting before submitting the application. The office building will be 9,000 sq ft with 4 units, he will retain 2 units and rent the other two. At this time there won't be any overhead doors but will be framed so that they could be added, if needed for the rental units. There will be 4-5 employees with room for 7 offices for his business, Luminosity Networks, Inc. The building will be Lightstone and Colonial Red siding with Sienna Cream split faced block.

Commission was concerned about the 40' width in the back of the building for delivery purposes, would like to see an additional 5-10'. There won't be any docks, so all delivery trucks will pull in parallel to the building and can drive thru to exit. Also, discussed was the fencing for the dumpsters, signage and parking spaces. Also, concerned about the Lot 9B and if county will approve that size parcel.

Motion (Pulvermacher/Resan) to approve the site design review plan for Doug & Laurel Schwartz for Lot 9 in Springfield Corners Commercial Park with the following conditions:

- 1. MSA's recommendations dated May 27, 2015**
- 2. 8' cedar fencing with gates to screen the dumpster area**
- 3. Return for signage approval – 50 sq ft**
- 4. Widen the east parking area to provide information for the Town Board meeting, June 16, 2015. Motion carried, 7 – 0.**

Town Comprehensive Plan Update

1. Vision Statement: The commission reviewed the vision statement for draft #1 of the update of the comp plan. All looks good with the vision statement.
2. Add acreage to Ag Transition/Commercial Area: Need to check with Mark Roffers on the number of acres that are no longer in the Ag Transition that are now in Ag Preservation due to the Farmland Preservation Law changes.
3. Review Maps: Map 3 – remove hydric soils from map.
Map 6 – Industrial classification – who decided this and how did it come about?

Digester should this be manufacturing?

List Large CAFO's categorize or classify them – Wagner Dairy, Blue Star and Ziegler Dairy

4. Reviewed Page 51-59, leave rounding as it is, only to be used with TDR program. Chapter 7 benchmarks for goals Page 106-107, delete priority column.
5. Intergovernmental agreements work with Village of Waunakee is not happening as they do not seem to be interested in renewing or reviewing the current agreement. Also, remove any reference to North Mendota Parkway.

Elliott would like to see something written up about clean air, water, etc added to our comp plan.

TDR Program

The commission reviewed the TDR program in light of the county's request that we resubmit the plan that we previously sent. As 3 members are newer to the commission, a quick update on the program was given. After some discussion, Jim is against presenting the program to the County but Jeff suggested sending a strong message to Town Board with a deadline to take to County. Ron suggested that we could use this program as another tool for the town development.

Motion (Koci/Laufenberg) to submit for approval to the Town Board to send onto the County by November 1, 2015. Pulvermacher made a friendly amendment to remove the TDR program from the comprehensive plan if not approved by this date, amendment accepted by Koci and Laufenberg. Motion carried, 7 -0.

Cell Tower Policy/Ordinance

Jim asked that this be added to the agenda – The Town of Vermont thought the State and County ordinance was lacking so they approved their own ordinance and it was discussed at the DCTA meeting. The big question is if it is enforceable, they are waiting to see what Dane County Zoning does with this, but might be something we want to implement in the future.

Communications/Announcements

Jim would like to see the town consider one acre commercial lots in the future.

Jeff asked about the site design review and why existing businesses before the ordinance went into effect have to implement the requirement like a new business. Jan explained that the ordinance does not mention grandfathered in businesses, so they are subject to the same ordinance as new businesses. The landscaping plan was the issue he gets questioned about.

Jeff asked us to check out the funding available to the town with the new ATC line that will be installed in the Town.

Jan mentioned the Breakfast on the Farm at Hellenbrand farm on Kick-a-Boo Rd on June 13th from 7 to 11:30 a.m. and the meeting for July will be on the 6th as the Town recognizes the July 4th Holiday on Friday when it falls on a Saturday. Jan will not be at the July meeting for medical leave, but Carolyn will be here to take the minutes.

Adjourn

Motion (Pulvermacher/Koci) to adjourn at 9:55 p.m. Motion carried, 7 – 0.

Jan Barman
Deputy Clerk/Treasurer