

JOINT SPRINGFIELD PLAN COMMISSION & TOWN BOARD OF SUPERVISORS
Site Visit Meeting Minutes - Dec. 2, 2021 @ 6:00 p.m.
6434 Hwy. 19, Waunakee, WI

1. CALL TO ORDER, ROLL CALL

For the Plan Commission, Chair Jeff Endres called the meeting to order at 6:00 p.m. Roll call shows Chair Jeff Endres, Commissioners Bill Acker, and Matt Wright present, as well as non-voting board representative, Mr. Jim Pulvermacher. Commissioner Wolfe was absent. Commissioner Krill arrived while the meeting was in progress.

For the Town Board, Chairperson Pulvermacher called the meeting to order at 6:00 p.m. Roll call shows Town Board Commissioner Pulvermacher, and Supervisors Matt Wright, Dan Dresen, and Dave Laufenberg present. Sup. Meinholz was absent.

Also present were property representatives Corey Wipperfurth and Craig Wipperfurth, and Clerk-Treasurer Fayas.

2. CONFIRMATION OF POSTINGS FOR OPEN MEETING LAWS

The Clerk confirmed that the agenda was posted at town hall and on the Town website.

3. SITE VISIT: JAR, 6434 HWY 19, WAUNAKEE

Commissioners and Supervisors toured the upper lot of the site, where the business condos are located. Attendees noted fuel tanks in need of secondary containment and questioned if there was a firewall between the commercial use areas and storage areas in Building 4 and would like a building inspector to view. Different businesses are renting units; an updated employee count for all of the business condos will be needed to ensure compliance with standard parking & space count requirements, as well as holding tank adequacy. While the whole parcel must remain zoned the same, supervisors and commissioners would like the upper and lower lot business operations detailed and restricted by means of a rezone restriction or the like, in order to ensure the bottom lot remains used solely for mini-warehouses and the upper buildings, with the exception of any added-on mini-storage units which are yet to be approved, will be used for business condos &/or business storage and not mini-warehouses. It was noted a truck route should be posted on the property to eliminate semis parking along the highway to unload. All non-permitted areas will need to be inspected and addressed for safety and potential inclusion with the rezone restrictions if they are not required to be removed. Commissioners and supervisors would like the applicant to review side and rear setbacks limits to ensure they are not in violation with structures and tanks located too close to adjoining parcels. Attendees also noted a large number of tires being stored on the property, awaiting disposal; the 100 or so tires in evidence exceeds what seems appropriate for the area and should be limited to a smaller number, or be stored inside.

4. ADJOURN

Motion by Commissioner Krill, seconded by Mr. Pulvermacher to adjourn the meeting at 5:45 p.m. Motion carried, 4-0.

Motion by Sup. Dresen, seconded by Sup. Wright to adjourn at 5:45 p.m. Motion carried, 4-0.