

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, February 6, 2012 @ 7:30 p.m.

Call to order, Roll Call, Pledge of Allegiance

The meeting was called to order at 7:30 p.m. by Chair Jeff Gabrysiak. George Pasdirtz, Jeff Endres, Karen Crook and Scott Laufenberg and Deputy Clerk/Treasurer Jan Barman were present. Elliott Long excused absence. Also present: Armella Kalscheur, Brian Hornung, Bill Suick, Dan Ward, Atty Mike Lawton and Pat Buechner. 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, Bong Excavating on Schneider Rd.

Minutes for January 9, 2012

Motion (Endres/Laufenberg) to approve the minutes from January 9, 2012. Motion carried, 5 – 0.

Jim Pulvermacher arrived.

Informal Public Comment Time - None

Armella Kalscheur, 7198 CTH K, preliminary CSM to create 4 home sites, Sec. 27. Armella and her son-in-law Brian Hornung presented their plans for 4 home sites off of Church Road on 38.96 acres. They would probably have RH-2 zoning on all 4 lots and a total of just under 13 acres would be used for the 4 sites, leaving about 26 acres that would need to be rezoned to A-2. By creating all 4 home sites at this time all of their development rights/splits would be used. This is the poorest farm land that they own and want all the homes clustered together. As they will be sharing one driveway, the commission informed them that they would need an easement agreement and driveway maintenance plan. Jeff Endres suggested they consider putting a house or two along the west side of Church Road between Dan Fargen and the duplex (Pete Ripps now owned by Ackers) and maybe the other two sites north of the duplex to preserve more farm land. They want to have the houses clustered together and according to her son, Darrell, who works the land, this is the poorest area and the best place for them to build. Also, Armella does not want her house close to the road as that is one of the things she does not like about where she is now, all the traffic noise. The commission agreed with Jeff's suggestions but felt that by clustering these 4 sites together on the poorest cropland is what we have requested in the past and follows our comprehensive plan.

The commissioners advised the Kalscheurs to check out that a septic system and well would be possible in this area.

Springfield Corners Commercial Park modify deed restrictions, Sec. 4 & 9. Dan Ward (United Land Development), Bill Suick and Atty Mike Lawton spoke for this request. Dan Ward explained that Fabco and Lincoln Contractors Supply are looking at purchasing 3 of the business park lots for an additional location for their rental and sales business. This would be for smaller Caterpillar equipment under 80,000 lbs, ie. Skid steers, lifts, etc that would require outside storage for visibility to customers for rental, purchasing or servicing, in addition to the parts and equipment sold inside the facility. They wanted to discuss the possibility of changing two of the restrictions that are currently on the C-2 zoning.

1. Rental businesses, ~~except for motor vehicles and construction machinery and equipment.~~

2. Sales and rental of new and used contractor's machinery and equipment.

Also to delete the following on the restrictions:

~~All outside storage of materials shall be screened through appropriate fencing or landscaping. No overnight outside parking of trucks or equipment shall be permitted unless the parking area is screened.~~

They would need a large outdoor display area for the equipment to be visible for their customers to check out what they are renting or purchasing. There would be fencing for security purposes.

Many of the issues like fencing, lighting, screening, hours of operations, signage, etc would be addressed in our site review plan. They are just asking for these 3 changes listed above for the deed restrictions currently on this commercial plat. The commission would be acceptable to these changes but would want them only on these 3 lots, the other lots are to stay as originally planned.

Jim Pulvermacher is concerned about the weight of the equipment on the road (Darlin Dr) and would like to limit it to 80,000 lbs. It did not sound like that would be a problem.

Pat Buechner, 7797 Rolling Acres Lane, asked about a variance for an addition to his workshop/shed which is currently in the road right of way. The commission was not in favor of a variance and did not think the County would approve it either.

They did suggest he vacate a portion of the town road so he could leave his shed where it is and add on to it. Jim Pulvermacher suggested he come to the Town Board meeting the next night to discuss under public comment time. No discussion/action can be taken because it is not on their agenda but the board would then be aware of what Pat is proposing.

Scott Laufenberg and Karen Crook excused from the commission for interview purposes.

Karen Crook and Scott Laufenberg were the only two applicants for the next 3 year term on the commission. The remaining commissioners asked them a few questions but both of them would like more feedback from the Town Board on whether they are following the expectations of the board in being advisory on the requests/applications that come before the commission. All of the commissioners would like more feedback especially when the town goes against their recommendations, to understand why. Jan offered to send the town board minutes along in the packets in the future. Jim Pulvermacher stated that 95% of the time the board is ok with the input from the Plan Commission.

Scott & Karen returned to the commission.

Single Purpose Roads – Jim Pulvermacher gave an update to the commission on the abandonment/ordinance changes to road standards for the single purpose roads vs. town roads. The SPR would be 14' wide gravel and town roads are 22' paved plus 2' shoulders and the SPR are required to bring the road up to these new standards (their expense), sign hold harmless agreements or vacate these roads. This will have to be added to our ordinances. Jeff Endres asked why the commission was informed about this now when we haven't had any input or information all this time. Jim said it was just for information purposes.

Communications/Announcements

Jim Pulvermacher informed the commission about the escrow/retainer fees and asked for the commission's opinion. Jan pointed out that at the Jan 17th Town Board meeting they set the amounts and approved the following: CSM - \$750; CUP - \$2500; Site Plans - \$1000; Mineral Extraction Applications - \$2500; and Subdivision Plans - \$7500 in addition to the Plan Commission application fees, these additional fees will be listed as a retainer fee that were recommended by the MSA Engineers and Attorney Hazelbaker. Below the fee line items it will state that depending on the complexity of the project additional fees could be required or any unused funds will be returned.

The commissioners asked about a commercial plat what would the fees be? Most suggested the same as the subdivision plans.

Jan distributed Dane County Code of Ordinances packets and vouchers. She gave updates on Soleil Development and Autumn Pond, Coptic Church request and reminded all about the upcoming election on Feb. 21, 2012.

Adjourn

Motion (Pulvermacher/Crook) to adjourn at 9:25 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer