

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, July 2, 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. Jim Pulvermacher, Karen Crook and Jeff Endres and Deputy Clerk/Treasurer Jan Barman were present. George Pasdirtz and Scott Laufenberg excused absence, Elliott Long unexcused. Also, present were Dan Ward, Bill Suick, Gary Miller, Justin Oeth, Hugh Creamer, Sherman Rascheik, Tom Svetnicka, Eileen Kelley, Dennis & Tom from FABCO. 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 Bong Excavating on Schneider Rd.

Minutes for June 11, 2012

Motion (Pulvermacher/Endres) to approve the June 11, 2012 minutes, adding Jim Pulvermacher left at 8:30 p.m. to attend a WTA meeting. Motion carried, 4 – 0.

Informal Public Comment Time - None

FABCO Equipment Inc, Bill Suick agent, Springfield Business Park, Sec. 9, review of concept plan. Hugh Creamer and Gary Miller from FABCO, Engineer Bill Suick, Attorney Justin Oeth, Developer Dan Ward presented the concept plan for Lots 3, 4 & 5 for the Springfield Business Park project at the June meeting. The commission reviewed items 1-6 listed in the June 11<sup>th</sup> minutes and Atty Hazelbaker's letter date July 2<sup>nd</sup> with the FABCO representatives.

Motion (Pulvermacher/Endres) to grant the following conditions outlined in Atty Hazelbaker's letter dated 7-2-2012 for Lots 3, 4 and 5 in the Springfield Business Park in addition to the 6 items from the June 11, 2012 meeting and one additional condition on recycled asphalt:

FABCO requests modification of four elements of section 3.1 B of the covenants.

1. Request: loading docks & entrances – the covenants indicate that loading doors and docks are to be oriented away from streets & placed to the rear if possible. Approved: The FABCO building has large entry doors on its front side. The alignment of the building proposed for this site would have the doors facing Highway 12, and be more than 600 feet from the road. The doors would be visible from lots 1 & 2 of the Park, which are unsold. Purchasers of those lots would be aware of the appearance of the building. There is no direction on these lots from which these doors would not be visible from some roadway. A variance from this covenant section, subject to final wording, is acceptable.
2. Request: screening of doorways – the covenants provide that if a door is approved facing a street, there should be screening. Approved: It may not be possible for doors of this size to be completely screened. However, the doors in the FABCO design are part of the building's function and presentation. There are many large doors facing Hwy 12, and these will not be out of character for the highway. A waiver would be appropriate, again subject to conditions.
3. Request: Outdoor storage areas – the covenants require that outdoor storage areas be limited in area, and screened by fully opaque screening. Also – outdoor storage – storage is allowed, but materials must be completely screened. Approved: The storage areas will be defined by the site plan. The concern appears to be that the storage racks and some of the equipment will be

too high to be screened by a 6-foot fence. It would be impractical and unsightly to enclose the storage yard with a higher fence (which would itself require a variance). Subject to an acceptable layout of the storage racks and the yard, a waiver should be acceptable.

4. Request: Section 3.8 of the covenants require that downspouts and extenders drain to permeable surfaces. Approved: Some of the downspouts from FABCO's building will drain onto the parking lot, but the run-off water will then be captured by approved storm water detention facilities. So long as the final design meets Dane County's storm water standards, the waiver should be acceptable.
5. Request: Section 3.22 (a) of the covenants requires that the developer install sod to establish grass unless seeded areas are sprinkled with a sprinkler system. Approved: The FABCO plan will have a small grassed yard to accent the building. FABCO would like to establish the yard with seeding and regular watering. The sod or sprinkle requirement is probably unnecessary in this instance because a small grass accent yard does not warrant the expense of a sprinkler system. The final site plan can require that grass be established.

In addition the following 6 items from the June 11, 2012 meeting:

1. Green water retention approach
2. Curved fencing area towards Lot 2 to be landscaped outside of fence
3. Equipment with extendable booms (limit to two extended at any one time) – no temporary signage at any time but would allow the name of the manufacturer on the machine and US flag and Santa
4. Sign variance needed – size of signs square footage
5. Identify where the racking will be, keeping it as close to the building as possible
6. Lighting confined to the site

Plus number 7 – recycled asphalt to be used in the yard areas. Motion carried, 4 – 0.

FABCO Equipment, Inc, Bill Suick, agent request for a sign variance. Bill presented the drawings including the sizes of the signage that would be needed for their facility. Discussed the pedestal sign and it should be a pylon sign instead of a monument sign and would be smaller than shown. Jim Pulvermacher pointed out that this is for two businesses and not just one for signage in our site review ordinance. Motion (Crook/Endres) to grant the variance for the signs on the FABCO project as outlined in Mr. Suick's letter date June 19, 2012 with MSA comments dated June 28, 2012 to be included. Motion carried, 4 – 0.

City of Middleton, Municipal Operations Center proposed site, Eileen Kelley, agent. The City of Middleton will be moving their Municipal Operations Center to the lot on the corner of Schneider Road and Parmenter St next to the Park N' Ride. This project will consist of 3 buildings – main building – 82,443 sq ft, cold storage – 22,000 sq ft and a salt storage 5,400 sq ft., 39 exterior parking stalls and 77 stalls in the main building. Building height will be 34 feet, on 6.83 acres with 34.9% being green space. The Park N' Ride would be moved over to the north and the driveway would be across from Greenbriar Road. This facility would house 21 permanent employees and would add about 200-220 trips/day. The plans are to build in 2013 and move into this facility by March 2014. There will be a berm wall (stone) along the highway side. The Park N' Ride would connect to the bike path when finished as it doesn't

connect at this time. There is water as far as Graber Road and they will extend to this building and the sewer lateral is right across the road.

Jim Pulvermacher inquired about the possibility of sharing the salt storage building with the Town as discussed in the intergovernmental agreement meetings, Eileen will check on this with the council and also the size of the water piping that Jim inquired about. The commission thanked Eileen for the courtesy call on their plans and agreed that it would be a good use of the land and a reasonable request for this facility.

Concept plan for Betco, Lot 7 in Springfield Business Park, Sherman Rascheik, agent and Developer Dan Ward presented their plans for this lot. There will be 11 buildings with 548 self-storage units for rent. Will be phased over 3-6 years. The units are 5' x 5' to 10' x 20'. Climate controlled units. Cold storage, mostly homeowners with excess items will be the clientele. The commission asked where the parking is? Sherman stated that Dane County has the most restrictive parking requirements in the whole country, nothing like this anywhere else like it is here. Explained that the town can only make it more restrictive not less restrictive than Dane County's.

Jeff Gabrysiak is concerned about storm water run-off with the buildings and parking areas being over the majority of the lot. Sherman said the lot is about 47% covered now but that doesn't include any parking. Water infiltration pond, green space, landscape plan will be needed. No sales, no auctions, no signs, no outside storage just to name a few of the restrictions that will be placed on this project. No operating businesses out of the storage units and no living facilities. Jeff G feels it is extremely dense and suggested a few less buildings, looks extremely tight. There is 25' between the buildings, which is standard. There is only one entrance/exit planned.

Some of the locations where the units are available for viewing are corner of Hwy 113 and P (Dane), Merrimac, Wisconsin Dells and JAR Stone (Hwy 19). Betco is the manufacturer of these units but this would be a group of investors constructing this facility, not Betco. There is a 42' setback from Hwy 19, this lot butts up to Ledvina property. Recommend water retention towards Hwy 19.

#### Communications/Announcements

Working meeting scheduled for July 23, 2012 at 6:30 p.m. for the Plan Commission, Town Board and Mark Roffers here at the Town Hall for the FUDA planning. Of the 3 scenarios that were presented at an earlier meeting, we are to select the scenario that would benefit the town the most. Mark Roffers will assist us in our decision making to which one would fit our comprehensive plan the best.

Passed out the updates for the Dane County zoning changes.

Jim mentioned the meeting on July 12<sup>th</sup> at 10:30 a.m. at Madison Metropolitan Sewer District multipurpose room on Strategic Planning Workgroup- Watershed Adaptive Management Project, Jeff Endres is planning on attending.

Jeff G will not be able to attend the August meeting.

Adjourn

Motion (Pulvermacher/Crook) to adjourn at 8:30 p.m. Motion carried, 4 – 0.

Jan Barman, Deputy Clerk/Treasurer