

Springfield Plan Commission Meeting
Springfield Town Hall
Monday, September 10, 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, Scott Laufenberg, George Pasdirtz, Jeff Endres and Deputy Clerk/Treasurer Jan Barman were present. Karen Crook excused absence. Elliott Long arrived at 7:35 p.m. Sherman Raschein, Tim Moy, Arlen Ostreng, Debra Helt, Lori Wegner, David Helt, Jim Wipperfurth, Chris Lewis, Dan Ward, Jim Wills, Ken Kulszewski, Russ Wipperfurth, Steve Ripp, Brad Zellner, Sandi Zellner and Atty Mike Lawton were present, also. 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 August 6, 2012

Motion (Endres/Pulvermacher) to approve the August 6, 2012 minutes. Motion carried, 4 – 0 with Jeff Gabrysiak abstaining.

Informal Public Comment Time - Jim Pulvermacher mentioned that Art Meinholz and some others may attend this meeting later to update us on the manure digester.

Elliott Long arrived.

James Wipperfurth, 6564 Rusty Ln, Sec 1 request to rezone 2.46 acres from R-1A to RH-1 to allow for animals and a future pole shed. They would like to have a horse or two and to construct a shed for housing and storage for feed for the horses. Many of his neighbors attended this meeting and all were in support of this rezone. MSA commented about a shed would be on a ridge but Jim said there is a flat area in the back and that is where it would be built and that also screens it from the neighbors' view. Motion (Pulvermacher/Endres) to approve the rezone of 2.46 acres from R-1A to RH-1. Motion carried, 6 – 0.

Ramo LLC, Sherman Raschein, agent, Lot 7 Springfield Corners Commercial Center, design review application for storage units. Arlen Ostreng, Engineer from Edge Consulting presented the plans for the Springfield Personal Storage Solutions for Lot 7. Sherman Raschein and Tim Moy are the owners of RAMO LLC. Previously RAMO had attended plan commission meetings and these are the changes from those meetings along with some new information. The plan covered 50% of the lot originally, with the new plans they are at 38.5% coverage (63,575 sq ft). One of the concerns was the snow storage, only phase one will be built at this time (4 buildings) and the south portion which will be completely open will be used for snow storage until phase 2 is built. When phase 2 is completed, they will be hauling the snow away.

They will have a security cameras/videos surveillance system for safety, presented the storm water management plan and an example renter's contract along with an email from Brian Adler, Waunakee Fire Inspector, that the plan is acceptable. Signage would be a monument sign along Darlin Dr according to the ordinance. No dumpster onsite, there will be an onsite manager/maintenance care taker (20-30 hours/week). One issue is the pavement edge on Darlin Dr would cause a hardship for the owners,

if they have to meet our requirements on this issue, they will need to ask for a variance. Maintenance access to bioretention area 2, changed building to 30' to provide for this access.

Met with neighbors and they were ok with the plan, none in attendance. MSA commented that the grading and drainage plans were unclear somewhat between the 2 phases, all of the base grading would be done on the complete lot.

Jim Pulvermacher is concerned about the snow storage after Phase 2 is completed. Jim suggested removing the building near Ledvina's for snow storage and the building near Darlin Dr and to have a little more space for fire equipment to maneuver. Sherman Raschein stated it was their problem to deal with snow issues because if they do not the customers will not be happy with them. They are taking an educational guess on this issue for how many loads they may need to haul out. Removing the 2500' and the 1000 sq ft buildings may not make it economically feasible. Discussed making these two buildings a Phase 3 and to come back to Plan Commission and Town Board for approval to build after the other phases are completed.

Fencing would be a combination of chain link and wrought iron fencing (similar to what is in the park already). There is no need for any garbage/recycling containers, the cameras will pick up any offenders and they will talk to renter, if it becomes an issue.

The commission felt that with the amount of landscaping, there isn't enough room for snow, the applicant pointed out that there is 25-30' between the landscaping and pavement.

Suggested changes to the buildings (remove some and adding on to others) but if over 12,000 sq ft, you need fire walls and fire doors and a sprinkler system which makes it too costly to build. None of the units will have lights, the only lighting will be the wall packs (outside mounted lights) on the building.

Sherman pointed out that they could have a little as 13' between buildings but not consumer friendly and if over the 25' renters tend to try to back up to units instead of pulling in straight. Backing into units causes more damage to buildings.

Jeff Endres suggested making the 25' driveways between the buildings 24' and they would pick up 6' to improve the 10' of pavement edge they need and maybe could shift the buildings 4' for the rest, for safety purposes and snow removal.

Jim Wills (Lot 10 owner) stated that storage business competition is a good thing and he has no problem with these storage units competing with his but he did state the following opinion:

1. He was not allowed to expose the doors for his units to the roadway and if they can do this with facing Hwy 12 & 19 and Darlin Dr, then he will redraw his plans for Schneider Road because the visibility of doors is what sells units. Doors facing the road drives the business, storage 101.
2. Not what he envisioned for buildings along these lots, thought something like a FABCO type business would be in Lots 6 & 7 facing Hwy 12 & 19. Dan did not want to sell him a lot up front which was fine but he feels there is a better site in the park for this business.
3. Employee on site what about water and sewer?

He just wants the playing field to be level for all.

Dan Ward (developer) still has other lots to sell and the owners would only approve a nice looking project. Dan also stated the ordinance is not to his liking on the pavement edge, not a regulation of Dane County only the town.

Jeff Gabrysiak pointed out that these are put together prepackaged metal boxes and the town wants to make sure we are getting a nice facility and we are not anti-business but we do have to protect the town. He is not saying this facility would not fit into the park, but trying to convey to the applicant the commission's position on some of these issues. The applicant wants to have a top of the line facility with security for safety purposes.

If the lanes were reduced to 24' a variance would not be needed, something the Plan Commission wants to avoid for future projects and so as not to set a precedent.

The drainage will be in ground to the detention pond. There is a one foot drop between buildings.

The commission was concerned about the visibility of this project from Hwy 12 & 19, if Phase 1 is built and then in 5, 10 or 15 years later Phase 2 is built, there would not be any fencing or landscaping done to block the visibility of the project, the fencing would be around Phase 1 only. What if Phase 2 is never built?

Jeff Endres was concerned about where this business park is going and does not want to become the mini-storage capital of Dane County, thought this park would be employing people not just storing their stuff. That said, he made the following motion but not with as much passion as he would have liked.

Motion (Endres/Pasdirtz) to approve the design review application for mini-storage units for RAMO, LLC, Sherman Raschein, agent to Springfield Corners Commercial Center with the following conditions:

1. Remove the 2500' and 1000' sq ft buildings for more snow storage.
2. Shift the buildings to the south 10 feet to allow for retaining the Road Right-of-Way, can be done by shrinking the distance between buildings or shifting the buildings, owners to use their discretion on this.
3. Second phase not to be built until they return for review of their plans.
4. Fencing and landscaping to be done within first year of Phase 1 for the entire lot.
5. Plantings be added to Hwy 12 & 19 side that are at least 6-10' tall in order to screen doors.
6. All storm water management plans to be built in the 1st phase.
7. No building permits be allowed until landscape and fencing plans have been reviewed and approved.
8. No onsite businesses to be allowed to operate in storage units.
9. No onsite garbage containers after construction is completed.
10. No onsite portable toilets after construction is completed.
11. Update their plans prior to the Town Board meeting.

Jim Pulvermacher added a friendly amendment – to have a letter from the Waunakee Fire Chief signing off on this project. George Pasdirtz seconded both motions.

George asked if they would be any deviation on the buildings, or would they be built as is, meaning once approved could they change these buildings, explained they would have to return to make changes.

George would like doors facing inside not exposed to Hwy 12 & 19. Motion denied, 3 – 3. Does not pass.

Atty Lawton pointed out that someone can make a new motion, can table and applicant can return with changes or it can just die.

The applicant asked what the 3 opposing commissioners concerns were. The doors were the biggest issue. Jim also said he had spoken to Chair Hoffman (Town Board) earlier and he was concerned about this type of building (storage units) being what you will see from these highways when traveling in this area. Seventy-seven percent of lot is paved.

Dan Ward wants to move this project forward and feels this may not be possible with all the changes the town is looking for.

Scott Laufenberg does not like the doors facing Darlin Dr, not as concerned about the Hwy 12 & 19 doors as the other commissioners.

Jeff Endres then marked the buildings with numbers on exhibit C2.0 for reference.

Jeff Endres make the following motion keeping everything the same as the failed motion with the addition of condition #13.

Motion (Endres/Pasdirtz) to approve the design review application for mini-storage units for RAMO, LLC, Sherman Raschein, agent to Springfield Corners Commercial Center with the following conditions:

1. Remove the 2500' and 1000' sq ft buildings for more snow storage.
2. Shift the buildings to the south 10 feet to allow for retaining the Road Right-of-Way, can be done by shrinking the distance between buildings or shifting the buildings, owners to use their discretion on this.
3. Second phase not to be built until they return for review of their plans.
4. Fencing and landscaping to be done within first year of Phase 1 for the entire lot.
5. Plantings be added to Hwy 12 & 19 side that are at least 6-10' tall in order to screen doors.
6. All storm water management plans to be built in the 1st phase.
7. No building permits be allowed until landscape and fencing plans have been reviewed and approved.
8. No onsite businesses to be allowed to operate in storage units.
9. No onsite garbage containers after construction is completed.
10. No onsite portable toilets after construction is completed.
11. Update their plans prior to the Town Board meeting.
12. A letter from the Waunakee Fire Chief signing off on this project.
13. Eliminate buildings 6 & 8 and rework buildings 5 & 1 so doors no longer face the roads, Darlin Dr and Highways 12 & 19.

Motion carried, 6 - 0. (Exhibit C2.0 attached).

Dane County Zoning Ord Amend Ch 10 changes to A-1Ex, A-4 and A-B district regulations – still time to comment, just let Todd Violante at Dane County or the town staff know and we will see that your comments are turned in.

Dane County Ch. 11 & 14 Land and Water Resources amendments – members were comfortable with the changes, mostly correcting updates.

Growth Management Allocation – Jan pointed out that the Growth Management Allocation Plan has a conflict on the date for the notice of intent to receive proposals for development. It states: The Plan Commission shall establish the specific date by which proposals shall be due, but the date shall be no earlier than the date on which the Spring election is conducted, nor later than March 31. The Spring election is held the first Tuesday of April, so this statement is in conflict. Jan checked with Atty Hazelbaker and we believe the word Primary was to be included. The Spring Primary election is held the third Tuesday in February. Motion (Pulvermacher/Pasdirtz) to add the word “Primary” to 5 (B). The Plan Commission shall establish the specific date by which proposals shall be due, but the date shall be no earlier than the date on which the Spring Primary election is conducted, nor later than March 31.

Also, under 5 (A) the paragraph is understood to read that a developer could only come in every 3 years and this was not the intention of the plan. Annually, between the Spring Primary and March 31st, a developer can submit their plans. Motion (Pulvermacher/Pasdirtz) to change the wording on 5 (A) to read: The requests for allocations for the next three-year planning period shall be presented through a request for proposals process which shall be conducted under the procedures of this section. The Town shall, annually in January publish a “Notice of Intent to Receive Proposals for Development.” The Notice shall state the specific dates by which proposals are due to the Town.

Motion (Gabrysiak/Pulvermacher) to approve 5 lots per year for the next 3 years, 2013, 2014 and 2015. Motion carried, 6 – 0.

Communications/Announcements

Elliott informed us about the upcoming grow local summit at the Alliant Center next week. Jan asked that he email her the information about the summit and she would send out a notice to our list serve residents.

Jim and Supervisor Dresen met with Brian Standing, Todd Violante, Josh Westcott, County Exec Joe Parisi and Renee Lauber to discuss our TDR program. The County will come up with an agreement/notice before buying up any development rights.

Adjourn

Motion (Endres/Gabrysiak) to adjourn at 10:20 p.m. Motion carried, 6 – 0.

Jan Barman
Deputy Clerk/Treasurer