

Springfield Plan Commission Meeting  
Springfield Town Hall  
Monday, October 1, 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, Karen Crook and Elliott Long and Deputy Clerk/Treasurer Jan Barman were present. Sherman Raschein, Tim Moy, Chris Lewis, Dan Ward, Jim Wills, Atty Mike Lawton, Dan Dresen, Dan Nemke, Barb Ziegler, Paul Ziegler, Karl Crave, Bill Suick, Dave Merritt, Daryl Applebury, Atty Robert Procter, Art Meinholz, Dennis Helt, Don Hoffman and Kevin Connors 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 September 10, 2012

Motion (Pulvermacher/Laufenberg) to approve the September 10, 2012 minutes. Motion carried, 7 – 0.

Informal Public Comment Time - None

Dennis and Danniann Helt, agents, Tom & Marlene Helt, owners, 5789 Baltus Rd, Sec 17, request to rezone 1.6 acres from A-1Ex to R-1A. The Helts are planning on building a new home on this site, the current house will be razed after the new one is complete. Deputy Clerk Barman mentioned that Joe DeYoung from MSA only comment was the fence for the cow path being on this property. Dennis and the commission were ok with this. Asked if they would be sharing a driveway for access to the farming operations as well as their home, yes, they will be. Motion (Endres/Pulvermacher) to approve the rezone of 1.6 acres (1.79 acres with R-O-W) from A-1Ex to R-1A with the requirement of a driveway easement and maintenance agreement plan be provided and the current home is to be removed within 30 days of the completion of the new home. Motion carried, 7 – 0.

Schneider Road, LLC, Jim Wills, owner/agent, Sec 35, design review for an 8 lot condo. Bill Suick, Engineer and Atty Robert Proctor and Jim Wills presented his plans for the Bong property (3.5 acres) as well as the Ziegler property (7 acres) that he has purchased on Schneider Road. These would be climate controlled mini-storage units on the Bong property and business condo units on Ziegler. These units may have some offices for a few employees not to work out of but more like start and end their day but mostly working off site during the day. There will be one well and sewer to service both areas with restroom facilities. All doors will be facing inside and will be heavily landscaped along the roadway.

This project needs approval of this design concept for the layout so interested parties are able to secure financing and for an appraiser to value the property for financing purposes.

Any challenges with the former landfill on the Bong site will be addressed with the WI/DNR and plans will be filed with them. An insurance policy will be taken out on the contaminated land. The basin will collect water from the surrounding area in the event of 100 year flood, clay lined basin for slow release. An aerator water treatment will be used. They can't change the ditch/water flow as it was set by the Hwy 12 improvements.

Jim is asking for a change to the original deed restriction placed on the Ziegler property for 24,000 sq ft of mini-storage units to be moved to the Bong property for a total of 51,000 sq ft on that property and for 78,400 sq ft on the Ziegler property for condo storage/office facilities.

Questions from the commission: Are the current buildings on the Bong property to be removed, yes. Asked about the driveway location for the Bong property. The driveway will stay where it is now located, it will be a low traffic volume use area. MSA would like to see it lined up with the driveway for St Andrews but the commission did not feel that was necessary as their traffic is only before and after school (twice a day). Will they cut into hill - Thirty foot cut into the hill – tapers off – bedrock, will need to blast or rip with all material staying on site.

The lighting, gates, fencing, brick pillars, etc will be similar to the Springfield Corners Commercial Park lot that Jim has for storage units. Also, the gates will be back 100' or more from Schneider Road to allow room for a semi to be off the road. Jim will return with a complete design review plan in the near future that will need to be approved by the Plan Commission and the Town Board, when he has the layout of buildings and all other required items, and this will be reviewed by the Town's professionals as well.

Motion (Gabrysiak/Crook) to approve the application as requesting the Town of Springfield to lift the deed restriction on 24,000 sq ft of mini-storage area on Ziegler property to allow for a total of 51,000 sq ft on the Bong property for mini-storage units on the 3.5 acre lot and to allow 72,000 sq ft on the Ziegler property for condo/business storage/office units on the 7 acre lot, including MSA's conditions memo dated Oct 1, 2012, with the elimination of the last sentence on #5 (delete "We recommend that the access points on Schneider Road be revised as discussed above"). Friendly amendment made by Jeff Gabrysiak to change 72,000 sq ft to 78,400 sq ft as the plan was submitted and presented at this meeting and to add ground water infiltration where possible, seconded by Karen Crook. Motion carried, 7 – 0.

Ramo, LLC, Sherman Raschein, agent, Lot 7 Springfield Corners Commercial Center, design review application – self storage units. Chris Lewis, Engineer for this project, reviewed the conditions of the September 10, 2012 Plan Commission meeting and the September 18, 2012 Town Board meeting.

Condition #1 – remove the 2500' and 1000' sq ft buildings for more snow storage. They changed some of the buildings in size and doors facing inward and added a building. Did not remove any buildings. Felt that the intent was to remove the doors facing the highways not the buildings being removed.

#2 – shift the buildings to the south 10' 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. They have met this condition.

#3 – Second phase not be built until they return for review of their plans. (Operational plans)

#4 – Fencing and landscaping to be done within first year of Phase 1 for the entire lot – ok with this.

#5 – Plantings be added to Hwy 12 & 19 side that are at least 6 – 10' tall in order to screen doors – ok with this. Chain link and wrought iron fencing will also screen this area.

#6 – All storm water management plans to be built in the first phase – ok with this.

#7 – 11 – They are fine with these.

#12 – A letter was provided by the Waunakee Fire Chief Acker 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. See the comments above on the intent of this condition and #1.

The commissioners discussed the new layout, addition of another building, changing the size of the buildings. If they remove building #6 then the doors became an issue, which is what we are trying to avoid. The total square footage is about the same as previously submitted. If they don't put buildings 7, 8 & 9 in, we will see doors facing the roads. All buildings will be 2 toned and brick work on buildings 1, 7, 9 and visible parts of #6. Building 9 is shifted 5' away to make the road right-of-way work. The applicant questioned the need for the review for Phase 2 concerned about the changes that the commission may make to the buildings that could make it economically impossible to finish the project. Jeff Gabrysiak explained that the review would be about operation of the project not the structure. For example, hours of operations, or maybe some types of materials that are being stored, or if the traffic is more than anticipated or anything along that line.

Jan stated for the record that we have received the signed letters from the neighbors, Ken Kurt and Myron & Ilene Ledvina that they are fine with the plan. The commissioners discussed the squaring off of building 1; removing building 8 and adding some landscaping to fill in this area some and use for snow storage.

Motion (Crook/Pulvermacher) to approve the Ramo, LLC – Lot 7, Springfield Corners Commercial Center following MSA recommendations dated September 26, 2012 for approval and the Town Board and Plan Commission's conditions and to square off building 1, remove building 8 and by doing so providing landscaping to fill in area of #8 for screening as well as brick work on 1, 7, 9 and visible parts of #6. Any current trees stressed out by the construction will need to be replaced by the applicant. Motion carried, 7 – 0.

#### Middleton Digester Project, U S Biogas

Daryl Applebury and others introduced the project of the manure digester project off of the south side of Schneider Road and a handout is on file. It will be 150' off the road, 15 million gallon storage capacity, 6 feet above ground. The land has a ridge then a swale toward the airport which will shield the lagoon. The traffic pattern will be from the east unless the Plan Commission and Town Board approve the west traffic pattern. The Town will require a road agreement and acceleration/deceleration lanes may be needed. Twelve to thirteen trucks a day are expected operating between 8 a.m. to 4 p.m.

Ziegler Dairy will pump underground to digester, Blue Star and Hensen Bros Dairies will haul both products in and out every day. Compost and substrate will be trucked in everyday and they do not control their companies but all other trucks hauling in or out will be under U S Biogas's control. From truck to storage tanks to digester is a 30 day process, biogas is created and collected off the top to engine generator to electricity. Set up to work with MGE to produce a capacity of 2.8 megawatts, compost for horticultural use.

Liquids after separation are trucked back to Blue Star and Hensen Bros , reduces the phosphorus about 60% from manure before returning to land to protect the Yahara Watershed. The digesters will be 50-55' high and about 45' for compost building. Step up from the Waunakee digester as it has 2 separation processes, will be able to separate out the coarser materials from the finer for better products. Board Chair Hoffman asked about demand for product/peat moss, will be for local markets only as trucking distances eliminates the profit margin. Will handle about 5000 milking cows waste. Will need to rezone to A-B, 65 decimals at 30' (can stand next to them and carry on a conversation) runs 90% of

time. Heat used for the buildings, digesters, etc but extra heat will be available. Security measures will have locked buildings, gates and cameras on site. Compliments our town plan by staying ag and farmers staying in business. Ninety percent of odor is gone when it is applied to the land, nitrate applied to alfalfa for regrowth. Gunderson Lutheran Health is the owner and has a vision of 100% renewable fuel by 2013 and they feel this is good for the health of citizens. Gunderson has spent \$5 million/year on renewable energy, even though the profit margins is only 2-3 % of sales revenues. Wind, solar, biogas boilers, landfill gas and metho campus in Onalaska. Rezone 15-16 acres and CUP, a public hearing will be needed as well as a road bond. The County will contribute \$3.3 million thru the State grant program. Would like to break ground in March 2013, encouraged them to keep the process moving to be able to meet this date.

#### Growth Management Allocation

Motion (Gabrysiak/Crook) to set a date of March 31, 2012 for the application date for allocation for subdivision plans.

#### Communications/Announcements

Elliott updated us on grow local movement and the need for more people to join this movement. George informed the commission that his house has been sold and they will be moving if all contingencies are met at the end of October. The commission asked that he keep us informed if this date is official. The commissioners and Jan expressed their appreciation to George for serving on the commission and especially all of his expertise on the TDR program. George very graciously complimented the commission and the town on how well it is run. Jan reminded commissioners to turn in their W-4 forms by December 1, 2012, and the next Plan Commission meeting will be Nov 12<sup>th</sup> not the 5<sup>th</sup> because of the November 6<sup>th</sup> election.

#### Adjourn

Motion (Pasdirtz/Long) to adjourn at 9:50 p.m. Motion carried, 7 – 0.

Jan Barman  
Deputy Clerk/Treasurer