

Springfield Town Hall
Plan Commission Meeting
Monday, November 7, 2011 @ 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, George Pasdirtz, Jeff Endres, Scott Laufenberg and Elliott Long, Attorney Mark Hazelbaker and Deputy Clerk/Treasurer Jan Barman were present. Others in attendance: Todd Herbrand, Keith Katers, Brian Witt, Leonard Ayres, Jayne Katers, Brad Ryan, Jack & Melanie Miller, Manal Hanna, Samer Mikhaeil and Allen Mina. The Pledge of Allegiance was recited.

Confirmation of Compliance with Open Meetings Law

Deputy Clerk/Treasurer Jan 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 and on the website.

Minutes for October 3, 2011

Motion (Pulvermacher/Crook) to approve the October 3, 2011 minutes. Motion carried, 5 – 0.

Public Comment Time - None

Joseph Miller, owner, Manal Hanna, agent not in attendance postponed until later in meeting.

Todd Herbrand, 6428 Hwy 19 possibly separate landscaping/stone business from warehouse storage units, Sec 12. Jan Barman had checked with Dane County Zoning Inspector Hans Hilbert on the request his response was shared with the Plan Commission. One factor that will come into play by dividing this property into 2 lots is the lot coverage shall not occupy in excess of 60% of lot area. At this time it looks like everything would be acceptable on the coverage area. The commission suggested Todd check on the 66' road frontage may need a maintenance/easement agreement and stormwater management plan. Also we would be able to put restrictions on the C-2 zoning.

Joseph Miller, Hwy 19W, Manal Hanna, agent request for a CUP (Conditional Use Permit) for religious uses, Sec. 6. Allen Mina, Samer Mikhaeil and Manal Hanna represent the Virgin Mary & Archangel Michael Christian Coptic Orthodox Church and they would like to purchase this parcel and build a church with accommodation units for limited stays for their members and guests. The coptic church was founded in Egypt and is of the oldest Christianity/conservative church with orthodox dogma (See of St Mark). They serve the Madison, Verona and Springfield area. They have 17 families now and hope to increase as time goes by. There would be 25 rooms (bedroom and bathroom) to accommodate out of town guests for conventions, long weekends, etc. No one would be living permanently on the premises. Dane County Land Conservationist Jeremy Balousek has been working with the applicant and the soil area would be acceptable for the septic system size they would need. There would be parking for about 60 vehicles. The building would meet all of the setbacks required with a buffer at 100' for Hwy 12.

The church would be 4000 sq ft with the accommodation building being 3500 sq ft for a total footprint of 7500-8000 sq ft with a capacity of 90-100 people. Height would be 30 sq ft plus the domes and bell tower. The bell tower will not have a bell in it at this time. In the basement area of the church would be a small kitchen, banquet area, lounge room, library, Sunday school rooms, storage and restrooms. In the accommodation wing besides the bedroom/bathroom units would be multi-purpose rooms. The applicant has contacted a septic company on their concept plan and the soil tests are good but would

probably be a mound system. The applicant has also spoken to W/DOT on the driveway access and they will need to add a third lane for traffic off of Hwy 19.

Chair Gabrysiak reviewed the criteria submitted by Atty Hazelbaker with the applicants. These requirements will need to be met before approval can be made. The commission asked what the rest of the land would be used for? Some gardening areas, crops and livestock are also a possibility. The commission would want a limit on the number of animal units and would like to protect the views, may need a conservation easement to preserve the land. Mr Mina said they would like to teach the children about where food actually comes from instead of the grocery store where they buy it. Also, they would like to have a vacation bible school in the summer for a few hours each day for a week or so. Asked why this rural area – it is the atmosphere when they enter the driveway they can detach themselves from the outside world and prepare for entering the church with the country surroundings and peacefulness. The church would be surrounded by green space which is similar to Egypt. This rural area would be a middle meeting place as they come from the east, west and north.

There would be a gift store (religious items) in the basement of the church but would only be open before and after services for an hour or so. The commission would like to see a limit on the number of buildings, their size and parking spaces. Not to say they couldn't add buildings and parking in the future but would like them to return to the commission to do so.

The commission is looking for limits on number of days per year of overnight guests and length of stay at one time (7 to 10 days as an example). If approval is given they would need to return to the Plan Commission and the Town Board for the design review of what they are building and then we could address the lighting, noise, screening, signage, landscaping, etc at that time.

Jayne & Keith Katers, neighbors to this parcel, are in the process of selling their home and have an agreement to purchase at this time but did disclose to the potential buyer this CUP request. What if this is a hardship for them selling their home? Who would care for the animals if no one is living there. Not in the town plan and would be taken off of the tax roll. What about environmental impact and wetlands?

Explained to them that this is an acceptable use in A-1Ex zoning and therefore, is in our plan and the effect on the tax roll/base is not to be considered by the commission. The storm water and erosion control plan from the County will protect the wetland area.

Melanie Miller – they hunt and trap and farm their land, what about them and the impact on their lives? What about if more vehicles show up than parking spaces, where will they park? Will this affect the property values of homes in the area?

The steps in the process were listed:

1. Plan Commission makes a recommendation to the Town Board to approve or deny this request with conditions and restrictions if needed.
2. Town Board approves or denies request and takes this action to the County Board
3. County Board will probably move it to a working meeting agenda.
4. Working meeting group to County Board of Supervisors.

The Town and County need to approve this request and then the County Executive needs to sign off on it, if not approved the request is voided.

The commission would like to see the CUP on the whole parcel so the design review would also cover the entire parcel for restrictions/conditions.

Mr. Mina would like to have a church where everyone is welcome, not just their members. Jeff Endres pointed out that the closest home is just a little under 1000' away, which is a significant distance compared to other churches in the town.

The commission would like to see the following:

1. Number of animal units
2. Size of buildings and limit on number of buildings
3. Square feet of parking lot
4. Site plan – conservation area, agricultural area, etc as discussed earlier
5. Rooms – duration of stay (ie not over 7 days in a row)
6. Atty Hazelbaker's conditions as stated in his memo dated 10-27-2011
7. MSA's comments/conditions
8. County storm water and erosion control plan
9. Conceptual plans – size of church and accommodation area

Motion (Pulvermacher/Long) to table this request until the next meeting on December 5, 2012 to give the applicant time to address these issues. Motion carried, 7 – 0.

Armella Kalscheur, 7198 CTH K, create 3 or 4 lots off of the farm – Cancelled until December meeting.

Dane County OA #11 – regarding public road frontage requirements

Jan handed out copies of the OA #11 – the County is considering changing the 66' road frontage requirement. If you have any comments please share with a Town Board member.

Communications/Announcements

Elliott Long attended two conferences – AEA conference (Ag Enterprise Area) – not worth the time FUDA – two day conference – speakers from all over the country and excellent quality conference. He would like to present information from the conference to the commission some time. Put on the next agenda.

Adjourn

Motion (Endres/Pulvermacher) to adjourn at 10:00 p.m. Motion carried, 7 – 0.

Jan Barman
Deputy Clerk/Treasurer