

# Town of SPRINGFIELD



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## MEETING MINUTES

Tuesday, December 6, 2022, 7:00 P.M.  
Town Board Meeting

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE

Chair Jim Pulvermacher called the meeting to order at 7:00 p.m.

Roll call shows Chair Pulvermacher and Supervisors Dave Laufenberg, Matt Wright, and Art Meinholz present; Sup. Leon Zinck III absent.

Also present were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Town Attorney Mark Hazelbaker, and Bill Acker, Paul Kent, Renee Burcalow, Mike Shoys, Robin Loger, Addison Kalish, Sam Acker, Chris Schaeffer, Chuck Schaeffer, Ann Schuetz, and Ryan Schmitz.

Pledge of Allegiance was recited.

2. CONFIRMATION OF COMPLIANCE WITH OPEN MEETINGS LAW

The Clerk confirmed that the agenda was posted at town hall and on the Town website.

3. INFORMAL PUBLIC COMMENT TIME

Addison Kalish of Kalish Masonry provided an update to the Board on his business property at 7365 Darlin Drive. The site work stalled for winter, but the ponds are completed, just awaiting plugs. Office occupancy is expected by the middle of the month, with a move in date of Dec. 20<sup>th</sup>. Mr. Kalish reports the 12,000 ft.<sup>2</sup> storage pad is no longer needed; the area will be landscaped and seeded instead.

4. MINUTES OF PREVIOUS MEETING: Nov. 15, 2022

**Motion by Sup. Meinholz, seconded by Sup. Laufenberg to approve the minutes. Motion carried, 4-0.**

5. CHAIRPERSON'S REPORT

Chairperson Pulvermacher spoke to the property owner of the blight property about the status of the cleanup; and, with Bill Acker, Jeff Endres, and Janice Faga about TDR program utilization and viability; attended the Dane County Towns Association meeting where the Dane County stormwater and erosion permit application process was discussed, and where it was reported that the county is updating their cell phone tower ordinance; asked staff to ensure the Towns' zoning ordinance did not require such updates; attempted to attend the Dane Towns Zoning Board of Adjustment, but a technical glitch caused the meeting to be rescheduled to this Thursday.

6. OPERATOR'S LICENSE: MICHELLE WALLESTAD, KELLEY'S MOBIL

**Motion by Sup. Laufenberg, seconded by Sup. Meinholz to approve the operator's license for Michelle Wallestad at Kelley's Mobil. Motion carried, 4-0.**

7. DEVELOPMENT RIGHTS IN RURAL NEIGHBORHOOD AREAS

Sup. Meinholz will participate in the discussion, but doesn't plan to vote on the subject as he has added his name to the TDR Sellers' List.

Property owners of a 35-acre parcel of land that has been planned as a Rural Neighborhood Area for decades are asking for a variance from the Town to not require development rights (aka "splits") on said parcel. The applicants would like all parcels that were identified for Rural Development in the Town Plan before the TDR program was initiated, to be grandfathered in and able to divide land into residential lots without development rights, but their parcel specifically, because the property owners filled out an application for a zoning change for a future subdivision and came to the Town in April 2017 to discuss their proposal (the type of land division application, i.e. CSM, plat, etc., that was intended for filing is not specified)

It was noted that parcels in Rural Neighborhood Areas are eligible for a 5:1 ratio of homes per split, and that the April 2017 minutes state that splits would be needed. Supervisors indicated they would consider modifying the 5:1 ratio.

**Motion by Chairperson Pulvermacher, seconded by Sup. Laufenberg to send direction back to the Plan Commission to look at ratios in Ag Transition and Rural Neighborhood Areas. Motion carried, 3-0.**

8. REQUEST FOR ACTION RE: MEINHOLZ, LLC NON-METALLIC MINING OUTSIDE OF CUP PARAMETERS  
Attorney Hazelbaker advised the complaint should be filed with the zoning administrator and that there is currently no claim as there was no claimant identified.

**Motion by Sup. Wright, seconded by Sup. Meinholz for the Springfield Board to respond to Attorney Kent indicating that any concerns or complaints should be filed directly with the Town's zoning administrator, General Engineering Company. Motion carried, 4-0.**

9. OLD BUSINESS

a. TOWN ROADS' WEIGHT LIMITS

MSA is reviewing the 50 page boring results and working on a recommendation.

b. MIDDLETON MOREY AIRPORT UPDATE

c. BLIGHT – HWY. K & ASHTON

The County was awarded a judgment of \$9,400 against Mr. Wagner in their case. The food items are gone, but some scrap iron remains and the property owner is advised to move the vehicles inside as at least two vehicles are inoperable. Attorney Hazelbaker indicated a default judgment was entered in the Town's case, but no forfeitures have been awarded yet, and recommended holding any such forfeitures in abeyance as incentive.

**Motion by Chairperson Pulvermacher, seconded by Sup. Wright for Attorney Hazelbaker to draft a letter for signature by Howard Wagner directing non-operating cars to be removed from premises or in a building by December 12<sup>th</sup>. By December 26<sup>th</sup>, the garage is to be cleaned out for an inspection of the garage and verification that there is no perishable food in the house by a neighbor and board members. Once the agreement is signed by Howard Wagner, Attorney Hazelbaker is to send a letter to the County asking for an abeyance of fines. If Howard Wagner does not sign the agreement by December 9<sup>th</sup>, the board directs Attorney Hazelbaker to ask the Court for a special inspection warrant to inspect the house. If non-operating vehicles are not out of sight by December 13<sup>th</sup>, the Town can have the vehicles removed immediately as Howard Wagner's expense. Motion carried, 4-0.**

10. COMMITTEE REPORTS

Sup. Zinck:

Sup. Meinholz:

Sup. Wright:

Sup. Laufenberg: Cross Plains EMS meets Thursday.

Chairman Pulvermacher: Waunakee Fire will hire former City of Middleton Chief Steve Davis as a consultant to review the fire chief's duties and set up the parameters for a fire chief, at a cost to the district not to exceed, \$8,500.

11. ROAD PATROLMAN'S REPORT

12. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

13. APPROVAL OF BILLS AS PRESENTED

**Motion by Sup. Wright, seconded by Chairperson Pulvermacher to pay the bills. Motion carried, 4-0.**

14. ADJOURN

**Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to adjourn the meeting at 8:50 p.m.  
Motion carried, 4-0.**