

# *Town of* **SPRINGFIELD**



## MEETING MINUTES

Tuesday, February 17, 2021 @ 7:30 P.M.

Town Board Meeting  
*via teleconference & video conference*

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

Chair Jim Pulvermacher called the meeting to order at 7:30 p.m.

Roll call shows Chair Pulvermacher and Supervisors Dave Laufenberg, Art Meinholz, and Dan Dresen present and appearing at town hall. Supervisor Bill Statz was absent.

Also present and appearing at town hall were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Thomas Barman, Brad Meinholz & Ken Meinholz. Among those appearing via tele &/or video conference were Kelly Meinholz, Jim Motelet, Greg Strand, Susan Oja, Pam Krill, Tim Black, Dan Fargen, Mike Eberle, and Janel Christianson.

2. CONFIRMATION OF COMPLIANCE WITH OPEN MEETINGS LAW

The Clerk confirmed that the agenda was posted at town hall and on the Town website. The meeting is being recorded for use during the drafting of the meeting minutes.

3. INFORMAL PUBLIC COMMENT TIME –

Brad Meinholz spoke against Mr. Jake Niesen's request to the Town of Board where in he proposed providing land to install the turnaround at a more northerly location in the center of the road. Mr. Meinholz stated that while the Town of Berry may be willing to contribute to the construction cost if the turnaround was placed at that location, the cost of construction at that location quite likely exceeds the other estimates, negating a lot of the posited savings to the town. Mr. Meinholz pointed out that this is the same location that was objected to by Mr. Niesen over a year ago and one of the reasons why the Board had moved to proceed with one of the new locations. Mr. Meinholz stated a turnaround at Mr. Niesen's proposed location encroaches on his property, limiting his ability to add on to his home or build an accessory building. The approval by Dane County of the driveway abutting the end of the town road was discussed; a turnaround was typically required at those junctions.

4. MINUTES OF PREVIOUS MEETING: FEB.2 REGULAR MEETING AND FEB. 9<sup>TH</sup> RE: WHIPPOORWILL

The minutes of the February 9<sup>th</sup> meeting were not available for review.

**Motion by Sup. Dresen, seconded by Sup. Meinholz to pass the February 2<sup>nd</sup> minutes as presented. Motion carried, 4-0.**

5. CHAIRPERSON'S REPORT

Realtor Janice Faga inquired to schedule a meeting to discuss the Joe Meier property on Highway P.

Chairperson Pulvermacher will set up a meeting with Ms. Faga and Plan Commission Chairperson Jeff Endres to learn more. Chairperson Pulvermacher received a request from City of Middleton Administrator Mike Davis to

participate in a discussion with himself, Mayor Brar, Jeff Endres, and the City's hydrologist to discuss the impacts of stormwater proposals in the town. Chairperson Pulvermacher was notified by the Wagner farm that the City has sent them two requests to discuss installing ponds on their property; the Wagner's prefer to work with all three local municipalities, the Towns of Springfield and Middleton, and the City of Middleton, to address stormwater. Chairperson Pulvermacher was contacted by the Department of Transportation (DOT) inquiring about a proposed project on the corner of Highways 12 & 19E. Chairperson Pulvermacher explained the property owner isn't on board with a plan like that yet, so the town was not engaged in discussions about any proposals at that location yet. At a meeting with DOT regarding the Acker property on Highway 19 across from Kingsley Road, highway access to a proposed plat was discussed. The State would require eliminating a driveway or two, and expressed their preference to not allow dead ends or turnarounds. The state would prefer a pass through to Wipperfurth and coordination with the Town's future plans for the area with respect to road layout. Yahara is appealing the circuit court ruling.

6. TEMPORARY DRIVEWAY PERMIT: BRIAN BAILLOD, 4969 HICKORY TRL.  
**Motion by Sup. Meinholz, seconded by Sup. Dresen to grant a temporary driveway permit for Brian Baillod at 4969 Hickory Trail. Motion carried, 4-0.**

7. JANUARY FINANCIALS  
Nothing of note to report. Our preliminary audit is expected in March.

8. COMP PLAN UPDATE RE: SOLAR FARMS  
Local farmers are being contacted to lease large swaths of prime farmland to solar farms; municipalities do not have the authority to control that growth, but town professionals are advising an amendment to the comp plan specifically expressing their incongruity with the agricultural nature and stated goal of preservation of the agricultural nature of town. The PSC has siting authority but does take local concerns under advisement. The Plan Commission will be reviewing a comp plan amendment to address solar farms at their March 1<sup>st</sup> meeting.

9. SCHEDULE CLOVER HILL MEETING  
A meeting to decide on Mr. Fargen's request for reconsideration of the plan commission's recommendation to deny his proposed CSM at 7225 Clover Hill Drive is scheduled for February 23<sup>rd</sup> at 7:30 p.m.

10. PC RECOMMENDATIONS

- a. PLAN COMMISSION APPLICANT INTERVIEW - PAMELA KRILL (1/4/21 PC MEETING)

**MOTION BY COMMISSIONER WOLFE, SECONDED BY COMMISSIONER WRIGHT TO RECOMMEND TO THE TOWN BOARD, APPOINTMENT OF PAM KRILL TO THE TOWN PLAN COMMISSION. MOTION CARRIED, 5-0; MR. PULVERMACHER ABSTAINED.**

Ms. Krill has lived in the Town for five years and has run for a town supervisor position in the past after becoming interested in local governance due to the proposed expansion at Morey Airport. She's a corporate securities attorney with more than 25 years of experience and has sat on the boards of a number of non-profits over the years. Ms. Krill noted one of the things she likes most about the area is the agricultural nature of the community.

**Motion by Sup. Dresen, seconded by Sup. Meinholz to recommend Chairperson Pulvermacher appoint Pamela Krill to the Plan Commission to fill the vacancy created by Jack Cox. Motion carried, 3-0.**

- b. REZONE: BARMAN, 7220 CLOVER HILL DR., 2.5 ACRE LOT FROM R-1 TO SFR (2/1/21 PC MEETING)

**MOTION BY COMMISSIONER BEGLINGER, SECONDED BY COMMISSIONER WRIGHT TO ACCEPT THE REZONING WITH BUILDING LOCATED AND DONE AS DRAWN, WITH A MAXIMUM BUILDING HEIGHT OF 24'. MOTION CARRIED, 6-0.**

Mr. Barman is rezoning his property in anticipation of putting an accessory building on his lot in the future.

**Motion by Sup. Laufenberg, seconded by Sup. Dresen to approve Mr. Barman's rezone from R-1 to SFR; item 10B of the Feb. 17<sup>th</sup> agenda. Motion carried, 4-0.**

- c. CSM & REZONE TO SFR & AG: BLACK/ESSER, 6588 KOPP ROAD (2/1/21 PC MEETING)

**MOTION BY COMMISSIONER WOLFE, SECONDED BY COMMISSIONER BEGLINGER TO APPROVE THE REZONE TO SFR AND THE CSM TO 6.31 ACRES WITH A DEED RESTRICTION INDICATING THE LOT CAN'T HAVE A SECOND RESIDENCE ON THE PROPERTY. MOTION CARRIED, 6-0.**

The applicant is seeking a lot line adjustment to the east and west end of their lot to purchase 1.27 acres of adjoining property from their neighbor. The 1.27 acres being purchased creates natural lot lines, with the proposed lot expansion abutting Wipperfurth Road to the west and encompassing the entirety of a wooded, steeply inclined "wasteland" area to the east.

**Motion by Sup. Laufenberg, seconded by Sup. Meinholz to approve the rezone and add to the lot size for the Blacks at 6588 Kopp Road. Motion carried, 4-0.**

d. DESIGN REVIEW APPLICATION: ST. ANDREW'S, 6815 SCHNEIDER RD., MIDDLETON, WI (1/4/21 PC MEETING)  
**MOTION BY COMMISSIONER BEGLINGER, SECONDED BY COMMISSIONER ACKER TO ACCEPT ST. ANDREW'S DESIGN REVIEW APPLICATION CONTINGENT ON SATISFACTION OF THE ACTION ITEMS REFERENCED IN MSAS DEC. 29TH REPORT\* AND THE RELOCATING OF PLANTINGS TO THE NORTH SIDE OF THE BUILDING AS DISCUSSED. MOTION CARRIED, 6-0.**

\*ACTION ITEMS (3) FROM MSA'S DEC. 29, 2020 REPORT TO BE SATISFIED BEFORE APPROVAL:

#3 STORMWATER MANAGEMENT & EROSION CONTROL

1) THE WINSLAMM MODEL INCLUDES ONLY THE WATERSHED ROUTED THROUGH THE BASIN. PLEASE REVISE TO INCLUDE THE REMAINDER OF THE REDEVELOPMENT WATERSHED WHICH IS NOT ROUTED THROUGH THE BASIN. (IT IS ANTICIPATED THAT THE SITE'S WATER QUALITY PERFORMANCE WILL BE REDUCED, BUT WILL STILL MEET THE 80% STANDARD AFTER THIS MODELING REVISION);

2) THE PROPOSED BASIN RELIES HEAVILY ON INFILTRATION TO MEET THE PERFORMANCE REQUIREMENTS. THE INFILTRATION SOIL BORINGS WERE TAKEN IN THE NORTHEAST CORNER OF THE SITE (NOT IN THE BASIN LOCATION). THE CLOSEST STRUCTURAL SOIL BORINGS, S-3 AND S-4, SHOW GRANULAR SOILS AT DEPTHS VARYING FROM 0 FT. TO 4 FT. BELOW THE BASIN BOTTOM. PLEASE ADD A NOTE TO THE PLANS REQUIRING OVEREXCAVATION (IF NECESSARY AND IN THE PRESENCE OF THE ENGINEER) UNTIL A SOIL LAYER IS ENCOUNTERED SUITABLE TO PROVIDE AN INFILTRATION RATE OF 0.5 INCHES/HR.;

3) THE APPLICANT SHALL PROVIDE COPIES TO THE TOWN OF THE APPROVED DANE COUNTY EROSION CONTROL AND STORMWATER MANAGEMENT PERMITS, AS WELL AS THE ENGINEER'S AS-BUILT CERTIFICATION AT CONSTRUCTION COMPLETION.

The town board learned about this proposed addition at a previous meeting. No issues or problems have been noted since that time.

**Motion by Sup. Meinholz, seconded by Sup. Laufenberg to accept the Design Review Application for St. Andrew's School at 6815 Schneider Road, Middleton with today's email from MSA approving the stormwater plan and noting the conditions of approval have been satisfied. Motion carried, 4-0.**

## 11. OLD BUSINESS

- a. TDR COMMITTEE CREATION AND APPOINTMENTS
- b. MIDDLETON MOREY AIRPORT UPDATE
- c. JAR STORAGE ZONING VIOLATION

## 12. COMMITTEE REPORTS

Sup. Dresen: Sup. Dresen has the AMPAC meeting and the Fire Commission meeting tomorrow night.

Sup. Meinholz: Waunakee EMS are getting vaccinated and are beginning to host volunteers again. They're working on building improvements and reinsulating the ambulance bays.

Sup. Statz: N/A

Sup. Laufenberg: Nothing to report.

Chairman Pulvermacher: Chairperson Pulvermacher has Waunakee Fire next week, the Clover Hill meeting, possibly meeting with the mayor and with Ms. Faga.

## 13. ROAD PATROLMAN'S REPORT

Patrolman Ripp and his staff have done a lot of plowing the last two weeks while dealing with a number breakdowns. The last of last winter's salt is being used up, before taking the 2021 contract salt. The Peterbilt needed new springs and will need the driveline balanced come spring. Chairperson Pulvermacher advised Patrolman Ripp to get a yoke and seal to have on hand as replacements are taking longer to get. Patrolman Ripp reported road contractors are asking about the 2021 road projects. The board will have a road tour on Saturday, March 6<sup>th</sup> at 8 a.m. to put together a road project list for this year.

14. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

15. APPROVAL OF BILLS AS PRESENTED

**Motion by Sup. Dresen, seconded by Sup. Laufenberg to pay the bills. Motion carried, 4-0.**

16. ADJOURN

**Motion by Chairperson Pulvermacher, seconded by Sup. Dresen to adjourn the meeting at 8:45 p.m. Motion carried, 4-0.**