

Town of SPRINGFIELD



MEETING MINUTES

Tuesday, March 15, 2022, 7:30 P.M.

Town Board Meeting

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, Matt Wright, Art Meinholz, and Dan Dresen present.

Among those also present were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Chris Butschke, Mike and Kate Hetzer, Andrew McManigal, Ben Johnson, Matt Haase, Brad Meinholz, Will Hensen, John Pertzborn, Corey Wipperfurth, Janice Faga, and Aaron Otto.

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. The meeting is being recorded for use during the drafting of the meeting minutes.

3. INFORMAL PUBLIC COMMENT TIME – None.

4. MINUTES OF PREVIOUS MEETING: March 1, 2022

Motion by Sup. Dresen, seconded by Sup. Meinholz to approve the minutes. Motion carried, 5-0.

5. CHAIRPERSON'S REPORT

Chairperson Pulvermacher attended the Town of Vermont's meeting and will be attending the Town of Berry's town board meeting Monday. The Town received a noise complaint about a commercial site violating the hours of operation in their C.U.P.; Chairperson Pulvermacher visited the site and had staff remind the business owner of the conditions of their CUP.

6. EXTRA PRINCIPAL PAYMENT ON TIF LOAN

Motion by Sup. Meinholz, seconded by Sup. Dresen to pay off \$120,000 additional on the loan balance. Motion carried, 5-0.

7. BUILDING PERMIT FEES

Safebuilt, the Town's building inspector has asked for an increase in permit prices for the first time in 8 years. Supervisors are not opposed to a price increase, but would like the requested increase to be phased in over two years and for the Town's percentage of permit fees to increase from 10% to 15%. Safebuilt will draft a new proposal and return to the board.

8. RECOMMENDATIONS OF PC FROM 3/7:

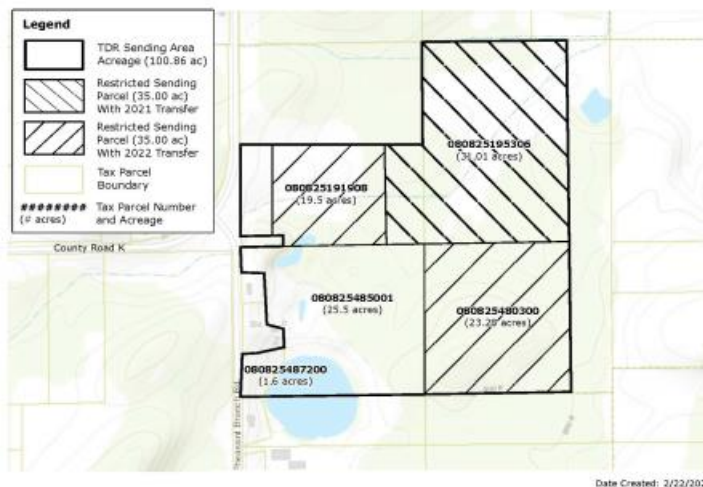
- a. CSM & REZONE (RH2-SFR) UTILIZING THE TDR PROGRAM: 6808 KOPP ROAD

PC ACTION: MOTION BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER WOLFE TO APPROVE THE CSM AND REZONE. MOTION CARRIED, 6-0.

The applicant plans to purchase a super sending split for transfer to their super receiving 7-acre parcel to create two new 1.5-acre residential lots, leaving the remaining acreage with the existing home.

Motion by Sup. Wright, seconded by Sup. Meinholz to approve the CSM and rezone with the conditions noted in Town Planner Mark Roffer’s March 3, 2022 memo*. Motion carried, 5-0.

- *Conservation easement to be amended with three provisions:
1. Amend the second WHEREAS clause to read as follows: “WHEREAS, the Premises includes approximately 100.86 acres also referred to as the “TDR Sending Area Acreage”, including approximately ~~35.00~~70.00 acres referred to as “Restricted Sending Parcel(s)” and approximately ~~65.86~~30.86 acres referred to as “Remaining Sending Area Acreage”, as depicted in Exhibit A attached hereto and made a part herein; and
 2. Amend paragraph 3d to read as follows: d. Residential Dwelling Units. Upon execution and amendment of this CONSERVATION EASEMENT, there were zero (0) dwelling units on the TDR Sending Area Acreage. No residential dwelling unit may be constructed within Restricted Sending Parcel(s). Per the Plan and TDR program, no more than ~~two (2)~~one (1) additional dwelling units may be constructed on the Remaining Sending Area Acreage (including Farm Residences), following all required zoning and land division approvals and permits from the Town. Upon issuance of a building permit for one or more new dwelling units on the Remaining Sending Area Acreage, the Grantor shall notify both Grantees, which may require an appropriate amendment to this CONSERVATION EASEMENT under Section 13.a. The transfer of ~~one or more additional~~ the remaining residential development rights from the Premises following execution of or amendment to this CONSERVATION EASEMENT may also require an amendment.
 3. Replace the map in EXHIBIT B: MAP OF THE PREMISES AND RESTRICTED SENDING PARCEL(S) with the following map:



...recommend...approval of the rezoning and CSM, subject to the following conditions:

1. Rezoning to SFR Single Family Residential take effect upon the recording of the CSM and a shared access easement agreement between its Lots 1 and 2.
2. Prior to its submittal and recording, the CSM shall be amended as follows (see receiving area worksheet for explanations):
 - a. Add the following restriction: “Lots must be served by conventional, mound, or alternative wastewater treatment systems (no holding tanks).”
 - b. Add the following restriction: "Regardless of zoning, lots may not be further divided except by approval of the Town of Springfield following verification that such division is consistent with the Town Comprehensive Plan, including its density policy."
 - c. Add the following restriction: ““Through Section 823.08 of Wisconsin Statutes, the Wisconsin Legislature has adopted a right-to-farm law. This statute limits the remedies of owners of later established residential property to seek changes to pre-existing agricultural practices in the vicinity of residential property. Active agricultural

operations are now taking place and may continue on lands in the vicinity of this certified survey map. These active agricultural operations may produce noises, odors, dust, machinery traffic, or other conditions during daytime and evening hours.”

d. Establish a minimum building setback of 80 feet from the north edge of the Kopp Road right-of-way.

e. Indicate the location of a shared driveway easement, with reference to a separate shared driveway easement agreement to be recorded in conjunction with the CSM.

f. Delineate and label a buildable area for Lot 3 that excludes any future disturbance within the ravine area east of the residence on that lot.

3. No building permit for a new residence in the CSM area shall be provided until the Town Clerk receives recorded copies of each of the following documents: a. Amendment to Hensen Bros Dairy conservation easement in the general manner described in the March 3, 2022 Village Planner memo.

b. CSM, which may be recorded only following conservation easement amendment recording unless otherwise advised by the Town Attorney.

c. Joint driveway easement agreement for Lots 1 and 2.

d. Transfer of Development Rights Agreement.

4. Recommend that the Town Board authorize the Town Chairperson to sign and the Town to execute amendment to the 2021 conservation easement over the Hensen Bros Dairy Inc. Farm in the in the general manner described in the March 3, 2022 Planner memo.

5. Satisfy conditions that may be advised by other Town professionals.

- b. CSM, REZONE (A1-EX TO AE & AG), CUP & DESIGN REVIEW: LIVESTOCK HARVEST FACILITY, RILES RD. PARCEL 0808-223-8000-3

PC ACTION: MOTION BY COMMISSIONER KRILL, SECONDED BY COMMISSIONER WRIGHT TO APPROVE CONTINGENT ON MOVING THE SEDIMENT BASIN DISCHARGE AND PROVIDING SITING INFORMATION ON SEPTIC AND WELL, AND A 30-YEAR CUP TERM. MOTION CARRIED, 6-0.

Sup. Laufenberg stepped off the Board for this item.

The TB would like the CUP to be for 25 years and explained to the applicants that the CUP term can be extended to 25 years after each periodic review; the applicant doesn't have to wait for year 24 to renew the CUP. There are some rip rap and bio retention changes that need to be addressed; supervisors want the rip rap kept out of the right of way and more slope added to the bioretention basin. Engineers will put additional control in the channel liner sedimentation basin area for out flow, but don't want to discharge to the west which would cause a change in current water flow direction. The board does not want to require an ag business surrounded by ag land to meet the landscaping requirements contained in the Design Review Ordinance for commercial facilities, but encouraged the applicant to plant some large trees in the southeast corner to limit the view from Highway 12.

Motion by Sup. Wright, seconded by Sup. Dresen to approve the CSM, rezone, CUP and Design Review with an update to the language for the CUP expiration, and a revised plan on the north side of the discharge settlement basin to be approved by the board before execution of the documents. Motion carried, 4-0.

Sup. Laufenberg came back on the Board.

- c. CSM & REZONE (A-1(EX) TO SFR & AG): 5827 COUNTY HWY. P, CREATE 3 RESIDENTIAL LOTS & RESIZE/SEPARATE EXISTING FARM HOUSE

PC ACTION: MOTION BY COMMISSIONER KRILL, SECONDED BY COMMISSIONER WOLFE TO REFER TO THE TOWN BOARD AS THE CONTINGENCIES IN MSA'S REPORT HAVE BEEN MET, WITH CORRECTION OF MSA'S REPORT TO 1,000'. MOTION CARRIED, 6-0.

Motion by Sup. Meinholz, seconded by Chairperson Pulvermacher to approve the CSM and rezone for the property at 5827 County Hwy. P for three residential lots with the driveway as an outlot, with a bump out near the northwest corner by Lot 4, to be approved during the driveway permitting process. Motion carried, 5-0.

- d. PLAN COMMISSION APPLICANT INTERVIEWS AND RECOMMENDATIONS

PC ACTION: MOTION BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER BARMAN TO RECOMMEND RICHARD WEILAND TO THE TOWN CHAIRMAN FOR APPOINTMENT TO THE PLAN COMMISSION. MOTION CARRIED, 6-0.

Motion by Sup. Dresen, seconded by Sup. Laufenberg to recommend appointing Richard Weiland to the Plan Commission to finish the vacant partial three-year term. Motion carried, 5-0.

Chairperson Pulvermacher appointed Richard Weiland to the Plan Commission as recommended.

9. OLD BUSINESS

a. TOWN ROADS' WEIGHT LIMITS

The Town Board would like to post a number of roads at 15-ton year-round.

b. MIDDLETON MOREY AIRPORT UPDATE

c. JAR STORAGE ZONING VIOLATION

Springfield will support a dual variance application for setback infringements on both sides of the property line, but don't want Building 4's unpermitted lean to shed to remain.

d. BLIGHT

e. OUTDOOR STORAGE VIOLATIONS

f. PROPERTY MAINTENANCE ORDINANCE

10. COMMITTEE REPORTS

Sup. Dresen: This Thursday's Fire District meeting will be the last for Sup. Dresen as he did not seek re-election to the town board.

Sup. Meinholz: Waunakee EMS is working on future planning and is potentially looking at a dramatic 80% budget increase; administration is working to minimize the increase.

Sup. Wright:

Sup. Laufenberg:

Chairman Pulvermacher: The Village has asked Waunakee Fire for future budget projections.

11. ROAD PATROLMAN'S REPORT

One of the adjoining land owners of the proposed turnaround at the end of Kickaboo Road has said they will not provide the small section of land needed for a 90' bulb to be centered at the end of the road; the remaining three property owners have indicated they will provide the necessary portions of their land for the project. Patrolman Ripp will research smaller &/or different style turnarounds for the site that wouldn't require any land from the objector. Two-hundred tons of salt were ordered for next year. Thirty-thousand dollars' worth of crack filling should take care of most of the spots around town that would benefit. They plan to be here early and can come back if we want more done later. Chip sealing is up about \$0.50 from last year; Kopp, Kuehn and Woodland are all getting bad. The box elder tree behind town hall has been taken down in preparation for installation of the parking pad.

12. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

The drop box has been temporarily removed to comply with election regulations. Approximately 90 absentee ballots for the April 5th election have gone out. The Clerk and Deputy Clerk will be hosting an election inspectors' training next week. Neighbors in Springfield Woods are having a dispute that has resulted in calls about nuisance zoning violations; staff is aware of the neighborhood dispute and will step lightly to not escalate the situation.

13. APPROVAL OF BILLS AS PRESENTED

Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to pay the bills. Motion carried, 5-0.

14. ADJOURN

Motion by Sup. Dresen, seconded by Sup. Meinholz to adjourn the meeting at 9:30 p.m. Motion carried, 5-0.