

# *Town Of* **SPRINGFIELD**



## MEETING MINUTES--Amended

Tuesday, March 16, 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, Bill Statz, Art Meinholz, and Dan Dresen present and appearing at town hall.

Also present and appearing at town hall were Town Attorney Mark Hazelbaker, Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Town of Berry supervisor Duane Haag, Pat Buechner, Ken Meinholz, Charles Retallick, Brad and Kelly Meinholz, Robert Procter, Dan Fargen, Roger Ripp, Duane Acker, and Matt Christianson. Among those appearing via tele &/or video conference were Susan Oja, Marilyn Milligan, Brian Buechner, Janel Christianson, Lisa Meinholz, and Dan Fargen (after leaving in person).

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: FEB 23 CLOVER HILL CSM & REZONE & MAR. 2, 2021 REGULAR MTG.

**Motion by Sup. Dresen, seconded by Sup. Laufenberg to approve the minutes for Feb. 23<sup>rd</sup> as presented. Motion carried, 5-0.**

**Motion by Sup. Dresen, seconded by Sup. Meinholz to approve the minutes of March 2<sup>nd</sup>. Motion carried, 5-0.**

5. CHAIRPERSON'S REPORT

Former town chairman Don Hoffman has agreed to serve on the newly created Density Study committee when it meets. Developer Jim Wills is working on site preparation and looking to have Waunakee Fire burn the buildings for a training exercise. Chairperson Pulvermacher met with Wagner Dairy representatives to discuss the City of Middleton's plans to lease lands for detention ponds in the Town. Dane County Towns Association will be meeting tomorrow and will be discussing revenue from alternative energy producers.

6. OPERATOR'S LICENSE: CHARLES RETALICK, KELLEY'S MARKET

Chairperson Pulvermacher reminded the applicant that an operator's license is a privilege, not a right; selling alcohol needs to be taken seriously.

**Motion by Sup. Laufenberg, seconded by Sup. Statz to approve the operator's license for Charles Retallick. Motion carried, 5-0.**

Hearing no objections from town supervisors, Chairperson Pulvermacher moved Old Business up on the agenda so the applicant's and town's attorneys could be excused sooner.

14. OLD BUSINESS

c. CSM & REZONE: 7225 CLOVER HILL

The Town's and applicant's attorneys prepared a draft list of six approval conditions that was reviewed by the supervisors, applicant and attorneys during the meeting, one item at a time. The discussion resulted in a few changes to the draft: Items 1, 3, 4 & 6 remained unchanged from the starting draft; items 2 and 5 were updated; and, an Item 7 was added as a result of that discussion.

**Motion by Sup. Statz, seconded by Sup. Dresen to approve the rezone application and CSM including conditions 1-7 as discussed this evening\*. Motion carried, 5-0.**

\*The final conditions of approval were agreed upon as follows (Amended 4/21/21):

- 1) The land shall be zoned SFR under the Town of Springfield zoning ordinance.
- 2) There shall be no construction of building foundations within the areas of Lot 1 of the proposed CSM which have slopes of 20 percent or more. The developer shall reserve adequate area for the installation of a primary and secondary private onsite wastewater treatment system. The area reserved for installation of a primary and secondary private onsite wastewater treatment system shall be shown on a site plan when obtaining a land use permit. If perc tests are provided showing ample room for both a primary and secondary septic system, the reserved area shown on the CSM can be utilized as part of the building envelope for the proposed house.
- 3) When a residence is constructed on Lot 1, the elevation of the basement floor shall be established by a registered land surveyor and shall be at least 2.0 feet above the elevation of the road at the point where the culvert intersects Lot 1.
- 4) Lots 1 and 2 may not be further divided.
- 5) All construction and land disturbances on Lots 1 and 2 shall conform with the requirements of any permits required by the Town and Dane County ordinances.
- 6) These conditions shall be enforceable by the Town of Springfield, but do not create any claims or rights of enforcement by any other lot owners in the Town.
- 7) When a home is built on the property, the property owner shall install, after review by Town of Springfield professionals, reasonable mitigation measures ~~to maintain the pre-existing flow of surface water~~ for example, a berm, etc. so the improvements or grading do not unreasonable increase the flow of water off the property. ~~to be reviewed by Town of Springfield professionals.~~

14. OLD BUSINESS

b. WHIPPOORWILL TURNAROUND

After supervisors and attendees discussed the pros and cons of various proposed locations for the turnaround, considering factors such as snow drift, incline, fill &/or excavation requirements, land availability, erosion concerns, etc. Supervisors would like estimates for installation at Sites 5 (a full circle, centered on the road starting near the end of Berry's right of way) and 7 (a tear drop with the straight edge on Whippoorwill Road and the bulb extending to the west into the town of Berry, across from the Meinholzs' driveway).

**Motion by Chairperson Pulvermacher, seconded by Sup. Laufenberg to direct Patrolman Ripp to get prices on the two options discussed tonight and schedule a joint meeting on site on a Saturday morning with the Town of Berry town board and property owners. Motion carried, 5-0.**

7. RECOMMENDATIONS OF PC

a. COMP PLAN AMENDMENT RE: SOLAR FARMS

**MOTION BY COMMISSIONER KRILL, SECONDED BY MR. PULVERMACHER TO APPROVE PLAN COMMISSION RESOLUTION 2021-01 WITH THE CHANGES DISCUSSED TONIGHT\* INCORPORATED. MOTION CARRIED, 7-0.**

\*PC RESOLUTION 2021-1, SECTION 9, SUBSECTIONS E, F, G & I (UPDATING COMP PLAN CHAPTER 4, SECTION G. PROGRAMS):

(E) FURTHER LIMITING THE PLACEMENT OF SOLAR FIELDS SO THAT THEY ARE EITHER RIGHT NEXT TO EXISTING TRANSMISSION LINES OR USE UNDERGROUND LINES TO GET THERE; (F) ADD SITE AND GRADING PLANS, SO IT READS, "REQUIRE THE SUBMITTAL OF SITE, GRADING, STORMWATER MANAGEMENT, AND EROSION CONTROL PLANS TO COMPLY WITH ASSOCIATED TOWN, DANE COUNTY, AND STATE REGULATION." (G) ADDING "TOPSOIL" TO THE ITEMS FOR WHICH "LARGE-SCALE REMOVAL" IS DISCOURAGED, (I) ADDING REMOVAL OF ALL EQUIPMENT AND INFRASTRUCTURE ASSOCIATED WITH THE SOLAR FIELD TO THE LIST OF ITEMS THAT WOULD IDEALLY BE GUARANTEED AS PART OF THE ORIGINAL APPROVAL.

This item is on the agenda for information and discussion only; a public hearing will be held on the comp plan amendment at the board's first meeting in April, after which board action may be taken on this item. Supervisors learned about the amendment and participated in the discussion at the March Plan Commission meeting and indicated they are in favor of amending the comp plan to incorporate the guidance on solar farms.

b. CSM & REZONE, 7780 MARTINSVILLE RD.

**MOTION BY COMMISSIONER BEGLINGER, SECONDED BY COMMISSIONER WRIGHT TO GRANT THE REZONE TO SFR AND MERGE ALL THREE LOTS INTO ONE PARCEL. MOTION CARRIED, 6-0; MR. PULVERMACHER ABSTAINED.**

Sup. Statz stepped off the board for discussion and action on this item. Mr. Statz is seeking approval to combine his three separate parcels into one parcel to facilitate a new septic field without having to grant himself an easement from one parcel to another. The CSM would require a rezone to Town Zoning, which would allow his planned garage expansion to exceed the 12' height limitation of Legacy Zoning, accommodating higher garage doors as needed.

**Motion by Sup. Dresen, seconded by Sup. Meinholz to grant the CSM and rezone for 7780 Martinsville Road. Motion carried, 4-0; Sup. Statz abstained.**

8. CONSIDERATION OF RESCHEDULING APRIL 7<sup>TH</sup> MEETING TO APRIL 8<sup>TH</sup> DUE TO STAFFING CONCERNS  
Staff COVID vaccination schedules prompted a request by Clerk-Treasurer Fayas to reschedule the first meeting in April from April 7<sup>th</sup> to April 8<sup>th</sup>.  
**Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to change the meeting date from April 7<sup>th</sup> to April 8<sup>th</sup> at 7:30 p.m. Motion carried, 5-0.**
9. 2021 OPEN BOOK & BOARD OF REVIEW DATES: APRIL 14 & MAY 12  
With no objections from the board, the Town's Open Book will be April 14<sup>th</sup> from 3-5 p.m. by phone only, and the Board of Review on May 12<sup>th</sup> from 6-8 p.m. in person here at town hall, or remotely by prescheduled appointment.
10. FEBRUARY FINANCIALS  
Nothing to report for February's financials; the audit is being performed and will be ready for the Town's 2021 annual meeting.
11. 2021 ROAD PROJECTS  
Patrolman Ripp reported that the Town's share of the cost to replace the two culverts that Springfield was awarded bridge aid for is \$70,000. Patrolman Ripp recommended chip sealing Bridle Ridge subdivision, Vosen Road, along with a little ditching, and Martinsville Road; replacing culverts on Pahl Road and Hickory Highlands; replace guard rail on Hyer Road; and, wedge and overlay on Riles Road from Pahl Road west to Highway P; widen Kickaboo East to 22' with no shoulders and add a small hammerhead; and, add a turnaround to the Whippoorwill dead end.
12. KOHLMAN CEMETERY LOT SALES  
The Town Board passed a July 1995 motion designating "a 15' x 15' area in the Northeast corner of Kohlman Cemetery for cremated remains contained in urns. These lots are reserved for town property owners only." The 2012 Cemetery Ordinance adopted as a condition of taking over the operation of the Kingsley Cemetery did not include a residency/land owner clause, which after discussion, the board reaffirmed was a policy they wanted to maintain. Staff was directed to provide the board with a draft update to the cemetery ordinance with a residency requirement for review and adoption at their next meeting, as applicable.

13. APRIL PLAN COMMISSION: CUPS FOR BOARD CONSIDERATION & SCHEDULING FOR RESULTANT TOWN BOARD ACTION  
The town board's presence is required at the April 12<sup>th</sup> Plan Commission meeting to hear information related to applications for Conditional Use Permits (CUPs). The board will not hold a special meeting to vote on those CUPs, but will take any necessary action on them at their April 21<sup>st</sup> regular town board meeting.
14. OLD BUSINESS
- a. KINGSLEY INVESTMENT UPDATE  
Mr. Marquardt was not able to attend this meeting; he will be available for the April 8<sup>th</sup> meeting.
  - b. WHIPPOORWILL TURNAROUND  
See above, between agenda items 6 and 7.
  - c. CSM & REZONE: 7225 CLOVER HILL  
See above, between agenda items 6 & 7.
  - d. TDR COMMITTEE CREATION & APPOINTMENTS  
At their March 2<sup>nd</sup> meeting, the board made decisions on the composition and purpose of the Density Study Advisory Committee. Board action is needed to officially create the committee.  
**Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to create a density study advisory committee. Motion carried, 5-0.**
  - e. MIDDLETON MOREY AIRPORT UPDATE  
Nothing to report at this time.
  - f. JAR STORAGE ZONING VIOLATION  
No new information or updates have been received; we are waiting on stormwater compliance.
15. COMMITTEE REPORTS
- Sup. Dresen: Middleton Fire District will be meeting on Thursday.
- Sup. Meinholz: Waunakee EMS met virtually; Sup. Meinholz's zoom connection failed for a while. EMS is participating in a trial through August to provide a stipend to some of the volunteers. The next EMS meeting may be "live" in person.
- Sup. Statz: Nothing to report.
- Sup. Laufenberg: Cross Plains EMS met by Zoom last week. It's been over a year that they've not been out of service; things are running smooth with the department. Middleton EMS has reached out to them to discuss a regional EMS entity instead of three separate organizations.
- Chairman Pulvermacher: Waunakee Fire personnel are all vaccinated now.
16. ROAD PATROLMAN'S REPORT
17. CLERK/TREASURER'S REPORT AND CORRESPONDENCE  
The board would like to send out an RFP for refuse and recycling services starting in 2022, when our current contract through 2021 is expired. We will need at least one more supervisor to take the 2021 Board of Review training.
18. APPROVAL OF BILLS AS PRESENTED  
**Motion by Sup. Dresen, seconded by Sup. Meinholz to pay the bills. Motion carried, 5-0.**
19. ADJOURN  
**Motion by Sup. Meinholz, seconded by Sup. Statz, to adjourn the meeting at 10:07 p.m. Motion carried, 5-0.**