

# *Town Of* **SPRINGFIELD**

## MEETING MINUTES

Wednesday, April 21, 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, Matt Wright, Art Meinholz, and Dan Dresen present and appearing at town hall.

Also present and appearing at town hall were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Ken Meinholz, Brad & Kelly Meinholz, Dan Fargen, Robert Procter, Roger Ripp, Jim Wills, Pat Buechner, Darell Harlin, Jeff LaViolette, Duane Acker, and Dennis Sheehan. Among those appearing via tele &/or video conference were Lisa Meinholz, Brian Buechner, Herbie Endres, and Kendra O'Brien.

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

Town property owner Ken Meinholz provided a letter to the board that he read aloud, and asked to be included in the minutes, wherein he opined "about misconduct and questionable ethics of the Town Chairman Jim Pulvermacher...who has continuously written and made statements about Brad and Kelly Meinholz that constitute defamation of character." In the letter Mr. Meinholz states, "It is time for the Chairman to excuse himself from the project as it is very obvious that he fully intends to do everything in his power to make sure that the Christiansens and Mr. Niesen have control over the project and Brad and Kelly's property...I am asking for the Town Chairman Jim Pulvermacher to excuse himself from the Whipoorwill Road turn around project."

Mr. Pat Buechner addressed the board, cautioning any consideration of a development on the Joe Meier farm on County Highway P take into account the water and drainage in the area during any plans for development.

4. MINUTES OF PREVIOUS MEETING: April 8, 2021

**Motion by Sup. Dresen, seconded by Sup. Meinholz to approve the minutes of April 8<sup>th</sup>. Motion carried, 5-0.**

5. CHAIRPERSON'S REPORT

Chairperson Pulvermacher reminded the board that the Plan Commission scheduled a site visit to four locations in Springfield for Saturday, April 24<sup>th</sup> starting at 8:00 a.m., to view a potential six lot TDR development on

Woodland Drive, a rezone request to commercial on Lodi-Springfield Road, a fencing style question for a lot in the industrial park, and a 13-lot development proposal on the Joe Meier farm on County Highway P. Chairperson Pulvermacher spoke with the Middleton mayor who informed him there is still no decision on whether to expand Morey airport, but did state an interest in combining Fire and EMS districts amongst neighboring municipalities.

6. 7225 CLOVER HILL—CLARIFICATION &/OR UPDATE OF CSM & REZONE APPROVAL CONDITIONS

The applicant requested clarification on a couple of items related to the Board's March 16<sup>th</sup> authorization of the CSM and rezone of 7225 Clover Hill Drive. The conditions of approval will be documented on the certified survey map (CSM) as CSM notes. The original condition #2 is modified to incorporate the intent of the condition as a whole, which was to ensure enough room on the lot is reserved for a primary and secondary septic system. The area reserved on the current CSM is likely more than adequate for a primary and secondary septic system; the applicant would like to be able to use any excess reserved septic area for the building envelope. The applicant would like the March 16<sup>th</sup> meeting minutes to be amended to add, "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," to Condition #2; and, Condition #7 be edited to replace "to maintain the pre-existing flow of surface water", with, "for example, a berm, etc. so the improvements or grading do not unreasonable increase the flow of water off the property."

**Motion by Sup. Laufenberg, seconded by Sup. Meinholz to amend the minutes per the discussion tonight. Motion carried, 4-0; Sup. Wright abstained.**

Condition (CSM Note) #2 now reads:

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.

Condition (CSM Note) #7 now reads:

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 unreasonably increase the flow of water off the property.

7. CONDITIONAL USE PERMIT CONDITIONS AND SUNSET CLAUSES

The board does not want CUPs to be granted indefinitely, but wants to include a sunset clause or expiration date on the CUPs so as to not tie future boards' hands.

8. RECOMMENDATIONS OF THE PLAN COMMISSION

a. Appointment of PC member: Stephen Beglinger

**Motion by Commissioner Wolfe, seconded by Chairperson Endres to recommend Stephen Beglinger be reappointed to the Plan Commission. Motion carried, 5-0; Misters Beglinger and Pulvermacher abstained.**

**Motion by Sup. Wright, seconded by Sup. Laufenberg to approve the appointment of Steve Beglinger for another term on the Plan Commission. Motion carried, 5-0.**

b. 6072 Darlin Drive—Rezone & CUP

**Motion by Mr. Pulvermacher, seconded by Commissioner Wolfe to grant the CUP and rezone for 6072 Darlin Drive to COM, incorporating Attorney Hazelbaker's Conditions of Approval of Rezoning limiting permitted uses, modified to limit CUP uses to: Seasonal storage of recreational vehicles and motor vehicles inside storage buildings; Warehousing, self-storage facility, or mini-warehousing; and, Wholesale distribution facility. Motion carried, 7-0.**

The applicant indicated he will be extending Muskie Drive to the northeast end of the property line, built to town standards. At this time, the cul de sac will not be relocated, nor will the road be dedicated to the Town yet as it's on the adjoining property owner's land. The Town will draft the dedication document.

**Motion by Chairperson Pulvermacher, seconded by Sup. Dresen to grant the rezone for 6072 Darlin Drive and grant the Conditional Use Permit (CUP) for the three items discussed: seasonal storage of recreational vehicles and motor vehicles inside storage buildings; Warehousing, self-storage facility, or mini-warehousing; and, Wholesale distribution facility and grant the CUP for ten years and it would automatically renew with town board approval. Mr. Wills is voluntarily building the extension of Muskie Drive to his east property line to town road standards. Motion carried, 5-0.**

c. 7167 Schneider Rd. Digester conversion: Rezone, CUP, & Design Review for RNG & Generator bldgs.

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to conditionally approve the proposed zoning change of Tax Parcel 0808-334-8080-0 from zoning A-B (Legacy Agricultural Business District to AE Agriculture Enterprise District and approve the proposed Conditional Use Permit, contingent on the following: Plan Commission/Town Board discuss any concerns with above comments; any comments or conditions from the Town's Attorney or Engineer shall be addressed; and, a new or modified CUP be prepared by the Town Attorney incorporating the new RNG and solar facilities being proposed. The applicant shall construct berms, barriers or other devices approved by the Town engineer which will prevent vehicles on Schneider Road from striking the building. The barrier shall be constructed, as much as possible, of natural materials which will absorb energy rather than creating a hard barrier. Fencing for the entire property will be addressed during the second phase of the project, the solar panel installation. Motion carried, 6-0; Chairperson Endres abstained.**

**Motion by Commissioner Wolfe, seconded by Commissioner Beglinger to approve the color combination and building design but wait for a revised barrier plan approved by the Town engineer. Motion carried, 5-0; Chairperson Endres and Mr. Pulvermacher abstained.**

Sup. Meinholz stepped off the board for discussion and action on this item.

The landscape plan and building impact plan for the compression station will be reviewed by the Plan Commission at their May meeting. The conditions of the previous CUP are being incorporated into the new CUP with one additional condition added: *The applicant shall construct a barrier to protect the gas transfer building from vehicle impacts. The barrier shall be constructed using materials and methods approved by the Town Engineer.* CUP item 4(c) required the execution of a Road Use and Maintenance Agreement, which the board would like to revisit due to the new ownership and change in operations. The board would also like to include a 10-year expiration on the CUP so the board can revisit the conditions to reapprove or revise as times warrant. The applicant would like to amend CUP item 8 to allow for Saturday operations from 8:00 a.m. to 6:30 p.m. and notes there may be 2-3 trucks that need to haul compressed gas during the weekend as a gas truck is filled every 24-36 hours and has to be delivered to the pipeline timely; the applicant would like verbiage added to accommodate for those few weekend trips to take gas to the pipeline.

**Motion by Sup. Laufenberg, seconded by Sup. Wright to approve the "Additional Condition on CUP for Manure Digester" dated April 21, 2021 for the digester adding the Saturday hours of operation from 8:00 a.m. to 6:30 p.m. as discussed and directing Attorney Hazelbaker to draft an updated road agreement. Motion carried, 4-0. Sup. Meinholz abstained.**

**Motion by Chairperson Pulvermacher, seconded by Sup. Dresen to approve the rezone and design review with the information from the April 12<sup>th</sup> Plan Commission meeting, Agenda Item 6, documents 1-3 of 3. Motion carried, 4-0; Sup. Meinholz abstained.**

Sup. Meinholz rejoined the board for the remainder of the meeting.

9. 2021 BOARD REPRESENTATIVE ASSIGNMENTS

**Motion by Chairperson Pulvermacher, seconded by Sup. Dresen to table until the next meeting. Motion carried, 5-0.**

10. MARCH FINANCIALS

11. OLD BUSINESS

a. BLIGHT: 7166 CTH K

Sup. Dresen reports the accumulation of junk and vehicles is getting worse.

**Motion by Sup. Dresen, seconded by Sup. Meinholz to contact the Health Department, send a certified letter from the Town and have General Engineering check the registration of the vehicles. Motion carried, 5-0.**

b. 2021 ROAD PROJECTS

Patrolman Ripp continues to work with staff from Waunakee and Westport to address the deterioration of Hellenbrand Road and is waiting for calls back to discuss the water issues in the Clover Hill subdivision. The bid package is still being put together and will go out shortly.

c. WHIPPOORWILL TURNAROUND

The board discussed but opted not to take action regarding Mr. Ken Meinholz's request that the chair recuse himself from this project. Supervisors expressed their frustration with the length of this process and the slow pace of action and were disappointed their request to discuss the issue with the Town of Berry again seemed so coolly received. Supervisors would like to schedule a meeting with the Berry landowners to gain confirmation from Mr. Niesen that he will work with the Towns on Option 7, the tear drop bulb that goes west off Whippoorwill into the town of Berry, and will donate the land for installation at that location.

**Motion by Sup. Meinholz, seconded by Sup. Dresen to send a request to Jake Niesen and the Christiansons to meet to discuss next week. Motion carried, 5-0.**

d. MIDDLETON MOREY AIRPORT UPDATE

At the public hearing only one person, a jet owner, said they were in favor of an expansion to the airport runway(s). The Airport Master Plan Advisory Committee will likely vote no on expansion. The City Council makes the final decision.

e. JAR STORAGE ZONING VIOLATION

There appears to be activity beginning on stormwater management; gravel and a backhoe are on site.

12. COMMITTEE REPORTS

Sup. Dresen: Sup. Dresen had a fire district meeting Thursday; there were five calls in Springfield last month.

Sup. Meinholz: Nothing to report.

Sup. Wright: Nothing to report.

Sup. Laufenberg: Nothing to report.

Chairman Pulvermacher: Nothing additional to report.

13. ROAD PATROLMAN'S REPORT

Patrolman Ripp has been shouldering while he awaits warmer weather to fill pot holes. The salt supply for the year has been delivered.

14. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

The board directed Clerk Fayas to ask Harvey Winn if he will mark two lots for monument placement.

15. APPROVAL OF BILLS AS PRESENTED

**Motion by Sup. Dresen, seconded by Sup. Laufenberg to pay the bills. Motion carried, 5-0.**

16. ADJOURN

**Motion by Sup. Laufenberg, seconded by Sup. Meinholz to adjourn the meeting at 9:43 p.m. Motion carried, 5-0.**