

# *Town Of* **SPRINGFIELD**



## MEETING MINUTES

Tuesday, May 4, 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 throughout the meeting were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Robert Procter, Kelly Meinholz, Lisa Meinholz, Ken Meinholz, Darell Harlin, Jim Wills, Jeff LaViolette, Paul Kane, Janel Christianson, Jake Niesen and Duane Acker. Among those appearing via tele &/or video conference were Mark Hazelbaker, Jennifer Niesen Tom Mathies, Brian Buechner and Dennis Helt.

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: April 21, 2021 and April 29, 2021

**Motion by Sup. Dresen, seconded by Sup. Meinholz to approve the minutes of April 21<sup>st</sup>. Motion carried, 5-0.**

**Motion by Sup. Dresen, seconded by Sup. Wright to approve the minutes of April 29<sup>th</sup>. Motion carried, 5-0.**

5. CHAIRPERSON'S REPORT

In response to Chairperson Pulvermacher's letter to the residents in the recent newsletter, Chairperson Pulvermacher received an email from an individual interested in being part of the planning process for any senior housing that may be contemplated on the town's recently purchased ball field acreage. Chairperson Pulvermacher reported the idea may not advance due to lack of municipal water and sewer. Janice Faga was at the Plan Commission to discuss her proposed development on County Highway P. Bill Acker will be moving forward with development plans on Highway 19. Large Item & Electronics Drop Off Day was a success, with 2 dumpsters filled with electronics to be recycled, 6 dumpsters of garbage filled during the Drop Off, and a final dumpster filled over the weekend, after the conclusion of Drop Off Day, while it was awaiting pick up. Chairperson Pulvermacher met with attorney Mark Hazelbaker to discuss the CUPs for Darlin Drive and the biodigester.

6. DIGESTER ROAD AGREEMENT AND CUP CONDITIONS

Sup. Meinholz stepped off the board for discussion and action on this item. The digester team didn't have any issues or concerns with the road agreement or CUP conditions; the previous rezone conditions carried over with just one or two minor updates to hours of operation and the like.

**Motion by Sup. Dresen, seconded by Sup. Laufenberg to approve the CUP labeled #6, 1/2, 5-4-21. Motion carried, 4-0; Sup. Meinholz abstained.**

**Motion by Sup. Laufenberg, seconded by Sup. Dresen to approve the road agreement for Northern Biogas, document #6, 2 of 2, 5-4-21. Motion carried, 4-0; Sup. Meinholz abstained.**

7. RECOMMENDATIONS OF THE PLAN COMMISSION

a. DIGESTER LANDSCAPE DESIGN AND BUILDING PROTECTION

**MOTION BY COMMISSIONER WOLFE, SECONDED BY COMMISSIONER BEGLINGER TO APPROVE THE LANDSCAPE AND BARRIER PLAN AND REQUIRE BARRIER BOULDERS TO BE A MINIMUM OF 42" EXPOSED ABOVE GROUND AND OUTSIDE THE ROAD VISION CORRIDOR. MOTION CARRIED, 7-0.**

The applicants indicated the current diagram needs an additional three trees that will be added; they may look at changing the types of canopy trees due to height. Additional shrubs have been added to meet the shrub requirement. The barrier plan that's been approved by MSA includes a combination of boulders and bushes being placed between Schneider Road and the RNG building. The biobasin will contain approximately 3,000 plants made up of roughly 10 different species. The applicant reports they will be in contact with the fire department in the fall, before they produce the first gas at the end of the year.

**Motion by Sup. Wright, seconded by Sup. Dresen to approve the landscaping plan as presented at last night's Plan Commission meeting and in the board's packet tonight as documents #7a 1 of 2 and 2 of 2, dated 5-4-21. Motion carried, 4-0; Sup. Meinholz abstained.**

Sup. Meinholz came back on the board.

b. PLAN COMMISSION MEMBER APPLICANT: RON WOLFE

**MOTION BY COMMISSIONER ACKER, SECONDED BY COMMISSIONER WRIGHT TO APPROVE RECOMMENDING RON WOLFE BE REAPPOINTED TO THE PLAN COMMISSION. MOTION CARRIED, 6-0; COMMISSIONER WOLFE ABSTAINED.**

Chairperson Pulvermacher reminded the board that the Chairperson is responsible for appointing members to the Plan Commission, but has historically conceded to the wishes of the board.

**Motion by Sup. Dresen, seconded by Sup. Laufenberg to accept Ron Wolfe's application for the Plan Commission. Motion carried, 5-0.**

c. DESIGN REVIEW: 6072 DARLIN DR., SITE PREPARATION– GRADING, STORMWATER, INGRESS/EGRESS, MUSKIE DR., ETC.

**MOTION BY CHAIRPERSON ENDRES, SECONDED BY COMMISSIONER WOLFE TO APPROVE THE SITE PLAN REVIEW FOR GRADING, STORMWATER, INGRESS/EGRESS PLANS, CONTINGENT ON A COUNTY APPROVED STORMWATER PLAN AND MSA'S ACTION ITEM FROM MSA'S APRIL 28, 2021 MEMO. MOTION CARRIED, 6-0; MR. PULVERMACHER ABSTAINED.**

The applicant is submitting a design review for site preparation only and will come back to the Plan Commission and Town Board for design review of the buildings as the project develops according to demand; there are no building plans yet. The applicant will extend Muskie Drive as a private road, built to town standards, from the existing cul de sac to the northeastern property line. The road will be turned over to the town once it is developed farther east.

**Motion by Sup. Wright, seconded by Sup. Meinholz to approve the design review for site preparation grading, stormwater, ingress/egress and Muskie Drive, item 7c, 1 of 2, 5-4-21. Motion carried, 5-0.**

8. DARLIN DRIVE UPDATED CONDITIONS OF APPROVAL OF REZONING

The applicant and his counsel were concerned with the sunset provision in the proposed Conditions of Approval and Rezoning and Conditional Use Permit document. Potential buyers are likely to be wary if the use

they purchased the property for is subject to review every five years and renewal every ten years. It is possible a future board may not renew the CUP for the use(s) allowed at the time of purchase. The applicant explained the condo association documents are very powerful tools used by fellow owners to ensure compliance with the rules and regulations established to maintain the property in such a way as to not devalue their investment. The association has an obligation to maintain the property and the town can send notice to the association to correct any defects or the town will bring it into compliance at the owners' expense. In answer to a question posed by the applicant's counsel, the board indicated they would consider rezoning the property to a Planned Unit Development in the future.

**Motion by Sup. Dresen, seconded by Sup. Meinholz to accept the Conditions of Approval of Rezoning and Conditional Use Permit for 6072 Darlin Drive, document #8, 5-4-21. Motion carried, 5-0.**

9. OUTDOOR STORAGE VIOLATIONS

In June 2020, letters were sent to property owners that were in violation of the Town's zoning ordinance, informing them of the violation and directing them to remove the items in violation or produce ownership documentation showing the item(s) belongs to the property owner. Outdoor storage continues to occur at one of those locations.

**Motion by Sup. Dresen, seconded by Sup. Wright to send the letter labeled #9, 5-4-21. Motion carried, 5-0.**

10. MOREY AIRPORT SPECIAL EVENTS

Supervisors reviewed a draft of a letter from the Town of Middleton to the City of Middleton objecting to a number of large special events being proposed for the summer. Sup. Dresen reported the Airport Master Plan Advisory Committee (AMPAC) will be meeting May 20<sup>th</sup>.

11. OLD BUSINESS

a. 2021 BOARD REPRESENTATIVE ASSIGNMENTS

After discussion, Sup. Laufenberg will be the Middleton EMS representative, Sup. Dresen will join Sup. Laufenberg as a Kingsley Cemetery Sexton, and Sup. Meinholz will serve as Chairperson Pulvermacher's alternate on the Board of Adjustment.

**Motion by Sup. Meinholz, seconded by Sup. Laufenberg to accept the reassignment of the board representatives for 2021. Motion carried, 5-0.**

b. MARCH FINANCIALS

c. BLIGHT: 7166 CTH K

Letters from the town and the zoning administrator have been sent out, and public health has been contacted for follow up.

d. 2021 ROAD PROJECTS

The bids have gone out and are expected to be received in time for the next meeting.

e. MIDDLETON MOREY AIRPORT UPDATE

Sup. Laufenberg will serve as alternate for approximately the first hour of the May 20<sup>th</sup> AMPAC meeting.

f. JAR STORAGE ZONING VIOLATION

Supervisors report work appears to be occurring at the site. No update at this time.

g. WHIPPOORWILL TURNAROUND

The Town of Berry residents have submitted the requested verification that they will provide the land for site 7. A joint meeting with the town of Berry will be scheduled for May 17<sup>th</sup> at 6:00 p.m. at the Berry Town Hall.

12. COMMITTEE REPORTS

Sup. Dresen: AMPAC will meet May 20<sup>th</sup>.

Sup. Meinholz: Nothing to report at this time.

Sup. Wright: N/A

Sup. Laufenberg: Nothing to report.

Chairman Pulvermacher: The DCTA will have their annual meeting virtually May 19<sup>th</sup>. Chairperson Pulvermacher is up for re-election.

13. ROAD PATROLMAN'S REPORT

The 2021 road project bids will be available for the next meeting. The Enchanted Valley post-project walk through is occurring tomorrow; there are a number of items that the contractor will have to address before the project is complete and retainage is paid out. Patrolman Ripp will change the batteries in the speed signs and relocate a speed sign to Martinsville.

14. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

15. APPROVAL OF BILLS AS PRESENTED

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

16. ADJOURN

**Motion by Sup. Meinholz, seconded by Sup. Laufenberg to adjourn the meeting at 9:10 p.m. Motion carried, 5-0.**