

Town Of **SPRINGFIELD**



MEETING MINUTES

Tuesday, June 15, 2021, 7:30 P.M.
Town Board Meeting

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

The meeting was called to order at 7:30 p.m.

Roll call shows Supervisors Dave Laufenberg, Matt Wright, and Dan Dresen present. Chairperson Pulvermacher and Sup. Meinholz are not in attendance at the call to order. *They arrive during the meeting.*

Also present were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Deputy Clerk-Treasurer Doreen Jackson, Darell Harlin, Jeff Ziegler, and Janice Faga.

Motion by Sup. Dresen, seconded by Sup. Wright to nominate Sup. Laufenberg to run the meeting. Motion carried, 3-0.

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

Janice Faga described her 12-lot plat proposal on the Joe Meier farm on County Highway P; it is currently being discussed with the Plan Commission. The road stub to the right will be built to town hall standards, but remain a private road initially; the road to the left is planned as a shared private driveway.

Sup. Meinholz arrived at 7:40 p.m.

4. MINUTES OF PREVIOUS MEETING: JUNE 1, 2021 & JUNE 8, 2021 SITE VISIT

Motion by Sup. Dresen, seconded by Sup. Wright to accept the minutes, with one correction to the June 1st minutes: Middleton Fire District did NOT meet in person, they met remotely. Motion carried, 4-0.

5. CHAIRPERSON'S REPORT—Chairperson Pulvermacher was not in attendance at this time.

6. DRIVEWAY PERMIT: LODI-SPRINGFIELD RD, LOT 3, DENISE NOLDEN – JEFF ZIEGLER, BUILDER

Motion by Sup. Dresen, seconded by Sup. Meinholz to grant the driveway permit; Item #6, June 15, 2021. Motion carried, 4-0.

7. TEMPORARY LIQUOR LICENSES: ASHTON HOME TALENT
Motion by Sup. Dresen, seconded by Sup. Meinholz to grant the temporary liquor licenses to Ashton Home Talent. Motion carried, 4-0.
8. KELLEY'S MARKET CIGARETTE LICENSE
Motion by Sup. Meinholz, seconded by Sup. Wright to grant the tobacco license for Kelley's Market. Motion carried, 4-0.
9. KOHLMAN CEMETERY MONUMENTING
The board will follow Mr. Harvey Winn's advice to the Town and monument the cemetery plots as needed, rather than marking them all right now.
10. KINGSLEY CEMETERY PLOTS AND PRICING
Staff was directed to research costs of other local public cemeteries.
11. ASSIGN AUTHORIZED REPRESENTATIVE TO SIGN ARPA LOCAL FISCAL RECOVERY FUNDS PAPERWORK
The deadline to file acceptance paperwork for ARPA funds is this Friday; an authorized signer is required.
Motion by Sup. Dresen, seconded by Sup. Meinholz to authorize Sup. Laufenberg to sign the documents right now. Motion carried, 4-0.
12. ESTABLISH SEPARATE ARPA FUND FOR ACCOUNTING; RESOLUTION 2021-02
Clerks and Treasurers are being advised to segregate the ARPA funds either physically or electronically, for documentation and record keeping purposes.
Motion by Sup. Dresen, seconded by Sup. Meinholz to establish a separate ARPA account; Resolution 2021-02. Motion carried, 4-0.

13. RECOMMENDATIONS OF THE PC

- a. FROM 5/3/21: CSM & REZONE UTILIZING TDR PROGRAM: 6483 KOPP RD. (ACKER, ACKER-MALY)

MOTION BY COMMISSIONER WOLFE, SECONDED BY COMMISSIONER BEGLINGER TO APPROVE THE REZONES FROM RH-1 AND A-1(EX) TO SFR AND AG INCORPORATING THE 9 CSM NOTES FROM THE 4-27-21 CSM AND THE CONDITIONS IN MARK ROFFERS' APRIL 28, 2021 MEMO. THE DRIVEWAY AGREEMENT SHOULD CONSIDER A BUMP OUT FOR EMERGENCY VEHICLES. MOTION CARRIED, 6-0.**

The applicants have worked with Town TDR Administrator Mark Roffers to finalize their TDR transaction; their property is a Type II Receiving Area, and qualifies for a 2:1 development right ratio using a split provided from Will Hensen's farm. Mr. Hensen will be executing an agreed upon conservation easement on the parcel the split is coming from, with the Town and Yahara Pride listed as holders. A joint driveway agreement for lots 3 & 4 has been approved by town professionals, and the Village of Waunakee has approved the CSM and rezoning.

Motion by Sup. Wright, seconded by Sup. Meinholz to approve the rezone and CSM based on the Plan Commission's recommendations and the information provided as Items 13a 1-4* of the June 15, 2021 meeting packet. Motion carried, 4-0.

*Items 13a 1-4 are: 1) MDRoffers Consulting memo dated June 11, 2021; 2) CSM dated 6/7/21; 3) Draft Transfer of Development Rights Agreement with updates noted; and, 4) Joint Driveway Easement Agreement.

- i. AUTHORIZE EXECUTION OF CONSERVATION EASEMENT FOR TDR SENDING AREA

Motion by Sup. Meinholz, seconded by Sup. Dresen to approve the Conservation and Development Rights Easement, Item 13ai, June 15, 2021. Motion carried, 4-0.

- b. From 6/7/21:

- i. Design Review—Phase II: Ground mount solar, 7167 Schneider Rd. (Digester)

MOTION BY COMMISSIONER BEGLINGER, SECONDED BY COMMISSIONER WOLFE TO PASS THE GROUND MOUNT SOLAR DESIGN REVIEW AS PROPOSED, WITH THE PROVISIONS IT IS OKAYED WITH THE PREVIOUS LAND OWNER AND NO LEGAL ISSUES ARISE REGARDING THE SOLAR; A PLAN FOR DISMANTLING IN 20-25 YEARS PROVIDED; AND A FENCE MAINTENANCE SCHEDULE IS DEVELOPED AND INCORPORATED AT THE SITE; AND, POLLINATORS ARE AN ACCEPTABLE EXCHANGE FOR THE CANOPY TREE REQUIREMENTS AT THE INSTALLATION. MOTION CARRIED, 6-0.

Sup. Meinholz stepped off the board.

Chairperson Pulvermacher arrived at 8:20 p.m. and joined the discussion in progress.

The legal question raised by the property owner that provided the land for the digester installation has been answered and is no longer outstanding; the solar power being generated is for operation of the digester equipment, not for production and sale to the power grid. After the project manager explained the solar field is a minor component of the digester property, utilizing 4 of the 20 acres and causing minimal land disturbance with posts direct buried rather than cemented in, and with fixed panels, not tracking, a dismantling plan was determined to not be needed.

Motion by Sup. Wright, seconded by Chairperson Pulvermacher to approve the Plan Commission's recommendation to approve the Phase II Ground Mount Solar with a fence maintenance schedule incorporated for the site and accept the planting of pollinators in exchange for the tree and shrubs requirements required by the landscape plan. Motion carried, 4-0.

Sup. Meinholz returned to the board.

14. GREENBRIAR LANE REPAIR/IMPROVEMENTS

Motion by Sup. Laufenberg, seconded by Sup. Meinholz to patch the end of Greenbriar Lane and line up someone to trim the trees on Greenbriar Lane and Greenbriar Road. Motion carried, 5-0.

15. LITIGATION FUNDING: MOREY AIRPORT

Motion by Chairperson Pulvermacher, seconded by Sup. Wright to set up a litigation account or fund for the airport in the amount of \$10,000. Motion carried, 3-2.

16. OLD BUSINESS

- a. BLIGHT: 7166 CTH K
- b. OUTDOOR STORAGE VIOLATIONS

Mr. Acker has indicated the items will be removed by the end of October when his renters' terms expire. Staff was directed to remove this item from the agenda until the first meeting in November.

- c. MIDDLETON MOREY AIRPORT UPDATE
- d. JAR STORAGE ZONING VIOLATION

At a site visit of the adjacent property, it was noted that a number of mini-warehouses were added on the west side of one of the buildings. Town representatives will contact for more information about the addition.

- e. TOWN GREENSPACE AND PARKS' HEALTH & MAINTENANCE

Chairperson Pulvermacher is not able to meet this week with the resident that raised the concern; staff will contact with apologies and explanation.

17. COMMITTEE REPORTS

Sup. Dresen: Middleton Fire will be meeting in person this week.

Sup. Meinholz: No update at this time.

Sup. Wright: Nothing to report at this time.

Sup. Laufenberg: Sup. Laufenberg attended the site visit of the proposed Acker plat; those in attendance preferred a road towards the west, utilizing Rusty Lane, not out to the east to connect to Hellenbrand someday.

Chairman Pulvermacher: Chairperson Pulvermacher will be meeting with the Village of Waunakee to discuss the IGA and the proposed Acker plat and future growth west of Hellenbrand road. The Public Information Meeting (PIM) for the Whippoorwill turnaround can be scheduled for the end of the month. The PIM is scheduled for Tuesday, June 29th at 7 p.m. at town hall and will be noticed as a quorum, not a board meeting.

18. ROAD PATROLMAN'S REPORT

The culverts for Pheasant Brand are expected to arrive after July 4th. The residents on Enchanted Valley are not happy with the status of the road restoration; Badgerland has not done anything on the punch list they received last fall. The first round of mowing is done for the summer.

19. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

20. APPROVAL OF BILLS AS PRESENTED

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

21. ADJOURN

Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to adjourn the meeting at 9:40 p.m. Motion carried, 5-0.