

Town Of **SPRINGFIELD**



MEETING MINUTES

Tuesday, August 3, 2021, 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.

Also present were Road Patrolman Darin Ripp, Clerk-Treasurer Dianah Fayas, Brad and Kelly Meinholz, Bonnie Shattuck, Jo and Dennis Sheehan, Roger Endres, Lauren Frank, Ken Meinholz, Roger Ripp, Rich Wipperfurth, Chris Edwards, Heidi Quante, Corey Wipperfurth and Matthew Fleming.

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 – Sup. Meinholz stepped off the board to provide public comment to the board regarding field work he’s having done in his field adjacent to Vosen Road. A contractor is coming in to shape in a terrace and create more of a berm on the outside of the ditch to create a deeper swale as the ditch isn’t deep enough at that location and allows the water to run back into the field farther down.

4. MINUTES OF PREVIOUS MEETING: July 20, 2021

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

5. CHAIRPERSON’S REPORT

Chairperson Pulvermacher spoke with Chairperson Richson from the Town of Middleton regarding the airport’s pursuit of additional hangars. The Town received an email from Dane County verifying Rich Wipperfurth’s stormwater compliance. Chairperson Pulvermacher and Sup. Dresen met with town attorney Mark Hazelbaker and Pam Krill to discuss the ongoing airport master plan development and requested expansion. Town Planner Mark Roffers will be joining Chairperson Pulvermacher and Clerk-Treasurer Fayas at a meeting with representatives from the Village of Waunakee to discuss updating the expired Intergovernmental Agreement (IGA) between the two municipalities. A developer reached out to Chairperson Pulvermacher to discuss future possibilities for the undeveloped Enchanted Valley area; Chairperson Pulvermacher and Plan Commission Chairperson Endres will meet with the developer to discuss. The Town received a request from the Meier Farm developer for a joint meeting of the Plan Commission and Town Board to hear a rezone request for multiple, to be created, residential lots.

6. OPERATORS LICENSE: LAUREN FRANK, MISSOURI TAVERN
Motion by Sup. Laufenberg, seconded by Sup. Meinholz to approve the operator’s license for Lauren Frank. Motion carried, 5-0.

7. WHIPPOORWILL ROAD TURNAROUND—UPDATE, BID REVIEW & AWARD, LAND ACQUISITION
The bid opening was pushed back from Friday until Monday to allow for a bid addendum to connect the Town of Berry driveway to the bulb, instead of it running parallel to the town road. Ms. Christiansen requested and the board granted a 16’ wide driveway access, rather than 12’, as the driveway will double as a field road access. The board confirmed to Ms. Christiansen that no special assessment would be assessed to tie said driveway in to the turnaround at this time, while the project is under construction.
Motion by Sup. Laufenberg, seconded by Sup. Meinholz to accept Clemens Excavating Co. for bid for Whippoorwill Road for \$78,988.55. Motion carried, 3-2.

MSA reminded the Town that the temporary turnaround in the town of Berry will need to be removed prior to construction of the Springfield turnaround. Staff was directed to contact Chair Varda with the reminder and request to revoke the temporary turnaround.

8. HOLDING TANK REQUEST: WAUNAKEE RENTALS
The applicant has discovered their lot will not perc to allow for a septic system and have asked for the Town’s permission to install a 2,000-gallon holding tank sufficient to handle the three on-site employees and two floor drains. The Town would like a clause or agreement specifying there will be no more than an average of six full-time employees on site.
Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to grant the holding tank agreement for Waunakee Rental’s site, held until a recordable deed restriction is signed by the applicant specifying no more than six employees will be using the facility daily. Motion carried, 5-0.

9. IGAS WITH WAUNAKEE AND MIDDLETON—REVIEW, DISCUSSION AND ACTION
Chairperson Pulvermacher and Town Planner Mark Roffers will be meeting with staff from the Village of Waunakee to discuss and refine the draft IGA between the Town and the Village. The Village would like to keep the Highway 19 corridor east of Kingsley Road a greenspace, with minimal visible growth and development. The board will consider terminating the IGA with the City of Middleton if Town officials are not afforded an opportunity to meet with City officials, prior to any action on the Master Plan update. A draft letter to that affect from the Chairperson is included under Agenda Item 10a, as is an informational letter from Attorney Hazelbaker.
Motion by Chairperson Pulvermacher, seconded by Sup. Wright to send both letters to the City of Middleton, Mike Davis, Mayor Brar and the Common Councils’ residences. Motion carried, 5-0.

10. OLD BUSINESS

- a. MIDDLETON MOREY AIRPORT UPDATE
- b. JAR STORAGE ZONING VIOLATION

The property is now in compliance with county stormwater requirements and the property owner would like to bring the property into compliance with the 2005 rezone restriction as much as possible, without evicting any existing tenants, with the goal of updating the restrictions to allow for the existing operations on site to continue legally and to apply for a CUP for outdoor storage. Supervisors asked about the large areas of storage units attached to existing business condo buildings; there does not appear to be any permits for those additions which Mr. Wipperfurth indicated were added in the 1990s. Supervisors directed staff to determine the permissibility of floor drains that daylight outside with no holding tanks. A current tenant appealed to the board on Mr. Wipperfurth’s behalf, noting his business would not be possible if Mr. Wipperfurth is forced to shut down his business condo operations.

- c. KINGSLEY CEMETERY PLOT RATES (FROM JULY 6TH MEETING)

Supervisors reviewed pricing information from other municipalities and the recommendation of local funeral director and town cemetery liaison Harvey Winn.

Motion by Sup. Meinholz, seconded by Sup. Laufenberg to set the price for Kingsley Cemetery plots at \$550 (Resolution 2021-3). Motion carried, 5-0.

d. POSTING ROADS

Motion by Chairperson Pulvermacher, seconded by Sup. Meinholz to table. Motion carried, 5-0.

e. RECOMMENDATION OF THE PC FROM 5/3/21 (TABLED FROM JULY 6TH): CSM, REZONE TO COM & CUP APPLICATION (CONTINGENT ON PURCHASE): 6251 LODI-SPRINGFIELD RD. (GREIBER)

ACTION OF THE PC: MOTION BY COMMISSIONER BEGLINGER, SECONDED BY COMMISSIONER WRIGHT TO ACCEPT THE CSM, REZONE TO COM AND THE CUP FOR 6251 LODI-SPRINGFIELD ROAD, CONTINGENT ON PURCHASE BY MR. GREIBER, WITH ONLY THE FOLLOWING USES ALLOWED AS PERMITTED OR CONDITIONAL USES: ACCESSORY STRUCTURE, DETACHED; BUILDING MATERIALS SALES, INDOOR STORAGE ONLY; LANDSCAPING AND GENERAL CONSTRUCTION CONTRACTOR; OFFICE BUILDINGS TWO OR FEWER STORIES IN HEIGHT; RENEWABLE ENERGY STRUCTURES; SOLAR ENERGY SYSTEM WHERE ELECTRICITY IS USED ON PREMISES; STORAGE YARDS; AND, WAREHOUSING AND SELF-STORAGE. THERE IS TO BE A MAXIMUM OF NO MORE THAN SIX ON-SITE EMPLOYEES; ALL OUTDOOR STORAGE IS TO BE SCREENED; ALL TRAFFIC ASSOCIATED WITH BUSINESS OPERATIONS MUST EXIT THE PROPERTY TO THE WEST TO UTILIZE COUNTY HIGHWAY P FOR ALL INGRESS AND EGRESS TO THE PROPERTY; NO BUSINESS TRAFFIC IS TO EXIT TO THE EAST TO USE LODI-SPRINGFIELD ROAD TO ACCESS HIGHWAY 19; HOURS OF OPERATION ARE MONDAY THROUGH FRIDAY FROM 5:30 A.M. TO 6:30 P.M. MOTION CARRIED, 5-0; CHAIRPERSON ENDRES AND MR. PULVERMACHER ABSTAINED.

The applicant is preparing a document to be recorded removing the driveway easement and has provided landscape and screening plans for review and approval. A masonry wall approximately 6' high and 25' long that matches the office building will be installed on the west side of the lot, between the Blue Colorado Spruce and Pagoda Dogwood trees to provide additional screening from Lodi-Springfield Road; the vegetation to the south of the lot is staying and will provide additional screening from that direction. The applicant reports that a septic system can be installed to the south east of the proposed new building; a holding tank will not be needed.

Motion by Sup. Wright, seconded by Chairperson Pulvermacher to approve the CSM, rezone and CUP as presented tonight and approved by the Plan Commission May 3, 2021. Motion carried, 5-0.

f. BLIGHT

11. COMMITTEE REPORTS

Sup. Dresen: Nothing to report at this time.

Sup. Meinholz: Nothing to report at this time.

Sup. Wright: Nothing to report at this time.

Sup. Laufenberg: Nothing to report at this time.

Chairman Pulvermacher: Nothing to report at this time.

12. ROAD PATROLMAN'S REPORT

Chip sealing is done; the contractor went over on quantity due to a difference in calculating coverage, but was able to work out a compromise with MSA. Patrolman Ripp reports that crushed granite was used instead of pea stone. The blacktop on Riles Road is done, with less than perfect but sufficient rolling. Payne and Dolan will be doing the shoulders, narrowing to 1' shoulders where there is a residence, and widening to 2' shoulders elsewhere. The second round of summer mowing has started.

13. CLERK/TREASURER'S REPORT AND CORRESPONDENCE

The Digester is applying for a wall sign that requires a CUP and has asked if their existing CUP can be amended by the Town Board to allow for, or if a new CUP application will have to be filed with the Plan Commission.

Chairperson Pulvermacher indicated an amended CUP can be done by action of the board; a new CUP application and review is not necessary.

14. APPROVAL OF BILLS AS PRESENTED

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

15. ADJOURN

**Motion by Sup. Meinholz, seconded by Chairperson Pulvermacher to adjourn the meeting at 9:27 p.m.
Motion carried, 5-0.**